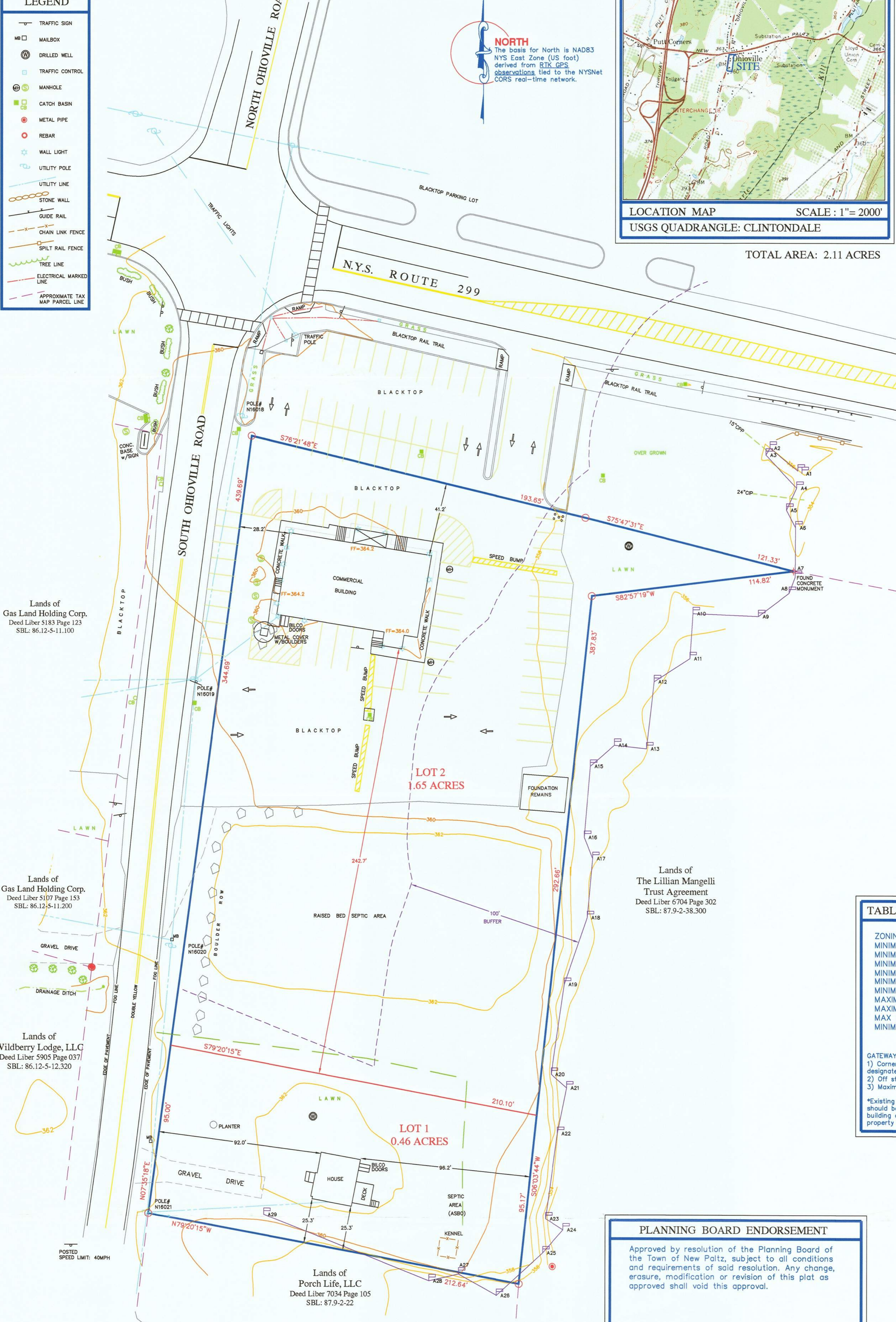
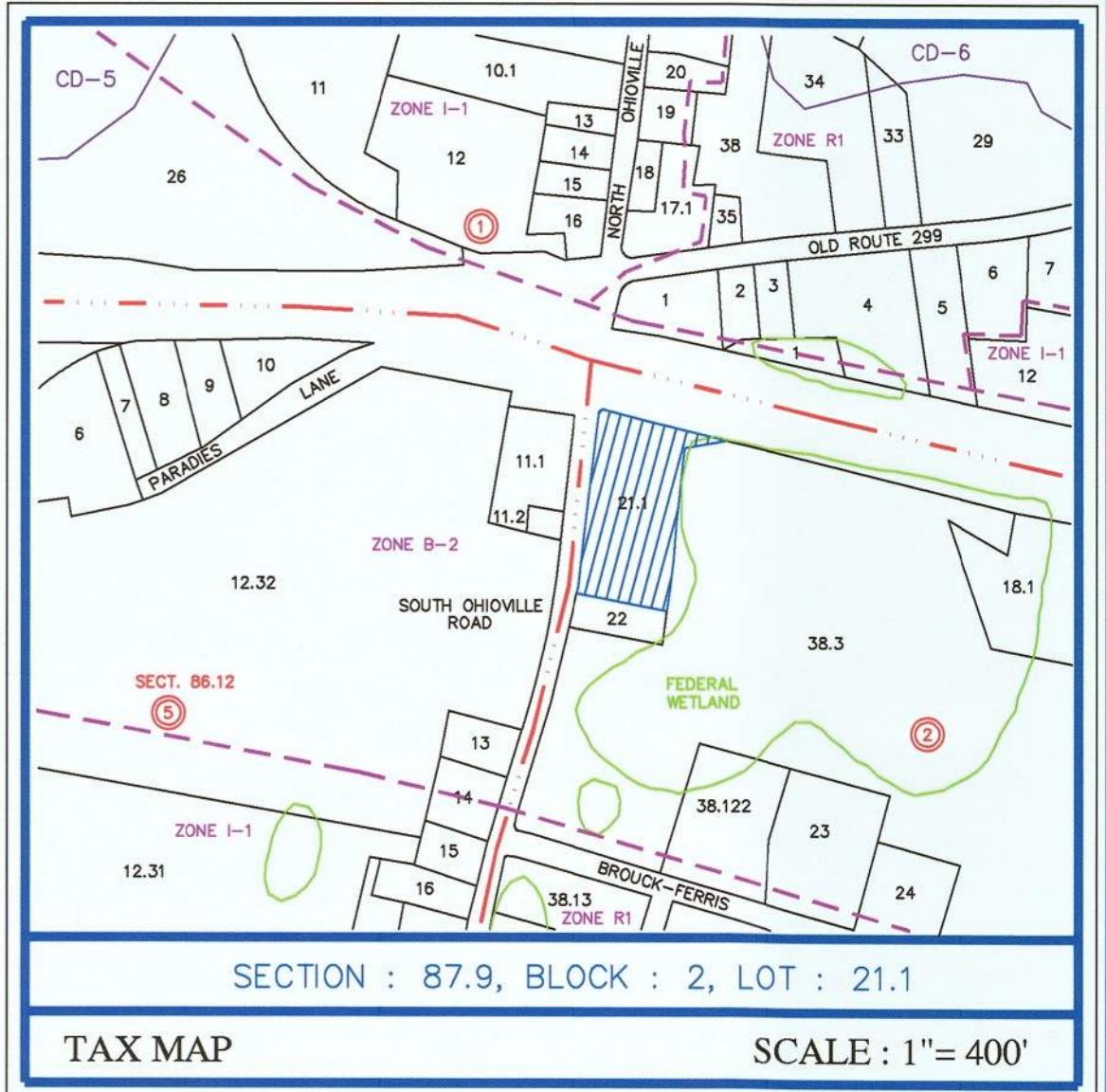
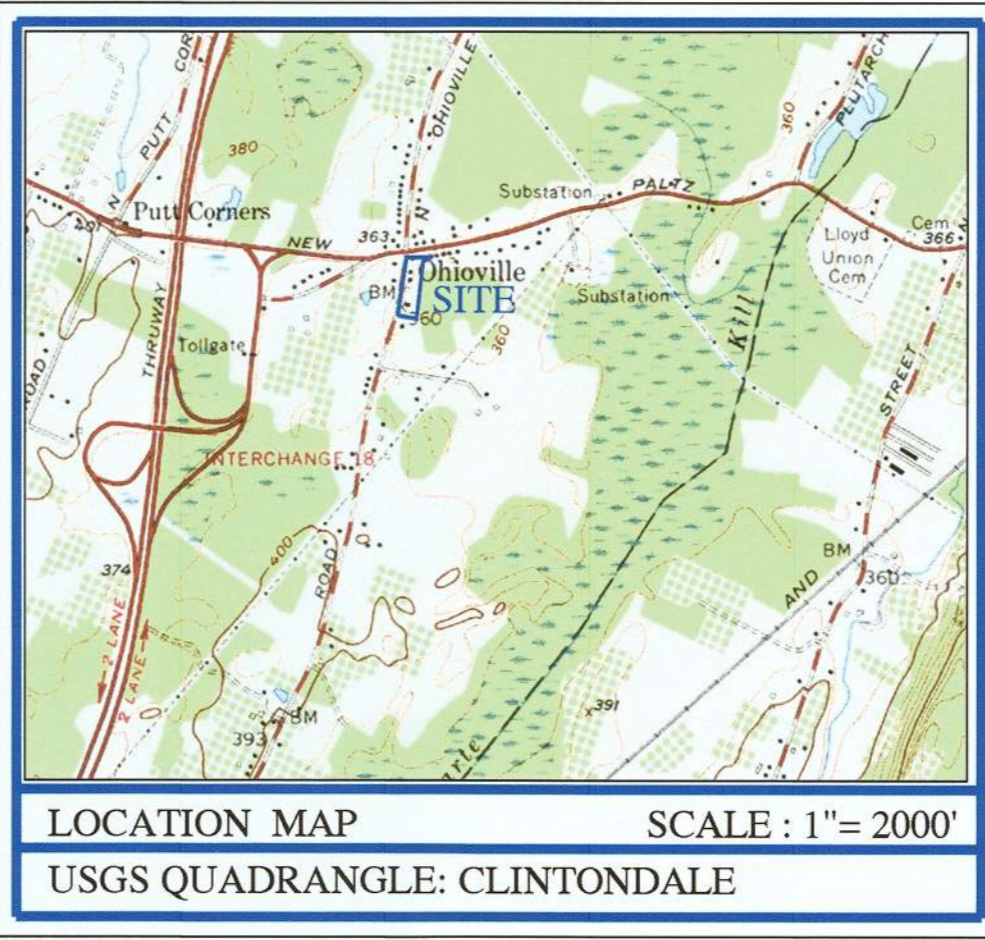


- LEGEND**
- TRAFFIC SIGN
 - ☐ MAILBOX
 - ⊙ DRILLED WELL
 - ⊙ TRAFFIC CONTROL
 - ⊙ MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ METAL PIPE
 - ⊙ REBAR
 - ⊙ WALL LIGHT
 - ⊙ UTILITY POLE
 - UTILITY LINE
 - STONE WALL
 - GUIDE RAIL
 - CHAIN LINK FENCE
 - SPIRAL RAIL FENCE
 - TREE LINE
 - ELECTRICAL MARKED LINE
 - APPROXIMATE TAX MAP PARCEL LINE

NORTH
 The basis for North is NAD83
 NYS East Zone (US foot)
 derived from RTK GPS
 observations tied to the NYSNet
 CORS real-time network.



- NOTES:**
- 1) Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's Seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
 - 2) Only copies from the original of this survey marked with an original of the Land Surveyor's inked seal or his/her embossed seal shall be considered to be valid true copies.
 - 3) Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.
 - 4) Subject to whatever state of facts a complete Search of Title may reveal.
 - 5) Certifications indicated hereon signify that 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. Said certifications shall run only to the parties so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.
 - 6) Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.
 - 7) Road line for South Ohioville Road computed 50' distant from and parallel to road line on lands of Gasland Holding Corp. Road line for NYS Route 299 based on Reference Map.
 - 8) Wetland Boundary provided by The Chazen Companies (Labella) was delineated on April 13, 2021. The Town of New Paltz Wetland Inspector along with a Chazen Environmental Scientist confirmed the boundaries of the area on October 7, 2021 to be regulated under the Wetland and Watercourse Protection Law of the Town of New Paltz.
 - 9) 2' Contours and Elevations based on NYS GIS 2014 Lidar dataset and 2015 topographic 1 meter DEM. Elevations are approximate NAVD88.

REFERENCE MAP:
 New York State Department of Public Works Appropriation
 Map for Highland-New Paltz SH No. 1536 Map No. 33
 Parcel No. 54.

REFERENCE DEED:
 Joseph G. Tantillo Sr. Family Trust
 = to
 Porto Heli, LLC
 Deed Liber 6492 Page 182
 Dated 05 September, 2019
 Filed 25 September, 2019

RECORD OWNER:
 Porto Heli, LLC
 21 Maryland Avenue
 Poughkeepsie, NY 12601

TABLE OF BULK REQUIREMENTS

ZONING DISTRICT	Gateway Hamlet (GH)	PROPOSED COMMERCIAL	PROPOSED RESIDENTIAL
MINIMUM LOT AREA	5000 SqFt	1.65 Acres	0.46 Acres
MINIMUM LOT WIDTH	50'	345'	95'
MINIMUM LOT FRONTAGE	50'	345'	95'
MINIMUM FRONTYARD SETBACK	15'*	±15'*	92'*
MINIMUM SIDEYARD SETBACK	10'	±12'	25.3'
MINIMUM REARYARD SETBACK	25'	±25.4'	96.2'
MAXIMUM BUILDING HEIGHT	35'	<35'	<35'
MAXIMUM BUILDING FOOTPRINT	5000 SqFt	4250 SqFt	570 SqFt
MAX IMPERVIOUS COVERAGE	70%	±37%	7%
MINIMUM OPEN SPACE	30%	±63%	93%

GATEWAY HAMLET ZONING DISTRICT NOTES:

- 1) Corner Lots in Gateway Districts shall not be considered to have two front yards and shall designate a frontage as a front yard and the other as a side yard.
- 2) Off street parking shall be provided on the side or rear of buildings.
- 3) Maximum Front Yard Setback is 35'.

*Existing building does not meet the current front setback requirements per zoning code. It should be noted that no variance is required for this existing non-conforming setback on the building as there are no planned improvements to the exterior of the structure and the front property line is not being revised.

PLANNING BOARD ENDORSEMENT

Approved by resolution of the Planning Board of the Town of New Paltz, 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

OWNERS AFFIDAVIT

The undersigned, owner or owner's of the property shown on this plat, does hereby confirm that he/she has reviewed this plat, is familiar with this map, its contents and its notes and hereby consents to all said terms, covenants, restrictions and conditions as stated hereon and agrees to file this map with the Ulster County Clerk and to impose such terms, covenants, restrictions and conditions on the land by making a declaration of same and causing it to be recorded in the office of the Ulster County Clerk.

 Signature (to be witnessed by notary) Date

SKETCH
 MAP OF SUBDIVISION
 OF LANDS OF
PORTO HELI, LLC

— SITUATE —
 TOWN OF NEW PALTZ ULSTER COUNTY, NEW YORK



BROOKS & BROOKS
 LAND SURVEYORS, P.C.

11 Main Street
 Highland, NY 12528
 845-691-7339
 WWW.BNBPC.BIZ

SURVEYING - PLANNING - GIS

Patricia Paul Brooks, L.S. Richard C. Brooks, L.S.
 Registration No. 49795 Registration No. 49600

Christopher T. Grey, L.S., Associate
 Registration No. 51064

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on 12 July, 2022 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors.

BY: Patricia Paul Brooks, L.S. map 8-08-22 field 8-05-22
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 28 July, 2022 PROJ#B432, DWG#B432sub.DWG