

DISTRICT: HD-HIGHWAY DEVELOPMENT DISTRICT

ITEM	REQUIRED	PROPOSED
MINIMUM LOT AREA:	2.00 AC.	0.88± AC.
MINIMUM LOT WIDTH:	200 FEET	>200 FEET
MINIMUM LOT DEPTH:	200 FEET	112.70 FEET
MINIMUM SETBACKS:		
FRONT YARD:	75 FEET	75 FEET
SIDE YARD:	25 FEET	25 FEET
REAR YARD:	75 FEET	75 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET	<35 FEET
MAXIMUM LOT COVERAGE:	40 %	<40 %

PROPOSED USE

155-12 E (4) (B) CAR SALES USE

HOURS OF OPERATION: 7 DAYS A WEEK 8am - 8pm
NUMBER OF EMPLOYEES: 2

PARKING SCHEDULE: 155-27 (A) (2)

RETAIL STORES, STORE GROUPS & SHOPS

SPACES REQUIRED	SPACES PROVIDED
1 FOR EVERY 300 SQ FT OF FLOOR AREA	880 SQ FT OF FLOOR AREA = 3 SPACES

PROPERTY INFORMATION

BOOK AND PAGE: L. 6120 P. 267
SECTION-BLOCK-LOT: 103.3-2-61
ZONING DISTRICT: HD-HIGHWAY DEV. DIST.

OWNER: THOMAS CORCORAN
6 CORCORAN DRIVE
MILTON, NY 12547

TOWN OF MARLBORO PLANNING BOARD ENDORSEMENT

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF MARLBORO, SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION.

ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL.

CHAIRMAN - TOWN PLANNING BOARD DATE

OWNERS ENDORSEMENT

I HEREBY CONSENT TO THE INFORMATION EDPICTED ON THIS SITE PLAN AND ALL CONDITIONS NOTED THEREON AND I AGREE TO THE FILING OF THIS PLAN

OWNER (SIGNATURE) DATE

BY: _____ (PRINT NAME & TITLE)

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY ME, OR UNDER MY DIRECT SUPERVISION ON OR BEFORE THE DATE SHOWN HEREON.

SPENCER S. HALL, NYS LIC. NO. 49138 DATE

REVISION DATES:

SITE PLAN

GRAND SLAM AUTO

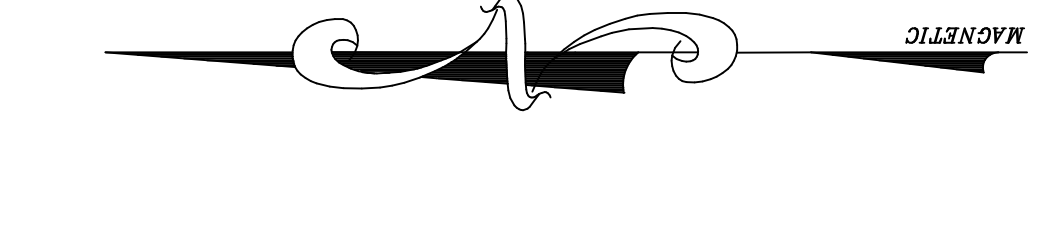
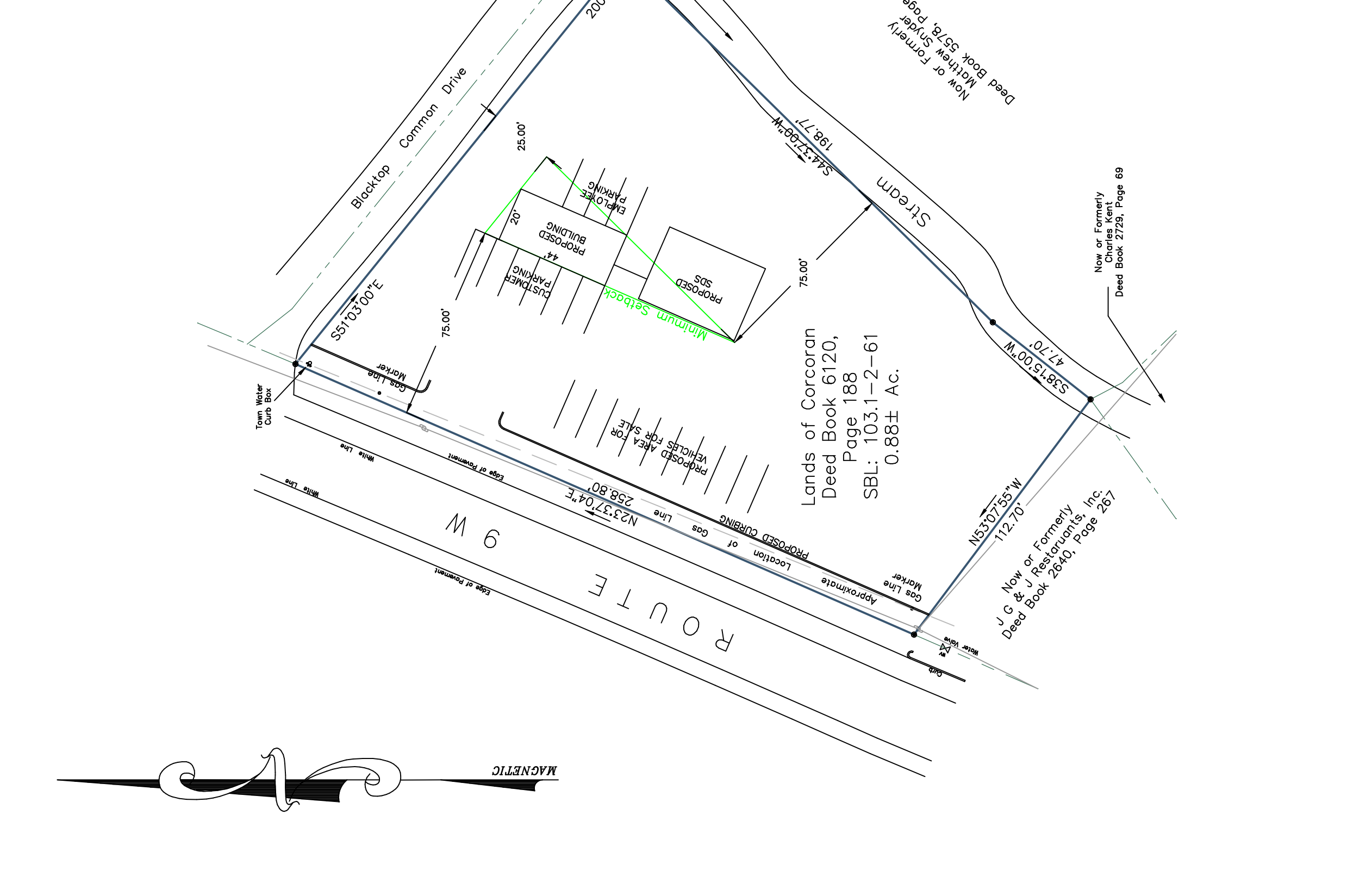
TOWN OF MARLBORO ULSTER COUNTY, NEW YORK

ROUTE 9W

JUNE 16, 2017

Spencer S. Hall
Licensed Land Surveyor
NYS Lic. No. 49138
6244 Route 82
Stanfordville, NY 12581
(845) 868-1262

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



Lands of Corcoran
Deed Book 6120,
Page 188
SBL: 103.1-2-61
0.88± Ac.

Now or Formerly
J C & J Restaurants, Inc.
Deed Book 2640, Page 69

Now or Formerly
Curtis Farms
Deed Book 2728, Page 69

Now or Formerly
Mottler Syster
Deed Book 5578, Page 198