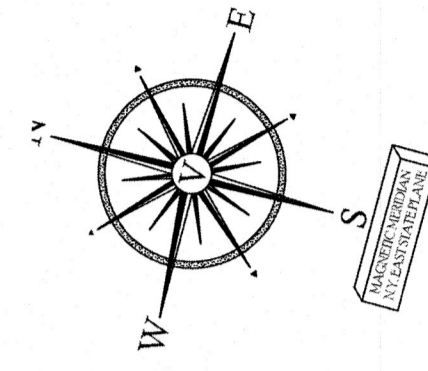
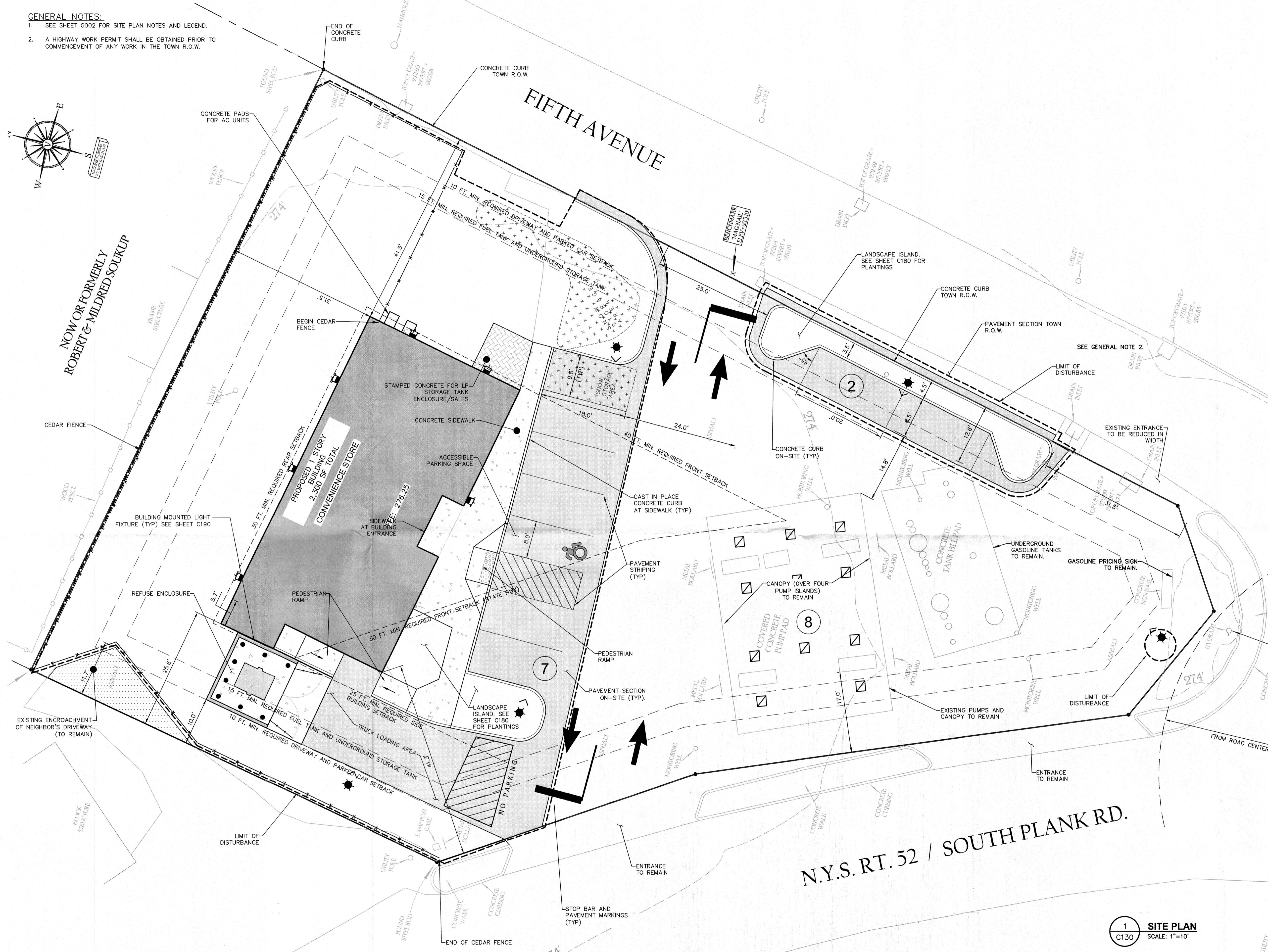


- GENERAL NOTES:**
- SEE SHEET 0002 FOR SITE PLAN NOTES AND LEGEND.
 - A HIGHWAY WORK PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK IN THE TOWN R.O.W.



NOW OR FORMERLY
ROBERT & MILDRED SOUKUP



BULK & DIMENSIONAL REQUIREMENTS TABLE

ZONING DISTRICT "B" BUSINESS			
CONVENIENCE STORE WITH GASOLINE FILLING STATION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (S.F.)	20,000 S.F. (0.459 ACRES)	23,123± S.F. (0.531 ACRES)	23,123± S.F. (0.531 ACRES)
MINIMUM LOT WIDTH (FT.)	100 FT.	130± FT.	130± FT.
MINIMUM LOT DEPTH (FT.)	125 FT.	221± FT.	221± FT.
FRONT YARD (MIN) - NYS ROUTE 52 (FT.)	50 FT. ⁶	37.1 FT. ³	41.3 FT. ⁴
FRONT YARD (MIN) - FIFTH AVENUE	40 FT.	29.6 FT. ³	41.5 FT.
REAR YARD (MIN) ⁵	30 FT. ⁵	55.3 FT.	31.5 FT.
SIDE YARD - 1 SIDE (MIN) ⁵	25 FT. ⁵	46.7 FT.	25.6 FT.
SETBACK TO INTERSECTION ¹	50 FT.	22± FT. ³	22± FT. ⁴
SETBACK TO CANOPY - FIFTH AVE (MIN)	40 FT.	27.8 FT. ³	27.8 FT. ⁴
SETBACK TO CANOPY - NYS ROUTE 52 (MIN)	40 FT.	7.0 FT. ³	7.0 FT. ⁴
SETBACK TO STORAGE TANKS	15 FT.	12 FT. ³	12 FT. ⁴
MAXIMUM LOT BUILDING COVERAGE	50% ²	6.9%	9.9%
MAXIMUM LOT SURFACE COVERAGE	80%	60.8%	67.3%
MAXIMUM HEIGHT (BLDG)	35 FT.	< 35 FT.	< 35 FT.

PARKING REQUIREMENTS

APPLICATION FOR CONVENIENCE STORE	PER SECTION 185-13 C(1)(b): REQUIRED PARKING FOR A RETAIL STORE, SHOPPING CENTER, AND PERSONAL SERVICE STORE IS: 1 PER 150 SQUARE FEET OF GROSS LEASABLE FLOOR SPACE.		
	CODE:	2,300 S.F. X 1 SPACE PER 150 SQUARE FEET = 16 SPACES	17 SPACES PROVIDED (W/ 8 SP@ THE PUMPS)
TOTAL PARKING SPACES	16 SPACES REQUIRED	13 SPACES APPROX. (W/ 8 SP@ THE PUMPS)	17 SPACES PROVIDED
ACCESSIBLE SPACE	1-25 Pkg SPACES = 1 ACCESSIBLE SPACE REQUIRED	0 SPACES EXIST	1 SPACE PROVIDED
OFF-STREET LOADING SPACE	< 25,000 S.F. = 1 SPACE REQUIRED	0 SPACES EXIST	1 SPACE PROVIDED
PARKING IN REQUIRED YARDS	CODE: PER SECTION 185-13 B(2): NO PARKING IN REQUIRED FRONT OR SIDE YARD ADJACENT TO A RESIDENTIAL DISTRICT	NOT ALLOWED	PARKING IN FRONT YARD (FIFTH AVE) & LOADING AREA IN SIDE YARD ⁴
MIN. REQUIRED SETBACK TO ⁷ PARKED CAR	10 FT.	7.0 FT. (AT PUMP) ³	4.5 FT. ⁴
LANDSCAPE BUFFER BETWEEN RESIDENTIAL & NON-RESIDENTIAL	15 FT., REAR YARD	55.3 FT. (REAR) 9.5 FT. (SIDE) ³	31.5 FT. (REAR - AT BLDG) 10 FT. (SIDE)

- TOWN CODE §185-13-B(4): NO ACCESS WITHIN 50 FT. OF ANY STREET INTERSECTION
- MAXIMUM LOT BUILDING COVERAGE IS 40% IF NO PUBLIC WATER OR SEWER AND 50% IF PUBLIC WATER AND SEWER.
- PRE-EXISTING NONCONFORMING.
- AREA VARIANCE REQUIRED.
- TOWN CODE §185-18(C)(5)(A) MINIMUM ADJACENT SIDE AND REAR YARD REQUIREMENTS FOR LOTS IN B DISTRICT ADJUTING RESIDENTIAL ZONES: IF TOTAL BUILDING FLOOR AREA IS LESS THAN 30,000 SF, THEN THE GREATER OF THE MINIMUM REQUIRED YARD SET FORTH IN THE B DISTRICT TABLE OF BULK AND USE REQUIREMENTS - SCHEDULE 7, OR 25 FEET. SCHEDULE 7 REGULATES A 30 FT REAR YARD, WHICH IS THE GREATER OF THE TWO. SCHEDULE 7 REGULATES A 15 FT SIDE YARD, WHICH IS LESS THAN 25 FT; THEREFORE, 25 FT IS REQUIRED.
- TOWN CODE §185-18(C)(4)(b) FRONT YARDS ABUTTING ALL COUNTY AND STATE HIGHWAYS SHALL BE AT LEAST 60 FEET IN DEPTH, EXCEPT WHERE THE MAJORITY OF EXISTING BUILDINGS ON EITHER SIDE OF THE ROAD WITHIN 300 FEET FROM THE INTERSECTION OF THE NEAREST PROPERTY LINE AND STREET LINE ARE OF A LESSER AVERAGE DEPTH. IN SUCH CASE, THE FRONT YARD DEPTH SHALL BE 50 FEET OR THE AVERAGE OF ALL LOT DEPTHS WITHIN SAID 300 FEET, WHICHEVER IS GREATER.
- TOWN CODE §185-21(C)(2) AND §185-21(B)(4) MINIMUM REQUIRED SETBACK TO PARKED CAR.

N.Y.S. RT. 52 / SOUTH PLANK RD.

1 SITE PLAN
C130 SCALE: 1"=10'

ISSUED FOR PLANNING BOARD REVIEW - NOT FOR CONSTRUCTION

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rev.	date	description

GAS LAND - 42 S. PLANK ROAD (NYS ROUTE 52)

SITE PLAN

TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

designed SMD	checked CPL
date 04/26/21	scale 1"=10'
project no. 82018.00	sheet no. C130