

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

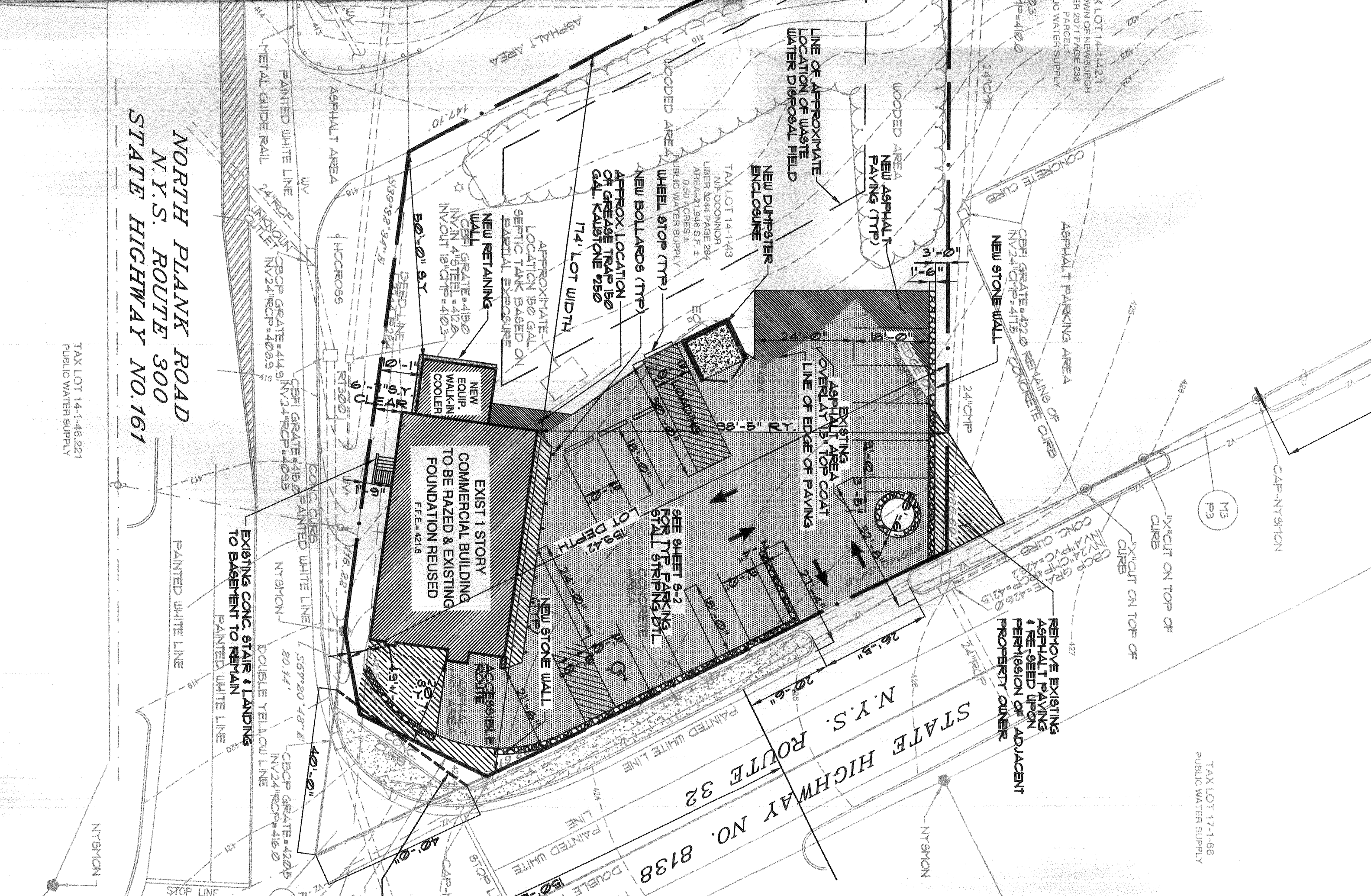
TAX LOT 17-1-66  
PUBLIC WATER SUPPLY

REMOVE EXISTING  
ASPHALT PAVING  
RE-SEED UPON  
PERMISSION OF ADJACENT  
PROPERTY OWNER

STATE HIGHWAY NO. 8138  
N.Y.S. ROUTE 32

NORTH PLANK ROAD  
N.Y.S. ROUTE 300  
STATE HIGHWAY NO. 161

TAX LOT 14-1-46,221  
PUBLIC WATER SUPPLY



TAX LOT 14-1-43  
N/F OCCONOND  
LIBER 3244 PAGE 284  
AREA=41,946 S.F. ±  
0.50 ACRES ±  
PUBLIC WATER SUPPLY

APPROXIMATE  
LOCATION 150 GAL.  
SEPTIC TANK BASED ON  
PARTIAL EXPOSURE

NEW RETAINING  
WALL  
CBFP GRATE=4150  
INV IN 4" STEEL = 412.6  
INV OUT 18" C/P = 410.3

NEW  
EQUIP.  
WALK-IN  
COOLER

EXIST 1 STORY  
COMMERCIAL BUILDING  
TO BE RAZED & EXISTING  
FOUNDATION REUSED  
FFE=4216

SEE SHEET S-2  
FOR TYP PARKING  
STALL STRIPING DET.

NEW STONE WALL

NEW DUMPSTER  
ENCLOSURE

NEW BOLLARDS (TYP)  
APPROX. LOCATION  
OF GREASE TRAP 150  
GAL. KAUSTONE 750

174' LOT WIDTH

50'-0" ST

CBFP GRATE=414.9  
INV 24" RCP=408.9

CBFP GRATE=415.0  
INV 24" RCP=409.5

557'20" 48" B

CBFP GRATE=420.5  
INV 24" RCP=416.0

EXISTING CONC. STAIR & LANDING  
TO BASEMENT TO REMAIN

STOP LINE

NTSMON

CAP-NTSMON

M3  
P3

1" CUT ON TOP OF  
CURB

REMOVE EXISTING  
ASPHALT PAVING  
RE-SEED UPON  
PERMISSION OF ADJACENT  
PROPERTY OWNER

NTSMON

DOUBLE YELLOW  
PAINTED WHITE  
LINE

DOUBLE YELLOW  
PAINTED WHITE  
LINE

DOUBLE YELLOW  
PAINTED WHITE  
LINE

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PAINTED WHITE  
LINE

DOUBLE YELLOW  
PAINTED WHITE  
LINE

Permitted with: Use Subject to Site Plan Review by the Planning Board

**MINIMUM REQUIREMENTS**

	Required	Existing	Proposed
Lot Area	20,000 SQ. FT.	21,946 SQ. FT +/-	21,946 SQ. FT
Lot Width	100 FT	114 FT +/-	114 FT
Lot Depth	125 FT	159.42 FT +/-	159.42 FT

**YARD SETBACKS**

	Required	Existing	Proposed
Front (NYS rte 32)	**60 FT	*215 FT +/-	**215 FT +/-
Front (NYS rte 300)	**60 FT	*4.9 FT +/-	**4.9 FT +/-
Rear	30 FT	62.6 FT +/-	500 FT +/-
Side	15 FT	100.5 FT +/-	96.5 FT +/-

**MAXIMUM PERMITTED**

	Permitted	Existing	Proposed
Buildable Floor Area Per Dwelling Unit	N/A	—	—
Dwelling Units Per Acre	N/A	—	—
Front Building Coverage	50% 10,000 SQ. FT	63% 1,822 SQ. FT +/-	62% 1,792 SQ. FT +/-
Building Height	35 FT	15 FT +/-	21.9 FT +/-
Front Surface Coverage	80% 16,000 SQ. FT	44.9% 9,850 SQ. FT +/-	44.8% 9,821.42 SQ. FT +/-

**INDICATES PRE-EXISTING NONCONFORMING CONDITION**

**INDICATES VARIANCE REQ'D**

**INDICATES PRE-EXISTING NONCONFORMING CONDITION**

EXCEPTIONS TO DISTRICT REGULATIONS 185-18:  
 ADDITIONAL YARD REQUIREMENTS:  
 (B) FRONT YARD SETBACKS 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 LEASER 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 60' OR 50'

**FOR APPROVAL**

**185-18 EXCEPTIONS TABLE**  
 (BASED ON GOOGLE EARTH, NOT FIELD VERIFIED)



SBL	BUILDING NAME	APPROX. SETBACK (FT)
14-1-42.1	TOWN OF NEWBURGH COURTHOUSE	40' +/-
35-3-1	MARIE'S DELI	35' +/-
14-1-46.221	VILLA ITALIA	50' +/-
17-1-65.1	SUNOCO BUILDING	70' +/-
	SUNOCO GAS CANOPY STRUCTURE	20' +/-

**PARKING REQUIREMENTS**

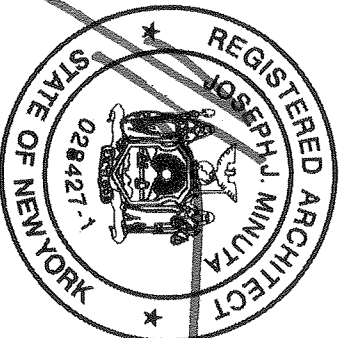
	Required *	Existing	Proposed
Standard Stalls	11	13	13
Handicapped Stalls	1	1	1
7th Accessible			
Additional Stalls	12	14	14

PER § 185-13 (RETAIL STORE), ONE SPACE PER 150 SF OF GROSS LEASABLE FLOOR SPACE. (1,792 + 12 = 12 SPACES)

**LEGEND**

 EXISTING ASPHALT PAVING  
 TO BE REMOVED AND RESEED

IT IS A VIOLATION OF THE LAW FOR A PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. NOTE: DO NOT SCALE

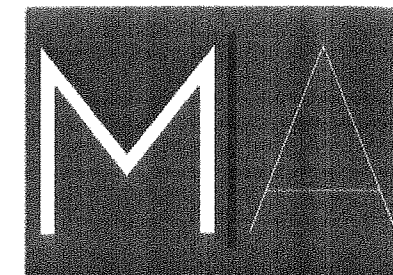


LZL Equities / Dunkin Donuts (Town of Newburgh Project # 2014-02)

Michael Nafash  
 S-B-L: 14-1-43  
 301 Routes 32  
 Newburgh, New York 12550

For Zoning Board Application Not For Construction





MINUTA ARCHITECTURE

554 TEMPLE HILL ROAD  
NEW WINDSOR, NY 12553

P: 845.565.0055 F: 845.565.6622

info@minutaarchitecture.com

6" METAL COPING PAINTED PT-05

3" WIDE HARDI TRIM BOARDS- PAINT TO MATCH ADJACENT MONOLITH PLANK

8" DEEP EIFS BAND EIFS-01

PT-04

PT-05

PT-06

PT-07

PT-08

PT-09

PT-10

PT-11

PT-12

AW-01

6" METAL COPING PAINTED PT-05

SIGNAGE BY SIGN VENDOR (SEE SIGNAGE SCHEDULE)

3" WIDE HARDI TRIM BOARDS- PAINT TO MATCH ADJACENT MONOLITH PLANK

STOREFRONT FRAMING SYSTEM W/ 1" INSULATED & TEMPERED GLASS PER CODE - FRAME TO HAVE DARK BRONZE ANOD. FINISH (TYP.)

2

## Conceptual East Elevation (Route 32)

A-1

Scale: 1/4" = 1'-0"

RESISTANT TO FROST AND HOSE BIBS

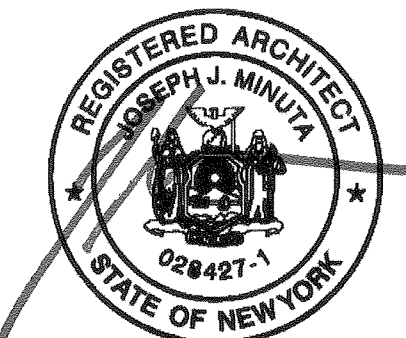
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SEAL

MONOLITH BEYOND

6" METAL COPING PAINTED PT-05

12" FIBER CEMENT



3" WIDE HARDI TRIM  
BOARDS- PAINT TO  
MATCH ADJACENT  
MONOLITH PLANK

12" METAL FIBER  
CEMENT LAP SIDING  
PAINTED PER  
STANDARD MONOLITH  
COLORS

12" METAL FIBER  
CEMENT LAP SIDING  
PAINTED  
PT-05

EXTERIOR LIGHT FIXTURES

STOREFRONT FRAMING  
SYSTEM W/ 1" INSULATED  
4 TEMPERED GLASS PER  
CODE - FRAME TO HAVE  
BRONZE ANOD. FINISH.  
(TYP.)

12'-0"  
CENTERLINE OF FIXTURE

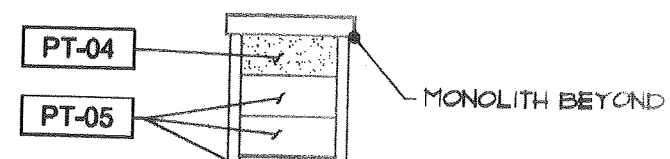
# 1 Conceptual North Elevation

A-1

Scale: 1/4" = 1'-0"

POSITION LIGHT  
UNDER CUP SWIRL  
TO ILLUMINATE  
WALL GRAPHIC

GRAPHIC  
APPLIED TO  
SIDING (COLOR  
T.B.D.)



12" FIBER CEMENT LAP SIDING  
(12" BEVEL PAINTED)

POSITION LIGHT UNDER CUP SWIRL TO ILLUMINATE WALL GRAPHIC

GRAPHIC APPLIED TO SIDING (COLOR T.B.D.)

6" METAL COPING PAINTED  
PT-05

12" FIBER CEMENT LAP SIDING (10" REVEAL) PAINTED  
PT-05

PAINT DOWNSPOUT  
PT-05

12'-0" CENTERLINE OF FIXTURE

EXTERIOR FROST PROOF HOSE BIBB

12" FIBER CEMENT LAP SIDING (10" REVEAL), PAINTED

PT-04

PT-05

PT-06

MONOLITH BEYOND

PAINT DOWNSPOUT  
PT-05

3  
A-1

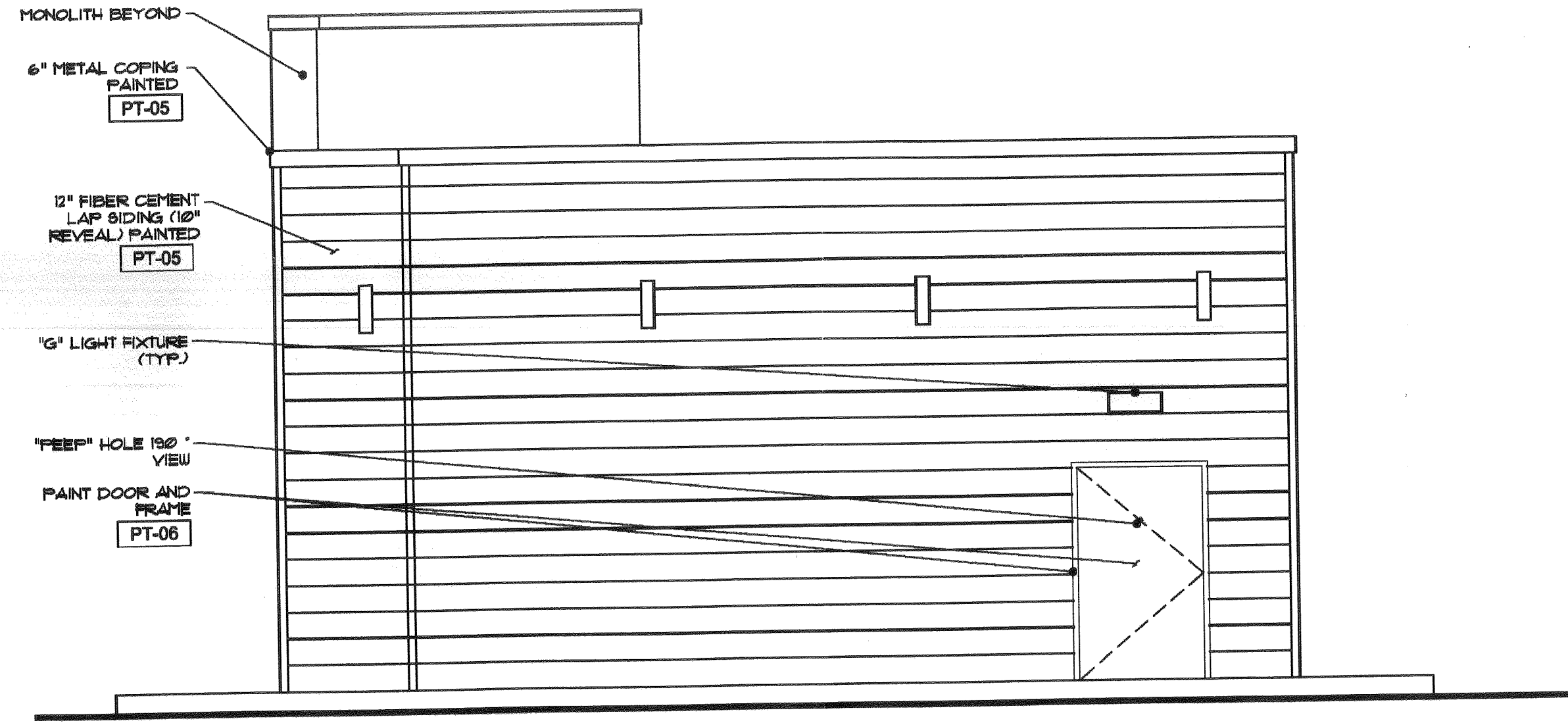
### Conceptual South Elevation (Route 300)

Scale: 1/4" = 1'-0"

<b>EXTERIOR FINISH MATERIAL SCHEDULE:</b>
<b>EXTERIOR FINISH MATERIAL SCHEDULE</b>



SHALL AFFIX TO HIS ITEM THE SEAL OF THE ARCHITECT.  
THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.  
NOTE: DO NOT SCALE



EIFS-01

4  
A-1

### Conceptual West Elevation

Scale: 1/4" = 1'-0"

THESE ELEVATIONS ARE FOR ILLUSTRATION PURPOSE ONLY TO DEMONSTRATE INTENT. ACTUAL BUILDING ELEVATION MAY VARY.

quities / Dunkin Donuts (Town of Newburgh Project # 2014-02)

York 12550

ing Board Application Not For Construction

## EXTERIOR FINISH MATERIAL SCHEDULE:

### EXTERIOR FINISH MATERIAL SCHEDULE

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION	REMARKS
AW-01	AWNING	ARLON	DD FRESH BREW AWNING	BROWN AWNING WITH FRESH BREW MESSAGING	STANDARD AWNING FOR COMBC DESIGNS
AW-02	AWNING	ARLON	DD FRESH BREW AWNING	ORANGE AWNING WITH FRESH BREW MESSAGING	ALTERNATE AWNING FOR FB DESIGNS WHERE ORANGE BAND IS NOT ALLOWED OR PRACTICAL TO OVERALL DESIGN
BC-1	BOLLARD COVERS	IDEAL SHIELD	BC1 CC-4-52-S	4"W X 52"H ORANGE BOLLARD SLEEVE	
EIFS-01	EIFS	DRYVIT SYSTEMS, INC	DUDO-10-1020QP	MATCH DD ORANGE PMS 165C	ORANGE BAND MATERIAL
EIFS-02	EIFS	DRYVIT SYSTEMS, INC	DUDO-10-1020QP	PAINT COLORS TO MATCH MONOLITH SCHEME	*ALTERNATE MATERIAL TO HARDIPLANK BOARDS ON MONOLITH
EIFS-03	EIFS	DRYVIT SYSTEMS, INC	DUDO-10-1020QP	MATCH SHERWIN WILLIAMS 7536 "BITTERSWEET STEM"	*ALTERNATE BUILDING MATERIAL TO HARDIPLANK FIELD SIDING (NON MONOLITH)
PT-01	PAINT	SHERWIN WILLIAMS	6372	"INVITING IVORY"	SATIN
PT-02	PAINT	SHERWIN WILLIAMS	6884	"OBSTINATE ORANGE"	GLOSS (EXTERIOR)
PT-03	PAINT	SHERWIN WILLIAMS	6140	"MODERATE WHITE"	SATIN
PT-04	PAINT	SHERWIN WILLIAMS	7517	"CHINA DOLL"	SATIN
PT-05	PAINT	SHERWIN WILLIAMS	7536	"BITTERSWEET STEM"	SATIN
PT-06	PAINT	SHERWIN WILLIAMS	6100	"PRACTICAL BEIGE"	SATIN
PT-07	PAINT	SHERWIN WILLIAMS	7714	"OAK BARREL"	SATIN
PT-08	PAINT	SHERWIN WILLIAMS	6096	"JUTE BROWN"	SATIN
PT-09	PAINT	SHERWIN WILLIAMS	6097	"STURDY BROWN"	SATIN
PT-10	PAINT	SHERWIN WILLIAMS	6090	"JAVA"	SATIN
PT-11	PAINT	SHERWIN WILLIAMS	6069	"FRENCH ROAST"	SATIN
PT-12	PAINT	SHERWIN WILLIAMS	6006	"BLACK BEAN"	SATIN