

LEGEND	
	TRAFFIC SIGN
	MAILBOX
	FIRE HYDRANT
	WATER VALVE
	CATCH BASIN
	METAL PIPE
	REBAR
	UTILITY MANHOLE
	UTILITY POLE
	UTILITY LINE
	STONE WALL
	WIRE FENCE
	WOOD FENCE
	TREE LINE
	TREES
	SHRUB/BUSH
	APPROXIMATE TAX MAP PARCEL LINE

REFERENCE DEEDS :

SBL: 109.1-4-57
Mount Rose Estate, LLC
to:
Adam H.J. Broza
Danielle L. Steinberg
Deed Liber 6777 Page 183
DATED 23 FEBRUARY, 2021
FILED 03 MARCH, 2023

SBL: 109.1-4-58
57 Mount Rose Rd, LLC
to:
Adam H.J. Broza
Danielle L. Steinberg
Deed Liber 6777 Page 179
DATED 23 FEBRUARY, 2021
FILED 03 MARCH, 2023

SBL: 109.1-4-56.1
Tara Ann Lordi
to:
Bellflower Group, LLC
Deed Liber 7232 Page 218
DATED 24 MAY, 2023
FILED 05 JUNE, 2023

RECORD OWNER :

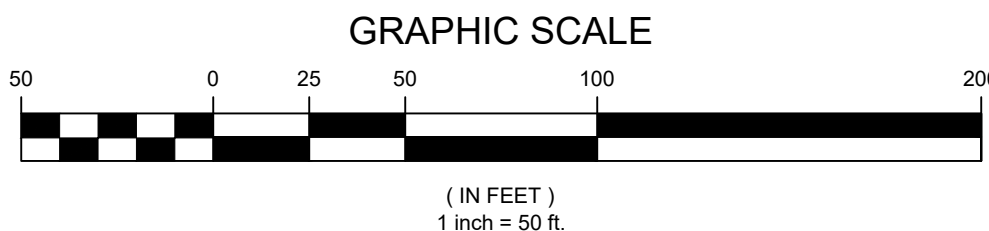
ADAM H.J. BROZA &
DANIELLE L. STEINBERG
20 MOUNT ROSE ROAD
MARLBORO, NY 12542

THE FOLLOWING STRUCTURES REQUIRE AN AREA VARIANCE FROM SECTION 155-18 B.(1)(d) WHICH REQUIRES A 50 FOOT SETBACK FOR ANY STRUCTURE IN RESORT USE

STRUCTURE	REQUIRED *	EXISTING	VARIANCE REQUIRED
F "CASAS" THREE UNITS WITH UP TO 5 BEDROOMS	50'	27.7'	22.3'
H FOUR STALL BARN WITH RIDING RING / EVENT SPACE	50'	36.2'	13.8'
I "BELLFLOWER" GIFT SHOP / LOBBY	50'	44.3'	5.7'
J GAZEBO	50'	39.9'	10.1'
K "WHITE HOUSE" FOUR BEDROOM FARMHOUSE	50'	38.2'	11.8'



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



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

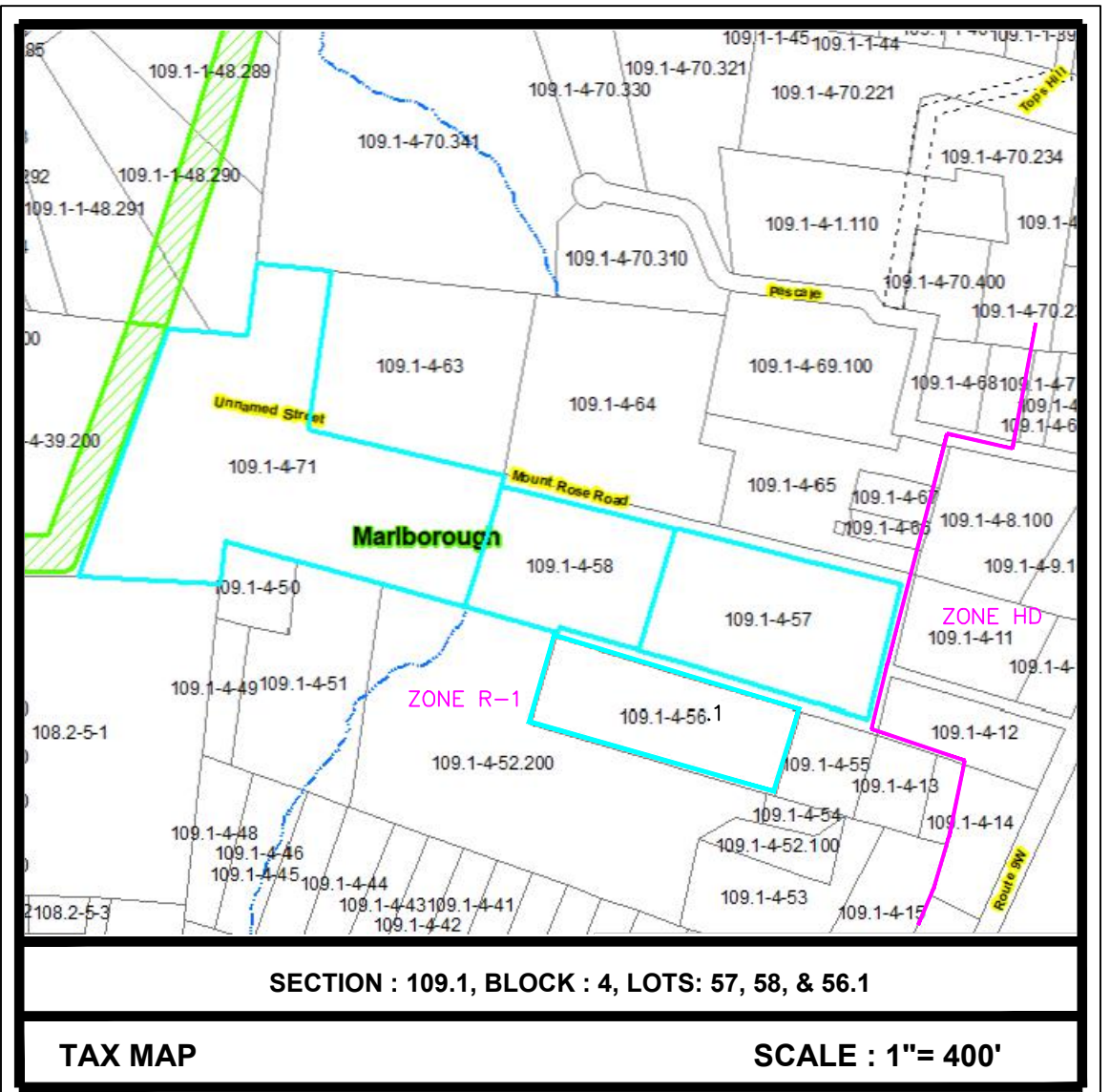
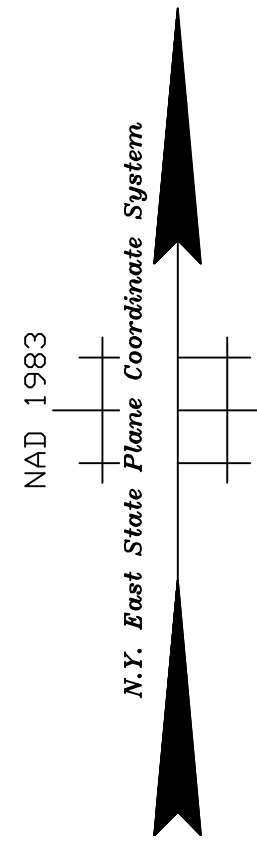
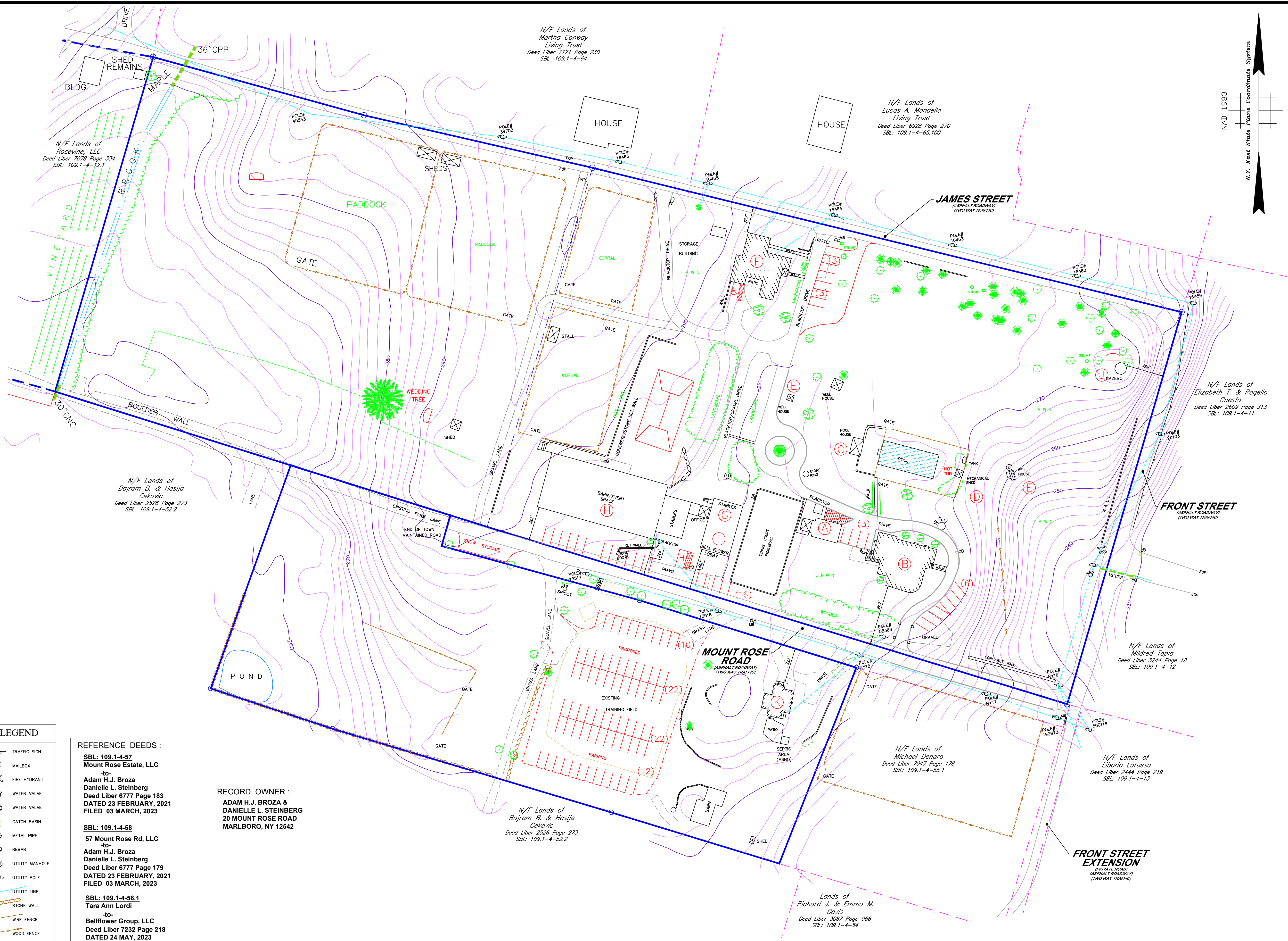
DATE

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
08-25-23					
FIELD BOOK NO	HV# 7				
FIELD BOOK PG	1-2				
FIELD CREW					
DRAWN:	CG				
REVIEWED:	SD				
APPROVED:	PPB				
DATE	06-26-2024				
SCALE	1" = 50'				
FILE NO.	12-220145-00				
DWG NO.	1 OF 1				

SKETCH SITE PLAN PREPARED FOR
SOMEPLACE UPSTATE
TOWN OF MARLBOROUGH
COUNTY OF ULSTER, STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC. PC
11 MAIN STREET, HIGHLAND NEW YORK 12528
845.691.7339
WWW.CPASURVEY.COM

WARREN, NJ 08060-0000
ELIZABETH, NJ 07201-0000
MANHATTAN, NY 10011-0000
NEW YORK, NY 10011-0000
SOUTHERN CALIFORNIA, CA 90504-0000
ALBANY, NY 12212-0000
GEORGETOWN, DE 38120-0000
P.O. BOX 12345, PA 15120-0000



TOTAL AREA : 14.02 ACRES

ZONING TABLE		
ZONING INFORMATION - SOURCE TOWN ZONING MAP R-1 DISTRICT		
ITEMS	REQUIRED	EXISTING
MIN LOT AREA	10 ACRES	14.02 ACRES
MIN LOT WIDTH	150'	640'+-
MIN LOT DEPTH	200'	225'+-
MIN FRONT YARD	50' *	38.9' *
MIN 1 SIDE YARD	50' *	27.7' *
SIDE TOTAL	100'	63.9' *
MIN REAR YARD	50'	>50'
MAX BUILDING HEIGHT	35'	<35'
MAX BUILDING COVERAGE	20%	20%

* MINIMUM PER 155-12 B.(4)(k) AND 155-18 B.(1)(d)

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

PROPOSED USE:

SECTION 155-12 B. (4) (k) RESORT HOTEL
SECTION 155-18 B. TOURIST & VACATION BUILDINGS

USE LEGEND	
A	"TENNIS HOUSE" ARTIST STUDIO WITH APARTMENT
B	"VILLA" SIX UNITS
C	CABANA WITH WET BAR
D	MECHANICAL SHED
E	WELL HOUSES
F	"CASAS" THREE UNITS WITH UP TO 5 BEDROOMS
G	FOUR STALLS W/ TACK ROOM
H	FOUR STALL BARN WITH RIDING RING / EVENT SPACE
I	"BELLFLOWER" GIFT SHOP & LOBBY
J	GAZEBO
K	"WHITE HOUSE" FOUR BEDROOM FARMHOUSE