

ZONING TABLE

ZONING INFORMATION HD ZONE (HIGHWAY DEVELOPMENT)

ITEMS	REQUIRED	PROVIDED NEW STRUCTURES
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%

NOTES

ER/APPLICANT OF RECORD:
ARLBORO MINI STORAGE
430 ROUTE 9W
ARLBORO, NEW YORK 12542

X GRID No. 109.1-2-11.1
BER 4242 PAGE 178
OT 1 OF FILED MAP #9222

ZONING DESIGNATION: HD-HIGHWAY DEVELOPMENT

DATA TABLE:
IN LOT AREA: 2 ACRES (PROPOSED 2.15 ACRES)
LOT WIDTH REQUIRED: 200' (PROPOSED 250')
IN. LOT DEPTH" 200' (PROPOSED 365')
ARD SETBACKS
FRONT: 75'
EAR: 75'
IDE: ONE 25'
BOTH 50'
PROPOSED BUILDING AREA: 22,000 S.F.
AX. BLDG COVERAGE: 40% (PROPOSED 23.5%)
UILDING HEIGHT: 45' MAXIMUM

EFERENCES:
OWN OF MARLBOROUGH ZONING LAW ADOPTED DECEMBER 1993.

PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED
WETLAND (SEE NOTE 12)
REA OF FEDERAL WETLANDS IS 2,143.6 S.F. (0.049 ACRES)
O PORTION OF THIS PARCEL IS LOCATED WITHIN A FLOOD PLAIN.

E SPECIAL DISTRICTS:
ARLBOROUGH SCHOOL DISTRICT
ARLBOROUGH FIRE DISTRICT

HERE SHALL BE NO OUTSIDE STORAGE OF VEHICLES OR MATERIALS
N THE SITE.

OURS OF OPERATION: MONDAY THRU SUNDAY 6AM TO 9PM.

GHTS SHALL BE DARK SKY COMPLIANT, PROGRAMMED TO GO
ON AT SUNSET AND SHUT OFF AT DAWN.

THE WIDTH (3' \pm) AND LENGTH OF THE EXISTING DITCH IS IN THE
MIT 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 AND LABELED WITHIN A TRAVEL DISTANCE OF 75 FEET
ALONG THE EXTERIOR OF THE BUILDING(S).

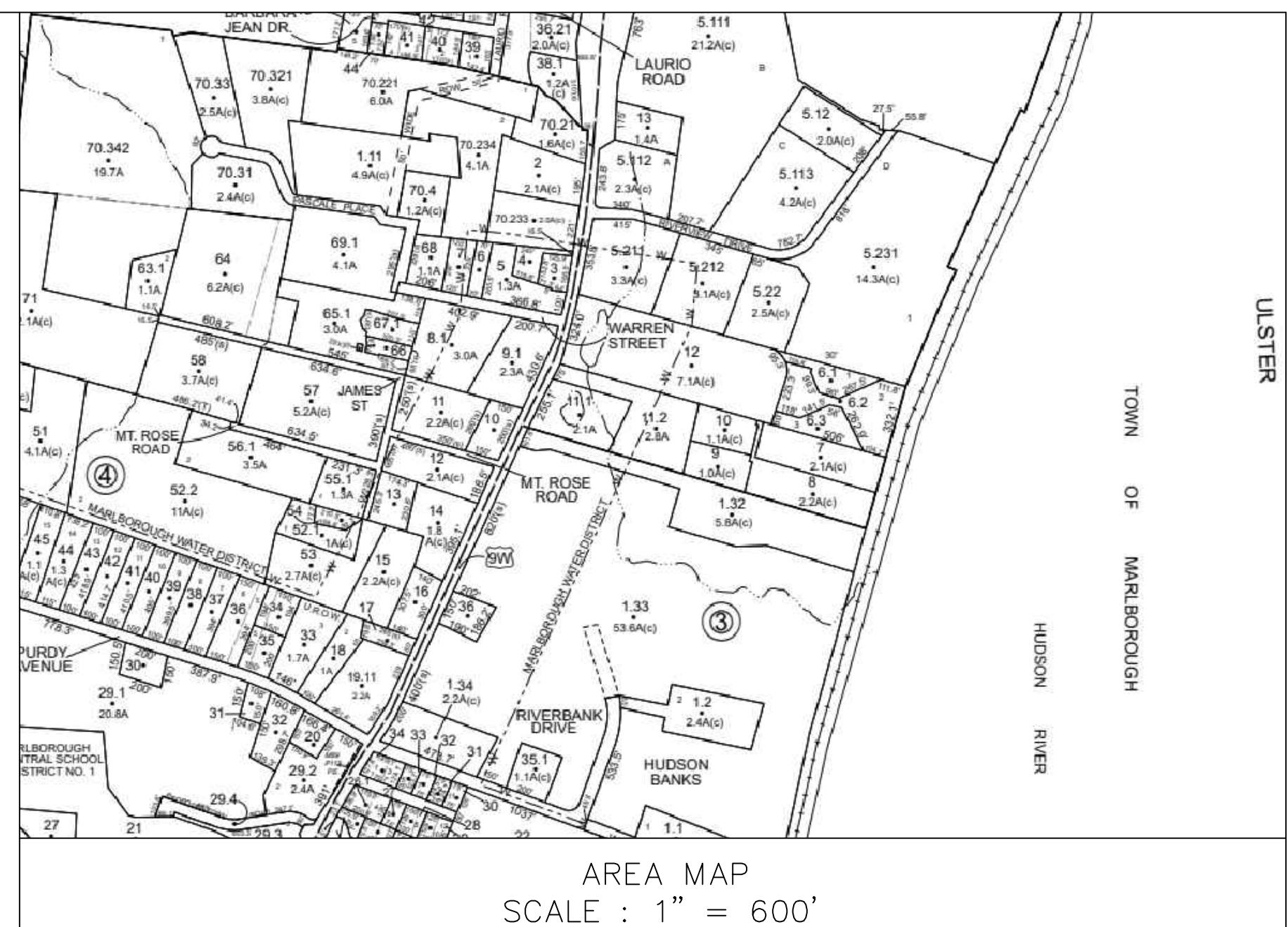
WALL MOUNTED LIGHTS SHALL HAVE A TOP AND FRONT SHIELD
DIRECTING LIGHT DOWNWARD.

ALL PROPOSED DRAINAGE WILL BE DIRECTED TO AN EXISTING DITCH AT THE
ASTERLY PORTION OF THE PROPERTY AND WILL NOT OUTFLOW DIRECTLY
ONTO ANY NEIGHBORING PROPERTIES.

OWNER'S CERTIFICATION

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∅ DENOTES EXISTING UTILITY POLE
— 208 — DENOTES EXISTING CONTOUR LINE
— DENOTES EXISTING OVERHEAD WIRES



AREA MAP
SCALE : 1" = 600'

REFERENCES:

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



LOCATION MAP
SCALE : 1" = 2000'

REVISIONS:
3/15/25—PLANNING BOARD COMMENTS



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 7208m OF THE NEW YORK STATE EDUCATION LAW.
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE REPORT.

HERITAGE LAND SURVEYING, P.C.
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SITE PLAN

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

COUNTY OF ULSTER, NEW YORK			
/25 30'	Work Order 2024-MM	Drawing No. SITEPLAN	SHEET 1/3