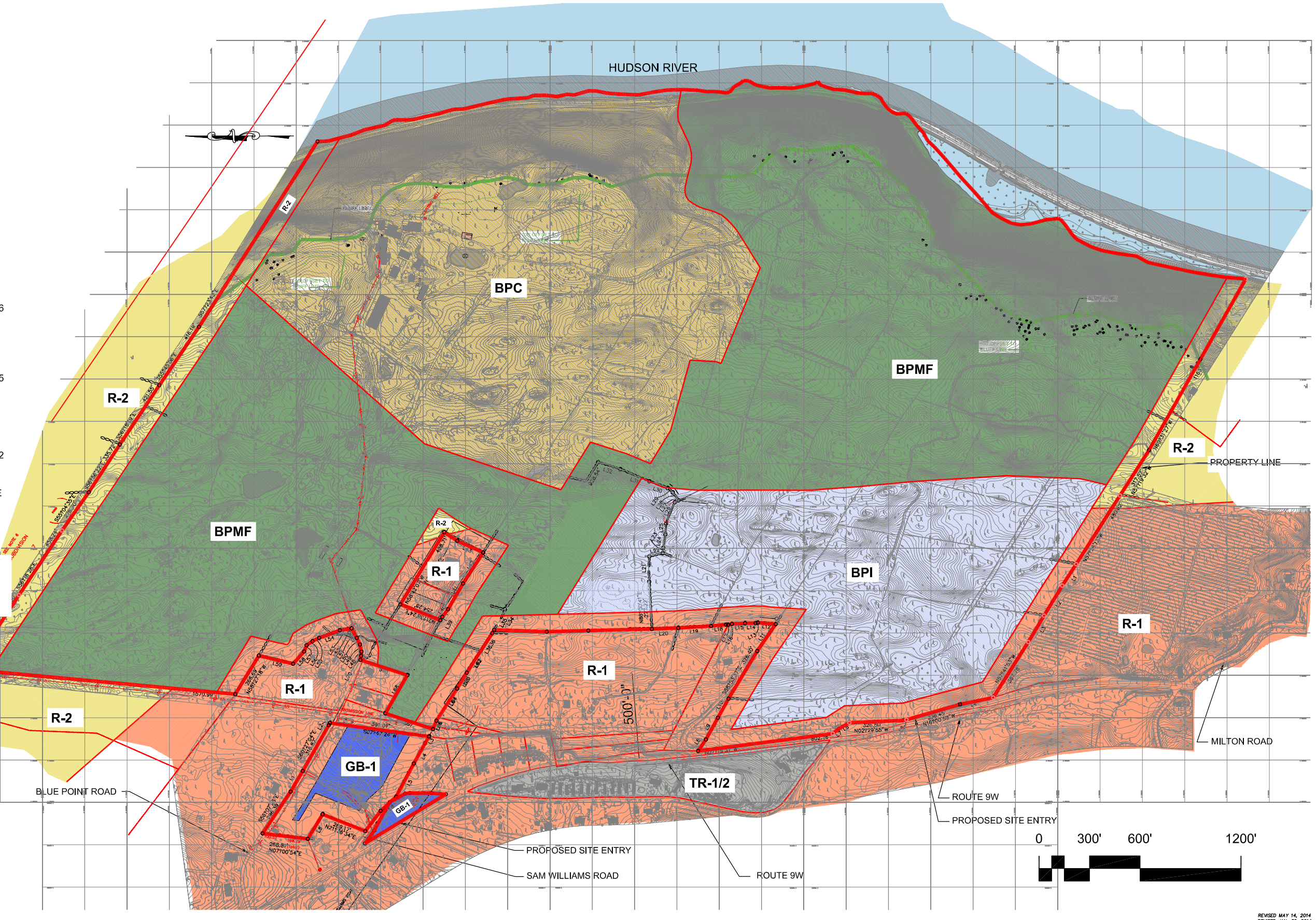
LEGEND

- BLUE POINT MULTI-FAMILY DISTRICT (BPMF): 217.68 ACRES (BUILDABLE ACREAGE: 84.54 ACRES)
- BLUE POINT INDUSTRIAL (BPI): 66.58 ACRES (BUILDABLE ACREAGE: 31.79 ACRES)
- BLUE POINT COMMERCIAL DISTRICT (BPC): 109.70 ACRES (BUILDABLE ACREAGE: 31.953 ACRES)
- GENERAL BUSINESS - 1 DISTRICT (GB-1): 5.14 ACRES (BUILDABLE ACREAGE: 4.56 ACRES)
- R-1 SINGLE FAMILY RESIDENCE 1 ACRE: 17.61 ACRES (BUILDABLE ACREAGE: 5.05 ACRES)
- R-2 SINGLE FAMILY RESIDENCE 2 ACRE: 11.98 ACRES (BUILDABLE ACREAGE: 4.82 ACRES)
- TR-1/2: TRAILER - 1/2 ACRE
- PROPERTY/ DISTRICT BOUNDARY LINE
- 100' WATERFRONT BLUFF OVERLAY DISTRICT (15.82 ACRES, INCLUDED IN THE AREA INDICATED FOR THE R-2 DISTRICT)
- BLUFF LINE
- STEEP SLOPE AREA CONTOURS
- HUDSON RIVER



REVISED MAY 14, 2014
REVISED JAN. 30, 2014

TINKELMAN ARCHITECTURE PLLC
T·A
25 VAN WAGNER POUGHKEEPSIE, NEW YORK

CLIENT:
Hudson Valley Wine Village, Inc.
191-200 Blue Point Road
Town of Lloyd, Ulster County New York

PROJECT NAME:
Draft Generic Environmental Impact Statement
Blue Point Conservation Development District Plan

PROPOSED ZONING

DRAWN BY: ML, MR & RT
JOB No. Y0811
DATE: 11/21/2012

FIGURE 3.9.3

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P:\TA Jobs\Y0811 – HV Winery\Drawings\Views\02 – Design Development\Scope Document Site Layout\Y0811–Figure 3–B–Revised Zoning Overlay Feb2013.dwg