

LEGEND	
	EXISTING CONTOURS
	LIDAR CONTOURS
	EDGE OF WOODS
	OVERHEAD WIRES
	STREET SIGN
	MAIL BOX
	AIR CONDITIONER
	WATER WELL
	EXISTING SECURITY LIGHT
	ELECTRIC METER
	PROPANE TANK
	CONDUIT
	UTILITY POLE
	GUY WIRE
	GATE POST
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	TYPICAL

PLANNING BOARD ENDORSEMENT

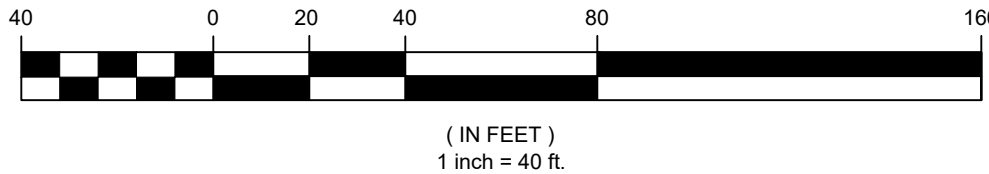
OWNER'S CERTIFICATION

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 _____

GRAPHIC SCALE



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

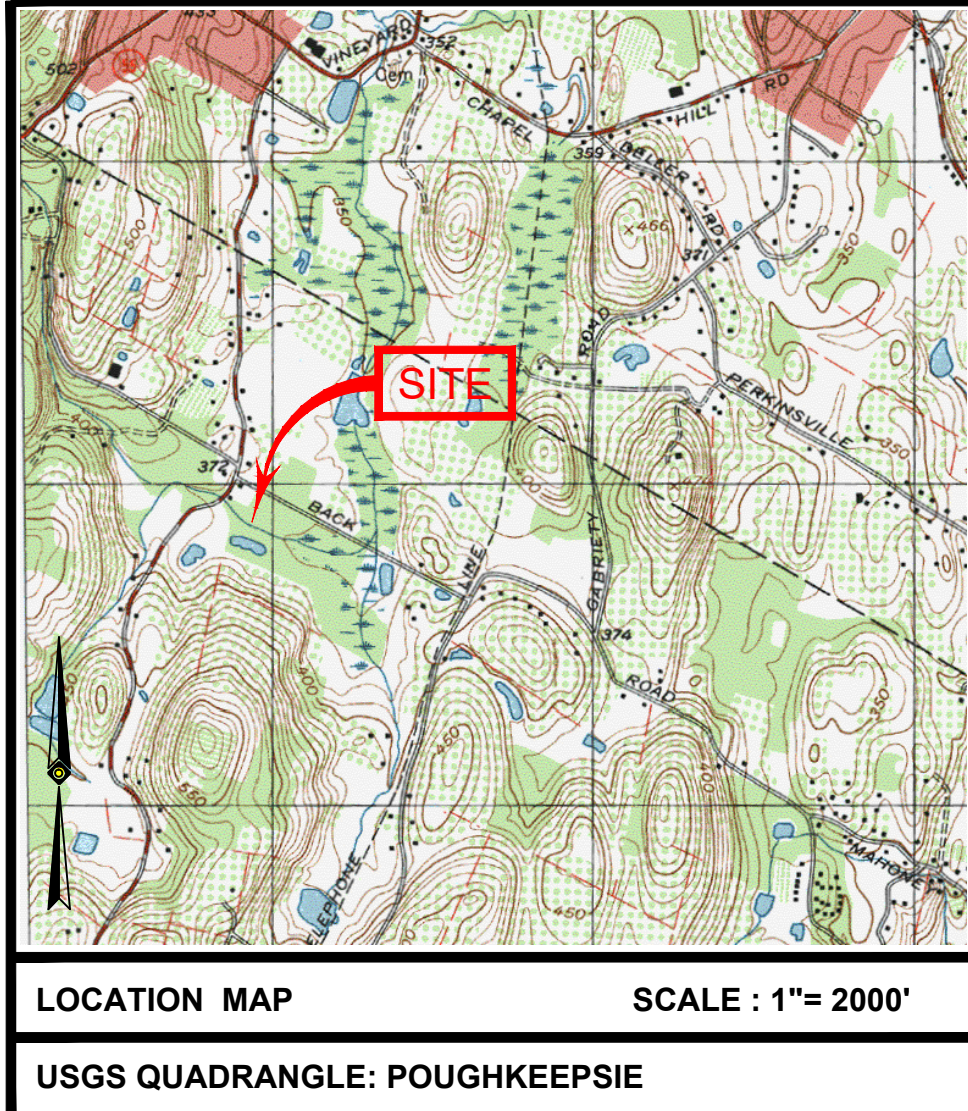
1	ADDRESS P.B. COMMENTS	N/A	CG	PPB	07-06-2023
NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	5-12-23				
FIELD BOOK NO.	#3				
FIELD BOOK PG.	#49				
FIELD CREW	DD/IG				
DRAWN	GIO				
REVIEWED	SD				
APPROVED	X.X.X.				
DATE	05-16-2023				
SCALE	1" = 40'				
FILE NO.	12-230167-00				
DWG. NO.	1				
OF	1				

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

WARREN, NJ 08069
CHALFONTS, PA 18812
LAUREL, NJ 08057
HARRINGTON, NJ 08061
SOUTH BRIDGE, MA 01550
ROCHESTER, NY 14624
PHILADELPHIA, PA 19103



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 ECOCODE360.COM

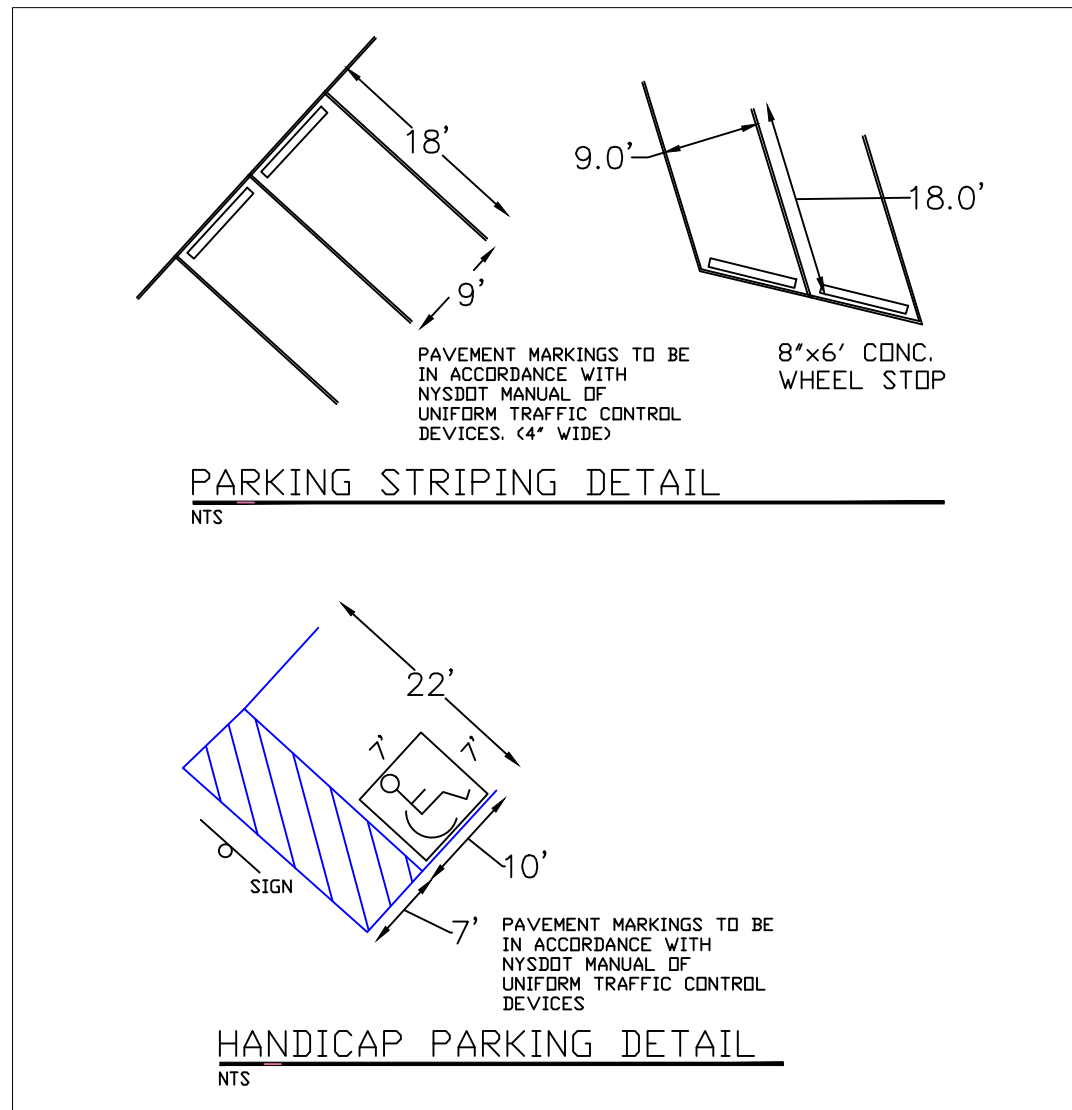
PROPOSED USE:

SECTION 155-21 RECYCLABLE AGRICULTURAL BUILDINGS

REUSE 7000 SQ.FT. OF AN AGRICULTURAL BUILDING FOR WAREHOUSING OF APPAREL FOR WHOLESALE DISTRIBUTION. NO OTHER SITE STRUCTURES ARE CURRENTLY UNDER REVIEW AS PART OF THIS APPLICATION.

NO EXTERIOR REFUSE CONTAINER IS PROPOSED.

HOURS OF OPERATION: 9AM to 6PM Mon to Fri
NUMBER OF EMPLOYEES: 4-6



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