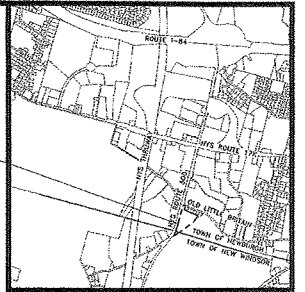
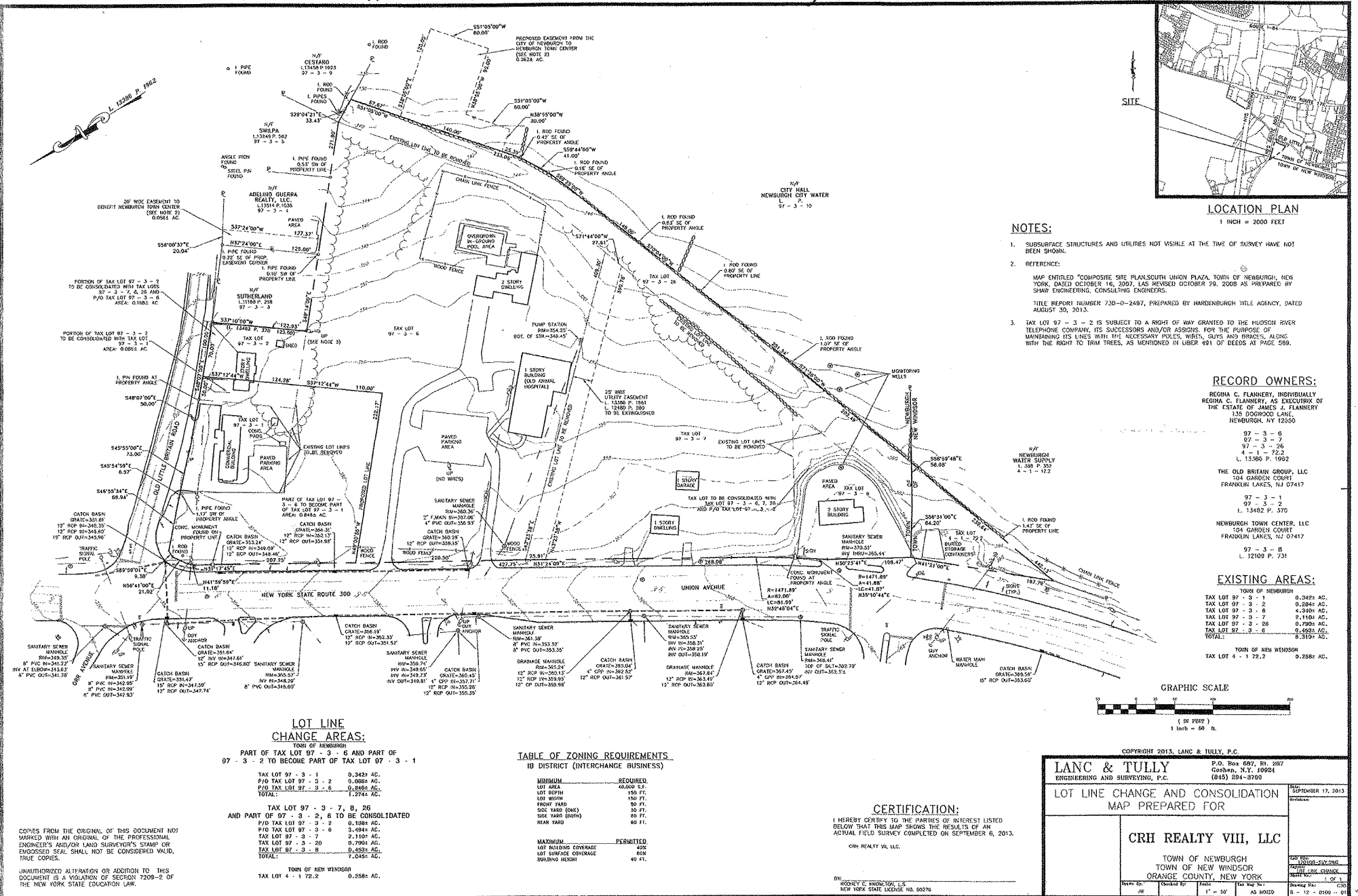


FromTON Website Planning Board Documents

Full size PLANS AVAILABLE for Viewing AT ZBA Office 308 GARONETOWN RD



LOCATION PLAN
1 INCH = 2000 FEET

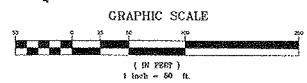
- NOTES:**
- SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
 - REFERENCE:
MAP ENTITLED "COMPOSITE SITE PLANS, SOUTH UNION PLAZA, TOWN OF NEWBURGH, NEW YORK, DATED OCTOBER 16, 2007, LVS REVISED OCTOBER 29, 2008 AS PREPARED BY SHAW ENGINEERING, CONSULTING ENGINEERS."
TITLE REPORT NUMBER 730-0-2497, PREPARED BY HARDENBURGH TITLE AGENCY, DATED AUGUST 30, 2013.
 - TAX LOT 97 - 3 - 2 IS SUBJECT TO A RIGHT OF WAY GRANTED TO THE HUDSON RIVER TELEPHONE COMPANY, ITS SUCCESSORS AND/OR ASSIGNEE, FOR THE PURPOSE OF MAINTAINING ITS LINES WITH THE NECESSARY POLES, WIRES, CUTS AND BRACES, ALONG WITH THE RIGHT TO TRIM TREES, AS MENTIONED IN LIBER 491 OF DEEDS AT PAGE 589.

RECORD OWNERS:

- REGINA C. FLANNERY, INDIVIDUALLY
REGINA C. FLANNERY, AS EXECUTRIX OF
THE ESTATE OF JAMES J. FLANNERY
135 DODDWOOD LANE,
NEWBURGH, NY 12550
- 97 - 3 - 6
97 - 3 - 7
97 - 3 - 26
L. 13386 P. 1092
- THE OLD BRITAIN GROUP, LLC
104 GARDEN COURT
FRANKLIN LAKES, NJ 07417
- 97 - 3 - 1
97 - 3 - 2
L. 13482 P. 570
- NEWBURGH TOWN CENTER, LLC
104 GARDEN COURT
FRANKLIN LAKES, NJ 07417
- 97 - 3 - 8
L. 12109 P. 731

EXISTING AREAS:

TOWN OF NEWBURGH	
TAX LOT 97 - 3 - 1	0.3422 AC.
TAX LOT 97 - 3 - 2	0.2842 AC.
TAX LOT 97 - 3 - 7	4.2309 AC.
TAX LOT 97 - 3 - 26	0.7508 AC.
TAX LOT 97 - 3 - 28	0.4923 AC.
TOTAL:	6.3104 AC.
TOWN OF NEW WINDSOR	
TAX LOT 4 - 1 - 22.2	0.2586 AC.



LOT LINE CHANGE AREAS:

TOWN OF NEWBURGH	
PART OF TAX LOT 97 - 3 - 6 AND PART OF TAX LOT 97 - 3 - 2 TO BECOME PART OF TAX LOT 97 - 3 - 1	
TAX LOT 97 - 3 - 1	0.3422 AC.
P/O TAX LOT 97 - 3 - 2	0.0868 AC.
P/O TAX LOT 97 - 3 - 6	0.8468 AC.
TOTAL:	1.2758 AC.
TAX LOT 97 - 3 - 7, 8, 26 AND PART OF 97 - 3 - 2 TO BE CONSOLIDATED	
P/O TAX LOT 97 - 3 - 2	0.1988 AC.
P/O TAX LOT 97 - 3 - 6	3.4944 AC.
TAX LOT 97 - 3 - 7	2.1107 AC.
TAX LOT 97 - 3 - 26	0.7901 AC.
TAX LOT 97 - 3 - 8	0.4528 AC.
TOTAL:	7.0468 AC.
TOWN OF NEW WINDSOR	
TAX LOT 4 - 1 - 22.2	0.2586 AC.

TABLE OF ZONING REQUIREMENTS:

1B DISTRICT (INTERCHANGE BUSINESS)	
MINIMUM	REQUIRED
LOT AREA	40000 SQ. FT.
LOT WIDTH	150 FT.
FRONT YARD	50 FT.
SIDE YARD (ONLY)	50 FT.
REAR YARD (ONLY)	80 FT.
MAXIMUM	PERMITTED
LOT BUILDING COVERAGE	40%
LOT SURFACE COVERAGE	60%
SCREENING HEIGHT	40 FT.

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON SEPTEMBER 6, 2013.

CRH REALTY VII, LLC

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.
100 WEST 17TH STREET
NEW YORK, NY 10011
(212) 691-1000

LOT LINE CHANGE AND CONSOLIDATION
MAP PREPARED FOR
CRH REALTY VIII, LLC
TOWN OF NEWBURGH
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

DATE: SEPTEMBER 17, 2013

BY: [Signature]

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LOCATION PLAN
1 INCH = 2000 FEET

RECORD OWNERS:

REGINA C. FLANNERY, INDIVIDUALLY
REGINA C. FLANNERY, AS EXECUTRIX OF
THE ESTATE OF JAMES J. FLANNERY
NEWBURGH, NY 12550

97 - 3 - 1
97 - 3 - 2
97 - 3 - 3
4 - 1 - 122
L 13365 P. 1902

THE OLD BISHOP GROUP, LLC
104 GARDEN COURT
FRANKLIN LAKES, NJ 07417

97 - 3 - 1
97 - 3 - 2
L 13482 P. 3703

NEWBURGH TOWN CENTER, LLC
104 GARDEN COURT
FRANKLIN LAKES, NJ 07417

97 - 3 - 1
L 12109 P. 731

EXISTING AREAS:

TOWN OF NEWBURGH
TAX LOT 97 - 3 - 1 0.3421 AC.
TAX LOT 97 - 3 - 2 0.2848 AC.
TAX LOT 97 - 3 - 3 4.2409 AC.
TAX LOT 97 - 3 - 7 2.1191 AC.
TAX LOT 97 - 3 - 20 0.1765 AC.
TAX LOT 97 - 3 - 6 0.1592 AC.
TOTAL: 8.3226 AC.

TOWN OF NEW BURGH
TAX LOT 4 - 1 72.2 0.2581 AC.

LOT LINE CHANGE AREAS:

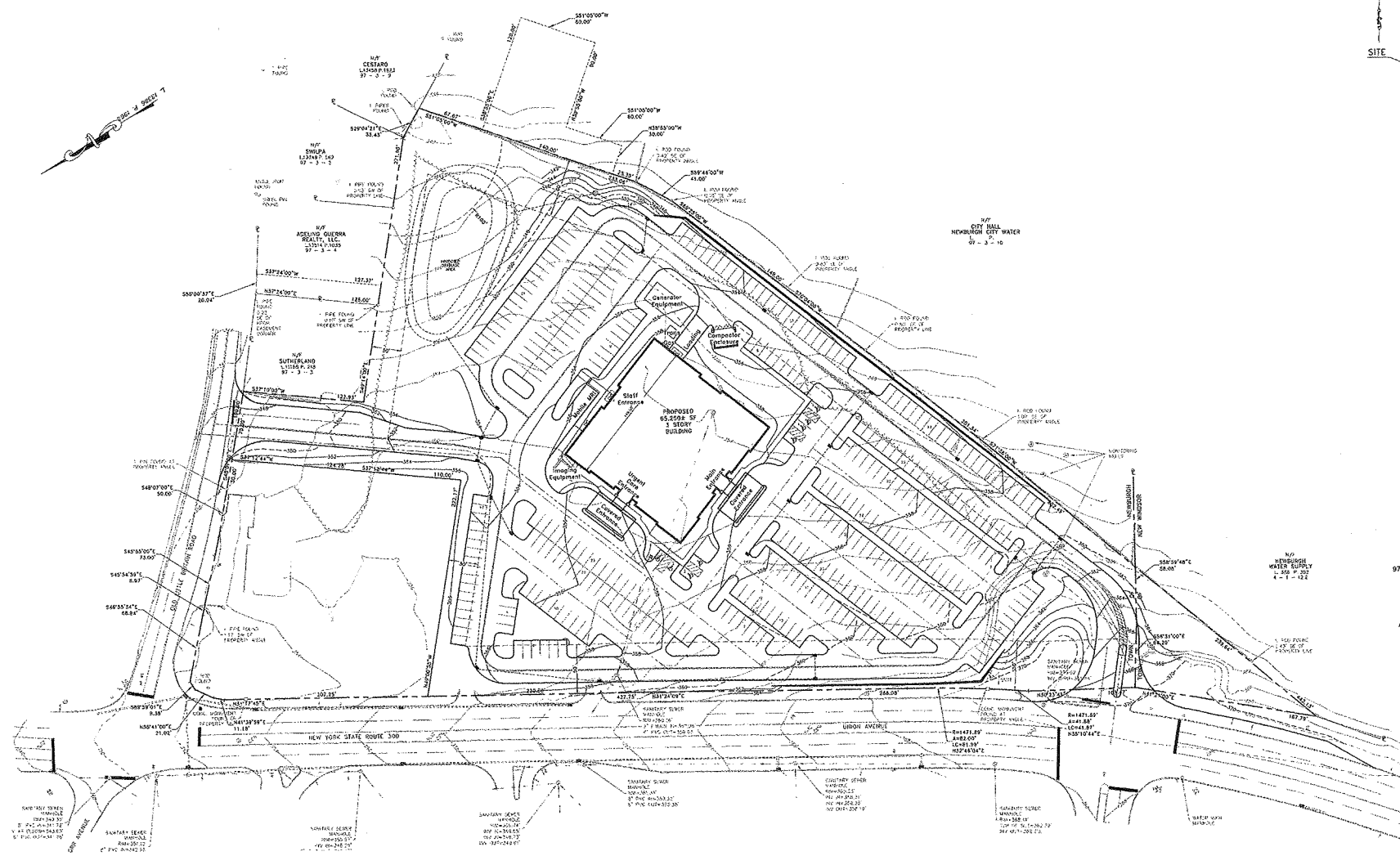
TOWN OF NEWBURGH
PART OF TAX LOT 97 - 3 - 3 AND PART OF
97 - 3 - 2 TO BECOME PART OF TAX LOT 97 - 3 - 1

TAX LOT 97 - 3 - 1 0.9421 AC.
P/O TAX LOT 97 - 3 - 3 0.2664 AC.
P/O TAX LOT 97 - 3 - 2 0.1875 AC.
TOTAL: 1.2744 AC.

TAX LOT 97 - 3 - 7, 8, 20
AND PART OF 97 - 3 - 2, 6 TO BE CONSOLIDATED

P/O TAX LOT 97 - 3 - 2 0.1891 AC.
P/O TAX LOT 97 - 3 - 6 0.1494 AC.
TAX LOT 97 - 3 - 7 2.1191 AC.
TAX LOT 97 - 3 - 8 0.1360 AC.
TAX LOT 97 - 3 - 8 0.4521 AC.
TOTAL: 3.0457 AC.

TOWN OF NEW BURGH
TAX LOT 4 - 1 72.2 0.2581 AC.



SURVEY NOTES:

- SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
- REFERENCE:
MAP ENTITLED "COMPOSITE SITE PLAN/SOUTH URION PLAZA TOWN OF NEWBURGH, NEW YORK, DATED OCTOBER 16, 2007, WAS REVISED OCTOBER 25, 2008 AS PREPARED BY SAWE ENGINEERING, CONSULTING ENGINEERS.
TITLE REPORT NUMBER 735-G-0497, PREPARED BY HARDENBURGH TITLE AGENCY, DATED AUGUST 30, 2013.
- TAX LOT 97 - 1 - 2 IS SUBJECT TO A RIGHT OF WAY GRANTED TO THE HUDSON RIVER TELEPHONE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSES OF MAINTAINING ITS LOSS WITH THE NECESSARY POLES, WIRES, CUTS AND BRACKS, ALONG WITH THE RIGHT TO ROW TREES AS SHOWN ON UNDER 401 OF 6000 AT PAGE 330.

LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED FOOT OF PAVEMENT
- PROPOSED CONCRETE CURB
- PROPOSED SIDEWALK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SEWER SERVICE
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED DRAINAGE PIPE
- PROPOSED DRAINAGE
- PROPOSED DITCH BASIN

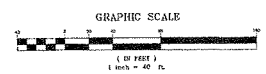
TABLE OF ZONING REQUIREMENTS
IB DISTRICT (INTERCHANGE BUSINESS)

MINIMUM	REQUIRED	PROPOSED
LOT AREA	4000 SQ. FT.	511,184 SQ. FT.
LOT DEPTH	150 FT.	2004 FT.
LOT WIDTH	150 FT.	8003 FT.
FRONT YARD SETBACK	50 FT.	50 FT.
SIDE YARD (EACH)	50 FT.	50 FT.
REAR YARD (EACH)	50 FT.	50 FT.
REAR SETBACK	50 FT.	50 FT.

MAXIMUM	PERMITTED	PROPOSED
LOT BUILDING COVERAGE	40%	67.6%
LOT SURFACE COVERAGE	40%	92.8%
REARING HEIGHT	40 FT.	92 FT.

REQUIRED PARKING
65,250 SF OFFICE BUILDING

PARKING TYPE	REQUIRED RATIO	SPACES REQUIRED	SPACES PROVIDED
45,000 SF OFFICE	1/1000 SF PER 100 SQUARE FT.	125.0	366
20,250 SF OFFICE	1/1000 SF PER 100 SQUARE FT.	50.6	150
TOTAL		175.6	516



TOWN OF NEWBURGH
PLANNING BOARD NO. 2013-18

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.
P.O. Box 889, Rt. 207
Newburgh, N.Y. 12550
(845) 294-3700

CONCEPTUAL SITE PLAN
MEDICAL OFFICE BUILDING

CRH REALTY VIII, LLC

TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

DATE: 12/12/13
SCALE: AS SHOWN

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