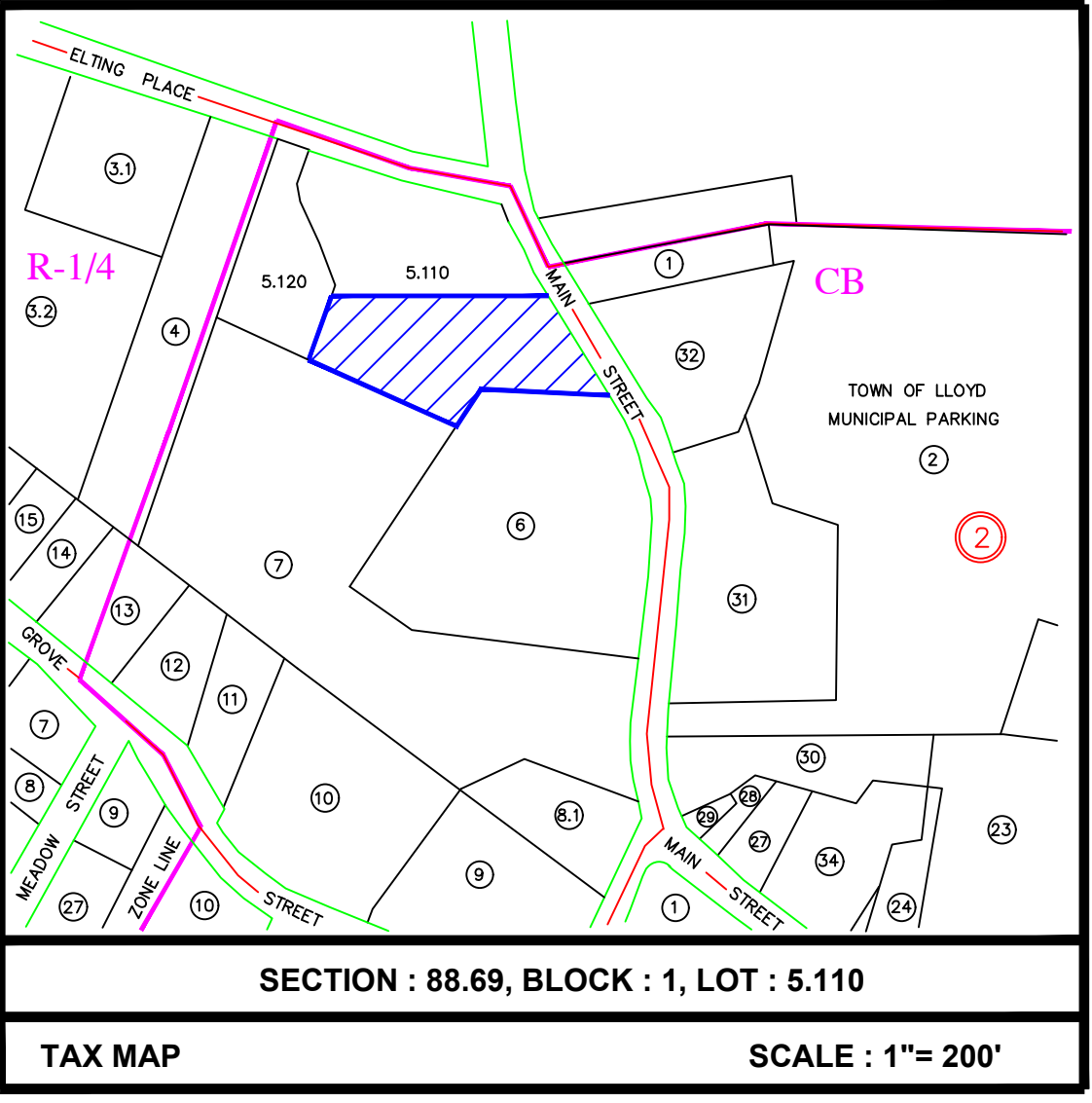
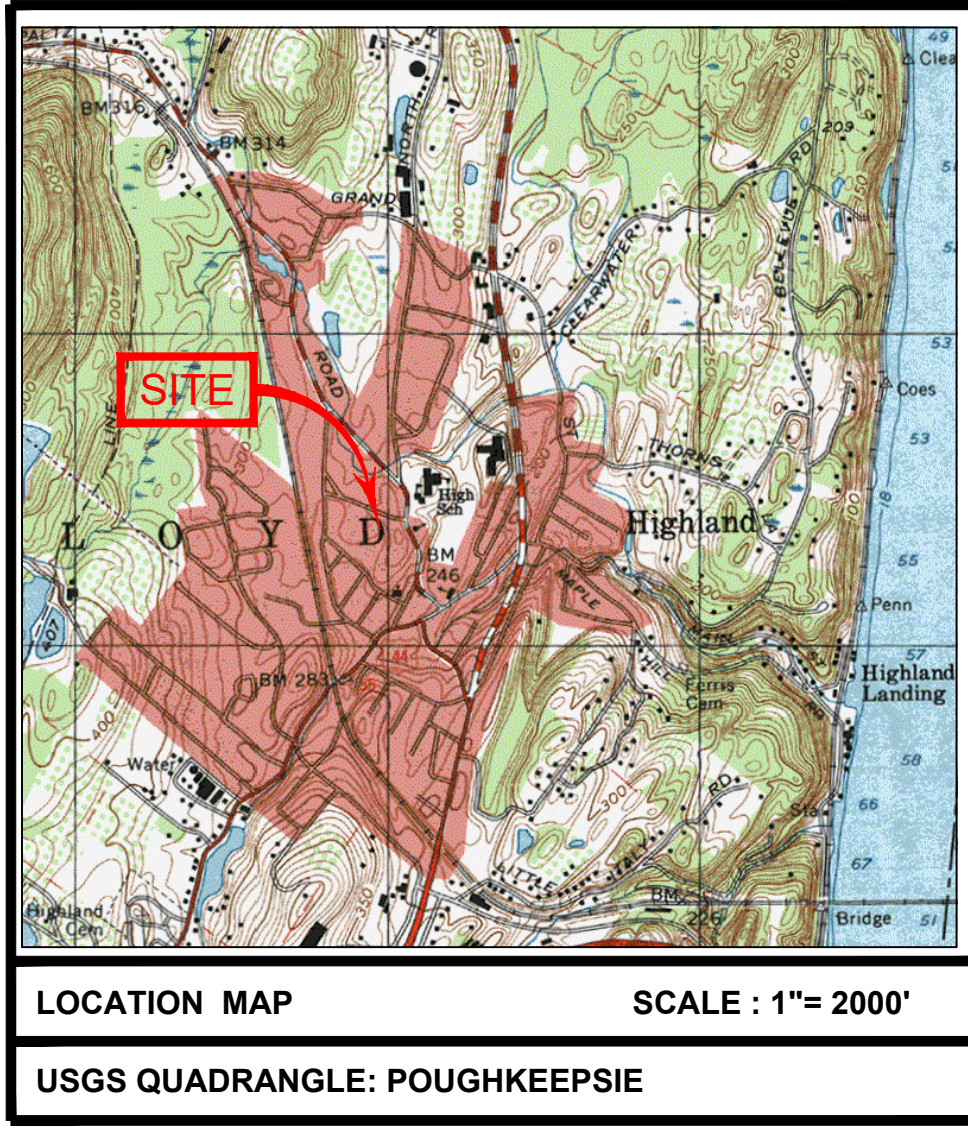
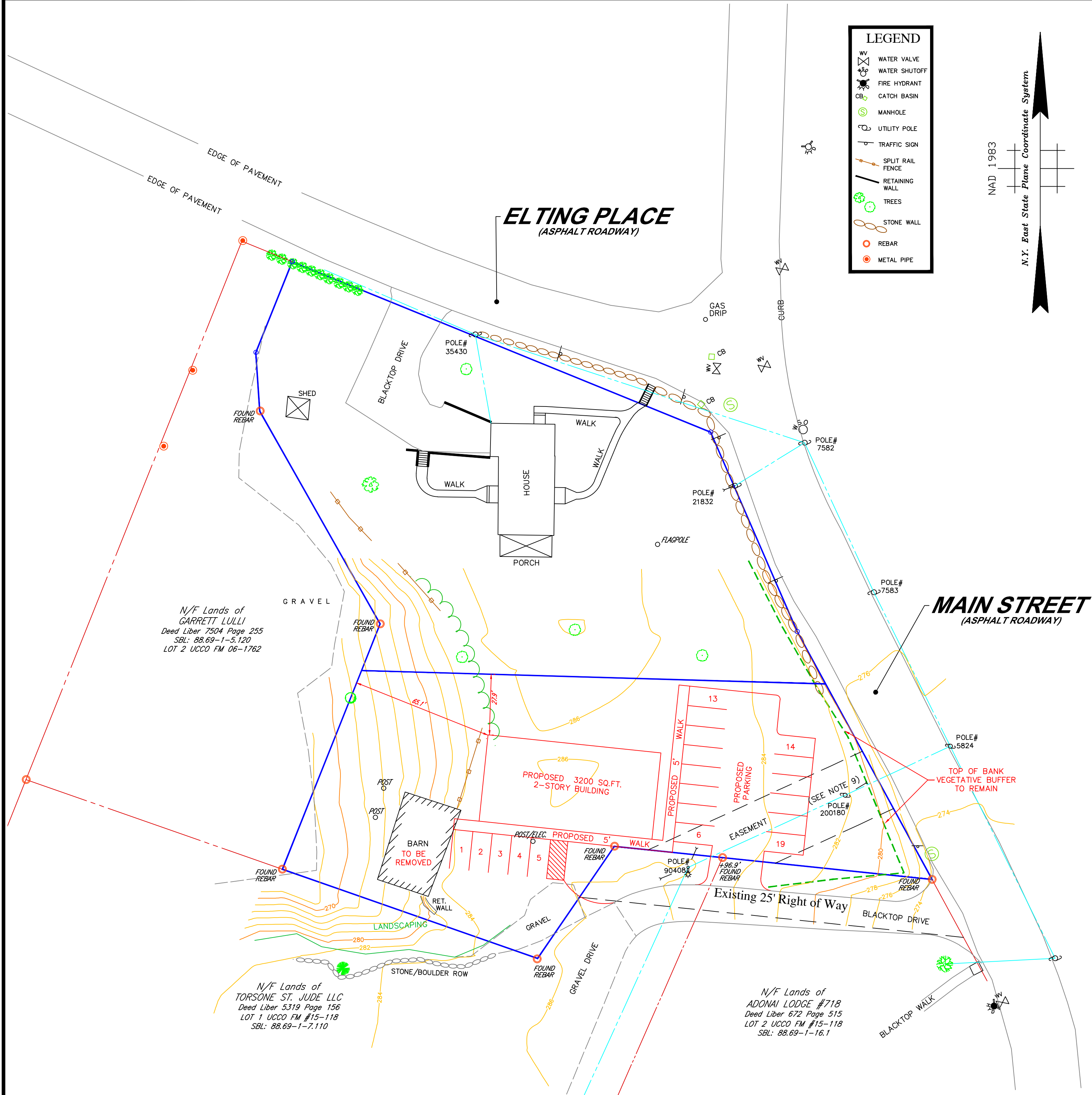




TOTAL AREA : 0.575 ACRES

ZONING TABLE		
ZONING INFORMATION		
CB DISTRICT		
SOURCE TOWN ZONING MAP		
ITEMS	REQUIRED	PROPOSED
MIN LOT AREA	5,000 SqFt	25,052 SqFt
MIN LOT WIDTH	20'	±103'
MIN LOT DEPTH	100'	±214'
MIN FRONT YARD	-	-
MIN 1 SIDE YARD	-	-
SIDE TOTAL	-	-
MIN REAR YARD	25'	65.1'
MAX BUILDING HEIGHT	35'	<35'
MAX BUILDING COVERAGE	80%	13%

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED 4/07/2010 AS AVAILABLE ON ECODE360.COM
PARCEL IS LOCATED IN AN ULSTER COUNTY DESIGNATED URBAN AREA.

PROPOSED USE:
FIRST FLOOR: 600 SqFt SERVICE BUSINESS – CATERING BUSINESS
2600 SqFt RETAIL & SERVICE – BICYCLE SALES & SERVICE
SECOND FLOOR: 2 (2) BEDROOM APARTMENTS
2 (1) BEDROOM APARTMENTS

PARKING SCHEDULE		
	SPACES REQUIRED	SPACES PROVIDED
RETAIL & SERVICE.....	12	12
4/1000SqFt GROSS AREA		
RESIDENTIAL (1 BEDROOM).....	3	3
1.5 SPACES PER BEDROOM		
RESIDENTIAL (2 BEDROOM).....	4	4
2 SPACES PER BEDROOM		

NOTES:

- 1) 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.
- 2) 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.
- 3) THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC PC (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.
- 4) 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.
- 5) SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
- 6) 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.
- 7) ROAD BOUNDS BASED ON REFERENCE MAP 1.
- 8) ANY OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- 9) SUBJECT TO A UTILITY EASEMENT BEING 30 FEET IN WIDTH AS PER DEED LIBER 6108 PAGE 114.
- 10) CONTOURS BASED ON ACTUAL FIELD SURVEY. ELEVATION DATUM IS NAVD88 BASED ON RTK GPS OBSERVATIONS TAKEN AT THE TIME OF THIS SURVEY.

REFERENCE MAPS:

- 1) PARCEL BEING LOT 1 AS SHOWN ON A MAP ENTITLED "MAP OF SUBDIVISION OF LANDS OF MARK & ANTOINETTE ELIA" FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON 22 AUGUST, 2006 AS FILED MAP NO.06-1762, AND IS SUBJECT TO ALL PROVISIONS NOTED THEREON.
- 2) "FINAL MAP OF LOT LINE REVISION BETWEEN LANDS OF TORSONE ST JUDE LLC AND LANDS OF ADONAI LODGE #781" FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON 25 JUNE, 2015 AS FILED MAP NO. 15-118.

REFERENCE DEED :

Thomas C. & Amy L. Stokrocki
- to -
Mark & Antoinette Elia
Deed Liber 3854 Page 236
Dated 18 March, 2004
Filed 31 March, 2004

RECORD OWNER :

Mark & Antoinette Elia
50 MAIN STREET
HIGHLAND NY 12528

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 _____

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 _____

GRAPHIC SCALE



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7208, 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.



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

PATRICIA PAULI BROOKS, L.S.
NEW YORK PROFESSIONAL LAND SURVEYOR #49795

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.	
FIELD DATE: 06-24-26	
FIELD BOOK NO: HV-12 #30	
FIELD BOOK PG: #66	
FIELD CREW: BW	
DRAWN: GIO	
REVIEWED: S.D.	APPROVED: DATE: 06-30-2026
SCALE: 1" = 30'	
FILE NO: 12-260111-00	
DWG. NO: 1 OF 1	

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
MAP OF SITE PLAN OF LANDS OF MARK & ANTOINETTE ELIA SBL: 88.69-1-5.110 TOWN OF LLOYD COUNTY OF ULSTER, STATE OF NEW YORK					
CONTROL POINT ASSOCIATES INC PC 11 MAIN STREET HIGHLAND, NY 12528 845.691.7339 WWW.CPASURVEY.COM					
WARREN, NJ 08406-0099 CHARLOTTE, NC 28212-0888 MET. LAUREL, MD 20897-0099 MANHATTAN, NY 10158-0411 LONG BEACH, NY 11558-0445 SOUTH BORO, MA 01894-3003 ALBANY, NY 12212-7001 GEORGETOWN, DE 20620-1010 PINE ACRE, PA 25122-0889 FT. LAUDERDALE, FL 33320-7011					