

TOWN OF NEWBURGH ZONING MAP
SCALE: 1" = 1,000'

ZONING:
IB (INTERCHANGE BUSINESS)
USE SUBJECT TO SITE PLAN REVIEW, SHOPPING CENTERS

MINIMUM	REQUIRED	PROPOSED	REMARKS
LOT AREA	5 ACRES	12.91 ACRES	OK
LOT WIDTH	150'	399.5'	OK
LOT DEPTH	150'	1,135.0'	OK
FRONT YARD	60'	89.2' (EXISTING)	OK
ONE SIDE YARD	50'	40.9' (HOME GOODS MODIFICATION)	VARIANCE REQUIRED
BOTH SIDE YARDS	100'	91.4' (40.9' + 50.5')	VARIANCE REQUIRED
REAR YARD	60'	442.4' (EXISTING)	OK
MAXIMUM			
LOT BUILDING COVERAGE	30%	13.9% (78,007 SQ. FT.)	OK
LOT SURFACE COVERAGE	80%	50.3% (282,704 SQ. FT.)	OK
BUILDING HEIGHT	40'	20.5' (PARAPET HT.)	OK

OFF-STREET PARKING:
SHOPPING CENTER IN EXCESS OF 25,000 SQ. FT.: 1 SPACE PER 225 SQUARE FEET LEASABLE FLOOR AREA
OFFICE: 1 SPACE PER 200 SQ. FT.

"SHOPPING CENTER" PARKING REQUIRED:
INCLUDES TAX LOTS 60-3-29.11, 32.11, & 32.11

EXISTING SHOPPING CENTER: 141,307 SQ. FT. / 225 = 628 SPACES
POTENTIAL FUTURE TENANT:
WELLNOW (TAX LOT 60-3-32.11) 3,515 SQ. FT. / 200 = 18 SPACES
TOTAL REQUIRED PARKING: = 646 SPACES

PROVIDED PARKING:
TOTAL "SHOPPING CENTER" PARKING PROVIDED: = 678 SPACES PROVIDED (EXISTING)
OFFICE PARKING PROVIDED (WELLNOW): = 30 SPACES
TOTAL PROVIDED PARKING: = 708 SPACES

- NOTES:
- THE PROPERTY IS NOT WITHIN THE 100-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 36071C0139E, DATED AUGUST 3, 2009.
 - THE SITE CONTAINS AN ACOE WETLAND AS PER THE REFERENCED MAP.
 - SCHOOL DISTRICT: NEWBURGH
 - FIRE DEPARTMENT: ORANGE LAKE

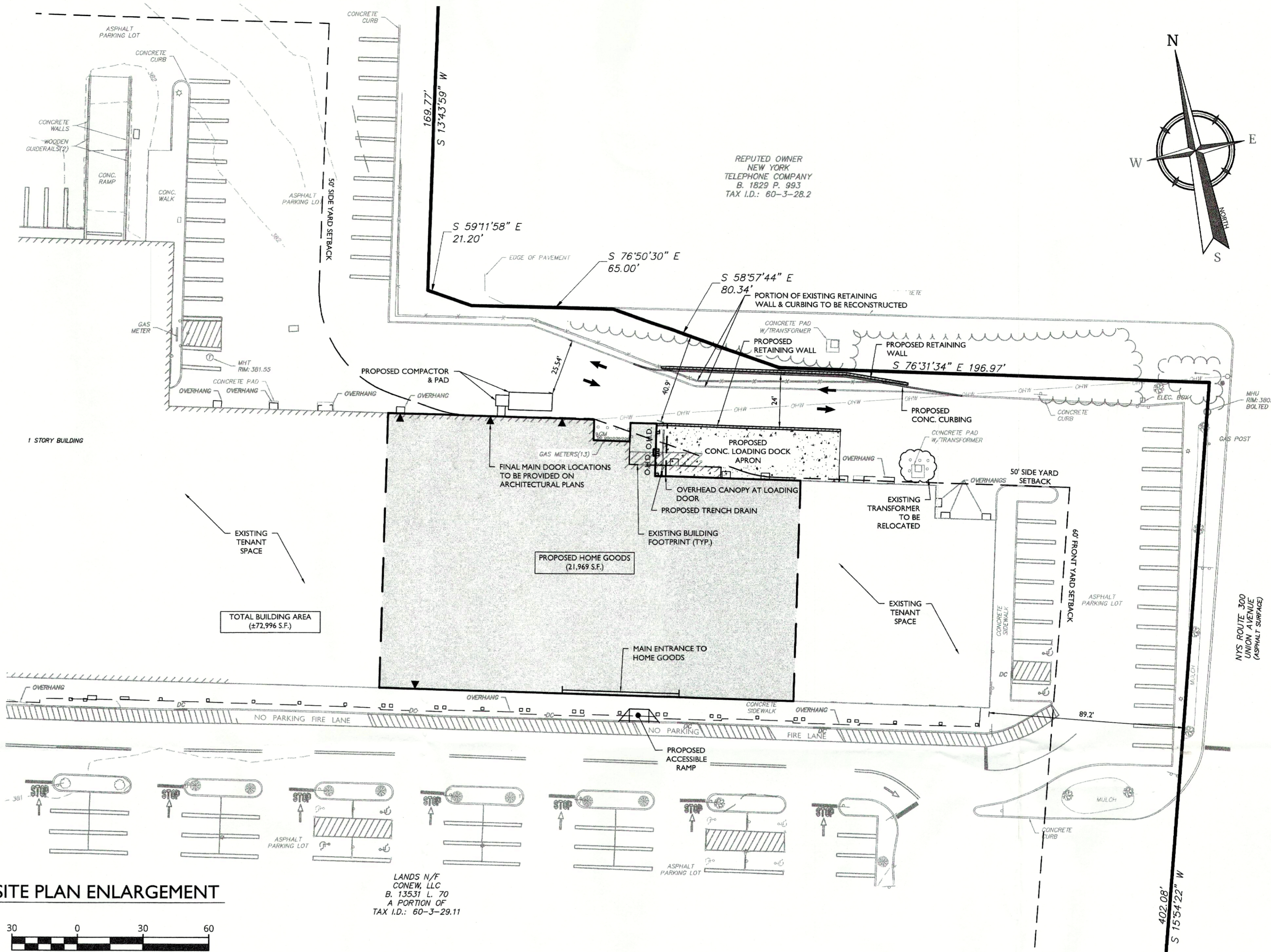
TAX LOT:
SBL: 60-3-29.11
± 562,360 SQ. FT.
± 12.91 ACRES

OWNER:
CONEW LLC, A DELAWARE LIMITED LIABILITY COMPANY
C/O COFINANCE, INC.
60 EAST 42ND STREET, STE. 1942
NEW YORK, NY 10165

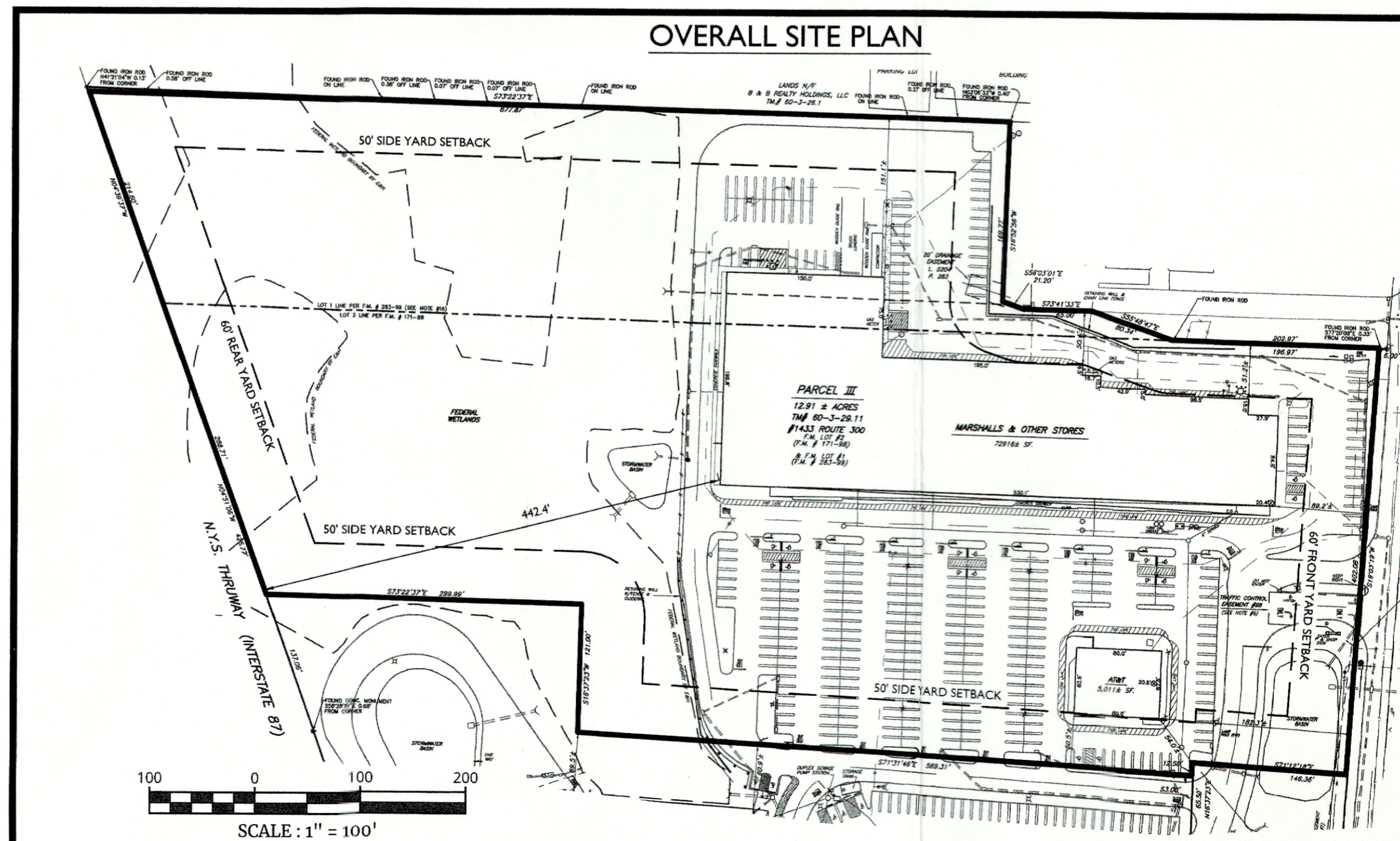
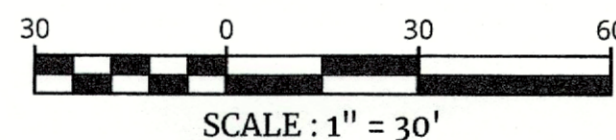
APPLICANT:
G WILLIAM GROUP, LLC
55 CARTER DRIVE #104
EDISON, NJ 08817

REFERENCE NOTE:

- EXISTING SITE INFORMATION TAKEN FROM MAP REFERENCE "PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY FOR NEWBURGH TOWNE CENTER - SECTION 60 - BLOCK 3 - LOT 29.11" PREPARED BY COLLIERS ENGINEERING & DESIGN, DATED 05/19/2021.
- ALL INFORMATION SHOWN ON "OVERALL SITE PLAN" ARE TAKEN FROM A PLAN TITLED "ALTA/ACSM LAND TITLE SURVEY OF NEWBURGH TOWNE CENTER" DATED 12/14/12 PREPARED BY KC ENGINEERING AND LAND SURVEYORS, P.C.



SITE PLAN ENLARGEMENT
SCALE: 1" = 30'



OVERALL SITE PLAN
SCALE: 1" = 100'

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ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

REV.	DATE	DRAWN BY	DESCRIPTION

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN OF HOME GOODS FOR G WILLIAM GROUP, LLC
SECTION 60 BLOCK 3 LOT 29.11
TOWN OF NEWBURGH ORANGE COUNTY NEW YORK STATE

Colliers
Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN CT, P.C.
COLUMBIA ENGINEERING & ARCHITECTS, INC.
ENGINEERS AND LAND SURVEYORS PA.
A PROFESSIONAL CORPORATION

SCALE: AS SHOWN DATE: 7/9/2021 DRAWN BY: SMB CHECKED BY: JED
PROJECT NUMBER: 180068128 DRAWING NAME: C-CNPT

SHEET TITLE: SKETCH SITE PLAN
SHEET NUMBER: 01 of 01

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION