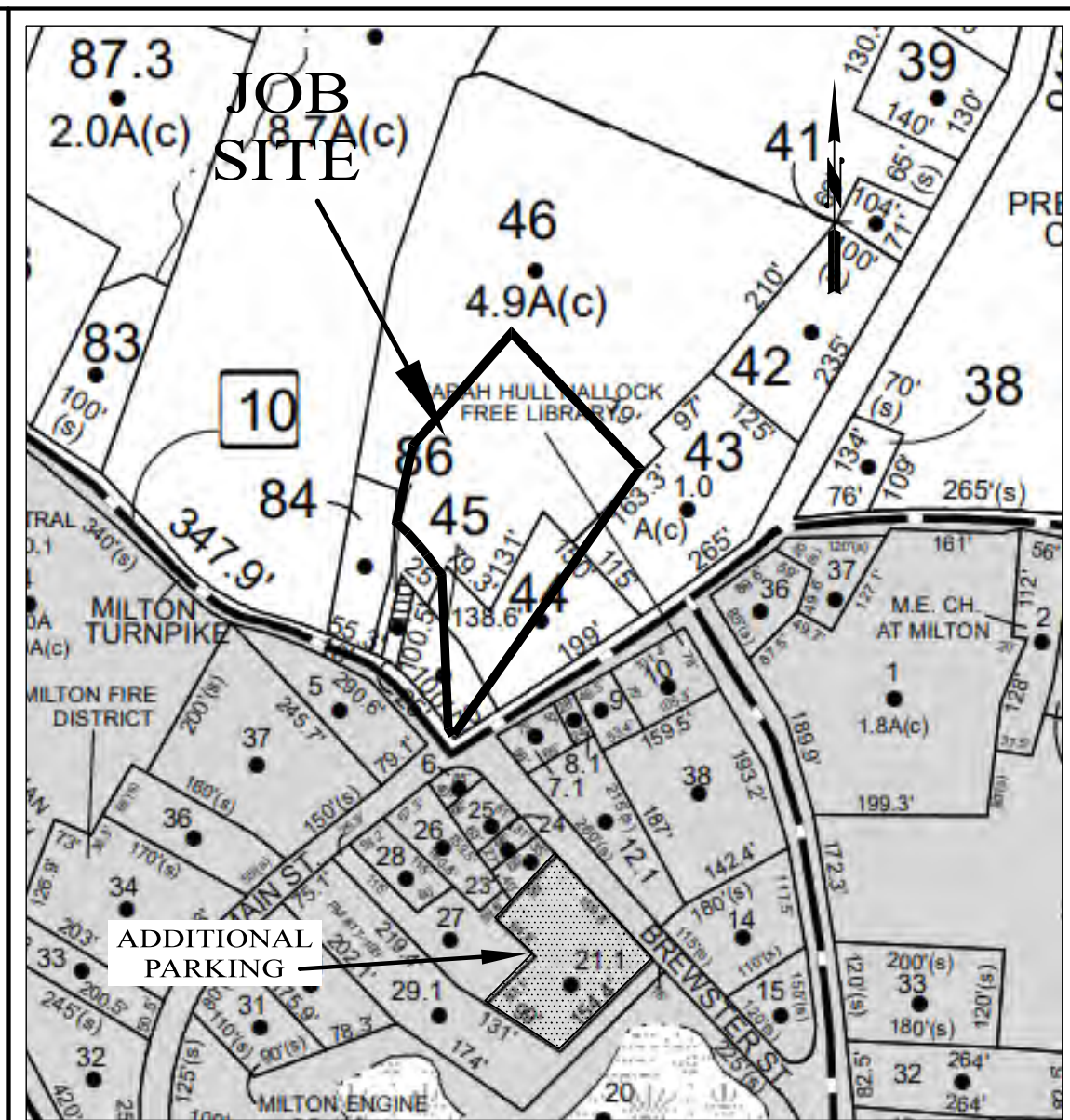
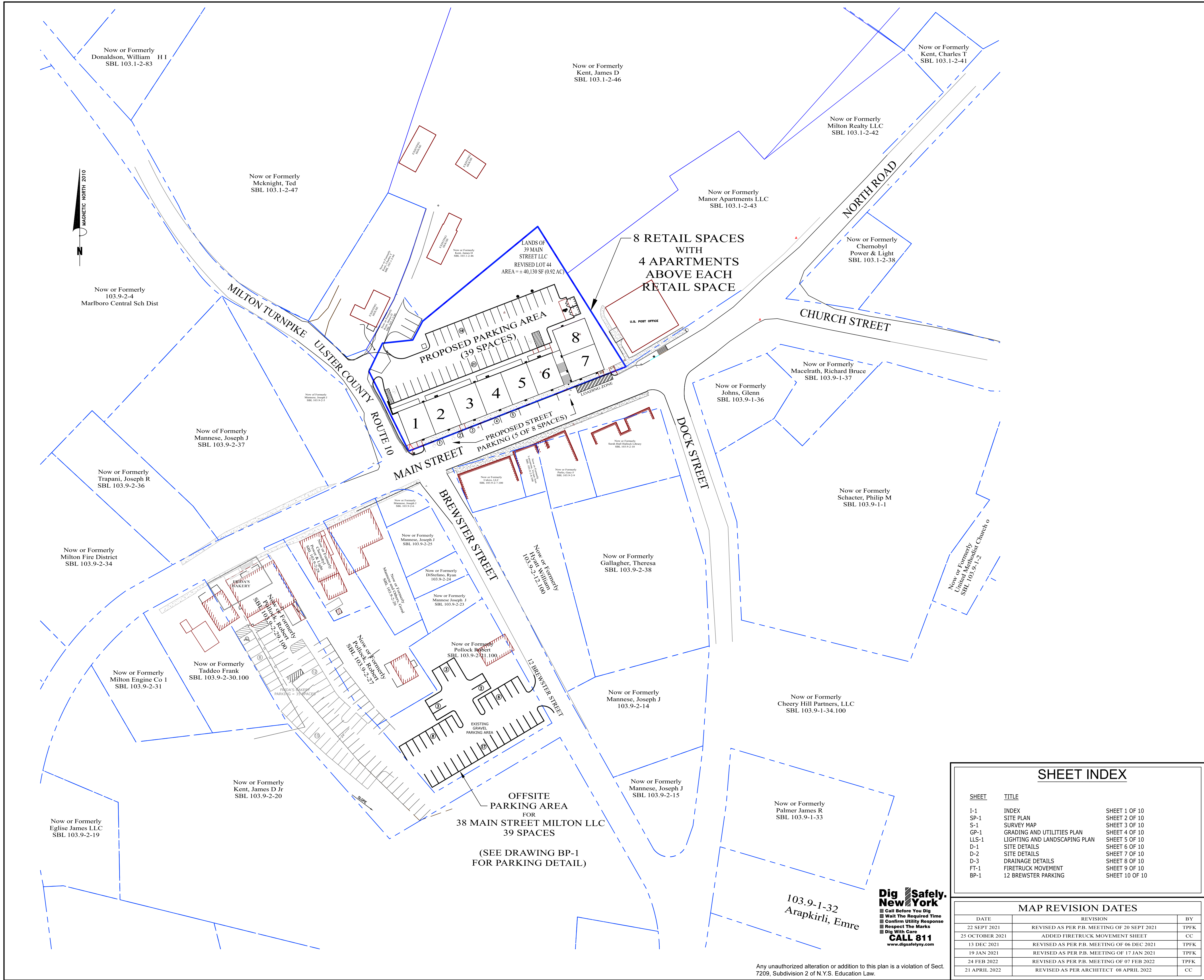




LOCATION MAP: Town of Marlborough Tax Map, Section 103.1
SCALE: 1" = 200'

ZONING REQUIREMENTS		
	FOR C-1 ZONE	
	REQUIRED	PROVIDED
MINIMUM LOT AREA	5000 SQ.FT. (w/ PUBLIC W&S)	±40,100 SQ.FT.
MINIMUM YARD SETBACKS		
FRONT	5 FT.	7 FT.
SIDE	0 FT.	0 FT.
REAR	20 FT.	87 FT.
MAXIMUM BUILDING HEIGHT	35 FT.	32 FT.
MAXIMUM BUILDING COVERAGE	75%	± 25.6%
PARKING REQUIREMENTS		
COMMERCIAL		
(1 SPACE PER 300 SQ. FT.)		
STREET LEVEL = 10,520 SQ. FT.	35 SPACES	5 SPACES
RESIDENTIAL		
(1.5 SPACE PER DWELLING UNIT)		
SECOND FLOOR = 16 DWELLING UNITS	24 SPACES	39 SPACES
THIRD FLOOR = 16 DWELLING UNITS	24 SPACES	39 SPACES
	83 TOTAL *	44 TOTAL
*OFFSITE PARKING PROVIDED ON 12 BREWSTER STREET = 39 SPACES		
		83 TOTAL
HANDICAPPED SPACES (4%) (INCLUDED IN TOTAL)	4 SPACES	4 SPACES
DENSITY		
PROPOSED: 8 RETAIL X 4 APARTMENTS = 32 UNITS (APARTMENTS)		
TOTAL AREA REQUIRED: 40,000 SQ. FT.		

APPROVED BY THE TOWN OF MARLBOROUGH PLANNING BOARD

DATE _____

CHAIRMAN _____

MEMBER _____

OWNERS ENDORSEMENT

I HEREBY GRANT MY APPROVAL TO THIS PLAT AND THE PLANS SHOWN HEREON

OWNER: _____ DATED: _____

OWNER: _____ DATED: _____

OWNER / DEVELOPER

39 Main Street Milton LLC
96 South Elliot Place
Brooklyn, NY 11217

TAX MAP ID# 103.1-2-44
103.1-2-45

LOT AREA
Total Area = 40,130 SF

SHEET INDEX		
SHEET	TITLE	
I-1	INDEX	SHEET 1 OF 10
SP-1	SITE PLAN	SHEET 2 OF 10
S-1	SURVEY MAP	SHEET 3 OF 10
GP-1	GRADING AND UTILITIES PLAN	SHEET 4 OF 10
LIS-1	LIGHTING AND LANDSCAPING PLAN	SHEET 5 OF 10
D-1	SITE DETAILS	SHEET 6 OF 10
D-2	SITE DETAILS	SHEET 7 OF 10
D-3	DRAINAGE DETAILS	SHEET 8 OF 10
FT-1	FIRETRUCK MOVEMENT	SHEET 9 OF 10
BP-1	12 BREWSTER PARKING	SHEET 10 OF 10

MAP REVISION DATES		
DATE	REVISION	BY
22 SEPT 2021	REVISED AS PER P.B. MEETING OF 20 SEPT 2021	TPFK
25 OCTOBER 2021	ADDED FIRETRUCK MOVEMENT SHEET	CC
13 DEC 2021	REVISED AS PER P.B. MEETING OF 06 DEC 2021	TPFK
19 JAN 2021	REVISED AS PER P.B. MEETING OF 17 JAN 2021	TPFK
24 FEB 2022	REVISED AS PER P.B. MEETING OF 07 FEB 2022	TPFK
21 APRIL 2022	REVISED AS PER ARCHITECT 08 APRIL 2022	CC

INDEX SHEET

PROPOSED MIXED USE BUILDING

8 RETAIL SPACES (10,520 SF) WITH 4 APARTMENTS
ABOVE EACH RETAIL SPACE FOR A TOTAL
OF 32 ONE BEDROOM APARTMENTS
FOR

39 MAIN STREET MILTON LLC

TOWN OF MARLBOROUGH
ULSTER COUNTY ~ NEW YORK

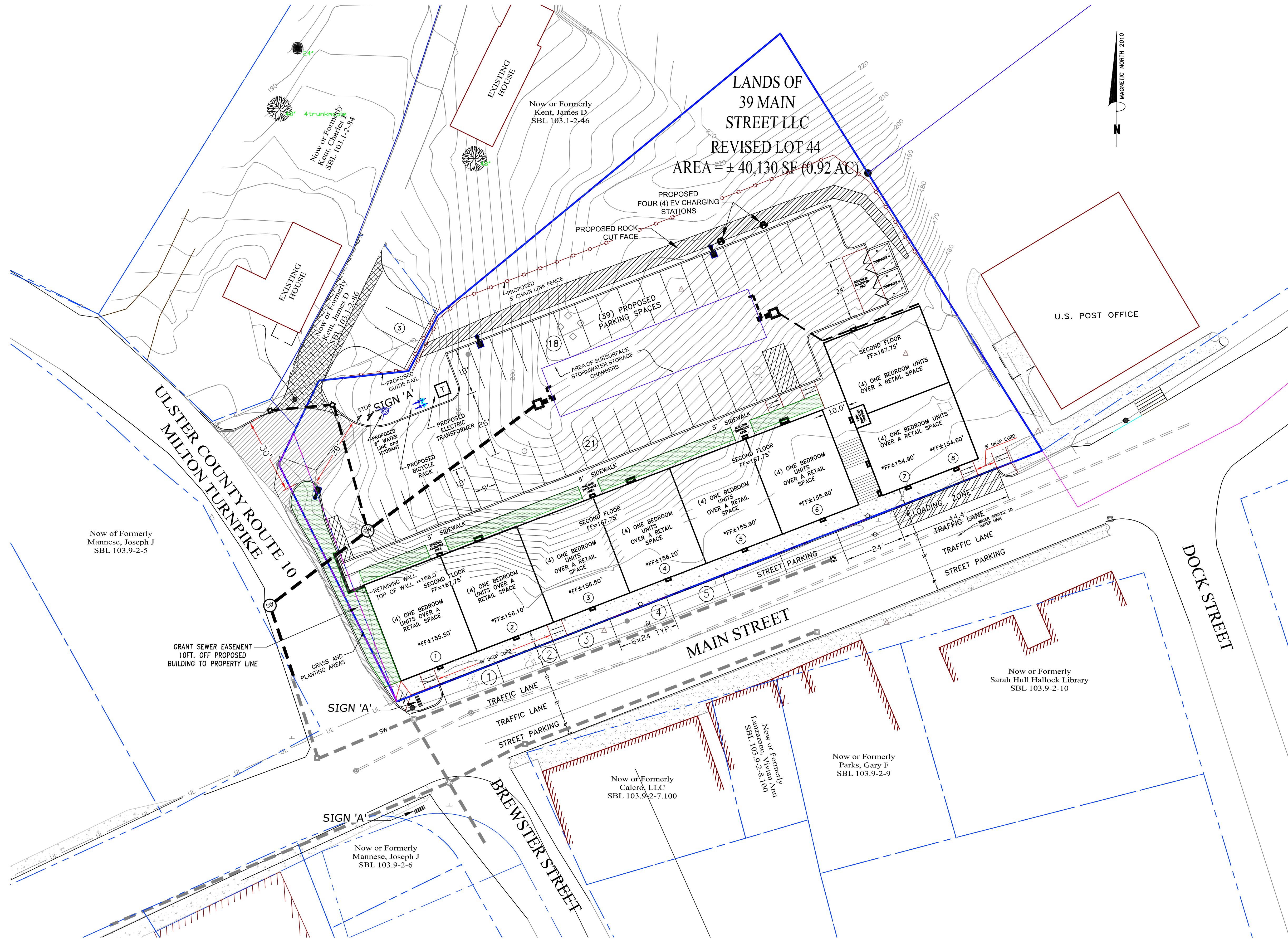
Scale: 1" = 50'

August 12, 2021

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047

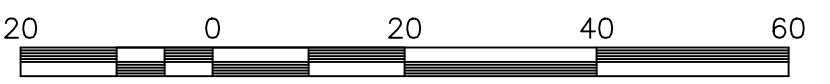
BARRY MEDENBACH, P.E.
NEW YORK LIC. NO. 60142

I-1
1 OF 10
E16 065



MAP REVISION DATES		
DATE	REVISION	BY
25 OCTOBER 2021	REVISED DRIVEWAY ENTRANCE	CC
13 DEC 2021	REVISED AS PER P.B. MEETING OF 06 DEC 2021	TPFK
19 JAN 2021	REVISED AS PER P.B. MEETING OF 17 JAN 2021	TPFK
24 FEB 2022	REVISED AS PER P.B. MEETING OF 07 FEB 2022	TPFK
21 APRIL 2022	REVISED AS PER ARCHITECT 08 APRIL 2022	CC

PROPOSED SITE PLAN
FOR
PROPOSED MIXED USE BUILDING
8 RETAIL SPACES (10,520 SF) WITH 4 APARTMENTS
ABOVE EACH RETAIL SPACE FOR A TOTAL
OF 32 ONE BEDROOM APARTMENTS
FOR
39 MAIN STREET MILTON LLC
TOWN OF MARLBOROUGH
ULSTER COUNTY ~ NEW YORK



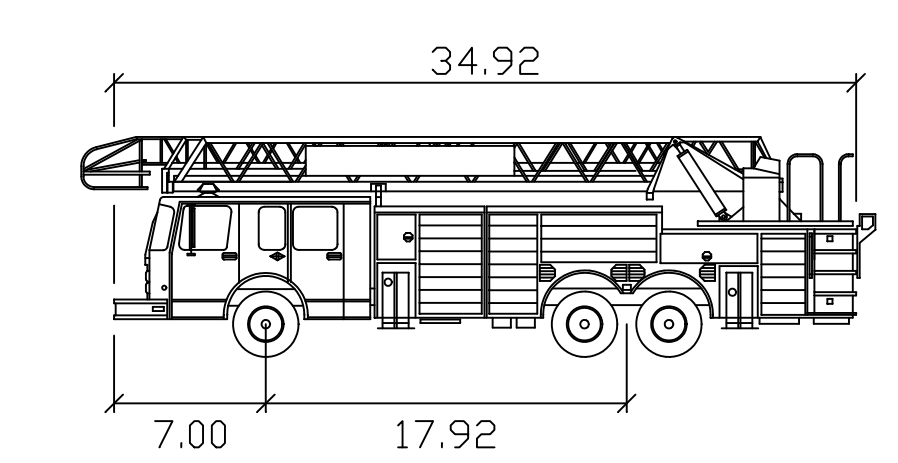
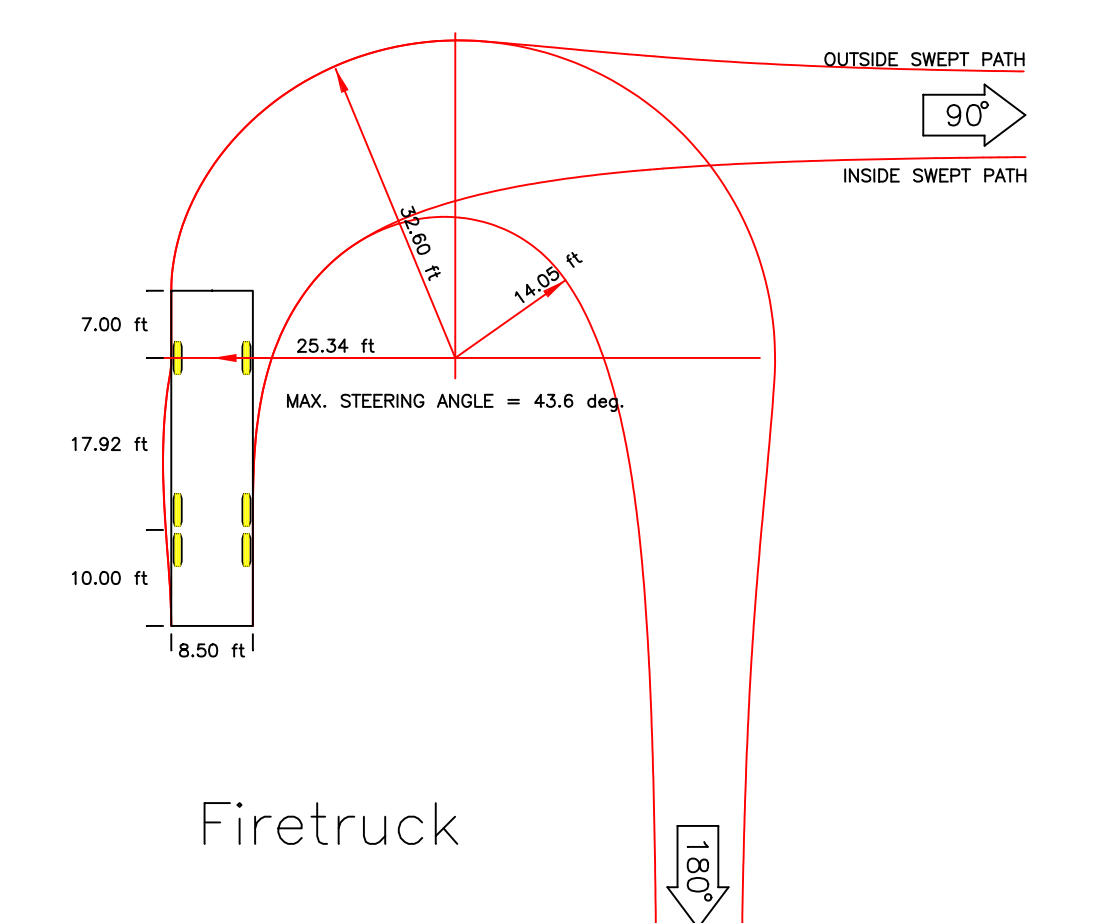
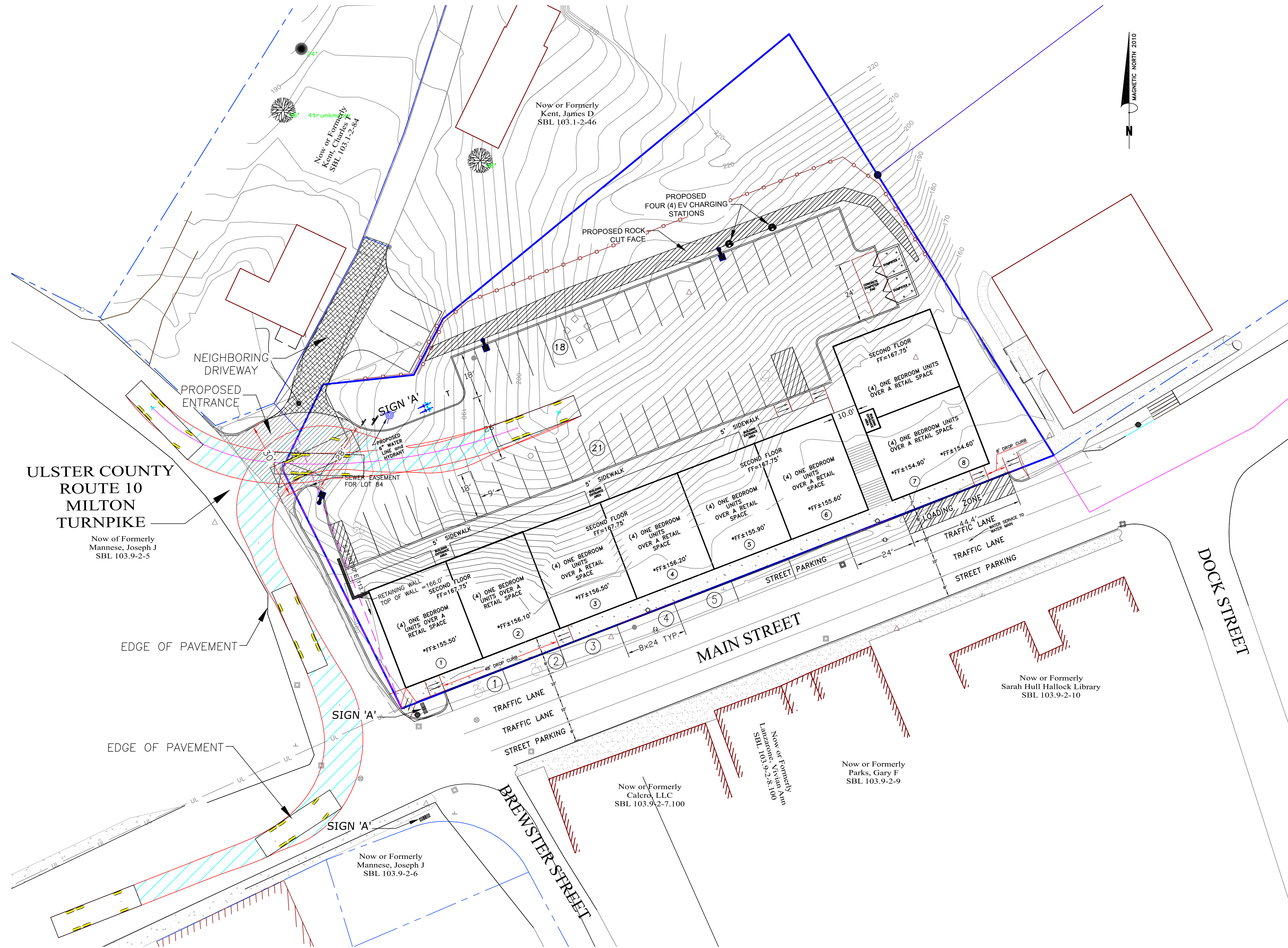
Scale: 1" = 20'

August 12, 2021

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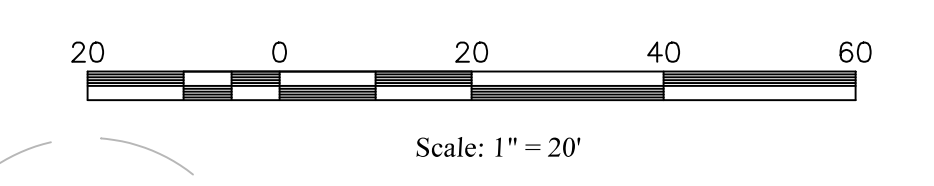
Any unauthorized alteration or addition to this plan is a violation
of Sect. 7209, Subdivision 2 of N.Y.S. Education Law.



Firetruck	feet
Width	: 8.50
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 45.00

MAP REVISION DATES		
DATE	REVISION	BY
21 APRIL 2022	REVISED AS PER ARCHITECT 08 APRIL 2022	TPFK

FIRETRUCK MOVEMENT
FOR
PROPOSED MIXED USE BUILDING
8 RETAIL SPACES (10,520 SF) WITH 4 APARTMENTS
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FOR
39 MAIN STREET MILTON LLC
TOWN OF MARLBOROUGH
ULSTER COUNTY ~ NEW YORK



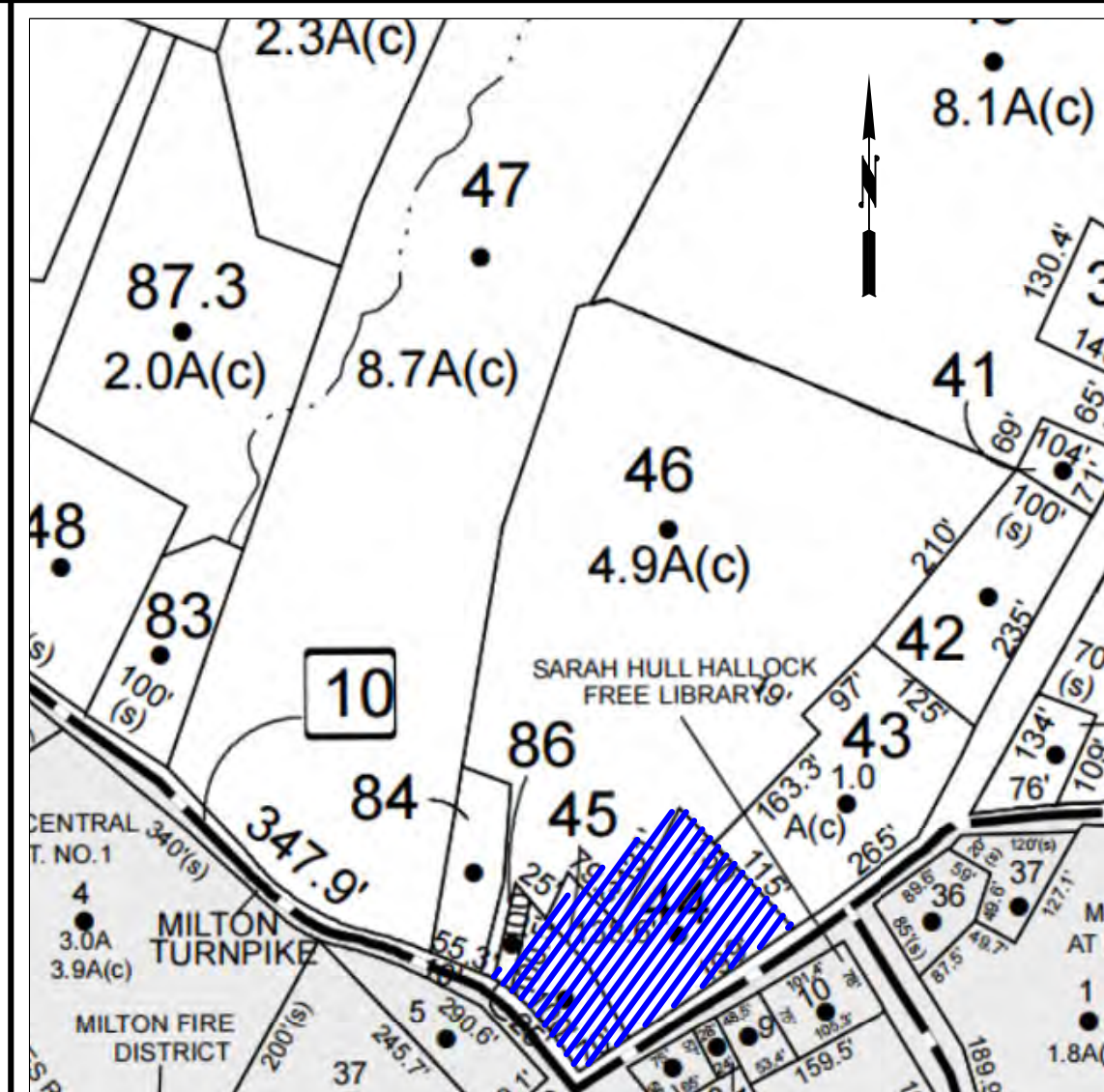
October 18, 2021
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CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047

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formerly
Ted
1-2-47

Now
Manor A
SBL



LOCATION MAP: Town of Marlborough Tax Map, Section 103.1
SCALE: 1" = 20'

ZONING REQUIREMENTS

MINIMUM LOT AREA	C-1 ZONE	R-1 ZONE
	5000 SQ.FT. (w/ PUBLIC W&S)	1 ACRE (w/ PUBLIC W&S)
MINIMUM YARD SETBACKS		
	FRONT	5 FT.
	REAR	20 FT.
	SIDE YARD	50 FT.
	ONE	35 FT.
	BOTH	70 FT.
MINIMUM LOT WIDTH	50 FT.	150 FT.
MINIMUM LOT DEPTH	100 FT.	200 FT.
MAXIMUM BUILDING COVERAGE	75%	20%
MAXIMUM BUILDING HEIGHT	2 1/2	2 1/2
STORIES	35 FT.	35 FT.
HEIGHT		

NOTE: THE SURVEY MAP HAS BEEN FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON APRIL 18TH, FILED MAP #22-68A.

OWNER 39 Main Street Milton LLC c/o Robert Pollock 96 South Elliot Place Brooklyn, NY 11217 TAX MAP ID# 103.1-2-44 103.1-2-45	OWNER James D. Kent Jr. P.O. Box 424 Milton, NY 12547 TAX MAP ID# 103.1-2-46 103.1-2-86
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SURVEY MAP

SHOWING LOT LINE ADJUSTMENT FOR LANDS OF
**KENT &
39 MAIN STREET MILTON LLC**
TOWN OF MARLBOROUGH
ULSTER COUNTY ~ NEW YORK

Scale: 1" = 20'

August 12, 2021

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CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047

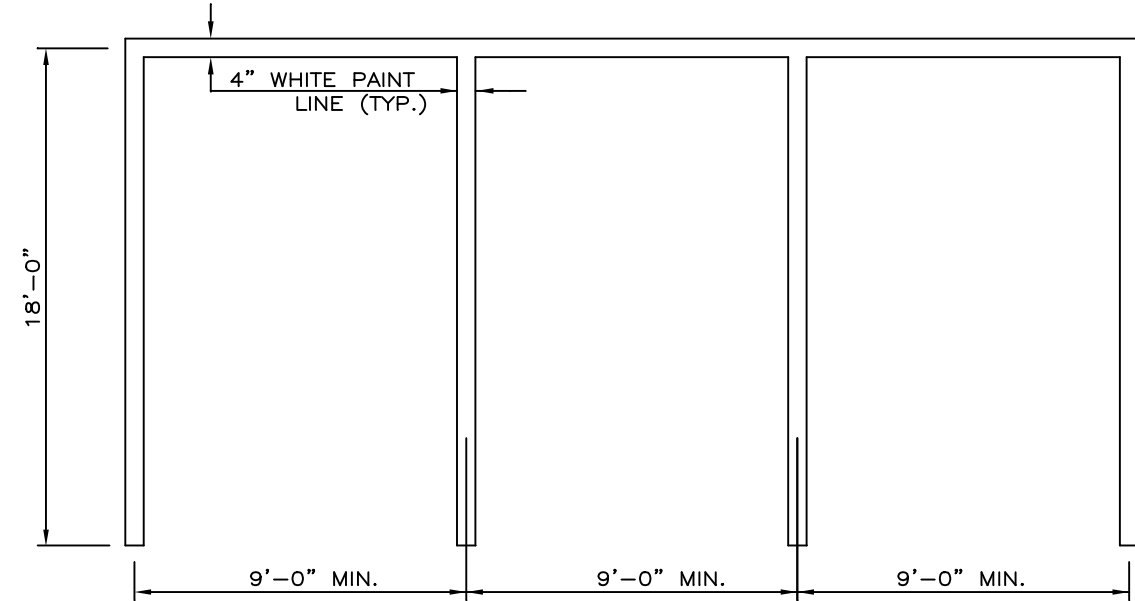
Copyright August 12, 2021 by
Medenbach & Eggers Engineering & Surveying
Stone Ridge, New York
~ All Rights Reserved Under Law ~

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3 OF 10
E16 065

The data and certifications on this document are valid representations of the surveyor only if the surveyor's signature and raised seal are affixed to this document and the document has not been altered in any manner.

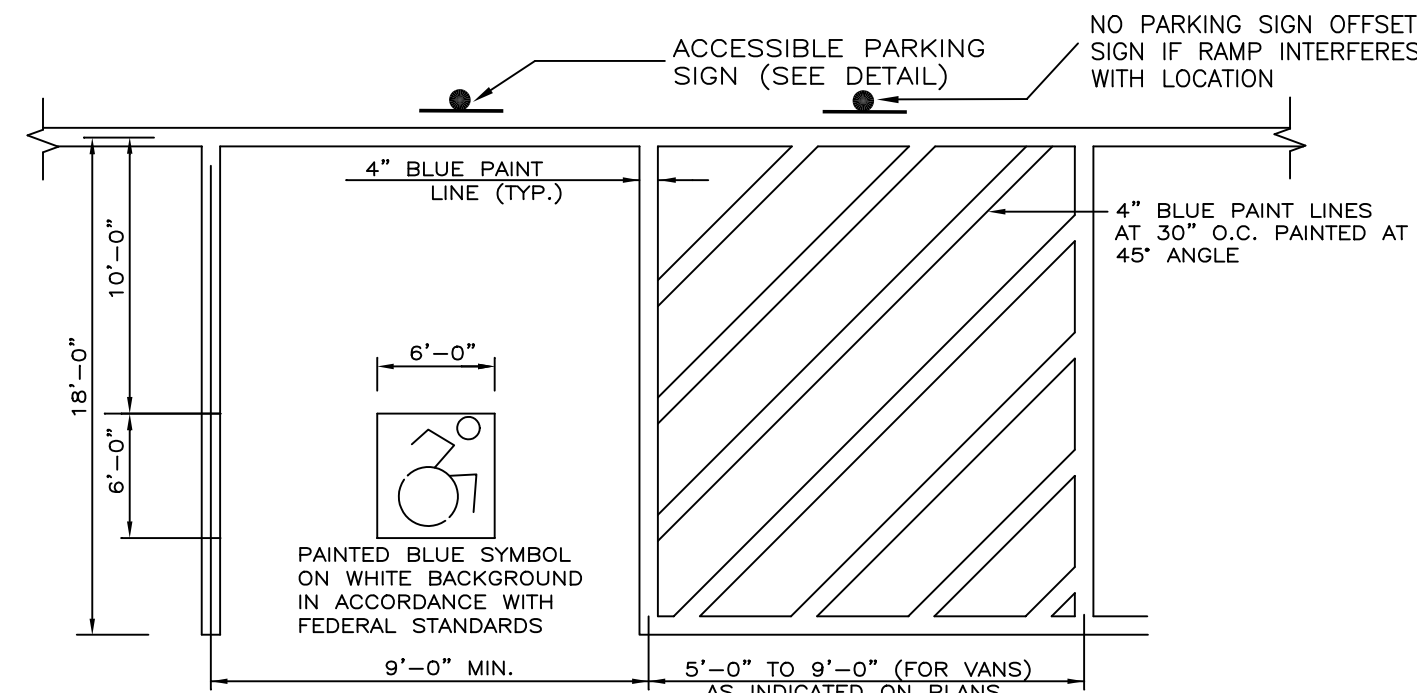
Any unauthorized alteration or addition to this survey map is a violation of Sect. 7209, Subdivision 2 of N.Y.S. Education Law.

WILLIAM ROBERT EGGERS, L.S.
NEW YORK LIC. NO. 49785



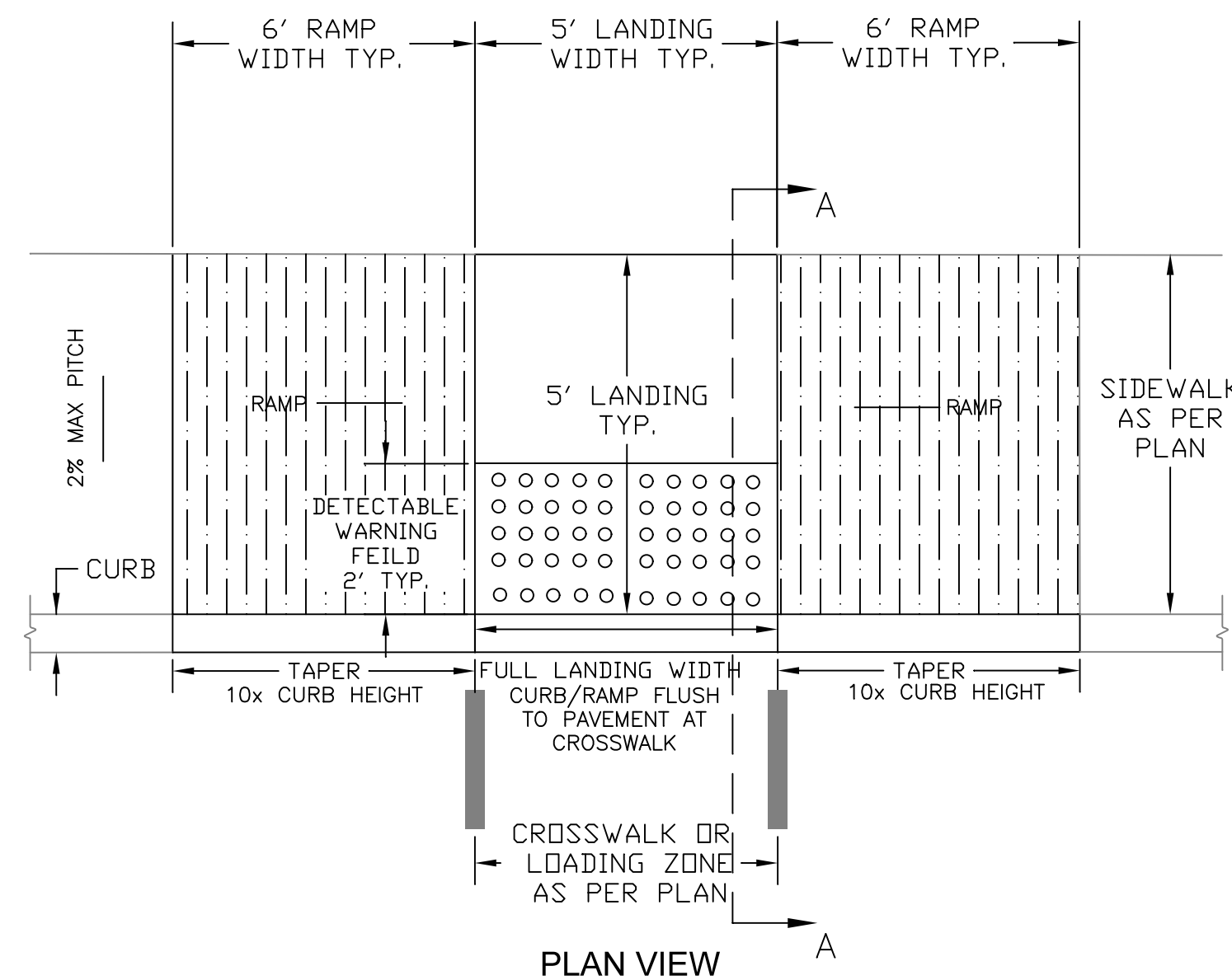
NOTES:
1. SEE SITE PLAN FOR SPACE LOCATION.
2. APPLY TWO COATS OF PAINT ON ALL SURFACES.

1 TYPICAL PARKING SPACE DETAIL
NOT TO SCALE

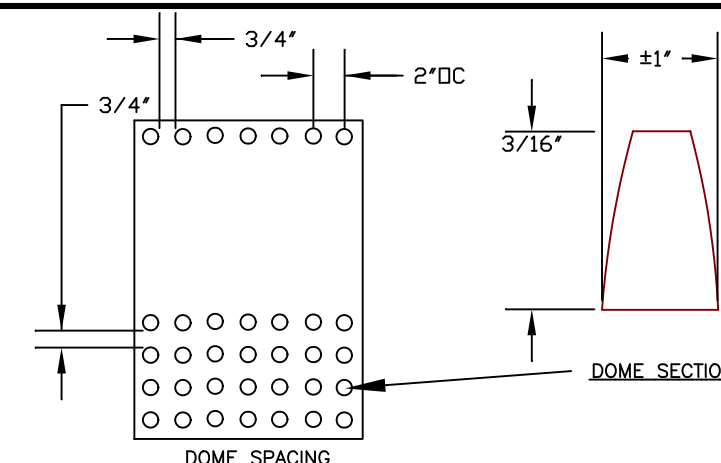


NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATION AND DIMENSIONS.
2. APPLY TWO COATS OF PAINT ON ALL SURFACES.
3. ACCESSIBLE SYMBOL PER NEW YORK STATE.

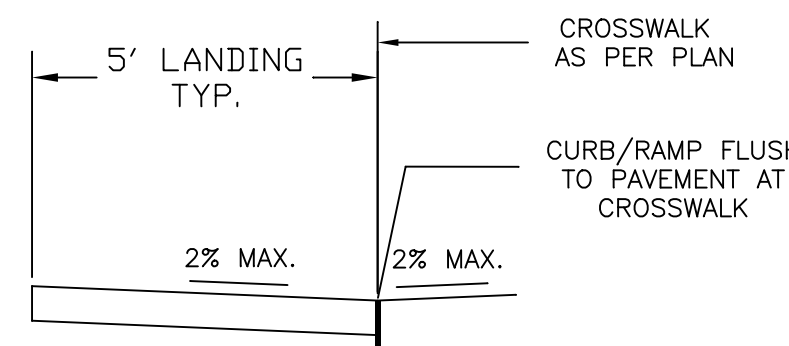
2 ACCESSIBLE PARKING SPACE DETAIL
NOT TO SCALE



PLAN VIEW



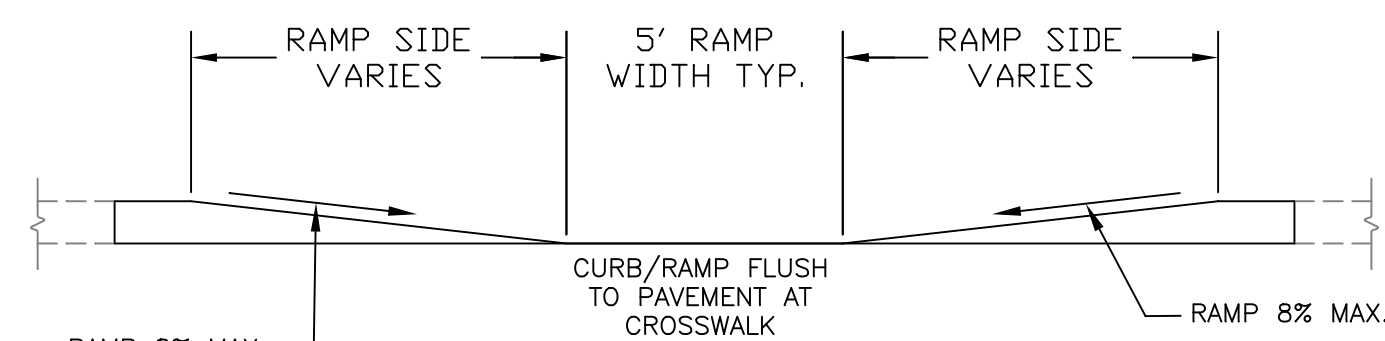
DETECTABLE WARNING FIELD DETAIL



SECTION A-A

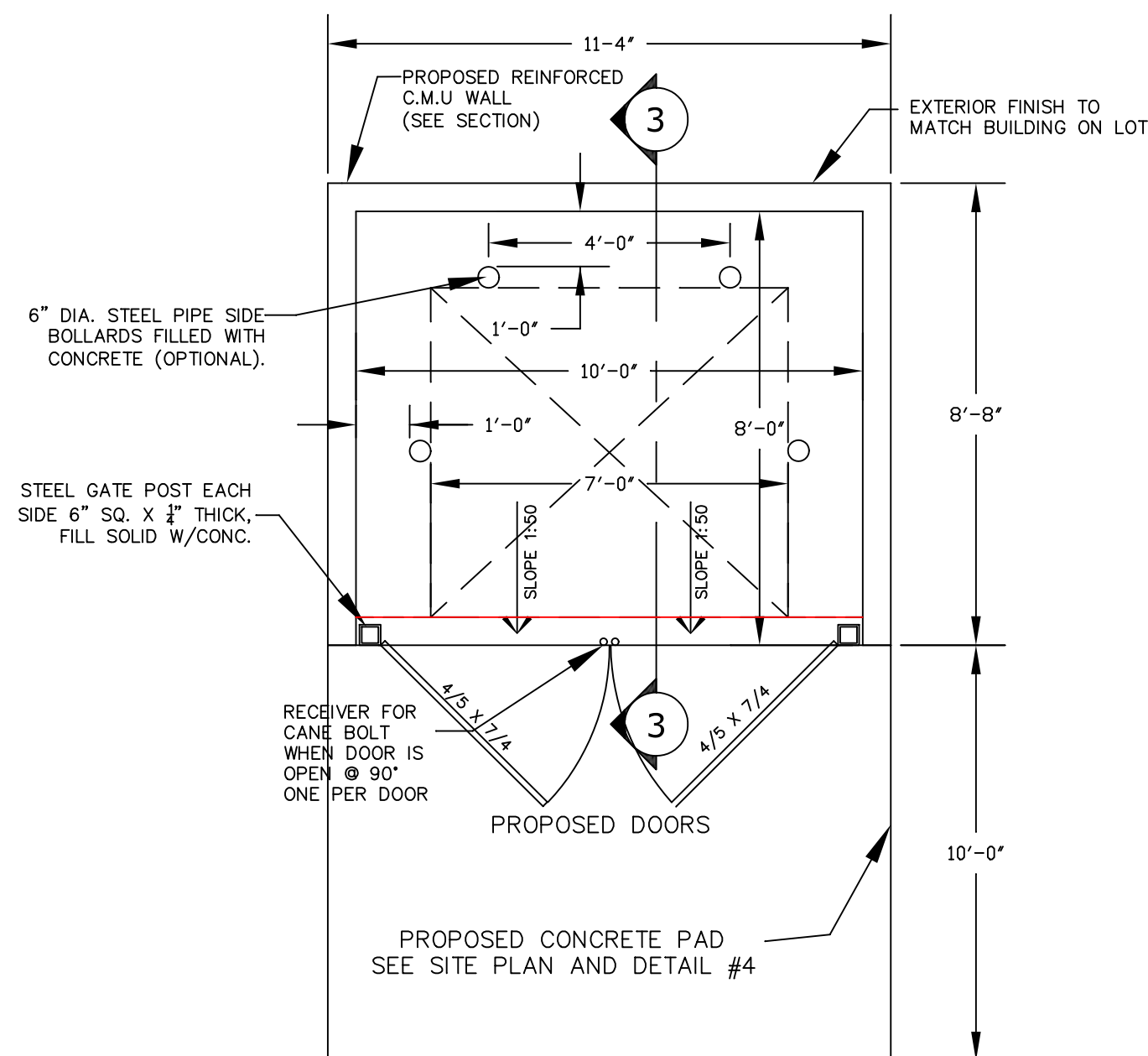
Curb Ramp Notes:

- A curb ramp is defined as the entire concrete surface which includes the ramp & flared sides. The minimum 5' wide center portion, including the detectable surface, shall have a sloped plane of 8.33% (1:12) maximum, and cross slope, not to exceed 2%. The "flared side" of the ramp shall lie on a slope of 10% (1:10) maximum measured along the curb. The curb ramp shall have a surface tolerance of 1/4" per 10 foot straight edge maximum.
- The ramp center line and path of travel should be parallel to the sidewalk whenever possible. The full width of the ramp shall lie within the crosswalk area. It is desirable that the location of the ramp be as close as possible to the center of the crosswalk.
- Existing utility boxes and covers shall be adjusted flush with the curb ramp surface and shall not straddle any change in plane or material. Existing utility box frames and covers shall have matching surface finish on the entire frame and cover. New utility boxes shall not be placed within the detectable border.
- The surface of the curb ramp and detectable surface material shall be stable, firm and slip resistant. Detectable warning fields shall visually contrast with adjoining surfaces either light on dark or dark on light. The concrete curb ramp surface shall be broom finished transverse to the axis of the ramp and shall be slightly rougher than the finish of the adjacent sidewalk surface.
- A level landing 5'-0" deep, with a 2% maximum slope in each direction shall be provided at the upper end of each curb ramp to allow safe egress from the ramp surfaces. The width of the level landing shall be at least as wide as the width of the ramp.
- Seal all joints on sidewalk and ramps. Maximum width of expansion joint is 1/2"



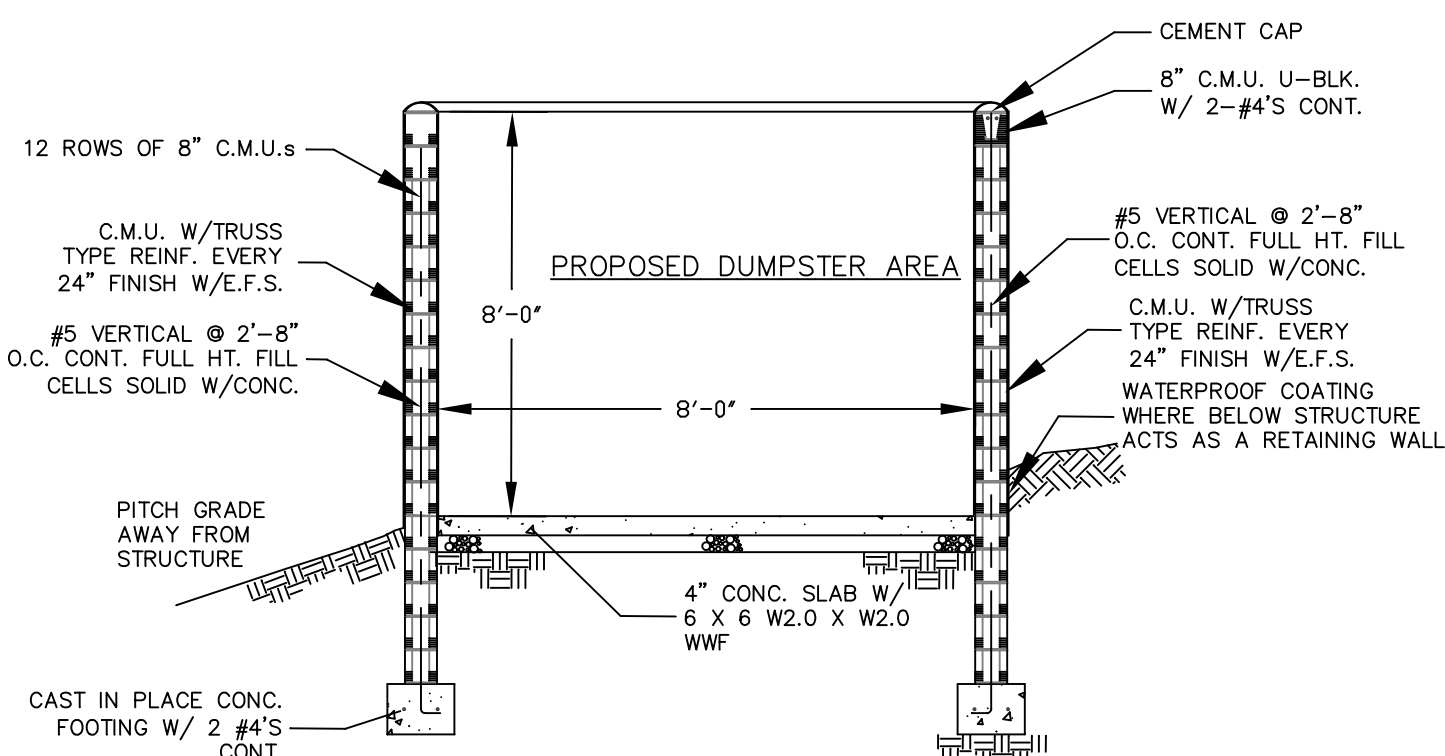
ELEVATION VIEW

7 DEPRESSED RAMP/DETECTABLE WARNING DETAIL
NOT TO SCALE

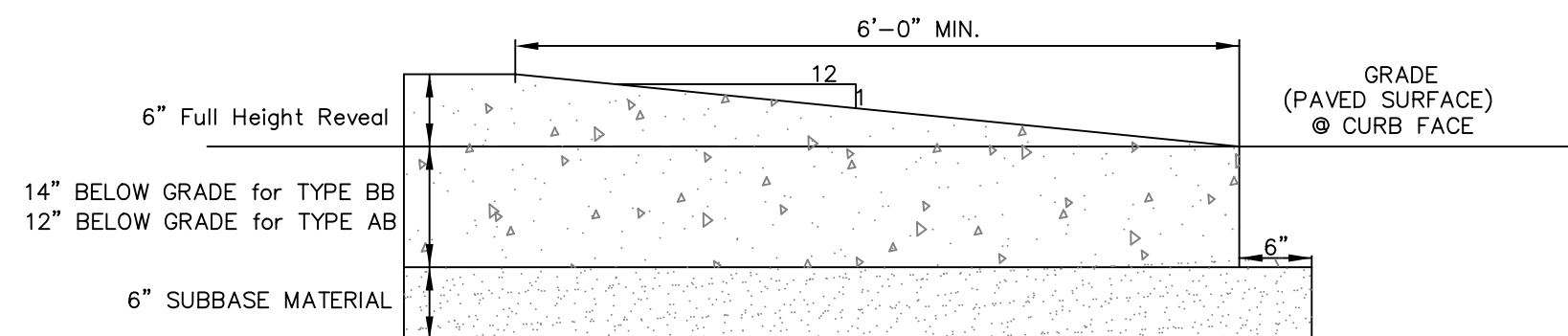


VERIFY DRAINAGE REQUIREMENTS WITH HEALTH INSPECTOR

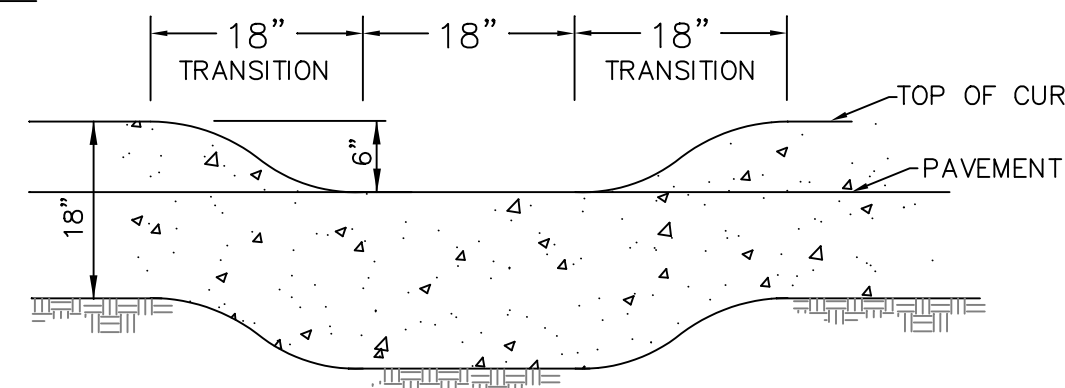
3 DUMPSTER RECEPTACLE SCREEN PLAN
SCALE: NOT TO SCALE



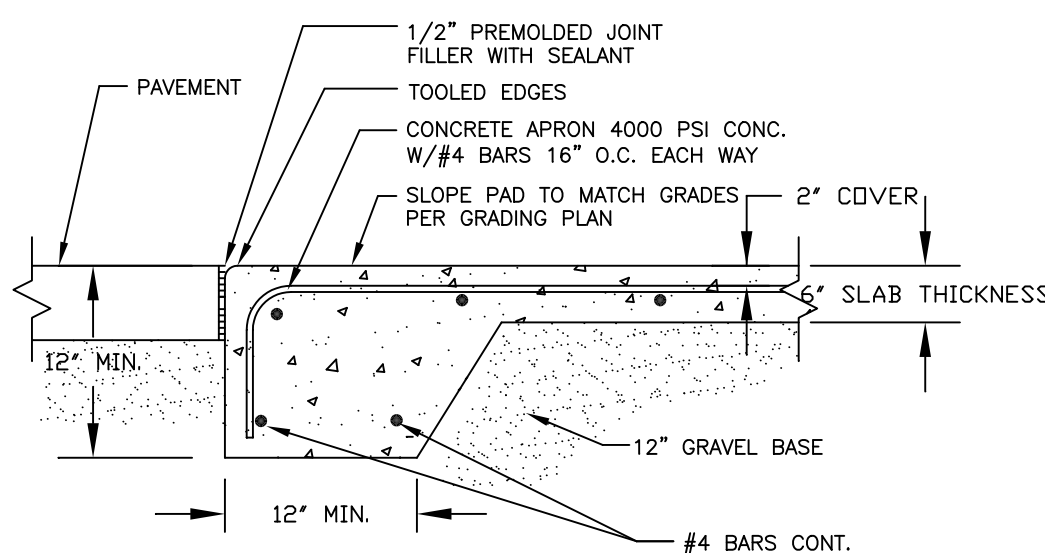
4 DUMPSTER RECEPTACLE SCREEN SECTION
SCALE: NOT TO SCALE



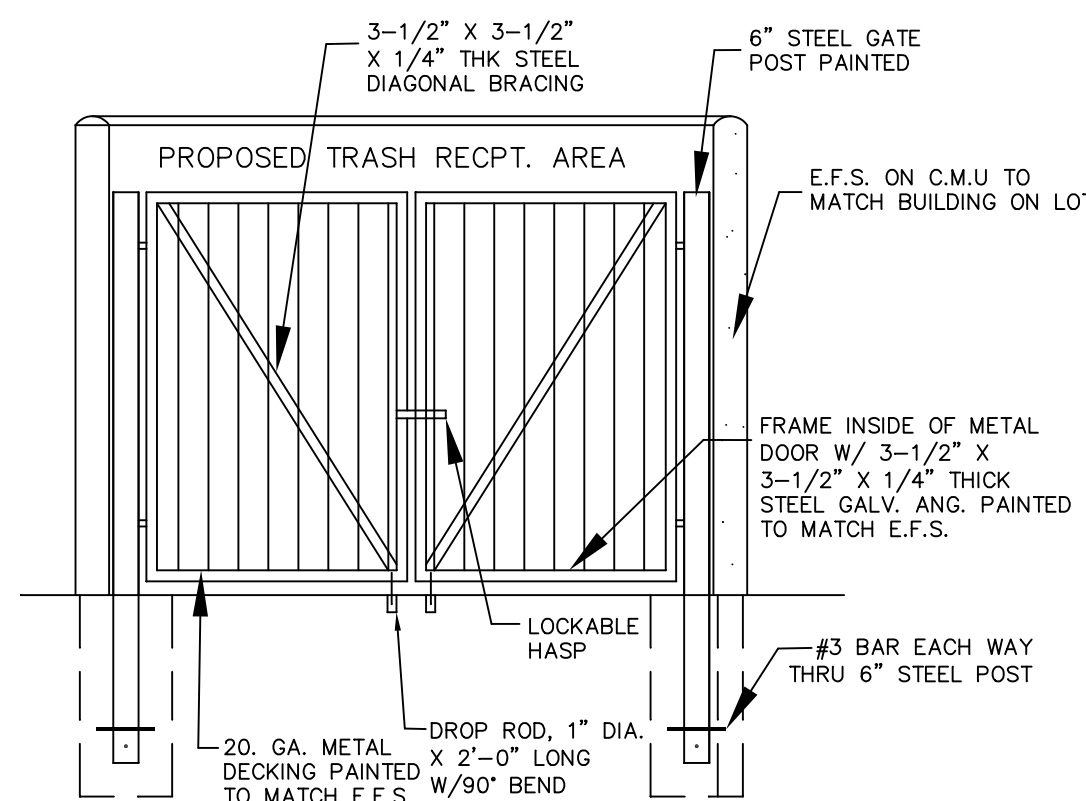
8 CURB TERMINAL: SECTION VIEW
NOT TO SCALE



9 TYPICAL DROP CURB DETAIL
NOT TO SCALE

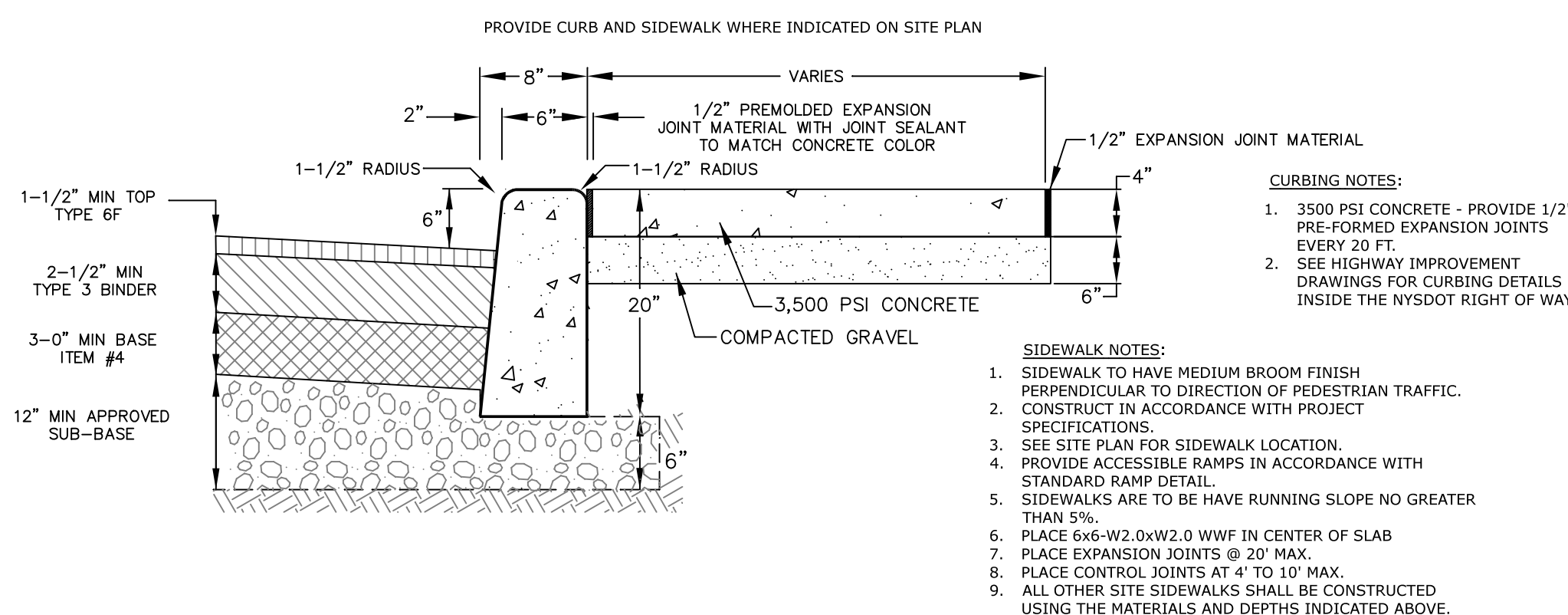


5 DUMPSTER CONCRETE PAD DETAIL
NOT TO SCALE



DUMPSTER RECEPTACLE
SCREEN ELEVATION

6 SCALE: NOT TO SCALE



10 SITE PAVEMENT & CONCRETE CURB DETAIL
NOT TO SCALE

MAP REVISION DATES		
DATE	REVISION	BY

SITE DETAILS

PROPOSED MIXED USE BUILDING
8 RETAIL SPACES (10,520 SF) WITH 4 APARTMENTS
ABOVE EACH RETAIL SPACE FOR A TOTAL
OF 32 ONE BEDROOM APARTMENTS
FOR

39 MAIN STREET MILTON LLC

TOWN OF MARLBOROUGH
ULSTER COUNTY - NEW YORK

August 12, 2021

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047

BARRY MEDENBACH, P.E.
NEW YORK LIC. NO. 60142

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6 OF 10
E16 065

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of Sect. 7209, Subdivision 2 of N.Y.S. Education Law.



KAD LED LED Area Luminaire

Specifications

EPA: 12 ft
Length: 17.50"
Width: 15.00"
Height: 7.50"
Weight (each): 38 lbs

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- The luminaire is A+ Certified when ordered with DTL controls marked by a **DTL** logo.
- DTL DLI equipped luminaires meet the A+ specification for luminaires to photocolor interoperability.
- This luminaire is part of an A+ Certified solution for RDM/2 or XPress™ Wireless control networks, providing ease of the base control compatibility with simple commissioning, when ordered with drivers and control options marked by a **DTL** logo.

Background

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. An A+ Certified Solution for RDM/2 requires the order of one RDM/2 node per luminaire. Sold Separately. [Link to RDM/2 Link to DLI DLI](#).

Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

1 POLE MOUNTED LIGHT DETAIL (FIXTURE A)
35 WATT KAD LED 20C 530 40K R4 MVOLT HS (TYPE 4 OPTICS) OR EQUAL



CSXW LED LED Wall Luminaire

Specifications

Height: 14.50"
Width: 16.50"
Depth: 6.50"
Weight (each): 23 lbs

Introduction

The Contour® Series luminaires offer traditional square fixtures with softened edges for a versatile look that complements many applications. The CSXW LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in wall-mounted applications with typical energy savings of 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: CSXW LED 30C 700 40K T3M MVOLT DDBXD

2 WALL MOUNTED LIGHT DETAIL (FIXTURE B)
MODEL: CSXW LED 30C 700 40K T4M 69 WATTS OR EQUAL
REFERENCE ARCHITECTURAL PLANS FOR FINAL LIGHT FIXTURES



WDGE1 LED Architectural Wall Sconce

Specifications

Depth (H): 5.50"
Depth (D): 1.50"
Height: 8"
Width: 4"
Weight (each): 9 lbs

Introduction

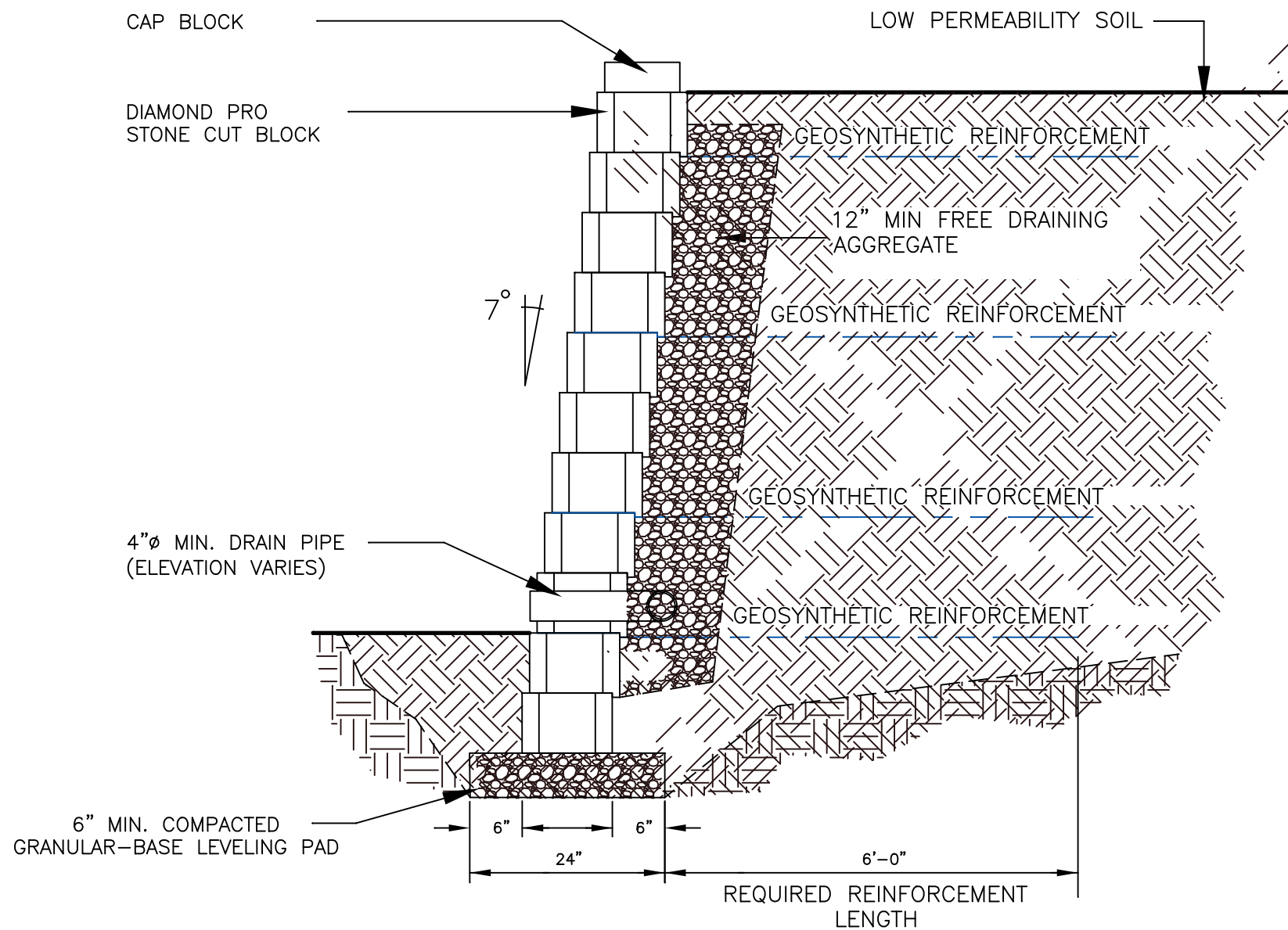
The WDGE1 LED family is designed to meet specifier's every wall-mounted lighting need in a sleek, angled shape that blends with any architecture. The clean, modern design comes in four sizes with lumens packages ranging from 1,200 to 25,000 lumens, providing true site-wide solutions.

WDGE1 delivers up to 2,000 lumens with a soft, non-polluted light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

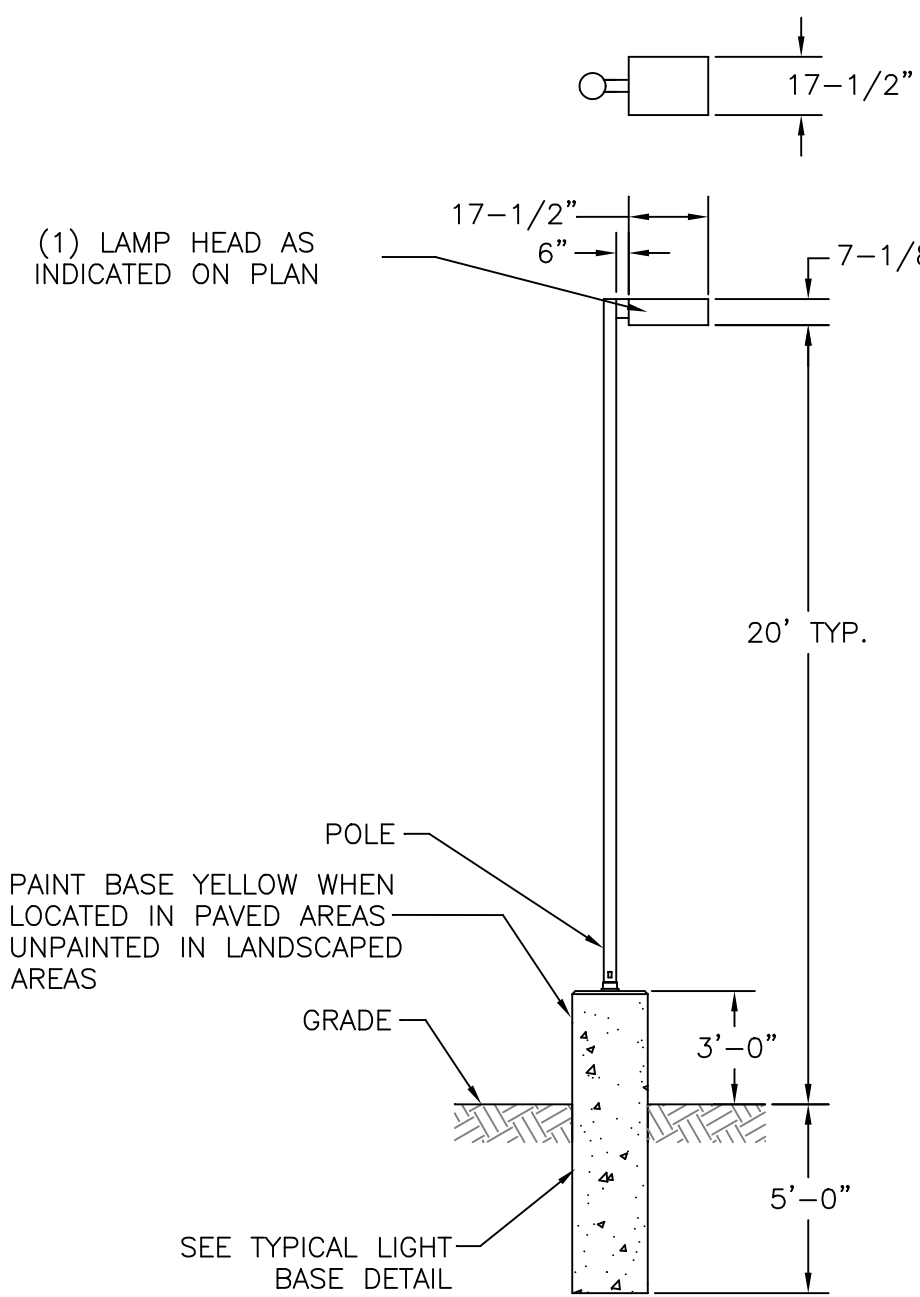
Ordering Information

EXAMPLE: WDGE1 LED P2 40K R0C1 VF MVOLT SRM PE DDBXD

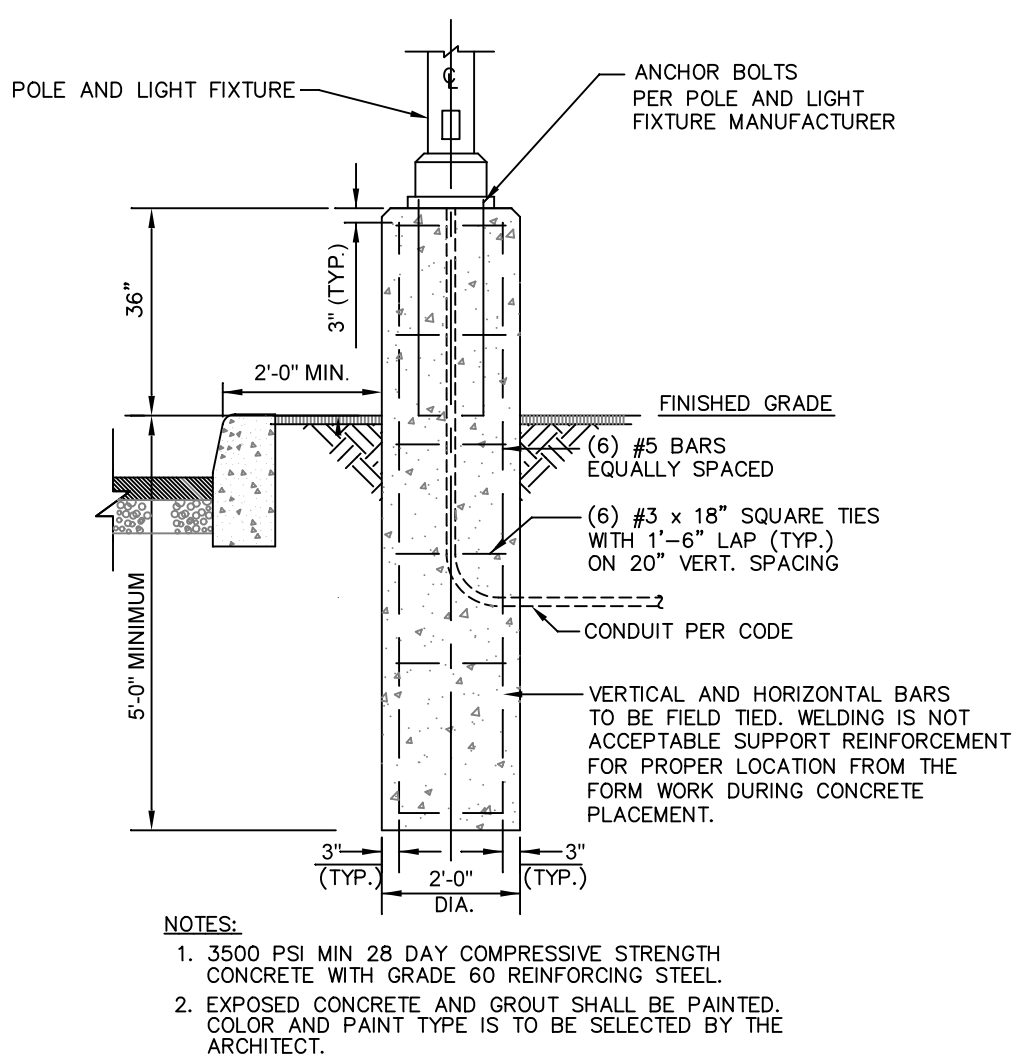
3 WALL MOUNTED LIGHT DETAIL (FIXTURE C)
LITHONIA WDGE1 ARCHITECTURAL WALL MOUNTED LIGHT:
MODEL: 10 WATT LED LITHONIA MODEL: MODEL 1 LED P1 35K 80 CRI VF OR EQUAL
REFERENCE ARCHITECTURAL PLANS FOR FINAL LIGHT FIXTURES



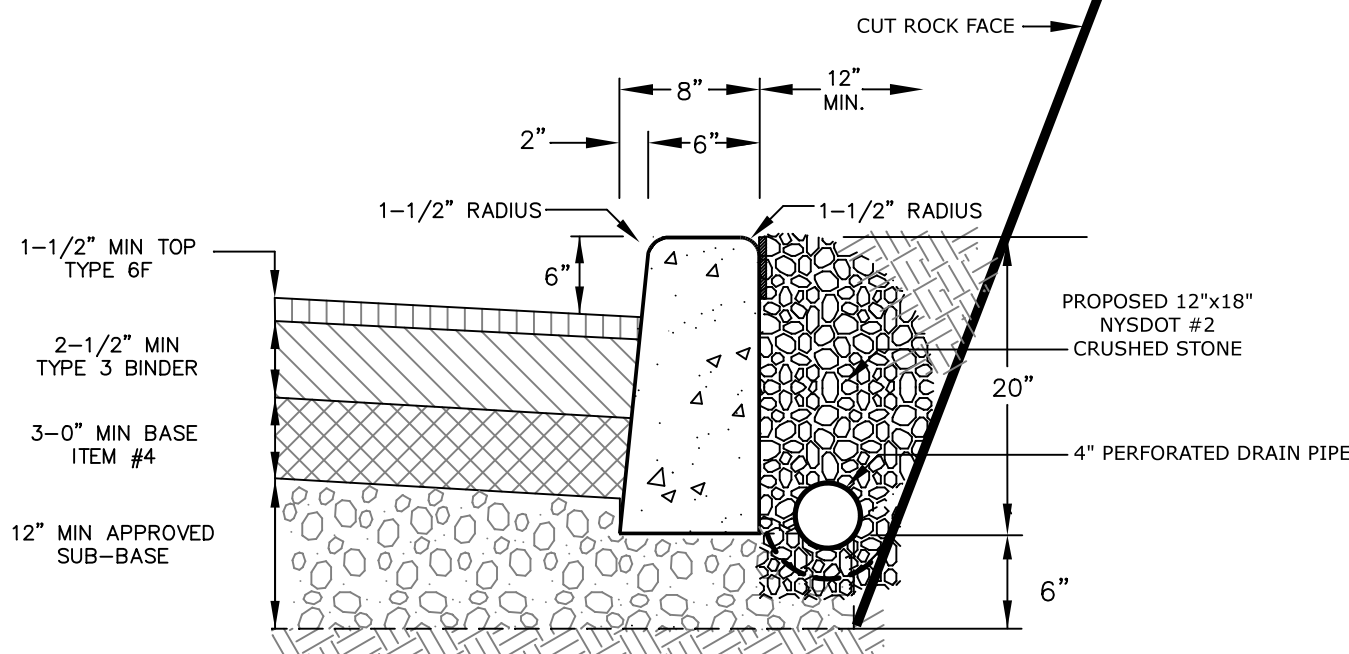
7 GEOSYNTHETIC REINFORCED WALL (6')
NOT TO SCALE



4 POLE MOUNTED LIGHT DETAIL
35 WATT KAD LED 20C 530 40K R4 MVOLT HS (TYPE 4 OPTICS) OR EQUAL



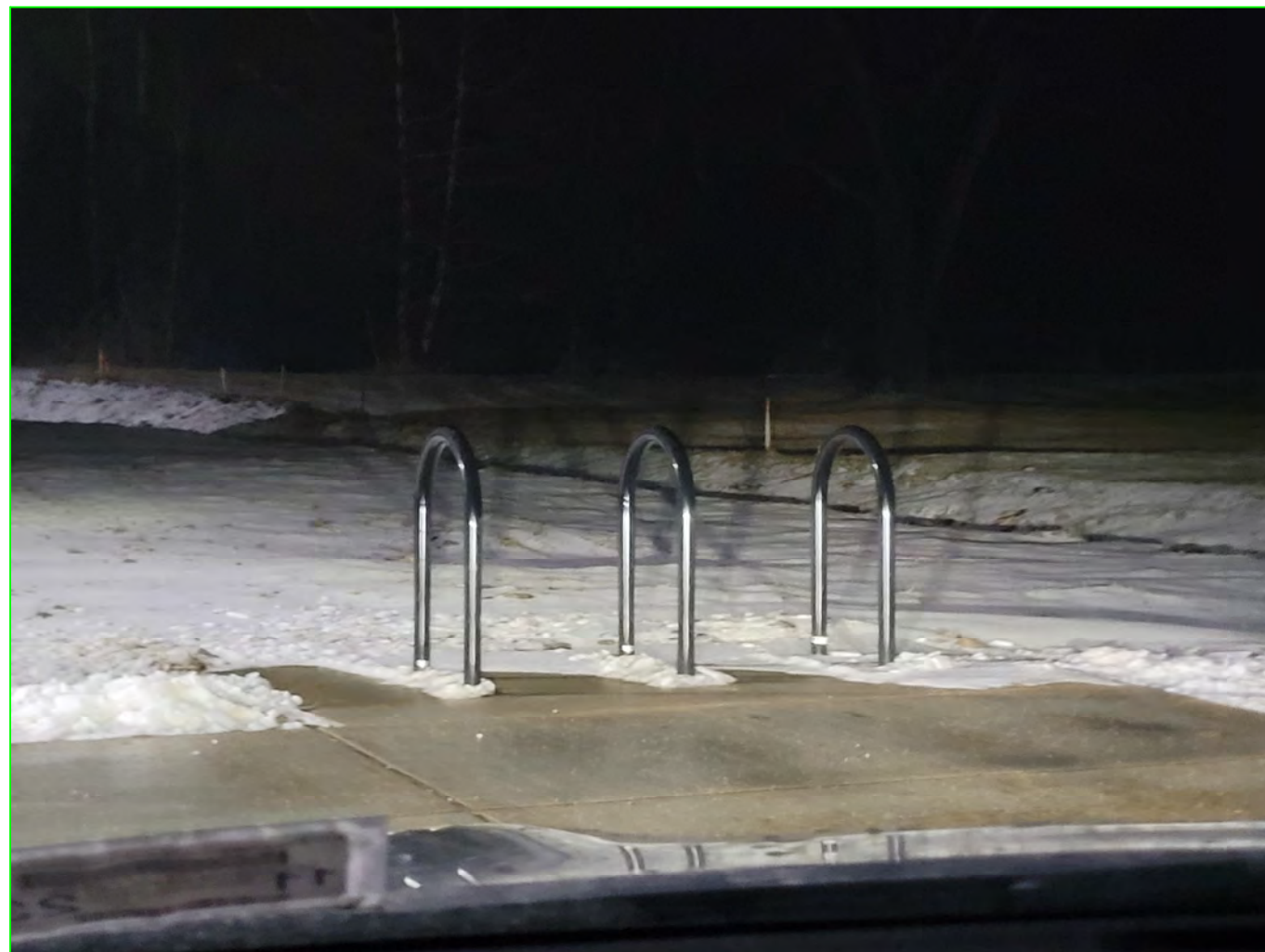
5 TYPICAL LIGHT BASE
NOTES:
1. 3500 PSI MIN 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
2. EXPOSED CONCRETE AND GROUT SHALL BE PAINTED, COLOR AND PAINT TYPE IS TO BE SELECTED BY THE ARCHITECT.



6 CURB BACK DRAIN DETAIL
TO BE INSTALLED ALONE CUT ROCK FACE
NOT TO SCALE

CURBING NOTES:

- 3500 PSI CONCRETE - PROVIDE 1/2" PRE-FORMED EXPANSION JOINTS EVERY 20 FT.
- SEE HIGHWAY IMPROVEMENT DRAWINGS FOR CURBING DETAILS INSIDE THE NYS DOT RIGHT OF WAY.



8 TYPICAL BIKE RACK
THE PARK - U BIKE RACK - #509-3000
1 7/8" O.D. IN-GROUND MOUNT
STAINLESS STEEL - OR EQUAL



8 TYPICAL BIKE LOCKER
THE PARK - 300 SERIES - #537-1052
FIBERGLASS REINFORCED PLASTIC COMPOSITE
w/ LOCKING DOOR - OR EQUAL

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MAP REVISION DATES		
DATE	REVISION	BY
24 FEB 2022	REVISED AS PER P.B. MEETING OF 07 FEB 2022	TPFK

SITE DETAILS

FOR PROPOSED MIXED USE BUILDING
8 RETAIL SPACES (10,520 SF) WITH 4 APARTMENTS
ABOVE EACH RETAIL SPACE FOR A TOTAL
OF 32 ONE BEDROOM APARTMENTS

FOR
39 MAIN STREET MILTON LLC
TOWN OF MARLBOROUGH
ULSTER COUNTY - NEW YORK

August 12, 2021

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047

Barry Medenbach, P.E.
NEW YORK LIC. NO. 60142

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E16 065



(1)



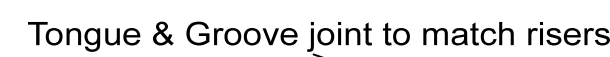
2a NOT TO SCALE



4) NOT TO SCALE



NOT TO SCALE



2



3 STORMTECH SC-740

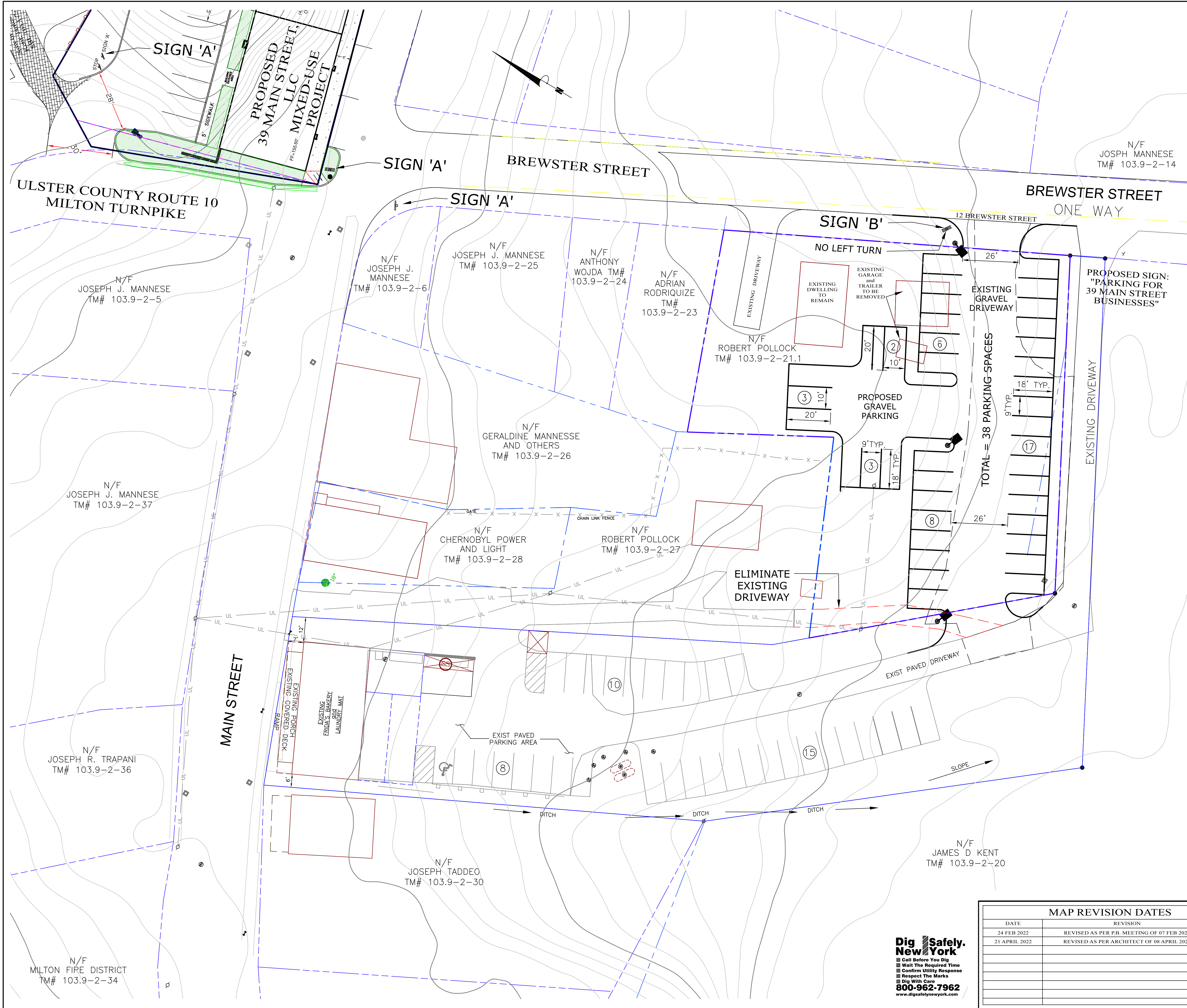


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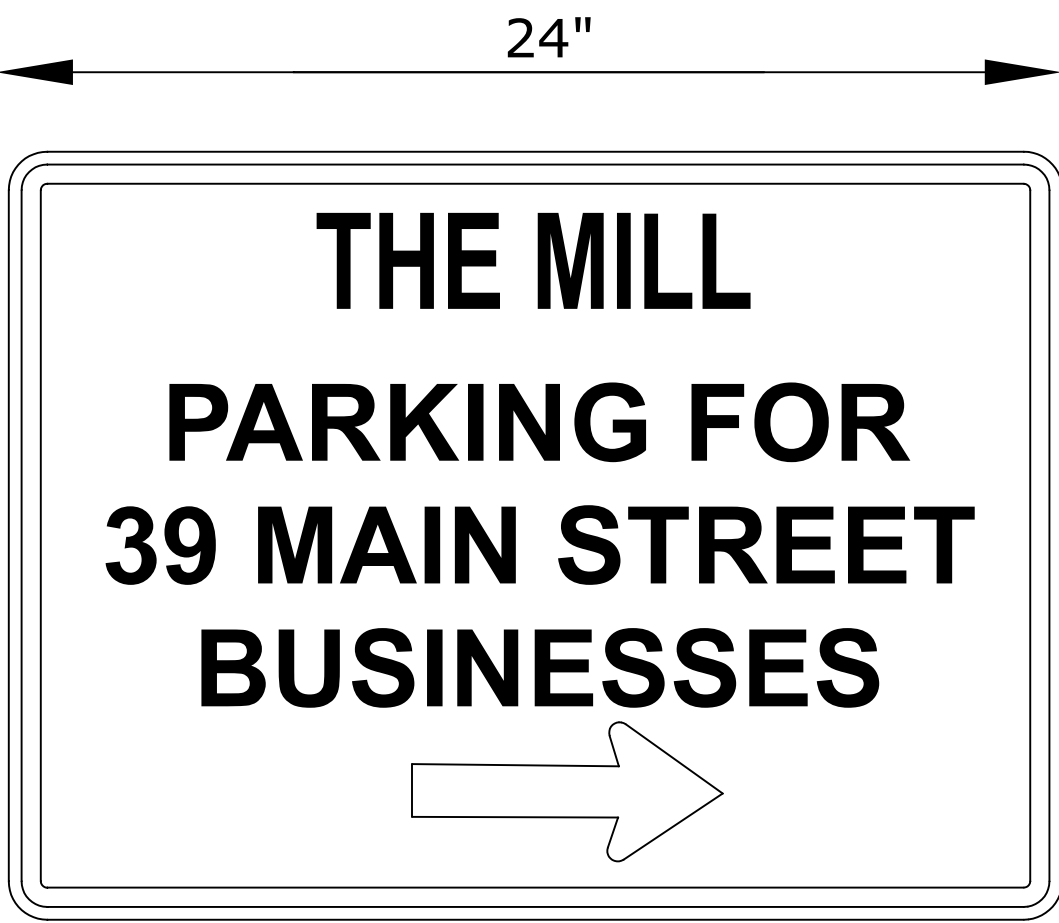
NOT TO SCALE

BARRY MEDENBACH, P.E.
NEW YORK LIC. NO. 60142



CUSTOM SIGN - A
(LEFT and RIGHT HAND SIGNS)
ON COLLAPSIBLE POST

1 SIGN 'A'
NOT TO SCALE



CUSTOM SIGN - B
(RIGHT HAND SIGN)
ON COLLAPSIBLE POST

2 SIGN 'B'
NOT TO SCALE

OWNER/DEVELOPER
ROBERT POLLOCK
238 NORTH ROAD
MILTON, NY 12547
718-834-6775

TAX MAP LOT AREA
103.9-2-29 ±0.73 ACRES

12 BREWSTER STREET
OFFSITE PARKING
FOR
PROPOSED MIXED USE BUILDING
FOR
39 MAIN STREET MILTON LLC
8 RETAIL SPACES (10,520 SF) WITH 4 APARTMENTS
ABOVE EACH RETAIL SPACE FOR A TOTAL
OF 32 ONE BEDROOM APARTMENTS

TOWN OF MARLBOROUGH
ULSTER COUNTY ~ NEW YORK

Scale: 1" = 20'

20 JANUARY 2022

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047

BARRY MEDENBACH, P.E. 10 OF 10
NEW YORK LIC. NO. 60142 E16 065

MAP REVISION DATES		
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