



**GENERAL NOTES:**

- TOTAL AREA OF SUBJECT PARCELS: 116,614.4 ACRES
- TAX MAP IDENTIFICATION NUMBER: TOWN OF MONTGOMERY: SECTION 36, BLOCK 1, LOT 2.12 VILLAGE OF MONTGOMERY: SECTION 214, BLOCK 1, LOT 1
- DEED REFERENCE: DEED LIBER 14020, PAGE 138 DEED LIBER 11930, PAGE 146 DEED LIBER 2246, PAGE 622
- OWNER: ADEN BROOK AGRICULTURAL LLC 484 STATE ROUTE 416 MONTGOMERY, NY 12549
- APPLICANT: REGIONAL FOOD BANK 195 HUDSON ST CORNWALL-ON-HUDSON, NY 12520
- MAP REFERENCES: A. A MAP ENTITLED, "LOT LINE CHANGE FOR LANDS OF MAZUR" DATED MAY 2006 AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON NOVEMBER 8, 2006 AS MAP NUMBER 1012-06. B. A MAP ENTITLED, "SUBDIVISION OF LANDS OF MAZUR" DATED OCTOBER 1992 AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON FEBRUARY 23, 1993 AS MAP NUMBER 90-0.
- THE TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A REMOTE SENSING PROJECT FLOWN BY ENGINEERING AND SURVEYING PROPERTIES PC ON AUGUST 6, 2020 WITH A PHANTOM 4 RTK DRONE. CONTOURS WERE PRODUCED FROM PHOTOGRAMMETRY AND MEET OR EXCEED THE MINIMUM STANDARD ERROR OF LESS THAN ONE HALF A CONTOUR INTERVAL.
- THIS SURVEY WAS PREPARED UTILIZING INFORMATION CONTAINED IN THE POLICY OF TITLE INSURANCE, PREPARED BY HILL-DALE ABSTRACTERS, INC., POLICY NO. HN 69714, DATED MARCH 23, 2021.
- SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD.
- OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE SPECIFIC PURPOSE OF INTERPRETATION OF COMPLIANCE WITH ZONING AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENTS TO THE LAND.
- CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO THE PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
- CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.
- ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REFERRING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY ENGINEERING & SURVEYING PROPERTIES, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.
- UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT, INCORRECT, ERRONEOUS, OR MISLEADING INFORMATION OR OMIT IMPORTANT AND RELEVANT INFORMATION. DO NOT RELY ON UNAUTHORIZED COPIES. THE SEAL, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED OR OTHERWISE VOID ON ALL UNAUTHORIZED COPIES. ALL ORIGINAL DOCUMENTS BEAR AN ORIGINAL IMPRESSION AND INK SIGNATURE.
- ALL UNDERGROUND UTILITIES AND/OR IMPROVEMENTS OR THE ENCROACHMENT OF SUCH IMPROVEMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF THE ENCROACHMENT OF SUCH UNDERGROUND IMPROVEMENTS EXIST OR ARE SHOWN HEREON, THE ENCROACHMENTS OF SUCH UNDERGROUND UTILITIES AND/OR IMPROVEMENTS ARE NOT COVERED BY THIS CERTIFICATE.

**LEGEND**

---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	CONTOUR LINE
---	INDEX CONTOUR LINE
---	EDGE OF ROAD
---	STONEMASS
---	BARBED WIRE FENCE
---	OVERHEAD WIRE
---	PONDING AREA
---	EDGE OF WOODED AREA
---	DRAINAGE PIPE
○	UNSPECIFIED MANHOLE
○	UTILITY POLE
○	GUY ANCHOR
○	PIPE MARKER
○	REBAR MARKER
○	CRS
○	CAPPED REBAR SET
○	ACRS
○	CONCRETE MONUMENT
○	CATCH BASIN
○	MAILBOX
○	SIGN (TYPE NOTED)

**BULK REQUIREMENTS - LOT 1**  
VILLAGE OF MONTGOMERY - ZONING DISTRICT I-1  
PROPOSED USE: WAREHOUSE

MINIMUM BUILDING REQUIREMENTS	VILLAGE OF MONTGOMERY I-1 REQUIRED	I-1 PROPOSED
LOT AREA	40,000 SF	±274,390 SF
LOT WIDTH	150 FEET	±438.3 FEET
FRONT YARD	50 FEET	±51.0 FEET
REAR YARD	50 FEET	±114.1 FEET
SIDE YARD (ONE / BOTH)	30/60 FEET	±111.9/266.0 FEET
MAXIMUM ALLOWABLE		
BUILDING HEIGHT	35 FEET	44 FT*
LOT COVERAGE (BUILDINGS)	30 %	±16.10 %

\* VARIANCE GRANTED FOR A TOTAL HEIGHT OF 45' ON JUNE 27, 2022

**BULK REQUIREMENTS - LOT 2**  
VILLAGE OF MONTGOMERY - ZONING DISTRICT I-1  
PROPOSED USE: I/A (EXISTING AGRICULTURAL USE)

MINIMUM BUILDING REQUIREMENTS	VILLAGE OF MONTGOMERY I-1 REQUIRED	I-1 PROPOSED
LOT AREA	40,000 SF	±903,620 SF
LOT WIDTH	150 FEET	N/A
FRONT YARD	50 FEET	N/A
REAR YARD	50 FEET	N/A
SIDE YARD (ONE / BOTH)	30/60 FEET	N/A
MAXIMUM ALLOWABLE		
BUILDING HEIGHT	35 FEET	N/A
LOT COVERAGE (BUILDINGS)	30 %	N/A

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW:

ADEN BROOK AGRICULTURAL, INC.  
REGIONAL FOOD BANK  
TOWN OF MONTGOMERY:

THAT THIS SURVEY MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, BASED ON DATA CONTAINED IN DEEDS OR MAPS OF RECORD LISTED HEREON, TOGETHER WITH EVIDENCE FOUND IN THE FIELD, AND THAT THERE ARE NO SURFACE ENCROACHMENTS EXCEPT AS OTHERWISE SHOWN HEREON, AS COMPLETED ON SEPTEMBER 7, 2020.

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

No.	DATE	DESCRIPTION
0	09/27/20	INITIAL SURVEY
1	06/10/22	PRE SUBMISSION
2	07/11/22	REVISED PER PB COMMENTS 06/17/22
3	09/22/22	REVISED TO ADD EASEMENTS
4	12/01/22	REVISED BUILDING FOOTPRINT
5	02/09/23	AMENDED SITE PLAN
6	02/21/23	REVISED PER PLANNING BOARD COMMENTS
7	07/10/23	ADDED 10' WIDE EASEMENT OVER TID
8	07/09/24	REVISED REAR FOOD BANK LOT LINE ONLY

**DRAWING STATUS**

ISSUE DATE:	SHEET NUMBER
07/09/24	18 OF 18
CONCEPT APPROVAL	N/A OF N/A
PLANNING BOARD APPROVAL	18 OF 18
OCDH REALTY SUBDIVISION APPROVAL	N/A OF N/A
OCDH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
NYSDEC APPROVAL	N/A OF N/A
NYSDOT APPROVAL	N/A OF N/A
OTHER	N/A OF N/A
FOR BID	N/A OF N/A
FOR CONSTRUCTION	N/A OF N/A

THIS SHEET IS PART OF THE PLAN SET ISSUED FOR

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE LICENSED PROFESSIONAL LAND SURVEYOR'S EMBOSSED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

BRIAN D. BABCOCK, L.S.  
NEW YORK STATE LICENSE # 059830

100 0 50 100 200  
1 inch = 100 ft.

**ENGINEERING PROPERTIES**  
Achieving Successful Results with Innovative Designs

**AMENDED REALTY SUBDIVISION**  
FOOD BANK OF THE HUDSON VALLEY  
STATE ROUTE 416  
TOWN / VILLAGE OF MONTGOMERY  
ORANGE COUNTY NEW YORK

71 CLINTON STREET  
MONTGOMERY, NY 12549  
Ph: (845) 457-7727  
Fax: (845) 457-1899

JOB #: 1842.01 | DRAWN BY: BDB  
DATE: 09/10/2024 | SCALE: 1" = 100'  
REVISION: 8 - 07/09/24 | TAX LOT: 214-1-1 (V) 36-1-2.12 (T)

**S-1**

FILED MAP SHEET 1 OF 1