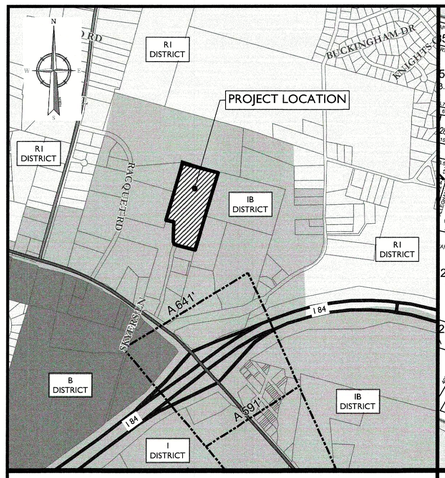
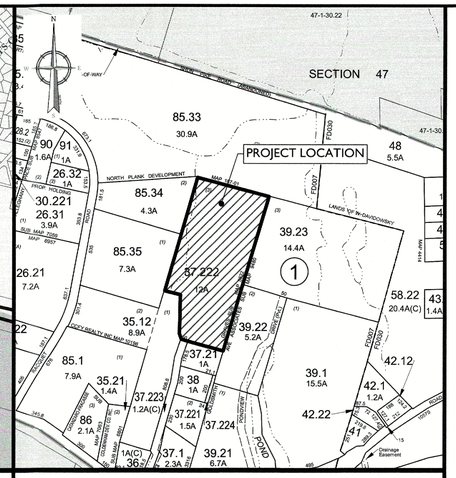


LOCATION MAP

SCALE: 1" = 1000'

TOWN OF NEWBURGH, NY ZONING MAP



TAX MAP

SCALE: 1" = 500'

TOWN OF NEWBURGH, NY TAX MAP

OWNER:

TABERNACLE CHURCH
P.O. BOX 10694
NEWBURGH NY 12552

APPLICANT:

AVION VENTURES
491 RT. 208
MONROE, NY 10950

TAX LOT:

SBL: 86-1-37.222
±522,831 S.F.
±12.0 ACRES

SURVEY REFERENCE:

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED FOR "LANDS NOW OR FORMERLY OF ANTONIO R. HIBBERT O/B/O PENUEL PENTECOSTAL TABERNACLE CHURCH" PREPARED BY COLLIERS ENGINEERING & DESIGN DATED APRIL 23, 2024.

PARKING REQUIREMENTS:

OFFICE BUILDING: 1 PER 200 S.F. OF FLOOR AREA FOR THE FIRST 20,000 S.F. OF FLOOR AREA, THEN 1 PER 300 S.F. OF ADDITIONAL FLOOR AREA

WAREHOUSE: 2 PER 3 EMPLOYEES ON THE PREMISES AT ANY ONE TIME

3,000 S.F. OFFICE SPACE PROPOSED
3,000 / 200 = 15 SPACES REQUIRED

20 EMPLOYEES PER SHIFT / 3 EMPLOYEES = 7 SPACES REQUIRED
7 SPACES * 2 SPACES = 14 REQUIRED

TOTAL REQUIRED SPACES = 29 PARKING SPACES
TOTAL SPACES PROVIDED 39 PARKING SPACES

LOADING REQUIREMENTS:

2 SPACES UP TO THE FIRST 40,000 S.F. OF BUILDING SPACE AND 1 EXTRA SPACE FOR EACH ADDITIONAL 40,000 S.F.

INITIAL 40,000 S.F. = 2 SPACES
REMAINING 22,500 S.F. = 1 SPACE
TOTAL REQUIRED LOADING = 3 SPACES
TOTAL PROVIDED LOADING = 8 SPACES

ZONING INFORMATION:

ZONING DISTRICT: IB (INTERCHANGE BUSINESS)
WAREHOUSE USE: SUBJECT TO SITE PLAN REVIEW BY THE PLANNING BOARD

TABLE OF BULK REQUIREMENTS

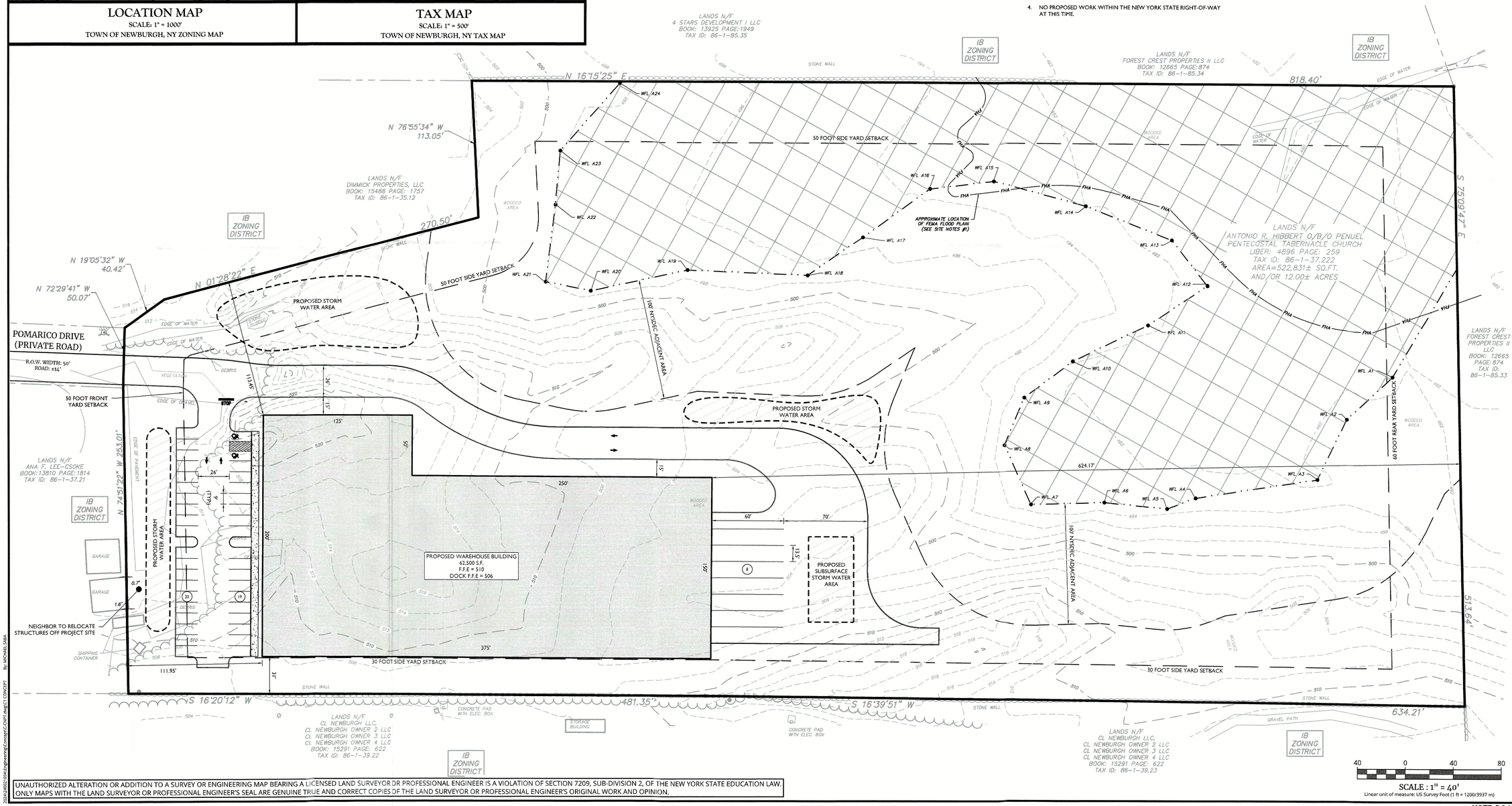
MINIMUM	REQUIRED	PROPOSED	REMARKS
LOT AREA	40,000 S.F.	±522,831 S.F.	OK
LOT WIDTH	150 FEET	±331 FEET	OK
LOT DEPTH	150 FEET	±1,114 FEET	OK
FRONT YARD	50 FEET	±111.95 FEET	OK
REAR YARD	60 FEET	±624.17 FEET	OK
1 SIDE YARD	30 FEET	±31.0 FEET	OK
BOTH SIDE YARDS	80 FEET	± 144.45 FEET	OK
MAXIMUM			
LOT BUILDING COVERAGE	40%	12%	OK
BUILDING HEIGHT	40 FEET	55 FEET	VARIANCE REQUIRED
LOT SURFACE COVERAGE	60%	20.8%	OK

SITE NOTES:

1. THE PROPERTY IS WITHIN A ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 36071C0138E DATED AUGUST 3, 2009.
2. SCHOOL DISTRICT: VALLEY CENTRAL SCHOOL DISTRICT
3. FIRE DEPARTMENT: COLDENHAM FIRE
4. NO PROPOSED WORK WITHIN THE NEW YORK STATE RIGHT-OF-WAY AT THIS TIME.

LEGEND

- PROJECT SITE
- ADJACENT PROPERTY LINES
- PROPERTY SETBACK
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- STORMWATER AREA
- WETLAND BOUNDARY
- 100' WETLAND BUFFER
- FEMA FLOOD LINE — FHA —



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Colliers Engineering & Design

www.colliersengineering.com

Copyright © 2024. Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

Digitally signed by Justin E. Dates
Date: 2024.06.06 10:46:05-04'00'

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN
FOR
AVION VENTURES
POMARICO DRIVE

SECTION: 86
BLOCK: 1
LOT: 37.222

TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/06/24	MAS	JED

PROJECT NUMBER:	DRAWING NAME:
24002169A	C-CNPT

SHEET TITLE:
SKETCH SITE PLAN

SHEET NUMBER:
1 of 1

By: MICHAEL SABA
2024\24002169A\Engineering\Concept\C-CNPT.dwg\C1 CONCEPT