

RECORD OWNER:
2&6 PROPERTIES, WALNUT ST LLC
200 WEST 11TH ST
NEW WINDSOR NY 12553

DEVELOPER / APPLICANT:
CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.
21 FOX STREET, Poughkeepsie, NY 12601
PHONE: (845) 494-3860

ADDRESS:
5200 ROUTE 9W,
MEMPHIR, NY 12550

TAX MAP INFORMATION:
SECTION 43, BLOCK 5, LOT 1

SITE AREA:
TOTAL PROJECT ACREAGE : 4.517 ACRES

SITE CIVIL ENGINEER:
CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.
21 FOX STREET, Poughkeepsie, NY 12601
PHONE: (845) 494-3860

SURVEYOR:
HERITAGE LAND SURVEYING, P.C.
DARREN J. STRUBIN, PROFESSIONAL LAND SURVEYOR
P.O. BOX 379 PLATEKILL, NEW YORK 12568
PHONE: (845) 562-4146

PARKING SPACE CALCULATIONS:
TOTAL SPACES PROVIDED ON SITE = 45 (W/INCLUDES 3 INTERIOR BAY SPACES)
CONVENIENCE STORE WITH GASOLINE FILLING STATION:
REQUIRED* = 20 SPACES (12 SPACES + 12 SPACES AT THE PUMPS)
PROVIDED* = 24 SPACES
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.
(2,940 SQUARE FEET X 1 SPACE PER 150 SQUARE FEET = 20)
*THE TOTAL SPACES PROVIDED INCLUDES THE 12 SPACES AT THE FUEL PUMPS.
AUTO REPAIR GARAGE:
REQUIRED (MIN.) = 8 SPACES
PROVIDED = 19 SPACES (3 INTERIOR BAYS + 16 SPACES = 19)
PER SECTION 185-13(C)(1)(c):
REQUIRED PARKING FOR A REPAIR GARAGE IS PARKING SPACES FOR ALL VEHICLES SERVICED AT ANY 1 PERIOD OF TIME, PLUS A MINIMUM OF 5 ADDITIONAL SPACES.
RESIDENTIAL BUILDING: (ACCESSORY BUILDING)
REQUIRED (MIN.) = 2 SPACES
PROVIDED = 2 SPACES
PER SECTION 185-13(C)(1)(g):
FOR RESIDENTIAL SINGLE FAMILY UNIT, 2 SPACES PER DWELLING UNIT SHALL BE PROVIDED.

BULK TABLE 1 ACCESSORY BUILDING ¹ REQUIREMENTS:		PROPOSED	
MINIMUM LOT AREA ⁵	0.69 ACRES	4.52± ACRES	
MINIMUM LOT WIDTH	150 FT	415± FT	
MINIMUM LOT DEPTH	175 FT	287.0 FT	
SETBACKS:			
MINIMUM YARD FRONT	N/A	119.6 FT (NYS 9W) ²	
MINIMUM YARD SIDE ³	15 FT	147.0 FT (OLD POST RD)	
MINIMUM YARD REAR ³	5 FT	N/A	
MINIMUM DISTANCE TO MAIN BUILDING	10 FT	316.1 FT	
MAXIMUM PERCENTAGE IN YARD AREA ⁴	10%	12% ⁶	
MAXIMUM HEIGHT	15 FT	2 STORY ⁶	
MAXIMUM LOT COVERAGE (BUILDING)	40%	4.1% (ALL BLDGS)	
MAXIMUM IMPERVIOUS SURFACE	50%	30% (ENTIRE SITE)	

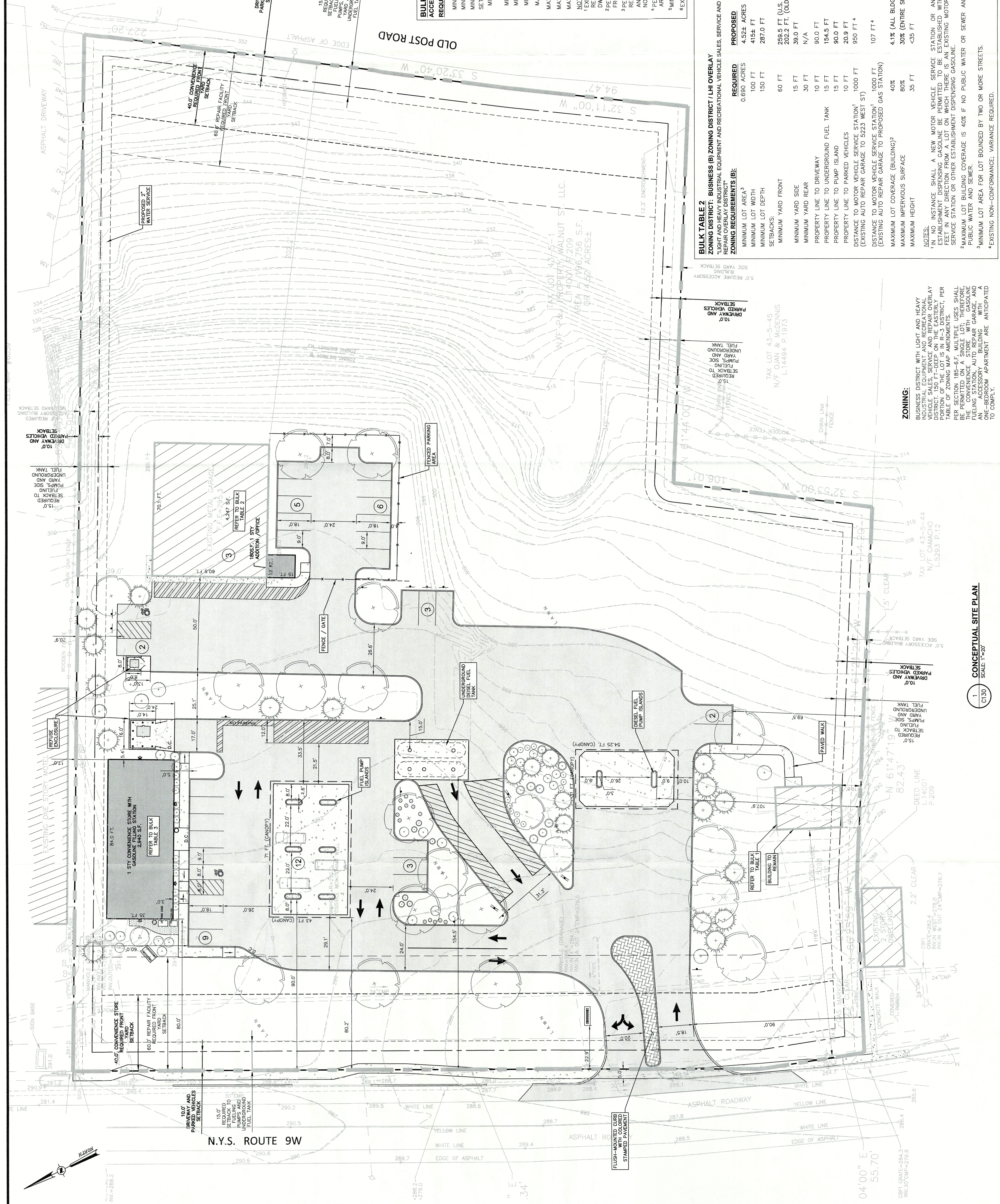
NOTES:
1. ON-SITE SINGLE FAMILY HOME IS AN ACCESSORY BUILDING TO THE PRINCIPAL USE. BULK REQUIREMENTS ARE PER FOR ACCESSORY BUILDINGS IN SECTION 185-15 AND EXISTING SINGLE-FAMILY DWELLINGS WITH EITHER PUBLIC SEWER OR PUBLIC WATER ONLY.
2. PER SECTION 185-15.B, NO SUCH BUILDING SHALL PROJECT CLOSER TO THE FRONTING STREET THAN THE FRONT OF THE MAIN BUILDING. EXISTING NON-CONFORMANCE; VARIANCE REQUIRED.
3. PER SECTION 185-15.A(2), SUCH BUILDING SHALL BE SET BACK AT LEAST FIVE FEET FROM ANY SIDE OR REAR LOT LINE. PER SECTION 185-11, ACCESSORY USES DO NOT HAVE RESPECTIVE BULK REQUIREMENTS, AND NON-CONFORMANCE; VARIANCE REQUIRED FOR MORE STRINGENT SETBACK.
4. PER SECTION 185-15.A(3), SUCH BUILDING SHALL NOT OCCUPY MORE THAN 10% OF THE REQUIRED YARD AREA IN WHICH IT IS PROPOSED TO BE SITUATED.
5. MINIMUM LOT AREA FOR LOT BOUNDED BY TWO OR MORE STREETS.
6. EXISTING NON-CONFORMANCE; VARIANCE REQUIRED.

BULK TABLE 2 ZONING DISTRICT: BUSINESS (B) ZONING DISTRICT / LH OVERLAY "LIGHT AND HEAVY INDUSTRIAL EQUIPMENT AND RECREATIONAL VEHICLE SALES, SERVICE AND REPAIR OVERLAY DISTRICT" ZONING REQUIREMENTS (B):		PROPOSED	
MINIMUM LOT AREA ³	0.690 ACRES	4.52± ACRES	
MINIMUM LOT WIDTH	100 FT	415± FT	
MINIMUM LOT DEPTH	150 FT	287.0 FT	
SETBACKS:			
MINIMUM YARD FRONT	60 FT	259.5 FT (U.S. RTE 9W)	
MINIMUM YARD SIDE	15 FT	202.2 FT (OLD POST RD)	
MINIMUM YARD REAR	30 FT	N/A	
PROPERTY LINE TO DRIVEWAY	10 FT	90.0 FT	
PROPERTY LINE TO UNDERGROUND FUEL TANK	15 FT	154.5 FT	
PROPERTY LINE TO PUMP ISLAND	15 FT	90.0 FT	
PROPERTY LINE TO PARKED VEHICLES	10 FT	20.9 FT ⁴	
DISTANCE TO MOTOR VEHICLE SERVICE STATION ¹	1000 FT	107 FT ⁴	
DISTANCE TO MOTOR VEHICLE SERVICE STATION ¹ (EXISTING AUTO REPAIR GARAGE TO PROPOSED GAS STATION)	1000 FT	107 FT ⁴	
MAXIMUM LOT COVERAGE (BUILDING) ²	40%	4.1% (ALL BLDGS)	
MAXIMUM IMPERVIOUS SURFACE	80%	30% (ENTIRE SITE)	
MAXIMUM HEIGHT	35 FT	<35 FT	

NOTES:
1. IN NO INSTANCE SHALL A NEW MOTOR VEHICLE SERVICE STATION OR ANY OTHER INDUSTRIAL EQUIPMENT AND RECREATIONAL VEHICLE SALES, SERVICE AND REPAIR OVERLAY DISTRICT, 150 FT DEEP ON THE EASTERN PORTION OF THE LOT IS IN R-3 DISTRICT, PER TABLE OF ZONING MAP AMENDMENTS.
2. MAXIMUM LOT COVERAGE IS 40% IF NO PUBLIC WATER OR SEWER AND 50% IF PUBLIC WATER AND SEWER.
3. MINIMUM LOT AREA FOR LOT BOUNDED BY TWO OR MORE STREETS.
4. EXISTING NON-CONFORMANCE; VARIANCE REQUIRED.

BULK TABLE 3 ZONING DISTRICT: BUSINESS (B) ZONING DISTRICT / LH OVERLAY "CONVENIENCE STORE WITH OR WITHOUT GASOLINE FILLING STATION" ZONING REQUIREMENTS (B):		PROPOSED	
MINIMUM LOT AREA ³	0.690 ACRES	4.52± ACRES	
MINIMUM LOT WIDTH	100 FT	415± FT	
MINIMUM LOT DEPTH	150 FT	287.0 FT	
SETBACKS:			
MINIMUM YARD FRONT	40 FT	80.0 FT (U.S. RTE 9W)	
MINIMUM YARD SIDE	15 FT	372.9 FT (OLD POST RD)	
MINIMUM YARD REAR	30 FT	N/A	
PROPERTY LINE TO DRIVEWAY	10 FT	90.0 FT	
PROPERTY LINE TO UNDERGROUND FUEL TANK	15 FT	154.5 FT	
PROPERTY LINE TO PUMP ISLAND	15 FT	90.0 FT	
PROPERTY LINE TO PARKED VEHICLES	10 FT	20.9 FT ⁴	
DISTANCE TO MOTOR VEHICLE SERVICE STATION ¹	1000 FT	107 FT ⁴	
DISTANCE TO MOTOR VEHICLE SERVICE STATION ¹ (EXISTING AUTO REPAIR GARAGE TO PROPOSED GAS STATION)	1000 FT	107 FT ⁴	
MAXIMUM LOT COVERAGE (BUILDING) ²	40%	4.1% (ALL BLDGS)	
MAXIMUM IMPERVIOUS SURFACE	80%	30% (ENTIRE SITE)	
MAXIMUM HEIGHT	35 FT	<35 FT	

NOTES:
1. MINIMUM LOT AREA FOR LOT BOUNDED BY ONE STREET.
2. IN NO INSTANCE SHALL A NEW MOTOR VEHICLE SERVICE STATION OR ANY OTHER ESTABLISHMENT DISPENSING GASOLINE BE PERMITTED TO BE SITUATED WITHIN 1000 FEET IN ANY DIRECTION FROM A LOT ON WHICH THERE IS AN EXISTING MOTOR VEHICLE SERVICE STATION OR OTHER ESTABLISHMENT DISPENSING GASOLINE.
3. MAXIMUM LOT BUILDING COVERAGE IS 40% IF NO PUBLIC WATER OR SEWER AND 50% IF PUBLIC WATER AND SEWER.
4. VARIANCE REQUIRED EVEN THOUGH IT REPLACES EXISTING BUILDING / CONVENIENCE SHOP.



1 CONCEPTUAL SITE PLAN
SCALE 1"=20'

FOR PRELIMINARY REVIEW - NOT FOR CONSTRUCTION

GAS LAND 5200 ROUTE 9W

CONCEPTUAL SITE PLAN

TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

Sheet No. C100

CHAZEN ENGINEERING, LAND SURVEYING,
LANDSCAPE ARCHITECTURE & GEOLOGY CO., D.P.C.

21 FOX STREET
POUGHKEEPSIE, NY 12601
PHONE: (845) 494-3860
WWW.CHAZENCOMPANIES.COM

OFFICE LOCATIONS:
• Glens Falls, NY
• Troy, NY
• Poughkeepsie, NY
• White Plains, NY
• New York City, NY

1. BEFORE PREPARING ANY DRAWING OR REPORT, THE ENGINEER OR ARCHITECT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE ENGINEER OR ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ENGINEER OR ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACTIONS OF ANY OTHER PROFESSIONAL OR NON-PROFESSIONAL PERSONS OR FOR THE ACTIONS OF ANY OTHER PROFESSIONAL OR NON-PROFESSIONAL PERSONS EMPLOYED BY THE CLIENT OR ANY OTHER PERSONS.

2. THE ENGINEER OR ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACTIONS OF ANY OTHER PROFESSIONAL OR NON-PROFESSIONAL PERSONS EMPLOYED BY THE CLIENT OR ANY OTHER PERSONS.

3. THE ENGINEER OR ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACTIONS OF ANY OTHER PROFESSIONAL OR NON-PROFESSIONAL PERSONS EMPLOYED BY THE CLIENT OR ANY OTHER PERSONS.

4. THE ENGINEER OR ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACTIONS OF ANY OTHER PROFESSIONAL OR NON-PROFESSIONAL PERSONS EMPLOYED BY THE CLIENT OR ANY OTHER PERSONS.

ORIGINAL SCALE IN INCHES

1" = 20'

DATE: 08/20/2024

PROJECT: GAS LAND 5200 ROUTE 9W

CLIENT: 2&6 PROPERTIES, WALNUT ST LLC

DESIGNER: CHAZEN ENGINEERING, LAND SURVEYING, LANDSCAPE ARCHITECTURE & GEOLOGY CO., D.P.C.

CHECKED: [Signature]

DATE: 08/20/2024