

TOTAL AREA : 4.57 ACRES

ZONING TABLE		
ZONING INFORMATION R-Ag-1 DISTRICT SOURCE TOWN ZONING MAP		
ITEMS	REQUIRED	PROPOSED
MIN LOT AREA	1 ACRE *	4.57 ACRES
MIN LOT WIDTH	150'	-
MIN LOT DEPTH	200'	-
MIN AGRICULTURAL	75'	-
MIN FRONT YARD	50'	-
MIN 1 SIDE YARD	35'	-
SIDE TOTAL	80'	-
MIN REAR YARD	75'	-
MAX BUILDING HEIGHT	35'	<35'
MAX BUILDING COVERAGE	20%	6%
PARCEL SUBJECT TO THE PROVISIONS OF THE TOWN OF MARLBOROUGH ZONING CODE 155-52. *2 ACRES FOR RECYCLABLE AGRICULTURAL BUILDINGS.		

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

PROPOSED USE:
SECTION 155-21 RECYCLABLE AGRICULTURAL BUILDINGS
REUSE 7000 SQ.FT. OF AN AGRICULTURAL BUILDING FOR WAREHOUSING OF APPAREL FOR WHOLESALE DISTRIBUTION.
NO EXTERIOR REFUSE CONTAINER IS PROPOSED.
HOURS OF OPERATION: 9AM to 6PM Mon to Fri
NUMBER OF EMPLOYEES: 4-6

- NOTES:
- 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.
 - SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. SUBJECT TO WHATEVER STATE OF FACTS A COMPLETE SEARCH OF TITLE MAY REVEAL.
 - SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
 - 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.
 - ROAD BOUNDS FOR MILTON CROSS ROAD AND MAHONEY ROAD BASED ON A THREE ROD ROAD.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - 2' LIDAR CONTOURS BASED ON NYS GIS 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1 METER DEM.
2' EXISTING CONTOURS BASED ON FIELD SURVEY.
ELEVATION DATUM IS APPROXIMATE NAVD88.
 - PARCEL CONTAINS FEDERAL REGULATED WETLANDS APPROXIMATELY SHOWN AS PER CGIR AND IS SUBJECT TO ALL REGULATIONS PROMULGATED THEREUNDER.

REFERENCES:
PARCEL BEING LOT 1 AS DESIGNATED ON A MAP ENTITLED "SUBDIVISION OF LANDS OF DOUGLAS MINARD" FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON 30 DECEMBER, 2002 AS FILED MAP NO. 12508 AND IS SUBJECT TO ALL PROVISIONS NOTED THEREON.

REFERENCE DEED :
Douglas Minard
- to -
Juicoco, LLC
Deed Liber 3910 Page 338
Dated 28 August, 2003
Filed 18 June, 2004

RECORD OWNER :
Juicoco LLC
c/o Michael Heath
P.O. Box 383
Pond Ridge, NY 10576

APPLICANT :
Zelda Matilda, Inc.
Rainier Schick
16 Twin Lakes Drive
Airmont, NY 10952

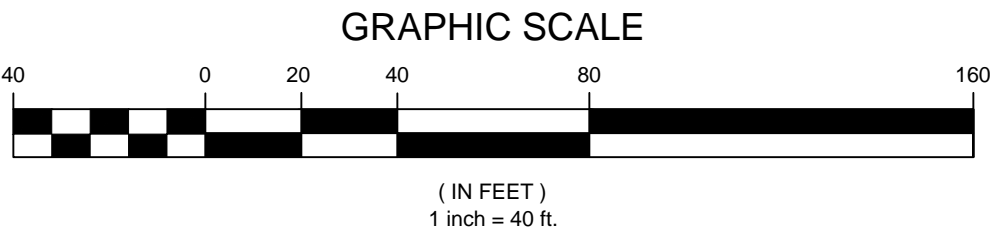
PLANNING BOARD ENDORSEMENT

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 _____

Signature _____ Date _____



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 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 EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR INK SEAL.

PATRICIA PAULI BROOKS, LS
NEW YORK PROFESSIONAL LAND SURVEYOR #49795

DATE _____

MAP OF SITE PLAN PREPARED FOR
ZELDA MATILDA, INC.

SBL: 95.4-3-1.210 TOWN OF MARLBOROUGH
COUNTY OF ULSTER, STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC P C
11 MAIN STREET, HIGHLAND NEW YORK
12538
845.691.7339
WWW.CPASURVEY.COM

REVIEWED: SD
APPROVED: X.X.X.
DATE: 05-16-2023
SCALE: 1" = 40'
FILE NO.: 12-230167-00
DWG. NO.: 1 OF 1



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

CONTROL POINT ASSOCIATES INC. PC - ALL RIGHTS RESERVED.
THE COPYING OR REUSE OF THIS DOCUMENT OR PORTIONS THEREOF FOR OTHER THAN THE ORIGINAL PROJECT OR PROJECTS FOR WHICH IT WAS PREPARED IS PROHIBITED.
THIS DOCUMENT IS THE PROPERTY OF CONTROL POINT ASSOCIATES INC. AND IS TO BE RETURNED TO THE FIRM UPON COMPLETION OF THE PROJECT.