

CHANGE OF USE  
FOR

THE BAKER'S TALE  
&  
MAD BATTERS PASTRIES

578 ROUTE 44/55  
HIGHLAND, NEW YORK 12528

TOWN OF MARLBOROUGH

IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO ALTER  
INFORMATION INCLUDED IN THESE DOCUMENTS  
IF THESE PLANS HAVE BEEN APPROVED  
WITH THE SEAL OF A LICENSED ARCHITECT.

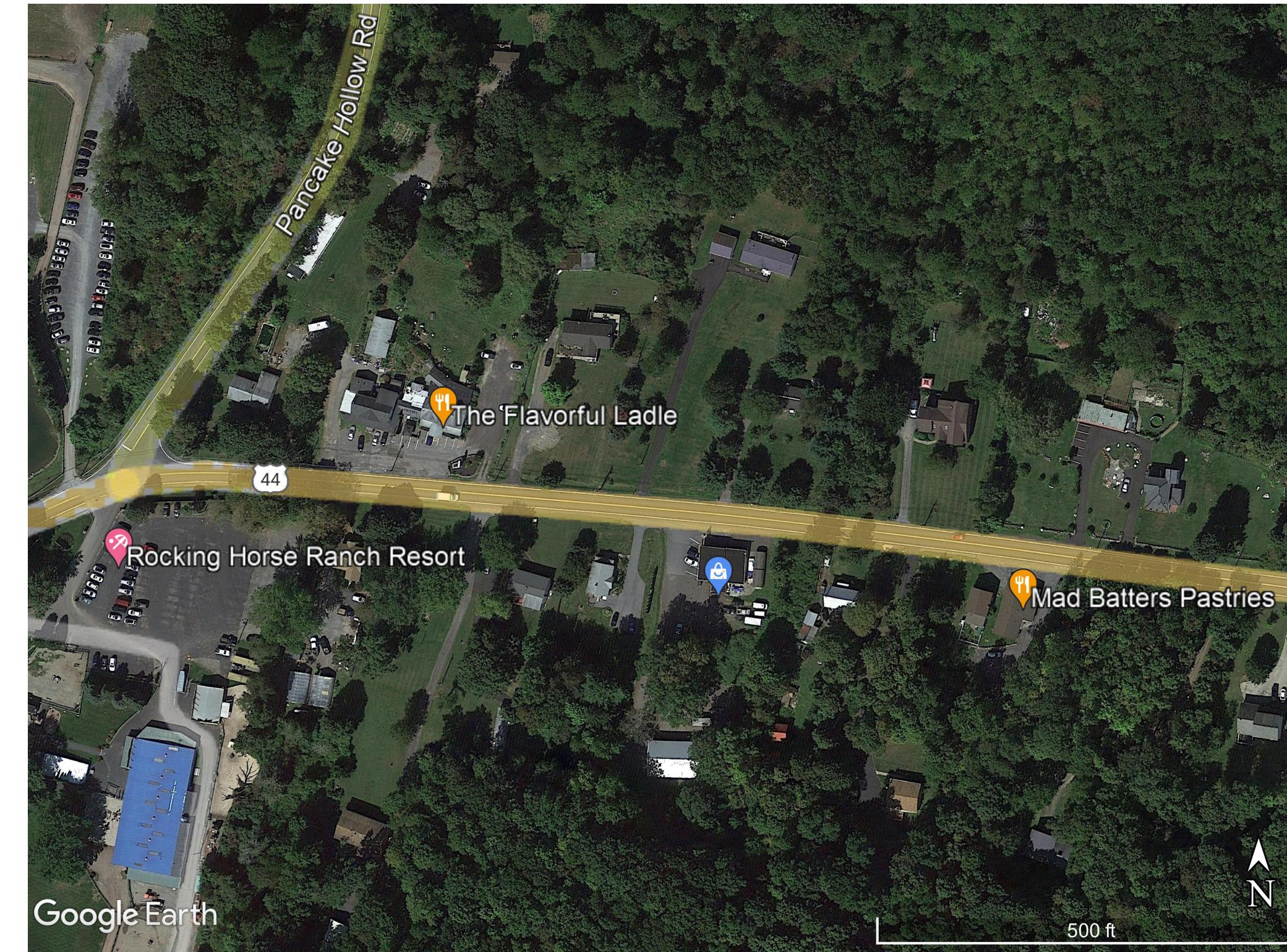
REVISION DATE DESCRIPTION

PARKING REQUIREMENTS & SITE LIGHTING	
BAKERY KITCHEN, BAKERY SHOP (NO SEATING FOR CUSTOMERS) & OPEN OFFICE UNIT: 1 PARKING SPACE PER 300 SF => 2100 SF = 7 PARKING SPACES	
CARETAKER'S COTTAGE: 1.5 PARKING SPACES PER DWELLING UNIT, ROUNDED DOWN TO WHOLE NUMBER = 1 PARKING SPACE	
REQUIRED PARKING SPACES: 8 ACTUAL PARKING SPACES: 9	
PARKING SPACES 200 SF 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	

ZONING BULK TABLE	
ZONING DISTRICT:	C-2
REQUIRED	ACTUAL
MINIMUM LOT AREA:	20,000 SF
MINIMUM LOT WIDTH:	100'
MINIMUM LOT DEPTH:	100'
MINIMUM FRONT YARD SETBACK:	35'
	12' +/-
	26' +/-
MINIMUM SIDE YARD SETBACK:	35'
	54'-7" +/-
MINIMUM REAR YARD SETBACK:	30'
	8.8% +/-
MAXIMUM BUILDING COVERAGE:	40%
	2 1/2 STORIES & 35'
MAXIMUM BUILDING HEIGHT:	1 STORY & 18'-8" +/-

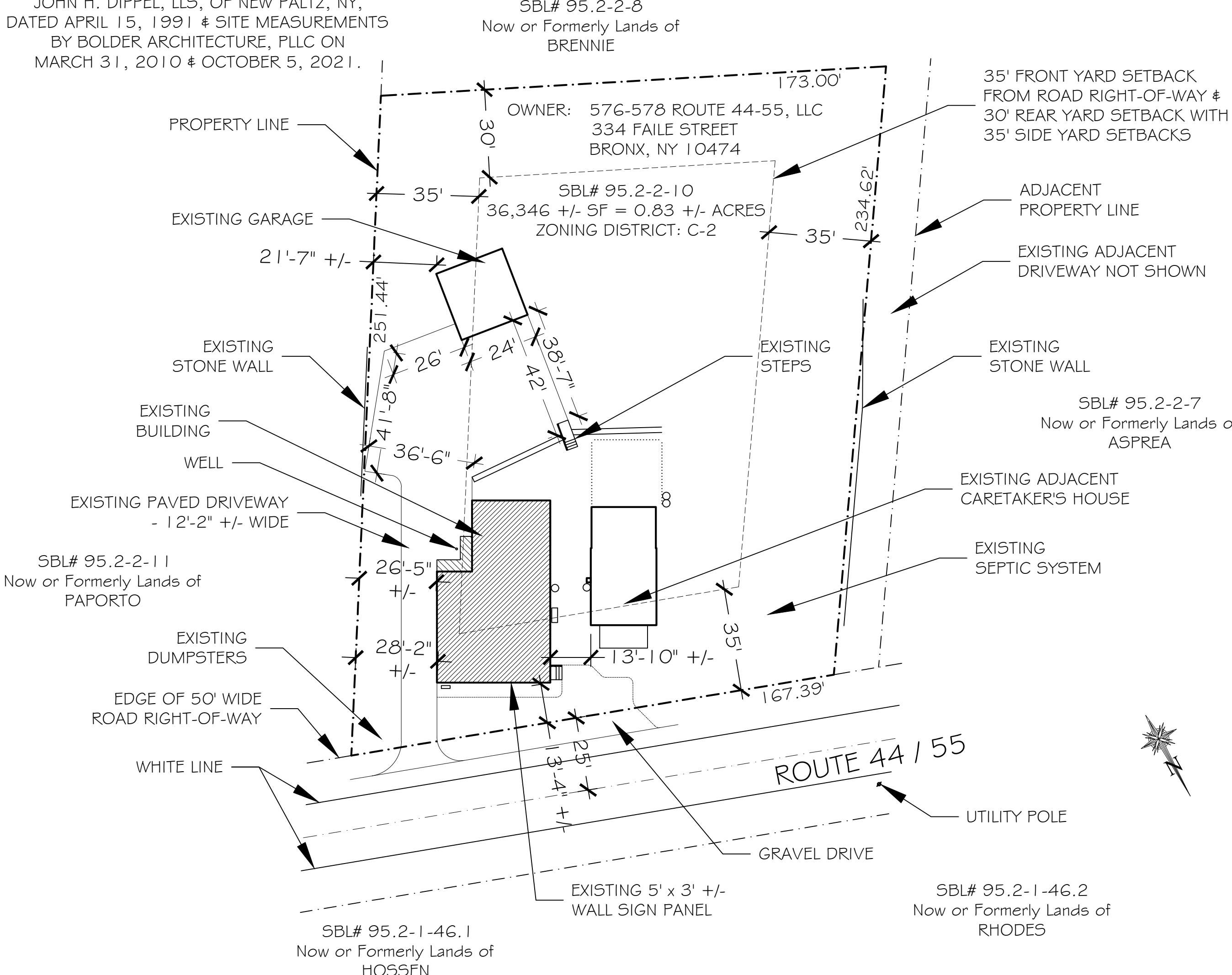
PROPOSED DAYS & HOURS OF OPERATION	
BAKERY KITCHEN: - MAD BATTERS PASTRIES	MONDAY - FRIDAY 6 AM - 3 PM SATURDAY, SUNDAY 6 AM - 3 PM
BAKERY SHOP (NO SEATING FOR CUSTOMERS): - THE BAKER'S TALE	MONDAY - FRIDAY 7 AM - 6 PM SATURDAY, SUNDAY 9 AM - 4 PM
OPEN OFFICE UNIT:	MONDAY - FRIDAY 8 AM - 6 PM SATURDAY 8 AM - 5 PM

SIGN REQUIREMENTS	
REQUIRED	ACTUAL
WALL SIGN - MAXIMUM AREA:	24 SF
PROJECTING SIGN - MAXIMUM AREA:	12 SF
PROJECTING SIGN - MAXIMUM PROJECTION:	4' FROM WALL
PROJECTING SIGN - MINIMUM CLEARANCE:	8' FROM GROUND
POLE SIGN - MAXIMUM AREA:	24 SF
POLE SIGN - MAXIMUM HEIGHT:	8'
MONUMENT SIGN - MAXIMUM AREA:	24 SF
MONUMENT SIGN - MAXIMUM HEIGHT:	6'
TOTAL OF ALL SIGNS - MAXIMUM AREA:	48 SF
	46.5 +/- SF



1 LOCATOR MAP

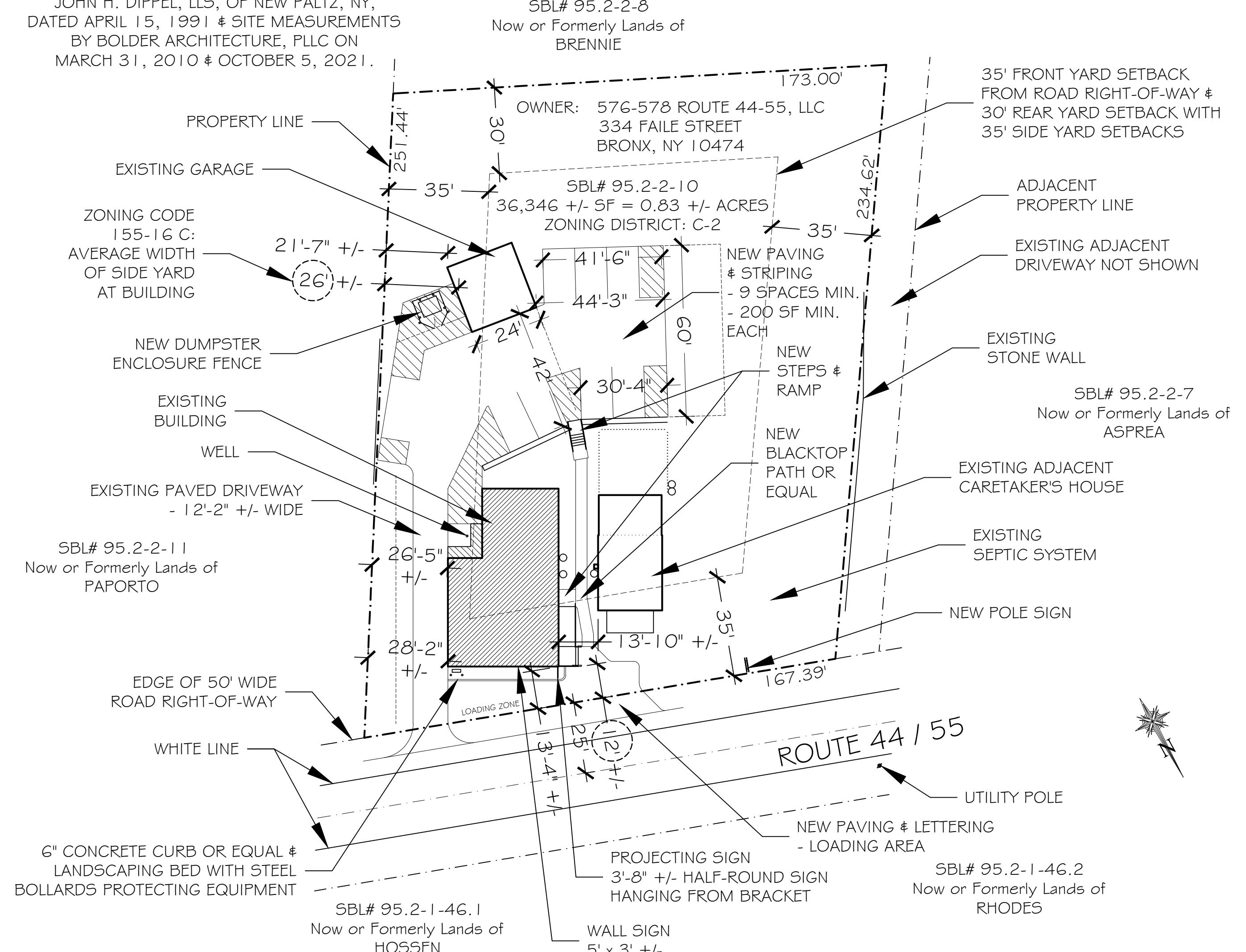
THIS SITE PLAN IS BASED ON A SURVEY BY  
JOHN H. DIPPEL, LLS, OF NEW PALTZ, NY,  
DATED APRIL 15, 1991 & SITE MEASUREMENTS  
BY BOLDER ARCHITECTURE, PLLC ON  
MARCH 31, 2010 & OCTOBER 5, 2021.



2 EXISTING SITE PLAN

SCALE: 1" = 30'

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3 PROPOSED SITE PLAN

SCALE: 1" = 30'

BOLDER  
ARCHITECTURE

PLLC

DAVID TODER

ARCHITECT / CRAFTSMAN  
LEED AP

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PROJECT # 21-38 DATE: 5/1/2022

L01

SITE PLANS