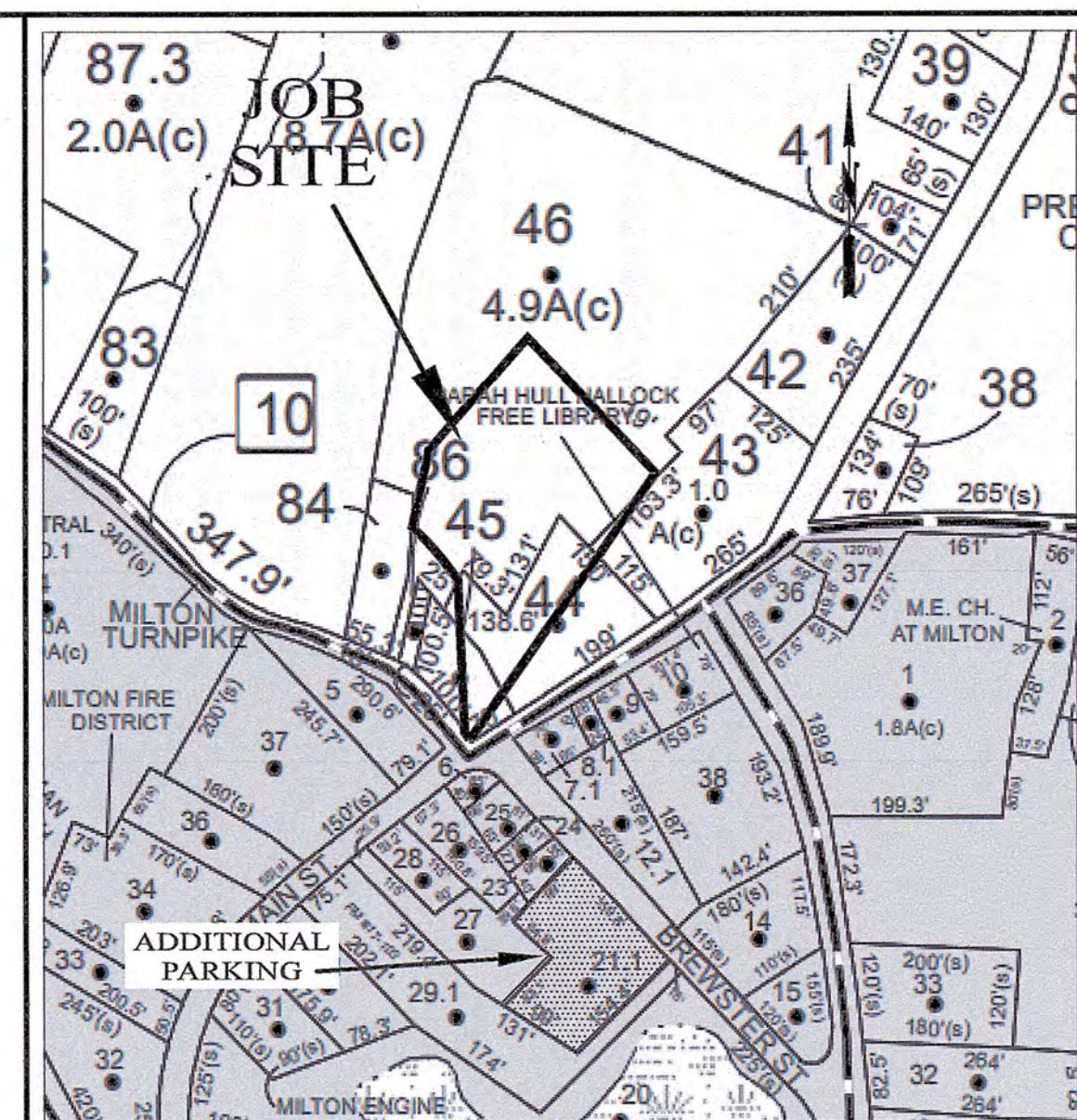
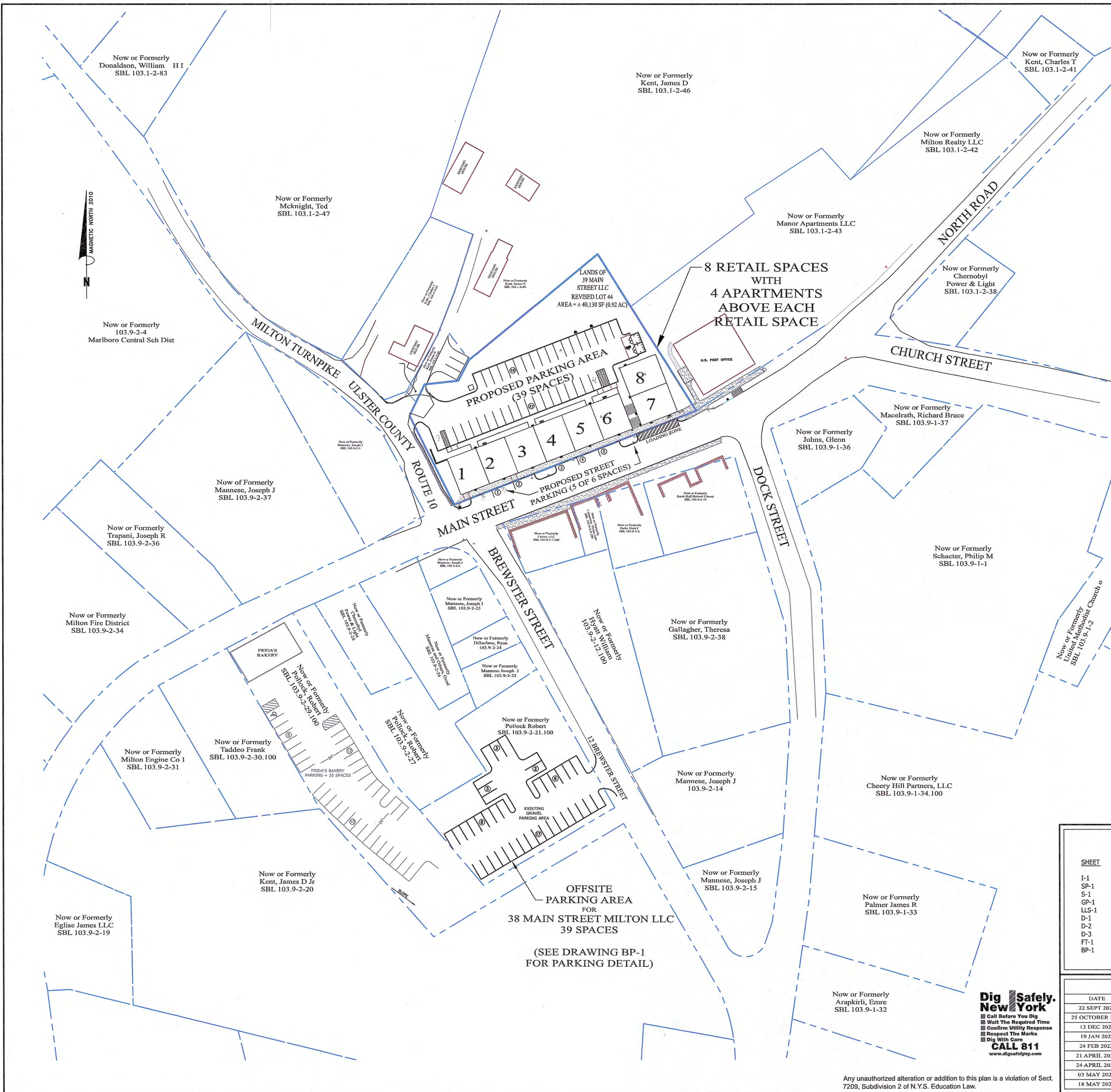




LOCATION MAP: Town of Marlborough Tax Map, Section 103.1
SCALE: 1" = 200'

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%)	4 SPACES	4 SPACES
(INCLUDED IN TOTAL)		
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
LLS-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
24 APRIL 2022	REVISED AS PER TOWN MEETING OF 22 APRIL 2022	TPFK
03 MAY 2022	REVISED AS PER P.B. MEETING OF 02 MAY 2022	TPFK
18 MAY 2022	REVISED AS PER ULSTER COUNTY DPW	CC

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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'

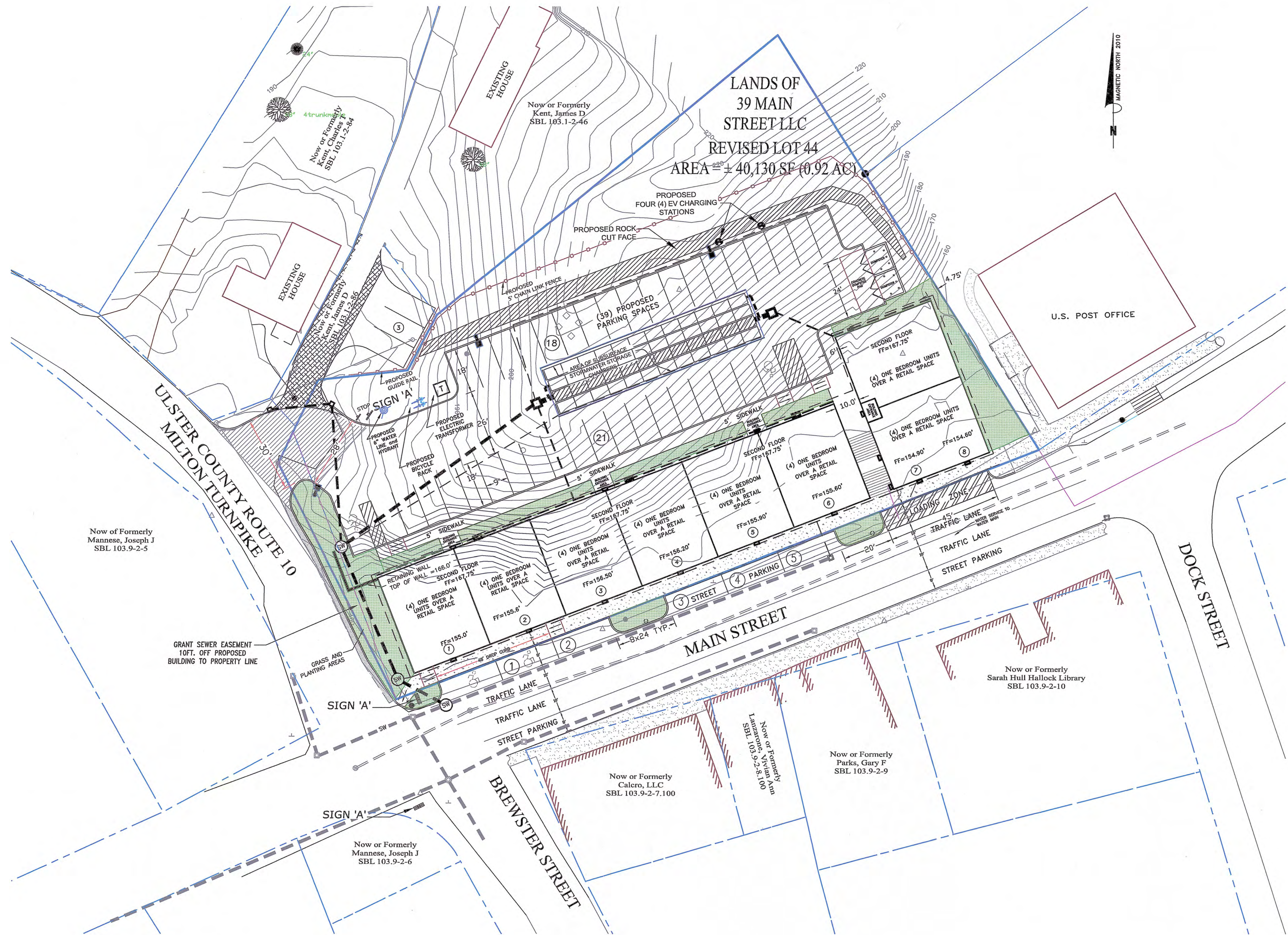
August 12, 2021



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STONE RIDGE, NEW YORK (845) 687-0047

Barry Medenbach
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
24 APRIL 2022	REVISED AS PER TOWN MEETING OF 22 APRIL 2022	TPFK
03 MAY 2022	REVISED AS PER P.B. MEETING OF 02 MAY 2022	TPFK
06 MAY 2022	REVISED PER ULSTER COUNTY COMMMENTS	CC
18 MAY 2022	REVISED AS PER ULSTER COUNTY DPW	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

20 0 20 40 60
Scale: 1" = 20'

August 12, 2021



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CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 887-0047

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

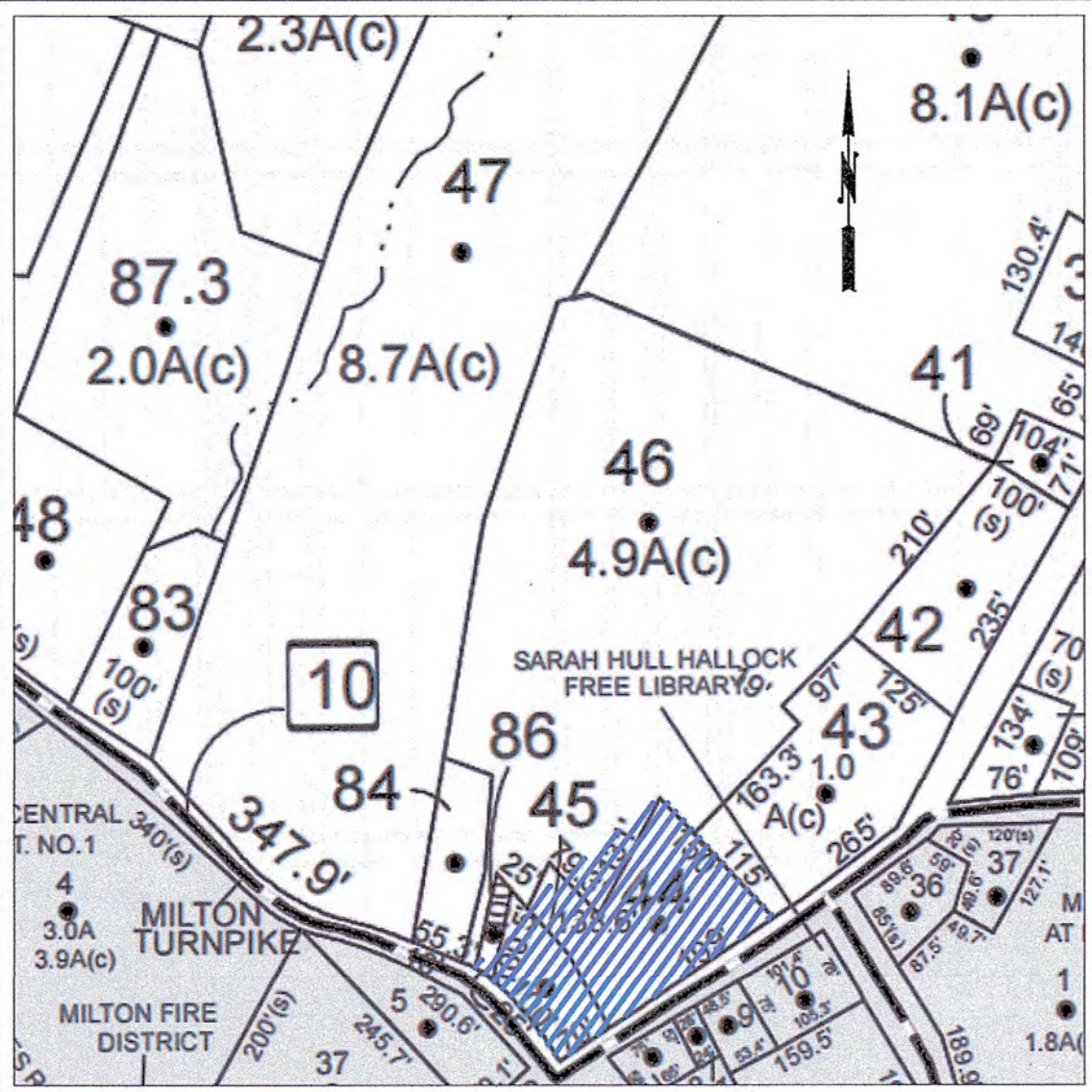
SP-1
2 OF 10
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Now or Formerly
Mcknight, Ted
SBL 103.1-2-47

Now
Manor A
SBL



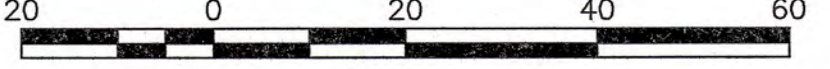
ZONING REQUIREMENTS

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	0 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		
STORIES	2 1/2	2 1/2
HEIGHT	35 FT.	35 FT.

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

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

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

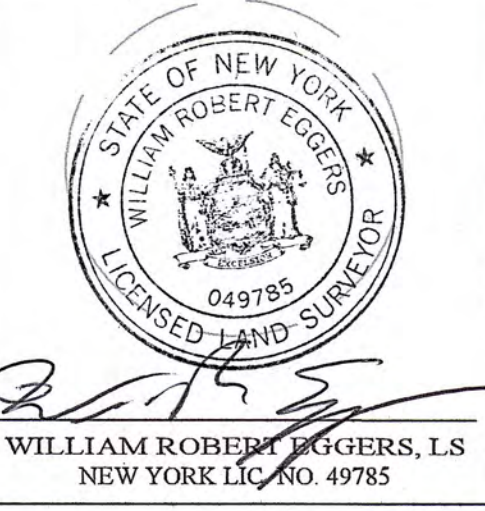


Scale: 1" = 20'

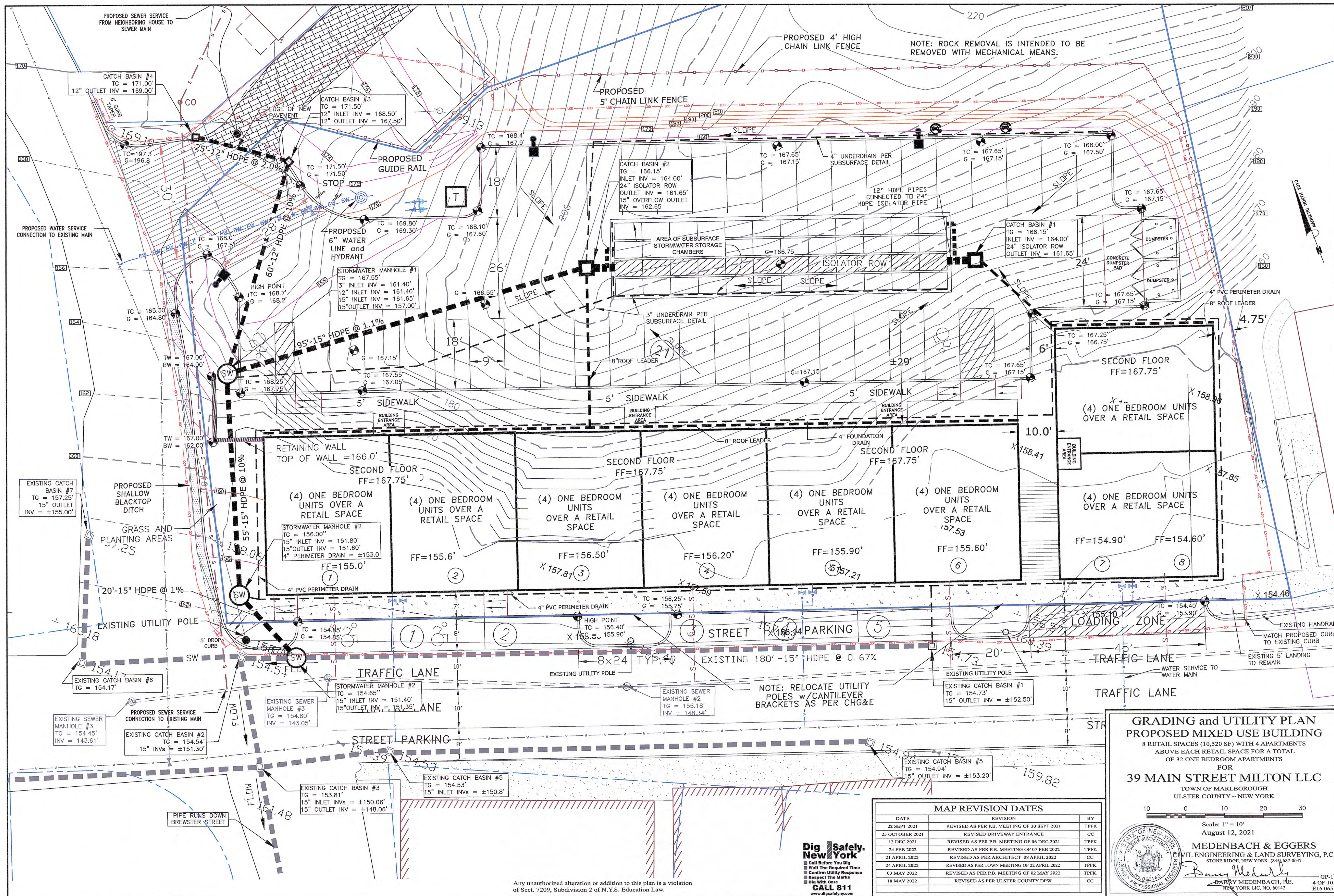
August 12, 2021 May 18, 2022

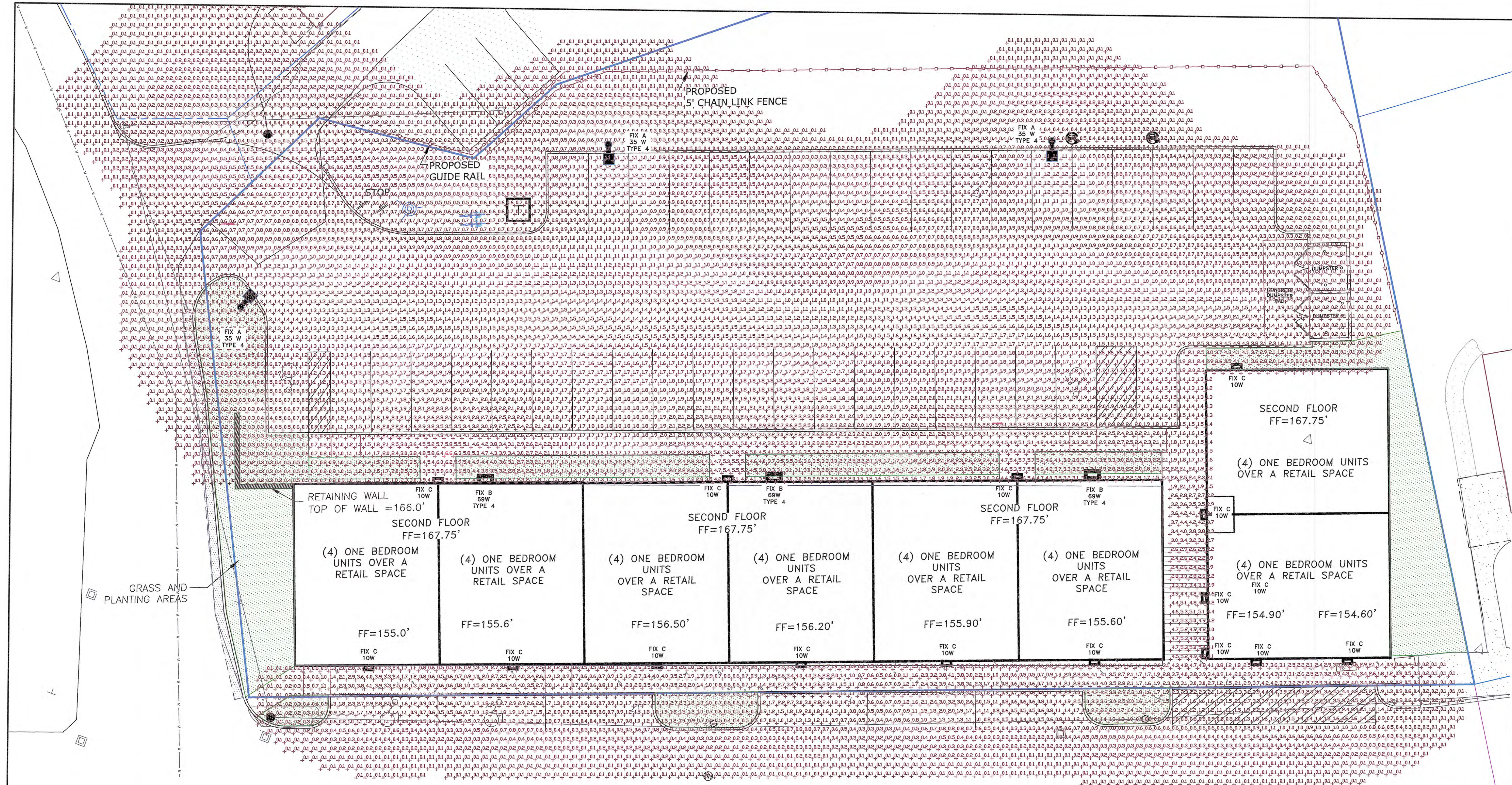
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CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047

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





MAP REVISION DATES		
DATE	REVISION	BY
25 OCTOBER 2021	REVISED DRIVEWAY ENTRANCE	CC
21 APRIL 2022	REVISED AS PER ARCHITECT 08 APRIL 2022	TPFK
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18 MAY 2022	REVISED AS PER ULSTER COUNTY DPW	CC

LIGHTING LEGEND				
FITTURE	Wattage (TYPE)	DENOTED BY	HEIGHT PLACEMENT	QTY.
A	35W (LED)		20'	3
B	69W (LED)		18'	3
C	10 W (LED)		±10'	15

NOTES:

- REFERENCE ARCHITECTURAL DRAWINGS FOR ALL LIGHTS ATTACHED TO THE BUILDING.
- ALL OUTSIDE LIGHTING IS TO BE FULLY SHIELDED DOWNLIGHTING.
- SEE LIGHTING DETAILS ON DETAIL SHEETS.

LIGHTING & LANDSCAPING PLAN

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" = 10'

August 12, 2021

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LLS-1
5 OF 10
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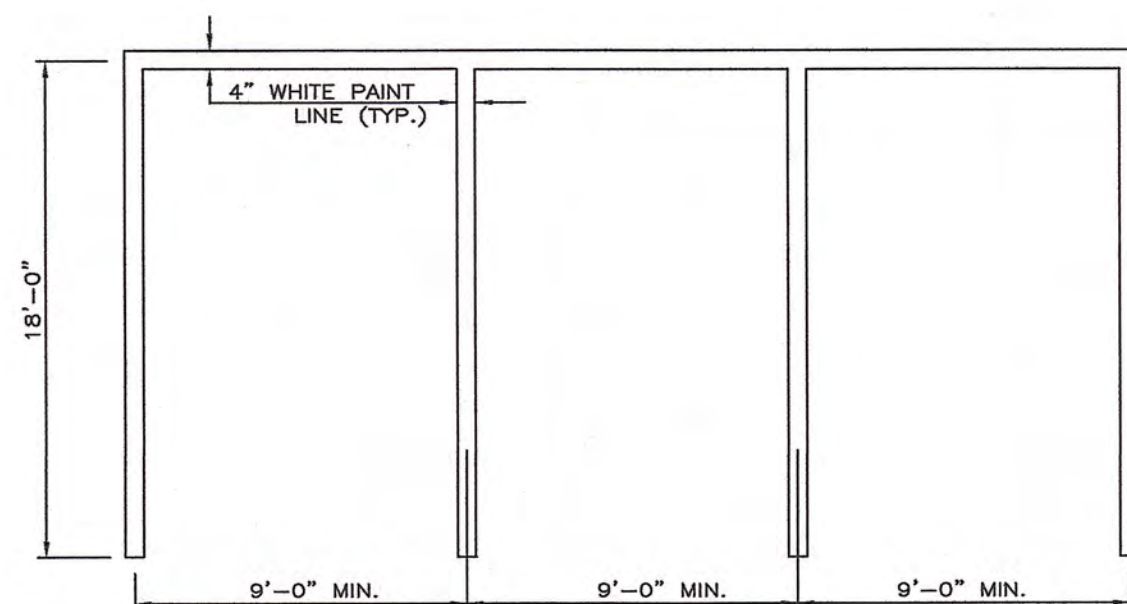
Wait The Required Time

Confirm Utility Response

Respect The Marks

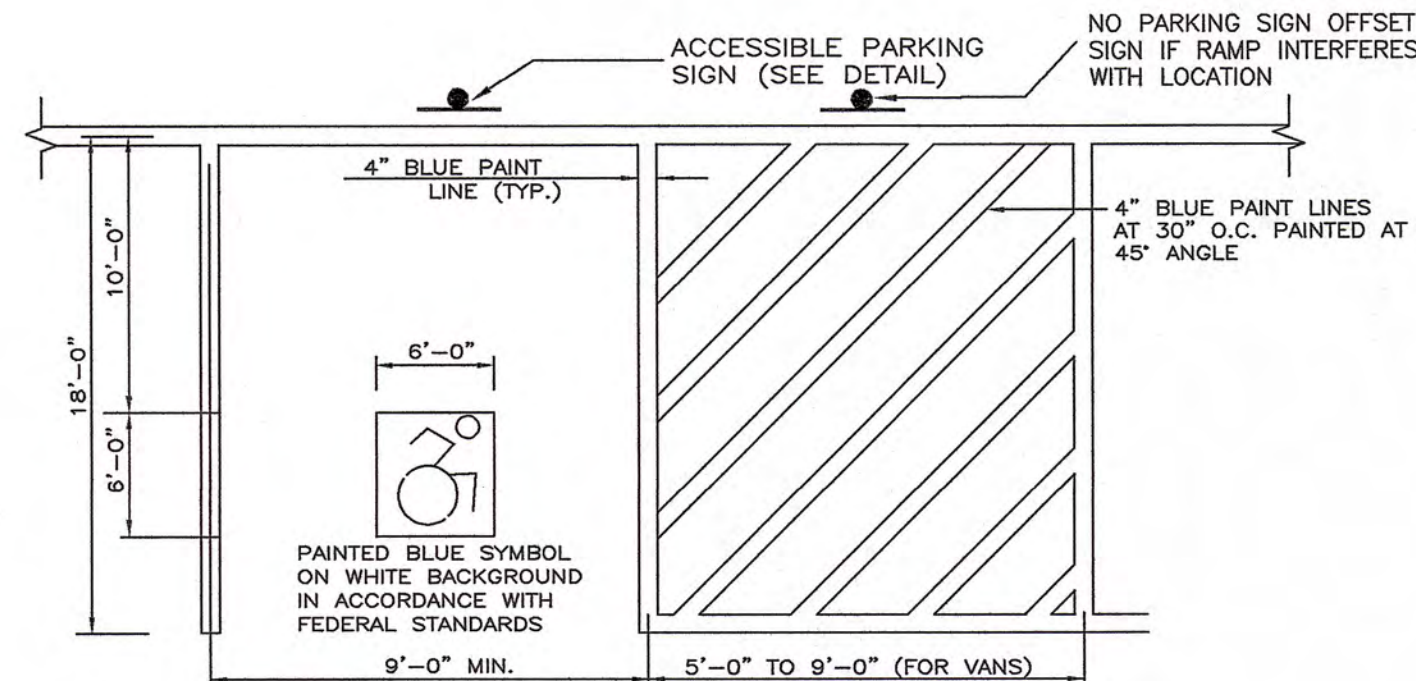
Call 811

www.digsafely.com



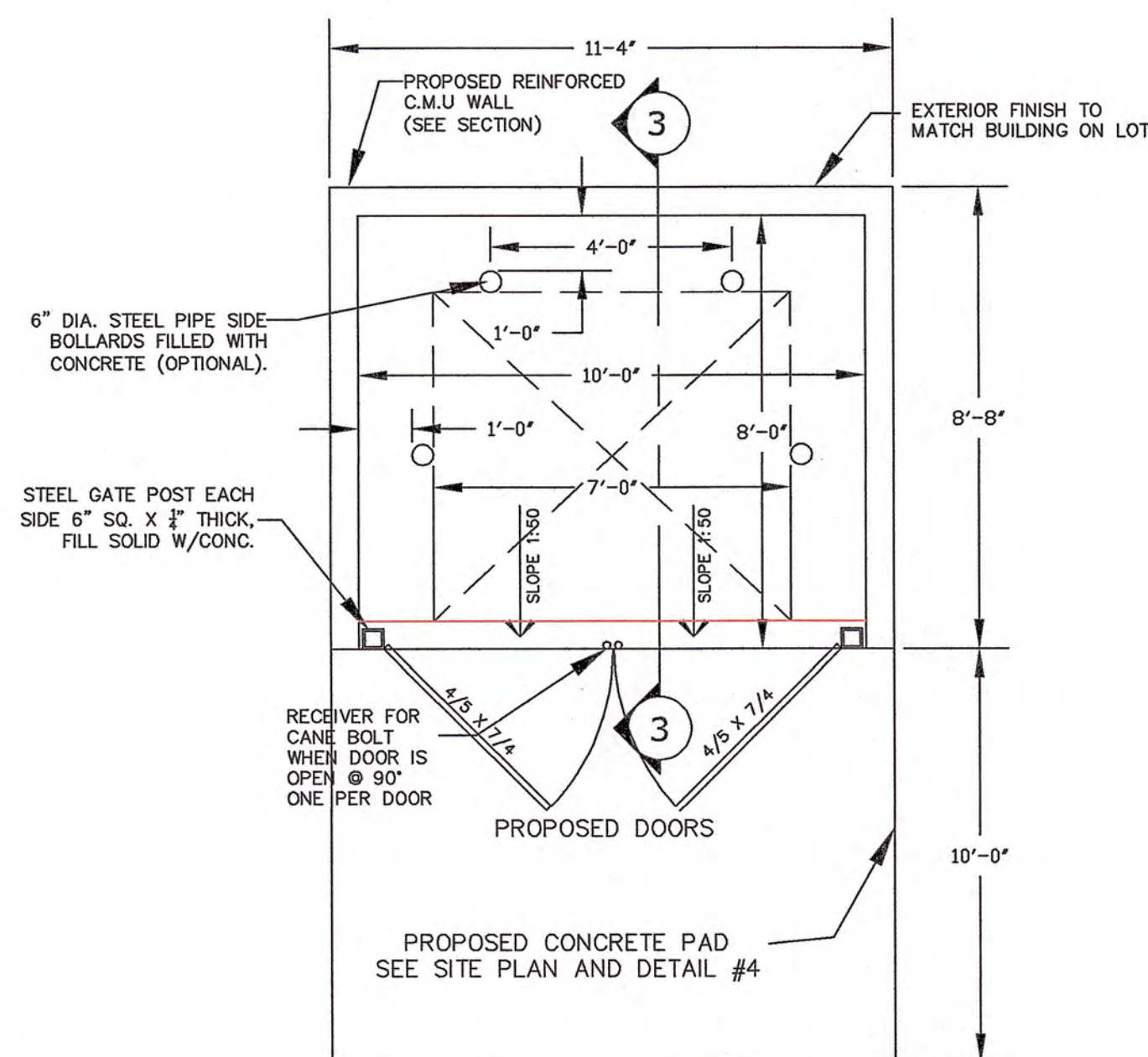
NOTES:
1. SEE SITE PLAN FOR SPACE LOCATION.
2. APPLY TWO COATS OF PAINT ON ALL SURFACES.

1 TYPICAL PARKING SPACE DETAIL
NOT TO SCALE



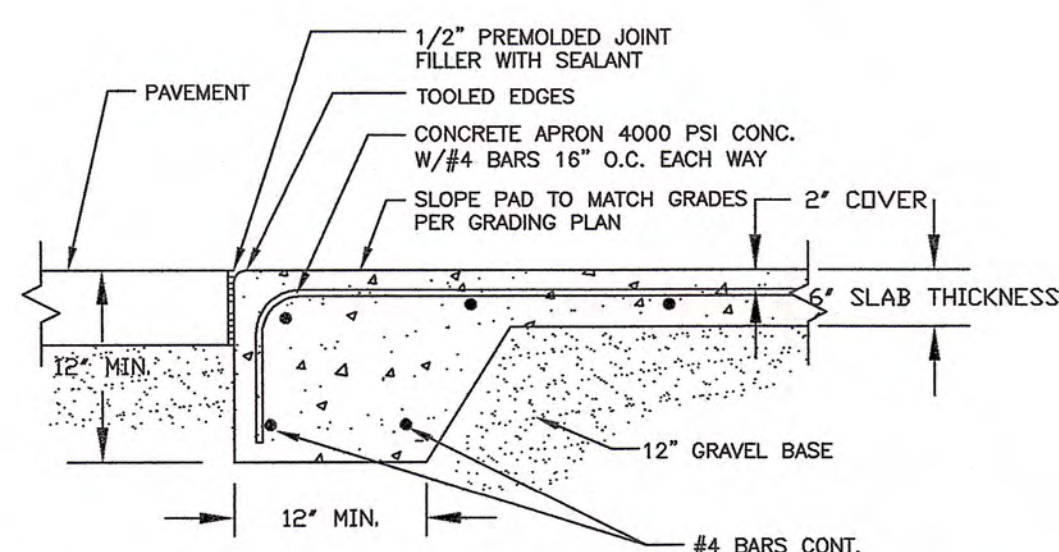
NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATION AND DIMENSIONS.
2. APPLY TWO COATS OF PAINT ON ALL SURFACES.
3. ACCESSIBLE SYMBOL PER NEW YORK STATE.

2 ACCESSIBLE PARKING SPACE DETAIL
NOT TO SCALE

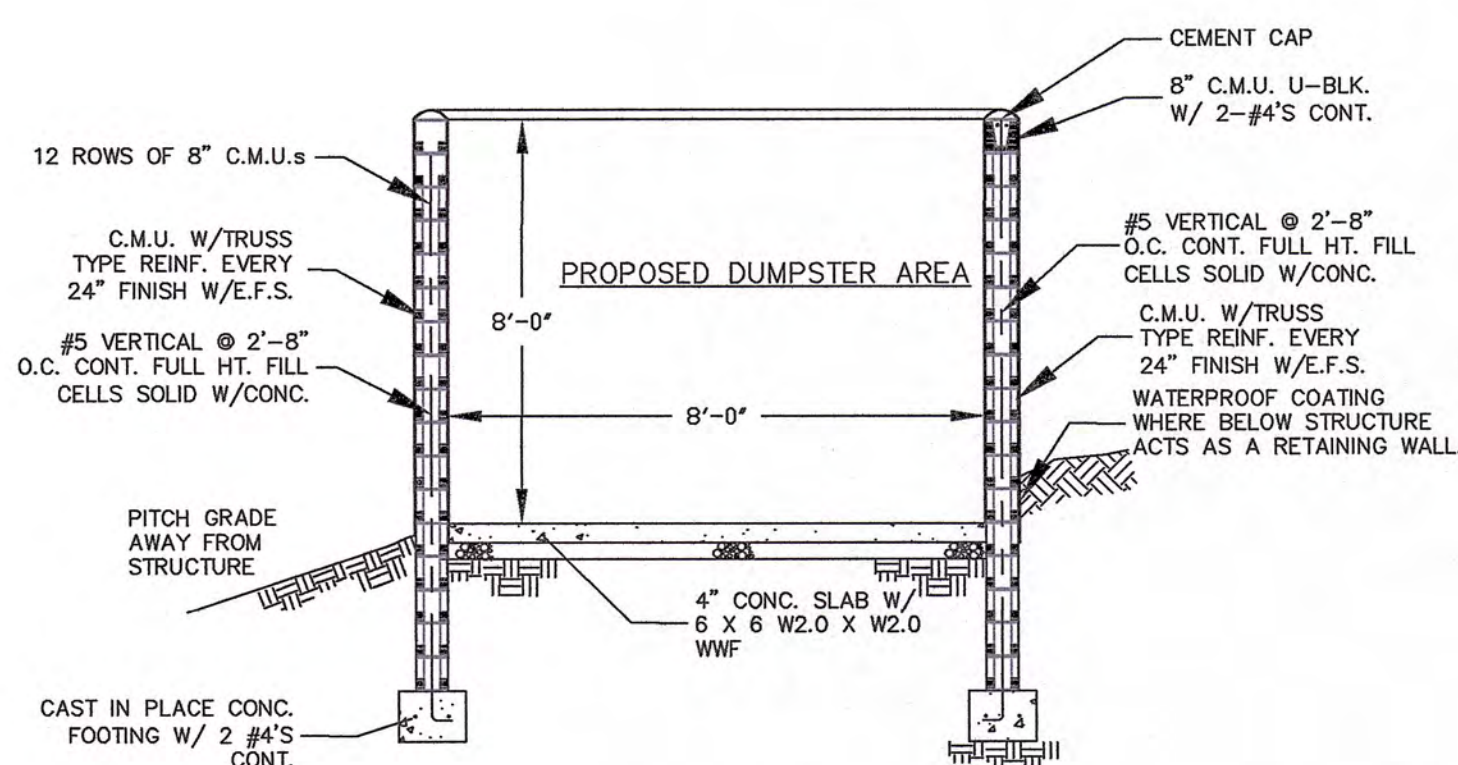


VERIFY DRAINAGE REQUIREMENTS WITH HEALTH INSPECTOR

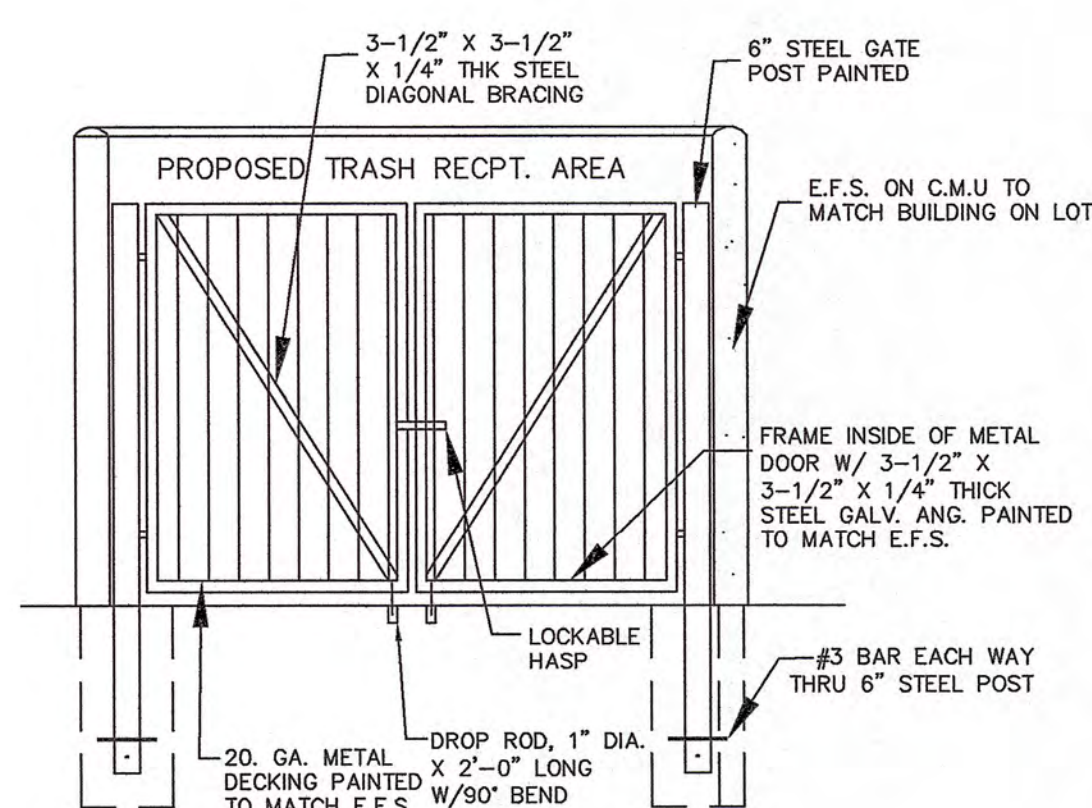
3 DUMPSTER RECEPTACLE SCREEN PLAN
SCALE: NOT TO SCALE



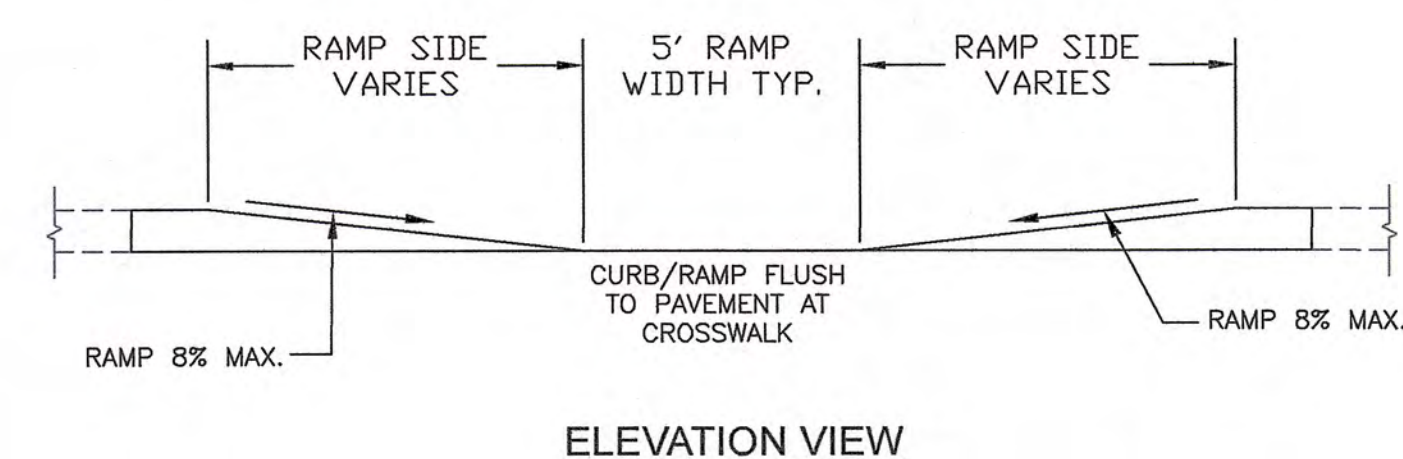
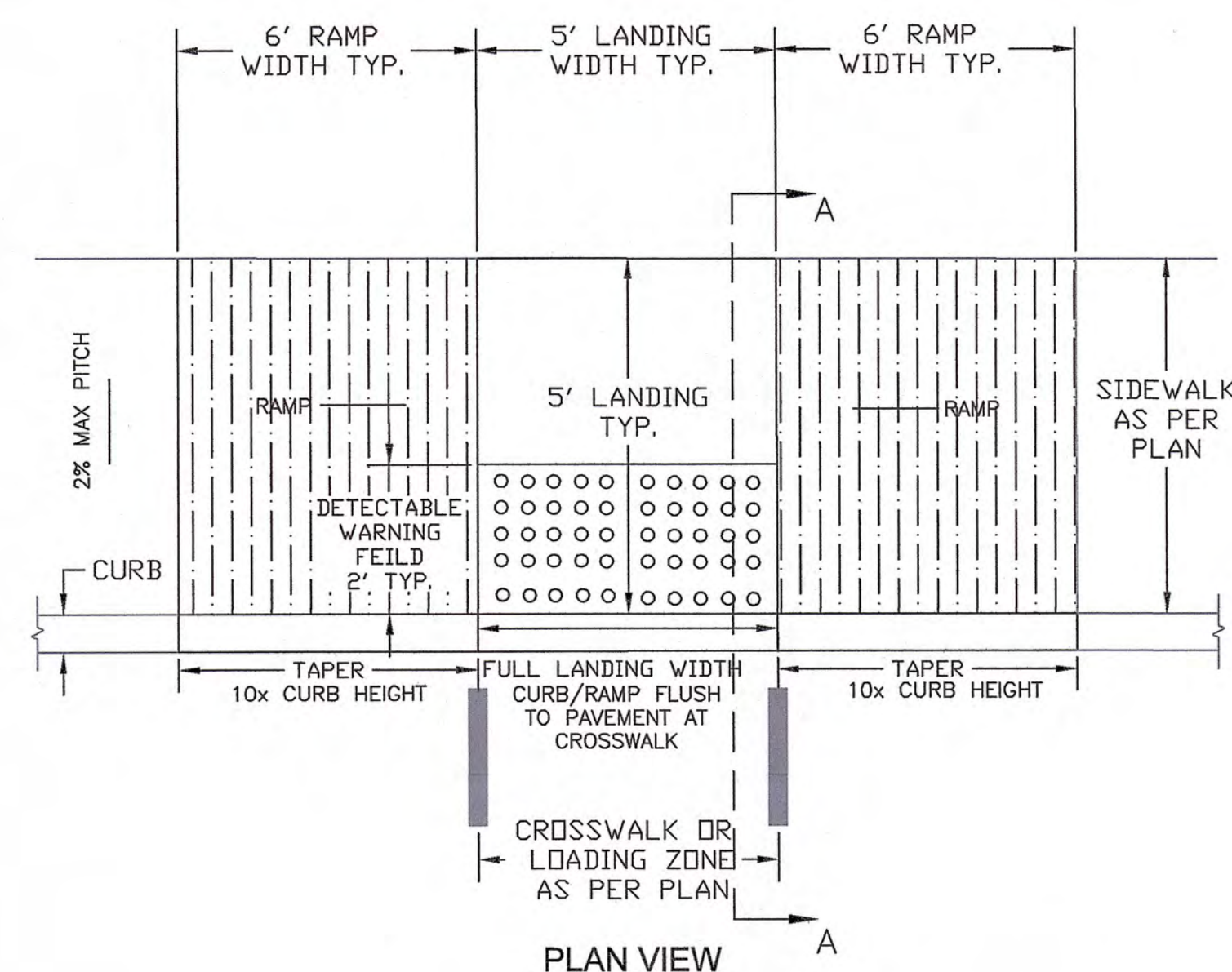
5 DUMPSTER CONCRETE PAD DETAIL
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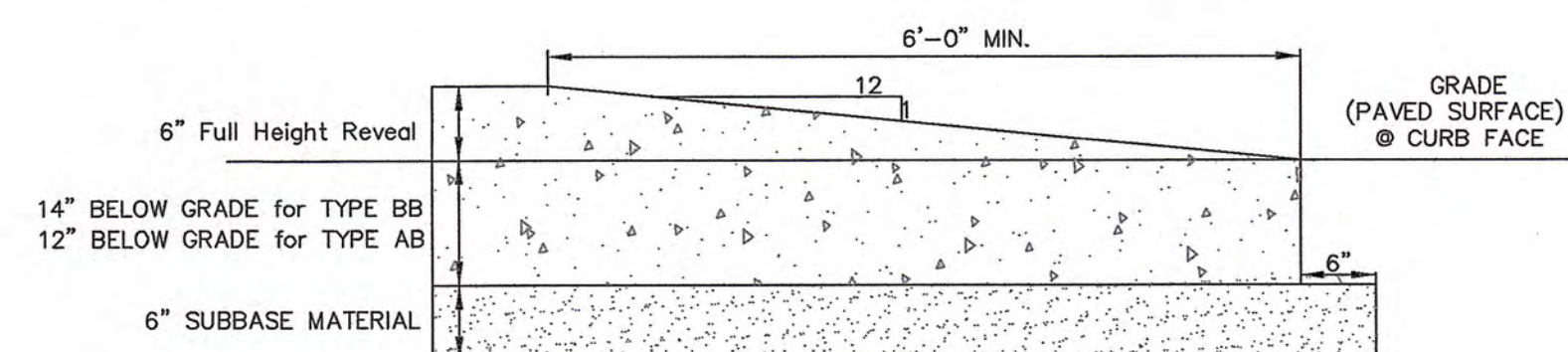
4 DUMPSTER RECEPTACLE SCREEN SECTION
SCALE: NOT TO SCALE



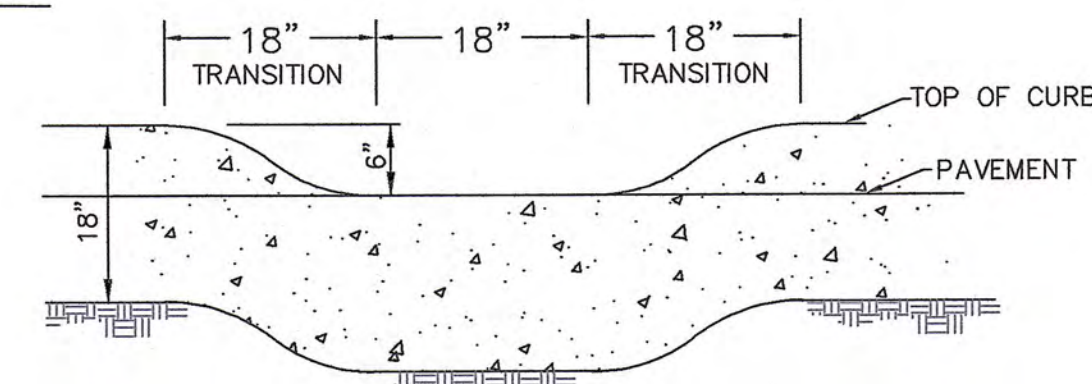
6 DUMPSTER RECEPTACLE SCREEN ELEVATION
SCALE: NOT TO SCALE



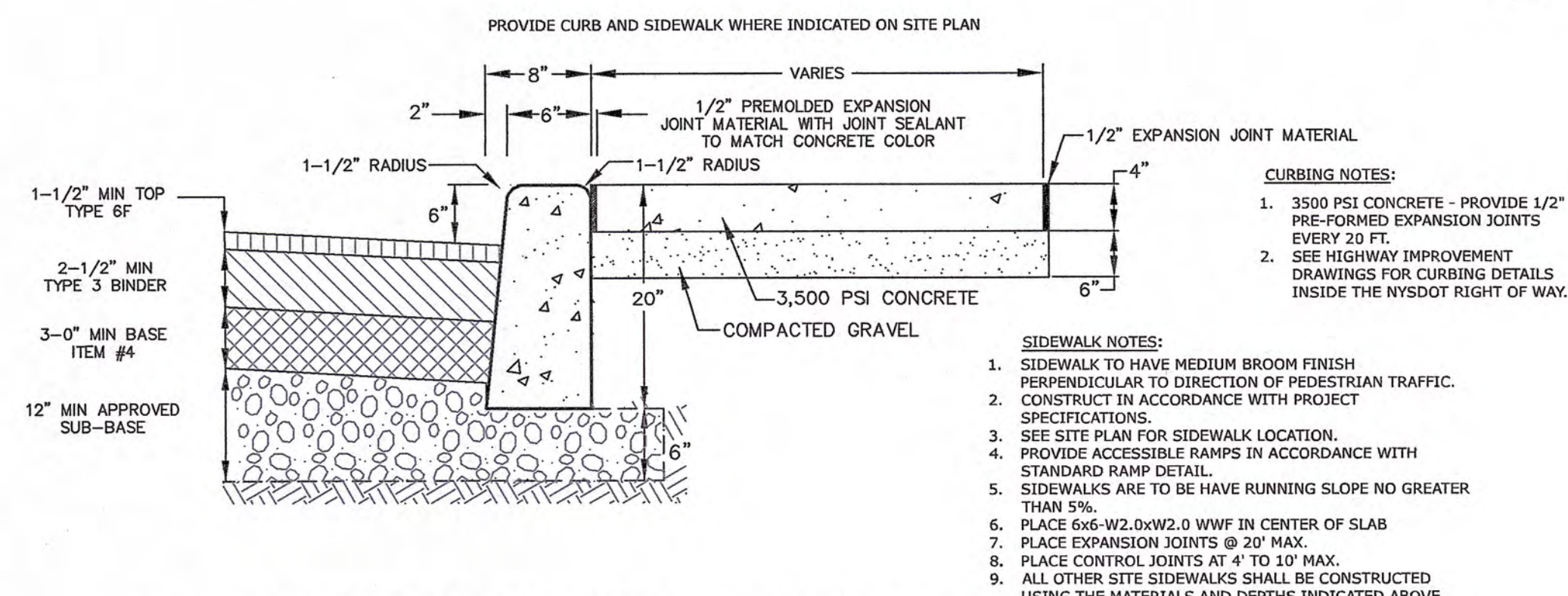
7 DEPRESSED RAMP/DETECTABLE WARNING DETAIL
NOT TO SCALE



8 CURB TERMINAL: SECTION VIEW
NOT TO SCALE

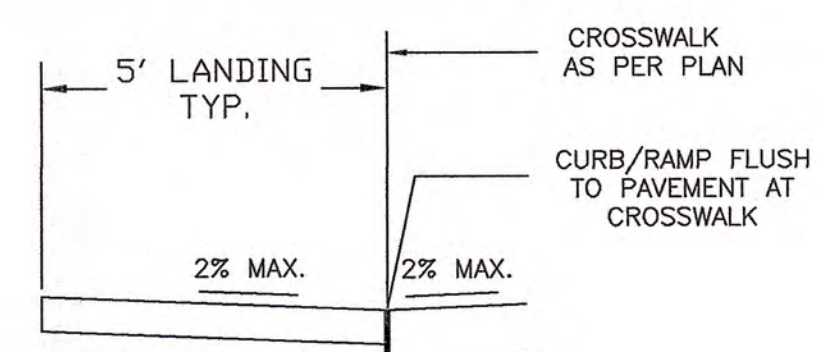


9 TYPICAL DROP CURB DETAIL
NOT TO SCALE



10 SITE PAVEMENT & CONCRETE CURB DETAIL
NOT TO SCALE

DETECTABLE WARNING FIELD DETAIL



SECTION A-A

Curb Ramp Notes:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. Seal all joints on sidewalk and ramps. Maximum width of expansion joint is 1/2"

MAP REVISION DATES

DATE	REVISION	BY

SITE DETAILS

PROPOSED MIXED USE BUILDING

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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

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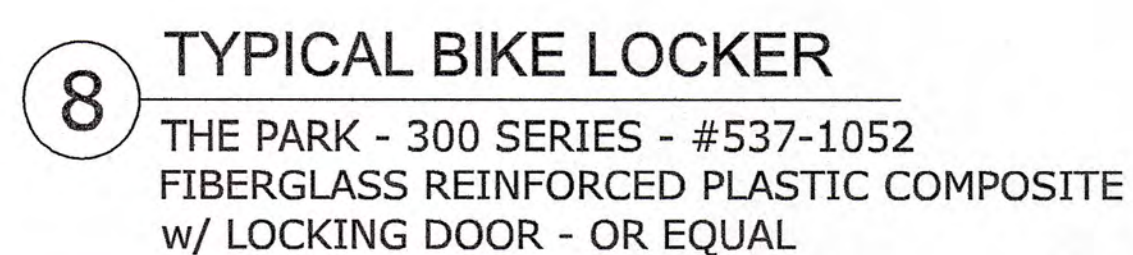
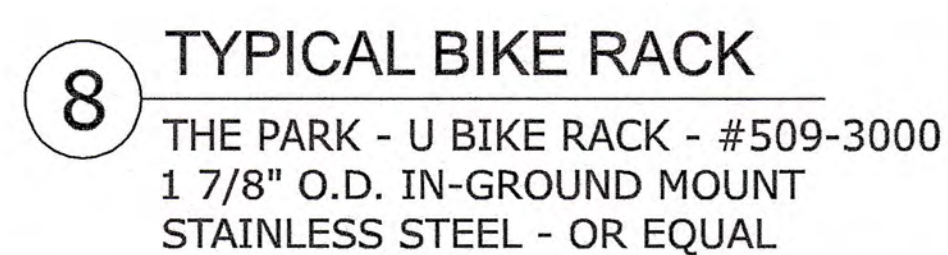
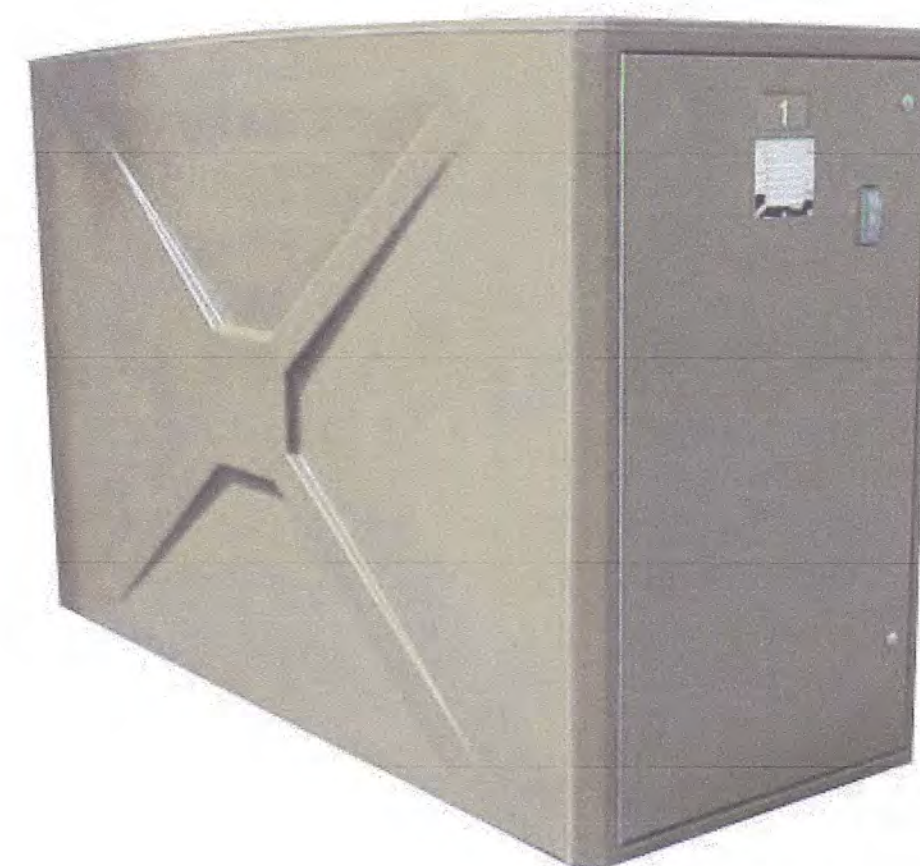
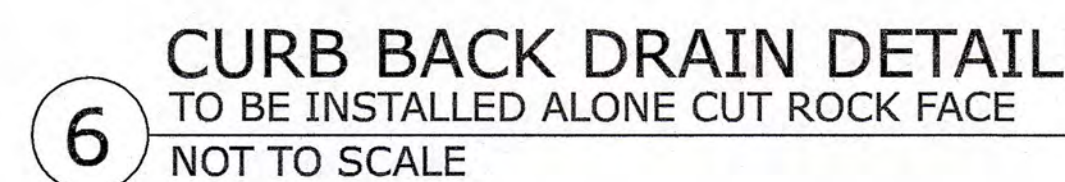
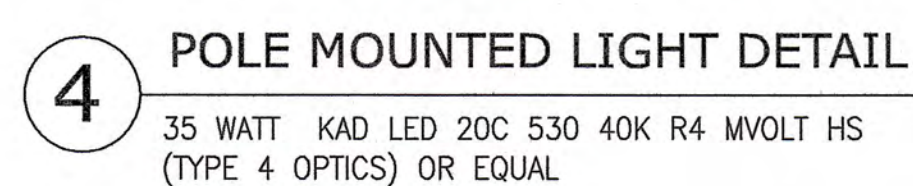
Barry Medenbach

BARRY MEDENBACH, P.E.

NEW YORK LIC. NO. 60142

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D-1
6 OF 10
E16 065



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

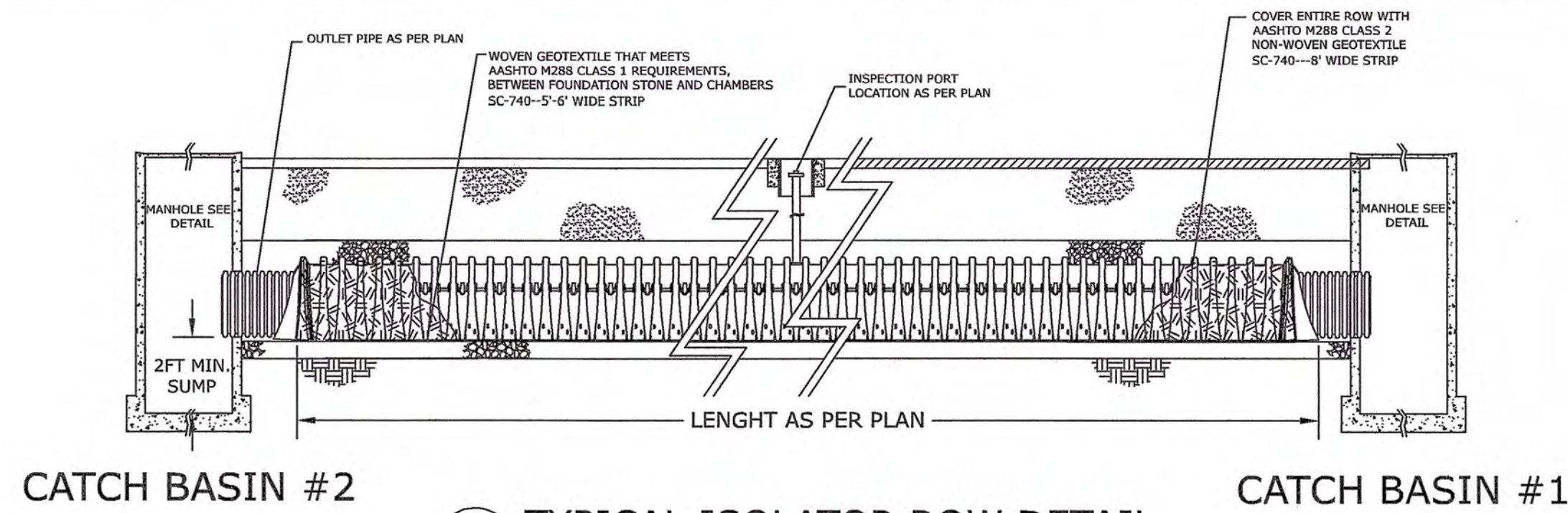
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TOWN OF MARLBOROUGH
ULSTER COUNTY ~ NEW YORK

August 12, 2021

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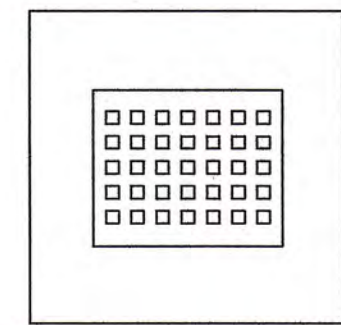
BARRY MEDENBACH, P.E. D-2
NEW YORK LIC. NO. 60142 7 OF 10
E16 065



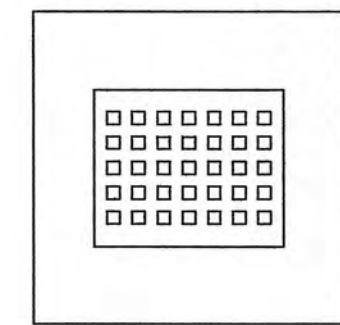
CATCH BASIN #2

1 TYPICAL ISOLATOR ROW DETAIL
STORMTECH SC-740 CHAMBER SYSTEM (OR EQUAL) NOT TO SCALE

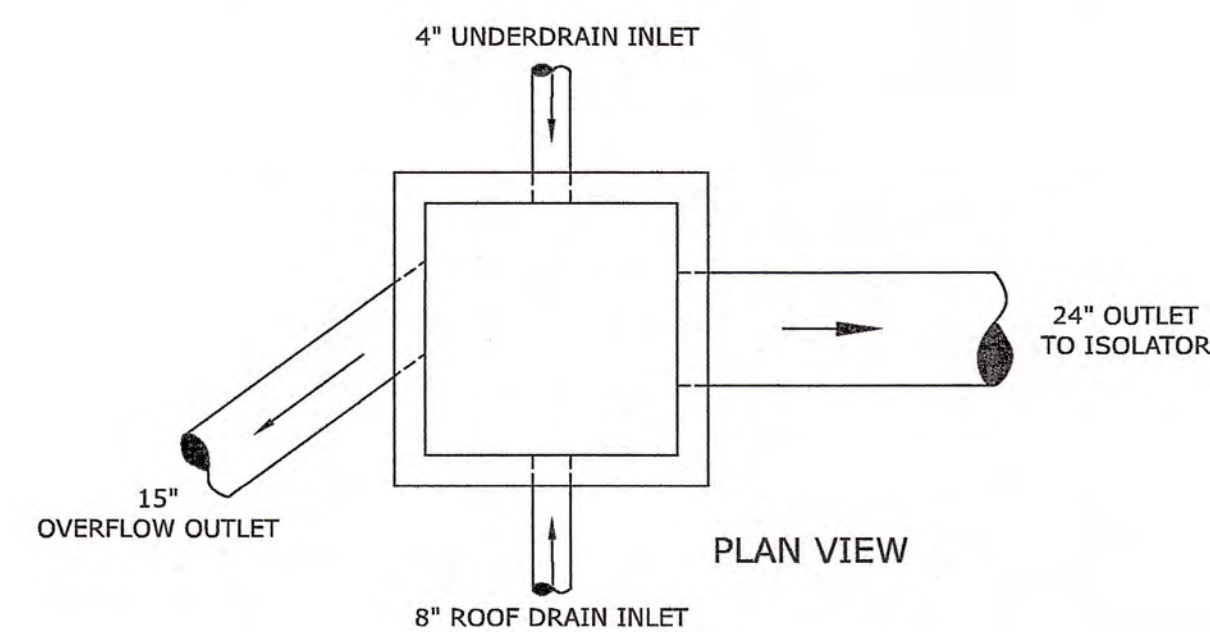
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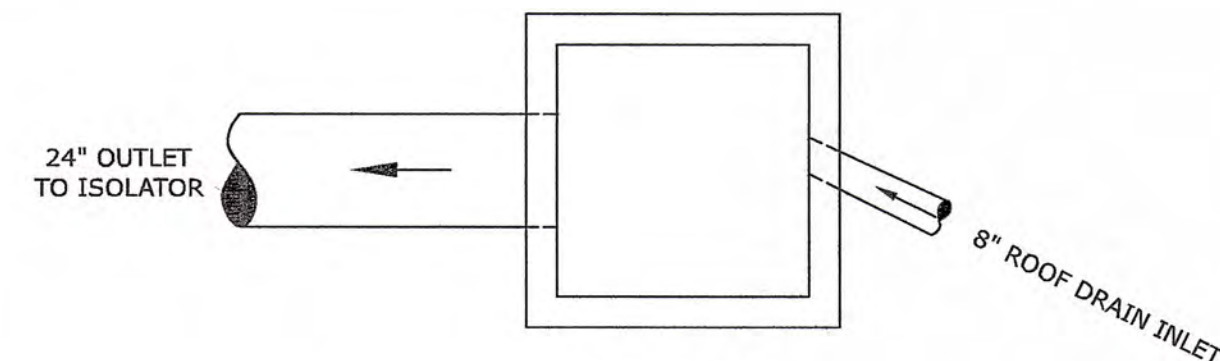
TOP VIEW



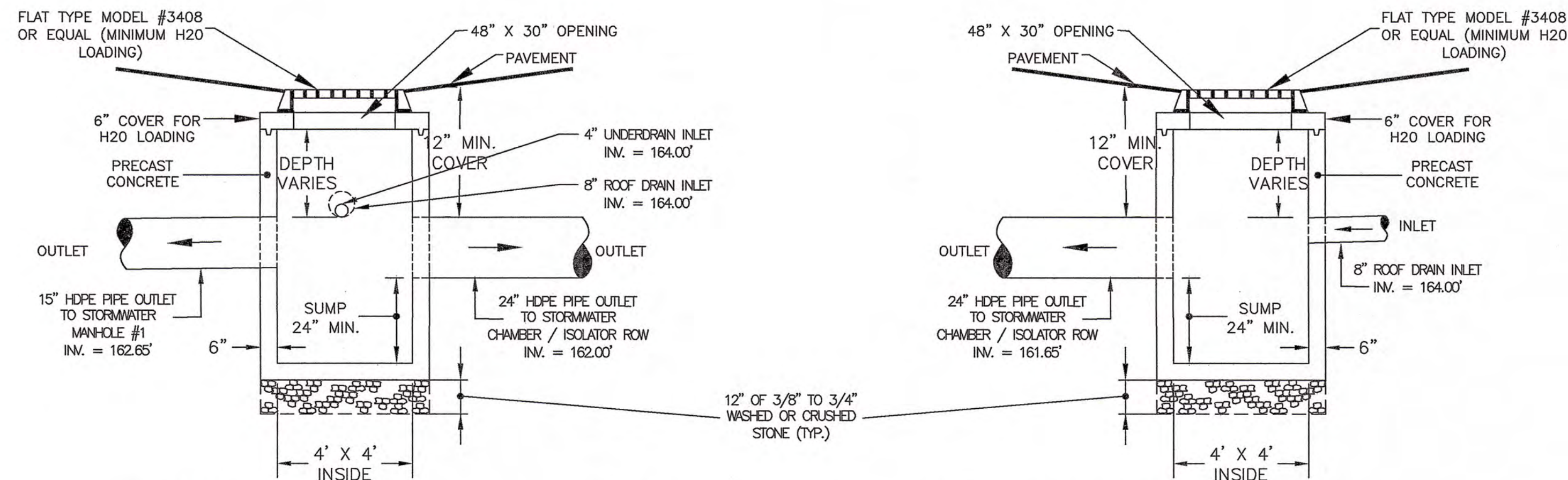
TOP VIEW



PLAN VIEW



PLAN VIEW

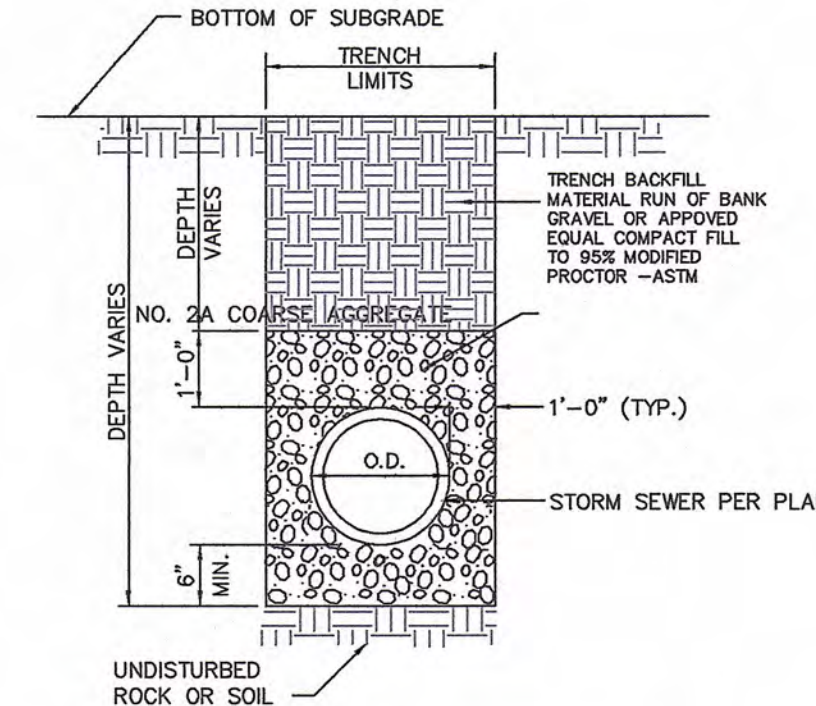


CATCH BASIN #2

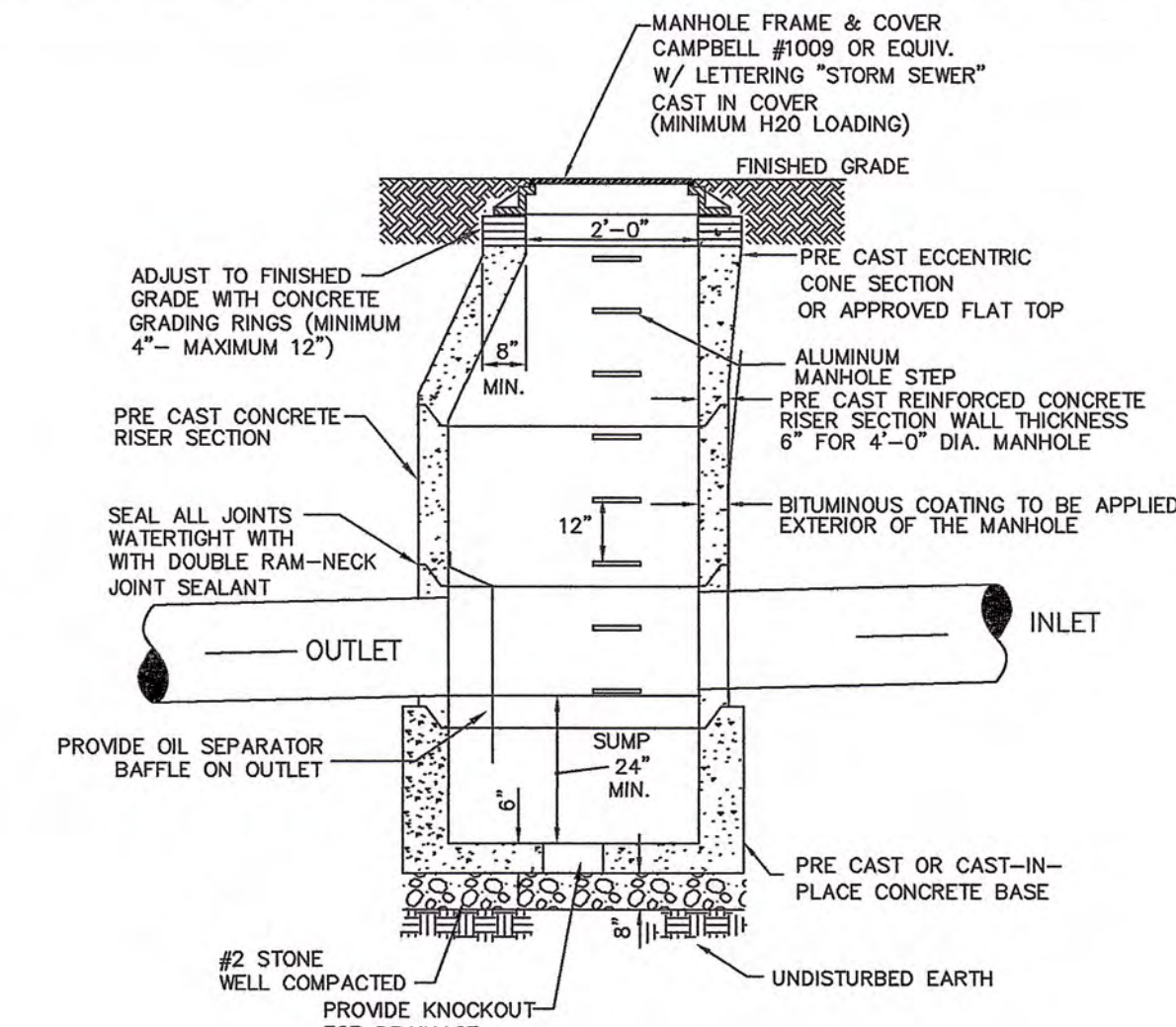
2b NOT TO SCALE

2a CATCH BASIN #1

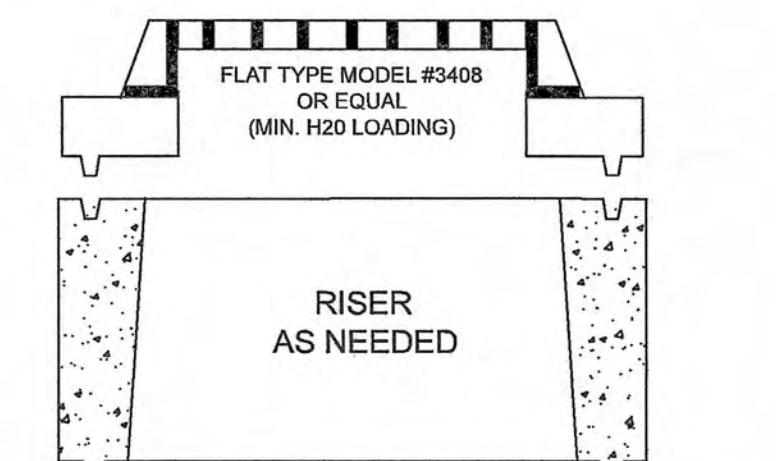
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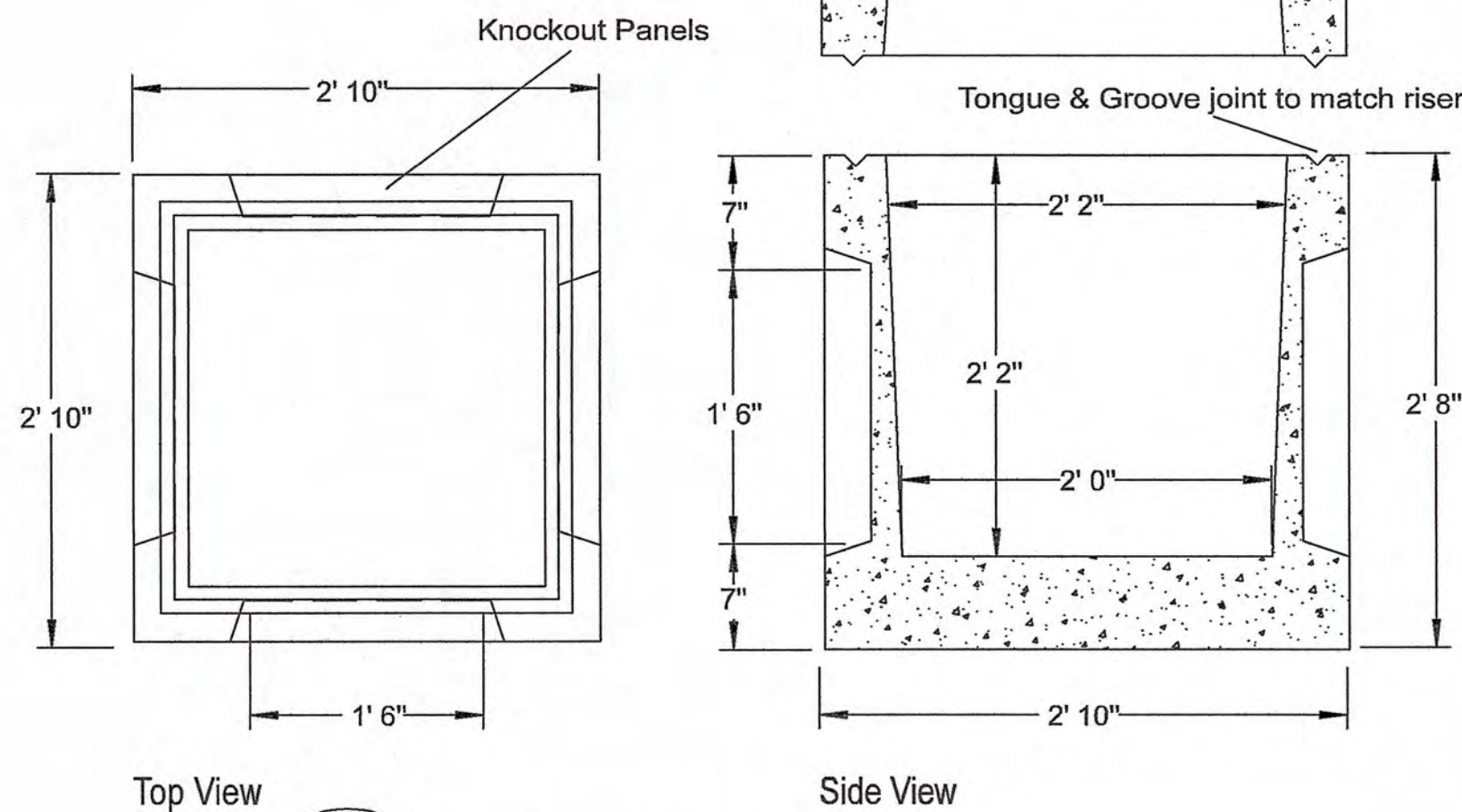
4 TYPICAL DRAINAGE TRENCH DETAIL
NOT TO SCALE



5 TYPICAL STORMWATER MANHOLE (4' DIA.)
NOT TO SCALE



Tongue & Groove joint to match risers



Top View

Side View

2 c&d CATCH BASIN #3 & 4

NOT TO SCALE

General Utility Notes and Specifications:

General Provisions:

1. All construction activities shall be in compliance with municipal, county state and federal regulations.
2. The protection of adjacent properties or areas on site that are not to be disturbed during construction, shall be the responsibility of the contractor.
3. Any conditions encountered in the field differing from those shown hereon, shall be reported to the design engineer before construction is to proceed.
4. Exploratory excavations shall be performed as needed at all utility connection locations by the contractor to verify existing conditions prior to work. Before connecting to existing utilities, verify existing utility inverts and notify the engineer if any deviation from the plan is required.
5. Where underground or overhead obstructions are encountered in the work, the contractor shall assume all costs for direct or indirect injury to them. Any valve box, valve pit, water service, water main, catch basin, manhole etc. whether or not shown on the drawings shall be protected from damage.
6. The contractor shall maintain service for all existing utilities until no longer necessary.
7. All trenching and shoring shall adhere to OSHA guidelines.

Excavation and Earthwork:

1. Prior to site disturbance the contractor shall install required erosion & sediment control measures.
2. Strip all topsoil prior to commencing earthwork operations. Topsoil may be stored and reused in lawn and planting areas only.
3. Excavation shall be carried to the lines, grades and slopes shown on the approved plans. All final earthwork shall be smoothly and evenly blended into existing conditions.
4. Remove all vegetation, trees, stumps, grasses, organic soils, debris and deleterious materials from excavated soils to be reused as fill onsite.
5. Where underground or overhead obstructions are encountered at the prescribed bottom grade of the trenches it shall be removed.
6. Contractor shall be responsible for dewatering utility trenches and excavations and for the maintenance of surface drainage during the course of the work.
7. After final grading the contractor shall resply stockpiled top soil on all lawn and planting areas. Topsoil shall be evenly spread a minimum of 4 (four) inches over all planting areas seeded and mulched in lawn areas or planted as per landscaping plan in planting beds. The contractor shall restore lawns, driveways and other disturbed areas to at least as good a condition as before being disturbed.

Utility Bedding and Backfill:

1. Selected bedding (as specified on the utility typical trench sections heron) shall be provided for the construction of pipe foundations at those locations where the foundations or excavated material, or any portion thereof deemed to be unsuitable for supporting the pipe or structure, or for back filling the cover portion of the trenches to a level one foot above the pipe, or where excavated material consist of a predominance of large stone, boulders or rock which is not suitable for placing in the trench. Certified sieve analysis shall be submitted from the supplier for the engineer's review prior to use.
2. All suitable back fill material shall be placed in layers not exceeding twelve (12) inches in depth, (loose measure), and shall be thoroughly tamped and compacted to a minimum density of 95% standard AASHTO-T99 (ASTM-D698, as amended) compaction test. Compacting equipment shall be of a suitable type for the various back filling operations.

Drainage:

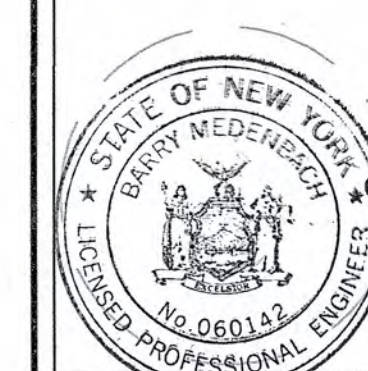
1. All storm sewer pipe shall be smooth interior HDPE pipe unless noted otherwise.
2. HDPE end sections shall be provided on all drainage pipe inlets or outlets not connected to catch basins or other drainage structures. All outlets shall also be stabilized with rip-rap as per plans.
3. All concrete chambers shall be pre cast concrete to the specifications and dimensions shown hereon. Frames and grates shall be gray iron or ductile iron. Gray iron shall conform with ASTM A 48, Class 30b and ductile iron shall conform with ASTM A 536 and be of a grade appropriate to its intended use to the dimensions and specifications as shown hereon. Any structures subject to vehicle loads shall be able to withstand an H2O loading. Shop drawings shall be submitted to the design engineer for approval prior to construction.
4. The gutters and ditches shall be kept open at all times for surface drainage. No damming or ponding of water, in gutters or other waterways will be permitted except where the engineer shall consider it necessary.
5. The transport of soils to the drainage system shall be avoided during and after construction.
6. All exposed soils shall be stabilized with vegetation, stone or as directed by the engineer.
7. Methods used to control soil erosion and sediment control shall be in accordance with the approved soil erosion and sediment control plan or as directed by the engineer. Contractor is responsible for conducting daily stormwater inspections.

MAP REVISION DATES

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

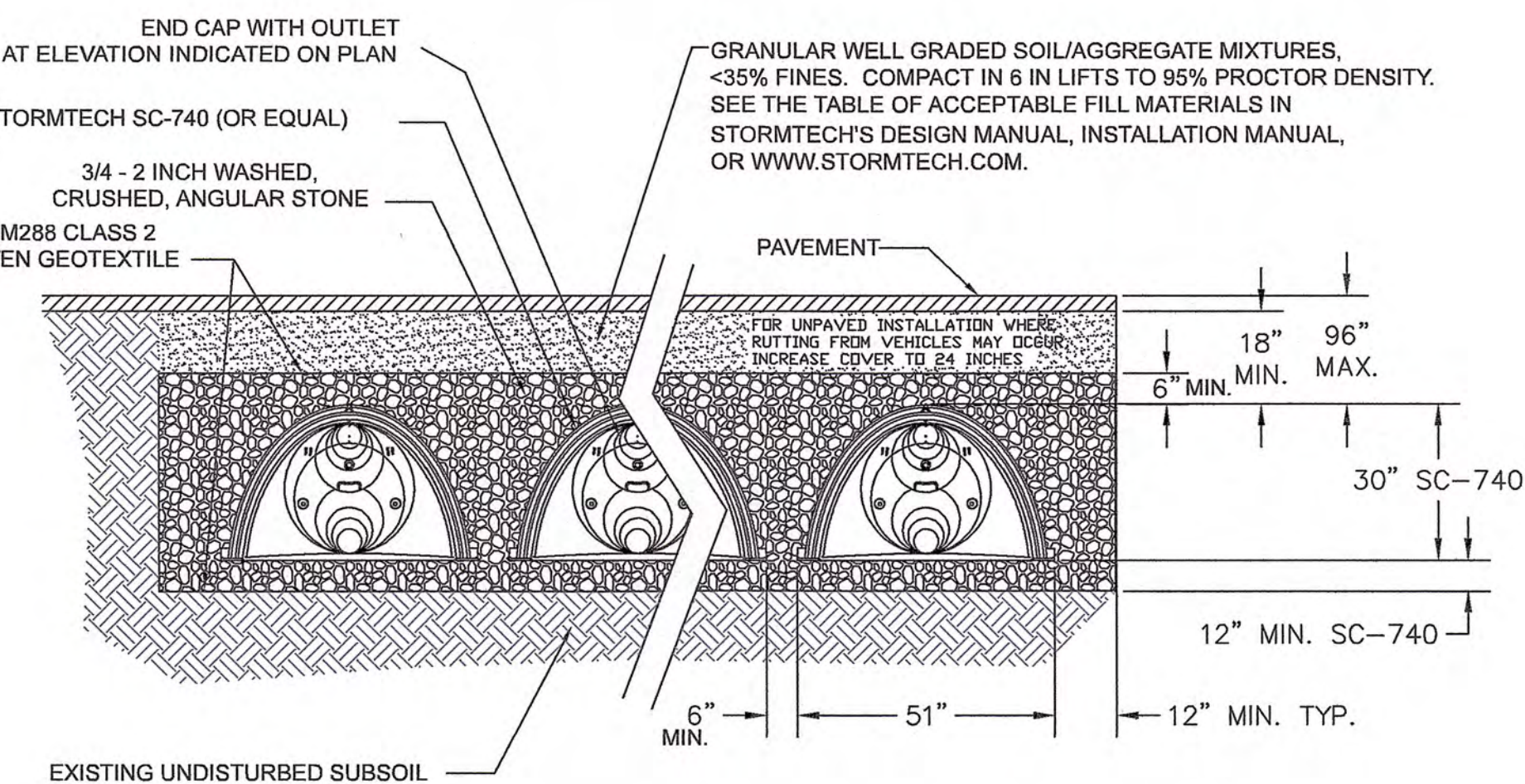
DRAINAGE DETAILS PROPOSED MIXED USE BUILDING

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

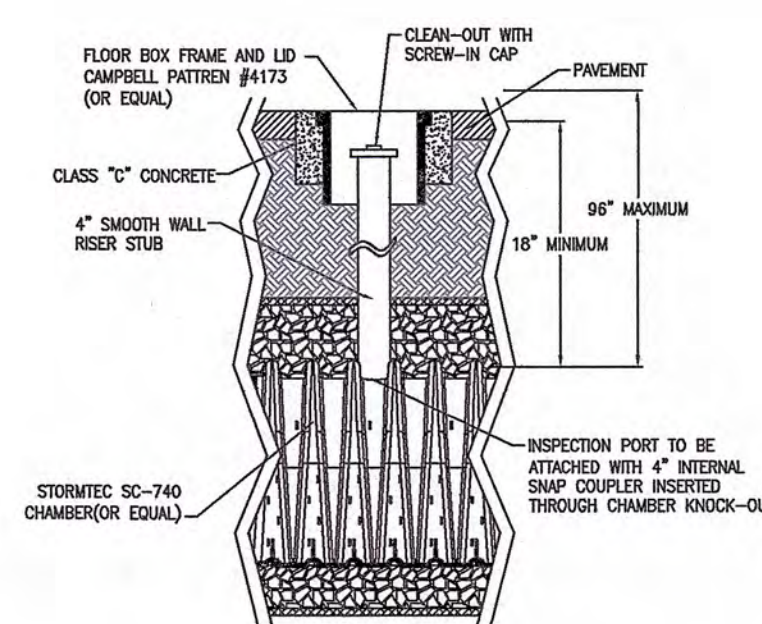


August 12, 2021
MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047
Barry Medenbach
BARRY MEDENBACH, P.E.
NEW YORK LIC. NO. 60142

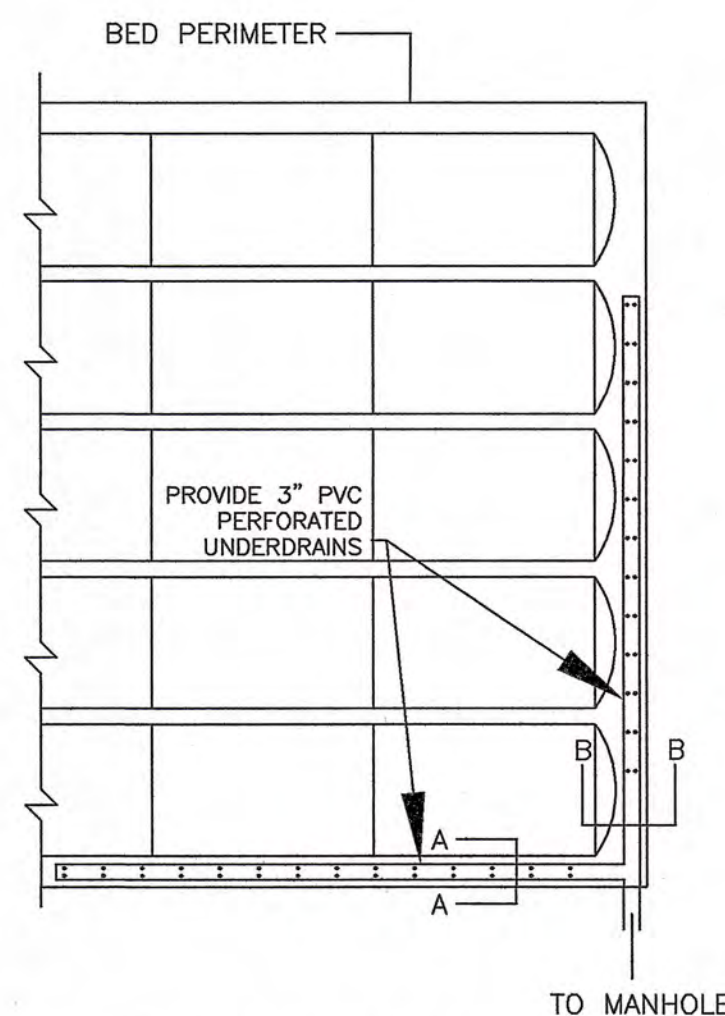
D-3
8 OF 10
E16 065



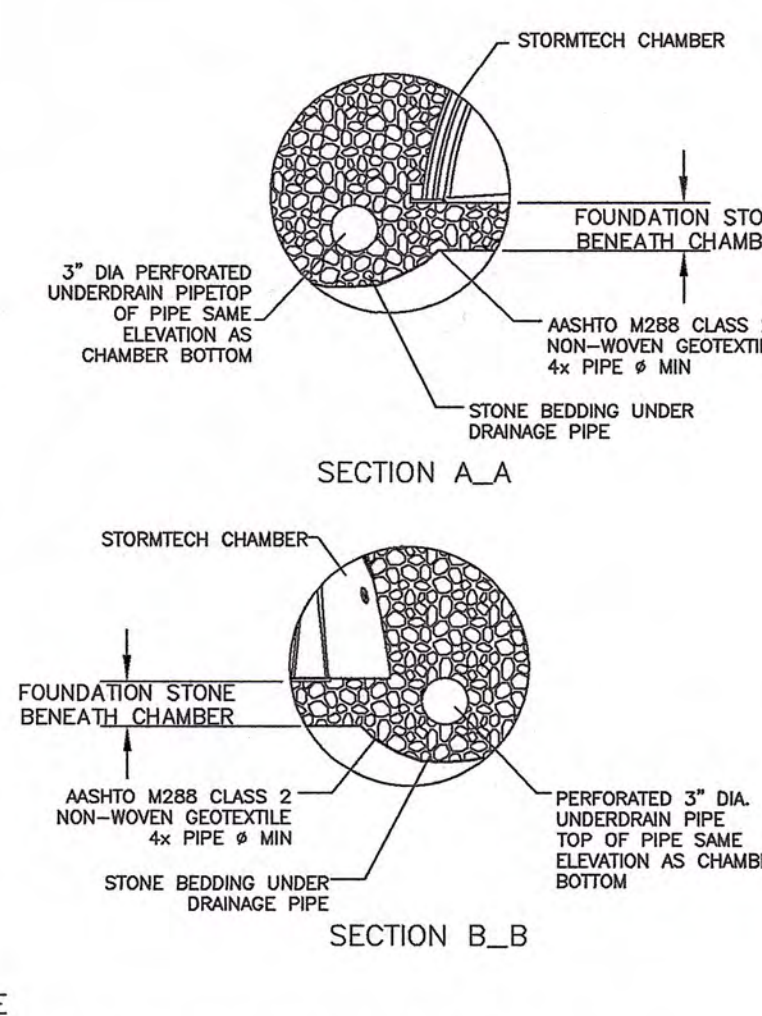
3 TYPICAL SUBSURFACE DETENTION SYSTEM CROSS SECTION
STORMTECH SC-740

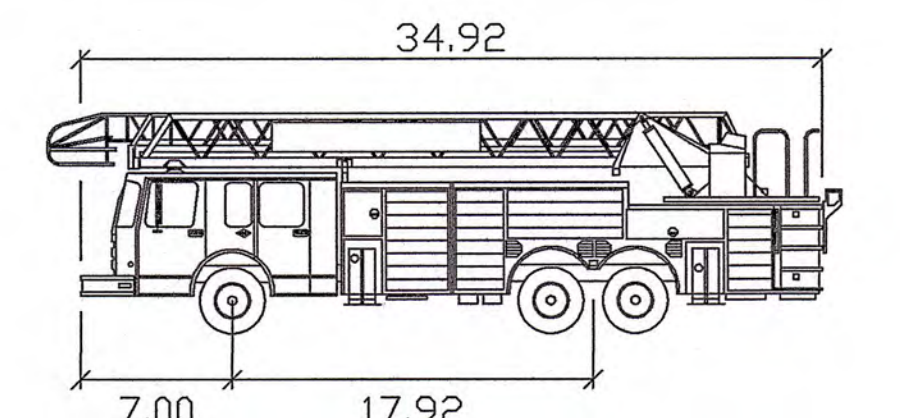
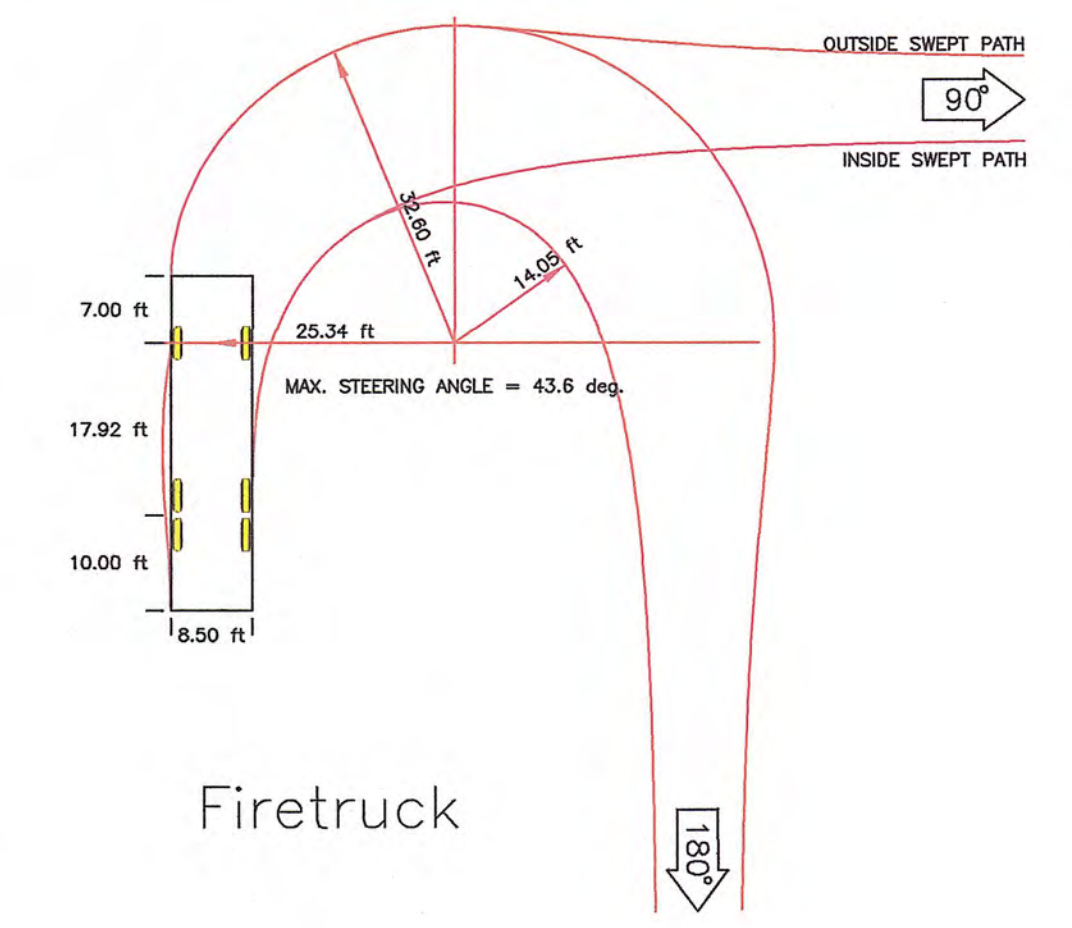
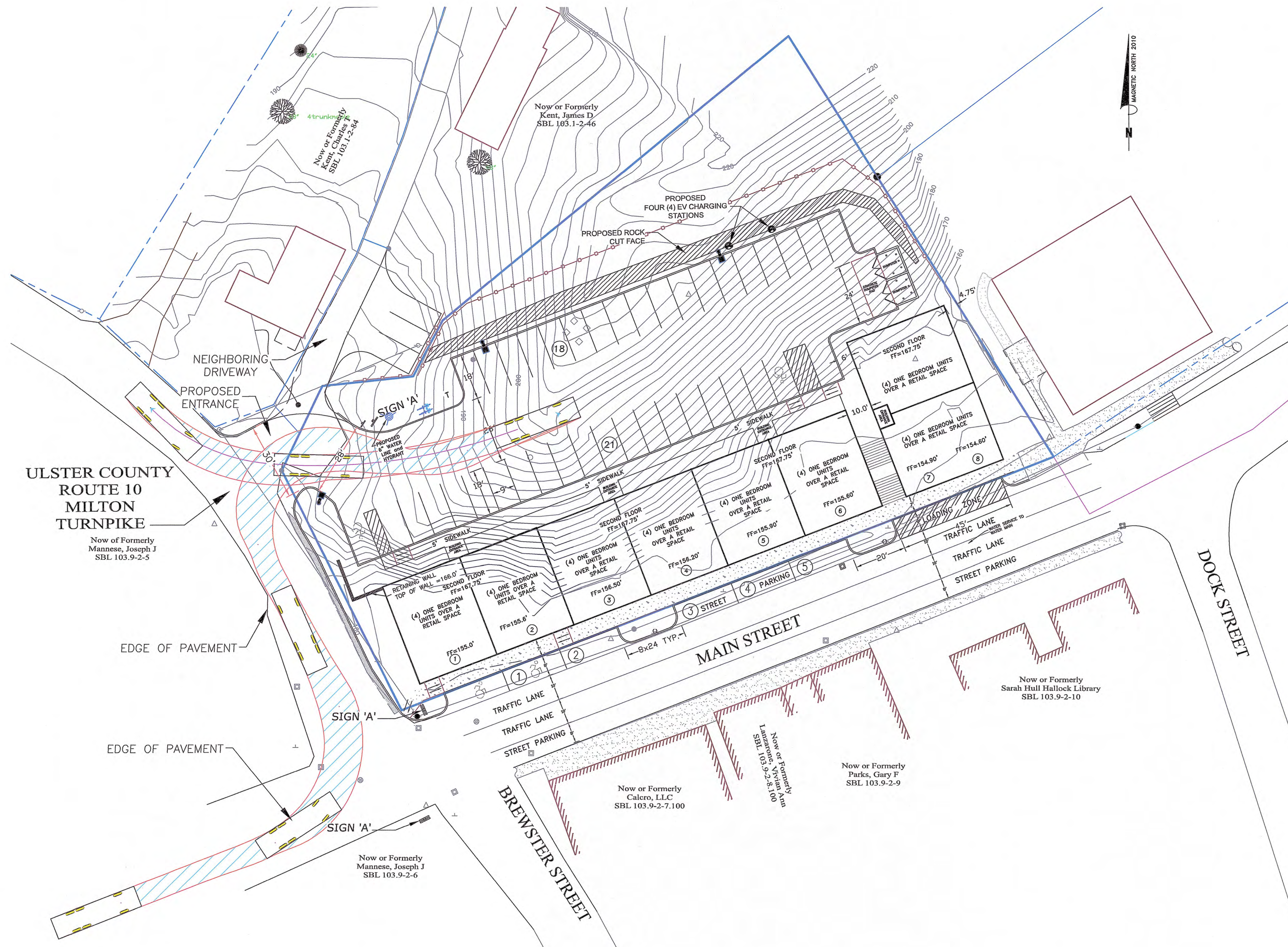


6 TYPICAL INSPECTION PORT DETAIL
NOT TO SCALE



7 SUBSURFACE DETENTION UNDERDRAIN
NOT TO SCALE

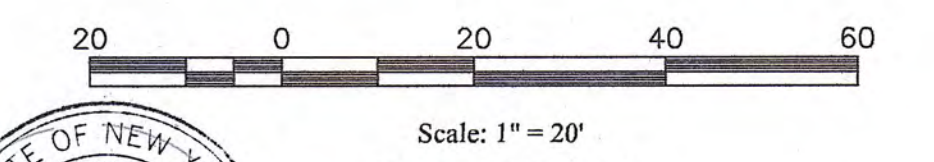




Firetruck	feet
Width	: 8.50
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 45.00

MAP REVISION DATES		
DATE	REVISION	BY
21 APRIL 2022	REVISED AS PER ARCHITECT 08 APRIL 2022	TPFK
24 APRIL 2022	REVISED AS PER TOWN MEETING OF 22 APRIL 2022	TPFK
03 MAY 2022	REVISED AS PER P.B. MEETING OF 02 MAY 2022	TPFK
18 MAY 2022	REVISED AS PER ULSTER COUNTY DPW	CC

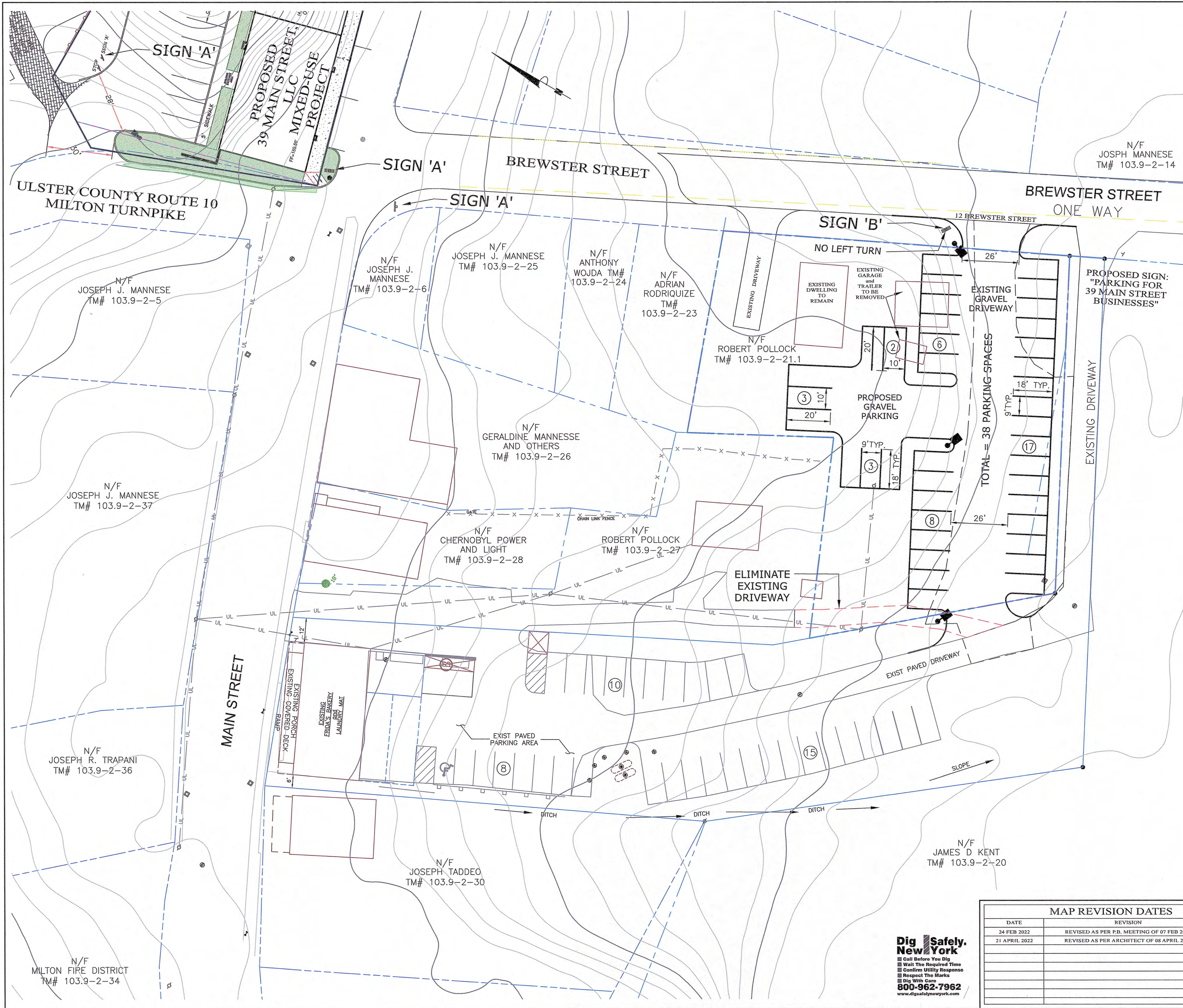
FIRETRUCK MOVEMENT
 FOR
PROPOSED MIXED USE BUILDING
 8 RETAIL SPACES (10,520 SF) WITH 4 APARTMENTS
 ABOVE EACH RETAIL SPACE FOR A TOTAL
 OF 32 ONE BEDROOM APARTMENTS
 FOR
39 MAIN STREET MILTON LLC
 TOWN OF MARLBOROUGH
 ULSTER COUNTY - NEW YORK



October 18, 2021
MEDENBACH & EGERS
 CIVIL ENGINEERING & LAND SURVEYING, P.C.
 STONE RIDGE, NEW YORK (914) 687-0947
Barry Medenbach
 BARRY MEDENBACH, P.E.
 NEW YORK LIC. NO. 60142

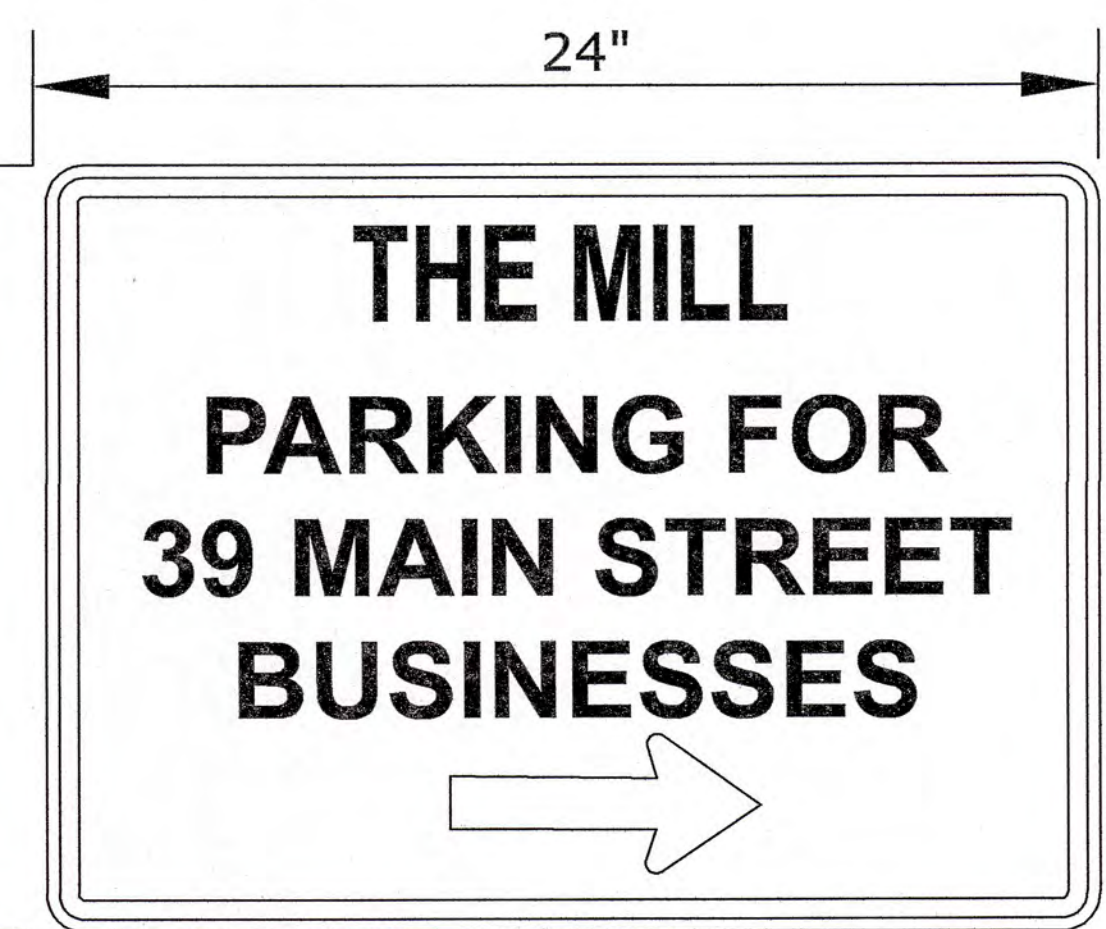
Dig Safely.
New York
 Call Before You Dig
 Wait The Required Time
 Confirm Utility Response
 Respect The Marks
 Dig With Care
CALL 811
 www.digsafelyny.com

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



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 103.9-2-29 LOT AREA ±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
BARRY MEDENBACH, P.E.
NEW YORK LIC. NO. 60142

MAP REVISION DATES		
DATE	REVISION	BY
24 FEB 2022	REVISED AS PER P.B. MEETING OF 07 FEB 2022	TPFK
21 APRIL 2022	REVISED AS PER ARCHITECT OF 08 APRIL 2022	TPFK

Dig Safely New York
Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect The Marks
Dig With Care
800-962-7962
www.digsafelynewyork.com