

ZONING DATA TABLE			
TOWN OF NEWBURGH - (B) BUSINESS ZONE			
ITEM	REQUIREMENTS	PARCEL 1	PARCEL 2
1. BUILDING USE	D-17 VET OFFICE/ /RELATED SERVICES	EXISTING KENNEL	VETERINARY HOSPITAL
2. LOT AREA	40,000 S.F.	2,899 ACRES (126,313 S.F.)	1,147 ACRES (49,956 S.F.)
3. LOT WIDTH	150'	399.5'	156'
4. LOT DEPTH	150'	272'	305'
5. BUILDING SETBACKS			
o FRONT YARD	40'	30' (EXIST)	85' (EXIST)
o SIDE YARD	30'	30' (PROPOSED)	51' (EXIST)
o REAR YARD	40'	85'	158' (EXIST)
6. BUILDING HEIGHT	35 FEET	LESS THAN 35'	LESS THAN 35'
7. OFF STREET PARKING (8185-13)	ONE SPACE PER 200 S.F. GFA 2,342 SF (NEW) = 11.7 1 SPACE / 200 SF 2,730 SF (HOSP.) = 13.7 1 SPACE / 200 SF 1,500 SF (KENNEL) = 7.5 1 SPACE / 200 SF 1,178 SF (E.A.) = 1.2 1 SPACE / 1000 SF 34.1 = 34	39 TOTAL SHARED SPACES (NIC 2 ACCESSIBLE)	
8. LOT BUILDING COVERAGE	MAXIMUM 30%	1,500 SF X 100 = 1.2% 126,313 SF	4,995 SF X 100 = 10% 49,956 SF
9. LOT SURFACE COVERAGE	MAXIMUM 60%	1,900 SF X 100 = 1.5% 126,313 SF	13,460 SF X 100 = 27% 49,956 SF



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LANDS OF
JOSE A. PALOMINO
SECTION 10, BLOCK 1, LOT 4
LIBER 12089 OF DEEDS, PAGE 1109

LANDS OF
LEE W. SCHLESINGER
SECTION 10, BLOCK 1, LOT 3
LIBER 2993 OF DEEDS, PAGE 327

LANDS OF
ARNOLD & ANNE C. SCHLESINGER
SECTION 10, BLOCK 1, LOT 2
LIBER 1906 OF DEEDS, PAGE 1027

LANDS OF
WILLIAM H. & CAROL A. HOHMANN
SECTION 10, BLOCK 1, LOT 1
LIBER 2011 OF DEEDS, PAGE 30

TYP. Concrete Walk Detail
SCALE: Not to Scale

NOTE:
1. CONTROL JOINTS ARE TO BE PLACED EVERY 4'-0" O.C. AND EXPANSION JOINTS SHALL BE LOCATED 16" O.C.
2. SIDEWALK SHALL HAVE A COARSE BROOM FINISH
3. ALL CONCRETE SHALL BE 4000 PSI # 28 DAYS
4. CONCRETE SHALL MEET THE REQUIREMENTS OF THE NYS DOT STANDARD AND SPECIFICATIONS FOR ITEM 6020.02

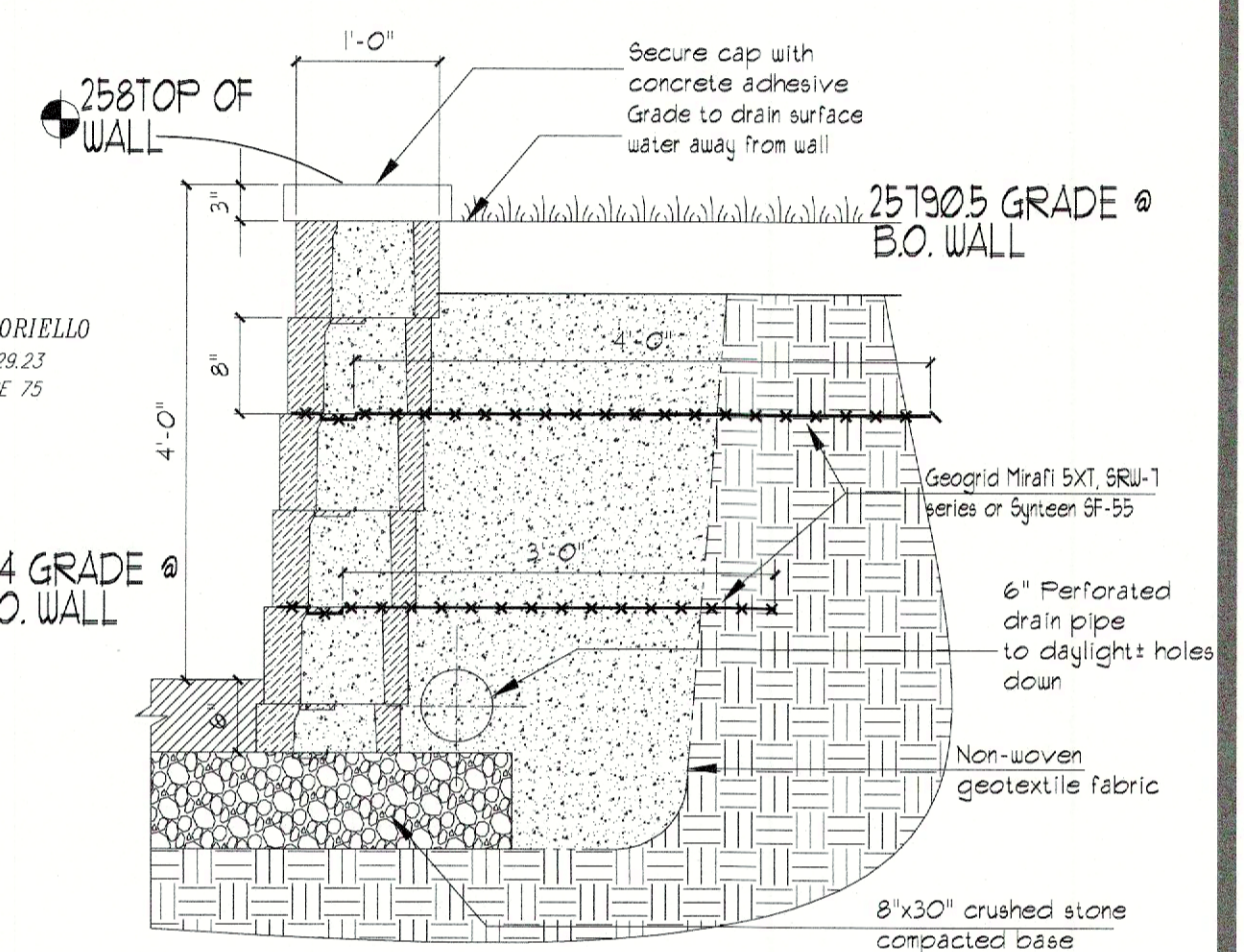
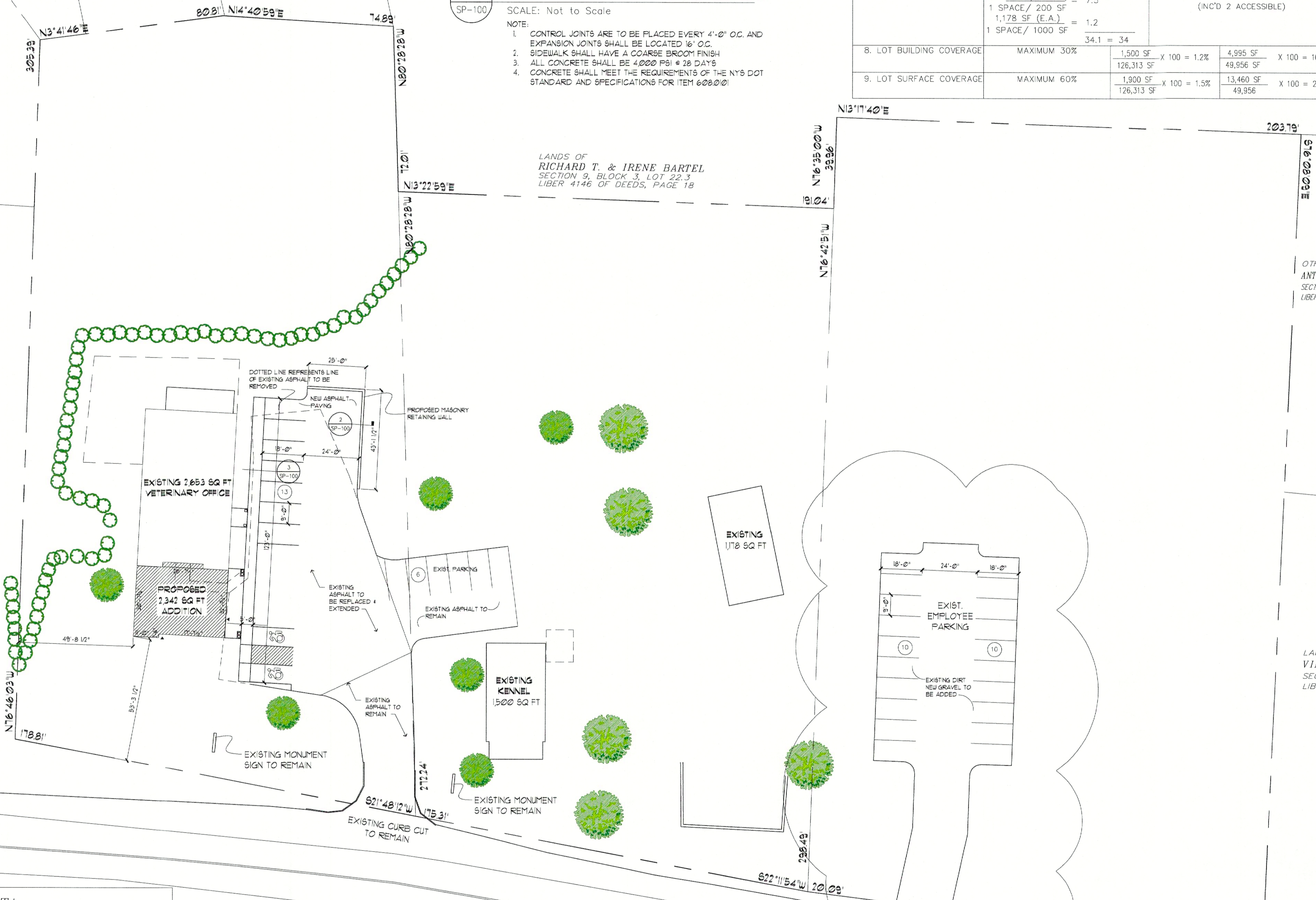
LANDS OF
CAPPILINO PROPERTIES, LLC
SECTION 10, BLOCK 1, LOT 5
LIBER 13742 OF DEEDS, PAGE 408

LANDS OF
RICHARD T. & IRENE BARTEL
SECTION 9, BLOCK 3, LOT 22.3
LIBER 4146 OF DEEDS, PAGE 18

OTHER LANDS OF
ANTHONY & EDITH MORIELLO
SECTION 9, BLOCK 3, LOT 29.23
LIBER 1653 OF DEEDS, PAGE 75

LANDS OF
VINCENT YONNONE
SECTION 9, BLOCK 3, LOT 24
LIBER 4904 OF DEEDS, PAGE 237

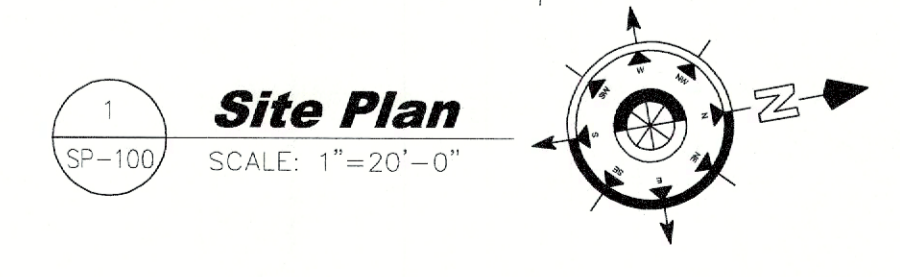
LANDS OF
EDITH & ANTHONY C. MORIELLO
SECTION 9, BLOCK 3, LOT 29.22



Retaining Wall Dtl.
SCALE: 3/4"=1'-0"

REVISION / MARK	DATE
REVISAS PER P COMMENTS	11/29/2023

PARCEL / OWNER DATA	
APPLICANT:	MARTIN A. PASSANTE 178 BAYVIEW AVE. NORTHPORT, NY 11768 (631)747-1114
RECORD OWNERS:	RICHARD SOLOMONS 5349 U.S. ROUTE 9W NEWBURGH, NY 12550 (9-3-22.2)
	RANNE, LLC 5349 U.S. ROUTE 9W NEWBURGH, NY 12550 (9-3-22.1, 23)
TAX MAP REFERENCE:	SECTION 9, BLOCK 3, LOT 22.2 SECTION 9, BLOCK 3, LOT 23
PARCEL ADDRESS:	5351 U.S. ROUTE 9W NEWBURGH, NY 12550
PARCEL AREA:	1.245 ACRES (9-3-22.1) 1.189 ACRES (9-3-22.2) 1.612 ACRES (9-3-23) 4.046 ACRES TOTAL THREE PARCELS
DEED REFERENCE:	LIBER 12149, PAGE 1362 (9-3-22.1) LIBER 12176, PAGE 1838 (9-3-22.2) LIBER 13717, PAGE 1584 (9-3-23)
EXISTING ZONING:	B (BUSINESS)



SEAL & SIGNATURE FILE NO.
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MP3
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