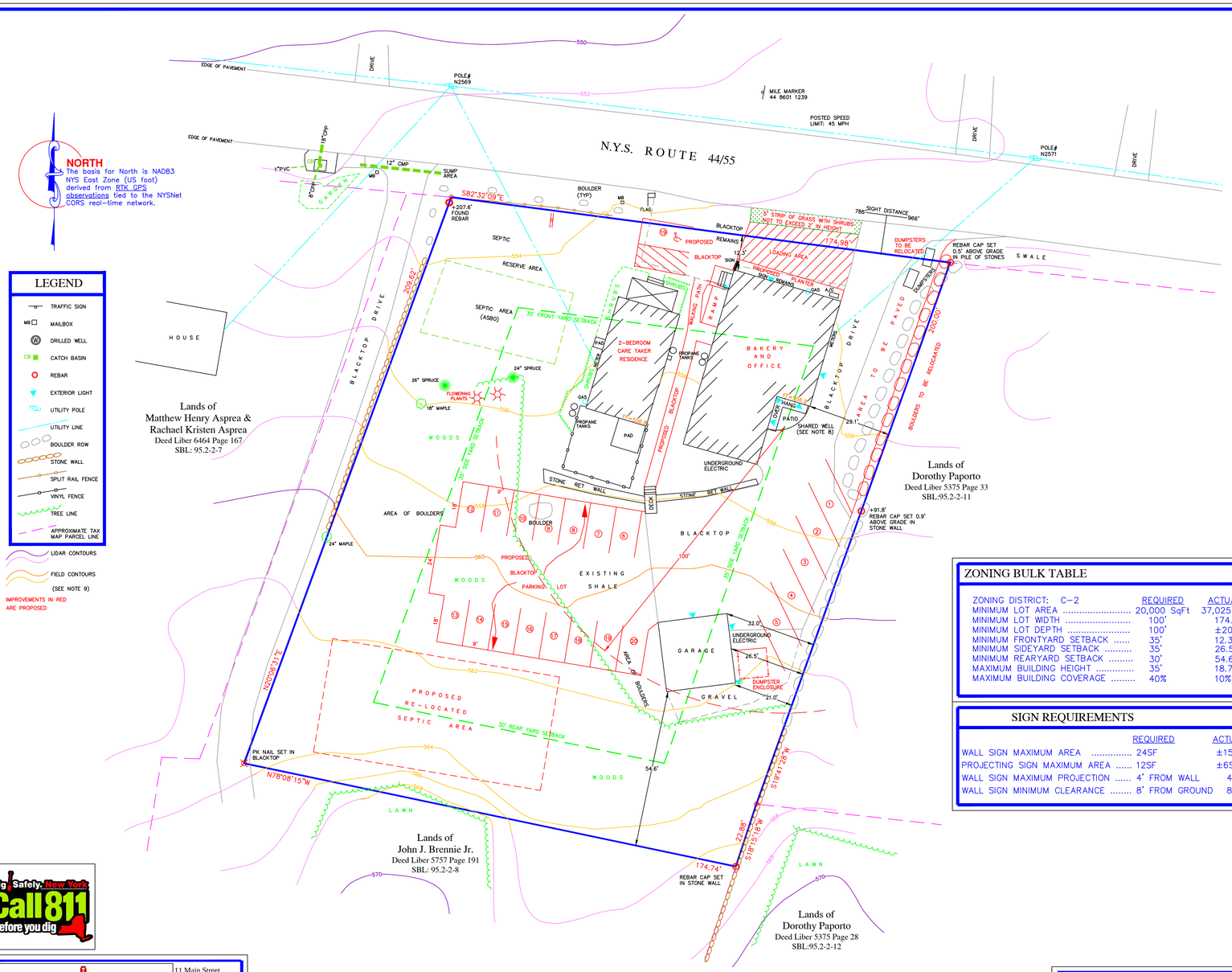

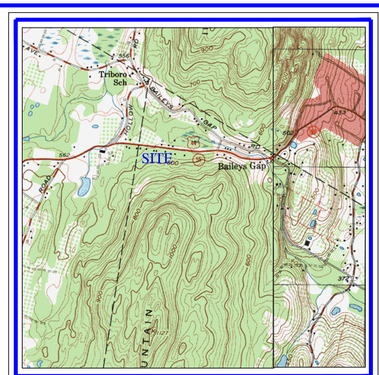

LOCATION MAP SCALE : 1"= 2000'

USGS QUADRANGLE: CLINTONDALE

SECTION : 95.2, BLOCK : 2, LOT : 10

TAX MAP SCALE : 1"= 400'

TOTAL AREA : 0.85 ACRES

ZONING BULK TABLE

ZONING DISTRICT: C-2

	REQUIRED	ACTUAL
MINIMUM LOT AREA	20,000 SqFt	37,025 SqFt
MINIMUM LOT WIDTH	100'	174.98'
MINIMUM LOT DEPTH	100'	±204'
MINIMUM FRONTYARD SETBACK	35'	12.3'
MINIMUM SIDEYARD SETBACK	35'	26.5'
MINIMUM REARYARD SETBACK	30'	54.6'
MAXIMUM BUILDING HEIGHT	35'	18.75'
MAXIMUM BUILDING COVERAGE	40%	10%

SIGN REQUIREMENTS

	REQUIRED	ACTUAL
WALL SIGN MAXIMUM AREA	24SF	±15SF
PROJECTING SIGN MAXIMUM AREA	12SF	±6SF
WALL SIGN MAXIMUM PROJECTION	4' FROM WALL	4'
WALL SIGN MINIMUM CLEARANCE	8' FROM GROUND	8'

PARKING REQUIREMENTS & SITE LIGHTING

BAKERY KITCHEN, BAKERY SHOP (NO SEATING FOR CUSTOMERS) & OPEN OFFICE UNIT
1 PARKING SPACE PER 300SF: 2100SF = 7 PARKING SPACES

CARETAKERS COTTAGE:
1.5 PARKING SPACES PER DWELLING UNIT,ROUNDED DOWN TO WHOLE NUMBER = 1 PARKING SPACE

	REQUIRED	ACTUAL
PARKING SPACES	8	19

PARKING SPACES 200SF MINIMUM

EXISTING EXTERIOR LIGHTS:
(1) FLOODLIGHT AT FRONT OF BUILDING, (1) WALL SCONCE AT BAKERY SHOP DOOR,
(3) DOWN-FACING RECESSED LIGHTS AT SIDE ENTRY ROOF ON BRACKETS,
(1) FLOODLIGHT AT FRONT OF GARAGE

NO NEW EXTERIOR LIGHTING PROPOSED.

PROPOSED DAYS & HOURS OF OPERATION

BAKERY KITCHEN	MONDAY-FRIDAY	6AM-3PM
MAD BATTERS PASTRIES:	SATURDAY, SUNDAY	6AM-3PM
BAKERY SHOP(NO SEATING FOR CUSTOMERS)	MONDAY-FRIDAY	7AM-6PM
THE BAKERS TALE:	SATURDAY, SUNDAY	9AM-4PM
OPEN OFFICE UNIT:	MONDAY-FRIDAY	8AM-6PM
	SATURDAY	8AM-5PM

NOTES :

1) Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's Seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

2) Only copies from the original of this survey marked with an original of the Land Surveyor's inked seal or his/her embossed seal shall be considered to be valid true copies.

3) Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.

4) Subject to whatever state of facts a complete Search of Title may reveal.

5) Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Professional Land Surveyors as adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the parties so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.

6) Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.

7) Road line shown hereon based on a three rod road and is subject to any additional rights, title, or interest of the state of New York

8) Well is located underneath brick patio as shown by owner and not visible. Well supplies both buildings, per owner.

9) 2' Lidar Contours and Elevations based on NYS GIS 2014 Lidar dataset and 2015 topographic 1 meter DEM.
2' Field Contours based on field survey.
Elevations are approximate NAVD88 based on RTK GPS observations.

10) A 9' side yard area variance to allow a 26' side yard setback, and a 23' front yard area variance to permit a 12' front yard set back granted by the Town of Marlborough Zoning Board of Appeals on May 12, 2022.

REFERENCE DEED :
Plattekill Realty Corp.
- to -
576-578 Route 44-55, LLC
Deed Liber 6562 Page 321
Dated 14 February, 2020
Filed 19 February, 2020

RECORD OWNER :
c/o Andrew Bullaro
576-578 Route 44-55, LLC
334 Faile Street
Bronx, NY 10474

APPLICANT:
Mad Batters Pastries, LLC
Kristen Bell
578 Route 44-55
Highland, NY 12528

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BROOKS & BROOKS
LAND SURVEYORS, PC
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Highland, NY 12528
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SURVEYING · PLANNING · GIS
Patricia Pauli Brooks , L.S. Registration No. 49795
Richard C. Brooks , L.S. Registration No. 49600
Christopher T. Grey, L.S., Associate Registration No. 51064

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on 08 April, 2022 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors .

BY: _____
Patricia Pauli Brooks, L.S.

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map 4-26-22 field 4-25-22
planning check
closure check 4-26-22

22 April, 2022 #12-220002-00, DWG#8839site.DWG

REVISED: 07 February, 2023 - Move boulders, dumpsters
REVISED: 22 September, 2022 - Revise parking
REVISED: 09 August, 2022 - Address PB comments
REVISED: 26 May, 2022 - Added set monumentation

OWNER'S CERTIFICATION

The undersigned, owner or owner's authorized representative of the property shown on this plat, does hereby certify that he/she has reviewed this plat, is familiar with this map, its contents and its notes and hereby consents to all said terms and conditions as stated hereon.

Signature _____ Date _____

PLANNING BOARD ENDORSEMENT

MAP OF SITEPLAN
PREPARED FOR

MAD BATTERS PASTRIES

- SITUATE -
TOWN OF MARLBOROUGH ULSTER COUNTY, NEW YORK

20 0 10 20 40 80
GRAPHIC SCALE (IN FEET)
1 inch = 20 ft.