

PART OF TAX MAP  
48.12-1-20  
10.425 ACRES

30,000 SF.  
BUILDING  
FTE: 250.0

FRANK SOTTILE BOULEVARD (CR 161)

**CONCEPT PLAN**  
SCALE: 1" = 50'

**SIGHT DISTANCE:**  
THE FOLLOWING TABLE IS BASED ON THE POSTED SPEED OF 40 MPH ON FRANK SOTTILE BOULEVARD.

EXITING THE SITE (NORTH DRIVE)		
	REQUIRED	PROVIDED
LEFT (-4%)	500'	560'
RIGHT (+4%)	500'	955'
TURNING LEFT INTO THE SITE (-4%) STOPPING SITE DISTANCE		
	REQUIRED	PROVIDED
	321'	620'

**APPLICANT:**  
LINCOLN PARK DG, LLC  
132 NORTH YORK STREET, SUITE 3L  
ELMHURST, IL 60126

**RECORD OWNER:**  
KINGSTON LANDING DEVELOPMENT, LLC  
ONE EXECUTIVE BOULEVARD  
YONKERS, NY 10701

**MAP REFERENCE:**  
LIBER 1397 PAGE 195

**TAX PARCEL NUMBER:**  
TOWN OF ULSTER, ULSTER COUNTY, NEW YORK  
PART OF 48.012-1-20

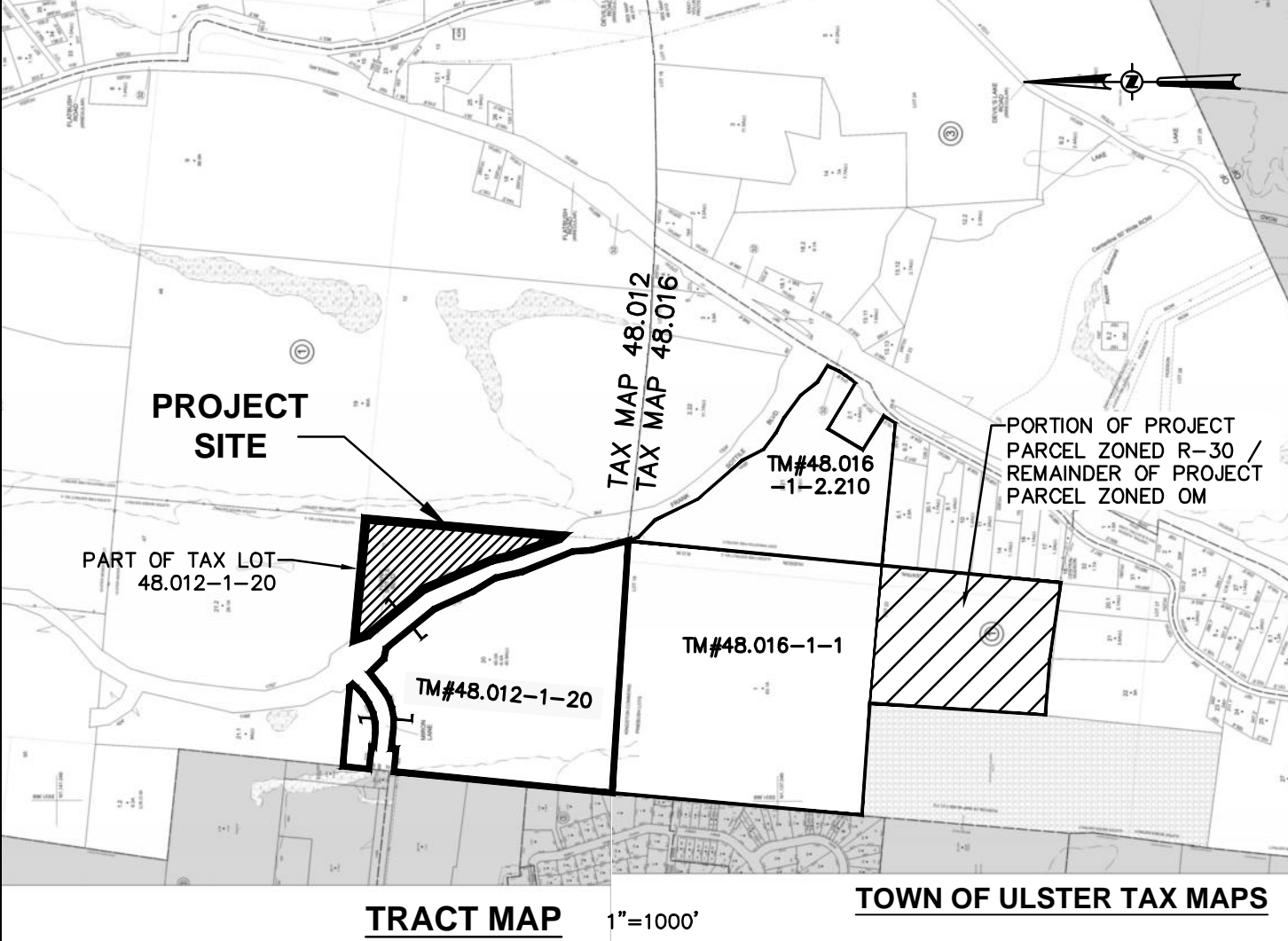
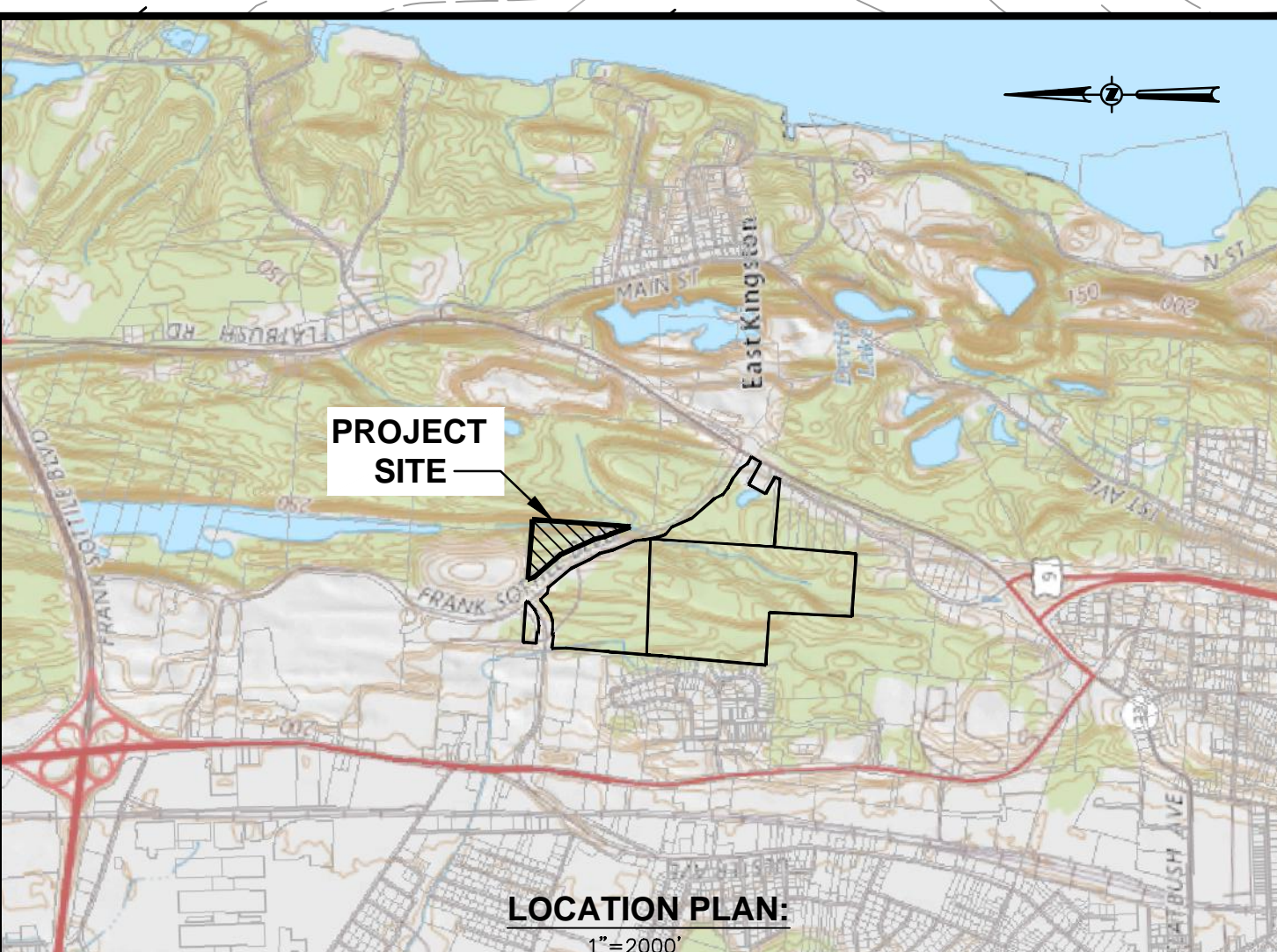
**DEVELOPMENT SITE ZONING DESIGNATION:**  
OM - OFFICE MANUFACTURING DISTRICT

**AREA:**  
TOTAL PROJECT ACREAGE : 120.92 ACRES

- CONCEPT PLAN NOTES:**
- 1) THE PROPOSED FACILITY WILL BE UNMANNED ON A DAILY BASIS.
  - 2) TOPOGRAPHIC CONTOURING SHOWN TAKEN FROM MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF LANDS TO BE CONVEYED TO GLIDEPATH SOLUTIONS" DATED OCTOBER 2, 2017 AND PREPARED BY BRINNIER & LARIOS, P.C.
  - 3) FRANK SOTTILE BOULEVARD (COUNTY ROUTE #161) IS CLASSIFIED AS A URBAN COLLECTOR (FC-17) AND HAS A SPEED LIMIT OF 40 MPH.
  - 4) AQUATIC FEATURES ON THIS SITE SHOWN AS WETLANDS A, B, C, D, AND E WERE DELINEATED THROUGH THE HANGING OF FLAGS IN THE FIELD ON DECEMBER 14, 2018 BY THE CHAZEN COMPANIES. ALL OTHER WETLANDS ARE SHOWN FROM AVAILABLE MAPPING SOURCES AND ARE CONSIDERED APPROXIMATE LOCATIONS.
  - 5) ENTRANCE TO FRANK SOTTILE BOULEVARD IS NEAR A LOCATION OF TWO NORTHBOUND LANES, ONE SOUTHBOUND LANE AND A PAVEMENT STRIPED MEDIAN.
  - 6) THE CUT AND FILL OF EARTHEN MATERIALS WILL BE BALANCED ON SITE TO THE MAXIMUM EXTENT POSSIBLE. ANY EXCESS EARTHEN MATERIALS WILL BE REMOVED FROM THE SITE TO AN NYDEC APPROVED DISPOSAL SITE.

**BULK TABLE**

OM DISTRICT (OFFICE AND MANUFACTURING)	REQUIRED	PROPOSED
LOT AREA (MINIMUM)	N/A	120.92 ACRES
LOT WIDTH (MINIMUM)	N/A	3200' ± ON FRANK SOTTILE BLVD
SETBACKS (MINIMUM)		
FRONT	40'	86'
SIDE	10'	125'
REAR	10'	80'
BUILDING HEIGHT (MAXIMUM)	75'	40'
BLDG COVERAGE (MAXIMUM)	50%	0.6%
GREEN SPACE (MINIMUM)	10%	85%



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rev.	date	description
3	2019-01-31	REVISED TO BATTERY ONLY LAYOUT
2	2018-01-04	REVISED PER TOWN COMMENTS
1	2017-11-06	REVISED PER WORKSHOP COMMENTS

GLIDEPATH LINCOLN PARK DG LLC

**CONCEPT PLAN**

TOWN OF ULSTER, ULSTER COUNTY, NEW YORK

designed	checked
DWY	CPL
date	scale
02/12/19	1"=50'
project no.	
31788.05	
sheet no.	
	<b>C1</b>