

Full Size Site Plans

are available for viewing at the

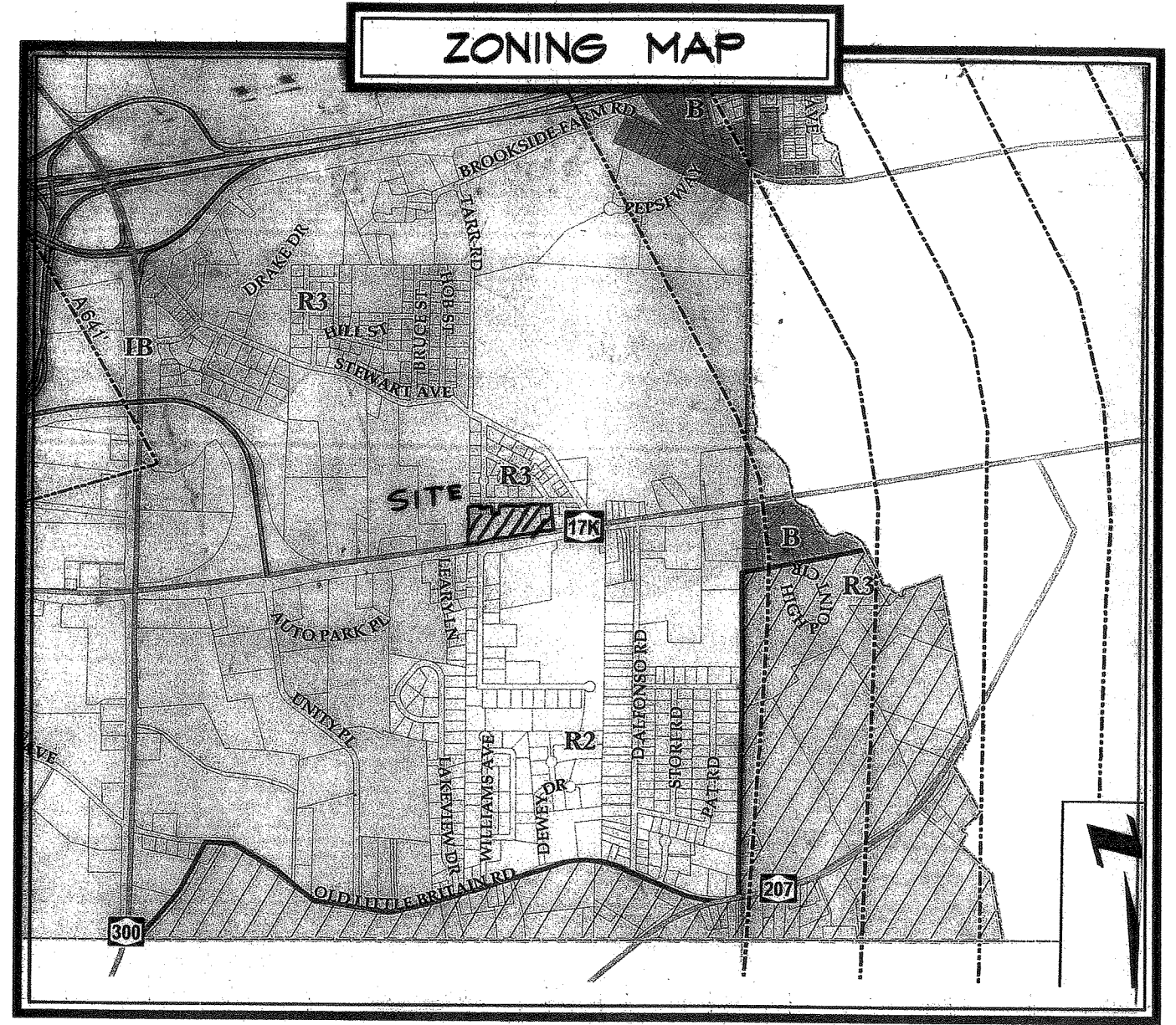
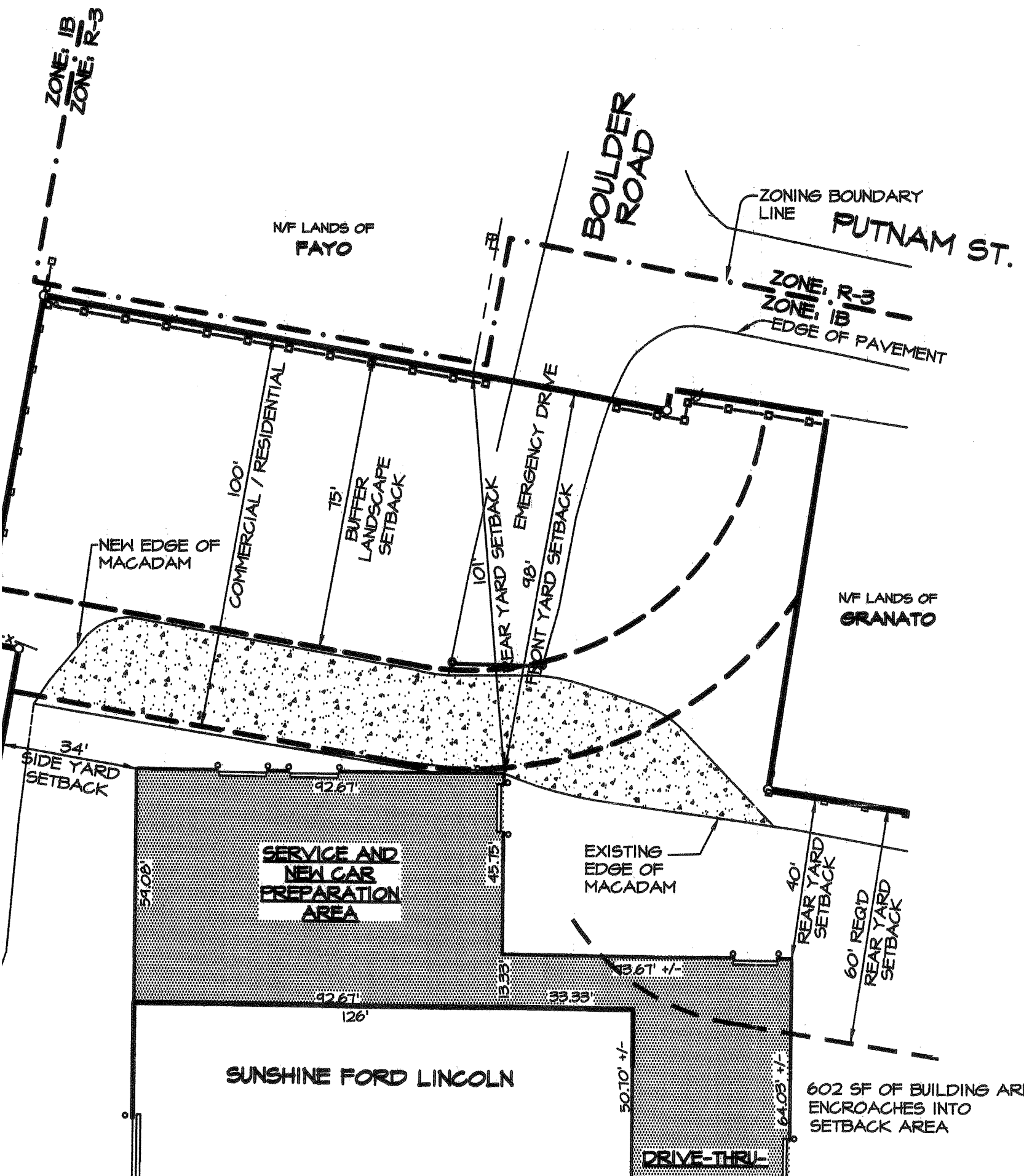
Zoning Board of Appeals

Office located at

308 Gardnertown Road

Newburgh, NY

845-566-4901

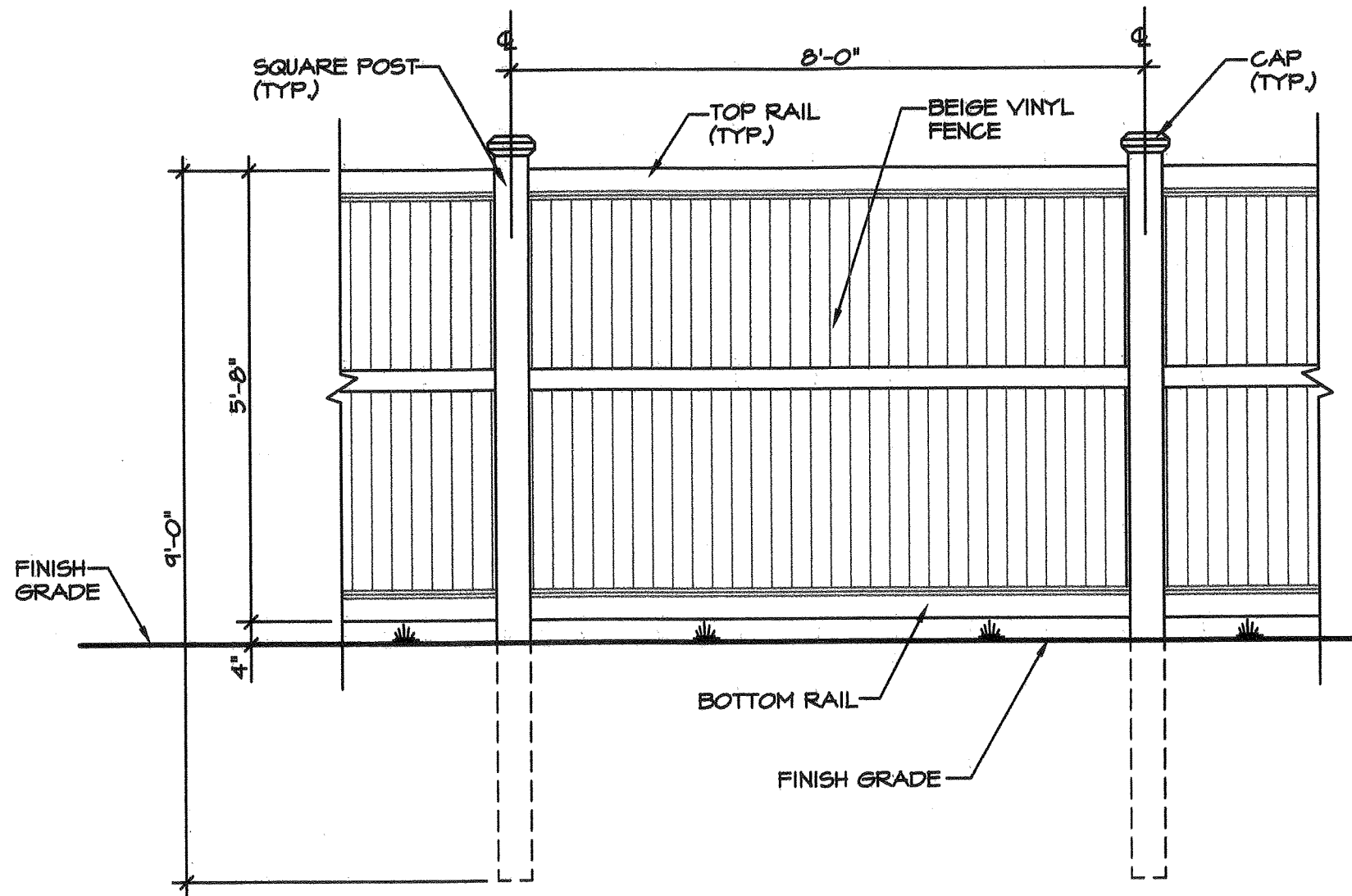


ZONING SCHEDULE

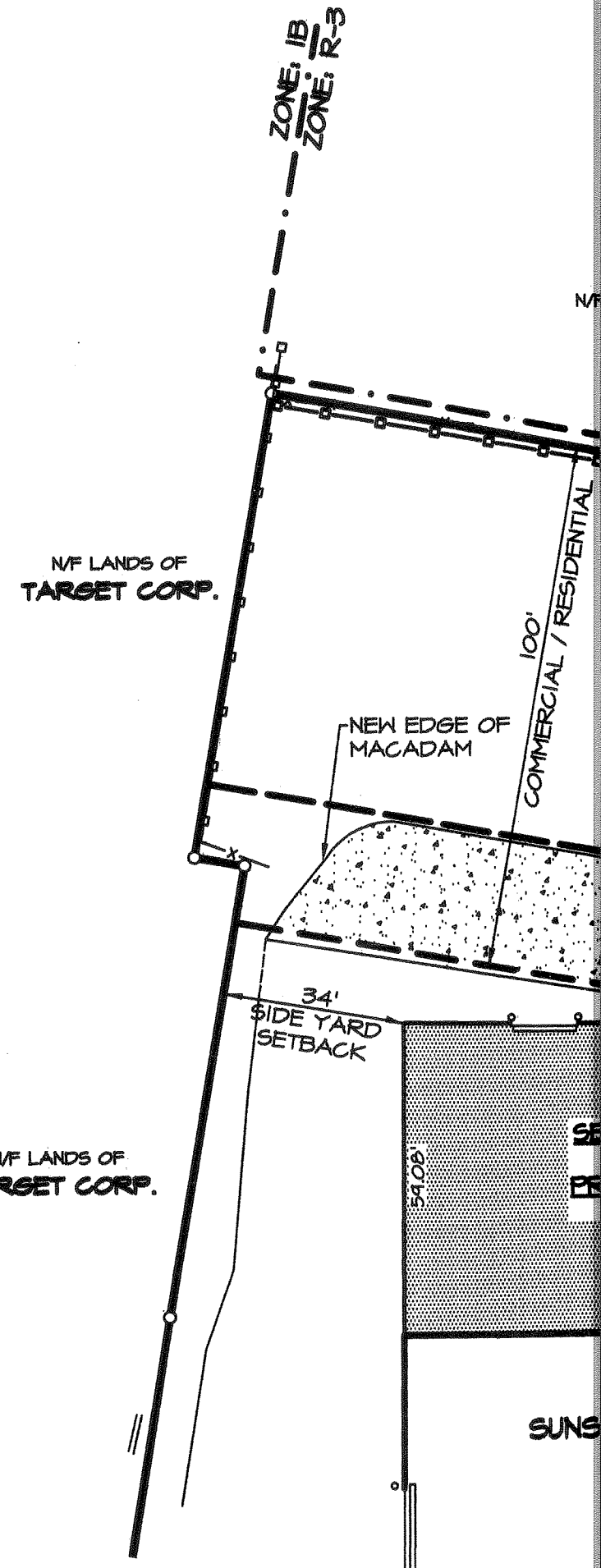
ZONE: IB: INTERCHANGE BUSINESS

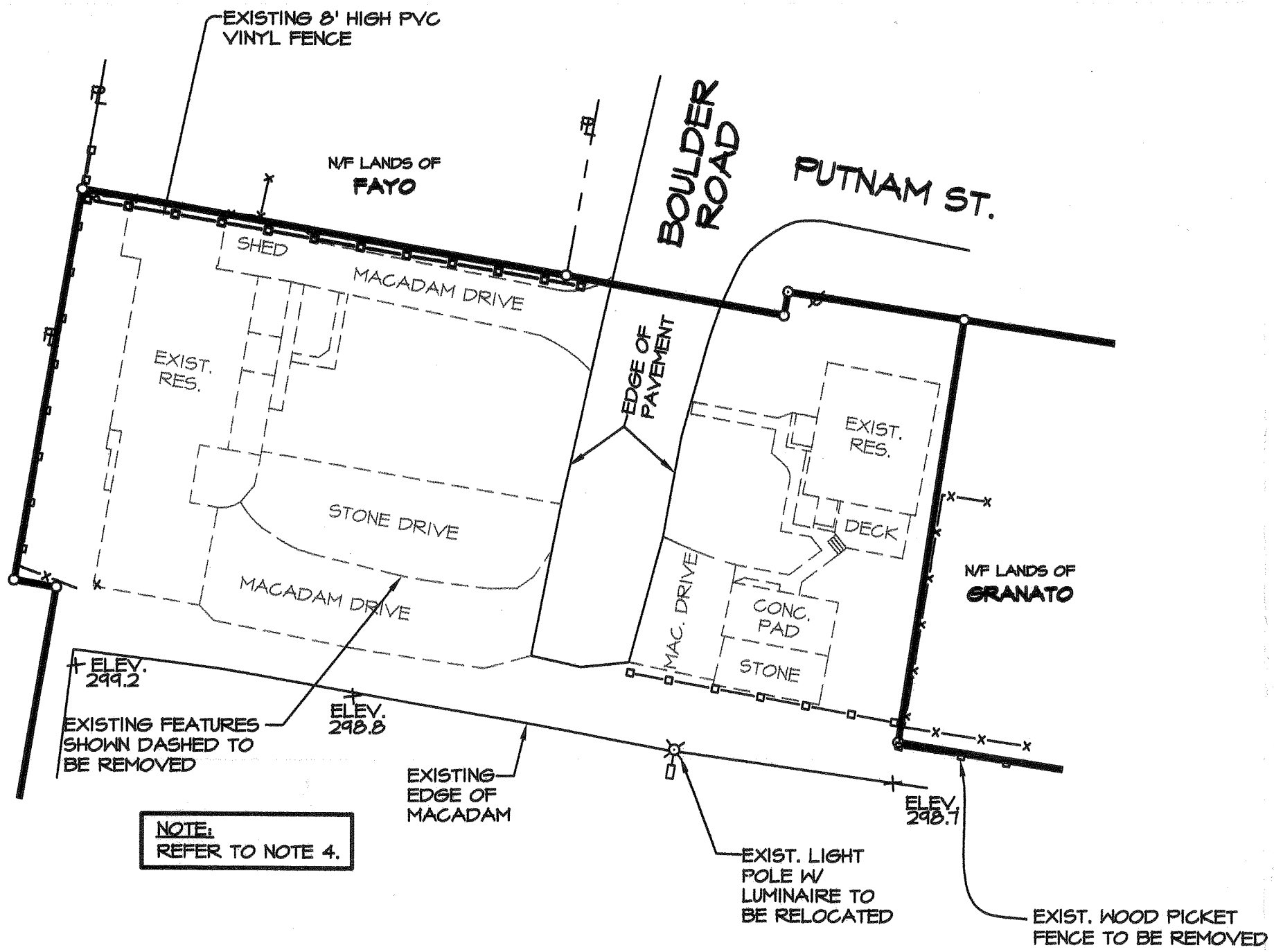
BULK REGULATIONS OF IB ZONE - USE: D-10 DEALERSHIPS OF NEW MOTOR AND CAMPING VEHICLES, MOTOR HOMES, BOATS AND SNOWMOBILES, INCLUDING REPAIR AND SERVICE FACILITIES IN ACCORDANCE WITH 185-28

BULK REGULATIONS: IB ZONE	REQUIRED	PROVIDED	VARIANCE REQ'D
MIN. LOT AREA	40,000 S.F.	191,525± S.F. (4.40± ACRES)	
MIN. LOT WIDTH	150 FT.	660 FT.	
MIN. LOT DEPTH	150 FT.	273 FT.	
MIN. FRONT YARD DEPTH	60 FT.	49 FT. (N.Y.S. RT. 17K)	11 FT.
MIN. FRONT YARD DEPTH	60 FT.	98 FT. (PUTNAM ST.)	



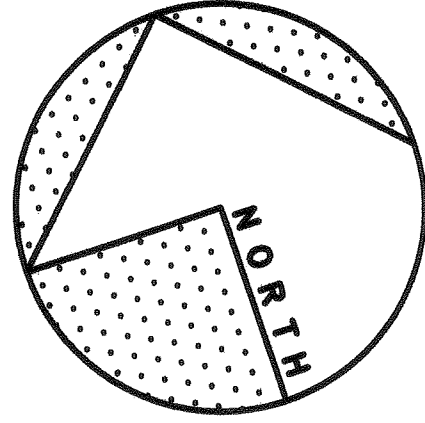
6' HIGH BEIGE PVC VINYL FENCE
 NOT TO SCALE (PUTNAM STREET)



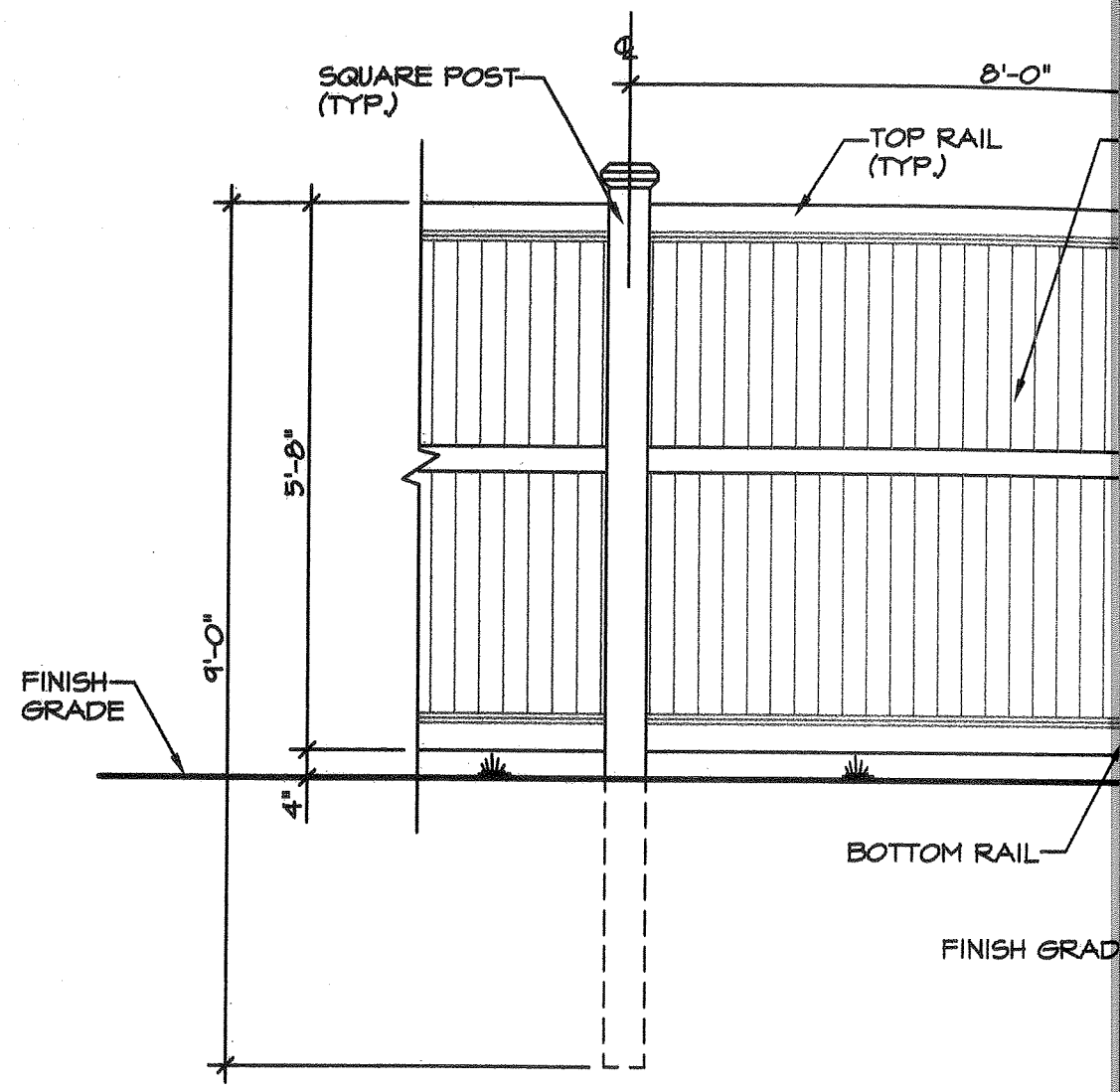


NOTE:
REFER TO NOTE 4.

REMOVALS PLAN
SCALE: 1"=30'



IB/R-3

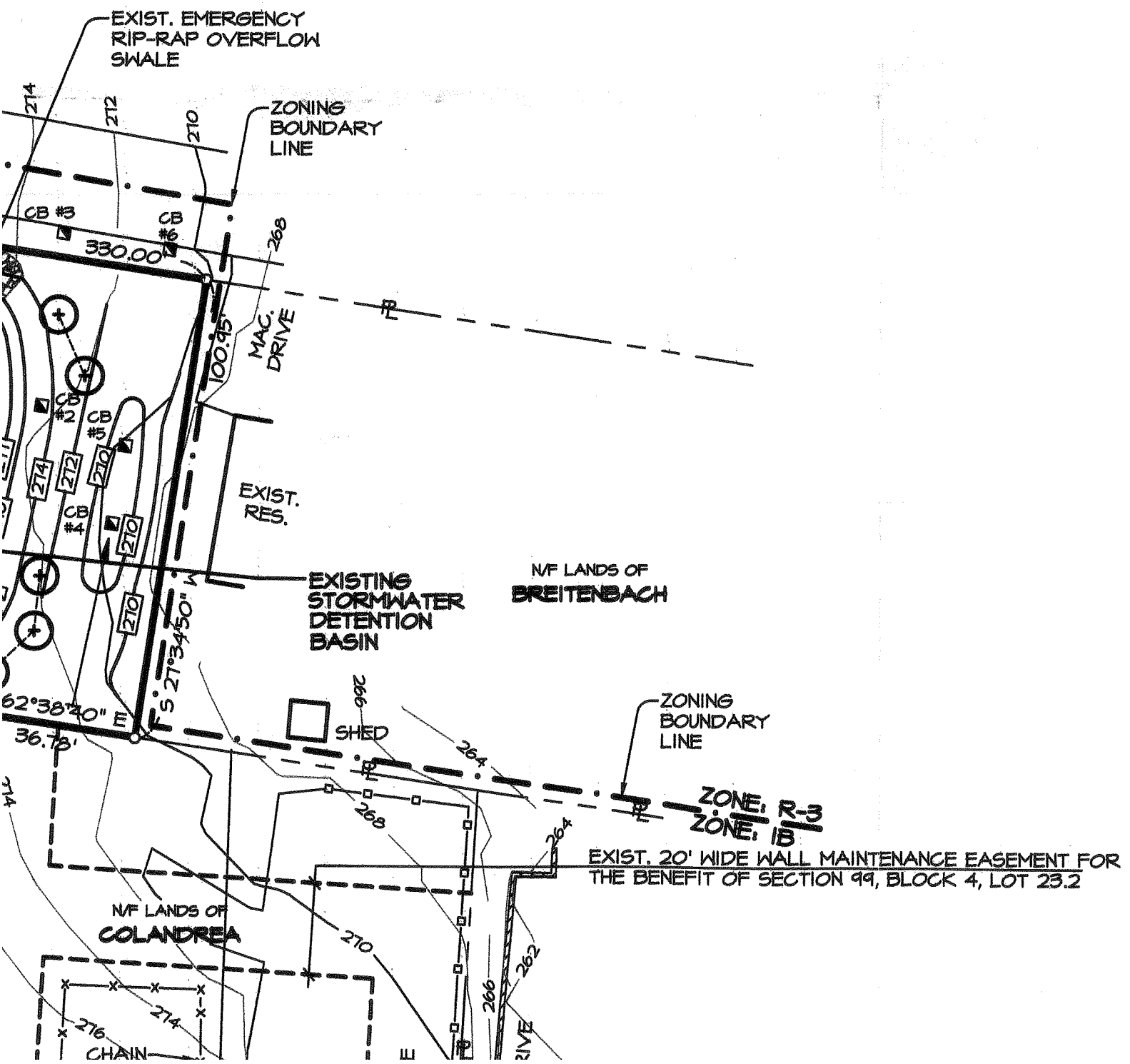


6' HIGH BEIGE PVC
NOT TO SCALE

NOTE:
NO ACCESS TO OR FROM COLANDREA SUNSHINE

NF LANDS OF COX

N
A



MIN. REAR YARD DEPTH	60 FT.	40 FT. (GRANATO)	20 FT.
MIN. REAR YARD DEPTH	100 FT.	101 FT. (FAYO)	
BUILDING HEIGHTS	35 FT.	30 FT (2 STORY ADDITION. 26 FT (NEW CAR PREP.)	

COVERAGES:

LOT BUILDING COVERAGE (MAX.)	40 %	12.63 %
LOT SURFACE COVERAGE (MAX.)	80 %	75.03 %

OFF-STREET PARKING:

	<u>PROVIDED</u>
CUSTOMER / VISITOR	10 SPACES
EMPLOYEE	49 SPACES 59 SPACES
CAR SERVICE	25 SPACES
NEW CAR PREP	12 SPACES
CAR STORAGE/DISPLAY	252 SPACES

BUFFERS AND SETBACK REQUIREMENTS FROM RESIDENTIAL ZONES

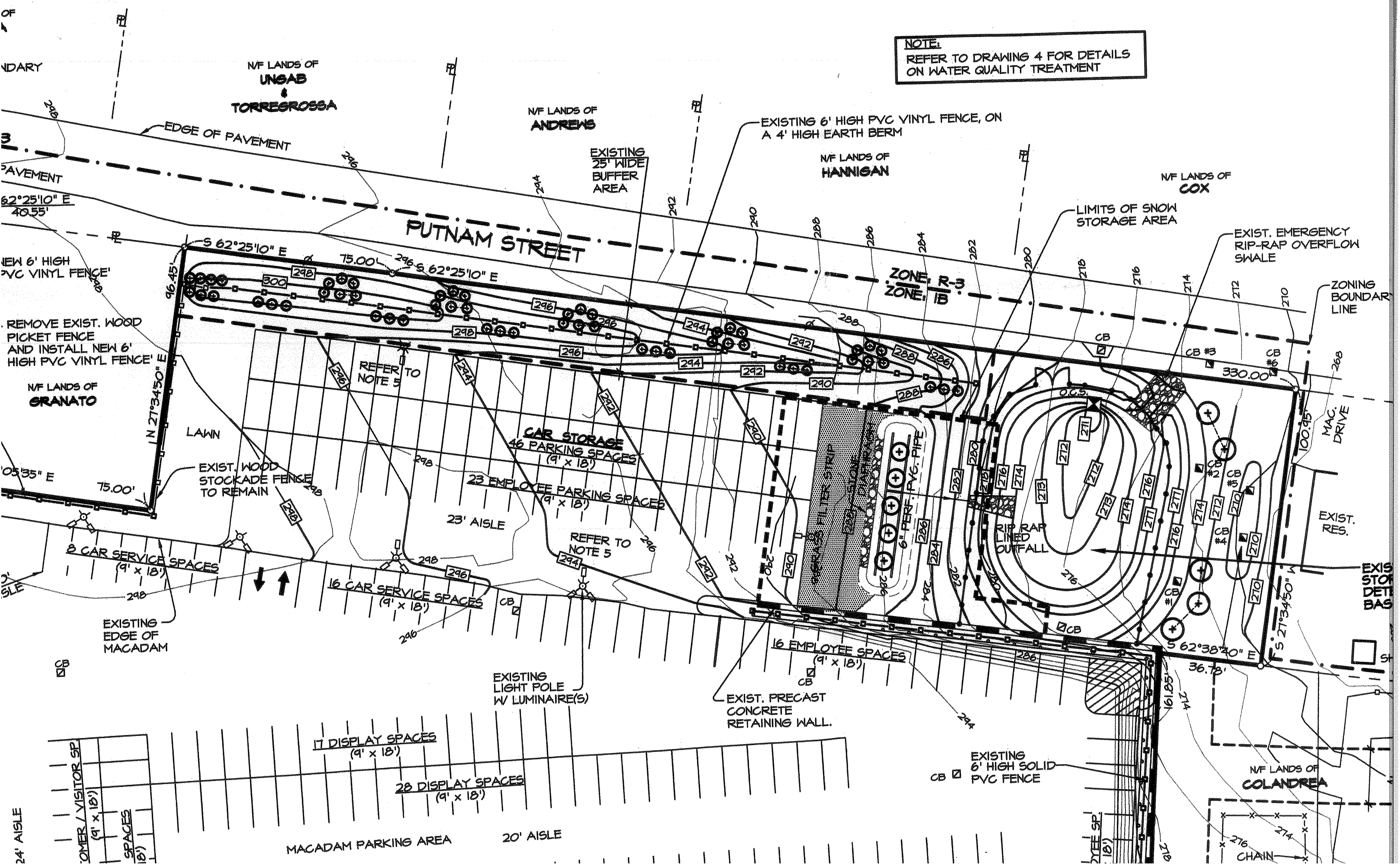
SETBACKS	REQUIRED	PROVIDED
REAR YARD TO RESIDENTIAL DISTRICT (TOTAL BLDG. FLOOR AREA LESS THAN 30,000 S.F.)	100 FT.	101 FT.

BUFFER	REQUIRED	PROVIDED
REAR BUFFER TO ADJACENT RESIDENTIAL DISTRICT	75 FT.	75 FT.

NOTES

1. RECORD OWNER & APPLICANT: COSIMO J. COLANDREA
1 BURNING TREE DRIVE
NEWBURGH, NY 12550
2. PARCEL AREA: 4.40± ACRES
3. TAX MAP DESIGNATION: SECTION 99, BLOCK 4, LOT 23.22
4. PRIOR TO STAMPING OF THE SITE PLAN BY THE PLANNING BOARD, THE APPLICANT SHALL PROVIDE DOCUMENTATION TO THE BOARD THAT THE LOTS DESCRIBED IN NOTE 4 ABOVE HAVE BEEN COMBINED INTO ONE LOT.
5. FOR SITE IMPROVEMENTS PERTAINING TO THE LANDSCAPE BERM, THE CAR STORAGE AREA, AND THE STORMWATER DETENTION AREA, REFER TO DOCUMENTS FILED IN THE OFFICE OF THE PLANNING BOARD UNDER THE PLANNING BOARD NUMBER 2013-24.
6. BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY INFORMATION OBTAINED FROM DRAWING ENTITLED "SURVEY MAP PREPARED FOR COSIMO J. COLANDREA", PREPARED BY ROBERT D. KALAKA, L.S. AND DATED DECEMBER 4, 2010.
7. EXISTING STRUCTURES TO BE REMOVED REQUIRE A DEMOLITION PERMIT FROM THE TOWN OF NEWBURGH.

NOTE:
REFER TO DRAWING 4 FOR DETAILS
ON WATER QUALITY TREATMENT



BOULDER ROAD

N/F LANDS OF BIVONA

N/F LANDS OF UNGAB & TORREGROSSA

N/F LANDS OF TARGET CORP.

EXISTING 8' HIGH PVC VINYL FENCE

N/F LANDS OF FAYO

ZONING BOUNDARY LINE

EDGE OF PAVEMENT

ZONE: R-3
ZONE: IB

EDGE OF PAVEMENT

EXISTING PVC FENCE

BUFFER AREA

LAWN

LAWN

EXISTING EMERGENCY ACCESS DRIVE

EDGE OF PAVEMENT

BUFFER AREA

LAWN

NEW 6' HIGH PVC VINYL FENCE

REMOVE EXIST. WOOD PICKET FENCE AND INSTALL NEW 6' HIGH PVC VINYL FENCE

N/F LANDS OF GRANATO

LAWN

EXIST. WOOD STOCKADE FENCE TO REMAIN

REFER TO NOTE 5

N 61°20'50" W
9.50'

N 28°39'10" E
89.08'

ELEV. 299.2

EXISTING EDGE OF MACADAM

ELEV. 298.8

ELEV. 298.7

SERVICE AND NEW CAR PREPARATION AREA
8503 S.F.
FF 297.6

EXISTING LIGHT POLE TO BE RELOCATED

8 CAR SERVICE SPACES
(9' x 18')

16 CAR SERVICE SPACES
(9' x 18')

N/F LANDS OF TARGET CORP.

N 28°39'10" E
188.63'

39.08'

20' AISLE

SUNSHINE FORD LINCOLN
SHOWROOM, PARTS, & SERVICE AREA
17542 S.F.

DRIVE-THRU

FF 297.6
50.10' +/-

LINCOLN TOWER ENTRY

EXISTING EDGE OF MACADAM

30' AISLE

24' AISLE

17 DISPLAY SPACES
(9' x 18')

17 DISPLAY SPACES
(9' x 18')

28 DISPLAY SPACES
(9' x 18')

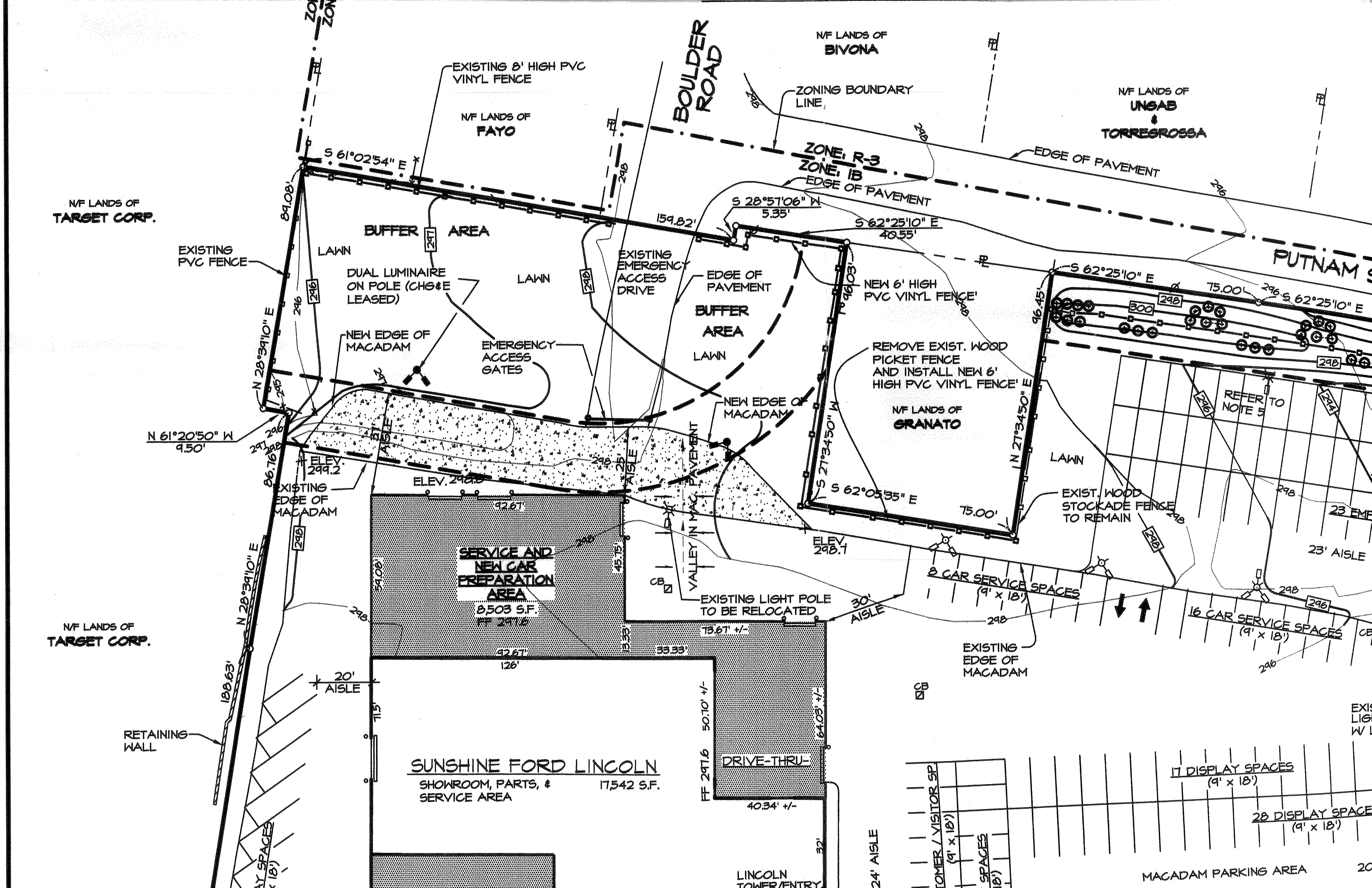
MACADAM PARKING AREA

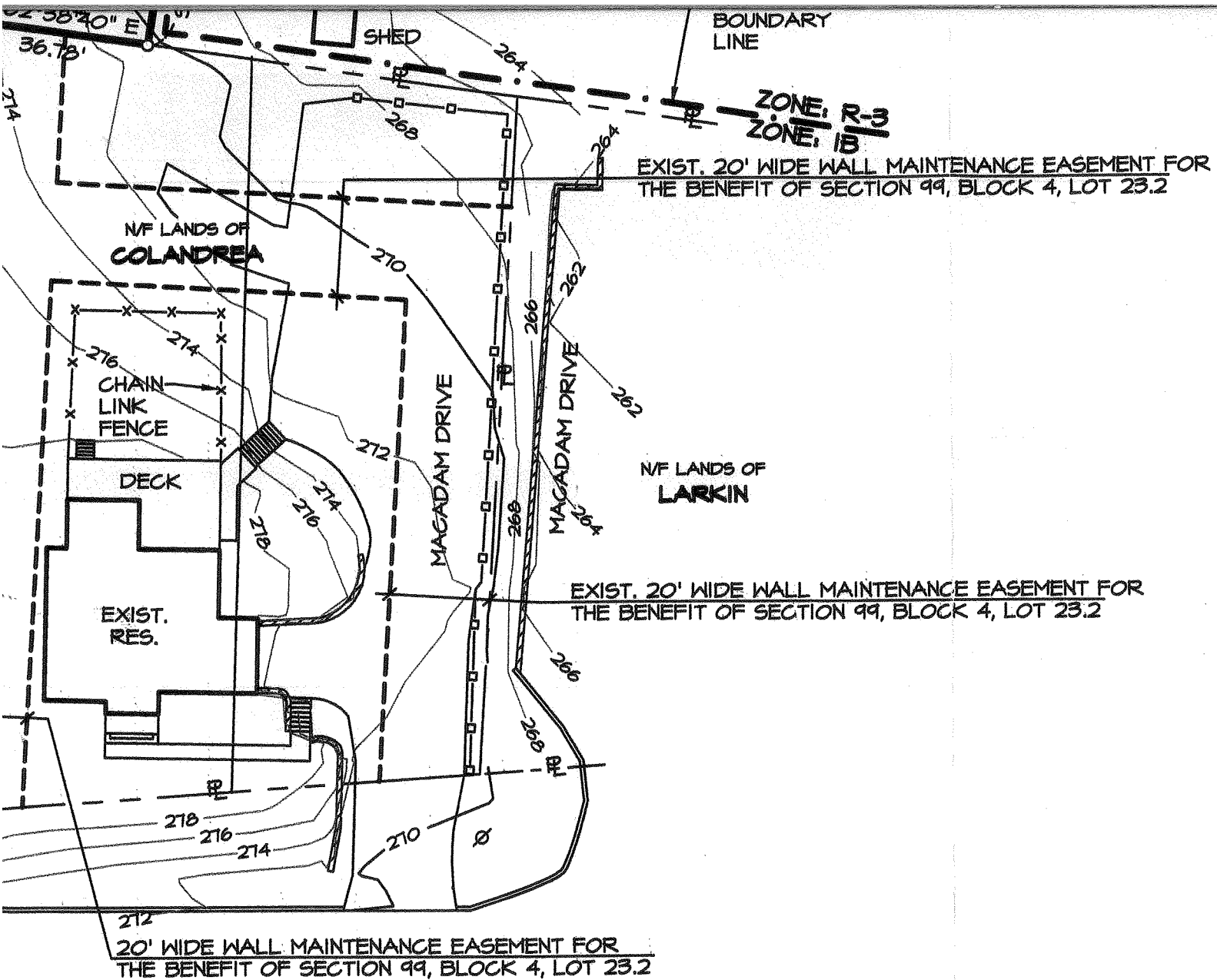
20'

RETAINING WALL

18' x 18' SPACES

EXIST. LIGHT W/ L





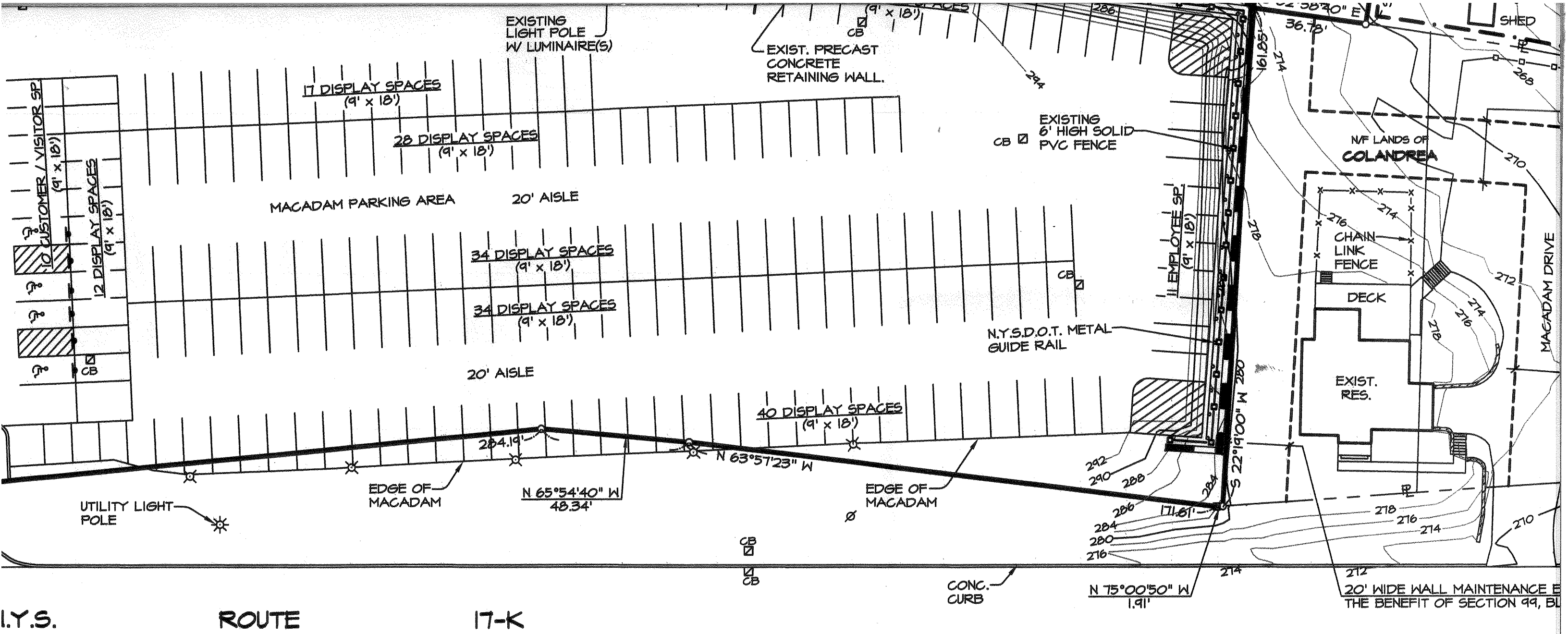
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7. EXISTING STRUCTURES TO BE REMOVED REQUIRE A DEMOLITION PERMIT FROM THE TOWN OF NEWBURGH.
8. THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROX. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS.
9. UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O); SECTION 119B OF THE PUBLIC SERVICE LAW, ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 53 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING. UNDERGROUND UTILITIES CALL CENTER TEL. No. 1-800-962-7962. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.

TOWN OF NEWBURGH PLANNING BOARD
STAMP OF APPROVAL

PLANNING BOARD PROJECT NO. 2015-24

SUE	REVISION	DATE
1	GENERAL REVISIONS	9-8-2015

Drawn By: <u>J.R.J.</u>	Drawing: AMENDED SITE DEVELOPMENT PLAN & DETAILS	1 OF 1
Checked By: <u>G.J.S.</u>	Project: NEW ADDITIONS TO COLANDREA SUNSHINE FORD LINCOLN	
Scale: <u>1"=30'</u>	N.Y.S. ROUTE 17K	Project No. 1501
Date: <u>8-26-2015</u>	TOWN OF NEWBURGH, N.Y.	

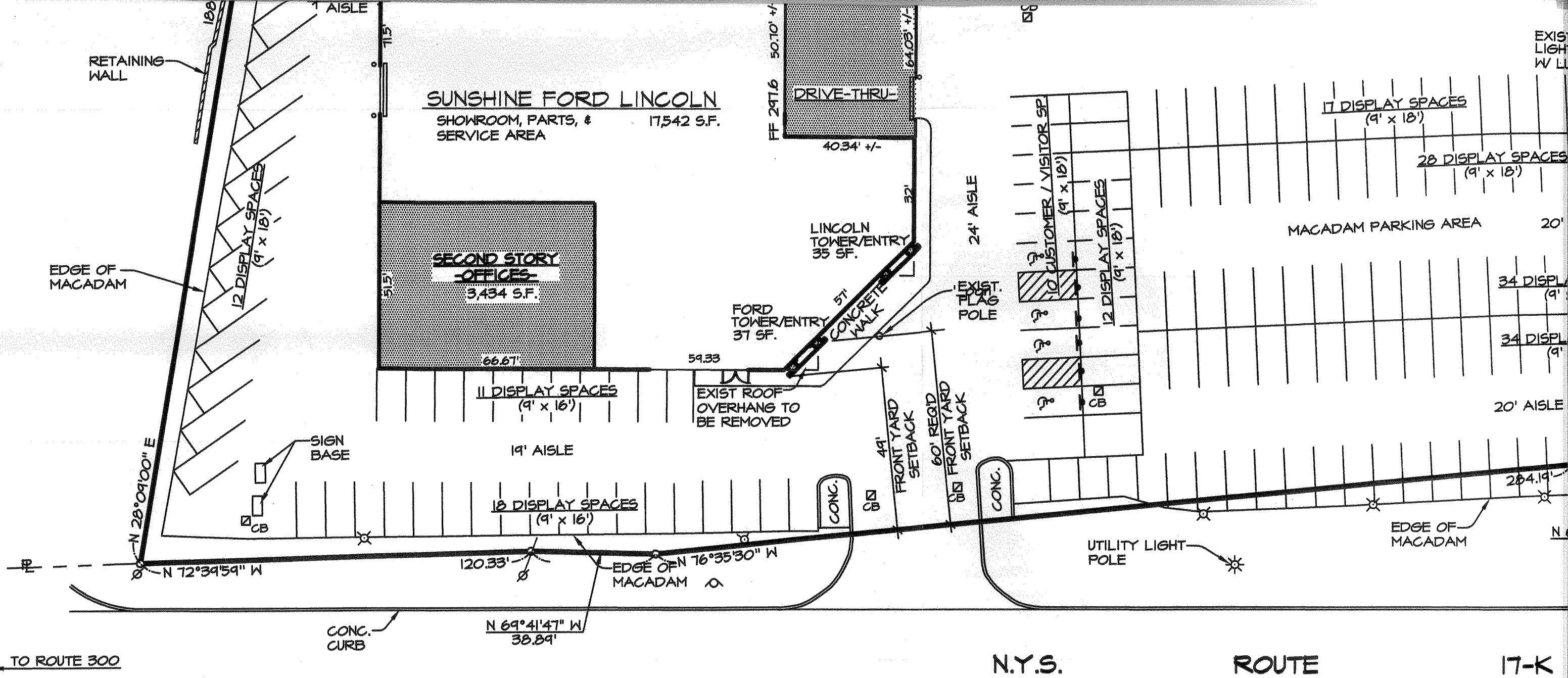


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1	GENERAL REVISIONS
ISSUE	



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