

Full Size Site Plans

are available for viewing at the

Zoning Board of Appeals

Office located at

308 Gardnertown Road

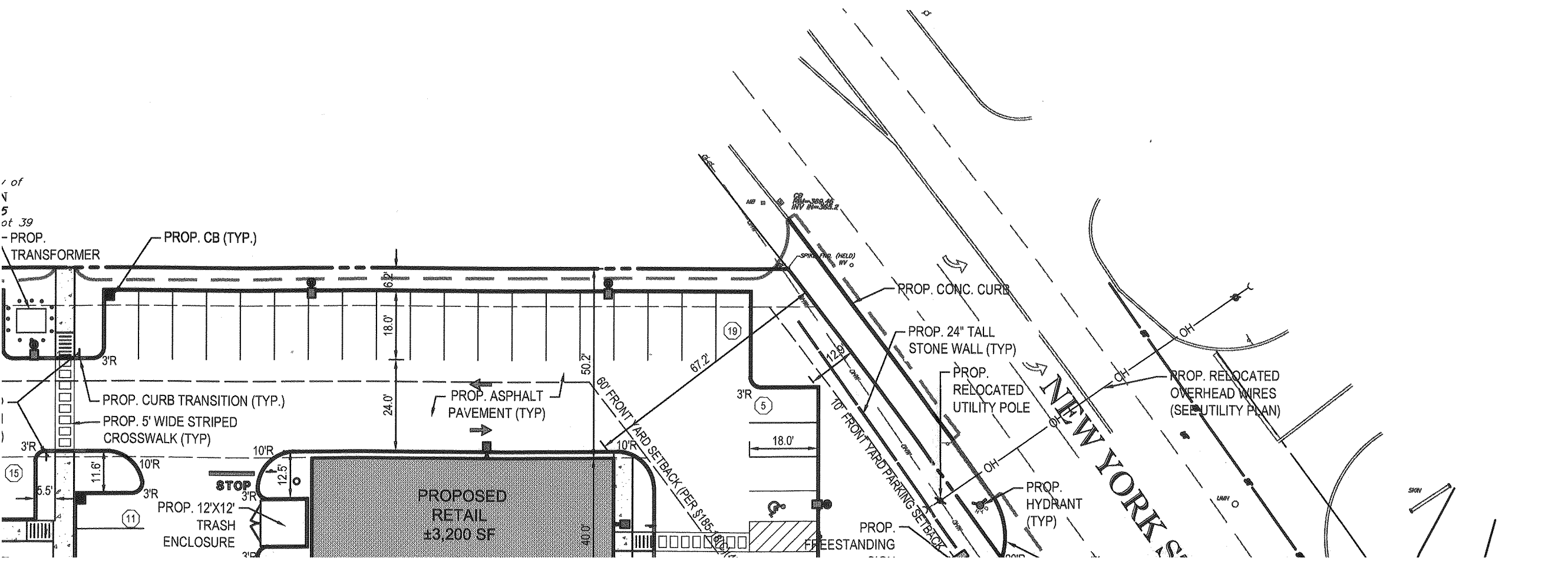
Newburgh, NY

845-566-4901

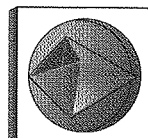
ZONING ANALYSIS TABLE

ZONING DISTRICT	IB - INTERCHANGE BUSINESS DISTRICT		
	RETAIL, RESTAURANTS, & MOTOR VEHICLE SERVICE STATION USES ARE PERMITTED SUBJECT TO SITE PLAN REVIEW BY THE PLANNING BOARD		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	3.04 AC (132,422.4 SF)	NO CHANGE
MINIMUM LOT WIDTH	150'	250.6'	NO CHANGE
MINIMUM LOT DEPTH	150'	442.7'	NO CHANGE
MAX. BUILDING COVERAGE	40% RETAIL/RESTAURANT USE 20% SERVICE STATION USE	7.9%	13.3%
MIN. FRONT SETBACK	60'	23.5'	60.1'
MIN. SIDE SETBACK	50'/100' RETAIL USE 30'/80' SERVICE STATION USE & RESTAURANT USE	14.2*	30.1'
MIN. REAR SETBACK	60'	158.2'	130.1'
MAX. BUILDING HEIGHT	35' RETAIL USE 40' SERVICE STATION USE	1 STORY	+/- 23' (1 STORY)
MAX. LOT COVERAGE	80%	± 87%	± 75%
PARKING SPACES	125 SPACES	± 8 SPACES	153 SPACES
PARKING CRITERIA (9'X18')	GASOLINE STATION, PARKING GARAGE, OR REPAIR STATION REQUIRES SUFFICIENT PARKING FOR ALL VEHICLES STORED OR SERVICED AT 1 TIME PLUS 5 ADDITIONAL SPACES. (8 SERVICE BAYS x 1 SPACE/BAY + 5 ADDITIONAL SPACES = 13 SPACES REQUIRED) RETAIL USE REQUIRES 1 SPACE PER 150 SF GROSS LEASABLE FLOOR SPACE (3,200 SF RETAIL AREA / 150 SF/SPACE = 22 SPACES REQUIRED) RESTAURANT USE REQUIRES 1 SPACE PER 4 SEATS OR 1 SPACE PER 40 SF OF SEATING AREA, OR AS REQUIRED BY THE PLANNING BOARD FOR RESTAURANTS DEMONSTRATING GREATER PARKING SPACE NEEDS IN JUDGMENT OF THE PLANNING BOARD. (360 SEATS / 4 SPACES PER SEAT = 90 SPACES REQUIRED) TOTAL SPACES REQUIRED = 13 SPACES (SERVICE STATION) + 18 SPACES (RETAIL) + 90 SPACES (RESTAURANT) = 121 SPACES		

* EXISTING NONCONFORMANCE



BOHLER ENGINEERING



CORPORATE OFFICE:
 ♦ WARREN, NJ

CIVIL & CONSULTING ENGINEERS
 SURVEYORS
 PROJECT MANAGERS
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS

OFFICES:
 ♦ SOUTHBOROUGH, MA
 ♦ BOWIE, MD
 ♦ TOWSON, MD
 ♦ ALBANY, NY
 ♦ HAUPPAUGE, NY
 ♦ TAMPA, FL
 ♦ PHILADELPHIA, PA

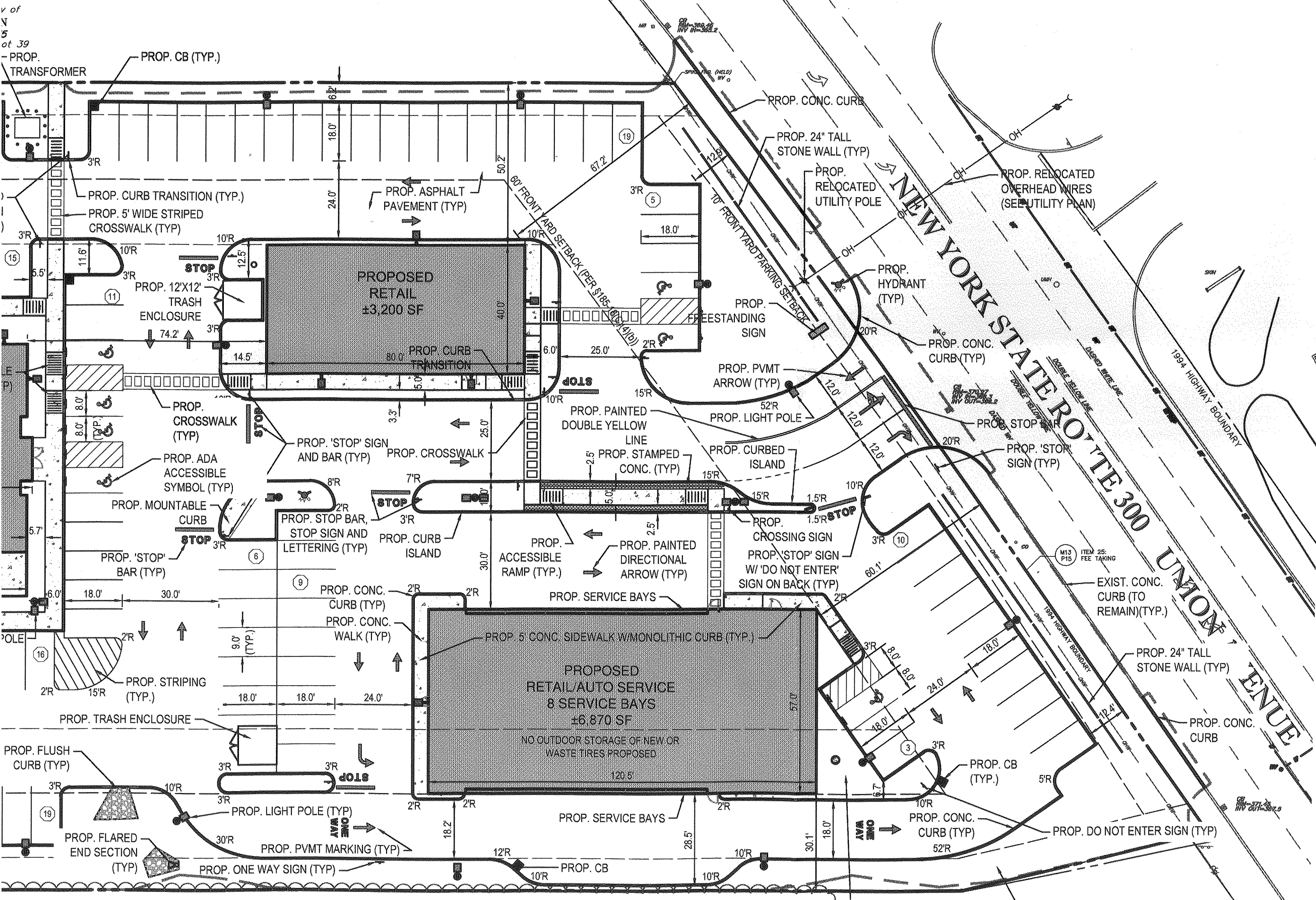
♦ CENTER VALLEY, PA
 ♦ CHALFONT, PA
 ♦ CHARLOTTE, NC
 ♦ RALEIGH, NC
 ♦ STERLING, VA
 ♦ WARRENTON, VA
 ♦ WASHINGTON, D.C.

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REVISIONS

REV	DATE	COMMENT	BY
1	03/09/15	FRONT YARD SETBACK	TCF
2	05/28/15	PER TOWN COMMENTS	TCF
3	07/9/15	PHASING PLANS	TCF
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PRELIMINARY



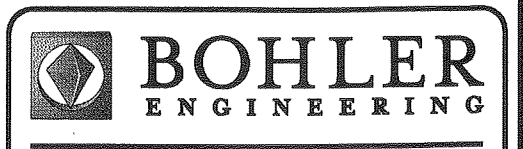
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4			
5			
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11			
12			
13			
14			
15			

PRELIMINARY

PROJECT No.: B140197
 DRAWN BY: TCF
 CHECKED BY: RWO
 DATE: 01/27/2015
 SCALE: AS NOTED
 CAD I.D.: B140197SS11 - PHASED

PROJECT: **SITE DEVELOPMENT PLANS**
 FOR
RHINEBECK REALTY, LLC

LOCATION OF SITE
 1413 UNION AVENUE
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK



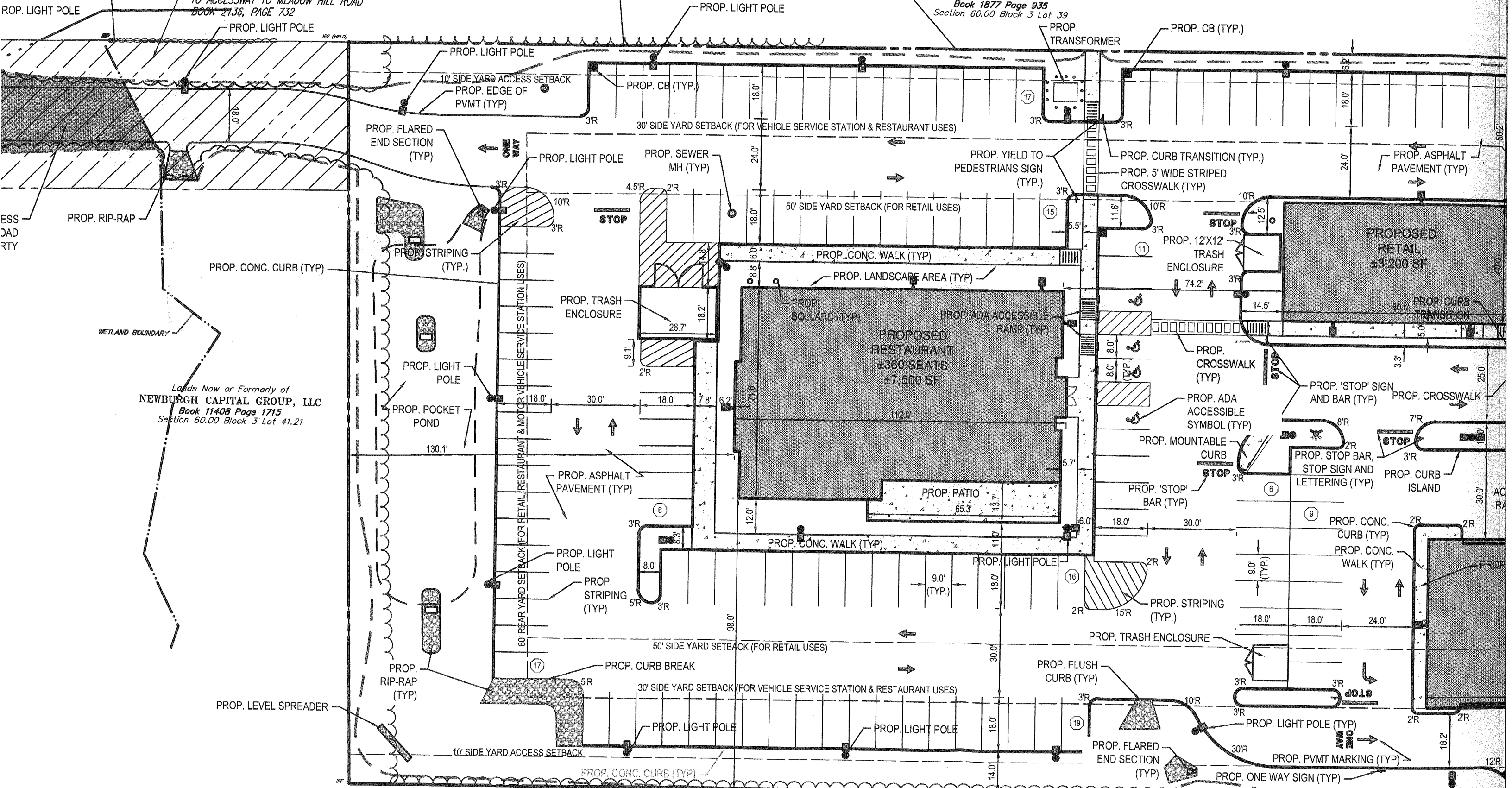
17 COMPUTER DRIVE WEST
 ALBANY, NY 12205

Lands Now or Formerly of
ROGER PETERKIN
Book 1877 Page 935
Section 60.00 Block 3 Lot 39

Lands Now or Formerly of
ROGER PETERKIN
Book 1877 Page 935
Section 60.00 Block 3 Lot 39

50' X 272.23' INGRESS / EGRESS (±0.31 ACRES)
TO ACCESSWAY TO MEADOW HILL ROAD
BOOK 2136, PAGE 732

Lands Now or Formerly of
NEWBURGH CAPITAL GROUP, LLC
Book 11408 Page 1715
Section 60.00 Block 3 Lot 41.21

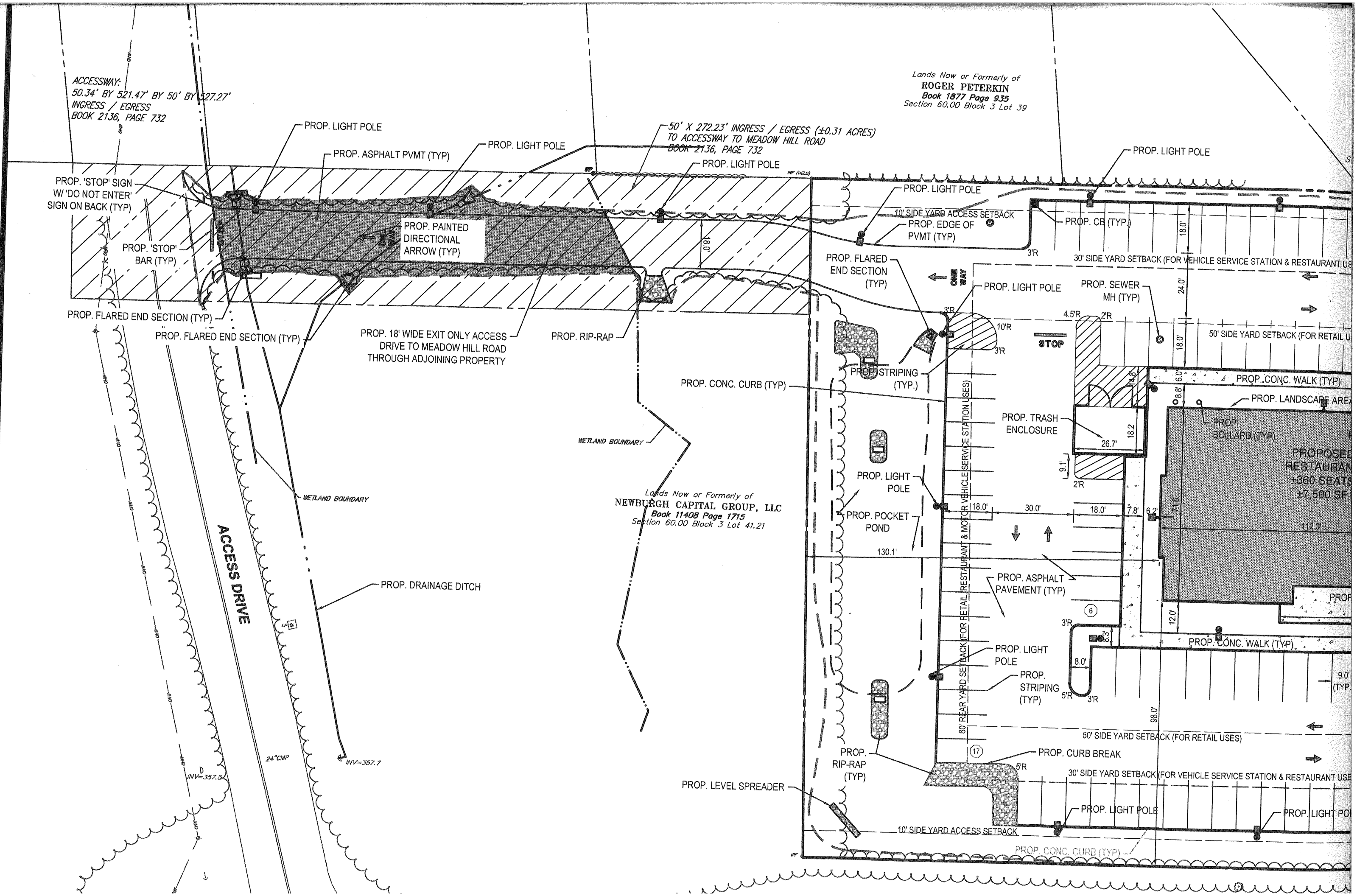


ACCESSWAY:
50.34' BY 521.47' BY 50' BY 527.27'
INGRESS / EGRESS
BOOK 2136, PAGE 732

Lands Now or Formerly of
ROGER PETERKIN
Book 1877 Page 935
Section 60.00 Block 3 Lot 39

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TO ACCESSWAY TO MEADOW HILL ROAD
BOOK 2136, PAGE 732

Lands Now or Formerly of
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Book 11408 Page 1715
Section 60.00 Block 3 Lot 41.21



PROP. 'STOP' SIGN
W/ 'DO NOT ENTER'
SIGN ON BACK (TYP)

PROP. 'STOP'
BAR (TYP)

PROP. PAINTED
DIRECTIONAL
ARROW (TYP)

PROP. FLARED
END SECTION
(TYP)

PROP. 18' WIDE EXIT ONLY ACCESS
DRIVE TO MEADOW HILL ROAD
THROUGH ADJOINING PROPERTY

PROP. RIP-RAP

PROP. CONC. CURB (TYP)

PROP. STRIPING
(TYP.)

STOP

PROP. TRASH
ENCLOSURE

PROP. CONC. WALK (TYP)

PROP. LANDSCAPE AREA

PROPOSED
RESTAURANT
±360 SEATS
±7,500 SF

PROP. LIGHT
POLE

PROP. POCKET
POND

PROP. ASPHALT
PAVEMENT (TYP)

PROP. CONC. WALK (TYP)

ACCESS DRIVE

PROP. DRAINAGE DITCH

WETLAND BOUNDARY

WETLAND BOUNDARY

PROP. LEVEL SPREADER

PROP. RIP-RAP
(TYP)

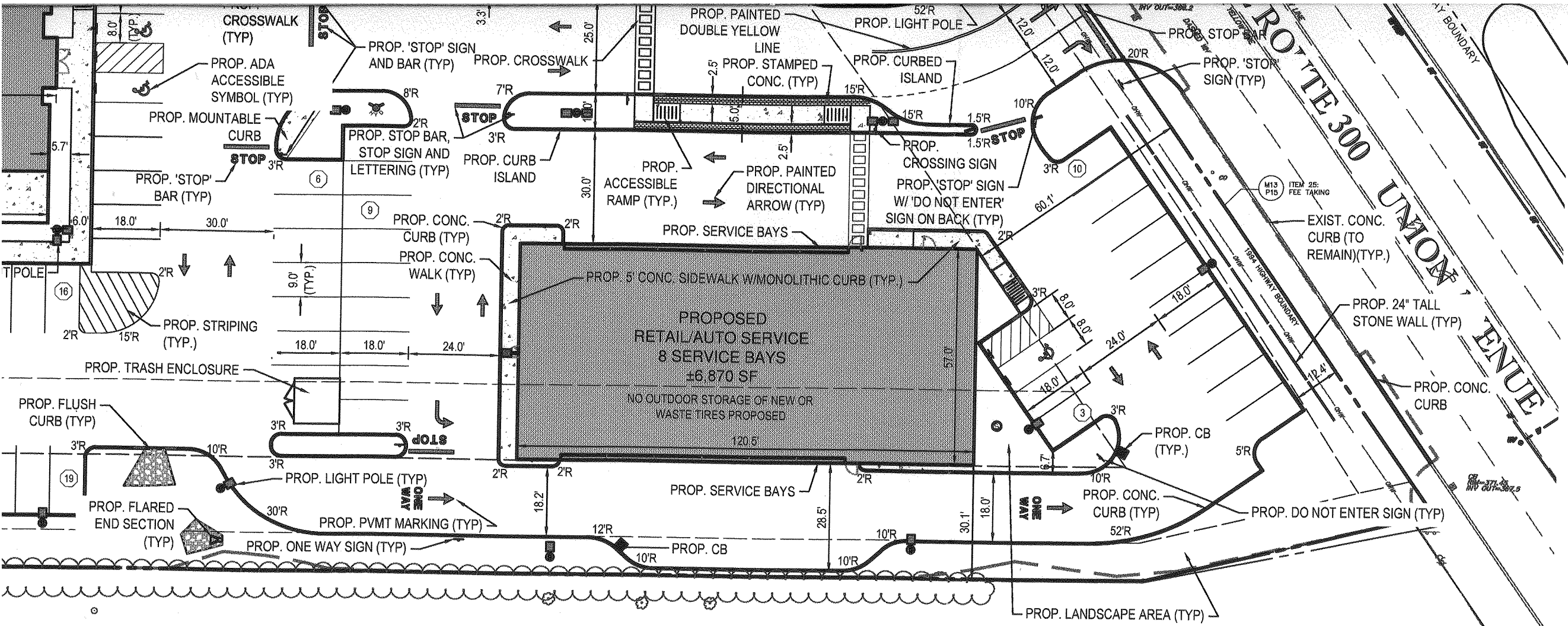
PROP. CURB BREAK

10' SIDE YARD ACCESS SETBACK

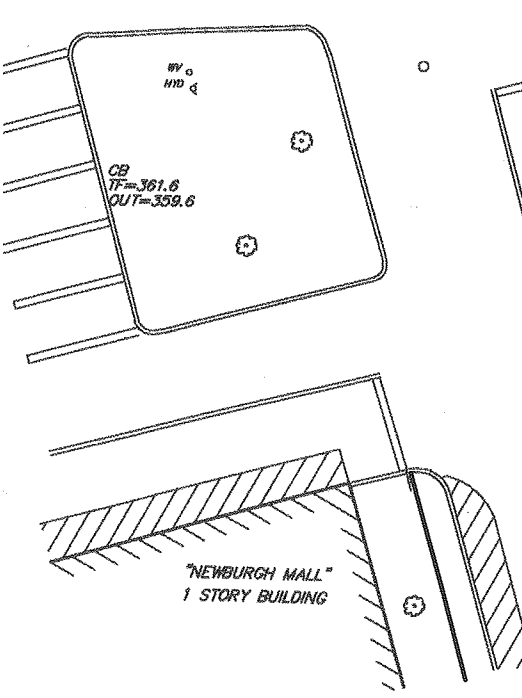
PROP. LIGHT POLE

PROP. LIGHT PO

PROP. CONC. CURB (TYP)



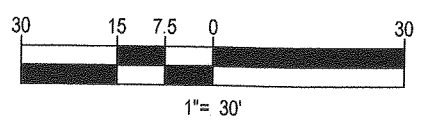
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REFER TO GENERAL NOTES SHEET FOR NOTES

MAINTENANCE OF A CLEAR SITE LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



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

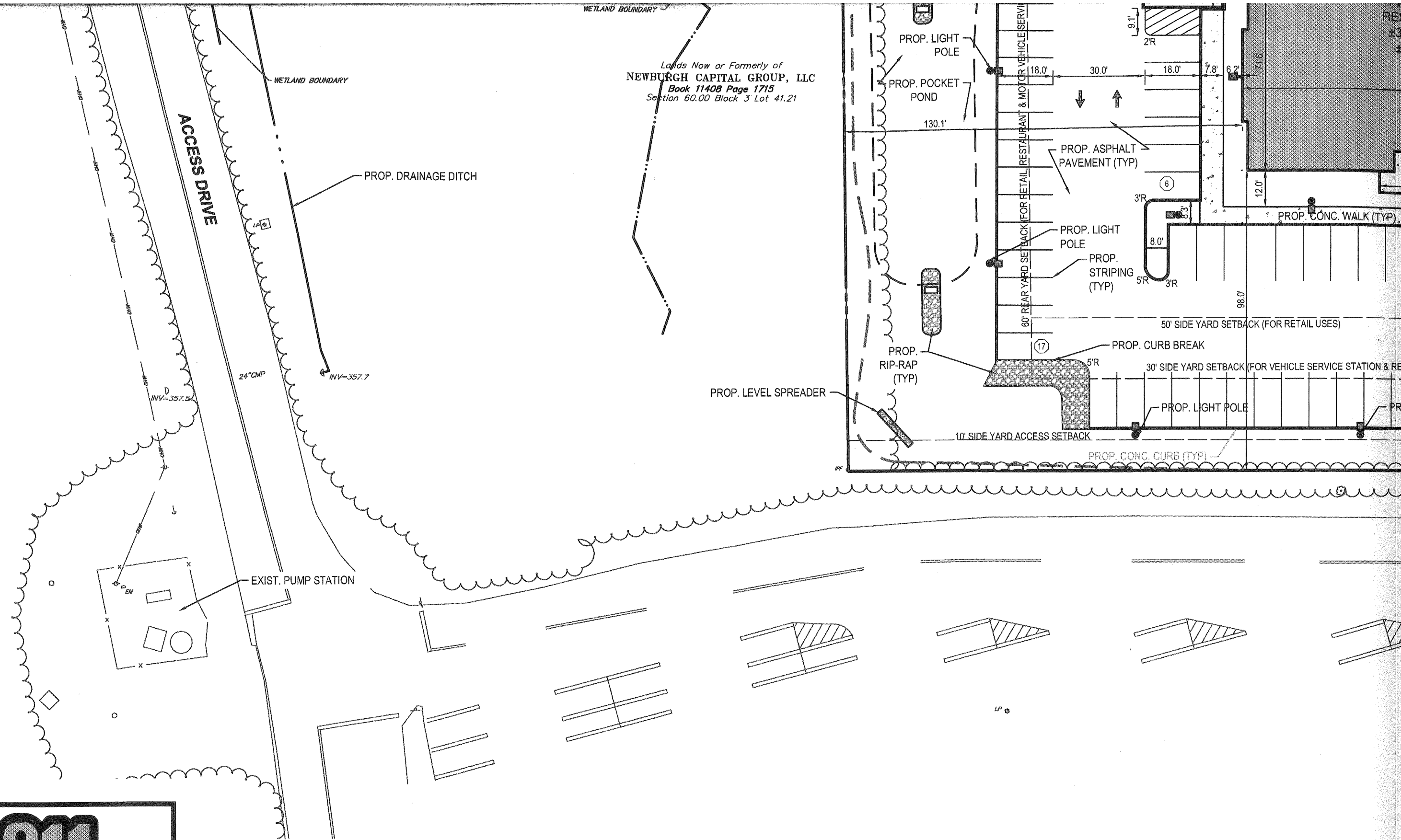
R.W. OSTERHOUDT
 PROFESSIONAL ENGINEER
 NEW YORK LICENSE No. 076930

SHEET TITLE:
OVERALL SITE PLAN
 SHEET NUMBER:
4
 OF 18

REV 3

P:\1418140197\Mapis Tire, Union Ave., Newburgh, NY\05 - C3D_WORK\B140197SS11 - PHASED.dwg, 04-Site, 1/8/2015, 9:57:51 AM, Freitag, None, Letter (8.50 x 11.00 Inches), 1:1, 1984

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NEWBURGH CAPITAL GROUP, LLC
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Section 60.00 Block 3 Lot 41.21



Know what's below.
Call before you dig.