

Full Size Site Plans

are available for viewing at the

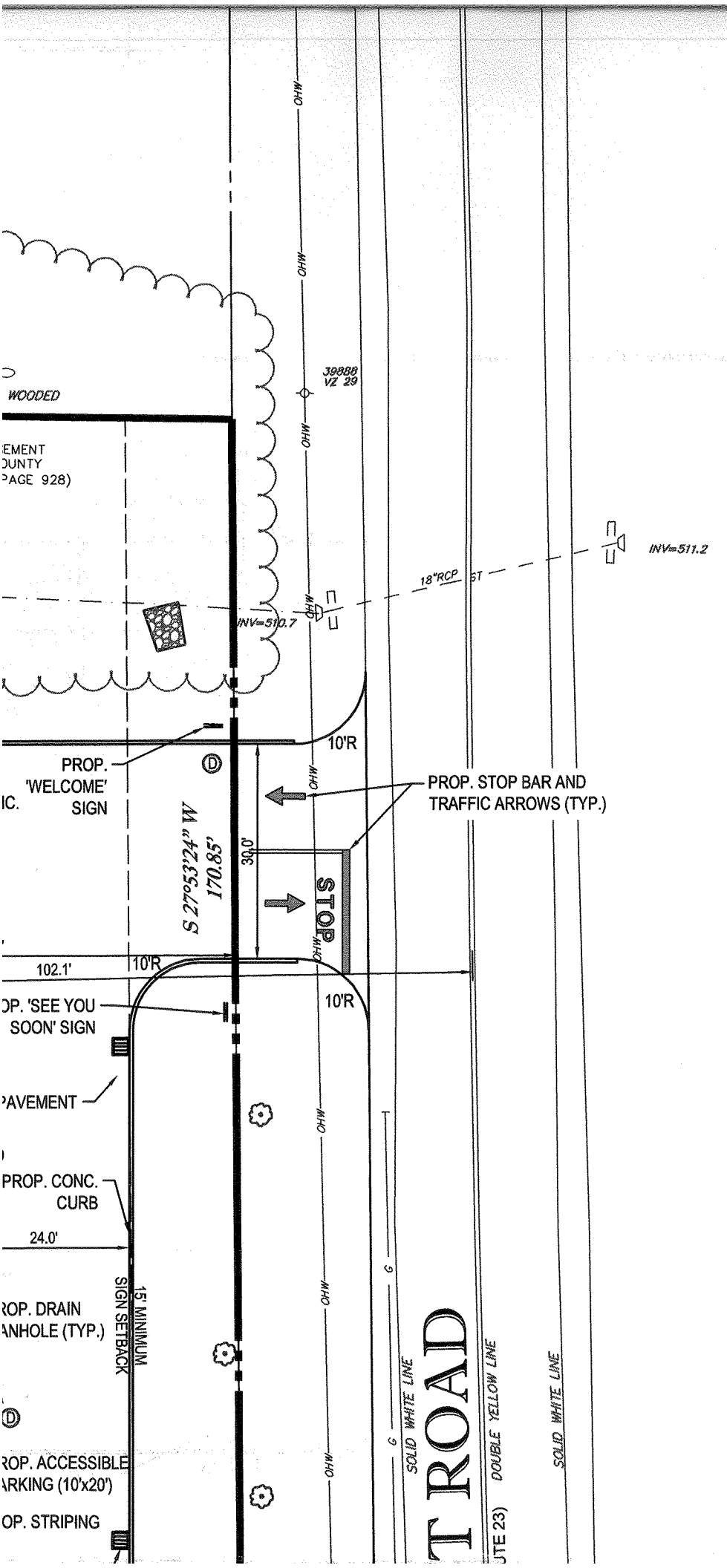
Zoning Board of Appeals

Office located at

308 Gardnertown Road

Newburgh, NY

845-566-4901



ZONING DISTRICT	-IB DISTRICT -CONVENIENCE STORE WITH GASOLINE FILLING STATION -PERMITTED USE		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SQFT	20,600 SQFT	51,938 SQ FT
MINIMUM LOT WIDTH	150 FT	173.51 FT	173.51 FT
MINIMUM LOT DEPTH	150 FT	284.52 FT	284.52 FT
MAX. BUILDING COVERAGE	40%	12%	16%
MAX. LOT COVERAGE	80%	68.3%	67.1%
MIN. FRONT SETBACK (FROM 17K) (BUILDING)	50 FT	38.5 FT	121.9' - ROUTE 17K
(FROM E ROCK CUT RD) (BUILDING)	80 FT	101.8 FT	102.1' - ROCK CUT RD
MIN. REAR SETBACK (BUILDING)	60 FT	56.7 FT	76.2 FT
MIN. SIDE SETBACK (BUILDING)	50 FT	41.7 FT*	51.9 FT
MAX. BUILDING HEIGHT	35 FT	TBD	32 FT
MAX. CANOPY HEIGHT	15 FT	17'-0***	21 FT (V)*
MIN. FRONT SETBACK (FROM 17K) (CANOPY)	50 FT	2.4 FT**	44.3 FT - ROUTE 17K (V)*
(FROM E ROCK CUT RD) (CANOPY)	80 FT	100.3 FT	58.7 FT - ROCK CUT RD (V)*
MIN. REAR SETBACK (CANOPY)	60 FT	82.8 FT	213.6 FT
MIN. SIDE SETBACK (CANOPY)	50 FT	84.3 FT	34.7 FT (V)*
PARKING SPACES	34	22	31 (INCLUDING 8 FUELING) (V)*
MINIMUM SIGN SETBACK	15 FT	1 FT ENCROACHMENT	5.3 FT (V)*
PARKING CRITERIA (9'x18') BY CODE (10'x20) PROVIDED	RETAIL STORE - 1 PER 150 SQFT OF GROSS LEASEABLE SPACE 4,956 / 150 = 33.04 = 34 SPACES		
ACCESSIBLE PARKING SPACES	2	1	2
FRONT YARD LANDSCAPING REQUIREMENT	45'	NONE	16.6 FT (V)*
LOADING SPACE	1	1	1

(V)* - DENOTED VARIANCE REQUESTED.
 * - DENOTES VARIANCE GRANTED FOR 19.54 FEET, JANUARY 25, 2001, P.B. #200-56
 ** - DENOTES VARIANCE GRANTED FOR 5.5 FEET, JANUARY 25, 2001, P.B. #200-56
 *** - DENOTES VARIANCE GRANTED FOR 17'-3", JANUARY 25, 2001, P.B. #200-56

- VARIANCES REQUESTED:**
- 1 - MAXIMUM CANOPY HEIGHT
 - 2 - FRONT YARD SETBACK FOR CANOPY FROM BOTH ROCK CUT ROAD & RT.17K
 - 3 - FRONT YARD LANDSCAPING REQUIREMENT
 - 4 - SIGNAGE LOCATION IN FRONT YARD
 - 5 - SIDE YARD FOR CANOPY
 - 6 - NUMBER OF REQUIRED PARKING SPACES

MAP 262.69
 BLOCK 1
 N/F LANDS OF
 H.L.M. VENTURES, LLC
 BK. 1493, PG. 681
 [LOT 41]

BOHLLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

- ◆ NORTHERN VIRGINIA
- ◆ CENTRAL VIRGINIA
- ◆ RALEIGH, NC
- ◆ CHARLOTTE, NC
- ◆ TAMPA, FL
- ◆ SOUTH FLORIDA

- ◆ PHILADELPHIA, PA
- ◆ LEHIGH VALLEY, PA
- ◆ SOUTHEASTERN, PA
- ◆ REHOBOTH BEACH, DE
- ◆ BALTIMORE, MD
- ◆ SOUTHERN MARYLAND

- ◆ UPSTATE NEW YORK
- ◆ NEW ENGLAND
- ◆ BOSTON, MA
- ◆ NEW YORK METRO
- ◆ NEW YORK, NY
- ◆ NEW JERSEY

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REVISIONS			
REV	DATE	COMMENT	BY
1	03/22/16	PER TOWN SUBMISSION	AKS
2	04/26/16	PER TOWN PLANNING BOARD COMMENTS	AKS
3	05/03/16	INFO ADDED FOR ZBA APPLICATION	AKS
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

PRELIMINARY

BK. 11473, PG. 661
[LOT 16]
ZONE: **IB**
(INTERCHANGE BUSINESS)
USE: VACANT

S 60°45'00" E 182.60'

MAP 86.00
BLOCK 1
N/F LANDS OF
TODD & SHARON KELSON
BK. 12570, PG. 1807
[LOT 15]
TO BE CONVEYED TO
**V.S.H. REALTY INC. FOR
LOT CONSOLIDATION**

ITEM 5
DRAINAGE EASEMENT
TO ORANGE COUNTY
(BOOK 2032, PAGE 928)

MAP 86.00
BLOCK 1
N/F LANDS OF
ACE RUSTPROOFING, INC.
BK. 2131, PG. 845
[LOT 13]
ZONE: **IB**
(INTERCHANGE BUSINESS)
USE: COMMERCIAL

PROPOSED LOT CONSOLIDATION

GRAVEL

STOCKPILE FENCE
BRUSH
44.0' (DEER)

PROP. SAFETY
FENCE AROUND
STORMWATER AREA

PROP. OUTDOOR
SEATING AREA
51.9'

PROP.
TREELINE

PROP. AIR
TOWER ON
CONC. PAD

**PROPOSED
CONVENIENCE STORE
(4,956 SF)
FFE=515.00**

PROP.
DUMPSTER
ENCLOSURE

60' REAR YARD SETBACK

PROP. LOADING
AREA

PROP. CONC.
CURB

PROP. 'WELCOME'
SIGN

PROP. 'SEE YOU
SOON' SIGN

PROP. PAVEMENT

PROP. BOLLARD
(TYP. 6' O.C.)

PROP. CONC.
CURB

PROP. DRAIN
MANHOLE (TYP.)

PROP. ACCESSIBLE
PARKING (10'x20')

PROP. STRIPING

PROP. CATCH
BASIN (TYP.)

**S 27°53'24" W
170.85'**

CUT ROAD
SOLID WHITE LINE

RELOCATED
UTILITY POLE

PROP. ST
TRAFFIC

STOP

15' MINIMUM
SIGN SETBACK

15' MINIMUM
SIGN SETBACK

102.1'

68.9'

3'R

10'R

10'R

39888
VZ 29

OHW

OHW

OHW

18" RCP
ST

INV=510.7

INV=504.9

OHW

OHW

OHW

OHW

6

6

6

11

76.2'

59.0'

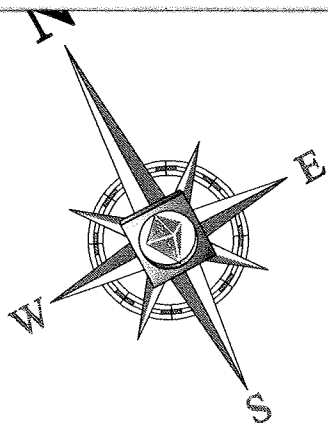
84.0'

10.0'

WOODED

WOODED

ST 24" CMP



MAP 86.00
BLOCK 1
N/F LANDS OF
NINE ROCK CUT ROAD, LLC
BK. 11473, PG. 661
[LOT 16]
ZONE: IB
(INTERCHANGE BUSINESS)
USE: VACANT

S 60°45'00" E 182.60'

MAP 86.00
BLOCK 1
N/F LANDS OF
TODD & SHARON KELSON
BK. 12570, PG. 1807
[LOT 15]
TO BE CONVEYED TO
V.S.H. REALTY INC. FOR
LOT CONSOLIDATION

MAP 86.00
BLOCK 1
N/F LANDS OF
ACE RUSTPROOFING, INC.
BK. 2131, PG. 845
[LOT 13]
ZONE: IB
(INTERCHANGE BUSINESS)
USE: COMMERCIAL

ST 24" CMP INV=504.9

WOODED

GRAVEL

PROP. SAFETY FENCE AROUND STORMWATER AREA

PROP. OUTDOOR SEATING AREA
51.9'

PROP. TREELINE

PROP. AIR TOWER ON CONC. PAD

PROP. DUMPSTER ENCLOSURE

2

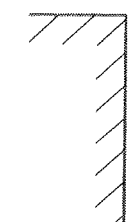
60' REAR YARD SETBACK

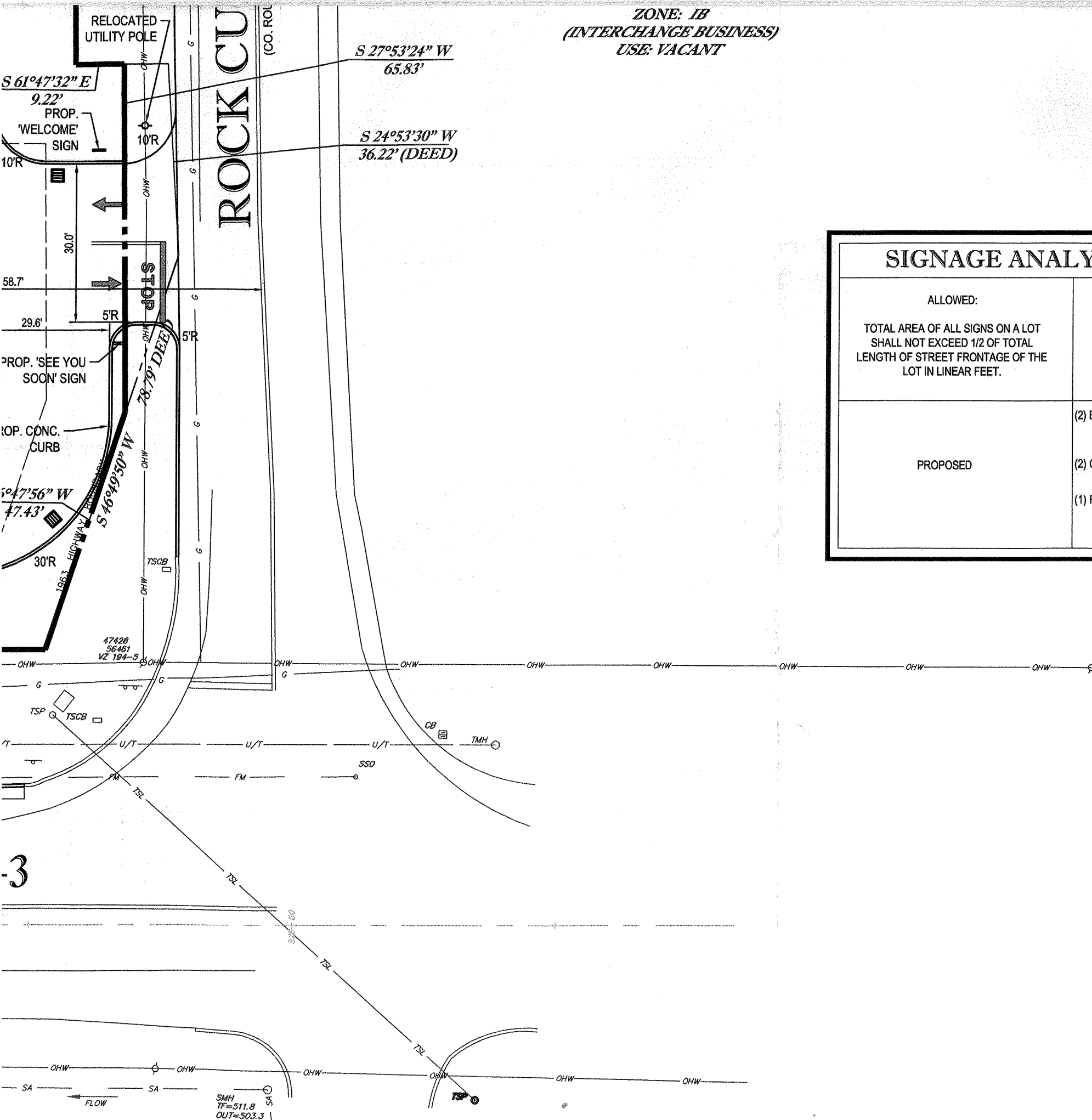
50' SIDE YARD SETBACK

PROPOSED CONVENIENCE STORE
(4,956 SF)
FFE=515.00

59.0'

84.0'





ZONE: 1B
(INTERCHANGE BUSINESS)
USE: VACANT

SIGNAGE ANALYSIS TABLE	
ALLOWED: TOTAL AREA OF ALL SIGNS ON A LOT SHALL NOT EXCEED 1/2 OF TOTAL LENGTH OF STREET FRONTAGE OF THE LOT IN LINEAR FEET.	173.51 LF 47.43 LF 65.83 LF 170.85 LF 457.62 LF 457.62 LF/2 = 228.81 SF ALLOWED
PROPOSED	(2) BUILDING SIGNS @ 37.6 SF = 75.2 SF (2) CANOPY SIGNS @ 11 SF = 22 SF (1) FREESTANDING SIGN @ 80.2 SF = 80.2 SF TOTAL = 177.4 SF

PROJECT No.: B150208
 DRAWN BY: MED
 CHECKED BY: JRG
 DATE: 01/12/2016
 SCALE: AS NOTED
 CAD I.D.: B150208SS05

PROJECT: **SITE DOCUMENT PLANS**

FOR

Cumberland FARMS
 LOCATION OF SITE
 270 ROUTE 17K
 TOWN OF NEWBURGH
 ORANGE COUNTY
 STATE OF NEW YORK

BOHLER ENGINEERING
 17 COMPUTER DRIVE WEST, SUITE 203
 ALBANY, NY 12205
 Phone: (518) 438-9900
 Fax: (518) 438-0900
www.BohlerEngineering.com

W.D. GOEBEL

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 OHIO LICENSE No. E-68329

SHEET TITLE:

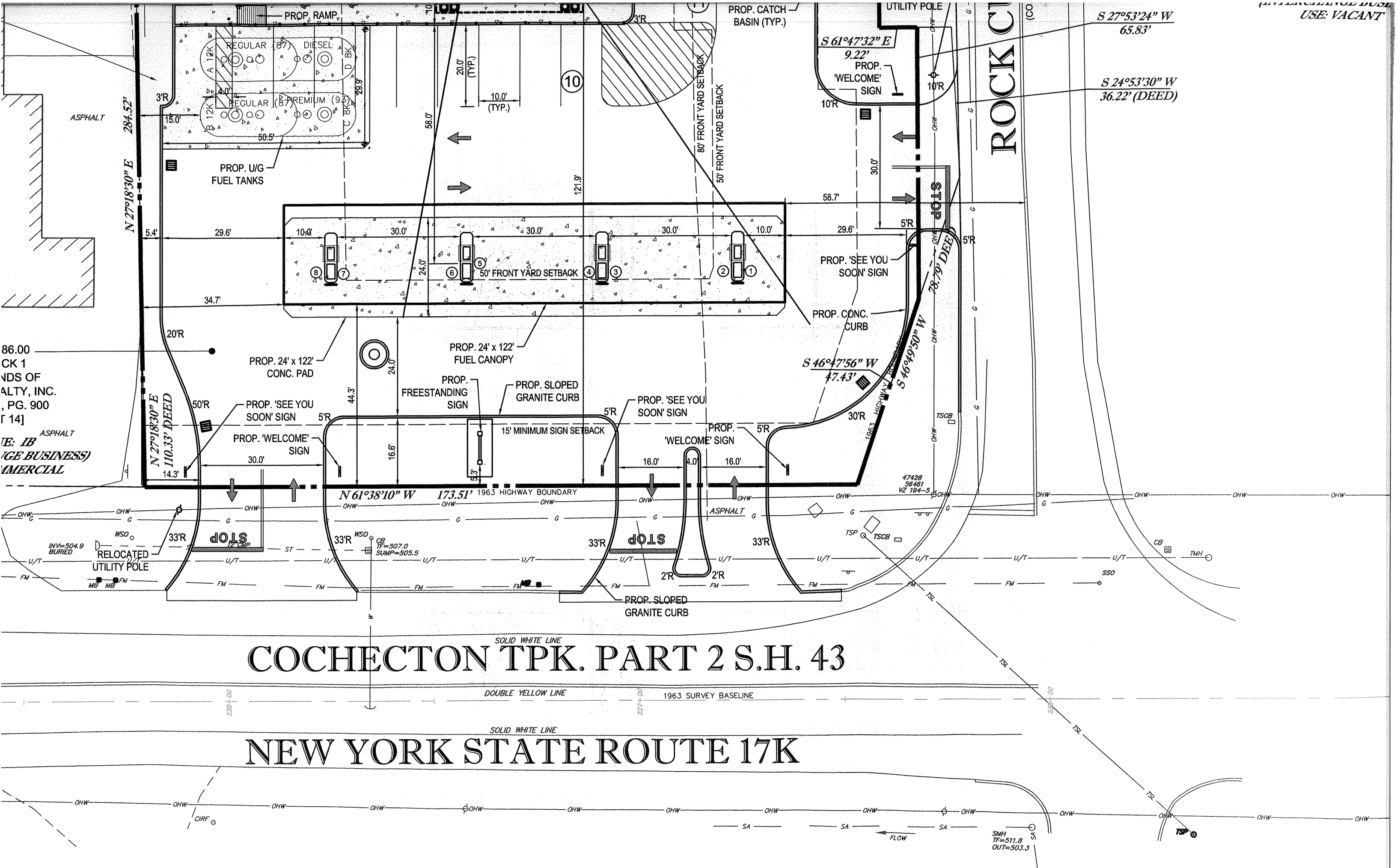
SITE PLAN

SHEET NUMBER:

CFG04.0

-3

SMH
 TF=511.8
 OUT=303.3



COCHECTON TPK. PART 2 S.H. 43

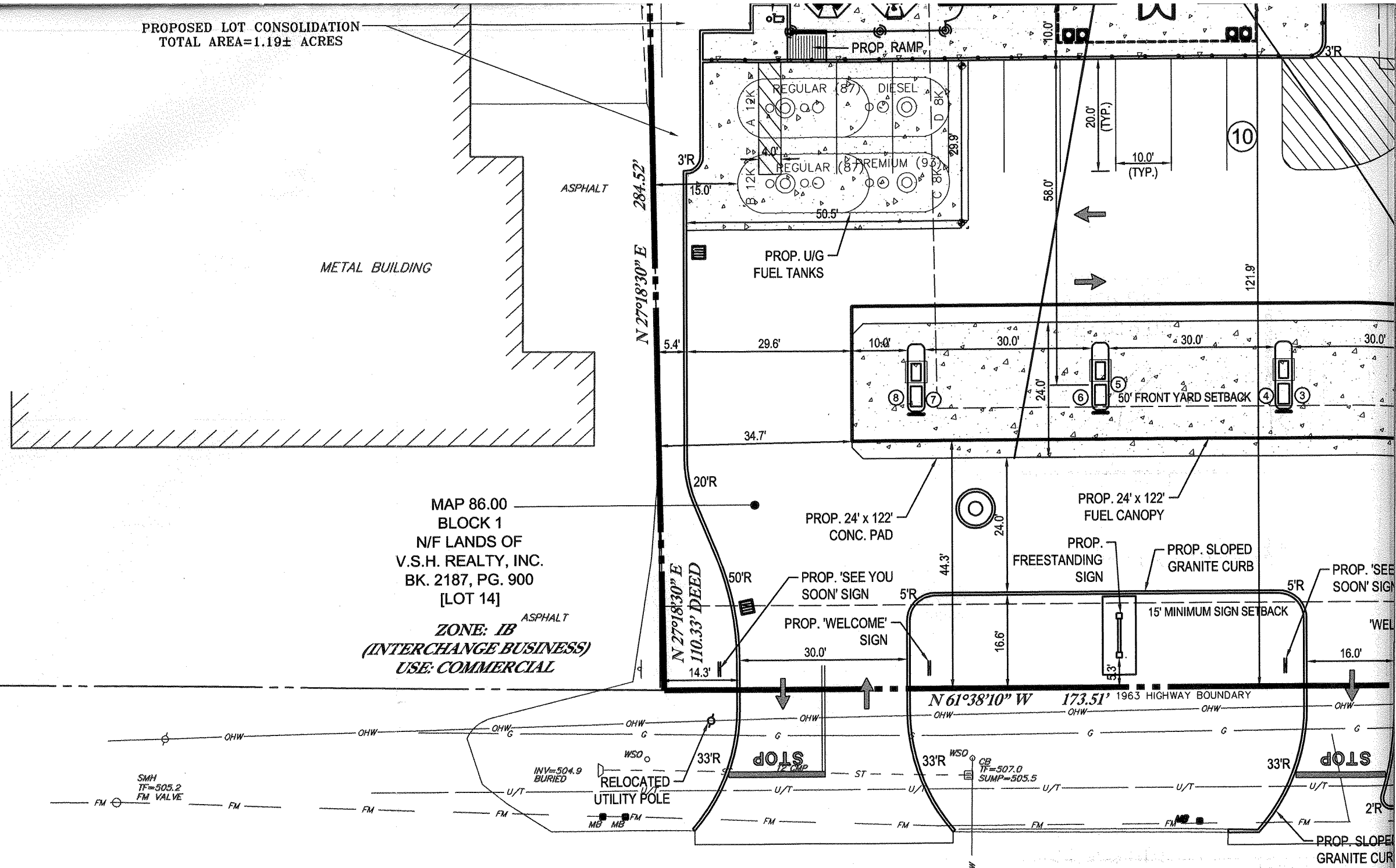
NEW YORK STATE ROUTE 17K

86.00
 CK 1
 NDS OF
 ALTY, INC.
 , PG. 900
 [14]
 ASPHALT
 E: IB
 (GE BUSINESS)
 Mercial

UTILITY POLE
 ROCK C

SMH
 TF=511.8
 OUT=503.3

PROPOSED LOT CONSOLIDATION
TOTAL AREA=1.19± ACRES



SOLID WHITE LINE
COCHECTON TPK. PART

SOLID WHITE LINE
NEW YORK STATE ROU



Know what's below.