

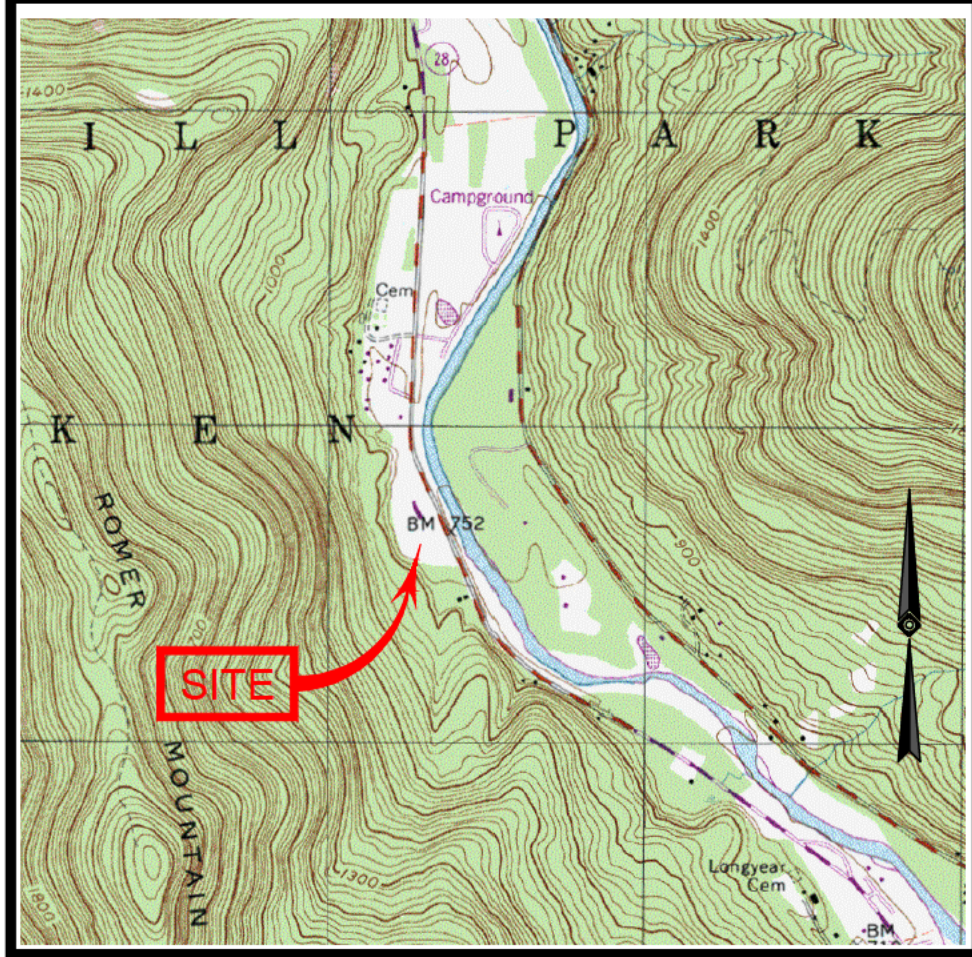
ZONING TABLE		
ZONING INFORMATION		
CLI DISTRICT		
SOURCE TOWN ZONING MAP		
ITEMS	REQUIRED	EXISTING
MIN LOT AREA	2 ACRES	9.99 ACRES
MIN LOT WIDTH	200'	1180'
MIN FRONT YARD	75'	99.4'
MIN SIDE YARD	50'	342.8'
MIN REAR YARD	75'	229.4'
MIN OPEN SPACE	40%	>40%
MAX BUILDING HEIGHT	35'	<35'
MAX STRUCTURE COVERAGE	20%	4%

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED APRIL 2022 AS AVAILABLE ON ECODE360.COM

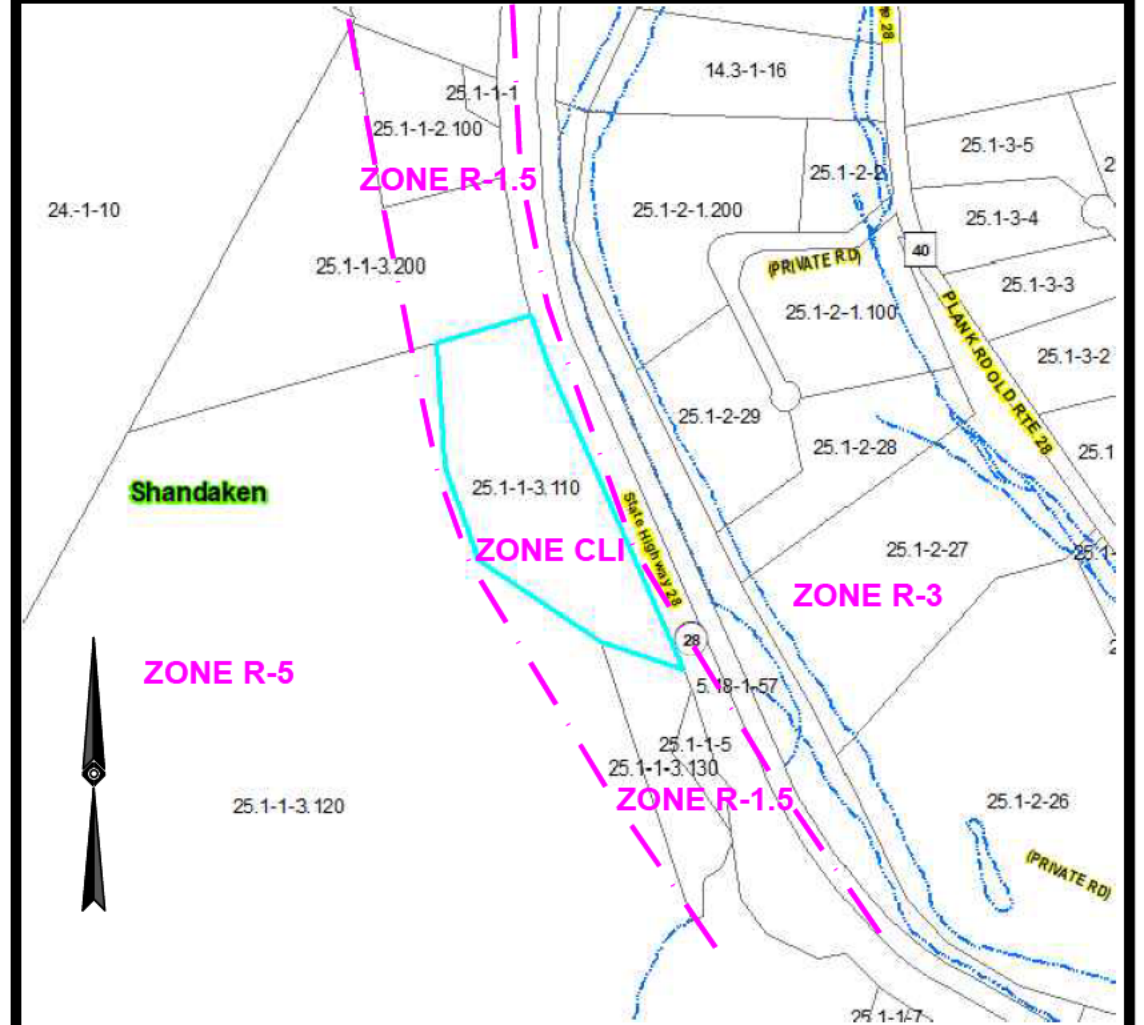
PROPOSED USE:
SECTION: 116-10 DISTRICT SCHEDULE OF USE REGULATIONS
MIXED USES OF RETAIL BUSINESS, PERSONAL SERVICE BUSINESS AND RESTAURANTS
HOURS OF OPERATION: VARIES PER USE
NOT TO EXCEED 7AM TO 10PM 7 DAYS PER WEEK
NUMBER OF EMPLOYEES: 10-20 DEPENDENT ON DAY & TIME

PARKING SCHEDULE		
	SPACES REQUIRED	SPACES PROVIDED
RESTAURANT USE.....	83	
1/3 SEATS OR 1/50 SQFT (250 SEATS)		
RETAIL BUSINESS USE.....	12	
1 / 200 SQFT GROSS AREA (2400 SQFT)		
TOTAL PARNING SPACES PROVIDED.....	92	

* PARKING SPACES TO BE SHARED BY BUSINESSES WITH OFFSET HOURS OF OPERATION.



USGS QUADRANGLE: PHOENICIA



TAX MAP

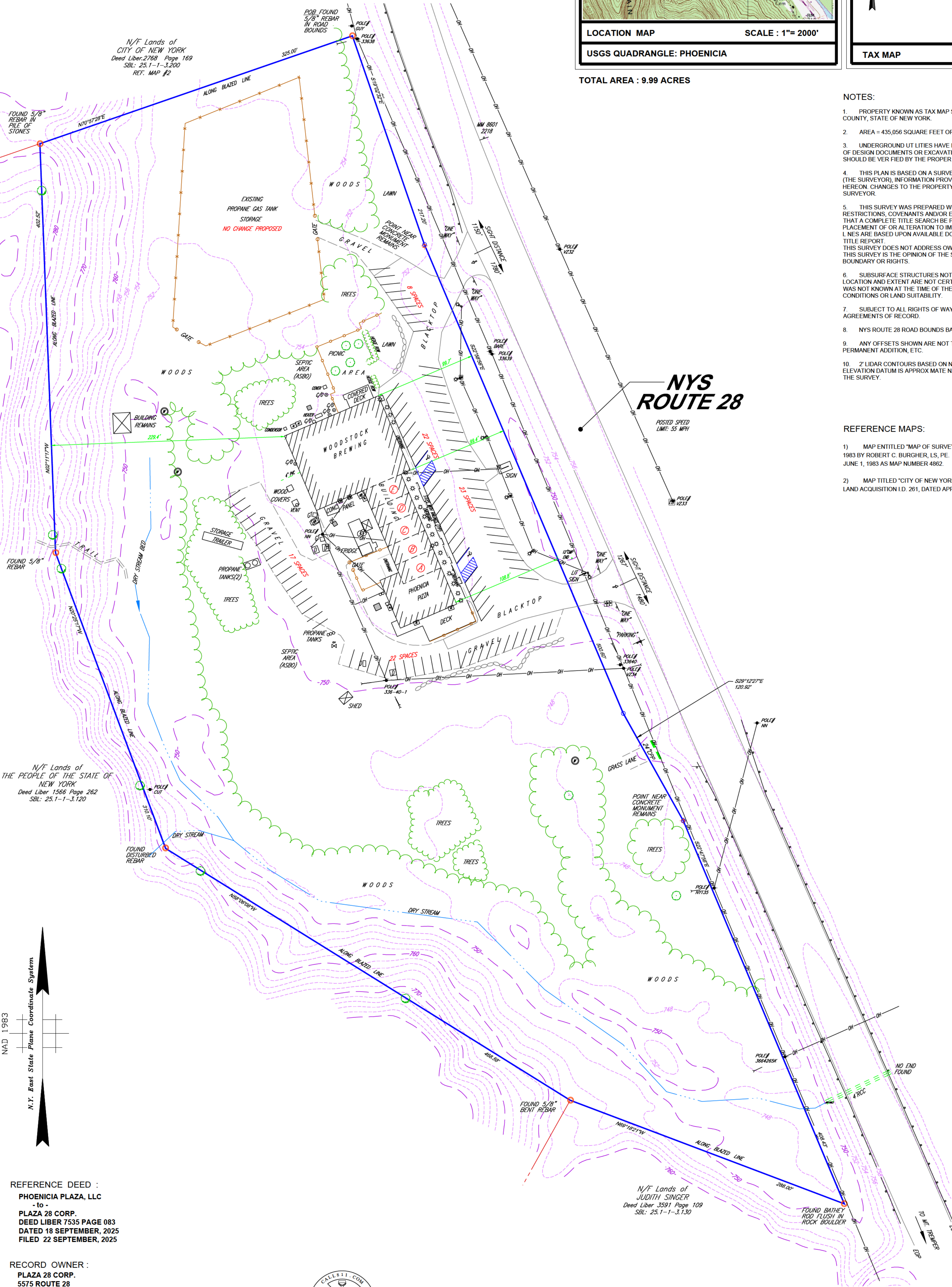
TOTAL AREA : 9.99 ACRES

NOTES:

- PROPERTY KNOWN AS TAX MAP SECTION 25.1, BLOCK 1, LOT 3.110, TOWN OF SHANDAKEN, ULSTER COUNTY, STATE OF NEW YORK.
- AREA = 435,056 SQUARE FEET OR 9.99 ACRES.
- UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEG N, THE LOCATION OF UNDERGROUND UTILIT ES SHOULD BE VER FIED BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC PC (THE SURVEYOR). INFORMATION PROVIDED BY THE CL ENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON. CHANGES TO THE PROPERTY AFTER THE F ELD 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 REV EW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. BOUNDARY AND EASEMENT LINES ARE BASED UPON AVAILABLE DOCUMENTATION AT THE T ME OF SURVEY AND ARE SUBJECT TO SA D TITLE REPORT. THIS SURVEY DOES NOT ADDRESS OWNERSHIP AND POSS BLE RIGHTS OF ADJOINING PROPERT ES. THIS SURVEY IS THE OPINION OF THE SURVEYOR AND IS NOT A LEGAL DECISION REGARDING PROPERTY BOUNDARY OR RIGHTS.
- SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THE R LOCATION AND EXTENT ARE NOT CERT FIED. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, F ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY.
- SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
- NYS ROUTE 28 ROAD BOUNDS BASED ON MONUMENTATION AND DEED LIBER 7535 PAGE 083.
- ANY OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- 2" LIDAR CONTOURS BASED ON NYS GIS 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1 METER DEM ELEVATION DATUM IS APPROX MATE NAVD88 BASED ON RTK/GPS OBSERVATIONS TAKEN AT THE T ME OF THE SURVEY.

REFERENCE MAPS:

- MAP ENTITLED "MAP OF SURVEY OF LAND OF BODELL BUILDERS AND REALTY, NC" DATED MAY 2, 1983 BY ROBERT C. BURGHIER, LS, PE. FILED IN THE OFFICE OF THE CLERK OF ULSTER COUNTY ON JUNE 1, 1983 AS MAP NUMBER 4862.
- MAP TITLED "CITY OF NEW YORK LAND ACQUISITION SURVEY, RAYMOND & GLORIA FREELAND, LAND ACQUISITION I.D. 261, DATED APRIL 27, 1994 BY RICHARD C. BROOKS, LS.



LEGEND	
	BOUNDARY LINE
	APPROXIMATE TAX MAP LINE
	OVERHEAD WIRES
	METAL GU DE RAIL
	EDGE OF WOODS/LAWN
	ROW OF BOULDERS
	CHAIN LINK FENCE
	BOX WIRE FENCE
	WOOD FENCE
	GATE POST
	UT LITY POLE
	GUY W RE
	METAL SEPTIC COVERS (ASBO)
	DUMPSTER
	GREASE TRAP
	TRAFFIC SIGN
	MAIL BOX
	AIR CONDITIONING UNIT
	GENERATOR
	AREA LIGHT
	LIGHT POLE
	ELECTRIC METER
	ELECTRIC BOX
	WATER WELL
	CLEAN OUT
	GAS VALVE
	BLAZED TREE
	PAINTED HANDICAPPED
	PAINTED ARROWS
	EDGE OF PAVEMENT
	AS SHOWN BY OWNER
	TYPICAL
	REBAR
	MONUMENT
	LIDAR CONTOURS

REFERENCE DEED :
PHOENICIA PLAZA, LLC
-to-
PLAZA 28 CORP.
DEED LIBER 7535 PAGE 083
DATED 18 SEPTEMBER, 2025
FILED 22 SEPTEMBER, 2025

RECORD OWNER :
PLAZA 28 CORP.
5575 ROUTE 28
PHOENICIA, NY 12464

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 _____
Signature _____ Date _____



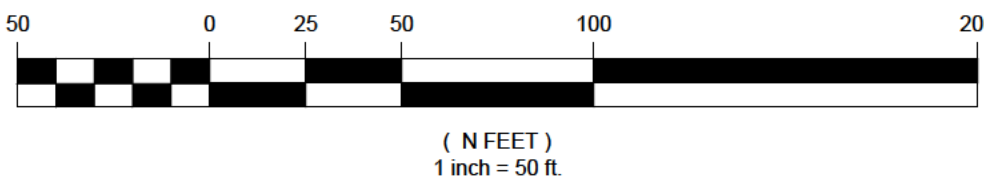
THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

PLANNING BOARD ENDORSEMENT

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF SHANDAKEN, 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 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 09 JULY, 2025 AND UPDATED JUNE 06, 2026 IN ACCORDANCE WITH THE EXIST NG CODES OF PRACTICE AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

RICHARD C. BROOKS, LS
NEW YORK PROFESSIONAL LAND SURVEYOR #46800

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
1	MAP OF SITE PLAN OF LANDS OF PLAZA 28 CORP.				
2	SBL: 25.1-1-3.110 TOWN OF SHANDAKEN COUNTY OF ULSTER, STATE OF NEW YORK				
3	CONTROL POINT ASSOCIATES INC PC				
4	FIELD DATE 6-30-26				
5	FIELD BOOK NO. HV# 22				
6	FIELD BOOK PG. 146-147				
7	FIELD CREW BN/BW				
8	DRAWN				
9	GIO				
10	REVIEWED				
11	APPROVED				
12	DATE 06-16-2026				
13	SCALE 1" = 50'				
14	FILE NO. 12-250232-00				
15	DWG. NO. 1 OF 1				