

LEGEND

- TRAFFIC SIGN
- MAILBOX
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- METAL PIPE
- REBAR
- UTILITY
- LIGHT POLE
- BUILDING LIGHT WALL PACK
- SOFFIT LIGHT
- UTILITY POLE
- UTILITY LINE
- STONE WALL
- CHAIN LINK FENCE
- 8' TALL
- SOLID VINYL FENCE



Lands of
MARIE T. CHRISTENSEN, Trustee
Joseph F. Russo Sr. Irrevocable Living Trust
 Deed Liber 5162 Page 164
 Lot 2B UCCO FM #04-1114

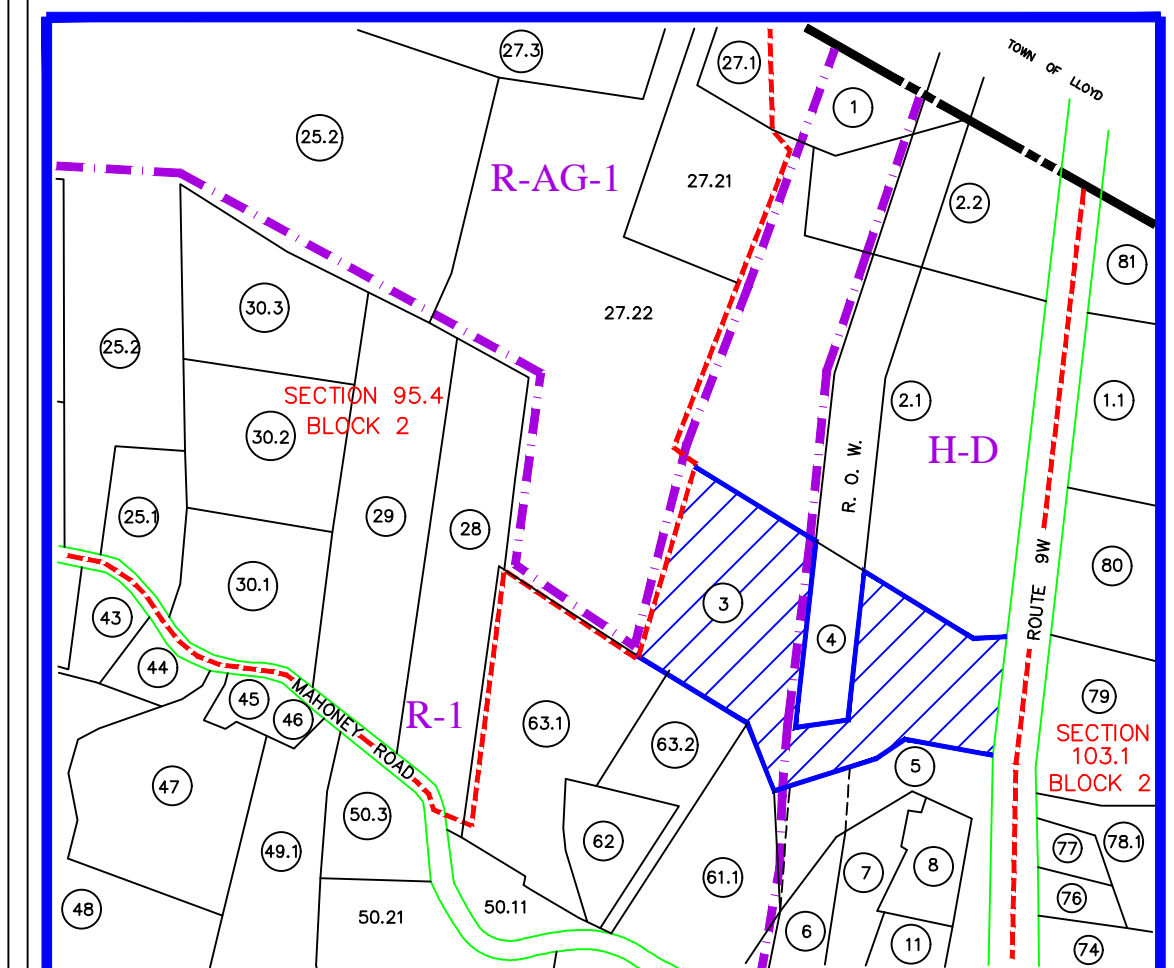
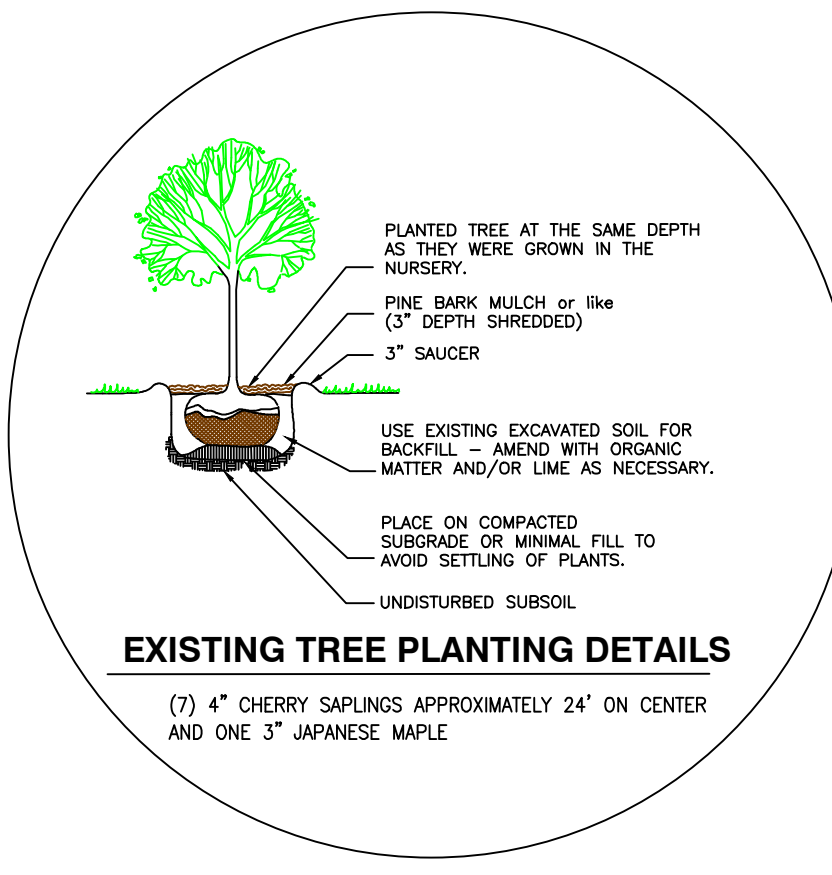
Lands of
ANTHONY M. & MARY ANN MARCHESE
 Deed Liber 2250 Page 082
 Lot 1 UCCO FM #07-284

Lands of
ANTHONY M. & MARY ANN MARCHESE
 Deed Liber 2250 Page 082
 Lot 2 UCCO FM #07-284

Lands of
THE COUNTY OF ULSTER
 Deed Liber 6574 Page 001

Lands of
LUVERA PROPERTIES, LLC
 Deed Liber 6082 Page 184
 Map Reference 4

Lands of
JOSEPH RUSSO
 Deed Liber 1539 Page 048
 UCCO FM #5612



LOCATION MAP SCALE: 1" = 2000'
 USGS QUADRANGLE: POUGHKEEPSIE

SECTION : 103.1, BLOCK : 1, LOT : 3
 TAX MAP SCALE: 1" = 400'

TOTAL AREA : 6.22 ACRES

TABLE OF BULK REQUIREMENTS

ZONING DISTRICT	HD
MINIMUM LOT AREA	2 ACRES
MINIMUM LOT WIDTH	200'
MINIMUM LOT DEPTH	200'
MINIMUM FRONTYARD SETBACK	75'
MINIMUM SIDEYARD SETBACK	25'/50'
MINIMUM REARYARD SETBACK	75'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	40%

TABLE OF BULK REQUIREMENTS

ZONING DISTRICT	R-1
MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH	150'
MINIMUM LOT DEPTH	200'
MINIMUM FRONTYARD SETBACK	35'
MINIMUM SIDEYARD SETBACK	35'/70'
MINIMUM REARYARD SETBACK	50'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	20%

PROPOSED USE:

155-12 E (2) (a) Wholesale and accessory use storage establishment
 Open storage proposed to be fully enclosed by opaque fence six feet in height along Route 9W and North boundary line.

NO ADDITIONAL LIGHTING PROPOSED
 HOURS OF OPERATION: 24 hours/day
 7 days/ week
 NUMBER OF EMPLOYEES: 4 ON SITE, 6-8 truck drivers.

PARKING SCHEDULE

	SPACES REQUIRED	SPACES PROVIDED
WHOLESALE ESTABLISHMENT	6	20
1 PER 2 EMPLOYEES		

OWNER'S CERTIFICATION

The undersigned, owner or owner's authorized representative of the property shown on this plot, does hereby certify that he/she has reviewed this plot, is familiar with this map, its contents and its notes and hereby consents to all said terms and conditions as stated hereon.

Signature _____ Date _____

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 plot as approved shall void this approval.

Chairperson - Town Planning Board _____ Date _____

NOTES:

- Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's Seal is a violation of Section 7209, Subdivision 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 inked seal or his/her embossed seal shall be considered to be valid true copies.
- Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.
- Subject to whatever state of facts a complete Search of Title may reveal.
- Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Professional Land Surveyors as adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the parties so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.
- Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.
- Road bounds shown based on NYS DOT S.H. 5001 Maps 1 and 2.
- Building shown hereon served by underground utilities.
- Parcel served by municipal water.
- Contours based on field survey. Elevations are approximate NAVD88 derived by RTK GPS observations.

MAP REFERENCE:

- "Final Map of Subdivision of Lands of Anthony & Mary Ann Marchese" filed with the Ulster County Clerk's Office on 31 August, 2007 as Filed Map No. 07-284.
- "Final Map of Subdivision Prepared for Joseph P. Russo" filed with the Ulster County Clerk's Office on 30 August, 2004 as Filed Map No. 04-1114.
- "Site Plan Map Prepared for Formisano Recycling Center, Inc." dated 26 June, 1990 by Roy H. Pauli, L.S.P.C.
- "Map Prepared for Frank A. Salzano Jr." dated 25 June, 1985 by Robert C. Burgher L.S.P.E.
- "Map Prepared for Joseph Russo" filed with the Ulster County Clerk's Office on 11 February, 1985 as Filed Map No. 5612.

DEED REFERENCE:
 Ulster Savings Bank
 - to -
 Twin Pond Enterprises, Inc.
 Deed Liber 6054 Page 223
 Dated 06 September, 2016

RECORD OWNER:
 Twin Pond Enterprises, Inc.
 c/o Dane Mannese
 155 Mahoney Road
 Milton, NY 12547



BROOKS & BROOKS
 Land Surveyors, P.C.
 11 Main Street,
 Highland, NY 12528
 845-691-7339

Patricia Pauli Brooks, L.S. Registration No. 49795
 Richard C. Brooks, L.S. Registration No. 49600

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on 25 October, 2016 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors.

By: Patricia Pauli Brooks, L.S. map check 11-09-16
 © Copyright 2016, by Brooks & Brooks, L.S.P.C. planning check 12-05-16
 01 November, 2016 PROJ#8399, DWG#8399site.DWG

- REVISED: 06 October, 2020 - update improvements
- REVISED: 18 April, 2019 - PB comment revisions
- REVISED: 05 September, 2018 - proposed plantings
- REVISED: 23 August, 2018 - DOT entrance, fence, title
- REVISED: 04 May, 2018 - revised DOT curbing/entrance
- REVISED: 22 March, 2018 - Drainage, address PB comments
- REVISED: 28 February, 2018 - revise drainage per eng.
- REVISED: 04 April, 2017 - revise entrance, parking, landscaping
- REVISED: 28 February, 2017 - update
- REVISED: 08 December, 2016 - planning check

MAP OF SITE PLAN
 PREPARED FOR
**MANNESSE TRUCKING
 & VALLEY PALLET
 RECYCLERS**
 - SITUATE -
 TOWN OF MARLBOROUGH ULSTER COUNTY, NEW YORK

GRAPHIC SCALE (IN FEET)
 1 inch = 50 ft.