

ZONING COMPLIANCE TABLE: RAG-1 ZONING DISTRICT				
	(155 SCHEDULE 1)	(155-21)	EXISTING:	PROPOSED:
MINIMUM LOT AREA	REQUIRED: 1.0 Acres	REQUIRED: 2.0 Acres	0.52 Acres	Same
MINIMUM LOT WIDTH	150'	160'±	Same	
MIN. FRONT YARD SETBACK	200'	140'±	Same	
MIN. SIDE YARD SETBACK	35'ONE & 80' BOTH	0'	19'4' W / 14.4 E	
MIN. REAR YARD SETBACK	75'	59'4'	26% *	
MAX. STRUCTURE COVERAGE	20%	30%	2 STORIES (±30')	
MAX. BUILDING HEIGHT	35' (2.5 STORIES)			

Proposed parking stall dimensions are shown at 9' x 18' (162 sq. ft. min.).

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 or storage of hazardous materials.
- Project site is 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; however, no overnight parking shall be allowed.

LIGHTING NOTES:

- PROPOSED OUTDOOR LIGHTING SHALL BE "WALL" MOUNTED TO THE BUILDING AND LOCATED GENERALLY AT DOOR LOCATIONS.
- MOUNTING HEIGHTS SHALL BE BETWEEN 7 AND 10 FEET (BASED UPON WALL HEIGHT ALLOWANCES).
- PROPOSED LIGHT FIXTURES SHALL BE LED FULL CUTOFF WALL PACK BY KORLITE MODEL KWPD (3000K), OR EQUAL.
- LIGHTS SHALL BE SET TO MOTION ACTIVATION AND SHALL NOT BE 'ON' CONTINUOUSLY.

OWNER:
Mohegan Farms LLC
1901 Cherry Hill Drive
Poughkeepsie, NY 12603
Ph: 917-232-6661
Email: stevenfruchter1989@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.

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

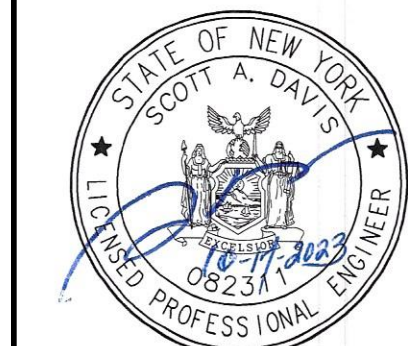
OWNER'S ENDORSEMENT

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

Owner Date

PEAK
ENGINEERING

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



UNAUTHORIZED ALTERATION OR ADDITION TO
PLANS, SPECIFICATIONS, PLATS, AND REPORTS
BEARING THE SEAL OF A LICENSED PROFESSIONAL
ENGINEER IS A VIOLATION OF SECTION 7209 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: 10-17-2023

Revised: 9-19-2023

Revised: 9-18-2023

Revised: 9-8-2023

Date: 8-10-2023

Scale: As shown

Designed By: NDC

Drawn By: NDC

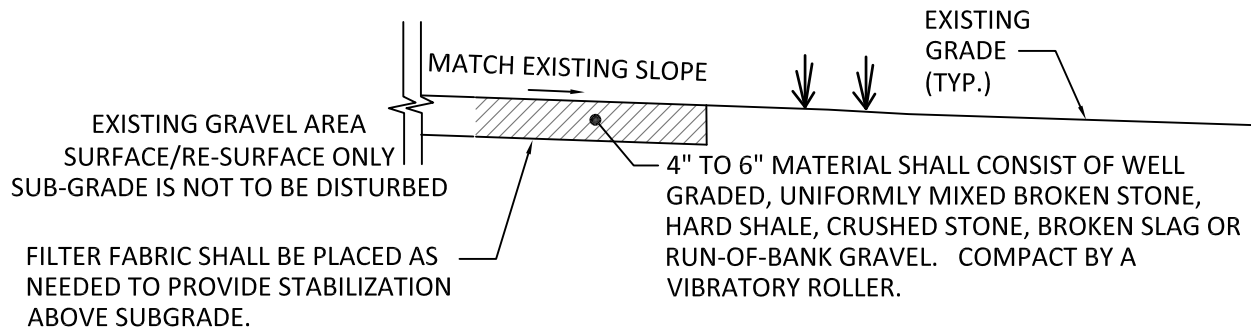
Checked By: SAD

Sheet # 1 of 1

TYPICAL GRAVEL AREA SECTION

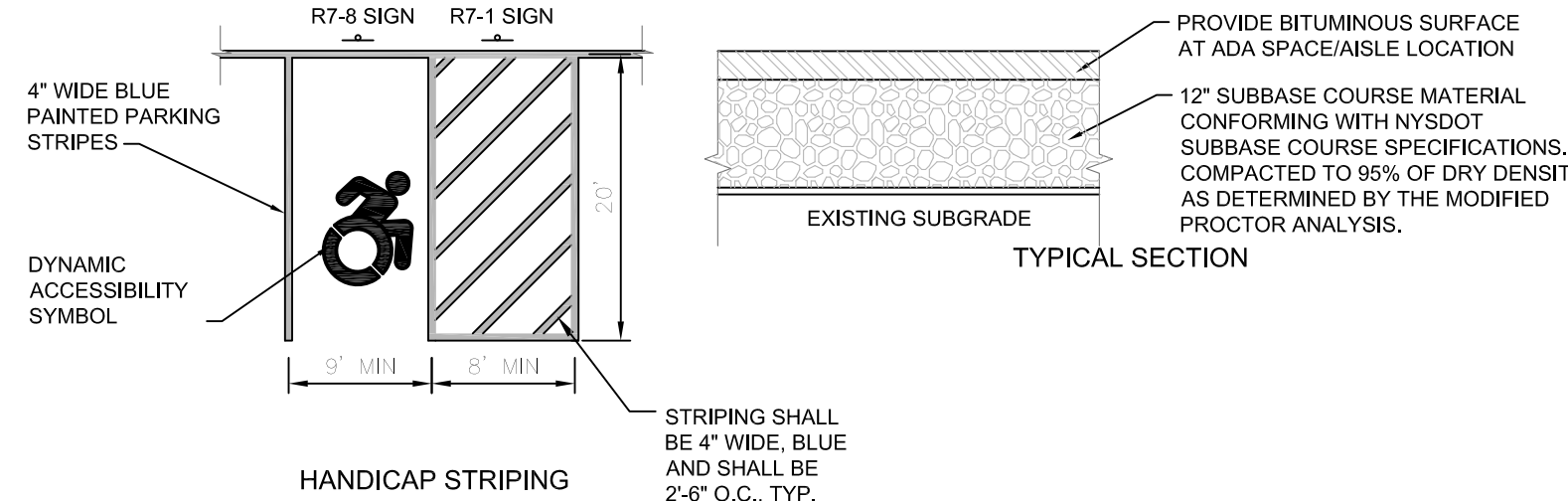
NOT TO SCALE

IMPROVEMENTS TO THE EXISTING GRAVEL PARKING AREAS SHALL GENERALLY MATCH THE EXISTING LINE AND GRADE.



PARKING MARKING DETAILS

NOT TO SCALE

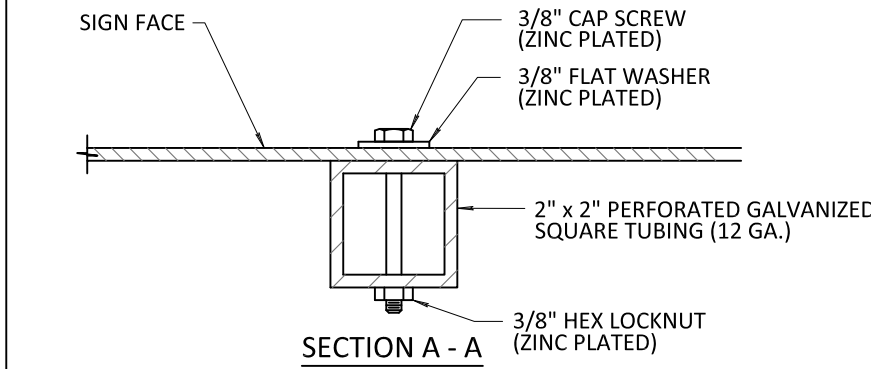


ADA PARKING NOTES:

- The number of accessible parking spaces shall be in accordance with Americans with Disabilities Act standards Section 208, for a parking facility providing between 1 and 25 parking spaces a minimum number of accessible parking spaces is 1, and at least one shall be a van parking space.
- In accordance with the Americans with Disabilities Act standards Section 502 car and van parking space shall comply with following:
 - Accessible parking spaces shall be at 96 inches wide (8')
 - Access aisles shall extend the full length of the parking spaces they serve.
 - Access aisles shall be marked so as to discourage parking in them.
 - Access aisles are to be nearly level with slopes not exceeding 2%.

POST MOUNTED SIGN INSTALLATION - IN SOIL

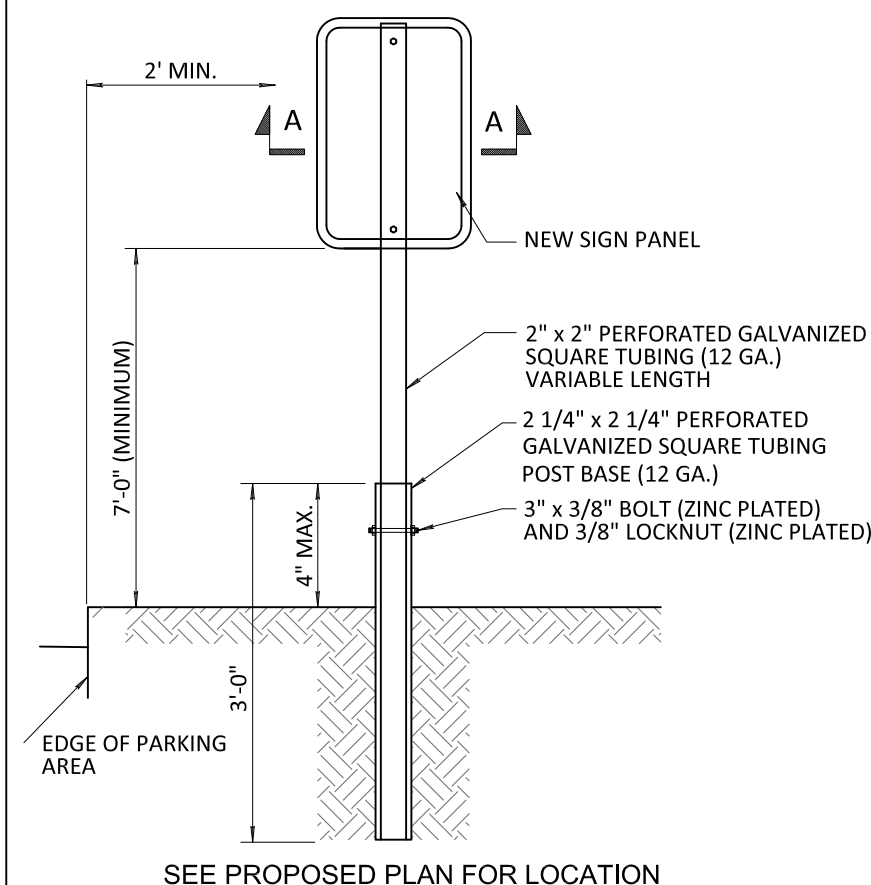
NOT TO SCALE



R7-8
AS PER M.U.T.C.D.

NO PARKING ANY TIME

R7-1
AS PER M.U.T.C.D.

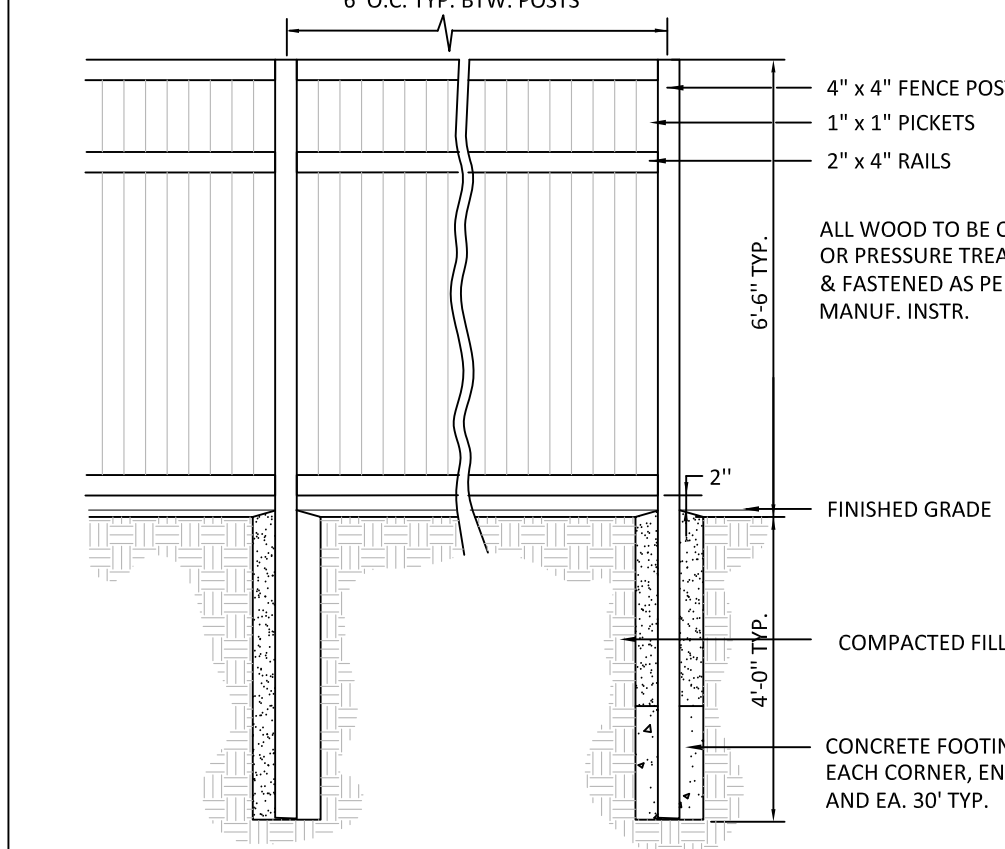


GARAGE DOORS:

- ALL FOUR LOWER LEVEL (REAR OF BUILDING) GARAGE DOORS ARE TO BE REPLACED WITH MANUAL TYPE GARAGE DOORS AND LOCKS.
- GARAGE DOORS SHALL BE INSTALLED WITH NEW HARDWARE (SPRINGS, ROLLERS, HINGES/BEARINGS, ETC.) TO ENSURE SMOOTH AND QUIET OPERATION.
- GARAGE DOOR COMPONENTS SHALL BE CLEANED, LUBRICATED, AND MAINTAINED TO ENSURE SMOOTH AND QUIET OPERATION.
- INSULATION STRIPS SHALL BE PRESENT AT THE BASE OF THE DOORS TO REDUCE LOUD BANGING NOISES AT CLOSING.

SOLID WOODEN PRIVACY FENCE DETAIL

NOT TO SCALE



WALL MOUNTED SIGN DETAIL

NOT TO SCALE



SIGN SPECIFICATIONS:
MATERIAL: ALUMINUM
BACKGROUND COLOR: DARK (BLACK, DARK GRAY, OR DARK BLUE)
LETTERING COLOR: LIGHT (WHITE, CREAM, GOLD, OR LIGHT GRAY)
DIMENSIONS: 3-FEET HIGH X 8-FEET WIDE (24 SQ. FT.)

- SIGN NOTES:**
- TO BE MOUNTED ON FRONT WALL OF BUILDING, CENTERED OVER EXISTING DOORS AND BELOW EXISTING WALL MOUNTED LIGHTS. MOUNTING ANCHORS/HANGERS AS PER SIGN MANUFACTURER SPECIFICATIONS.
 - TO BE MAINTAINED IN GOOD REPAIR, CLEAN, NEAT, SAFE, AND OF ORDERLY APPEARANCE.
 - APPLICATION MUST BE MADE TO THE CODE ENFORCEMENT OFFICER OR BUILDING INSPECTOR AND FEES PAID PRIOR TO ERECTION OF SIGN.