

RECORD OWNER:

NEELYTOWN BD DEVELOPERS LLC
4770 WHITE PLAINS ROAD
BRONX, NY 10470

L. 15325 P. 1264
36 - 1 - 33

L. 15314 P. 1957
36 - 1 - 11.212

L. 15318 P. 650
36 - 1 - 10.1

L. 15328 P. 1882
36 - 1 - 11.23

L. 15328 P. 1877
36 - 1 - 11.221

L. 15326 P. 1356
36 - 1 - 11.211

L. 15325 P. 1264
33 - 1 - 91

ROBERTS L MALCOLM
475 BEAVER DAM ROAD
MONTGOMERY, NEW YORK 12549

L. 14015 P. 928
36 - 1 - 11.1

EXISTING AREAS:

TAX LOT 36 - 1 - 33 63.004± AC.
TAX LOT 36 - 1 - 10.1 0.918± AC.
TAX LOT 36 - 1 - 11.1 2.918± AC.
TAX LOT 36 - 1 - 11.23 2.435± AC.
TAX LOT 36 - 1 - 11.221 15.891± AC.
TAX LOT 36 - 1 - 11.211 0.774± AC.
TAX LOT 36 - 1 - 11.212 0.910± AC.
TAX LOT 36 - 1 - 91 25.345± AC.
TOTAL: 112.195± AC.

PROPOSED AREAS:

LOT 1 85.365± AC.
LOT 2 26.831± AC.
TOTAL: 112.195± AC.

NOTES:

- THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
- SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
- REFERENCE:
MAP ENTITLED "SURVEY OF LANDS FOR, GARDINER INDUSTRIES, INC., TOWN OF MONTGOMERY, ORANGE COUNTY, NEW YORK," DATED MAY 6 1985 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 21, 1985, AS FILED MAP NO. 7357.

ZONING TABLE

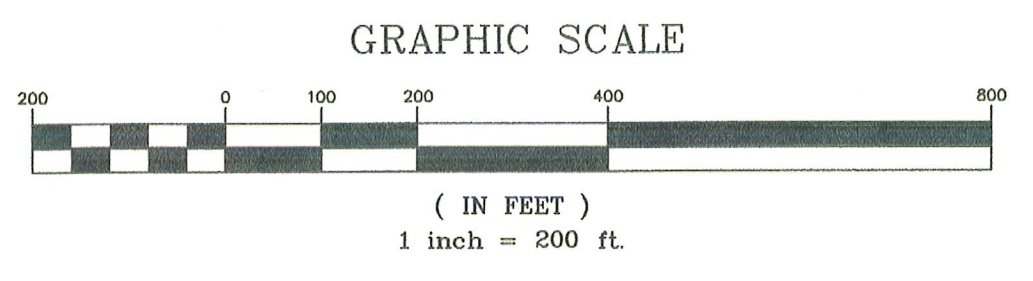
TABLE OF BULK REQUIREMENTS ZONE: I-1 DISTRICT (GENERAL INDUSTRY)				
ITEM	REQUIRED (1)	PROVIDED (LOT 1) ⁽²⁾	PROVIDED (LOT 2) ⁽³⁾	COMPLIES
MIN. LOT AREA	5.0 AC ⁽¹⁾	3,012,410 SF (69.16 AC) ⁽⁴⁾	1,090,918 (25.04 AC) ⁽⁴⁾	YES
MIN. LOT WIDTH	200 FT	2,751.83'	733.71'	YES
MIN. FRONT YARD SETBACK	75' ⁽⁴⁾	95.1'	216.13'	YES
MIN. SIDE YARD (ONE) SETBACK	30'	N/A	177'	YES
MIN. SIDE YARD (BOTH) SETBACK	60'	N/A	409.57'	YES
MIN. REAR YARD SETBACK	50'	212.50'	242.23'	YES
MAX. BLDG. HIGHT.	55'	55'	55'	YES
LOT COVERAGE	40%	± 28.22%	± 25.51%	YES

LOT AREA REDUCTION TABLE			
	DESCRIPTION	REDUCTION	AREA
LOT 1	TOTAL LOT AREA	N/A	3,729,852 SF (85.62 AC) ⁽⁵⁾
	UTILITY RIGHT OF WAY / EASEMENT	50%	52,548 SF (1.21 AC) ⁽⁶⁾
	WETLANDS	100%	609,869 SF (14.00 AC) ⁽⁴⁾⁽³⁾
	SLOPES BETWEEN 25% & 50%	50%	54,038 SF (1.24 AC) ⁽⁴⁾⁽³⁾
	SLOPES GREATER THAN 50%	100%	967 SF (0.02 AC) ⁽⁴⁾⁽³⁾
	REDUCED LOT AREA	N/A	3,012,410 SF (69.16 AC) ⁽⁵⁾
LOT 2	TOTAL LOT AREA	N/A	1,168,750 SF (26.83 AC) ⁽⁵⁾
	UTILITY RIGHT OF WAY / EASEMENT	50%	36,525 SF (0.84 AC) ⁽⁶⁾
	WETLANDS	100%	0 SF (0 AC) ⁽⁴⁾⁽³⁾
	SLOPES BETWEEN 25% & 50%	50%	40,918 SF (0.94 AC) ⁽⁴⁾⁽³⁾
	SLOPES GREATER THAN 50%	100%	389 SF (0.0089 AC) ⁽⁴⁾⁽³⁾
	REDUCED LOT AREA	N/A	1,090,918 (25.04 AC) ⁽⁵⁾

- THE ENTIRE PROJECT SITE COMPRISES ±4,898,602 SF (112.46 AC), CONSOLIDATING TAX LOTS 36-1-33, 11.221, 11.23, 11.212, 11.211, 11.1, 10.1 AND LOT 33-1-91. AFTER SUBDIVISION OF THE ENTIRE PROJECT SITE, THE TOTAL LOT AREA FOR LOT 1 WOULD BE 3,729,852 (85.62 AC) AND FOR LOT 2 WOULD BE 1,168,750 SF (26.83 SF).
- MINIMUM LOT AREA SHALL BE 5.0 ACRES FOR INTENSIVE WAREHOUSES, PURSUANT TO ZONING LAW § 235-15.4(C)(47)(c).
- THE ZONING LAW'S TABLE OF DIMENSIONAL REGULATIONS REQUIRES A SETBACK OF 75 FEET FROM NEELYTOWN ROAD & BEAVER DAM ROAD, PER ZONING LAW § 235-4.3.
- PER ZONING LAW § 235-11.2(B), LOT AREA HAS BEEN REDUCED VIA LOT AREA REDUCTION TABLE ABOVE. WHERE AREAS TO BE REDUCED OVERLAP, THE GREATER OF THE REDUCTIONS HAS BEEN TAKEN.
 - UTILITY RIGHT OF WAY REDUCTION AREA REPRESENTS A 50% REDUCTION IN THE UTILITY CORRIDOR THAT IS OUTSIDE LAND UNDER WATER IN THE UTILITY CORRIDOR.
 - WETLANDS REDUCTION AREA REPRESENTS A 100% REDUCTION IN THE WETLAND AREA(S) SHOWN ON THE SITE.
 - SLOPES GREATER THAN 25% BUT LESS THAN 50% AND SLOPES GREATER THAN 50% ARE INCLUDED IN THE REDUCTION.

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CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON JULY 13, 2022.

NEELYTOWN BD DEVELOPERS LLC

BY: *Rodney C. Knowlton* L.S.
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NEW YORK STATE LICENSE NO. 50276

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**LOT CONSOLIDATION AND SUBDIVISION
MAP PREPARED FOR**

**NEELYTOWN
DEVELOPMENT LLC**

TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

Date: JULY 24, 2024
Revisions: DECEMBER 8, 2025

Drawn By: JW | Checked By: | Scale: 1" = 200' | Tax Map No.: AS NOTED | Drawing No.: C30
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