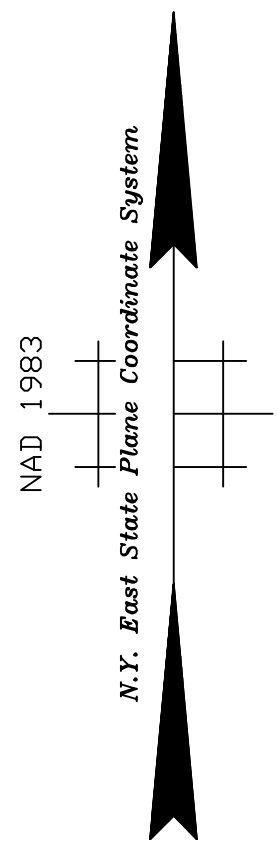


NAD 1983
N.Y. East State Plane Coordinate System



NEW ROAD
(ASPHALT ROADWAY)
(TOWN HIGHWAY)
(TWO WAY TRAFFIC)

N/F Lands of
Gregory J. Johnston
Deed Liber 6220 Page 132
SBL: 103.1-1-26

N/F Lands of
Frank K. Skartados
Living Trust
Deed Liber 6274 Page 318
SBL: 103.1-2-54

N/F Lands of
Frank K. Skartados
Living Trust
Deed Liber 6274 Page 311
SBL: 103.1-2-55

N/F Lands of
MPTK Property LLC
Deed Liber 6045 Page 311
SBL: 103.1-2-32

N/F Lands of
Frank K. Skartados
Living Trust
Deed Liber 6274 Page 311
SBL: 103.1-2-87.100

N/F Lands of
Walkill Valley Federal
Savings & Loan
Deed Liber 5020 Page 194
SBL: 103.1-2-88.100

N/F Lands of
Stewarts Ice Cream Co. Inc.
Deed Liber 2017 Page 186
SBL: 103.1-2-88.200

N/F Lands of
Robin A. Young
Deed Liber 6287 Page 126
SBL: 103.1-1-27

N/F Lands of
Jeffrey Aldrich
Portion of: Deed Liber 6039 Page 261
SBL: 103.1-1-30.1

N/F Lands of
A. & V. Jarnal Family
Deed Liber 6753 Page 244
SBL: 103.1-4-1

LEGEND

- TRAFFIC SIGN
- MAILBOX
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- SEWER PUMP STATION
- REBAR
- METAL ROD
- GAS VALVE
- LIGHT POST
- BUILDING LIGHT
- UTILITY POLE
- UTILITY LINE
- CHAIN LINK FENCE
- EDGE OF WOODS

ACCESS TO BE ELIMINATED
BLACKTOP TO BE REMOVED
AREA TO BE LANDSCAPED

3" DIAMETER
WOOD PLANTER

PROPOSED HANDICAPPED
PARKING TO BE APPROPRIATELY
STRIPED AND SIGNED

PLANNING BOARD ENDORSEMENT

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 _____

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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ZONING TABLE

ZONING INFORMATION		
HD DISTRICT		
SOURCE TOWN ZONING MAP		
ITEMS	REQUIRED	EXISTING
MIN LOT AREA	2 ACRES	5.06 ACRES
MIN LOT WIDTH	200'	>500'
MIN LOT DEPTH	200'	300'+
MIN FRONT YARD	75'	24.5'
MIN 1 SIDE YARD	25'	4.4'
SIDE TOTAL	50'	>500'
MIN REAR YARD	75'	8.8'
MAX BUILDING HEIGHT	35'	<35'
MAX BUILDING COVERAGE	40%	<40%

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED 09/13/1993 AS AVAILABLE ON ECODE360.COM

PROPOSED USE:

155-12 E. (2) (g) BUSINESS & PROFESSIONAL OFFICES
OFFICES, GARAGE AND PARKING FOR OIL SERVICE BUSINESS AND OTHER TENANTS.

155-12 E. (4) (a) AUTOMOBILE SERVICE
VARIOUS AUTOMOBILE REPAIR & SERVICE BUSINESS

HOURS OF OPERATION: 8AM TO 6PM 7 DAYS/WEEK
NUMBER OF EMPLOYEES: 16-20

PARKING SCHEDULE

	SPACES REQUIRED	SPACES PROVIDED
RETAIL STORES,	31	34
STORE GROUP & SHOP	1 /300SqFt	

Parcel Line Table

Line #	Direction	Length
L1	S001°6'25"W	71.37
L2	N83°58'05"W	145.32
L3	S02°11'20"W	169.29
L4	S87°48'40"E	125.00
L5	N02°11'20"E	125.00
L6	S87°48'40"E	20.00
L7	S02°11'20"W	111.46
L8	S00°49'30"E	161.33

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DEED REFERENCE :

1871 Rt9W Realty, LLC
to -
MAZZOLA HOLDINGS, LLC
Deed Liber 7192 Page 090
DATED 03 FEBRUARY, 2023
FILED 14 FEBRUARY, 2023

RECORD OWNER :

MAZZOLA HOLDINGS, LLC
2 GLEN LANE
NEWBURGH, NY 12550

SECTION : 103.1, BLOCK : 1, LOT : 28.1

TAX MAP

SCALE : 1"= 400'

LOCATION MAP

SCALE : 1"= 2000'

USGS QUADRANGLE: POUGHKEEPSIE

TOTAL AREA : 5.06 ACRES

NOTES:

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- 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.
- UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
- ROAD LINE ALONG NEW ROAD AND MILTON TURNPIKE BASED ON A 3 ROAD ROAD. ROAD LINE ALONG NYS ROUTE 9W BASED ON REFERENCE MAP 2.
- PARCEL SERVED BY MUNICIPAL WATER & SEWER.
- SURVEY PERFORMED WITH SNOW CONDITIONS OF 2"-4" OF COVER.
- 2' CONTOURS BASED ON NYS GIS 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1 METER DEM. ELEVATION DATUM IS APPROXIMATE NAVD88.

REFERENCES:

- "PROPERTY OF ROBERT S. YOUNG" LAST AMENDED 16 MAY, 1968 BY JOHN DRUMGOULD, L.S.
- NYS DOT HIGHWAY MAP S.H. 5001 MAP 7, DATED DECEMBER 1928
- PARCEL BEING REVISED LOT TM 28 ON A MAP ENTITLED "MAP OF LOT LINE REVISION BETWEEN LANDS OF JEFFREY ALDRICH AND YOUNG'S 9W PLYMOUTH, INC." FILED WITH THE OFFICE OF THE ULSTER COUNTY CLERK ON APRIL 17, 2018 AS MAP #18-77.

DEED REFERENCE :

1871 Rt9W Realty, LLC
to -
MAZZOLA HOLDINGS, LLC
Deed Liber 7192 Page 090
DATED 03 FEBRUARY, 2023
FILED 14 FEBRUARY, 2023

RECORD OWNER :

MAZZOLA HOLDINGS, LLC
2 GLEN LANE
NEWBURGH, NY 12550

SECTION : 103.1, BLOCK : 1, LOT : 28.1

TAX MAP

SCALE : 1"= 400'

LOCATION MAP

SCALE : 1"= 2000'

USGS QUADRANGLE: POUGHKEEPSIE

TOTAL AREA : 5.06 ACRES

NOTES:

- 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.
- 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.
- SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
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