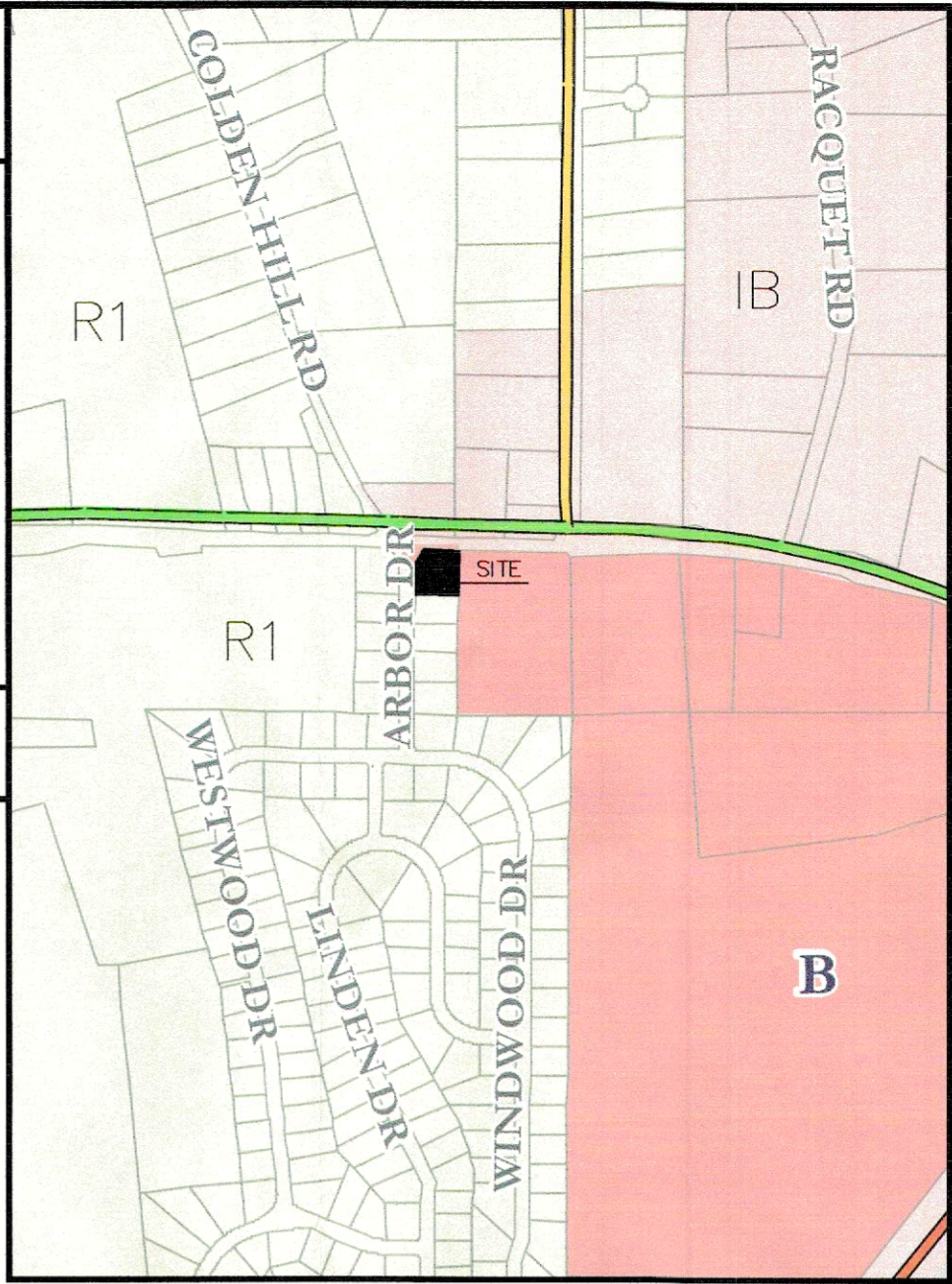


4 H.C. SIGN
 SCALE: 3/4" = 1'-0"

BULK REQUIREMENTS - ZONE B			
S: 90 B: 60 L: 1			
PROPOSED USE: RESTAURANT			
ITEM	REQUIRED/ALLOWED	PROVIDED	VARIANCE REQ.
LOT REQUIREMENTS			
LOT AREA	15,000 SF	21,649 SF	NO
LOT WIDTH	100'	119'	NO
LOT DEPTH	125'	149.48'	NO
YARD REQUIREMENTS			
FRONT YARD	50'	35.7'/64.7'	YES - EXISTING NON-CONFORMING
REAR YARD	30'	32'	NO
SIDE YARD	15'	31'	NO
HEIGHT REQUIREMENTS	35'	22'	NO
COVERAGE REQUIREMENTS			
LOT BUILDING COVERAGE	80%	7%	NO
LOT SURFACE COVERAGE	85%	80%	NO
PARKING			
OFF-STREET PARKING	1 PER 4 SEATS 51 SEATS / 4 * 12 SPOTS	13	NO

INFORMATION SHOWN AND USED HEREIN FOR BASEMAP WAS PROVIDED BY ROBERT L. CAMPBELL, L.S., NYS REGISTERED LAND SURVEYOR #49307, 21 MCQUIRE LANE RHINEBECK, NY, DATED JUNE 18, 2009.



A. HENNESSY ARCHITECTS, P.C.
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 PHONE: 845-561-7500 FAX: 845-561-7534
 WWW.HENNESSYARCHITECTS.COM

CLIENT:
 CLINTON DAUSWELL

**3 NANCY LANE
 NEWBURGH, NY**

PROJECT:
 CHANGE OF USE

**273 ROUTE 17K
 NEWBURGH, NY**

ARCHITECT'S SEAL:

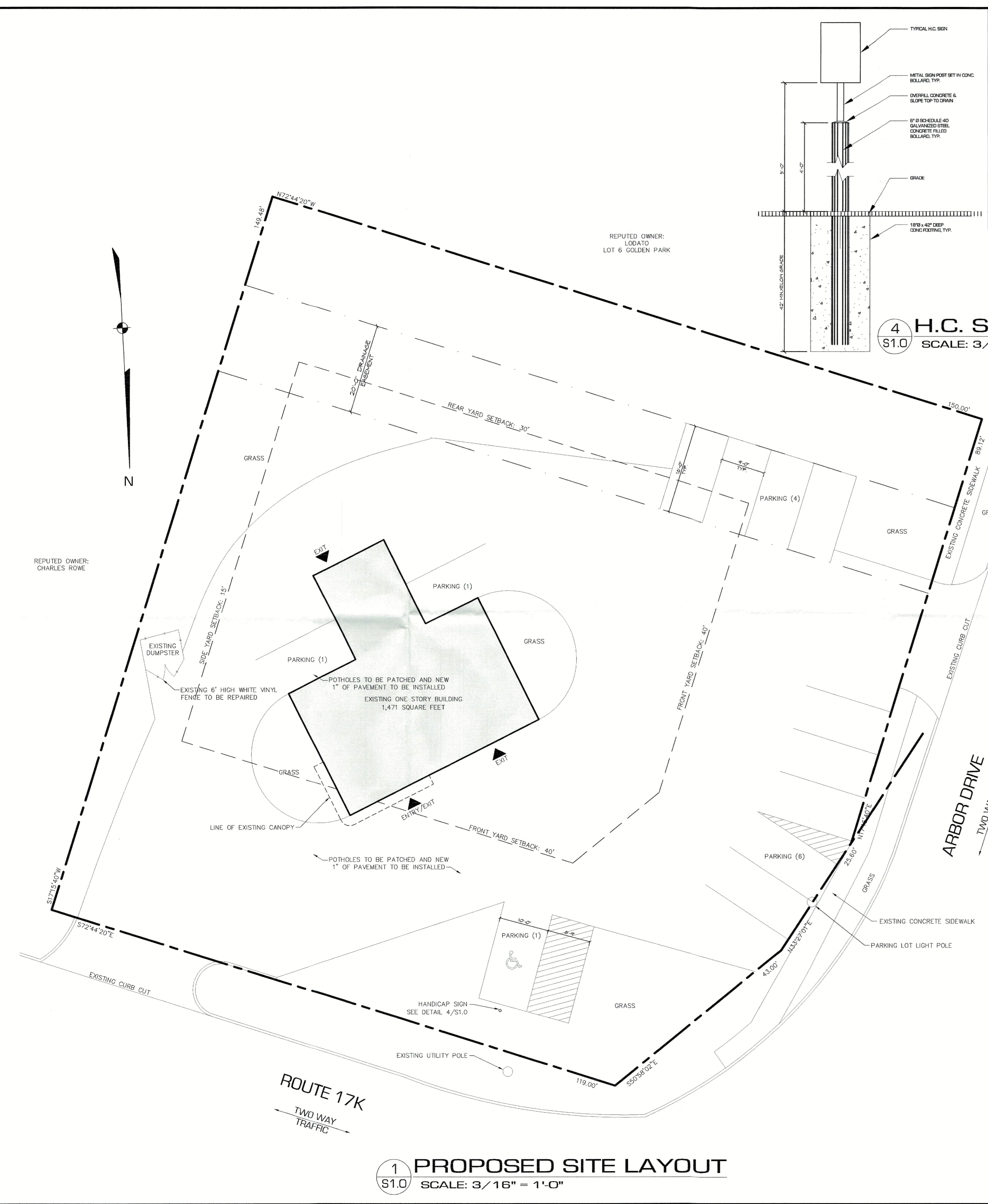
UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 2268 (6) OF THE NEW YORK STATE EDUCATION LAW.

**BULK REQUIREMENTS
 SITE PLANS**

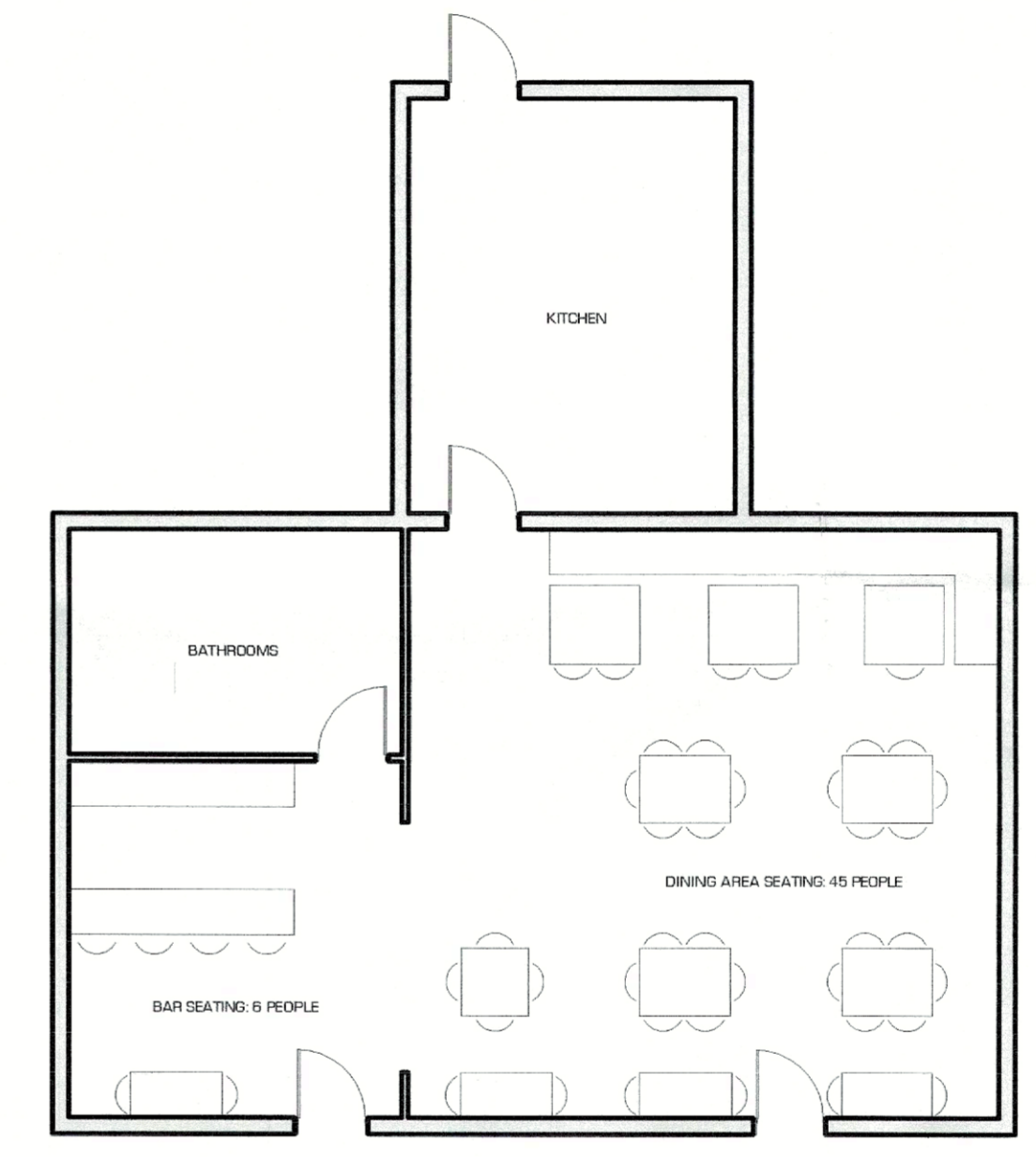
REVISIONS:

PROJECT No.: **22012**
 SCALE: **AS NOTED**
 DATE: **1.6.23**
 DESIGNER: **MH**
 CHECKED: **AJH**
 DRAWN BY: **MH**

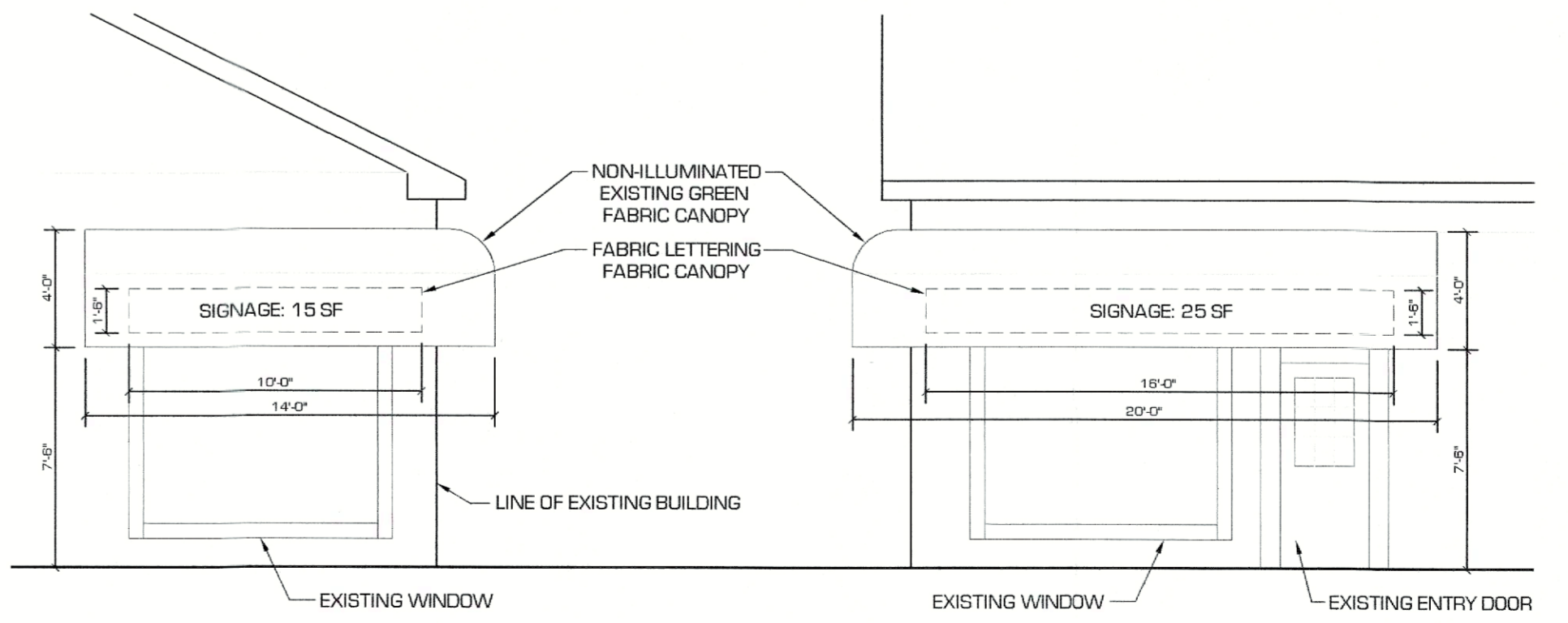
SHEET NO.
S1.0



1 PROPOSED SITE LAYOUT
 SCALE: 3/16" = 1'-0"



2 SEATING PLAN
 SCALE: 1/8" = 1'-0"



3 SIGN ELEVATION - AWNING
 SCALE: 3/16" = 1'-0"

STREET FRONTAGE: 28' AND 42'
 TOTAL: 70'
 1 SF PER OF SIGN PER FOOT OF STREET FRONTAGE PERMITTED: 70 SF OF SIGNAGE
 PROPOSED/EXISTING: 40 SF OF SIGNAGE