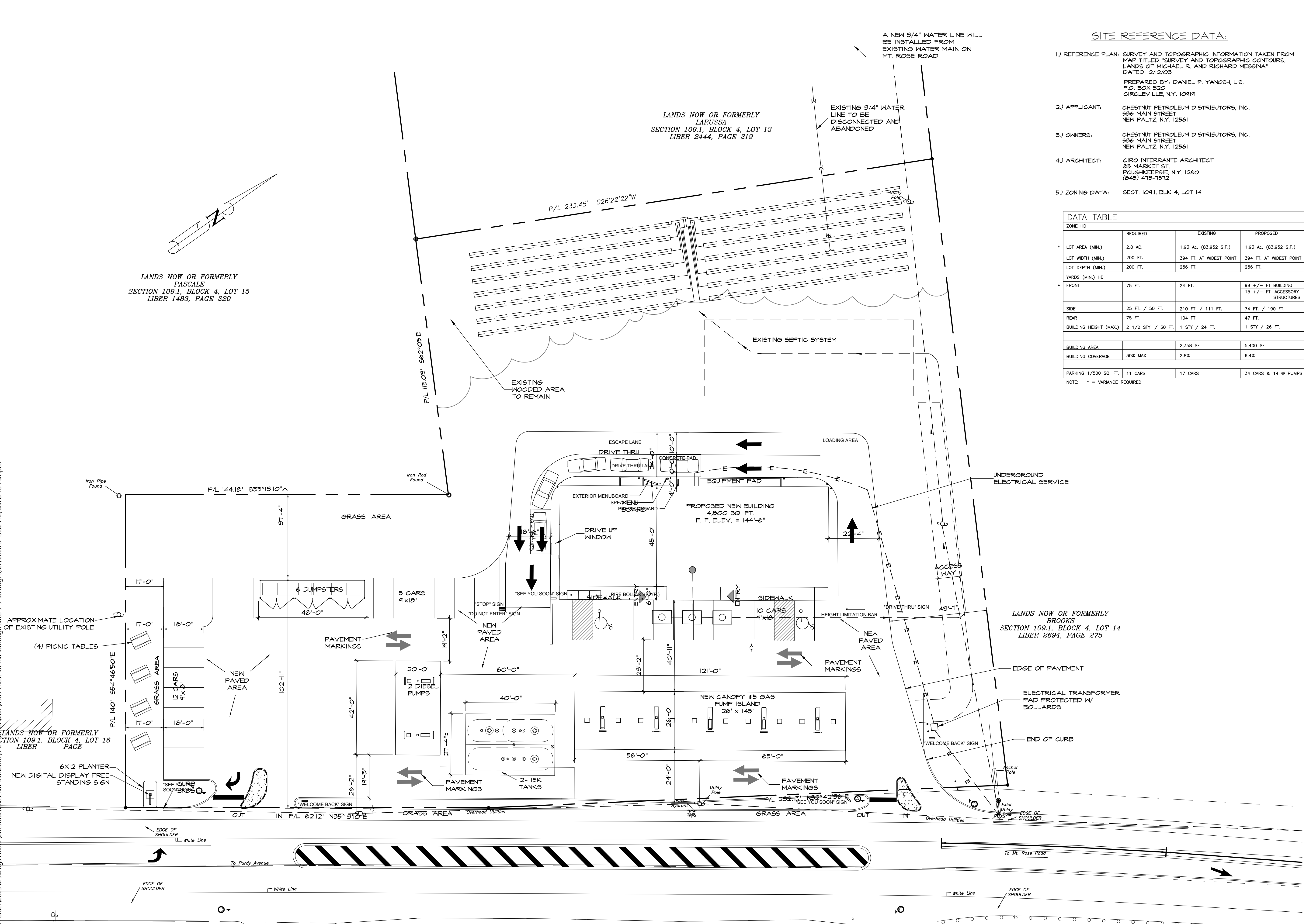


\\BOOKWORLD\Public\CIA-Projects\Folder\2015 Drawings\Folder\Chestnut Marlboro\9-2-15.dwg, 9/27/2016 3:45:52 PM, DWG To PDF.pc3



SITE REFERENCE DATA:

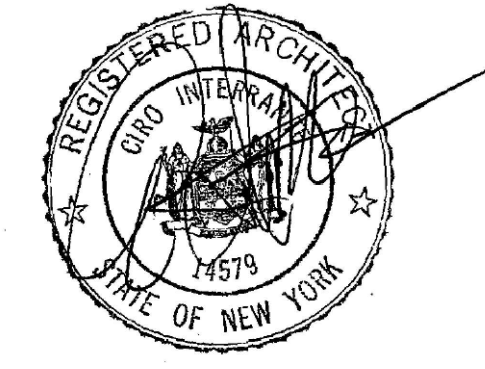
- 1) REFERENCE PLAN: SURVEY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAP TITLED "SURVEY AND TOPOGRAPHIC CONTOURS, LANDS OF MICHAEL R. AND RICHARD MESSINA" DATED: 2/12/09
PREPARED BY: DANIEL P. YANOSH, L.S. P.O. BOX 520 CIRCLEVILLE, N.Y. 10414
- 2) APPLICANT: CHESTNUT PETROLEUM DISTRIBUTORS, INC. 956 MAIN STREET NEW PALTZ, N.Y. 12561
- 3) OWNERS: CHESTNUT PETROLEUM DISTRIBUTORS, INC. 956 MAIN STREET NEW PALTZ, N.Y. 12561
- 4) ARCHITECT: CIRO INTERRANTE ARCHITECT 85 MARKET ST. Poughkeepsie, N.Y. 12601 (845) 473-1512
- 5) ZONING DATA: SECT. 109.1, BLK 4, LOT 14



2 AREA LOCATION MAP
SPI SCALE: 1" = 2000'

ZONE HD	REQUIRED	EXISTING	PROPOSED
LOT AREA (MIN.)	2.0 AC.	1.93 AC. (83,952 S.F.)	1.93 AC. (83,952 S.F.)
LOT WIDTH (MIN.)	200 FT.	394 FT. AT WIDEST POINT	394 FT. AT WIDEST POINT
LOT DEPTH (MIN.)	200 FT.	256 FT.	256 FT.
YARDS (MIN.) HD	75 FT.	24 FT.	99 +/- FT. BUILDING 15 +/- FT. ACCESSORY STRUCTURES
FRONT	25 FT. / 50 FT.	210 FT. / 111 FT.	74 FT. / 190 FT.
REAR	75 FT.	104 FT.	47 FT.
BUILDING HEIGHT (MAX.)	2 1/2 STY. / 30 FT.	1 STY. / 24 FT.	1 STY. / 26 FT.
BUILDING AREA		2,358 SF	5,400 SF
BUILDING COVERAGE	30% MAX	2.8%	6.4%
PARKING 1/500 SQ. FT.	11 CARS	17 CARS	34 CARS & 14 PUMPS

NOTE: * = VARIANCE REQUIRED



OWNER'S CONSENT

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREOF STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

APPLICANT _____ DATE _____

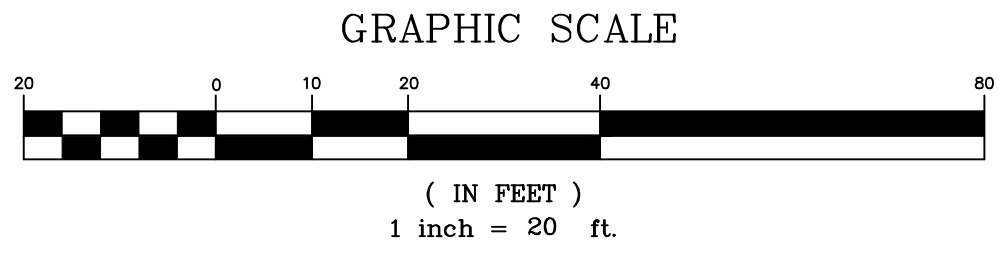
PLANNING BOARD APPROVAL BLOCK

SITE PLAN
SPI SCALE: 1" = 20'-0"

TAX MAP DESIGNATION: SECTION 109.1, BLOCK 4, LOT 14
ACREAGE: 83,952 SQ. FT. (1.93 ± ACRES)

DEED REFERENCE: LIBER 2694 PAGE 275

ZONING DISTRICT HD



NOTE: BEFORE ANY DIGGING ON THE SITE TAKES PLACE, THE CONTRACTOR MUST FIRST CALL THE UNDERGROUND FACILITIES PROTECTION ORGANIZATION (UPPO) AT 1-800-462-1962 TO IDENTIFY AND LOCATE ALL UNDERGROUND FACILITIES.

Revisions

No.	Date	Description
No. 1	2-16-15	GENERAL REVISIONS
No. 2	4-2-15	GENERAL REVISIONS
No. 3	4-7-15	GENERAL REVISIONS
No. 4	5-26-15	QUEL
No. 5	6-15-15	PER MHE COMMENTS
No. 6	10-24-15	PER CPD COMMENTS
No. 7	10-31-15	COORDINATION
No. 8	1-8-16	DATA TABLE
No. 9	4-22-16	COORDINATION
No. 10	9-9-16	GENERAL REVISIONS



PROPOSED SITE PLAN & SITE DETAILS

PROPOSED SITE PLAN FOR:
CHESTNUT MART OF MARLBOROUGH
1417 ROUTE 9W MARLBOROUGH, NY

CIRO INTERRANTE ARCHITECT, P.C.
85 MARKET STREET Poughkeepsie, New York 12601
(845) 473-1512 Office (845) 473-1525 Fax

Project No: 03-05
DRAWN BY: BM/MW/GG
ISSUED DATE: 5 MARCH 2015

SHEET NO. SP1 SITE PLAN