



SITE LOCATION MAP
SCALE: 1" = 2,000'

SITE STATISTICS

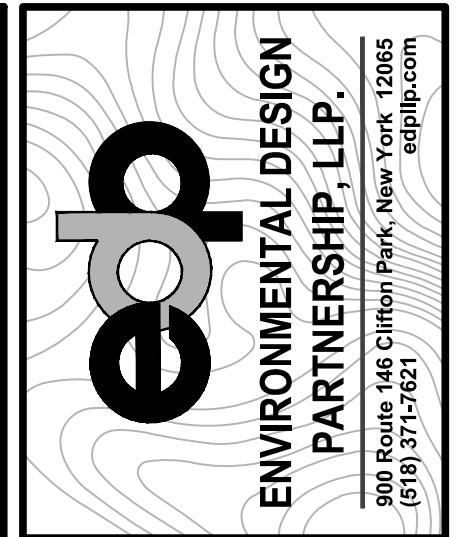
EXISTING ZONING	LI LIGHT INDUSTRIAL		
PARCEL AREA	4.82± ACRES		
PROPOSED LAND USE	BATCH CONCRETE PLANT		
BUILDING AREA	2,200 SF		
EXISTING	4,200 SF		
PROPOSED	6,400 SF		
TOTAL			
PROPOSED LOT COVERAGE	9.6% (MAX 35% REQUIRED)		
BUILDING HEIGHT	TOP OF SILO 59 FEET (TOP OF BUILDING, MAX 45' REQUIRED)		
MINIMUM BUILDING SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT YARD	N/A	59 FT	354 FT
REAR YARD	35 FT	310 FT	171 FT
SIDE YARD	35 FT (70' TOTAL)	199 FT	47 FT (213' TOTAL)
WATER	EXISTING DRILLED WELL		
SEWER	EXISTING ON SITE SEPTIC		
STORMWATER	ON-SITE		
PROPOSED WETLAND IMPACTS	0.074 ACRES		



LANDS N/F OF THE
SCENIC HUDSON LAND
TRUST, INC.
DEED LIBER 4872 PAGE 198
SBL: 80.3-2-5.100
UCCO FM #10-102

LANDS N/F OF
ROBERT FRANKOWSKI
DEED LIBER 3079 PAGE 289
SBL: 80.3-2-25

LANDS N/F OF
STANLEY JR. &
ANGELINA A. DANIELS
DEED LIBER 1397 PAGE 668
SBL: 80.3-2-9



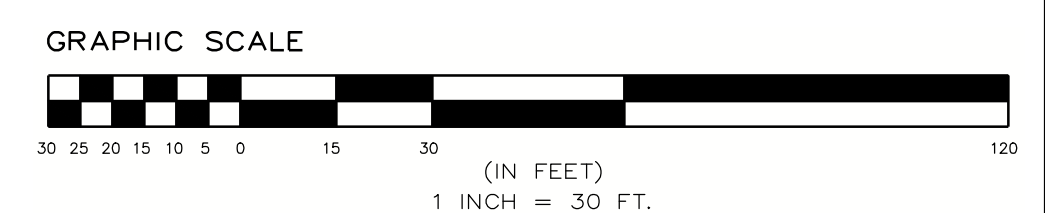
LIGHT INDUSTRIAL DEVELOPMENT
BATCH CONCRETE PLANT
OWNER: 3260 ROUTE 9W HIGHLAND NY LLC
LOCATED AT 3260 ROUTE 9W
TOWN OF LLOYD
COUNTY OF ULSTER, NY
TAX MAP ID 80.3-2-8
MARCH 6, 2026

DRAWN BY	EK	
CHECK BY	GV	
EDP PROJECT NUMBER	XXX	
<small>ALL ALTERATIONS TO THESE DOCUMENTS MUST BE MADE IN ACCORDANCE WITH THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT. THE USER OF THESE DOCUMENTS IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE USER OF THESE DOCUMENTS IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE USER OF THESE DOCUMENTS IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL, STATE AND FEDERAL AGENCIES.</small>		
REVISION	DATE	BY

SCALE:
1"=30'

SHEET TITLE:
CONCEPTUAL SITE PLAN

SHEET:
1 of 1



H:\ULSTER\LLOYD\Route 9W\2800 Elements\05-dwg\Concept\CONCEPT_2.dwg, Mar 06, 2026 01:47:01PM