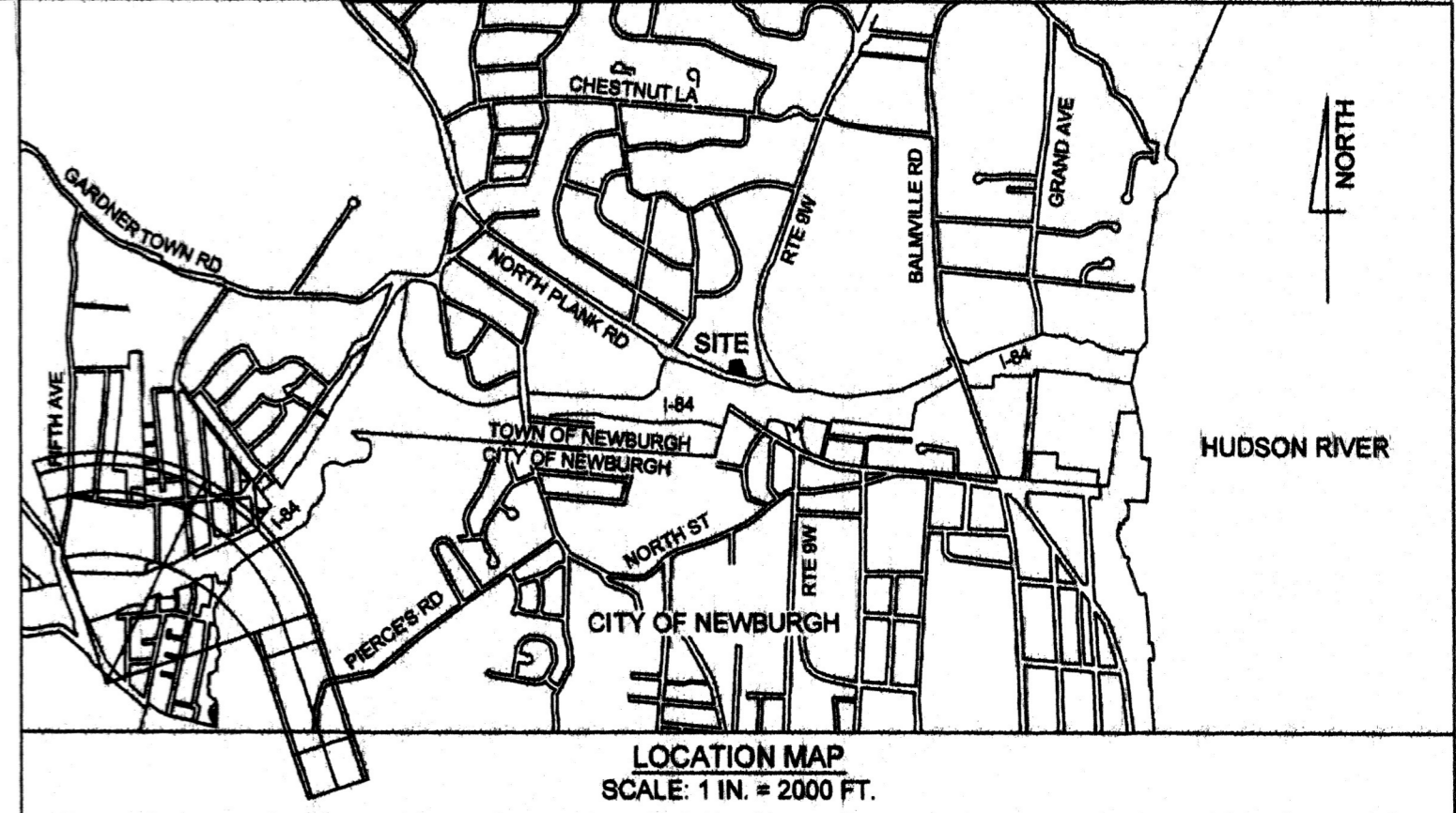


- LEGEND:**
- ⊙ - EXISTING UTILITY POLE
 - ⊙ - EXISTING WATER VALVE
 - ⊙ - EXISTING GAS VALVE
 - ⊙ - EXISTING LIGHT BOLLARD
 - - EXISTING PAINTED ARROW
 - ⊙ - EXISTING LIGHT POLE
 - ⊙ - EXISTING ELECTRIC METER
 - ⊙ - EXISTING GAS METER
 - ⊙ - EXISTING AIR CONDITIONER
 - ⊙ - EXISTING PAINTED GAS LINE
 - ⊙ - EXISTING OVERHEAD WIRES
 - ⊙ - EXISTING ELECTRICAL OUTLET
 - ⊙ - EXISTING AUTO SPRINKLER
 - ⊙ - EXISTING SPOT ELEVATION
 - ⊙ - EXISTING CONTOUR
 - ⊙ - EXISTING SEWER MANHOLE
 - ⊙ - EXISTING CLEANOUT
 - ⊙ - EXISTING CATCH BASIN
 - ▨ - EXISTING PAINTED STRIPING
 - ⊙ - EXISTING ADA PARKING



ZONE - B (BUSINESS)
USE - RETAIL/OFFICE

REGULATION	MINIMUM REQUIRED	MINIMUM PROPOSED
LOT AREA	15,000 SQ. FT.	19,441 SQ. FT. +/-
LOT WIDTH	100 FT.	153 FT. +/-
LOT DEPTH	125 FT.	130 FT. +/-
FRONT YARD	60 FT.	*53.8 FT. +/-
REAR YARD	30 FT.	30.8 FT. +/-
ONE SIDE YARD	15 FT.	20.0 FT. +/-
BOTH SIDE YARDS	30 FT.	45.8 FT. +/-
LOT BUILDING COVERAGE	MAXIMUM PERMITTED 60 %	17.6 % +/-
LOT SURFACE COVERAGE	85 %	*95.4 % +/-
BUILDING HEIGHT	35 FT.	18 FT. +/-

* DENOTES EXISTING NON-CONFORMING CONDITION

PARKING REQUIREMENT:
BUILDING FLOOR AREA - 3424 SQ. FT.
RETAIL AREA - 1565 SQ. FT.
RETAIL - 1 SPACE PER 150 SQUARE FEET OF FLOOR AREA - PARKING REQUIRED - 11 SPACES
OFFICE - 1 SPACE PER 200 SQUARE FEET OF FLOOR AREA - PARKING REQUIRED - 10 SPACES
PARKING PROVIDED - 21 SPACES
PARKING PROVIDED - 21 SPACES

(NOTE: THE SITE MAY ALSO SHARE THE 9 ADJACENT PARKING SPACES ON TAX PARCEL SBL 80-5-20)

- NOTES:**
- TAX MAP DESIGNATION: SECTION 80 BLOCK 5 LOT 19
 - PARCEL AREA = 0.45 ACRES +/-
 - ZONING DISTRICT - B (BUSINESS)
 - OWNER AND APPLICANT: MAGDALINI ZACHARIA
140 PUTT LANE
KINGSTON, NY 12401
 - BOUNDARY AND TOPOGRAPHIC (HORIZONTAL AND VERTICAL) SURVEY INFORMATION AS PER A MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, 8 NORTH PLANK ROAD LOCATED AT TAX LOT 80-5-19 TOWN OF NEWBURGH, COUNTY OF ORANGE, NEW YORK" PREPARED BY HERITAGE LAND SURVEYING, PC (DARREN J. STRIDIRON, PLS - NYS LICENSE NO. 056487), DATED NOVEMBER 17, 2021.
 - THE CONTRACTOR MUST NOTIFY THE UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION (1-800-962-7962) TO HAVE ANY EXISTING UTILITIES LOCATED AND MARKED AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, DRILLING OR BLASTING. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.
 - THE LOCATIONS (HORIZONTAL AND VERTICAL) AND SIZES OF THE UNDERGROUND UTILITIES SHOWN SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION AND SIZE OF ANY EXISTING UNDERGROUND UTILITY. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR MUST PERFORM EXPLORATORY EXCAVATIONS TO LOCATE THE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT MAKING REVISIONS AS NEEDED.
 - ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC. DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
 - IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM FEDERAL, STATE OR LOCAL AUTHORITIES.

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

AMENDED SITE PLAN - SITE DEVELOPMENT PLAN
FOR
CURALEAF NEWBURGH - BUILDING ADDITION
8 NORTH PLANK ROAD, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
DATE: NOVEMBER 18, 2021 SCALE: 1 IN. = 20 FT.

PREPARED BY:
VINCENT J. DOCE ASSOCIATES
SURVEYORS - ENGINEERS - PLANNERS
41 MEAD ALLEY, MONTGOMERY, NY 12549
TEL. 845 561-1170 EMAIL DDOCE12@HOTMAIL.COM

12-29-2021	ZBA APPLICATION
DATE	REVISION