

Full Size Site Plans

are available for viewing at the

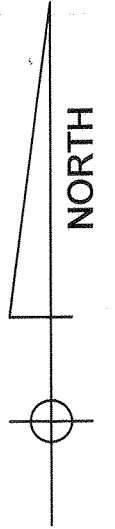
**Zoning Board of Appeals**

Office located at

**308 Gardnertown Road**

Newburgh, NY

845-566-4901



N/F  
LITTLE BRICK HOUSE PROPERTIES LLC  
S/B/L 64-2-1

INSTALL DUMPSTER  
ENCLOSURE ON  
EXIST CONC. PAD

NYS ROUTE 300 (AKA UNION AVENUE)

N 19° 50' 16" E

S 65° 03' 04" E

N 63° 18' 00" W

S 70° 48' 04" E

EXISTING BUILDING  
PROPOSED USE  
PLACE OF WORSHIP  
15,000 SQ. FT. +/-  
FIN. FL. EL. 103.4 +/-

SSMH  
RIM 97.33  
INV (I) 90.53  
INV (O) 90.43

PROP. SSMH  
RIM 102.95  
INV. 98.75

CB  
GR. 99.10  
INV. 96.20

CB  
GR. 97.40  
INV. 94.50

CB  
GR. 97.23  
E INV. 93.85

DMH  
RIM 101.43  
E INV. 89.72  
W INV. 89.49  
S INV. 89.47

PROP. CO  
INV. 89.5

16" WATERMAIN

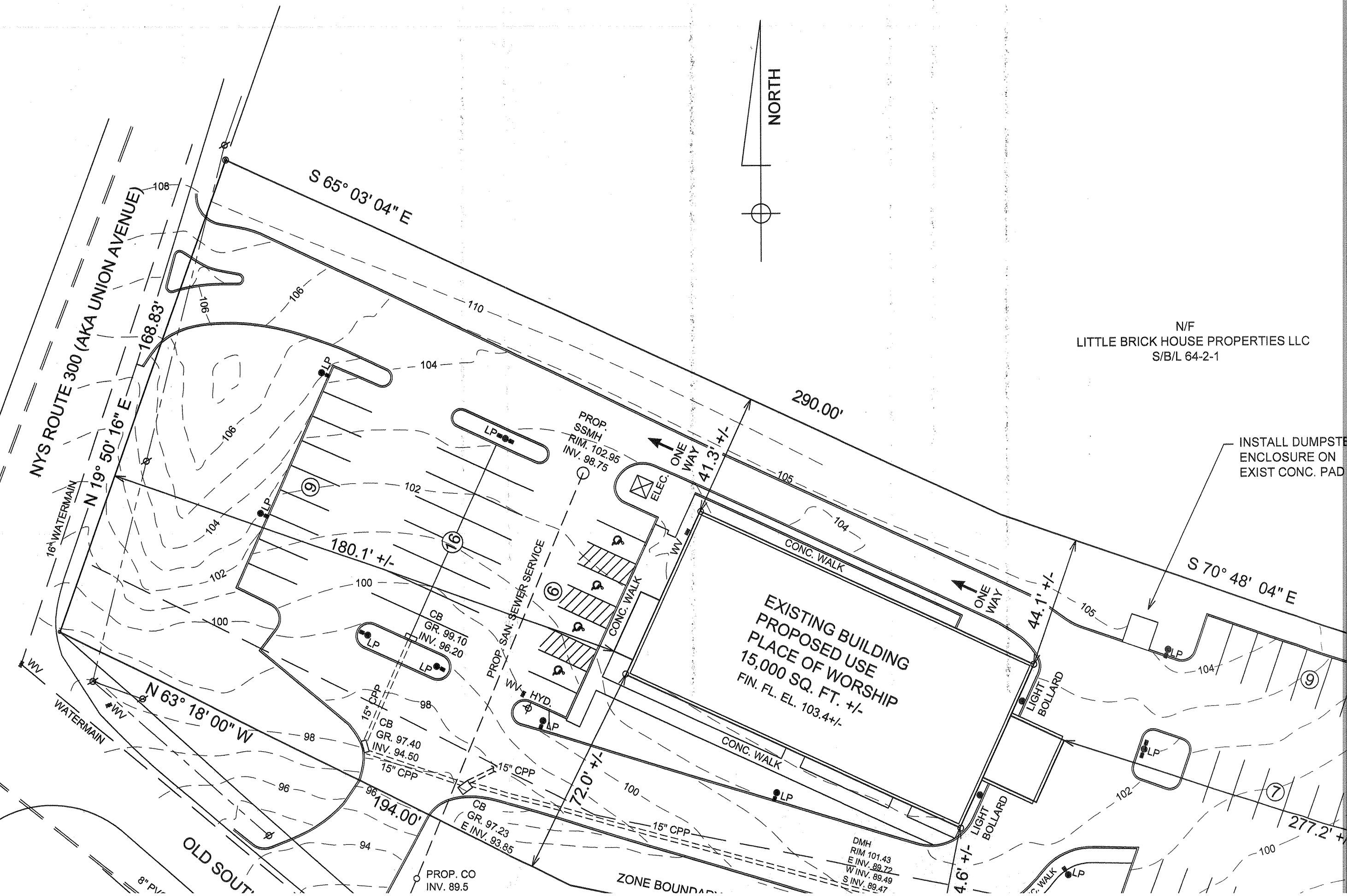
WATERMAIN

PROP. SAN. SEWER SERVICE

ZONE BOUNDARY

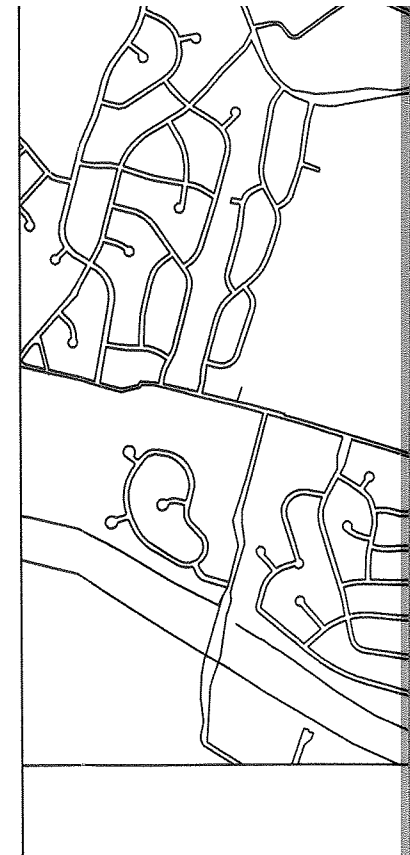
OLD SOUTH

8" PV

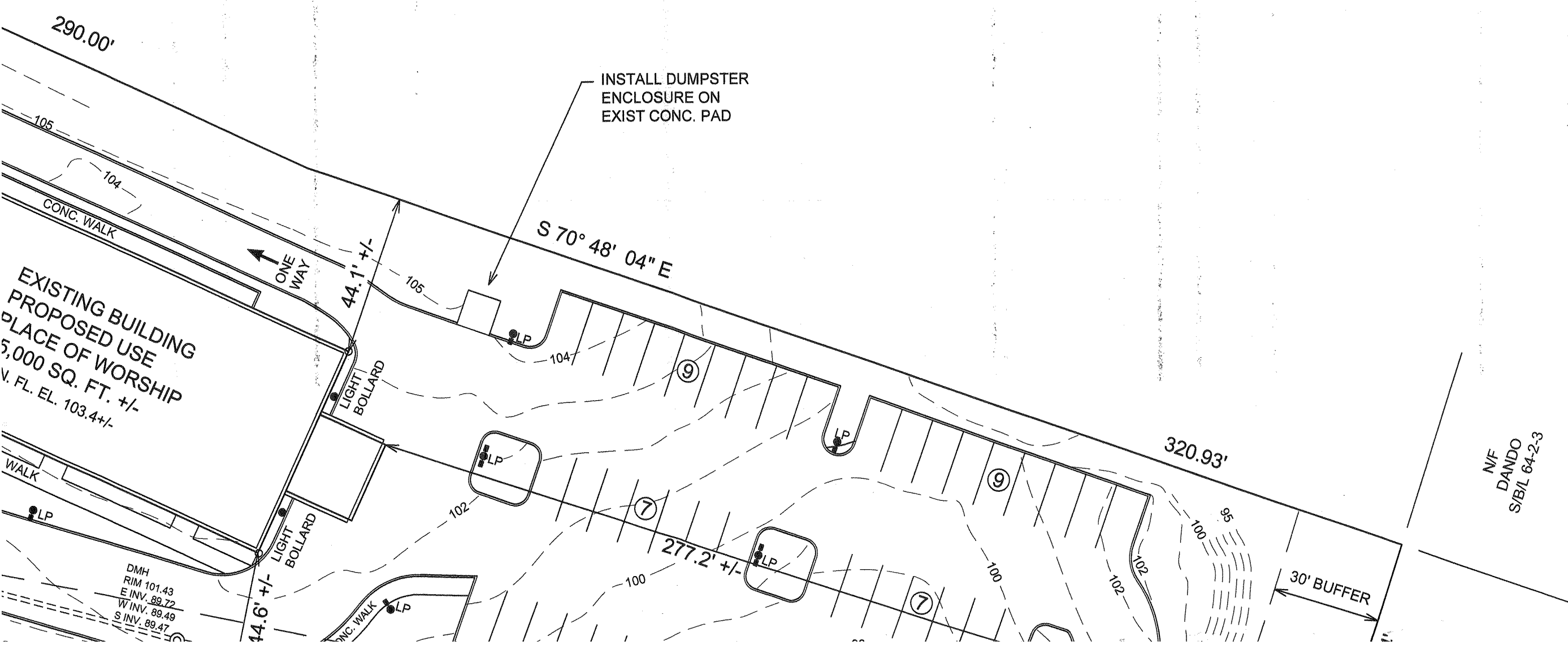




- LEGEND:**
- ⊗ - NO. OF PARKING SPACES
  - CB - CATCH BASIN
  - ⊙ SSMH - SAN SEWER MANHOLE
  - ⊙ DMH - DRAINAGE MANHOLE
  - LP - LIGHT POLE
  - ⊘ - UTILITY POLE
  - WV - WATER VALVE
  - ⊕ HYD - HYDRANT
  - ♿ - ADA PARKING SPACE



N/F  
LITTLE BRICK HOUSE PROPERTIES LLC  
S/B/L 64-2-1



INSTALL DUMPSTER  
ENCLOSURE ON  
EXIST CONC. PAD

EXISTING BUILDING  
PROPOSED USE  
PLACE OF WORSHIP  
5,000 SQ. FT. +/-  
N. FL. EL. 103.4 +/-

DMH  
RIM 101.43  
E INV. 89.72  
W INV. 89.49  
S INV. 89.47

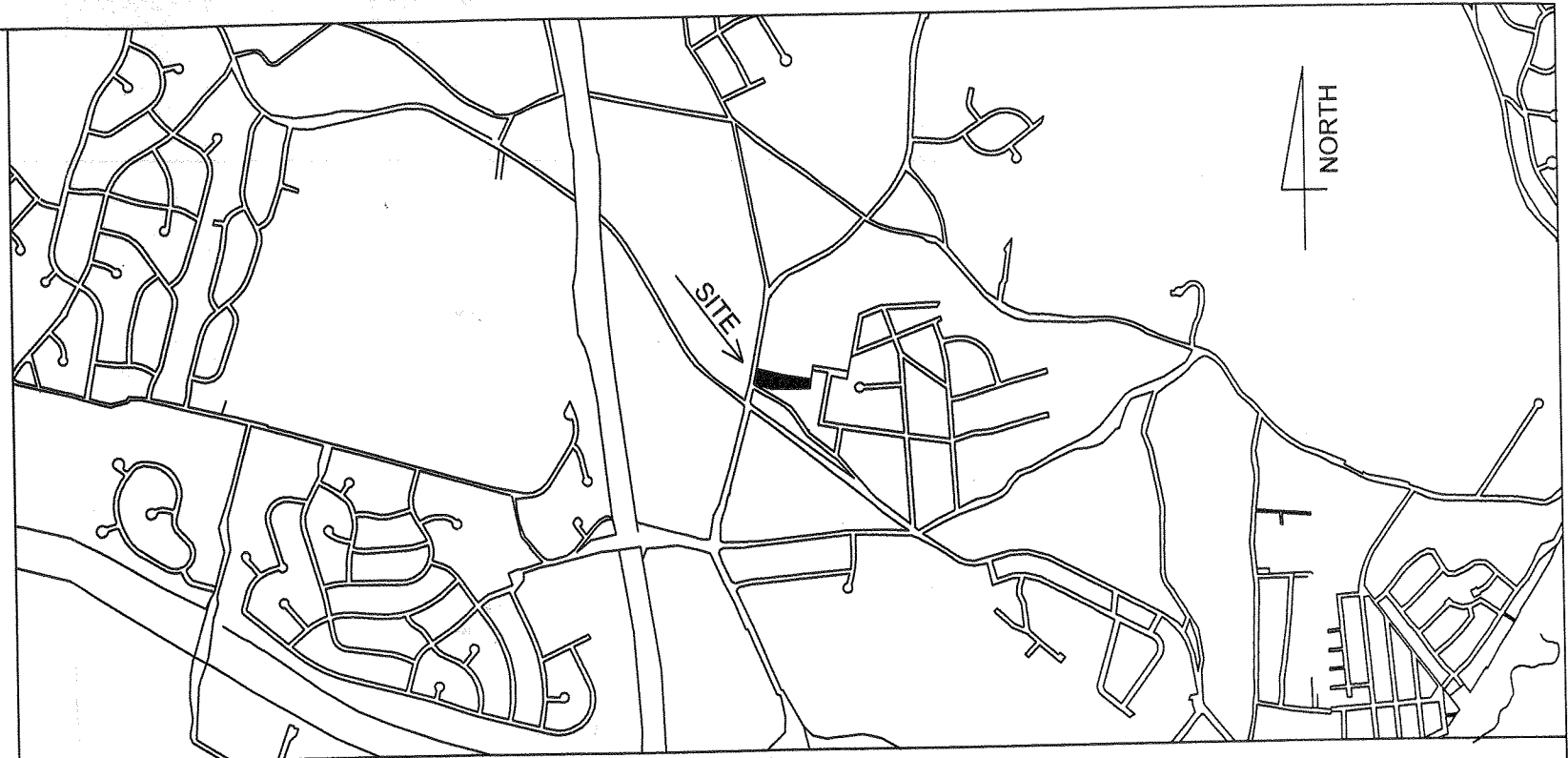
- ZONE: B**
- PROPOSED USE: PLACE OF WORSHIP
- REGULATION
- MIN. LOT AREA
  - MIN. LOT WIDTH
  - MIN. LOT DEPTH
  - MIN. FRONT YARD
  - MIN. REAR YARD
  - MIN. SIDE YARD
  - MIN. SIDE YARD TOTAL
  - MAX. BUILDING COVERAGE
  - MAX. LOT SURFACE COVER
  - MAX. BUILDING HEIGHT

- NOTES:**
1. TAX MAP DATA: SECTION 64
  2. TOTAL AREA: 2.1 AC. +/-
  3. OWNER: 119 OLD SOUTH PI  
30 SYCAMORE DR  
WALLKILL, NY 125
  4. APPLICANT: GRACE COMM  
2839 RTE. 94  
WASHINGTON
  5. THE CONTRACTOR MUST NOT  
TO HAVE ANY EXISTING UT  
EXCAVATION, BLASTING OR
  6. BEFORE BEGINNING ANY C  
AND SIZE OF ANY EXISTING  
SHOWN HEREON (HORIZON  
CONTRACTOR SHALL PERFO  
UTILITIES SUFFICIENTLY A
  7. ANY EXISTING STRUCTURE  
BE RESTORED TO ITS ORIG
  8. IT IS THE DEVELOPER'S OR  
FEDERAL, STATE OR LOCA
  9. BOUNDARY AND TOPOGRA

N/F  
DANDO  
S/B/L 64-2-3

**LEGEND:**

- ⊗ - NO. OF PARKING SPACES
- CB - CATCH BASIN
- ⊙ SSMH - SAN SEWER MANHOLE
- ⊙ DMH - DRAINAGE MANHOLE
- LP - LIGHT POLE
- ⊕ - UTILITY POLE
- ⊙ WV - WATER VALVE
- ⊕ HYD - HYDRANT
- ♿ - ADA PARKING SPACE



LOCATION MAP  
SCALE: 1 IN. = 2000 FT.

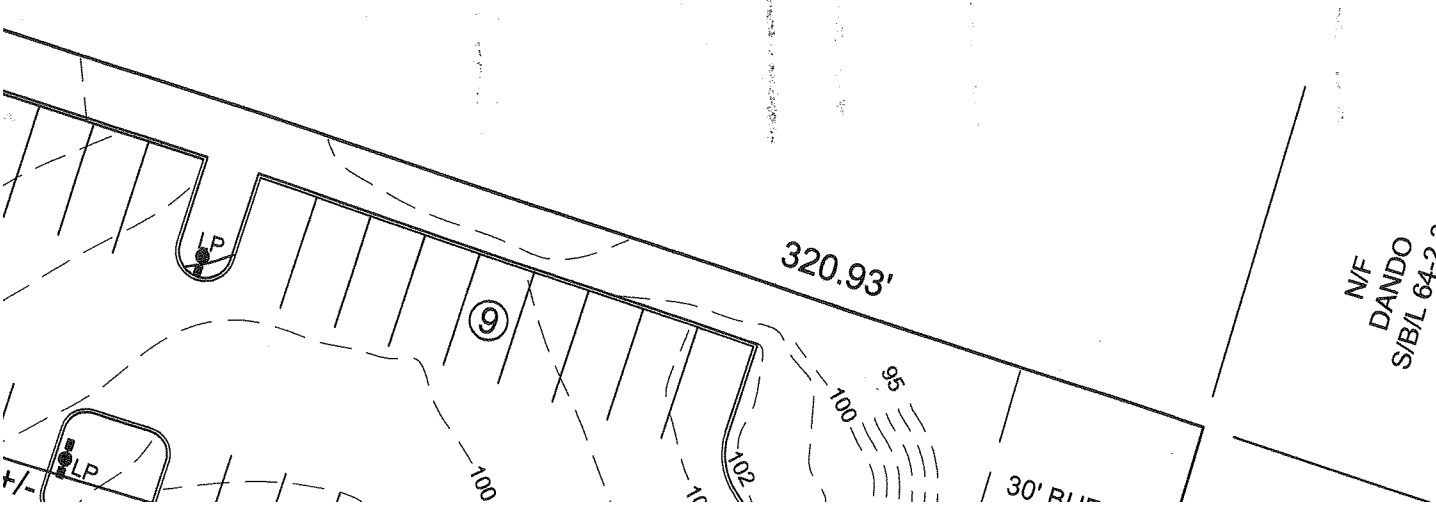
**ZONE: B**

PROPOSED USE: PLACE OF WORSHIP  
REGULATION

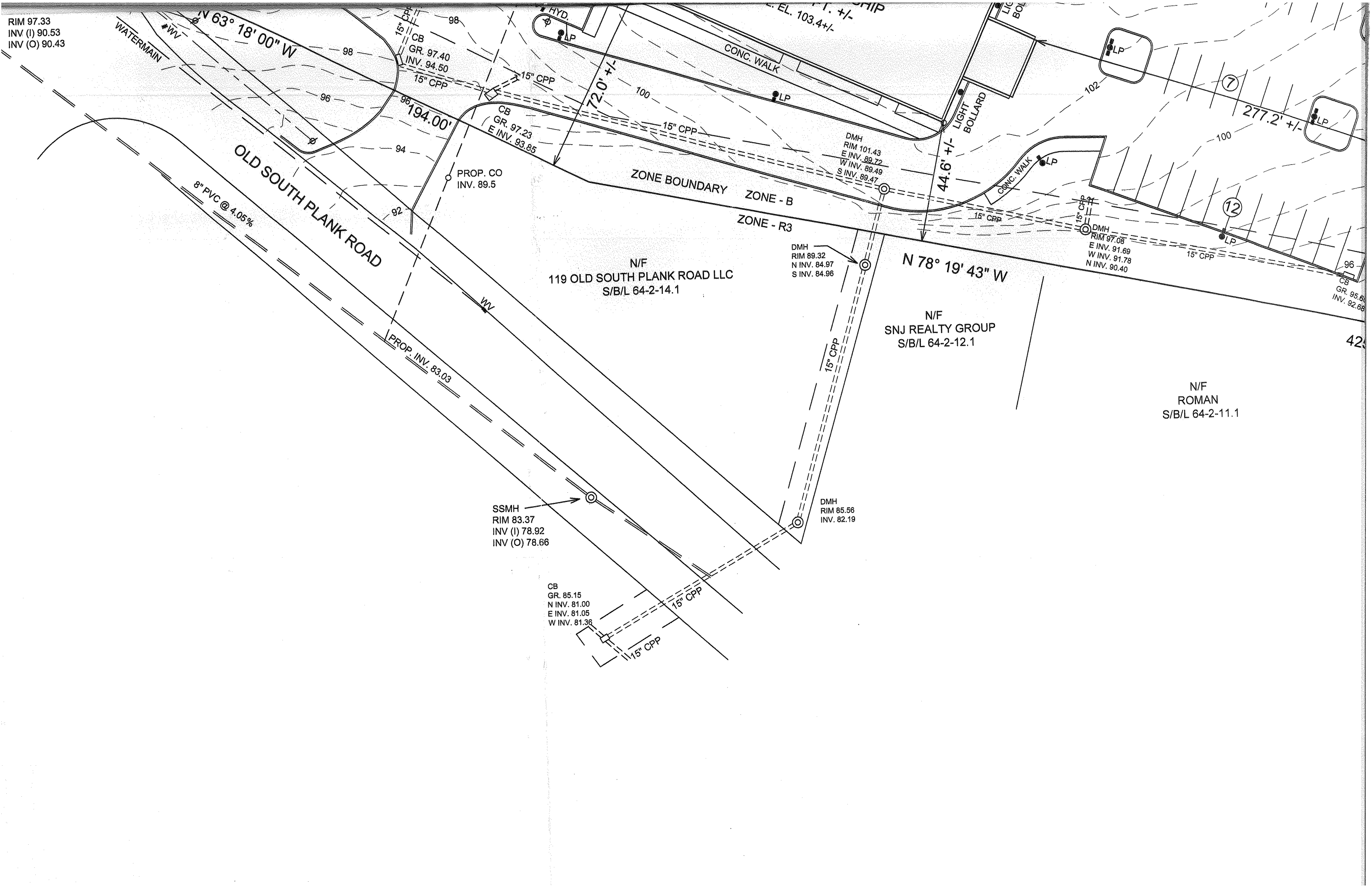
	REQUIRED	EXISTING
MIN. LOT AREA	2 AC.	2.1 AC. +/-
MIN. LOT WIDTH	200 FT.	174 FT. +/-
MIN. LOT DEPTH	200 FT.	615 FT. +/-
MIN. FRONT YARD	50 FT.	180.1 FT. +/-
MIN. REAR YARD	60 FT.	277.2 FT. +/-
MIN. SIDE YARD	50 FT.	41.3 FT. +/-
MIN. SIDE YARD TOTAL	100 FT.	85.9 FT. +/-
MAX. BUILDING COVERAGE	25 %	8 % +/-
MAX. LOT SURFACE COVERAGE	50 %	60 %
MAX. BUILDING HEIGHT	40 FT.	40 FT. +/-

**NOTES:**

1. TAX MAP DATA: SECTION 64 BLOCK 2 LOT 2
2. TOTAL AREA: 2.1 AC. +/-
3. OWNER: 119 OLD SOUTH PLANK RD LLC  
30 SYCAMORE DRIVE  
WALLKILL, NY 12589
4. APPLICANT: GRACE COMMUNITY CHURCH  
2839 RTE. 94  
WASHINGTONVILLE, NY 10092
5. THE CONTRACTOR MUST NOTIFY THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (1-800-982-7982) TO HAVE ANY EXISTING UTILITIES LOCATED AND MARKED AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, BLASTING OR DRILLING. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.
6. BEFORE BEGINNING ANY CONSTRUCTION THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION, AND SIZE OF ANY EXISTING UNDERGROUND UTILITY. THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON (HORIZONTAL AND VERTICAL) SHALL NOT BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS, AS NECESSARY, TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT MAKING REVISIONS AS NEEDED.
7. ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC., DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.



RIM 97.33  
INV (I) 90.53  
INV (O) 90.43



OLD SOUTH PLANK ROAD

N/F  
119 OLD SOUTH PLANK ROAD LLC  
S/B/L 64-2-14.1

N/F  
SNJ REALTY GROUP  
S/B/L 64-2-12.1

N/F  
ROMAN  
S/B/L 64-2-11.1

N 63° 18' 00" W

N 78° 19' 43" W

277.2' +/-

72.0' +/-

44.6' +/-

194.00'

8" PVC @ 4.05%

PROP. INV. 83.03

SSMH  
RIM 83.37  
INV (I) 78.92  
INV (O) 78.66

CB  
GR. 85.15  
N INV. 81.00  
E INV. 81.05  
W INV. 81.36

DMH  
RIM 89.32  
N INV. 84.97  
S INV. 84.96

DMH  
RIM 85.56  
INV. 82.19

DMH  
RIM 97.08  
E INV. 91.69  
W INV. 91.78  
N INV. 90.40

DMH  
RIM 101.43  
E INV. 89.72  
W INV. 89.49  
S INV. 89.47

CB  
GR. 97.40  
INV. 94.50

CB  
GR. 97.23  
E INV. 93.85

CB  
GR. 95.61  
INV. 92.66

WATERMAIN

CONC. WALK

LIGHT BOLLARD

CONC. WALK

ZONE BOUNDARY

ZONE - B

ZONE - R3

PROP. CO  
INV. 89.5

12

7

42

96

102

100

98

96

94

92

90

88

86

84

82

80

78

76

74

72

70

68

66

64

62

60

58

56

54

52

SHIP  
E. EL. 103.4 +/-

HYD.  
LP

LIC  
BOL

LP

LP

LP

LP

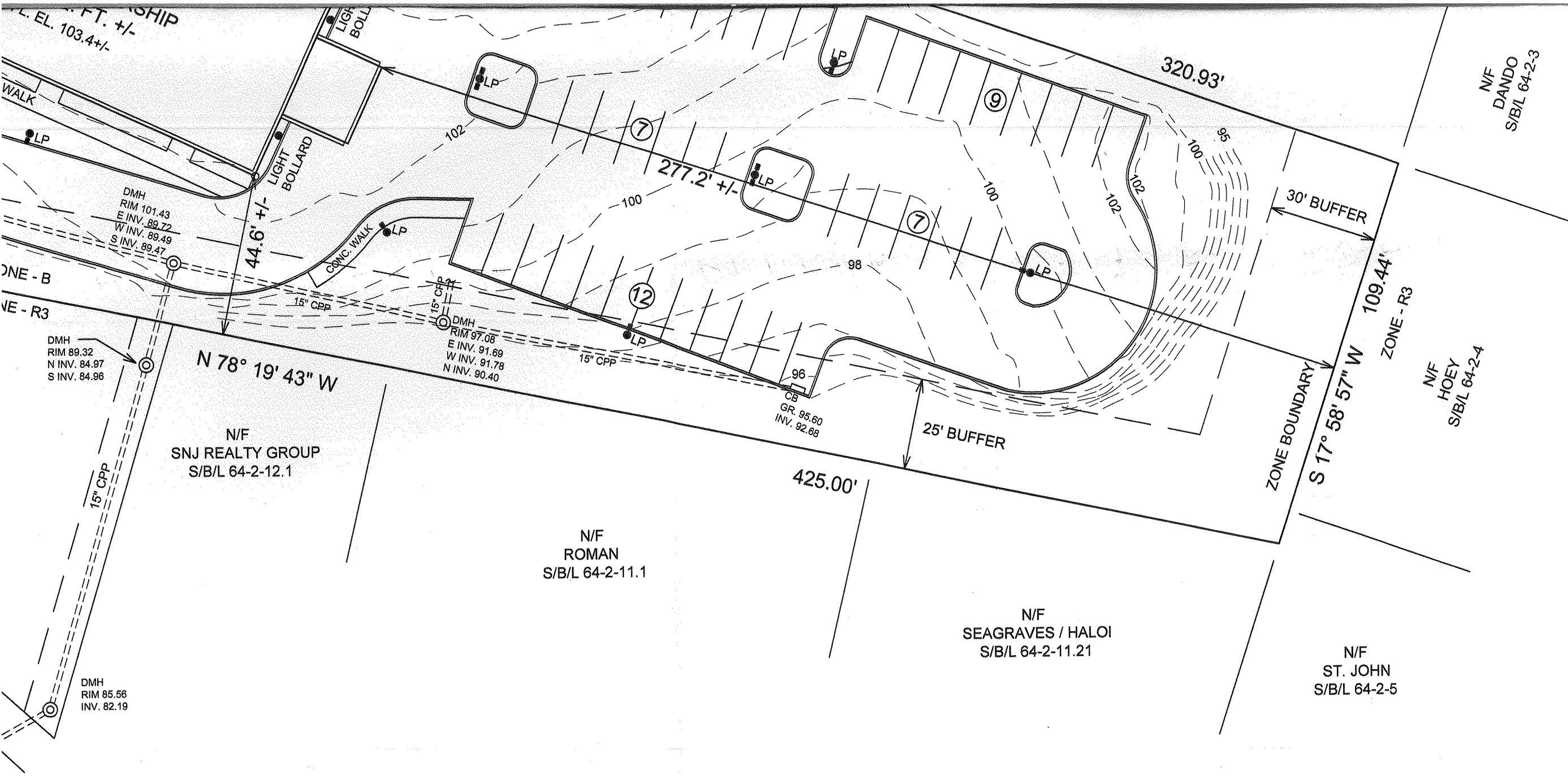
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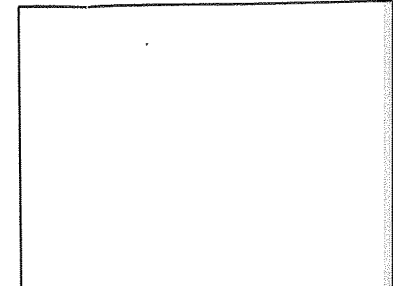
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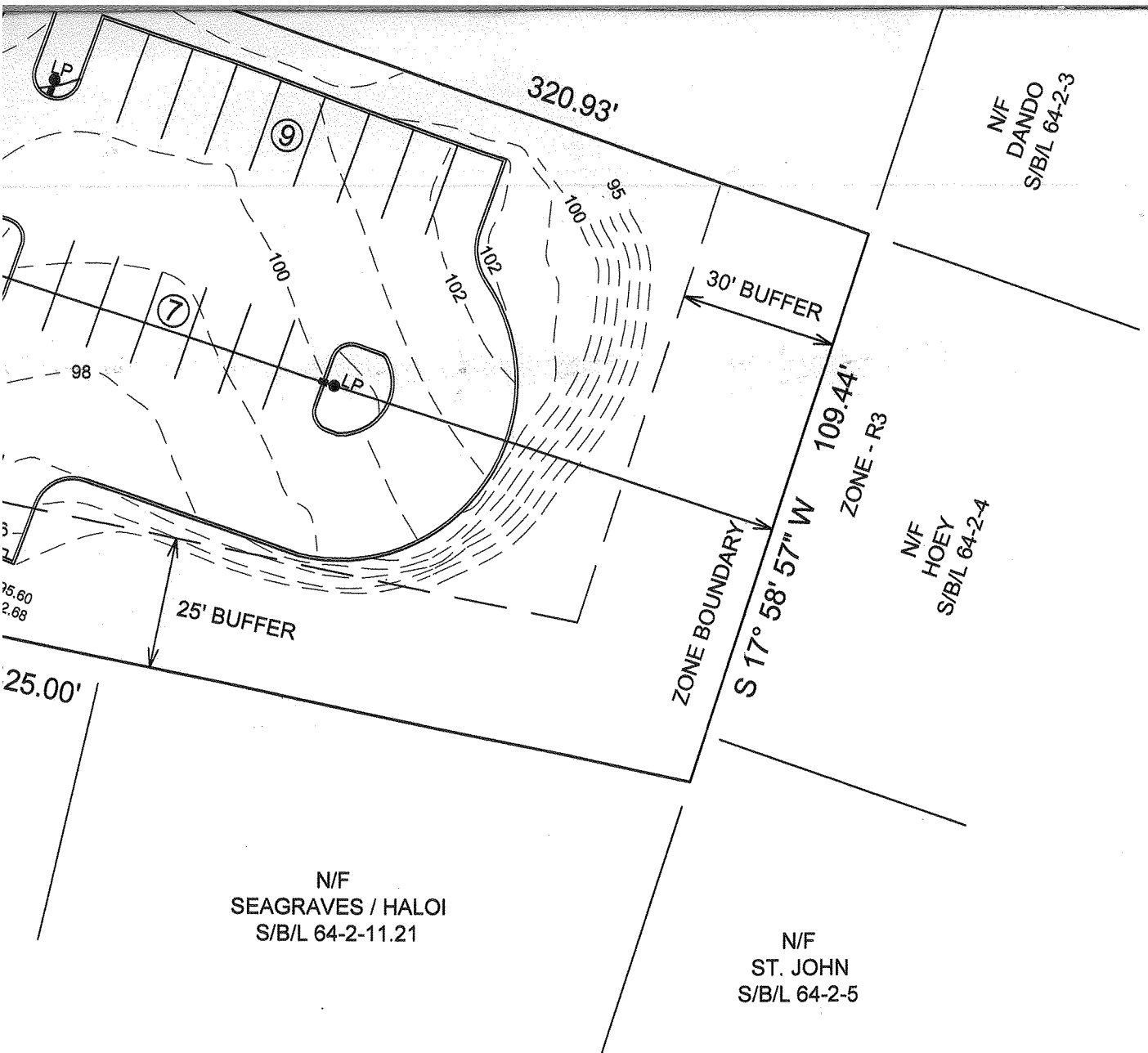
LP



- WASHINGTON
5. THE CONTRACTOR MUST NOT TO HAVE ANY EXISTING UTILITIES EXCAVATED, BLASTED OR REMOVED.
  6. BEFORE BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL IDENTIFY THE LOCATION AND SIZE OF ANY EXISTING UTILITIES SHOWN HEREON (HORIZONTAL AND VERTICAL) AND THE CONTRACTOR SHALL PERFORM NECESSARY PROTECTIVE MEASURES TO UTILITIES SUFFICIENTLY AHEAD OF ANY CONSTRUCTION.
  7. ANY EXISTING STRUCTURE OR EASEMENT SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
  8. IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY FEDERAL, STATE OR LOCAL PERMITS AND APPROVALS.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY, STATE OF NEW YORK AND LOCAL AGENCIES.
  10. THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION AND SIZE OF ANY EXISTING UTILITIES AND TO PROVIDE FOR THE NECESSARY PROTECTIVE MEASURES TO BE TAKEN BY THE CONTRACTOR.
  11. ALL SITE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING REGULATIONS FOR ROUTE 300 REALTY, I

**PARKING REQUIREMENT**  
 1 SPACES PER 3 PERMANENT RESIDENTS  
 REQUIRED PARKING SPACES:  
 EXISTING PARKING SPACES 7  
 ADA PARKING SPACES REQUIRED  
 ADA PARKING SPACES PROVIDED





5. THE CONTRACTOR MUST NOTIFY THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (1-800-982-7982) TO HAVE ANY EXISTING UTILITIES LOCATED AND MARKED AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, BLASTING OR DRILLING. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.
6. BEFORE BEGINNING ANY CONSTRUCTION THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION, AND SIZE OF ANY EXISTING UNDERGROUND UTILITY. THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON (HORIZONTAL AND VERTICAL) SHALL NOT BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS, AS NECESSARY, TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT MAKING REVISIONS AS NEEDED.
7. ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC., DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
8. IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM FEDERAL, STATE OR LOCAL AUTHORITIES.
9. BOUNDARY AND TOPOGRAPHICAL INFORMATION (HORIZONTAL AND VERTICAL) SHOWN HEREON IS AS PER A PLAN ENTITLED "AS-BUILT PLAN FOR ROUTE 300 REALTY, LLC, SECTION 64 BLOCK 2 LOT 2, TOWN OF NEWBURGH, ORANGE COUNTY, STATE OF NEW YORK," DATED SEPTEMBER 10, 2015, REVISED SEPTEMBER 21, 2015.
10. THE PURPOSE OF THIS PLAN IS TO RECEIVE SITE PLAN APPROVAL FOR A CHANGE OF USE FROM THE PREVIOUSLY APPROVED OFFICE BUILDING TO THE PROPOSED PLACE OF WORSHIP.
11. ALL SITE IMPROVEMENTS THAT HAVE NOT BEEN INSTALLED SHALL BE INSTALLED AS PER THE APPROVED "SITE PLAN FOR ROUTE 300 REALTY, LLC."

**PARKING REQUIREMENT:**

1 SPACES PER 3 PERMANENT SEATS OR 1 SPACE PER 40 SQ. FT. DEVOTED TO SEATING AREA  
 REQUIRED PARKING SPACES: 2206 SQ. FT DEVOTED TO SEATING X 1 SPACE/40 SQ. FT. = 56 SPACES  
 EXISTING PARKING SPACES 75 SPACES  
 ADA PARKING SPACES REQUIRED - 3 SPACES  
 ADA PARKING SPACES PROVIDED - 4 SPACES

**AMENDED SITE PLAN**  
 FOR  
**ROUTE 300 REALTY, LLC**  
 128 OLD SOUTH PLANK ROAD, TOWN OF NEWBURGH  
 ORANGE COUNTY, NEW YORK  
 DATE: SEPTEMBER 22, 2015 SCALE: 1" = 20' FT