

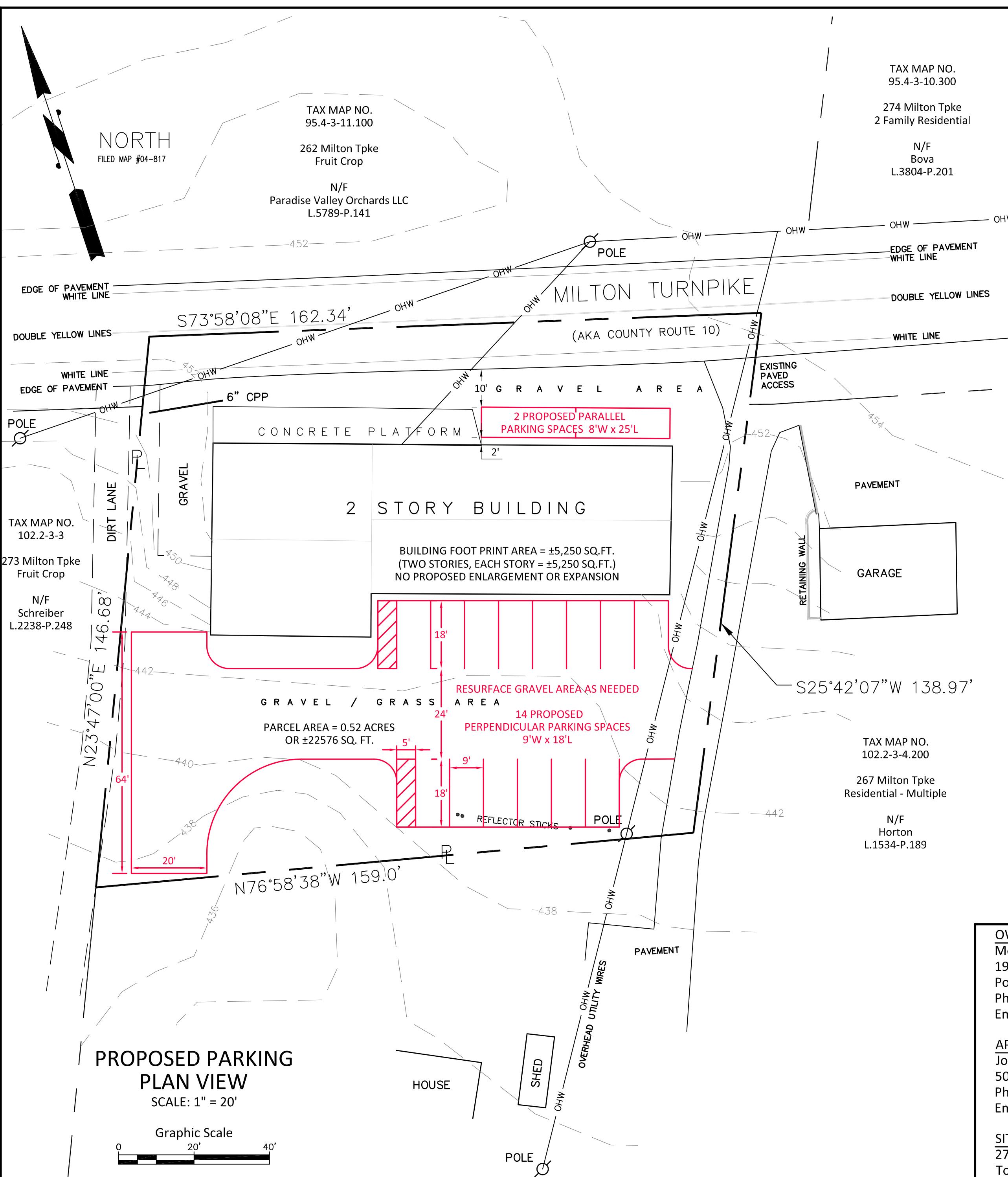
#### ZONING COMPLIANCE TABLE: RAG-1 ZONING DISTRICT

(155 SCHEDULE 1) REQUIRED:	(155-21) REQUIRED:	EXISTING:	PROPOSED:
MINIMUM LOT AREA	1.0 Acres	2.0 Acres	0.52 Acres
MINIMUM LOT WIDTH	150'	160'	Same
MINIMUM LOT DEPTH	200'	140'	Same
MIN. FRONT YARD SETBACK	50'	0'	Same
MIN. SIDE YARD SETBACK	35' ONE & 80' BOTH	19.5' W/14.4' E	±285' (new)
MIN. REAR YARD SETBACK	75'	59.4'	±120' (new)
MAX. STRUCTURE COVERAGE	20%	30%	26% *
MAX. BUILDING HEIGHT	35' (2.5 STORIES)	-	2 STORIES (±30')

\*5974 SQ.FT. WITH CONCRETE PLATFORM

Proposed parking stall dimensions are shown at 9' x 18' (162 sq.ft. min.) for perpendicular parking and 8' x 25' (200 sq.ft.) for parallel parking spaces.

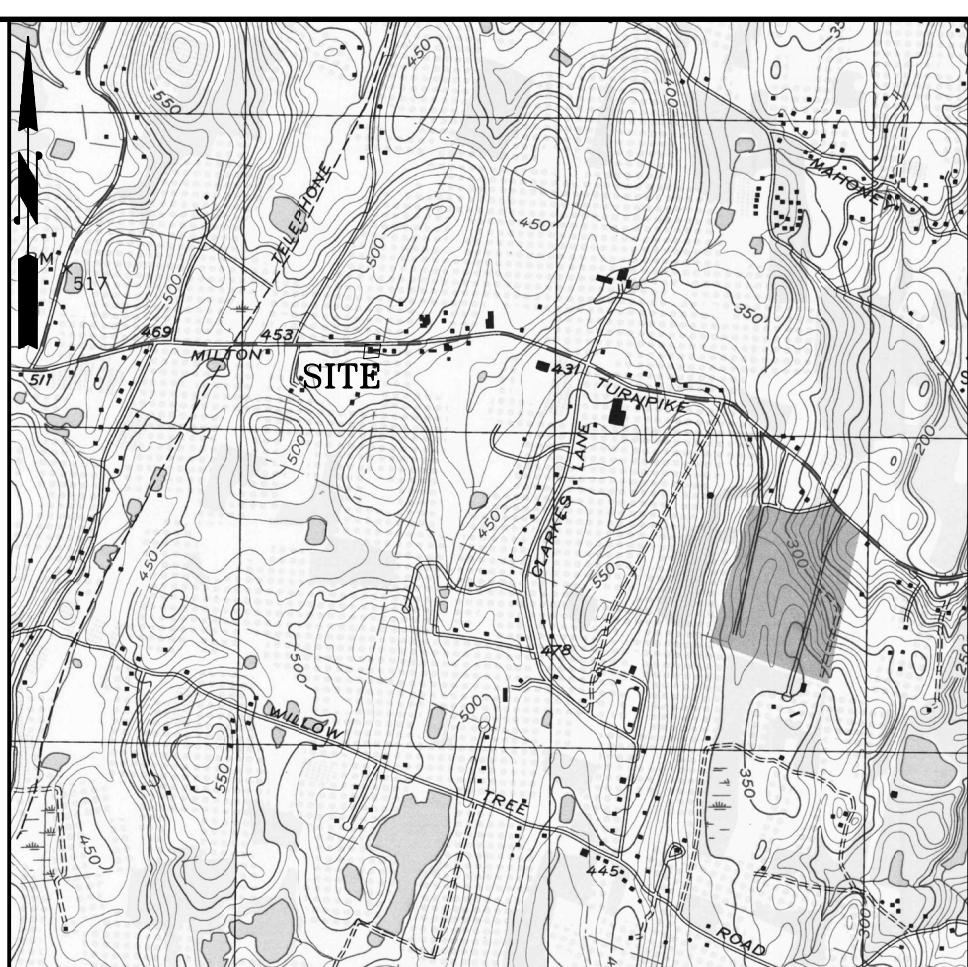
Using the warehouse type use requirements, there shall be 1 space for each 2 employees in the maximum shift; the total parking area shall be not less than 25% of the building floor area. This facility will utilize off-site employees to manage the facility rentals, therefore there is no parking proposed for office staff or employees on site. 25% of the building floor area (5,225) is 1,312 sq.ft./162 sq.ft. min. parking stall = 8 parking spaces required per floor. The existing gravel areas on site have ample area to accommodate 16 parking spaces as indicated on the plan.



IMPROVEMENTS TO THE EXISTING GRAVEL PARKING AREAS SHALL GENERALLY MATCH THE EXISTING LINE AND GRADE.  
EXISTING GRAVEL AREA SURFACE/RE-SURFACE ONLY  
SUB-GRADE IS NOT TO BE DISTURBED  
4" TO 6" MATERIAL SHALL CONSIST OF WELL GRADED, UNIFORMLY MIXED BROKEN STONE, HARD SHALE, CRUSHED STONE, BROKEN SLAG OR RUN-OF-BANK GRAVEL. COMPACT BY A VIBRATORY ROLLER.  
FILTER FABRIC SHALL BE PLACED AS NEEDED TO PROVIDE STABILIZATION ABOVE SUBGRADE.

#### TYPICAL GRAVEL AREA SECTION

NOT TO SCALE



#### GENERAL SITE PLAN NOTES:

- The proposed project includes redevelopment of the site under 'Recyclable Agricultural Buildings' for a non-agricultural storage/rental storage use. This is not to be utilized as habitable residential space.
- Project site in wholly within the RAG-1 Zoning District and wholly within the Marlboro School District there are no boundaries for either within 500' of the project site.
- There are no bodies of water, State or National Wetlands, or flood hazard areas/zones on or within 100' of the project site.
- There is no well, water service, and/or wastewater facilities existing on this site or proposed as part of this project.
- There are no rock outcrops, large trees, or other landscaping features on the site. Gravel/grass cover areas are predominate and noted on the plan.
- There is no enlargement and/or expansion of the building proposed. Any and all building renovations will be related to that which is required for safety, required by building code, and/or as related to preparation of storage areas.
- There is no site grading and/or soil disturbance proposed as part of this project. Site work shall be limited to restoration of the site, clean up, and resurfacing of the gravel parking as needed.
- Any and all demolition/renovation work shall obtain the necessary permits from the Town Building Department. The Owner is responsible for all testing of building and site materials as required by the permitting agency, if any, and shall provide proper handling, removal, and disposal of the same.
- No outdoor storage, outdoor displays, or new impervious areas are proposed as part of this project.
- Facility shall be accessible 24/7.

**OWNER:**  
Mohegan Farms LLC  
1901 Cherry Hill Drive  
Poughkeepsie, NY 12603  
Ph: 917-232-6661  
Email: stevenfrucher1989@gmail.com

**APPLICANT:**  
John Quinn, Jr.  
50 Route 299, Suite 100 Highland, NY 12528  
Ph: 845-764-1201  
Email: johnjr@quinnrealtygrp.com

**SITE ADDRESS:**  
271 Milton Turnpike, Marlboro  
Town of Marlborough, Ulster County, New York,  
Section 95.004, Block 3, Lot 12.20

**DEED REFERENCE:**  
L. 1534 - P. 189

**MAP REFERENCE:**  
Base map including boundary lines, spot elevations, and existing site features provided by Adolf H. Jonietz N.Y.S.P.L.S.

Contours shown hereon were scaled from Ulster County Lidar Mapping and are approximate.

**PEAK**  
ENGINEERING

3751 Main Street - PO Box 540  
Stone Ridge, NY 12484  
(845) 687-4500



UNAUTHORIZED ALTERATION OR ADDITION TO PLANS, SPECIFICATIONS, PLANS AND REPORTS IS SUBJECT TO THE PENALTY OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 729 OF THE NEW YORK STATE EDUCATION LAW.

**Client/Applicant:**  
John Quinn, Jr.  
50 Route 299, Suite 100  
Highland, NY 12528

**Project:** *Redevelopment of Agricultural Building*  
271 Milton Turnpike

**Project #:** 23131

**Title:** *Site Plan*

**Revised:**

**Revised:**

**Revised:**

**Date:** 8-10-2023

**Scale:** As shown

**Designed By:** NDC

**Drawn By:** NDC

**Checked By:** SAD

**Sheet #:** 1 of 1

#### PLANNING BOARD ENDORSEMENT

Approved by resolution of the Planning Board of the Town of Marlborough, subject to all conditions and requirements of said resolution. Any change, erasure, modification, or revision of this plat as approved shall void this approval.

Secretary - Town Planning Board Date

Chairman - Town Planning Board Date

#### OWNER'S ENDORSEMENT

I hereby grant my approval to this plat and agree to file it with the Ulster County Clerk.

Owner Date