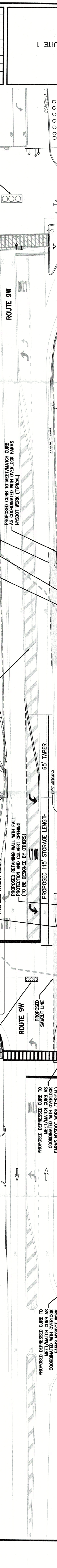


REVISIONS

No.	Revision	Date
1.	ZBA SUBMISSION	02/05/2024
2.		
3.		
4.		
5.		

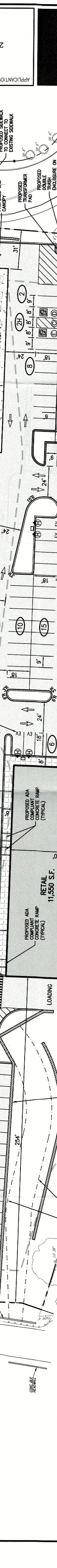
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LAYOUT PLAN



ANY ALTERATIONS OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL SURVEYOR IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW, SECTION 2208 SUBSECTION 2.

LEGEND

EXISTING PROPERTY LINE	PROPOSED PROPERTY LINE
ADJACENT PROPERTY LINE	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
BUILDING SETBACK LINE	PROPOSED PARKING SPACES (REFER TO STRIPING DETAILS)
EXISTING FLOOD PLAIN LINE	PROPOSED CONCRETE SIDEWALK
EXISTING BUILDING OVERHANG	PROPOSED MANHOLE CONCRETE SIDEWALK & CURB
EXISTING BUILDING LINE	PROPOSED DRIP CURB AND RAMP
EXISTING PAVEMENT EDGE	PROPOSED HEAVY DUTY PAVEMENT
EXISTING CURB LINE	PROPOSED RP RAP
EXISTING WATERCOURSE LINE	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
EXISTING STONE WALL	PROPOSED FURSH CURB
EXISTING RETAINING WALL (TO BE DESIGNED BY OTHERS)	PROPOSED CURB RAIL
EXISTING DIRT RAIL	PROPOSED HAND RAIL
EXISTING FENCE	PROPOSED FENCE
EXISTING TREE AND DECORATION	PROPOSED DOUBLE ROW LIGHTING STANDARD
EXISTING DIRECTIONAL MARKING	PROPOSED SINGLE ROW LIGHTING STANDARD (DESIGN BY OTHERS)
EXISTING PAINT	PROPOSED 3-4" WIDE YELLOW LINES POLE
EXISTING UTILITY POLE	PROPOSED 1-4" WIDE WHITE LINE
EXISTING LIGHT POLE	PROPOSED 12" WIDE WHITE STOP LINE
EXISTING SIGN	PROPOSED ARROW MARKING ON PAVEMENT
PROPOSED UTILITY POLE LOCATION	PROPOSED WWO MARKING ON PAVEMENT
PROPOSED BUILDING LINE	PROPOSED 3' SIGN LOCATION & DESIGNATION
PROPOSED CONCRETE CURB	PROPOSED 4' MOUNTED CURB
PROPOSED INFOOT CURB	PROPOSED WATERCOURSE
PROPOSED 4' MOUNTED CURB	

TABLE OF LAND USE
 SECTION 09, BLOCK 01, LOTS 53.1 AND 13
 ZONE B DISTRICT - BUSINESS
 FIRE DISTRICT: MIDDLEHOPE
 SCHOOL DISTRICT: MARLBORO SCHOOL DISTRICT
 PROPOSED USE: RETAIL, GAS STATION, RESTAURANT AND CONVENIENCE STORE

DESCRIPTION	REQUIRED (SF/AC)	REQUIRED (FEET)	REQUIRED (PERCENT)	EXISTING	PROPOSED
LOT AREA	35,000/0.80	100		160,000/3.67	160,000/3.67
LOT WIDTH		84.0±		84.0±	84.0±
LOT DEPTH		290±		290±	290±
LOT BUILDING COVERAGE		24		24	24
BUILDING HEIGHT		35		2 STORES	30
LOT SURFACE COVERAGE		80		12±	62±
YARDS					
FRONT BUILDING SETBACK		60/40 MIN ⁽²⁾		61	60/40 (3)
REAR BUILDING SETBACK		30 MIN.		29	18 (4)
SIDE BUILDING SETBACK		25 MIN ⁽⁵⁾		116	25±
PARKING SUMMARY					
TOTAL SPACES		122 (6)		N/A	128 (6)
STANDARD SPACES		106		N/A	124
HANDICAP SPACES		5		N/A	4
LOADING SUMMARY					
TOTAL SPACES		2 (7)		N/A	2 (7)

NOTES:
 (1) BUILDING COVERAGE CALCULATION DOES NOT INCLUDE THE GAS PUMP CANOPY.
 (2) SECTION 185-18 - EXCEPTIONS TO DISTRICT REGULATIONS (A)(A) REQUIRES FRONT YARDS ABUTTING ALL STATE AND COUNTY HIGHWAYS BE AT LEAST 60 FEET IN DEPTH. SINCE THE PROPERTY IS A CORNER LOT, A 40 FOOT SETBACK IS REQUIRED ADJACENT TO CORTLAND DRIVE.
 (3) WHEREAS A BUILDING IS DEFINED AS: "STRUCTURE WHOLLY OR PARTIALLY ENCLOSED WITHIN PERFOR WALLS AND ROOFING, WHICH IS DESIGNED TO BE USED AS A PLACE OF BUSINESS, AS ASSUMED THEREFORE, THAT THE GAS PUMP CANOPY IS NOT SUBJECT TO BUILDING SETBACKS. ZBA INTERPRETATION PENDING.
 (4) VARIANCE REQUIRED FOR REAR BUILDING SETBACKS.
 (5) SECTION 185-18 - EXCEPTIONS TO DISTRICT REGULATIONS (D)(G) COMMERCIAL USES ABUTTING A SIDE YARD AND (D) PARKING.
 (6) PARKING.
 (7) RETAIL AT 1 SPACE/150 GSF. (14,650/150 = 98 SPACES)
 RESTAURANT 750 SF DINING AREA (1 SPACE PER 40 SF) 750/40=19 SPACES
 GAS PUMP REQUIRES 5 ADDITIONAL SPACES AS 200 S.F. REQUIRES 1 LOADING SPACE
 (8) 15 FOOT BUFFER STRIP (ONE-HALF OF THE 30' REAR YARD SETBACK) IS REQUIRED FOR THE PROPERTIES IN A "B" DISTRICT, ABUTTING A RESIDENTIAL DISTRICT. ZBA INTERPRETATION PENDING.

SIGN TABLE

SECTION	DESCRIPTION	SIZE	TEXT	REMARKS	LOCATION
A	STOP	30"x30"	WHITE ON RED		RT-1
B	STOP	30"x30"	RED ON WHITE		RS-1
C	STOP	12"x18"	RED ON WHITE		NYI-2
D	STOP	12"x18"	GREEN & BLUE ON WHITE		RT-8
E	STOP	12"x18"	GREEN & BLUE ON WHITE		RT-8 RT-8A
F	STOP	24"x24"	BLACK & RED ON WHITE		RS-2
G	STOP	30"x30"	WHITE ON RED		RT-1
H	STOP	12"x18"	WHITE ON GREEN		W4-(4)(9)

EXISTING CONDITIONS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY J.M.C. PLLC, DATED 09/02/2018.