

Full Size Site Plans

are available for viewing at the

Zoning Board of Appeals

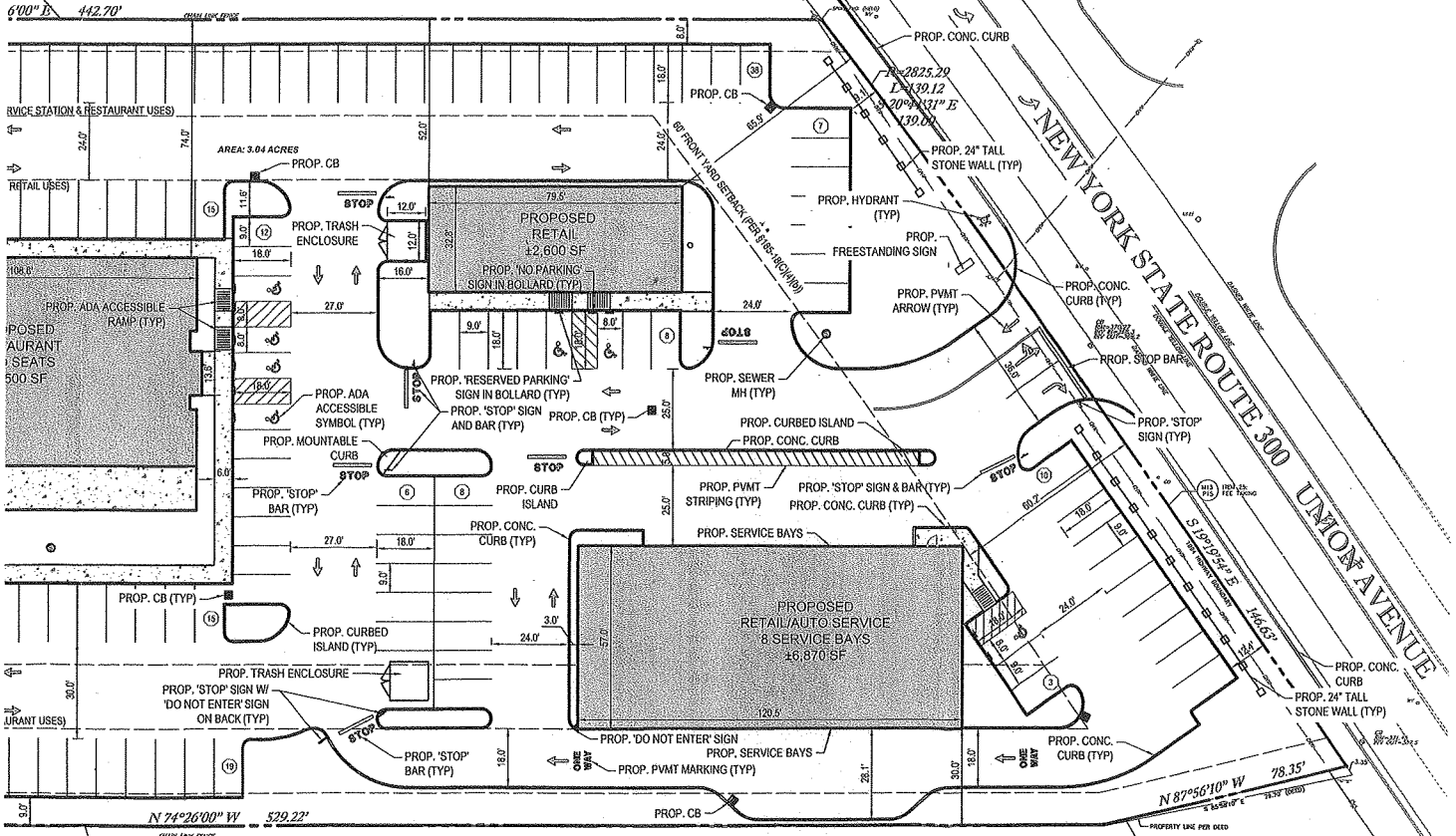
Office located at

308 Gardnertown Road

Newburgh, NY

845-566-4901

Lands Now or Formerly of
ROGER PETERLIN
Book 1077 Page 935
Section 60.00 Block 3 Lot 39



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

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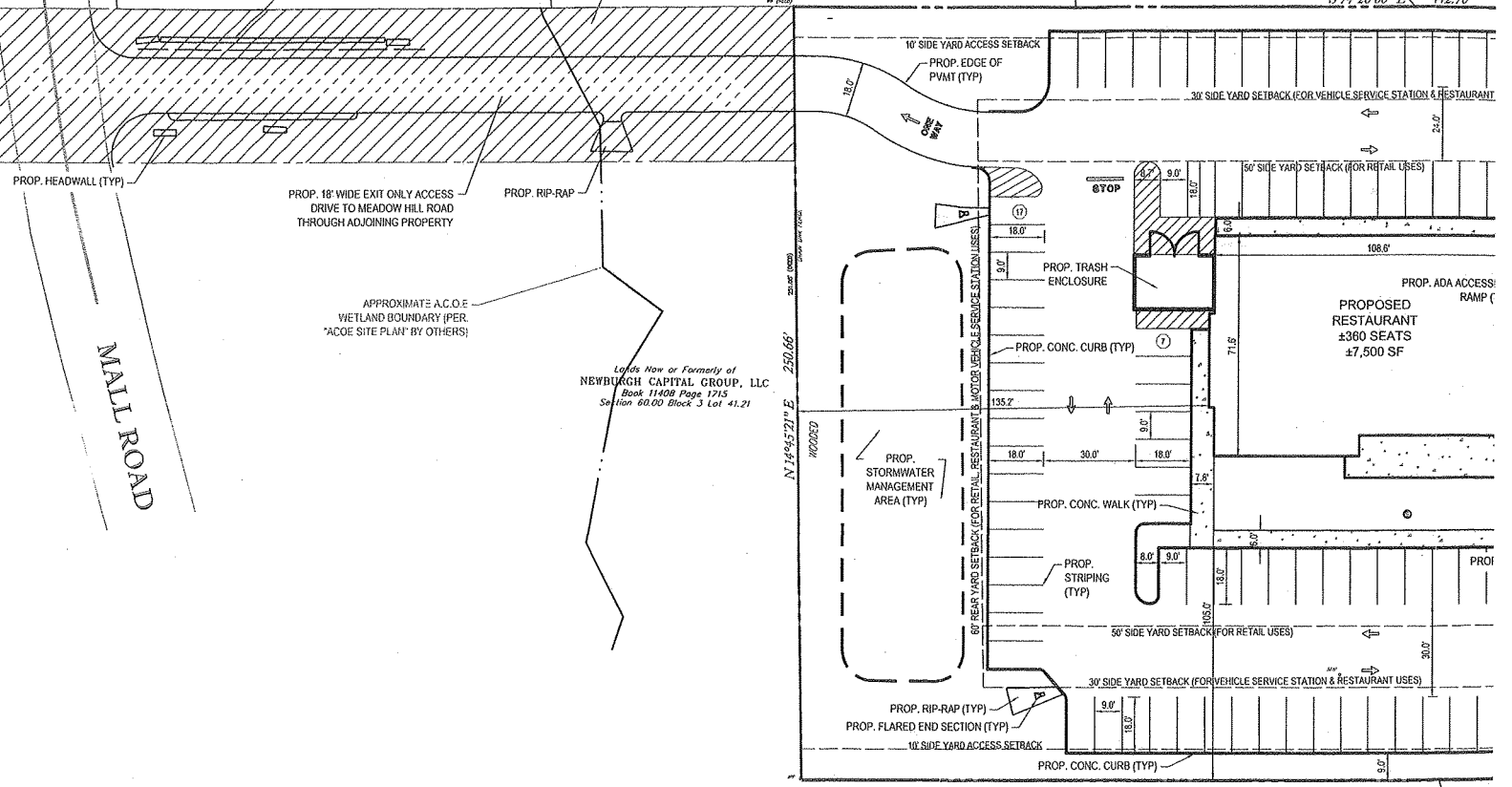
331.47' BY 90' BY 320.27'
60.000
PAGE 133

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

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

S 74°26'00" E 442.70'



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

APPROXIMATE A.C.O.E
WETLAND BOUNDARY (PER
'ACOE SITE PLAN' BY OTHERS)

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

MILL ROAD

PROPOSED RESTAURANT
±360 SEATS
±7,500 SF

PROP. STORMWATER
MANAGEMENT
AREA (TYP)

PROP. TRASH
ENCLOSURE

PROP. CONC. CURB (TYP)

PROP. CONC. WALK (TYP)

PROP. STRIPING
(TYP)

PROP. RIP-RAP (TYP)
PROP. FLARED END SECTION (TYP)

PROP. CONC. CURB (TYP)

1/2" = 10' 0"

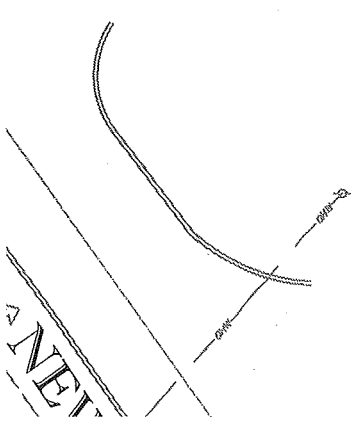
NG ANALYSIS TABLE

IB - INTERCHANGE BUSINESS DISTRICT

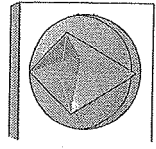
RETAIL, RESTAURANTS, & MOTOR VEHICLE SERVICE STATION USES ARE PERMITTED SUBJECT TO SITE PLAN REVIEW BY THE PLANNING BOARD

REQUIRED	EXISTING	PROPOSED
40,000 SF	3.04 AC (132,422.4 SF)	NO CHANGE
150'	250.6'	NO CHANGE
150'	442.7'	NO CHANGE
40% RETAIL/RESTAURANT USE 20% SERVICE STATION USE	7.9%	12.8%
60'	23.5'	60.2'
50'/100' RETAIL USE 30'/80' SERVICE STATION USE & RESTAURANT USE	14.2*	30.0'
60'	158.2'	135.2'
35' RETAIL USE 40' SERVICE STATION USE	1 STORY	± 23' (1 STORY)
80%	± 87%*	± 75%
121 SPACES	± 8 SPACES	165 SPACES

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
 (2,600 SF RETAIL AREA / 150 SF/SPACE = 18 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



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CIVIL & CONSULTING ENGINEERS

SURVEYORS

PROJECT MANAGERS

ENVIRONMENTAL CONSULTANTS

LANDSCAPE ARCHITECTS

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REVISIONS

REV	DATE	COMMENT	BY
1	03/09/15	FRONT YARD SETBACK	TCF
2			
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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%	12.8%
MIN. FRONT SETBACK	60'	23.5'	60.2'
MIN. SIDE SETBACK	50'/100' RETAIL USE 30'/80' SERVICE STATION USE & RESTAURANT USE	14.2*	30.0'
MIN. REAR SETBACK	60'	158.2'	135.2'
MAX. BUILDING HEIGHT	35' RETAIL USE 40' SERVICE STATION USE	1 STORY	± 23' (1 STORY)
MAX. LOT COVERAGE	80%	± 87%*	± 75%
PARKING SPACES	121 SPACES	± 8 SPACES	165 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 (2,600 SF RETAIL AREA / 150 SF/SPACE = 18 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

