

## TOWN OF LLOYD PLANNING BOARD APPLICATION FORM

Property Owner: Riverside Corners, LLC c/o Claire Costantino  
Owner's mailing address: 251 Upper North Road Highland NY 12528  
Owner's telephone/fax/email: owners' rep. 845-691-7339  
Business Name, if applicable: \_\_\_\_\_  
Location of Property: 550 North Riverside Road  
Tax Map SBL# 87.8-1-10.3 Zone: LI Property Size: 1.9 acres  
Name of Agent/Professional Rep: Brooks & Brooks, Land Surveyors, P.C.  
Address of Prof. Rep: 11 Main Street Highland, New York 12528  
Tel #/Fax/E-mail of Agent/Prof. Rep: 691-7339 phone 691-7166 fax pbrooks@bnbpc.biz

Complete description for as many application areas listed below as appropriate:

1. SUBDIVISION

- a. # lots \_\_\_\_\_ for purpose of: \_\_\_\_\_  
b. Lot Line Revision for purposes of: \_\_\_\_\_

2. SITE PLAN: X Commercial \_\_\_\_\_ Residential \_\_\_\_\_ for purpose of: Office/Service Business Warehouse  
see Letter of Intent for full description.

Sign here and submit this application with material listed below.

  
\_\_\_\_\_  
SIGNATURE OF ~~APPLICANT~~ or AGENT (cross out one)

April 5, 2021

DATE:

TO THE APPLICANT: Submission of the following information is required before the application can be accepted by the Planning Board; forms supplied in the application packet are starred \*:

1. \*Completion of this application form
2. Non-refundable check, money order made out to "The Town of Lloyd", or cash, for application fee  
Amount being submitted: \$2260.00 application & \$5000.00 escrow (see attached copy of fee schedule to calculate amount)
3. Photocopy of the deed to the entire parcel
4. \*Completion of the NYS SEQR Environmental Assessment Form (EAF)
  - a. short form, complete front side only
  - b. long form, complete section 1 only
  - c. Ag Statement if required
  - d. Stormwater Management Flow Chart is enclosed to assist in developing report, pursuant to MS-4 requirements
  - e. Coastal assessment form (for use in the WBOD overlay zone), complete form in addition to short/long form

5. Letter of Intent on our form or your letterhead

6. \*Letter of Agent if you are authorizing someone else to represent you at board meetings

7. Five (5) copies of a graphic representation of your project depicted on a survey map with the stamp and seal of a Professional engineer, surveyor or architect licensed by NYS, or a sketch of the parcel overlaid on a tax map for the board's preliminary review. Coordinate with your Letter of Intent (see #4), and items on the check list (see #8)

\*\*ALTERNATELY, GIVE US TWO copies of your map and send a .pdf by email to [tlpz@townoflloyd.com](mailto:tlpz@townoflloyd.com) for use at the meeting through the board's multi-media projector.

8. \*Subdivision or Site Plan checklist is provided with this application packet; it should be **completed and accompany the map or sketch submitted**. Directions for completion of the checklist are set out on that form provided to you in this application packet.

BOARD USE ONLY FOR VERIFICATION OF SUBMISSION: Receipt date: \_\_\_\_\_ Intake official initials: \_\_\_\_\_  
Fee: \$ \_\_\_\_\_ Payment by (check one): \_\_\_\_\_ #check \_\_\_\_\_ #money order \_\_\_\_\_ cash \_\_\_\_\_ #maps received: \_\_\_\_\_  
Deed: \_\_\_\_\_ EAF: \_\_\_\_\_ short \_\_\_\_\_ long \_\_\_\_\_ coastal \_\_\_\_\_ Letter of intent: \_\_\_\_\_ Letter of Agent: \_\_\_\_\_  
Checklist completed \_\_\_\_\_ Y \_\_\_\_\_ N Other materials: \_\_\_\_\_

# Short Environmental Assessment Form

## Part 1 - Project Information

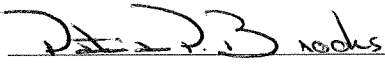
### Instructions for Completing

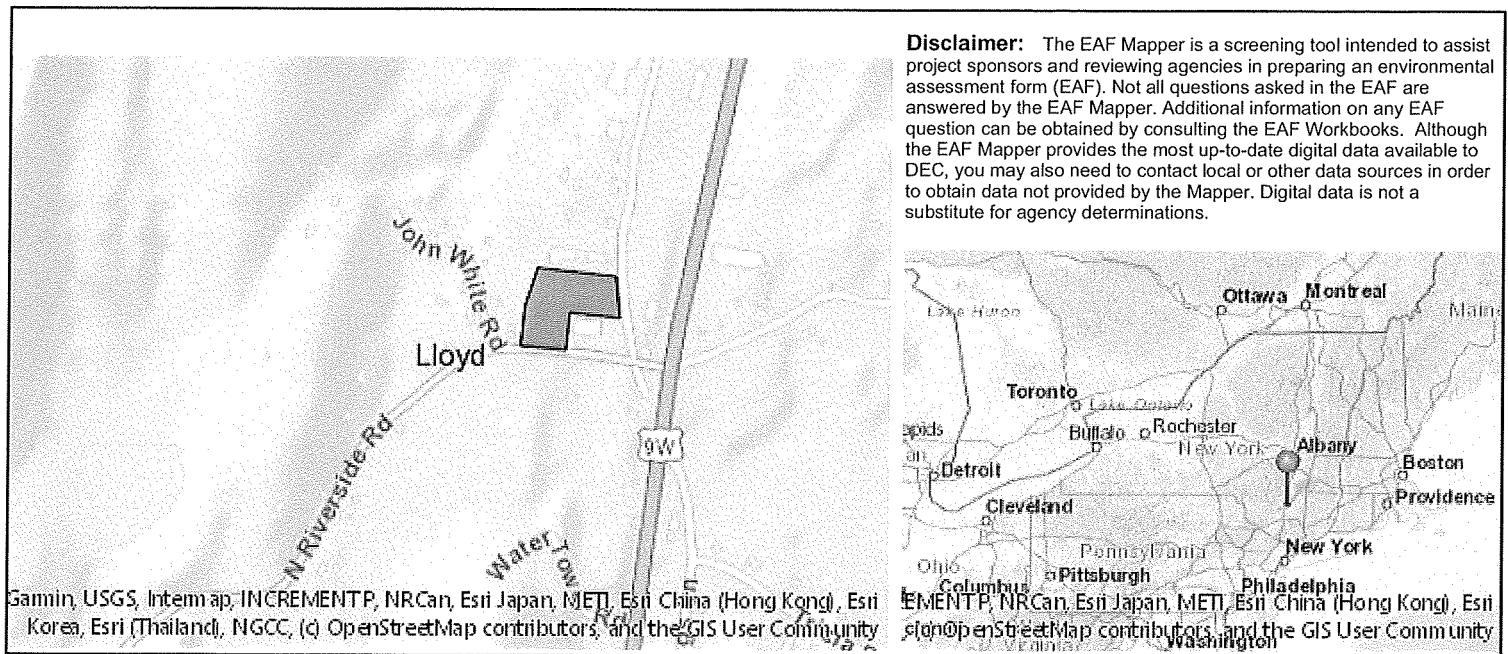
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Site Plan of lands of Riverside Corners, LLC			
Project Location (describe, and attach a location map): 550 North Riverside Road - Town of Lloyd Tax Designation 87.8-1-10.1			
Brief Description of Proposed Action: Applicant is seeking site plan approval to permit construction of a 9,800 square foot warehouse building for storage and maintenance of equipment for a construction company, with attached two story office and file storage annex totaling 3,000 square feet in size. The property is 1.9 acres in size and is located in the LI Light Industrial Zone. The site will be serviced by municipal water supply and an individual septic system for the anticipated six employees.			
Name of Applicant or Sponsor: Brooks & Brooks, Land Surveyors, PC		Telephone: 845-691-7339 E-Mail: pbrooks@bnbpc.biz	
Address: 11 Main Street			
City/PO: Highland		State: NY	Zip Code: 12528
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: UCDPW - driveway permit UCBOH - septic permit			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? <span style="float: right;">1.9 acres</span> b. Total acreage to be physically disturbed? <span style="float: right;">0.9 acres</span> c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">3 acres</span>			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: any new construction must meet current NYS building codes _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ proposed building to be serviced by municipal water _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ proposed building will utilize new septic system _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ note regarding 13a : There are no federal or state wetlands on this site as per current NYSDEC wetland mapping. _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px;">           a. Will storm water discharges flow to adjacent properties?            b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?         </div> If Yes, briefly describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
See attached Grading & Utility Plan for proposed storm water management		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The site is in the vicinity of the NYS DEC Mead Remediation site 3-56-019		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Brooks &amp; Brooks, Land Surveyors, PC</u> Date: <u>April 5, 2021</u>		
Signature: <u></u> Title: <u>Surveyor/Agent</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

[www.bnbpc.biz](http://www.bnbpc.biz)

11 Main Street Highland, NY 12528

845-691-7339 phone 845-691-7166 fax

## LETTER OF AGENT

I, Claire Costantino, as member of Riverside Corners, LLC, am the owner of property located on North Riverside Road in the Town of Lloyd, Tax Map Designation Section 87.008, Block 1, Lot 10.3.

I hereby authorize the firm of Brooks & Brooks Land Surveyors, P.C., to act as my agent to represent my interest in applying to the Town of Planning Board for this application.

Signature: Claire R Costantino

Date: 3/5/2021

Print name: Claire R. Costantino

S:\PROJECTS\8529\DOCUMENTS\Letter of agent Riverside.docx

A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise  
and a NY City Certified Women's Business Enterprise

Member:

National Society of Professional Surveyors -New York State Association of Professional Land Surveyors

American Planning Association-New York Planning Federation

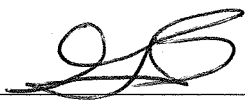
NYS GIS Association

## LETTER OF AGENT

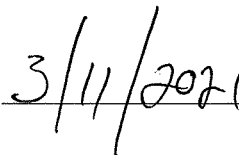
I, Gregory Bellos, as officer of Rover Contracting, Inc. , am the applicant for a site plan on property located on North Riverside Road in the Town of Lloyd, Tax Map Designation Section 87.008, Block 1, Lot 10.3.

I hereby authorize the firm of Brooks & Brooks Land Surveyors, P.C., to act as my agent to represent my interest in applying to the Town of Planning Board for this application.

Signature: \_\_\_\_\_



Date: \_\_\_\_\_



Print name: \_\_\_\_\_



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A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise  
and a NY City Certified Women's Business Enterprise

Member:

National Society of Professional Surveyors -New York State Association of Professional Land Surveyors  
American Planning Association-New York Planning Federation  
NYS GIS Association

April 5, 2021

## **LETTER OF INTENT**

Applicant Gregory Bellos, of Rover Contracting, Inc, is seeking site plan approval to permit construction of a 9,800 square foot warehouse building for storage and maintenance of equipment for a construction company, with an attached two story office and file storage annex totaling 3,000 square feet in size. He is currently under contract to purchase two contiguous parcels of land from Riverside Corners, LLC as depicted on the Site Plan Map. The property to be developed is 1.9 acres in size and is located in the LI Light Industrial Zone on the northerly side of Riverside Road, a County Highway. The site will be serviced by municipal water supply from North Road, with an easement through the second parcel he is purchasing, and an individual septic system has been designed on site for the anticipated six employees.

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A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise  
and a NY City Certified Women's Business Enterprise  
Member:  
National Society of Professional Surveyors -New York State Association of Professional Land Surveyors  
American Planning Association-New York Planning Federation  
NYS GIS Association





ULSTER COUNTY CLERK  
RECORDING PAGE

87.8-①- 10.100  
299 10.300

Type of Document:	DEED	Recorded:	3/12/1998
Recording Charge:	\$ 14.00	At:	2:21 PM
Location:	lloyd	In Liber:	2770
		Of:	DEED
Control No:	9803120258	On Page:	0077

## EXAMINED AND CHARGED AS FOLLOWS:

Transfer Amount:	.00	Mortgage Amount:	.00
Received Tax on Above Deed:		Received Tax on Above Mortgage:	
		Basic:	.00 NO
		Additional:	.00 NO
		Special:	.00 NO
Total:	.00	Total:	.00
TT No.	00003647	MT No.	

(THIS PAGE IS A PART OF THE INSTRUMENT)

Party 1: COSTANTINO, CLAIRE  
Party 2: RIVERSIDE CORNERS LLC,

*Albert Spada*  
ALBERT SPADA  
ULSTER COUNTY CLERK

Rusk, Wadlin, Heppner & Martu  
255 fair Street  
PO Box 3356  
Kingston, NY 12402

Bargain and Sale Deed with Covenant against Grantor's Acts

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made this // day of March, Nineteen Hundred and Ninety-Eight

BETWEEN CLAIRE COSTANTINO, residing at 128 Grand Street, Highland, New York 12528

party of the first part, and

RIVERSIDE CORNERS, LLC, a New York Limited Liability Company, maintaining its office at 251 Upper North Road, Highland, New York 12528

party of the second part.

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

SEE ATTACHED SCHEDULE A

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.  
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.  
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Claire Costantino  
Claire Costantino

STATE OF NEW YORK )  
COUNTY OF ULSTER ) SS:

On the // day of March, 1998, before me personally came Claire Costantino, to me known to be the individual(s) described in, and who executed the foregoing instrument and duly acknowledged to me that he executed the same.

JOHN J. WADLIN  
Notary Public, State of New York  
No. 9490250  
Qualified in Ulster County  
Commission Expires April 30, 1998

John J. Wadlin

R & R to:

RUSK WADLIN HEPPNER & MARTUSCELLO, LLP  
255 Fair St., PO Box 3356  
Kingston, New York 12402  
(914) 331-4100

## SCHEDULE A

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Lloyd, County of Ulster and State of New York, more particularly bounded and described as follows:

BEGINNING at the northeast corner of the herein described parcel at a point in the west line of Old Route 9W, the said point also marking the southeast corner of a 25 foot strip of land conveyed by F.C.P., Inc. to National Dairy Products, Corp., by deed dated January 11, 1967 and recorded in the Ulster County Clerk's Office on January 12, 1967 in Liber 1192 of deeds at page 778 and continuing from thence southerly along the west line of Old Route 9W S 6° 50' 50" W 130.17 feet and S 2° 50' 00" W 261.66 feet to a point, the said point marking the intersection of the west line of Old Route 9W with the northerly line of Riverside Road, (also known as Black Creek Road) thence westerly along the northerly line of Riverside Road the following three courses and distances:

S 72° 14' 30" W 33.48 feet  
N 71° 35' 00" W 450.59 feet  
N 75° 05' 40" W 57.46 feet

and

to a point, the said point marking the southwest corner of the herein described parcel, thence northerly along the west line of lands of the Grantor and along the lands of Mackey and lands of Dolce on the west the following three courses and distances:

N 16° 48' 00" E 186.43 feet  
N 29° 18' 00" E 52.14 feet  
N 30° 08' 00" E 168.81 feet

and

to a point, the said point marking the northwest corner of the herein described parcel and the southwest corner of lands of National Dairy Products Corp., thence easterly along the south line of National Dairy Products Corp., S 71° 35' 00" E 399.69 feet to the point or place of beginning.

BEING the same premises conveyed by Raymond Costantino and Claire Costantino to Claire Costantino by deed dated April 12, 1990 and recorded in the Ulster County Clerk's Office on May 10, 1990 in Liber 2004 of Deeds at page 61.

The premises are further described in a subdivision map filed in the Ulster County Clerk's Office on June 20, 1987 as Map No. 97-10824.

CHECKED CC  
ENTERED [Signature]  
MARK/OFF

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

**Rover Contracting Inc**  
2424 Route 52  
Hopewell Junction, NY 12533  
8454524550

**Sterling National Bank**  
1-7281/2214

19461

3/11/2021

PAY TO THE  
ORDER OF Town of Lloyd

\$ \*\*5,000.00

Five Thousand and 00/100 \*\*\*\*\* DOLLARS

PROTECTED AGAINST FRAUD

Town of Lloyd

MEMO  
escrow

⑈019461⑈ 1:221472815⑈ 8311197253⑈



MP

*[Signature]*

© 2014 INTUIT INC. 1-800-433-8810

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

**Rover Contracting Inc**  
2424 Route 52  
Hopewell Junction, NY 12533  
8454524550

**Sterling National Bank**  
1-7281/2214

19460

3/11/2021

PAY TO THE  
ORDER OF Town of Lloyd

\$ \*\*2,260.00

Two Thousand Two Hundred Sixty and 00/100 \*\*\*\*\* DOLLARS

PROTECTED AGAINST FRAUD

Town of Lloyd

MEMO  
application fee

⑈019460⑈ 1:221472815⑈ 8311197253⑈



MP

*[Signature]*

© 2014 INTUIT INC. 1-800-433-8810



LEGEND

TRAFFIC SIGN

FIRE HYDRANT

METAL PIPE

REBAR

UTILITY POLE

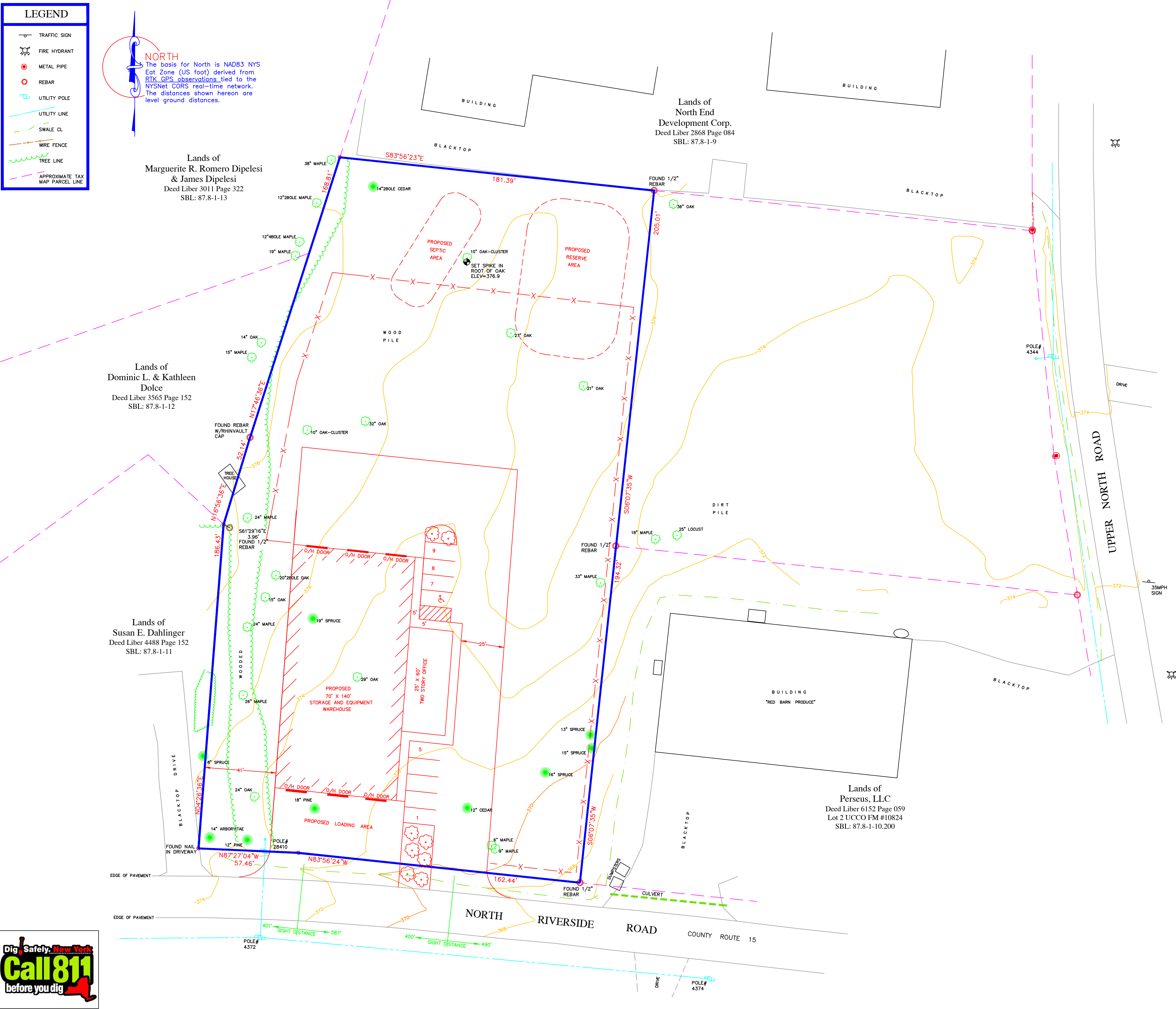
UTILITY LINE

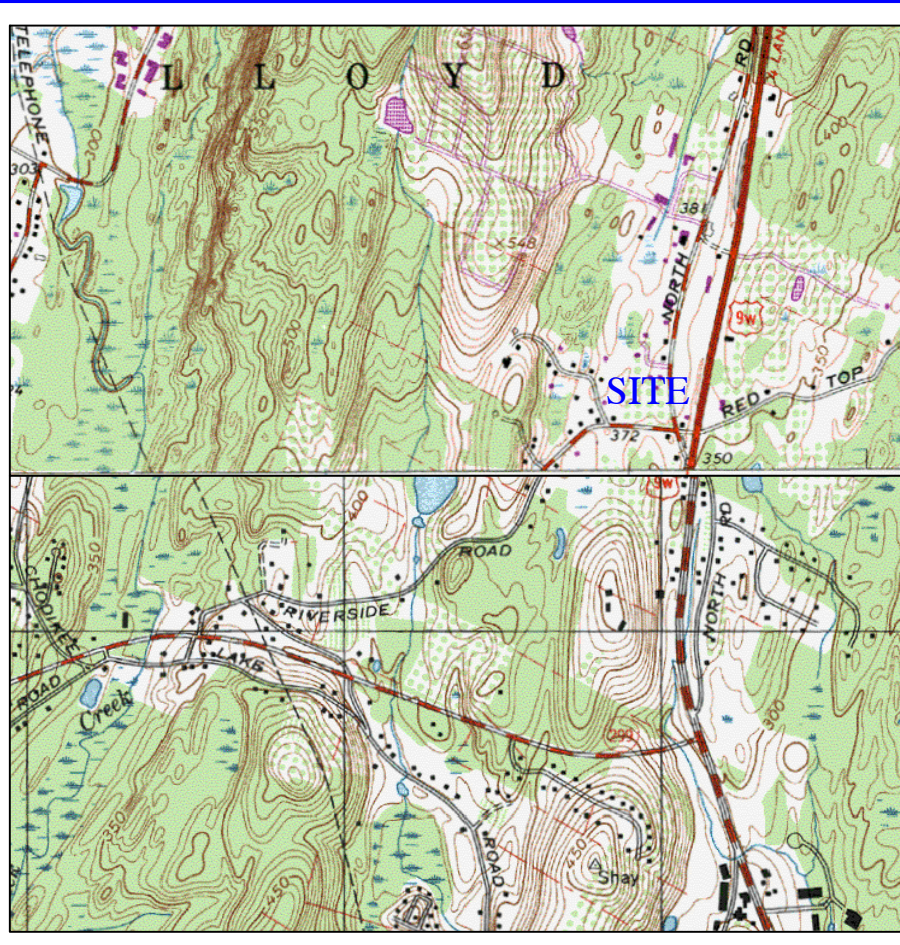
SWALE CL

WIRE FENCE

TREE LINE

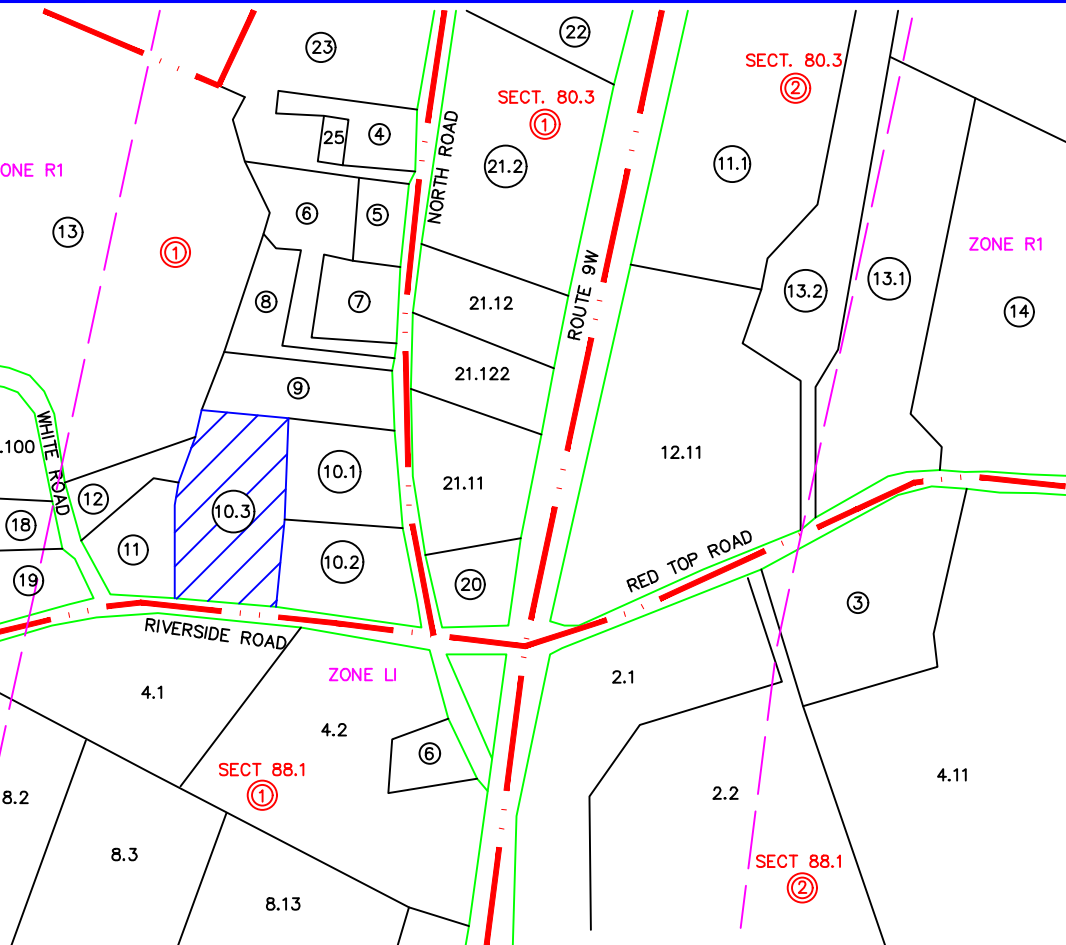
APPROXIMATE TAX MAP PARCEL LINE





LOCATION MAPSCALE : 1"= 2000'

USGS QUADRANGLE: HYDE PARK



SECTION: 87.008, BLOCK: 1, LOTS: 10.300

TAX MAPSCALE : 1"= 400'

TOTAL AREA: 1.95 ACRES

TABLE OF BULK REQUIREMENTS	
ZONING DISTRICT	LI
MINIMUM LOT AREA	1 ACRES
MINIMUM LOT WIDTH	150'
MINIMUM LOT DEPTH	150'
MINIMUM ROAD FRONTAGE	150'
MINIMUM FRONTYARD SETBACK	9
MINIMUM SIDEYARD SETBACK	*35'/70'
MINIMUM REARYARD SETBACK	35'
MAXIMUM BUILDING HEIGHT	45'
MAXIMUM LOT COVERAGE	35%
g: Gas pumps, lube or other similar devices to be located 50' from any road line.	

PROPOSED USE:

Section 100 Attachment 1

Office/Service Business – Office for Construction Company

Warehouse – Storage and maintenance of materials and equipment used in conjunction with the construction company

HOURS OF OPERATION: 7Am – 6PM Mon thru Fri

NUMBER OF EMPLOYEES: 6

NOTE:  
Lot to be serviced by municipal water.

PARKING SCHEDULE		
	SPACES REQUIRED	SPACES PROVIDED
OFFICE USE.....	9	9
	3 per 1,000 sq. ft.	

- 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) Highway bounds are based on Reference Deed.
  - 8) Contours based on actual field survey. Elevations shown hereon are approximate NAVD88 derived by RTK GPS observations.

REFERENCE MAP :

Parcel being Lot 3 as designated on a map entitled "Map of Subdivision of Lands of Claire R. Costantino" filed with the Ulster County Clerk's Office on 20 June, 1997 as Filed Map No.10824, and is subject to all provisions noted thereon.

REFERENCE DEED :

Claire Costantino

Riverside Corners, LLC

Deed Liber 2770 Page 077

Dated 11 March, 1998

Filed 12 March, 1998

RECORD OWNER :

Riverside Corners, LLC

c/o Claire Costantino

251 Upper North Road

Highland, NY 12528

APPLICANT :

Rover Contracting, Inc.

Gregory Bellos

2424 Route 52

Hopewell Junction, NY 12533



BROOKS & BROOKS

LAND SURVEYORS, P.C.

SURVEYING • PLANNING • GIS

Patricia Pauli Brooks, L.S.  
Registration No. 49795  
Christopher T. Grey, L.S., Associate  
Registration No. S1064

Richard C. Brooks, L.S.  
Registration No. 49600  
Associate  
Registration No. S1064

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on 15 December, 2020 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors .

BY: Patricia Pauli Brooks, L.S.  
© Copyright 2020, by Brooks & Brooks, L.S.P.C.  
21 December, 2020

map 12-23-20 field 12-23-20 planning check  
closure check 1-15-21  
PROJ#8529, DWG#8529site.DWG

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

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 \_\_\_\_\_

PLANNING BOARD ENDORSEMENT


Approved by resolution of the Planning Board of the Town of Lloyd, 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 \_\_\_\_\_

MAP OF SITEPLAN  
OF LANDS OF

RIVERSIDE  
CORNERS, LLC

TOWN OF LLOYD – SITUATE –  
ULSTER COUNTY, NEW YORK



GRAPHIC SCALE ( IN FEET )  
1 inch = 30 ft.