

Full Size Site Plans

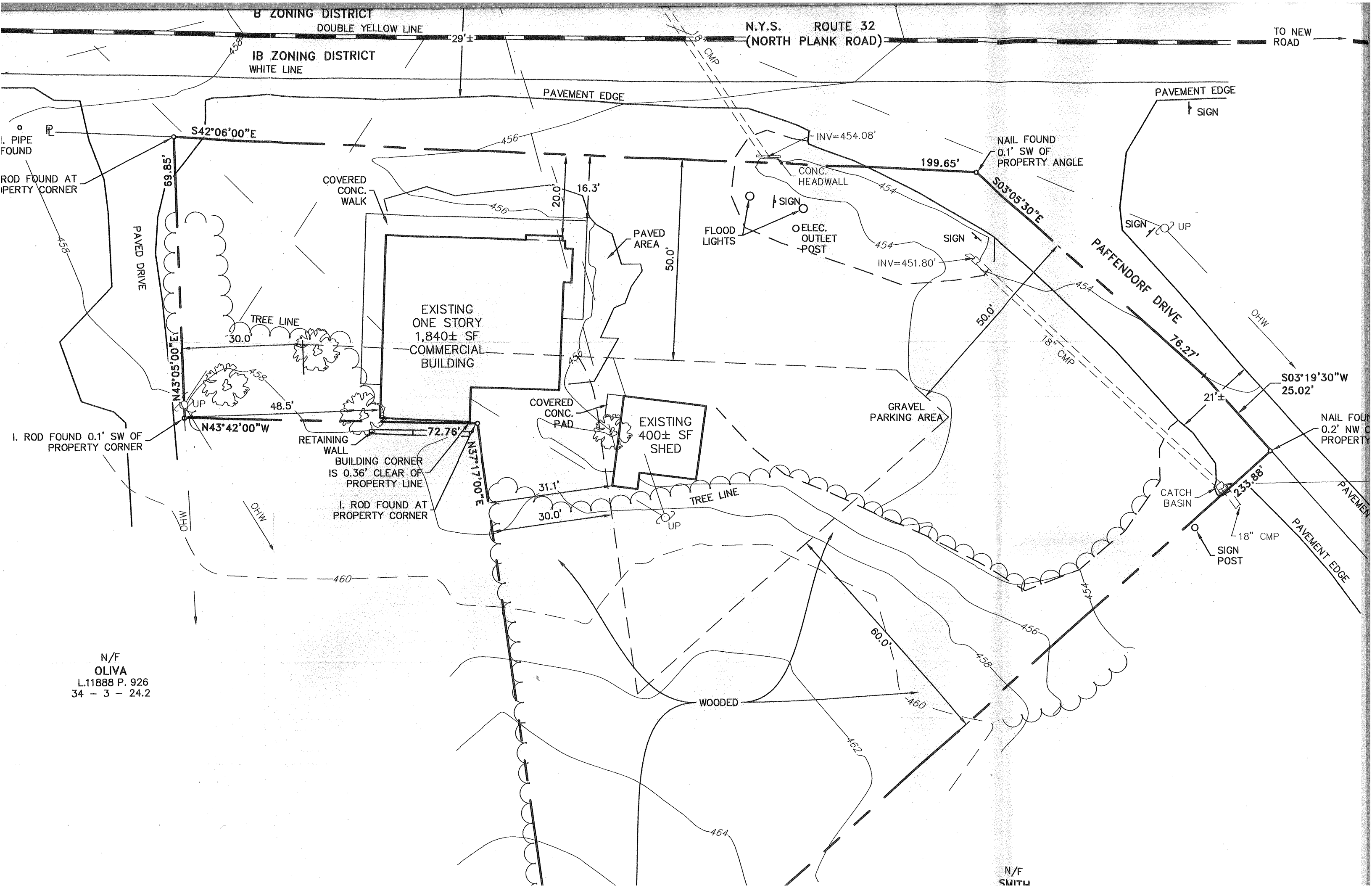
are available for viewing at the

Zoning Board of Appeals

Office located at

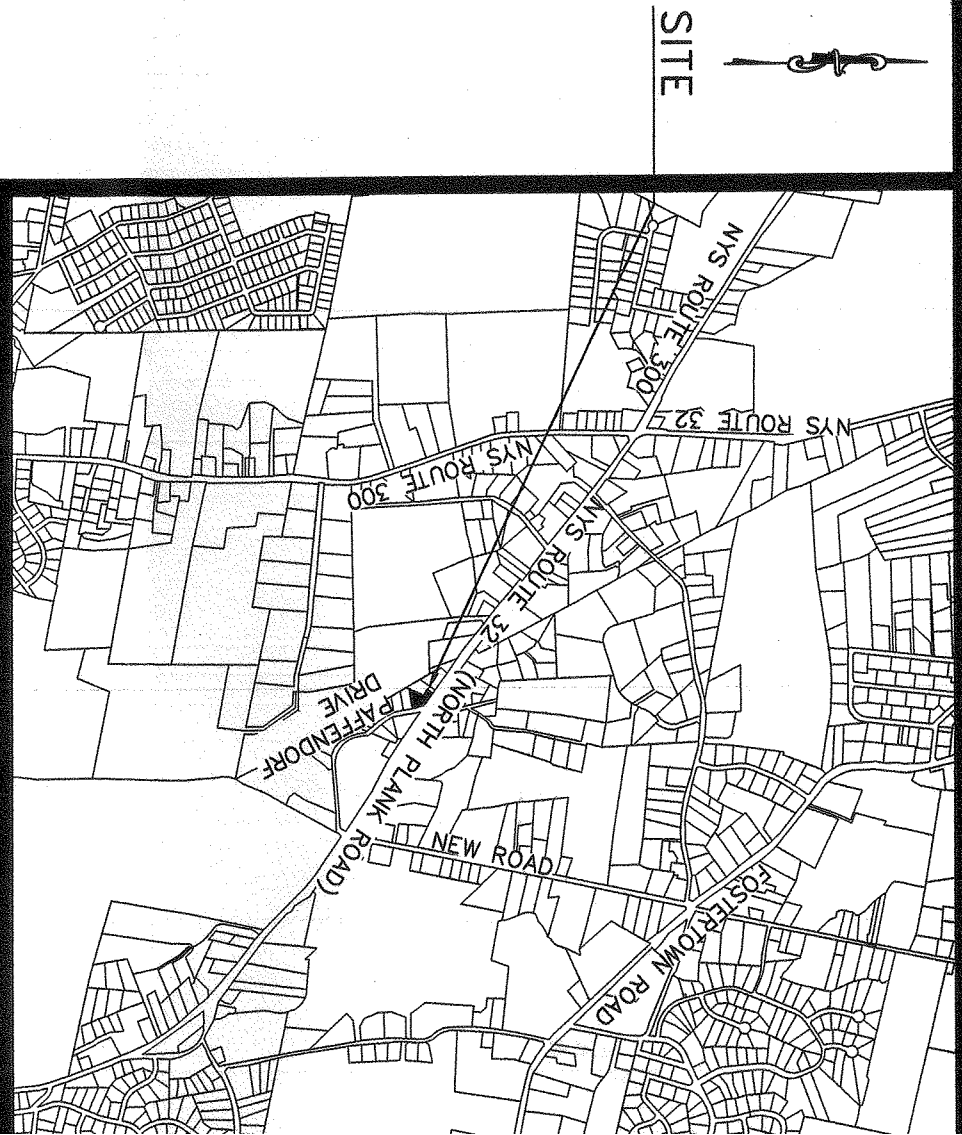
308 Gardnertown Road

Newburgh, NY



N/F
 OLIVA
 L.11888 P. 926
 34 - 3 - 24.2

N/F
 SMITH



LOCATION PLAN

1 INCH = 2000 FEET

GENERAL NOTES:

1. SITE PLAN FOR PROPOSED CHANGE OF USE FROM RETAIL STORE (PERMITTED USE) TO PROFESSIONAL OFFICE (PERMITTED USE).
2. THERE ARE NO MODIFICATIONS TO THE EXISTING SITE IMPROVEMENTS OR BUILDINGS PROPOSED FOR THE CHANGE OF USE.
3. THE EXISTING PARCEL AND IMPROVEMENTS ARE PRE-EXISTING, NON-CONFORMING TO THE BULK REQUIREMENTS OF THE IB ZONING DISTRICT WITH REGARD TO LOT AREA, LOT DEPTH (MEASURED FROM MID POINT OF PRINCIPAL BUILDING), FRONT YARD SETBACK, AND REAR YARD SETBACK. THE CHANGE OF USE MAY REQUIRE VARIANCES FOR THE PRE-EXISTING, NON-CONFORMING ITEMS.

**TABLE OF ZONING REQUIREMENTS
IB DISTRICT (INTERCHANGE BUSINESS)**

MINIMUM	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	31,958.02± S.F.*
LOT DEPTH	150 FT.	67.6± FT.*
LOT WIDTH	150 FT.	199.6± FT.
FRONT YARD	50 FT.	20.0± FT.*
SIDE YARD (ONE)	30 FT.	48.5± FT.
SIDE YARD (BOTH)	80 FT.	N/A
REAR YARD	60 FT.	0.36± FT.*

MAXIMUM	PERMITTED	PROPOSED
LOT BUILDING COVERAGE	40%	7.0±%
LOT SURFACE COVERAGE	80%	11.8±%
BUILDING HEIGHT	40 FT.	20± FT.

* DENOTES PRE-EXISTING, NON-CONFORMING CONDITIONS

LOT WIDTH	150 FT.	199.6± FT.
FRONT YARD	50 FT.	20.0± FT.*
SIDE YARD (ONE)	30 FT.	48.5± FT.
SIDE YARD (BOTH)	80 FT.	N/A
REAR YARD	60 FT.	0.36± FT.*

MAXIMUM	PERMITTED	PROPOSED
LOT BUILDING COVERAGE	40%	7.0±%
LOT SURFACE COVERAGE	80%	11.8±%
BUILDING HEIGHT	40 FT.	20± FT.

* DENOTES PRE-EXISTING, NON-CONFORMING CONDITIONS

TABLE OF PARKING REQUIREMENTS:

EXISTING USE	PARKING REQUIRED	PARKING PROVIDED
RETAIL (1,800 SF)	12	25+
1/150 SF GLFA		
PROPOSED USE		
PROFESSIONAL OFFICE (1,800 SF)	9	25+
1/200 SF GFA		

RECORD OWNER AND APPLICANT:

261 NORTH PLANK ROAD LLC
 2 ROSALINE LANE
 NEWBURGH, NEW YORK 12550

L. 13779 P. 1867
 34 - 3 - 23.2

AREA:
 0.734± AC.

COPYRIGHT 2014, LANC & TULLY, P.C.

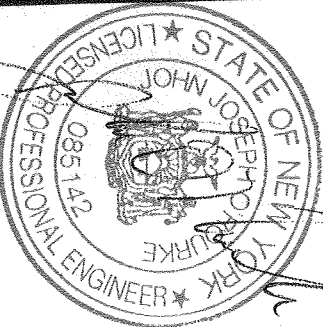
LANC & TULLY
 ENGINEERING AND SURVEYING, P.C.

P.O. Box 687, Rt. 207
 Goshen, N.Y. 10924
 (845) 294-3700

SITE PLAN FOR CHANGE OF USE
 PREPARED FOR

**261 NORTH
 PLANK ROAD LLC**

TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK



Drawn By:	Checked By:	Scale:	Tax Map No.:
dmk		1" = 20'	34 - 3 - 23.2

CAD File:	Drawing No.:
140069-Site Plan.dwg	1 OF 1
Layout:	Drawing No.:
plan	B - 14 - 0069 -

Date: JULY 23, 2014
 Revisions: AUGUST 13, 2014