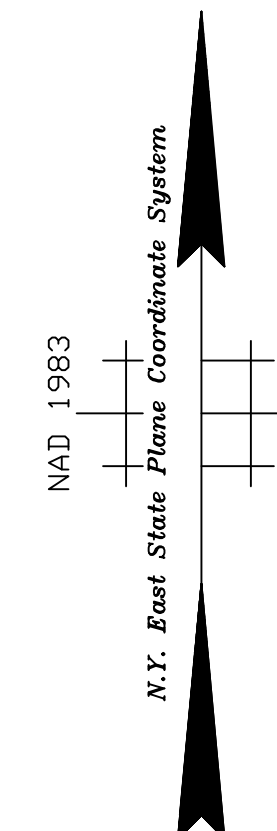
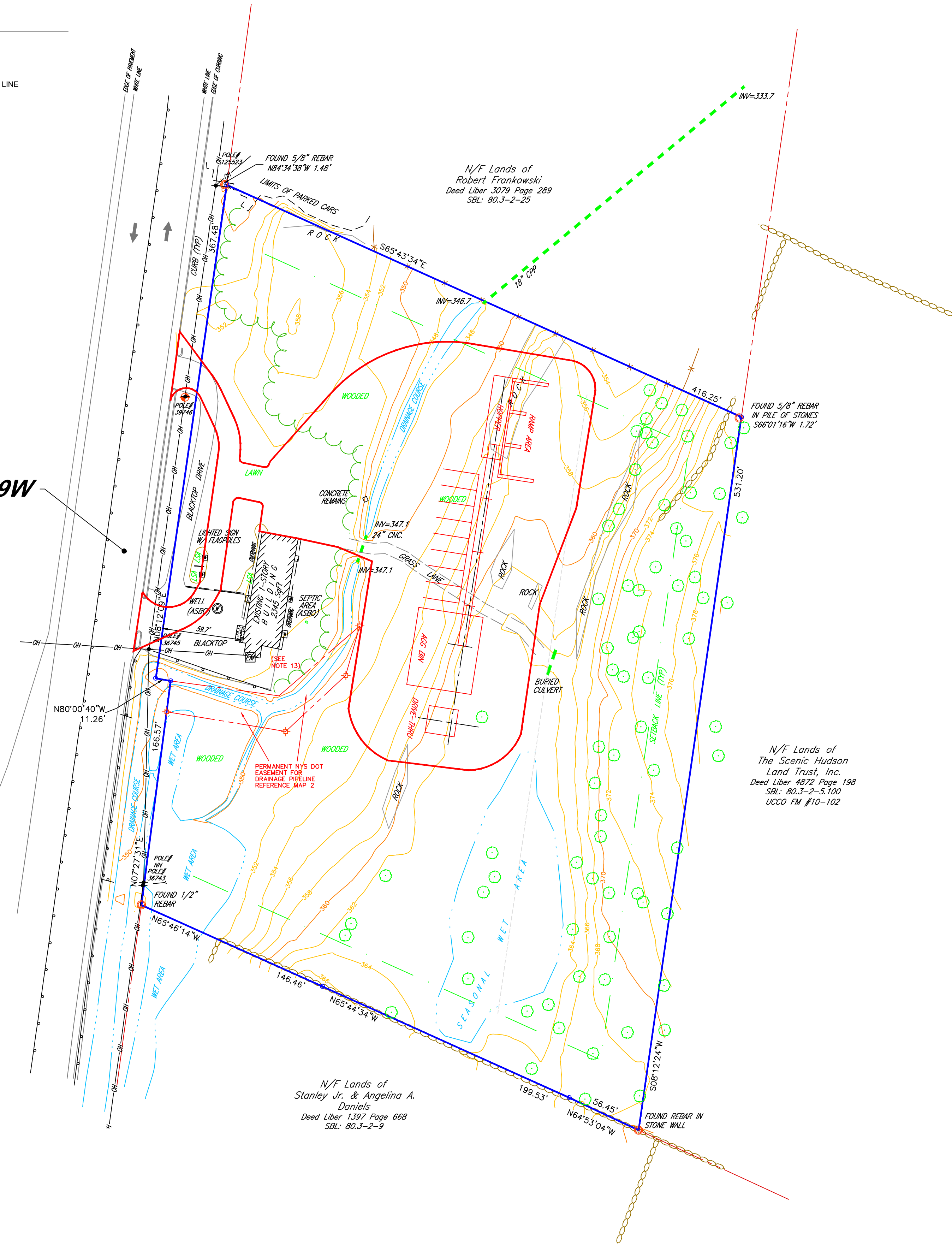


LEGEND

	EXISTING CONTOUR
	BOUNDARY LINE
	APPROXIMATE TAX MAP LINE
	STONE WALL
	OVERHEAD WIRES
	EDGE OF WOODS
	DEPRESSED CURB
	CHAIN LINK FENCE
	METAL GUIDE RAIL
	UTILITY POLE
	GUY WIRE
	ELECTRIC METER
	WATER WELL
	TRAFFIC SIGN
	AIR CONDITIONING UNIT
	FLAG POLE
	WHEEL STOP
	LANDSCAPED AREA
	TYPICAL
	AS SHOWN BY OWNER
	REBAR
	MONUMENT
	DECIDUOUS TREE

N.Y.S. ROUTE 9W
(ASPHALT ROADWAY)

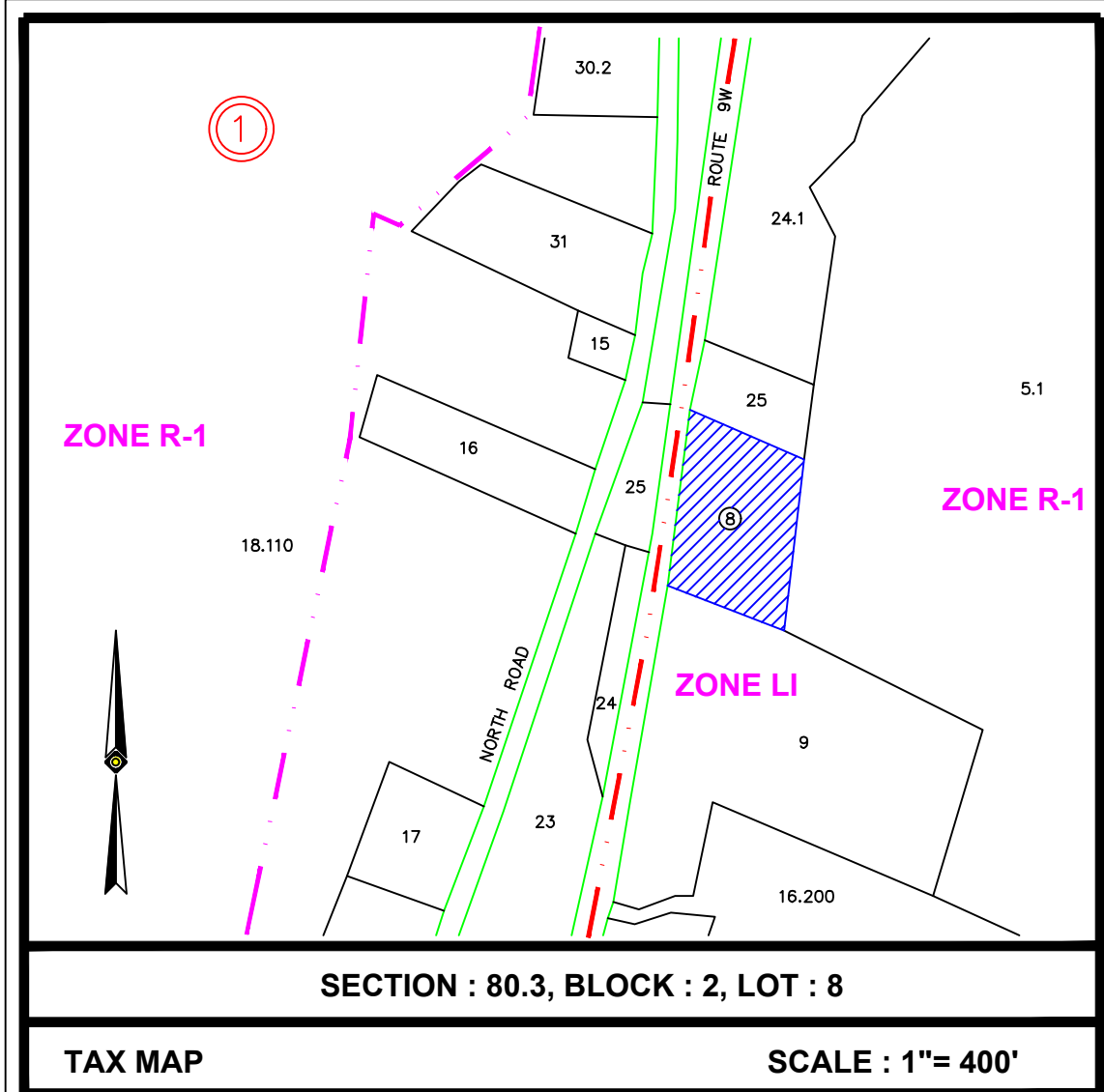
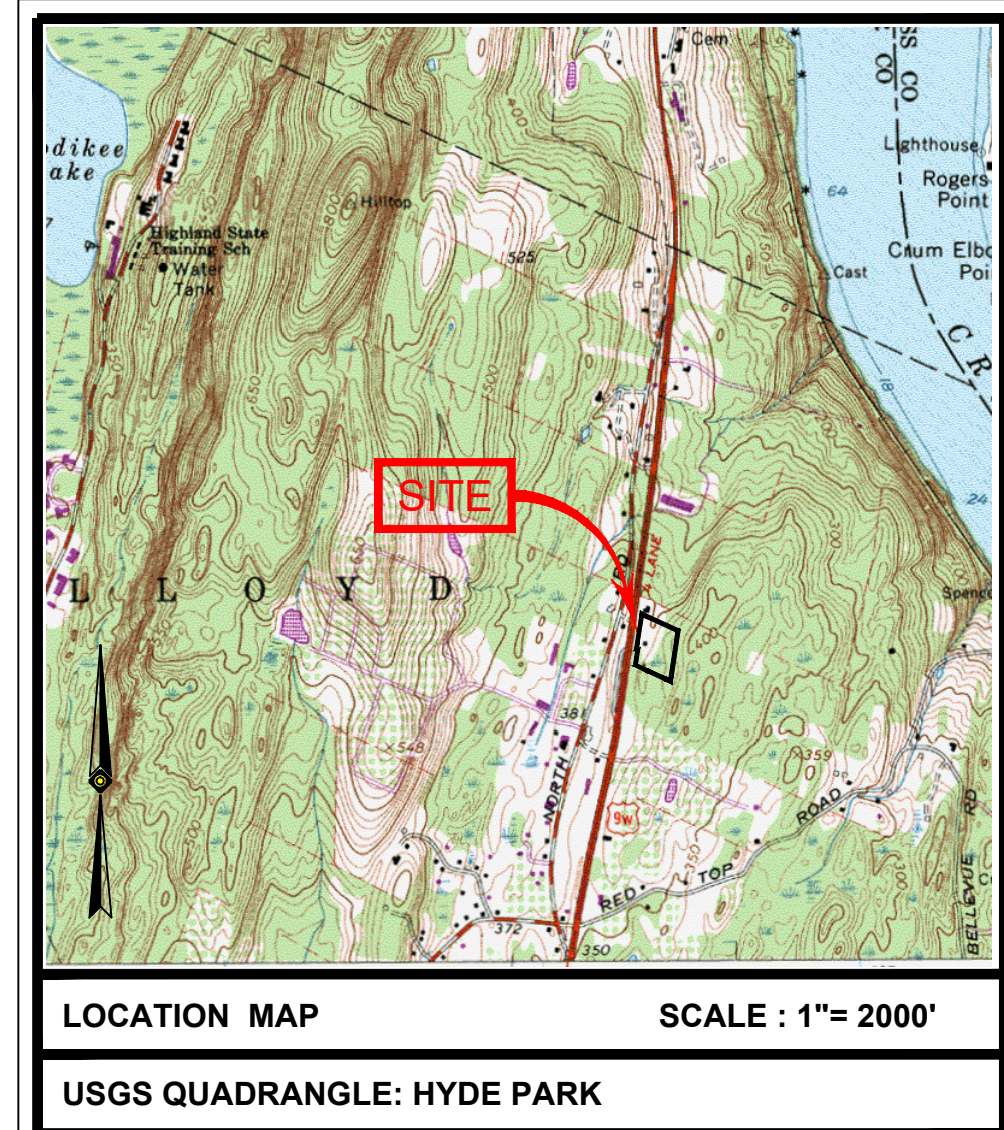


ZONING TABLE

ZONING INFORMATION
LI DISTRICT
SOURCE TOWN ZONING MAP

ITEMS	REQUIRED	PROPOSED
MIN LOT AREA	1 ACRE	4.82 ACRES
MIN LOT WIDTH	150'	534'
MIN LOT DEPTH	150'	402'
MIN FRONT YARD	75'	59.7'
MIN 1 SIDE YARD	35'	201.9'
SIDE TOTAL	70'	417.8'
MIN REAR YARD	35'	310.6'
MAX BUILDING HEIGHT	45'	<45'
MAX BUILDING COVERAGE	35%	12%

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED 4/07/2010 AS AVAILABLE ON ECODE360.COM



TOTAL AREA : 4.82 ACRES

ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON RTK/GPS OBSERVATIONS AT THE TIME OF THE SURVEY.
TEMPORARY BENCHMARKS SET:
TBM-A SPIKE SET UTILITY POLE 39746, ELEVATION= 353.59

SEVEN (7) DAYS PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SURVEY HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED.
ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION. SURVEYOR IS NOT RESPONSIBLE FOR CONTRACTOR'S FAILURE TO COMPLY.

PROPOSED USE:
ZONING 100 ATTACHMENT 1 USE TABLE
LIGHT MANUFACTURING/ASSEMBLY OF SAND STONE & CEMENT
OFFICE FOR LIGHT INDUSTRIAL USE

HOURS OF OPERATION:

NUMBER OF EMPLOYEES:

PARKING SCHEDULE

	SPACES REQUIRED	SPACES PROVIDED
INDUSTRIAL USE.....	1/EMPLOYEE OR 2/1000Sqft	

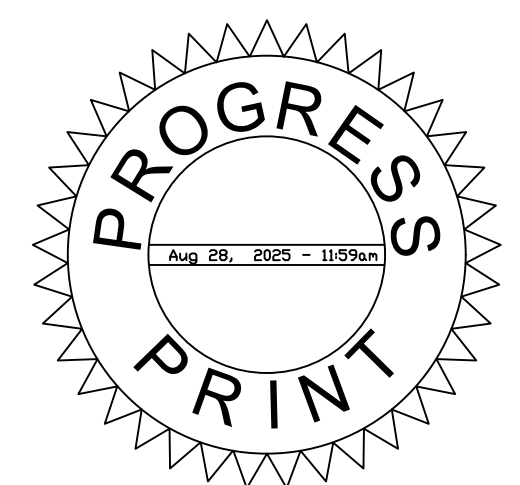
- NOTES:**
- UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
 - SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY.
 - THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. (THE SURVEYOR). INFORMATION PROVIDED BY THE CLIENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON, CHANGES TO THE PROPERTY AFTER THE FIELD DATE ARE NOT THE RESPONSIBILITY OF THE SURVEYOR.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS IMPORTANT THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. BOUNDARY AND EASEMENT LINES ARE BASED UPON AVAILABLE DOCUMENTATION AT THE TIME OF SURVEY AND ARE SUBJECT TO SAID TITLE REPORT. THIS SURVEY DOES NOT ADDRESS OWNERSHIP AND POSSIBLE RIGHTS OF ADJOINING PROPERTIES. THIS SURVEY IS THE OPINION OF THE SURVEYOR AND IS NOT A LEGAL DECISION REGARDING PROPERTY BOUNDARY OR RIGHTS.
 - SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
 - 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. ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
 - N.Y.S. ROUTE 9W ROAD BOUNDS BASED ON REFERENCE MAP 3.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - SUBJECT TO A PERMANENT DRAINAGE EASEMENT AS PER REFERENCE MAP.
 - PARCEL CONTAINS FEDERAL WETLANDS, NOT SHOWN HEREON, AND IS THEREFORE SUBJECT TO ALL REGULATIONS PROMULGATED THEREUNDER.
 - EXISTING CONTOURS BASED ON ACTUAL FIELD SURVEY. ELEVATION DATUM IS NAVD88 BASED ON RTK GPS OBSERVATIONS TAKEN AT THE TIME OF THIS SURVEY.
 - BEARINGS ARE WITH REFERENCE TO NAD 83 NEW YORK STATE PLANE COORDINATE SYSTEM, EAST ZONE, WITH A VARIANCE OF -14°58'54" FROM DEED LIBER 3442 PAGE 231.
 - SUBJECT TO CONSTRUCTION RIGHTS AS PER REFERENCE MAP 2.

- REFERENCE MAP:**
- NEW YORK STATE DEPARTMENT OF TRANSPORTATION APPROPRIATION MAP NO. 234, PARCEL NO. 242, POST PART 1, SH NO. 231.
 - NEW YORK STATE DEPARTMENT OF TRANSPORTATION APPROPRIATION MAP NO. 52.6, POST PART 1, SH NO. 231.
 - NEW YORK STATE DEPARTMENT OF TRANSPORTATION APPROPRIATION MAP NO. 52.5, SHEETS 1&2, POST PART 1, SH NO. 231.

REFERENCE DEED :
JEAN ROUMELIS
- to -
ALDO J. SANTINI, JR.
MARY E. SANTINI
DEED LIBER 3442 PAGE 231
DATED 23 OCTOBER, 2002
FILED 29 OCTOBER, 2002

RECORD OWNER :
ALDO J. JR. & MARY E. SANTINI
254 MT. ZION ROAD
MARLBORO NY, 12542

APPLICANT:
3260 ROUTE 9W HIGHLAND NY, LLC
c/o LUKE CLEMENTE
PO BOX 171
WATERLIET NY, 12189



OWNER'S CERTIFICATION

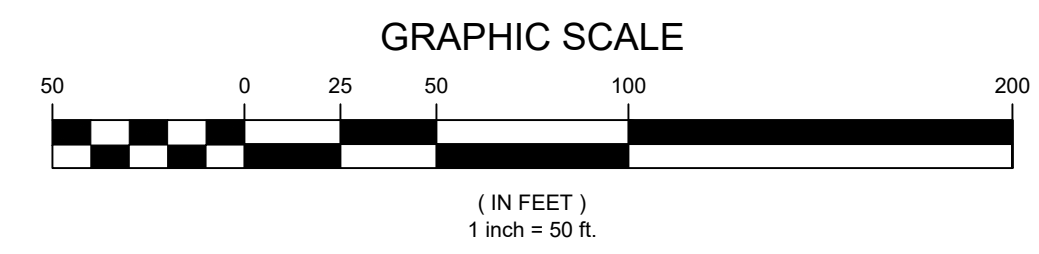
THE UNDERSIGNED, OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE OF THE PROPERTY SHOWN ON THIS PLAT, DOES HEREBY CERTIFY THAT HE/SHE HAS REVIEWED THIS PLAT, IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS NOTES AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

Signature _____ Date _____

PLANNING BOARD ENDORSEMENT

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF LLOYD, SUBJECT TO ALL CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL.

Chairperson - Town Planning Board _____ Date _____



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.

PATRICIA PAULI BROOKS, L.S.
NEW YORK PROFESSIONAL LAND SURVEYOR #46795

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	04-07-25				
FIELD BOOK NO.	HV# 18				
FIELD BOOK PG.	PG 63				
FIELD CREW	BN/DD				
DRAWN	GIO				
CLOSED					
REVIEWED	S.D.	APPROVED	P.P.B.	DATE	04-18-2025
		SCALE	1" = 50'	FILE NO.	12-250097-00
		DWG. NO.	1	OF	1

MAP OF SITE PLAN PREPARED FOR
3260 ROUTE 9W
HIGHLAND NY, LLC
SBL: 80.3-2-8 TOWN OF LLOYD
COUNTY OF ULSTER, STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC P C
11 MAIN STREET
HIGHLAND, NY 12528
845.691.7339
WWW.CPASURVEY.COM

WARREN, NJ 08066-8899
CHATEAUGAY, PA 15722-8899
MET. LAUREL, MD 20630-2099
MASSACHUSETTS, NY 14636-8811
LONG BEACH, NY 11560-2045
SOUTH BEND, IN 46608-2044
REAR, NY 13721-2044
BOCHSTER, NY 14724-2044
PITTSBURGH, PA 15222-2044
FT. LAUDERDALE, FL 33325-2044

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