

PROJECT NARRATIVE

July 9, 2013

PROPOSED DUNKIN DONUTS 5277 US ROUTE 9W TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK

Town Project # 2006-23

INTRODUCTION

The project site is located across from DeVito Drive, on the west side of US Route 9W in the Town of Newburgh, Orange County, New York State. The property address is 5277 US Route 9W and is identified in the Town of Newburgh official tax maps as Lot 40, Block 2 of Section 20.

The project involves the re-development of the existing building on the site, associated pavement areas and utilities. The proposed re-development will include a new "Dunkin Donuts" Store with a drive-thru within the existing building.

EXISTING CONDITIONS

The property is approximately 2.01 acres in size, which is bounded by US Route 9W to the east, existing business zoned property to the north and south and a residential zone to the west. Existing conditions and topography for the subject property were obtained from a property survey created by Eustance and Horowitz, PC.

The portion of the property near US Route 9W contains an abandoned laundromat, a car wash and existing pavement areas. This area is generally flat with slopes ranging from 1% to 3 % and slopes toward the road to the existing storm sewer system. There is also drainage swale around the existing pavement which directs water from the rear of the property to the road. The remainder of the property is undeveloped land and primarily vegetated. The site rapidly increases in elevation from east to west beginning at the rear of the existing development. Directly behind the existing development there is an initial steep grade change ranging from 30% to 50%, which levels to grades ranging from 10% to 20% on the westernmost side of the property.

SITE PLAN, ZONING AND LAYOUT

It is proposed that the existing building remain and be re-developed for the proposed Dunkin Donuts facility. The new Dunkin' Donuts building will occupy the existing 3,900+/- sq. ft. building. The existing access drives to the property are proposed to remain. A drive-thru is proposed in the location of the existing carwash drive-thru bay closest to the building. The other remaining two carwash drive-thru bays will be removed.

New pavement, parking, lighting, dumpster, landscaping and sidewalks are proposed around the facility. The areas with the steepest grade directly behind the proposed development will be stabilized using erosion control mats during construction and will remain in place.

The subject property is located within a Business District (B Zone). The proposed site plan is consistent with the permitted uses in this district and no variances are being requested.

UTILITIES

Currently the site is serviced by all major utilities with the exception of sanitary sewer, which is handled by an on-site sewage disposal system. The existing public services will be re-used for the new development and a new on-site sewage disposal system is proposed to replace the existing system currently serving the site. The new system will be designed to handle the estimated sewage flows from the proposed Dunkin' Donuts building. The final design will be in accordance with all of the applicable state, county and local regulations.