



<p>SWARTZ ARCHITECTURE, INC 134 ACDONN STREET ROSELAND, NY 11423 TEL: 785-473005 F: 785-473084 www.swartzarchitecture.com</p> <p>CONSULTANT SEAL</p> <p>civil engineer <b>LAWRENCE J. PAGGI, P.E.</b> 43 BROAD STREET FISHKILL, NY 12524 845 897 2375 TEL LJPAGGI@OPTONLINE.NET</p>		<p>NOT FOR CONSTRUCTION</p>	
<p>AREA MAP SCALE: 1"=600' TAX MAP No.: 39-15-4-11, 39-15-4-16</p>		<p>NOT FOR CONSTRUCTION</p>	
<p>LOCATION MAP SCALE: 1"=2000' TAKEN FROM U.S.G.S. MAP</p>		<p>OWNERS CONSENT NOTE</p>	
<p>APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF ULSTER, NEW YORK, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ENSURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.</p> <p>SIGNED THIS _____ DAY OF _____ 20____ BY _____ CHAIRMAN</p>		<p>THE UNDERSIGNED OWNERS OF THE PROPERTY HERON STATE TRAINING CENTER, PARCEL A AND PARCEL B, HAVE REVIEWED THIS MAP, ITS CONTENTS AND ITS CONDITIONS AS STATED HEREON. TO ALL SAID TERMS AND</p> <p>GENERAL HUDSON GAS &amp; ELECTRIC CORPORATION DATE JESSICA D. CASERIO, DIRECTOR - ELECTRIC T&amp;D PLANNING 248 SOLIVU AVENUE FOUJERESVILLE, NEW YORK 12601</p>	
<p>TOWN OF ULSTER PLANNING BOARD</p>		<p>APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF ULSTER, NEW YORK, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ENSURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.</p> <p>SIGNED THIS _____ DAY OF _____ 20____ BY _____ CHAIRMAN</p>	
<p>ISSUED DATE: 07/20/2019</p>		<p>ISSUED DATE: 07/20/2019</p>	
<p>BROWN BY: _____ CHECKED BY: _____</p>		<p>BROWN BY: _____ CHECKED BY: _____</p>	
<p>PLANNING BOARD SUBMISSION</p>		<p>PLANNING BOARD SUBMISSION</p>	
<p>SHEET NO. 1 OF 7</p>		<p>SHEET NO. 1 OF 7</p>	
<p>SITE PLAN SCALE: 1"=100'</p>		<p>SITE PLAN SCALE: 1"=100'</p>	

**SITE DATA:**

TAX ID No.: 39-15-4-11  
 TOTAL AREA: 56.51 ACRES (AFTER LOT LINE REALIGNMENT)  
 ZONE: HC (HIGHWAY COMMERCIAL), R-30 (1-FAMILY RESIDENCE DISTRICT, 30,000 SF)

MINIMUM LOT AREA (SQ. FT.)	REQUIRED (HC)	PROPOSED (R-30)	PROPOSED (HC)
N/A	30,000	N/A	99,531
MINIMUM WIDTH (FEET)	100	N/A	500
MINIMUM FRONT YARD (FEET)	30	N/A	130
MINIMUM SIDE YARD (FEET)	10	20	430
MINIMUM REAR YARD (FEET)	10	108	N/A
MAXIMUM BUILDING HEIGHT (FEET)	60	35	N/A
MAXIMUM BUILDING LOT COVERAGE (PERCENT)	50	N/A	8.3
MINIMUM OPEN SPACE (PERCENT)	25	74.3	88.6

• EXISTING PARCEL SBL: 39-15-4-11 = 56.51 ACRES  
 • 1.8 ACRES ADDED FROM SBL: 39-15-4-16  
 • 1.8 ACRES ADDED FROM SBL: 39-15-4-11  
 TOTAL AFTER PARCEL SBL: 39-15-4-11 = 56.51 ACRES

• PER CODE OF THE TOWN OF ULSTER SCHEDULE OF OFF-STREET PARKING REGULATIONS FOR OFFICE, PROFESSIONAL LAND USE:  
 \*\* PER INSTITUTE OF TRAFFIC ENGINEERS - PARKING GENERATION.

PER TABLE 1084.1 OF THE VMS BUILDINGS CODE - 2 HOURS OF PARKING REQUIRED FOR TOTAL PARKING IN LOT FROM 250 TO 500 SPACES, 8 HANDICAP SPACES PROPOSED

**PARKING REQUIREMENTS AND PROPOSED CONFORMANCE:**

TRAINING FACILITY -  
 15 EMPLOYEES + 2 SPACES/EMPLOYEE = 30 SPACES\*  
 15 PRIVATE OFFICES + 2 SPACES/EMPLOYEE = 30 SPACES\*  
 SECURITY OFFICE + 2 SPACES/EMPLOYEE = 8 SPACES\*  
 50 STUDENTS x 0.3 SPACES/STUDENT = 15 SPACES\*  
 50 STUDENTS x 0.3 SPACES/STUDENT = 15 SPACES\*  
 ANNEK (INDOOR TRAINING SPACE) -  
 104 STUDENTS x 0.3 SPACES/STUDENT = 31 SPACES\*\*  
 104 STUDENTS x 0.3 SPACES/STUDENT = 31 SPACES\*\*

DCS -  
 4,350 SF x 1 SPACE/500 SF = 8.7 SPACES\*  
 TOTAL REQUIRED = 199 PARKING SPACES

TOTAL PROVIDED = 228 PARKING SPACES

**CONSERVATION MEASURES TO BE UTILIZED ON SITE:**

- MAINTAINING TREE CLEARING FOR SITE CONSTRUCTION DURING THE WINTER MONTHS ARE NOT RESTRICTED ON THE SITE NUMBER 1 - 1 - TO MAINTAIN 10 FEET SIDE CONSTRUCTION.
- LIGHTING ON THE SITE SHALL USE TOWN OF ULSTER PLANNING BOARD APPROVED LIGHT FIXTURES THAT HAVE TOPS THAT DIRECT LIGHT DOWN TO MINIMIZE LIGHT POLLUTION AND NOT TO INTERFERE WITH POTENTIAL BAT FORAGING ACTIVITIES.
- MAINTAINING SOIL CONSERVATION AND DUST CONTROL BEST MANAGEMENT PRACTICES, SUCH AS TRACKING MATS TO PREVENT EROSION AND SEDIMENT TRANSPORT ON SITE.
- PRIOR TO CLEARING, THE LIMITS OF PROPOSED CLEARING SHALL BE CLEARLY DEMARCATED ON THE SITE WITH ORANGE CONSTRUCTION FENCING (OR SIMILAR) TO PREVENT INADVERTENT OVERCLEARING OF THE SITE, AND.
- STORMWATER MANAGEMENT PRACTICES SHALL NOT BE MAINTAINED WITH ANY CHEMICALS THAT MIGHT ADVERSELY AFFECT BATS OR INSECT POPULATION ON THE WEEDY FEED.