

LEGEND

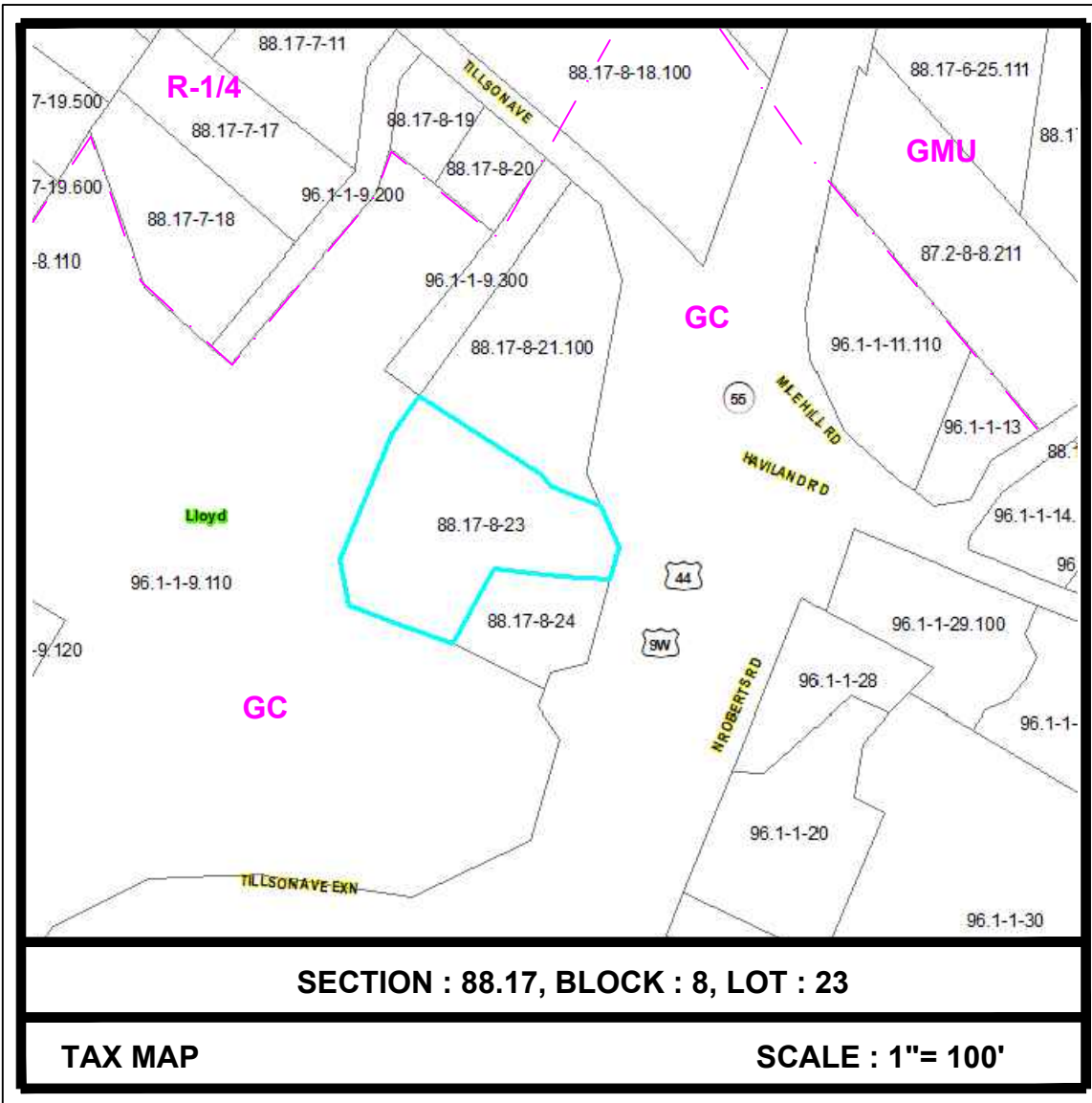
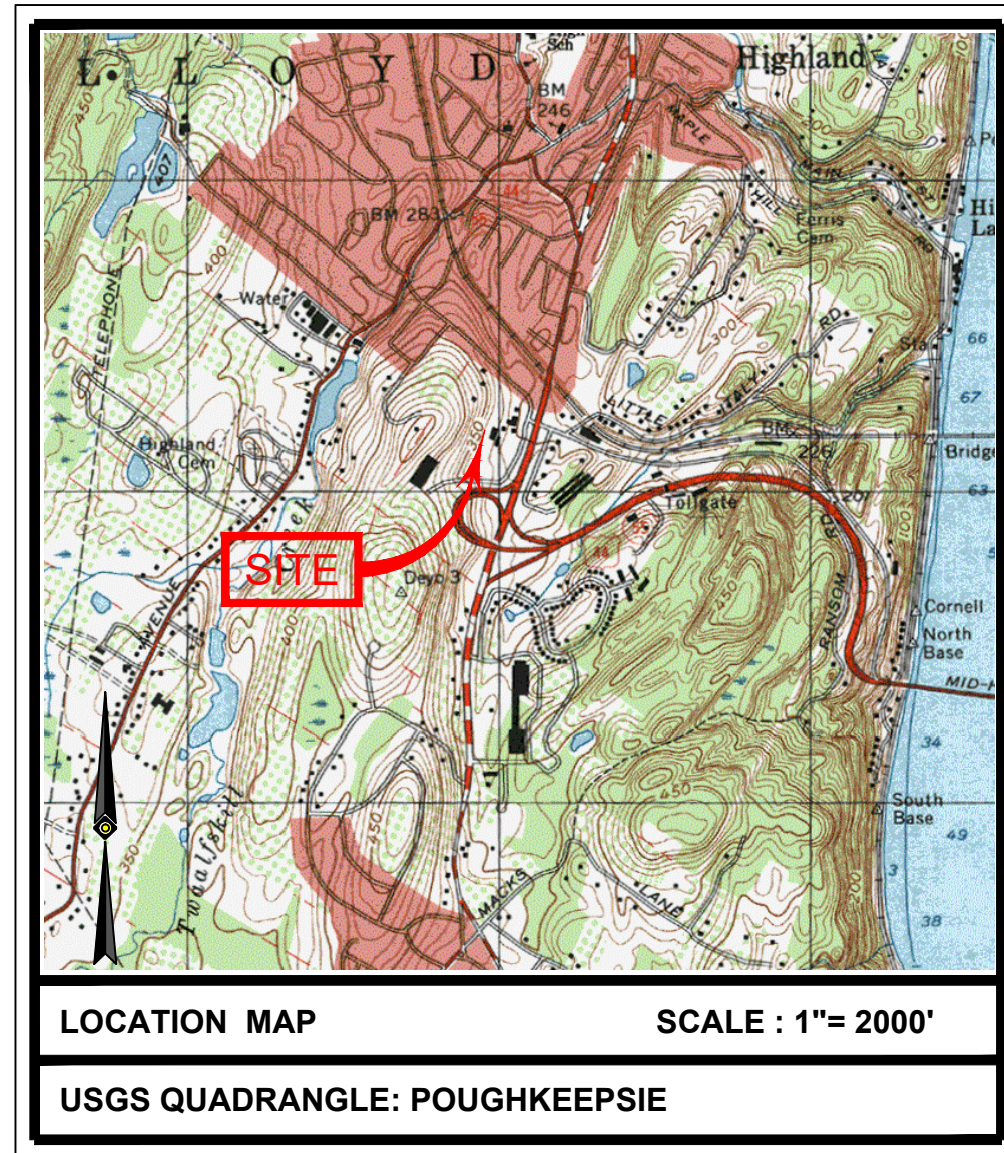
- BOUNDARY LINE
- APPROXIMATE TAX MAP LINE
- STONE WALL
- OVERHEAD WIRES
- METAL GUIDE RAIL
- CHAIN LINK FENCE
- DEPRESSED CURB
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- ELECTRIC METER
- UNKNOWN MANHOLE
- SANITARY/SEWER MANHOLE
- GAS METER
- HYDRANT
- ROOF DRAIN
- CATCH BASIN
- AIR CONDITIONING UNIT
- TRAFFIC SIGN
- MAIL BOX
- UNDERGROUND NATURAL GAS MARKER
- EDGE OF PAVEMENT
- REBAR
- METAL PIPE
- MONUMENT
- LIDAR CONTOUR
- EXISTING SPOT ELEVATION

ZONING TABLE

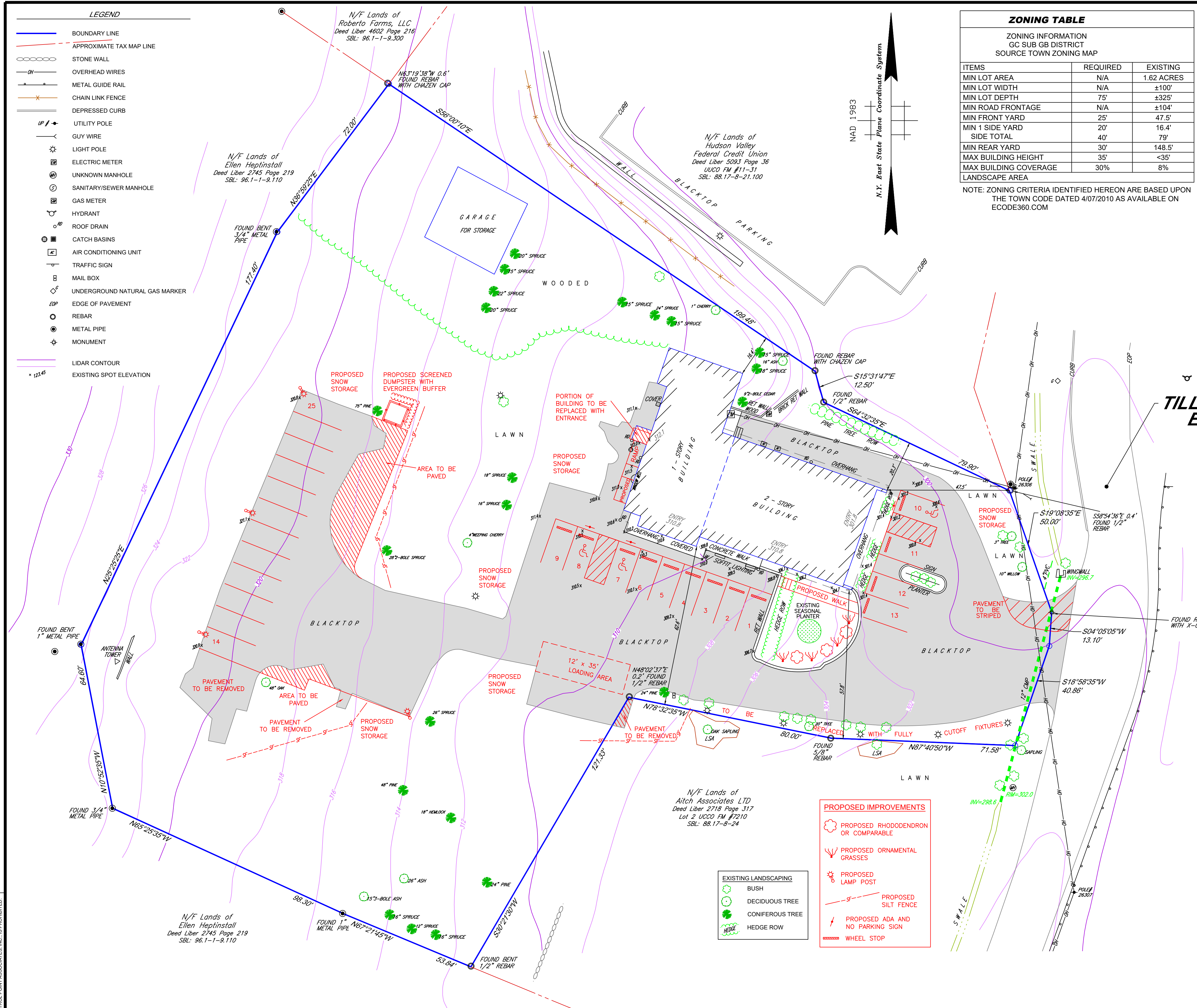
ZONING INFORMATION
GC SUB GB DISTRICT
SOURCE TOWN ZONING MAP

ITEMS	REQUIRED	EXISTING
MIN LOT AREA	N/A	1.62 ACRES
MIN LOT WIDTH	N/A	±100'
MIN LOT DEPTH	75'	±325'
MIN ROAD FRONTAGE	N/A	±104'
MIN FRONT YARD	25'	47.5'
MIN 1 SIDE YARD	20'	16.4'
SIDE TOTAL	40'	79'
MIN REAR YARD	30'	148.5'
MAX BUILDING HEIGHT	35'	<35'
MAX BUILDING COVERAGE	30%	8%
LANDSCAPE AREA		

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED 4/07/2010 AS AVAILABLE ON ECOCODE360.COM



TOTAL AREA : 1.62 ACRES (70,768 SQFT)



TILLSON AVENUE EXTENSION
(TOWN ROAD)
(ASPHALT ROADWAY)

PROPOSED USES:

- 1) MEDICAL OR DENTAL CLINIC
 - 2) OFFICE SPACE
- HOURS OF OPERATION: MON-FRI 7:00AM TO 9:00PM
SAT-SUN 9:00AM TO 11:00PM
- NUMBER OF EMPLOYEES: 10-15 ANTICIPATED

ALL EXISTING POST LIGHTING AND NEW LIGHTING ARE TO BE COMPLIANT WITH CODE SECTION 100-27.

KNOX BOX TO BE PLACED ON BUILDING IN LOCATION TO BE DETERMINED BY THE FIRE DEPARTMENT AND BUILDING DEPARTMENT.

PARKING SCHEDULE

	SPACES REQUIRED	SPACES PROVIDED
OFFICE USE.....	25	25
8485 SQFT TOTAL AREA	3/1000SqFt	

- 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.
 - 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.
 - TILLSON AVENUE ROAD BOUNDS BASED ON REFERENCE MAP 1.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - 2' CONTOURS BASED ON NYS GIS 2014 LIDAR DATA SET AND 2015 TOPOGRAPHIC 1 METER DEM. ELEVATION IS APPROXIMATE NAVD86 BASED ON RTK/GPS OBSERVATIONS TAKEN AT THE TIME OF THE SURVEY.
 - PARCEL SERVICED BY MUNICIPAL WATER & SEWER.

REFERENCE MAPS:

- MAP ENTITLED "S.H. 231 ABANDONMENT MAP NO. 615 ULSTER COUNTY" DATED 17 JULY, 1973 BY J. MACAVERY, M. CARDASCIA, REVISED JUNE 6, 1995 BY J. BRAMMIGAN.
- PARCEL BEING LOT 1 AS DESIGNATED ON A MAP ENTITLED "MAP PREPARED FOR JUSTINAS AND IRMGARD LOKYS" FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON 23 NOVEMBER, 1987 AS FILED MAP NO. 72.10 AND IS SUBJECT TO ALL PROVISIONS NOTED THEREON.
- MAP ENTITLED "LOT CONSOLIDATION SURVEY" DATED 08 MARCH, 2011 BY CHAZEN ENGINEERING AND LAND SURVEYING CO. PC FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON 08 MARCH, 2011 AS FILED MAP NO. 11-31.

REFERENCE DEED :

Aitch Associates, LTD
- to -
Truncali Realty, LLC
DEED LIBER 7576 PAGE 104
DATED 09 DECEMBER, 2025
FILED 02 JANUARY, 2026

APPLICANT/ OWNER:

TRUNCALI REALTY, LLC
c/o TAYLOR TRUNCALI
210 RIDGE ROAD
MARLBORO, NY 12542

PROPERTY ADDRESS:
125 TILLSON AVENUE EXTENSION
HIGHLAND, NY 12528

OWNER'S CERTIFICATION

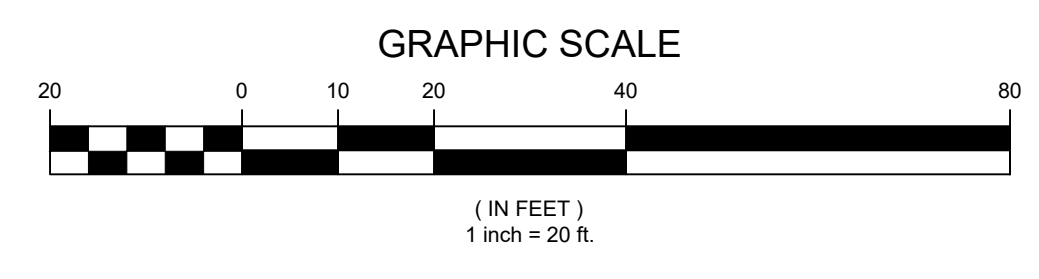
THE UNDERSIGNED, OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE OF THE PROPERTY SHOWN ON THIS PLAT, DOES HEREBY CERTIFY THAT HE/SHE HAS REVIEWED THIS PLAT, IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS NOTES AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

Signature _____ Date _____

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, ERRASURE, 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.

I HEREBY CERTIFY THAT THIS MAP IS A TRUE REPRESENTATION OF A SURVEY PERFORMED BY THIS OFFICE IN THE FIELD ON 21 OCTOBER, 2025 IN ACCORDANCE WITH THE EXISTING CODES OF PRACTICE AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PATRICIA PAULI BROOKS, LS
NEW YORK PROFESSIONAL LAND SURVEYOR #48975

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
3	ADDRESS PLANNING BOARD COMMENTS	NA	GIO	P.P.B.	4-26-26
2	ADD SHEET 2 FOR DETAILS, UPDATE EXISTING LANDSCAPING	NA	GIO	P.P.B.	3-25-26
1	REVISE PROPOSED IMPROVEMENTS PER PB COMMENTS	NA	GIO	P.P.B.	2-25-26

FIELD DATE: 10-21-25
FIELD BOOK NO: HV# 25
FIELD BOOK PG: PG 7
FIELD CREW: ED/DD
DRAWN: GIO
CLOSED: 11-05-2025

MAP OF SITE PLAN PREPARED FOR TRUNCALI REALTY, LLC
SBL: 88.17-8-23
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

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
S.D.	P.P.B.	11-05-2025	1" = 20'	12-230295-02	1 OF 2

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