

ZONING TABLE

ZONING INFORMATION
HD ZONE (HIGHWAY DEVELOPMENT)

ITEMS	REQUIRED	PROVIDED
MIN. LOT AREA	2.0 ACRES	2.15 ACRES
MIN. LOT WIDTH	200 FEET	250 FEET
MIN. LOT DEPTH	200 FEET	365 FEET
MIN. FRONT YARD	75 FEET	81.4'
MIN. 1' SIDE YARD	25 FEET	31.2'
SIDE TOTAL	50 FEET	79.5'
MIN. REAR YARD	75 FEET	83.7'
MAX. BUILDING HEIGHT	45 FEET	<45 FEET
MAX. BUILDING COVERAGE	40%	23.5%



DATUM: ASSUMED

NOTES:

- OWNER/APPLICANT OF RECORD:
MARLBORO MINI STORAGE
1430 ROUTE 9W
MARLBORO, NEW YORK 12542
- TAX GRID No. 109.1-2-11.1
LIBER 4242 PAGE 178
LOT 1 OF FILED MAP #9222
- ZONING DESIGNATION: HD-HIGHWAY DEVELOPMENT
- DATA TABLE:
MIN LOT AREA: 2 ACRES (PROPOSED 2.15 ACRES)
LOT WIDTH REQUIRED: 200' (PROPOSED 250')
MIN. LOT DEPTH: 200' (PROPOSED 365')
YARD SETBACKS
FRONT: 75'
REAR: 75'
SIDE: ONE 25'
BOTH 50'
PROPOSED BUILDING AREA: 22,000 S.F.
MAX. BLDG COVERAGE: 40% (PROPOSED 23.5%)
BUILDING HEIGHT: 45' MAXIMUM
- REFERENCES:
TOWN OF MARLBOROUGH ZONING LAW ADOPTED DECEMBER 1993.
- A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED WETLAND (SEE NOTE 12)
AREA OF FEDERAL WETLANDS IS 2,143.6 S.F. (0.049 ACRES)
- NO PORTION OF THIS PARCEL IS LOCATED WITHIN A FLOOD PLAIN.
- SPECIAL DISTRICTS:
MARLBOROUGH SCHOOL DISTRICT
MARLBOROUGH FIRE DISTRICT
- THERE SHALL BE NO OUTSIDE STORAGE OF VEHICLES OR MATERIALS ON THE SITE.
- HOURS OF OPERATION: MONDAY THRU SUNDAY 6AM TO 9PM.
- LIGHTS SHALL BE DARK SKY COMPLIANT, PROGRAMMED TO GO ON AT SUNSET AND SHUT OFF AT DAWN.
- THE WIDTH (3'±) AND LENGTH OF THE EXISTING DITCH IS IN THE LIMIT OF THE FEDERAL WETLANDS.
- A CENTRAL STATION MONITOR ALARM AND DETECTION SYSTEM SHALL BE INSTALLED TO IDENTIFY BUILDINGS "A" THRU "D"
- PORTABLE FIRE EXTINGUISHERS HAVING A RATION OF MULTI-PURPOSE SHOULD BE MOUNTED AN LABELED WITHIN A TRAVEL DISTANCE OF 75 FEET ALONG THE EXTERIOR OF THE BUILDING(S).
- WALL MOUNTED LIGHTS SHALL HAVE A TOP AND FRONT SHIELD DIRECTING LIGHT DOWNWARD.
- ALL PROPOSED DRAINAGE WILL BE DIRECTED TO AN EXISTING DITCH AT THE EASTERLY PORTION OF THE PROPERTY AND WILL NOT OUTFLOW DIRECTLY ONTO ANY NEIGHBORING PROPERTIES.

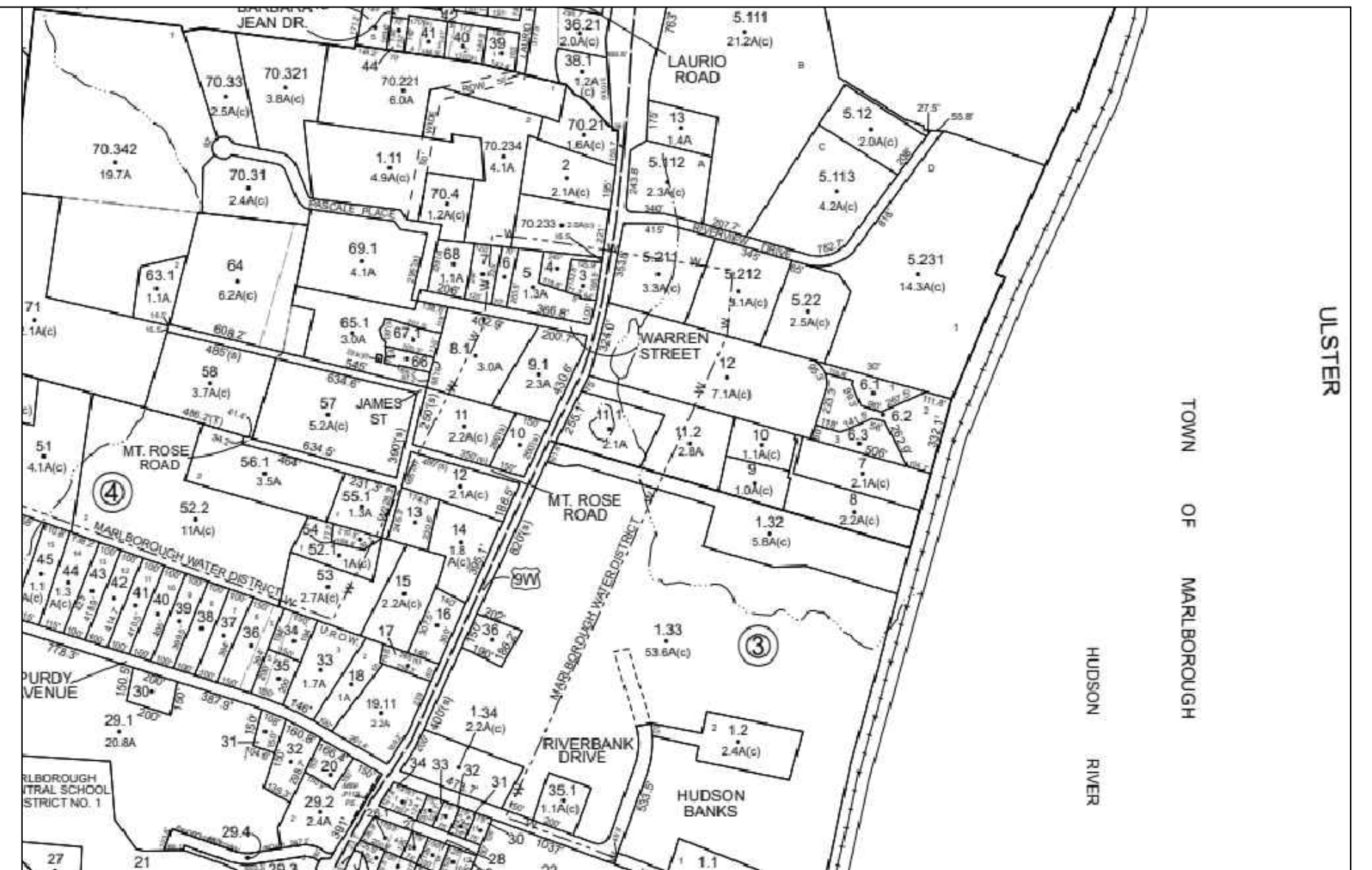
OWNER'S CERTIFICATION

I, _____, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, DO HEREBY STATE THAT I HAVE REVIEWED THIS MAP, CONTENTS, LEGENDS AND DATA, AM FAMILIAR WITH THE SAME AND DO HEREBY CONSENT TO ALL ILLUSTRATIONS, TERMS AND CONDITIONS NOTED ON THIS PLAN.

1424 ROUTE 9W
MARLBOROUGH, NEW YORK 12542

LEGEND

	DENOTES EXISTING UTILITY POLE
	DENOTES EXISTING CONTOUR LINE
	DENOTES EXISTING OVERHEAD WIRES



AREA MAP
SCALE : 1" = 600'

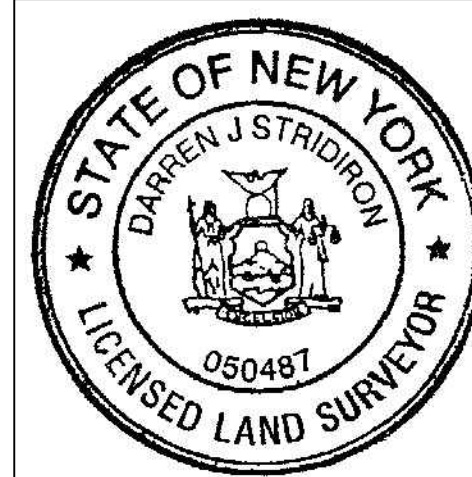
REFERENCES:

- TOWN OF MARLBOROUGH TAX MAP SECTION 109.1.
- DEEDS FILED IN THE ULSTER COUNTY CLERK'S OFFICE:
L-4242 P-178
L-4123 P-11
L-2938 P-283
- MAPS FILED IN THE ULSTER COUNTY CLERK'S OFFICE:
FILED MAP #9222



LOCATION MAP
SCALE : 1" = 2000'

REVISIONS:
3/15/25-PLANNING BOARD COMMENTS



I HEREBY CERTIFY THAT:
THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.
ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.
ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN.
ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.
UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
PLAN PREPARED PURSUANT TO SECTION 7209b OF THE NEW YORK STATE EDUCATION LAW.
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE REPORT.

Darren Stridiron
DARREN J. STRIDIRON, PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENSE No. 050487

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SITE PLAN

MARLBORO MINI STORAGE
LOCATED AT
1424 ROUTE 9W
TOWN OF MARLBOROUGH
COUNTY OF ULSTER, NEW YORK

Date 1/14/25	Work Order	Drawing No.	SHEET
Scale 1" = 30'	2024-MM	SITEPLAN	1/3