

BULK TABLE
 ZONE: IB - INTERCHANGE BUSINESS DISTRICT
 PERMITTED USES SUBJECT TO SITE PLAN REVIEW BY THE PLANNING BOARD: RESTAURANTS & HOTELS

REQUIRED	PROVIDED	REMARKS
LOT AREA	5.24 ACRES	OK
FRONT YARD SETBACK	50'	OK
FRONT YARD SETBACK/FRONT HIGHWAY	80'	OK
REAR YARD SETBACK	80'	OK
SIDE YARD SETBACK	50'	OK
CEILING	110.0'	OK
LOT WIDTH	100'	OK
LOT DEPTH	2,461' (PROPOSED 1,500')	OK
MAXIMUM	2,441' (PROPOSED 2,000')	OK
ELECTRIC COVERAGE	225'	OK
SEWERAGE COVERAGE	50'	OK
WATER SERVICE COVERAGE	205'	OK

*BALDWIN AND LOT SURFACE COVERAGE CALCULATED USING TOTAL SITE AREA LESS CROSSROADS COURT EASEMENT (TOTAL AREA=5.24 ACRES)

- NOTES:**
1. FRC DISTRICT: ORANGE LAKE
 2. SCHOOL DISTRICT: NEWBURGH
 3. THE PROPERTY IS NOT WITHIN ANY ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, NO. 360700050E.

OWNER/APPLICANT:
 MR. MARTIN MILANO
 P.O. BOX 10904
 NEWBURGH, NY 12550

TAX LOT:
 95-11-45.12

SITE AREA:
 EXISTING: 5,337.72 SQ. FT.
 1.32 ACRES
 LESS "CROSSROADS COURT EASEMENT": 1,200.44 SQ. FT.
 5.24 ACRES

PARKING REQUIREMENTS:

HOTEL REQUIRED PARKING:

- 1 PER GUEST BEDROOM (137 GUEST BEDROOMS) = 137 SPACES
- 1 PER 2 EMPLOYEES ON THE PREMISES AT ANY 1 PERIOD = 8 SPACES
- 1 PER 4 PERSONS MAXIMUM OCCUPANCY FOR ANY PUBLIC ASSEMBLY OR RESTAURANT AREAS = 10 SPACES
- 1 PER 40 MAXIMUM OCCUPANCY CONFERENCE AREA = 4 SPACES
- HANDICAPPED SPACES PROVIDED:** = 8 SPACES
- TOTAL REQUIRED PARKING SPACES:** = 165 SPACES

HOTEL PROVIDED PARKING:

- 1 PER GUEST BEDROOM (137 GUEST BEDROOMS) = 137 SPACES
- 1 PER 2 EMPLOYEES ON THE PREMISES AT ANY 1 PERIOD = 8 SPACES
- 1 PER 4 PERSONS MAXIMUM OCCUPANCY FOR ANY PUBLIC ASSEMBLY OR RESTAURANT AREAS = 10 SPACES
- 1 PER 40 MAXIMUM OCCUPANCY MEETING ROOM = 4 SPACES
- HANDICAPPED SPACES PROVIDED:** = 8 SPACES
- TOTAL PROVIDED PARKING SPACES:** = 165 SPACES

DETACHED RESTAURANT REQUIRED PARKING:

- 1 PER 4 SEATS (OR) 1 PER 40 SQUARE FEET OF SEATING AREA = APPROX. 325 SEATS = 42 SPACES
- HANDICAPPED SPACES PROVIDED:** = 4 SPACES
- TOTAL REQUIRED PARKING SPACES:** = 42 SPACES

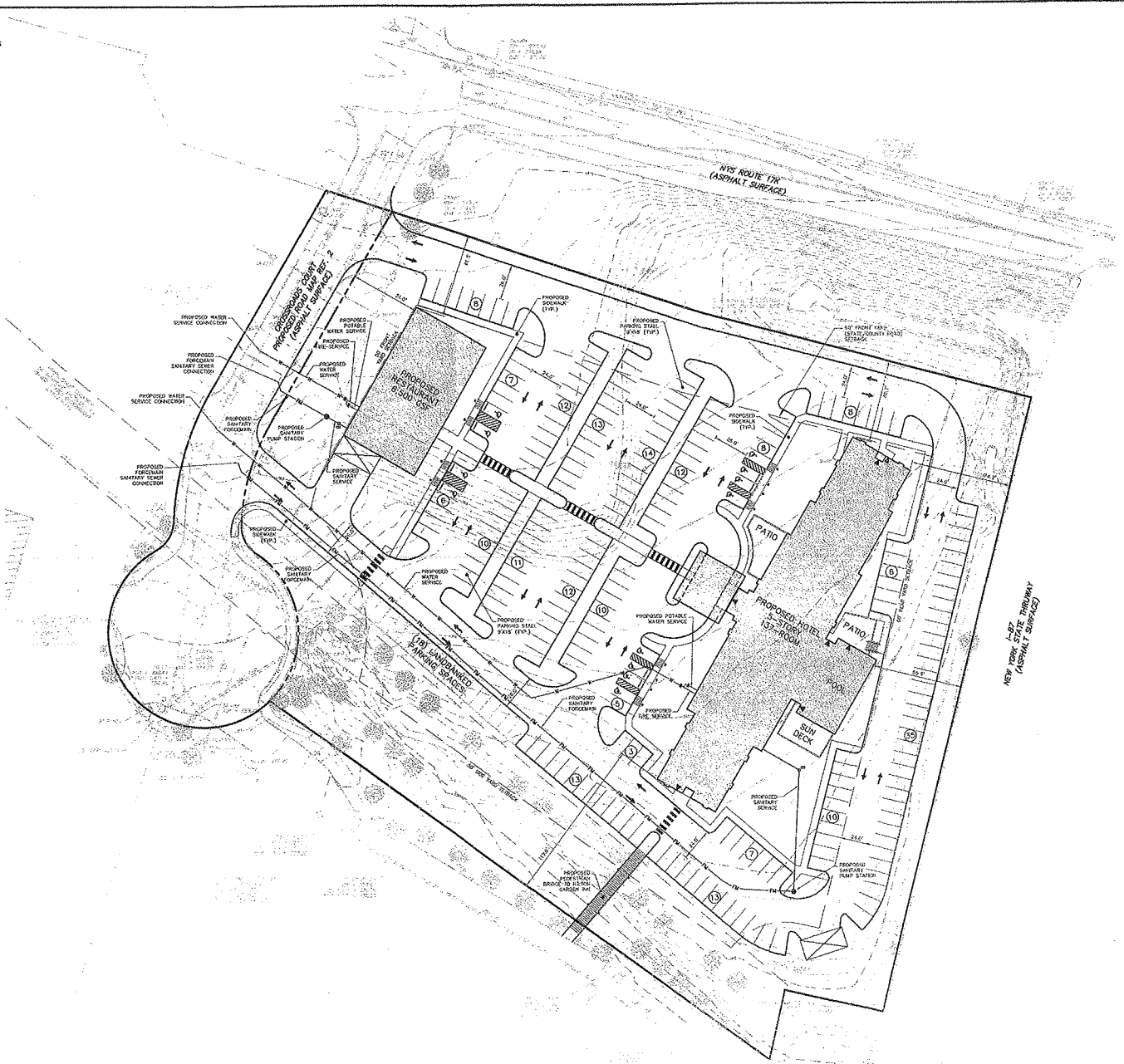
DETACHED RESTAURANT PROVIDED PARKING:

- 1 PER 4 SEATS (OR) 1 PER 40 SQUARE FEET OF SEATING AREA = APPROX. 325 SEATS = 42 SPACES
- HANDICAPPED SPACES PROVIDED:** = 4 SPACES
- TOTAL PROVIDED PARKING SPACES (INCLUDING 18 LANDBANKED)** = 60 SPACES

INTERIOR LANDSCAPE REQUIREMENTS:

- 5% OF TOTAL PARKING AREA SHALL BE DEVOTED TO INTERIOR LANDSCAPING
- TOTAL PARKING LOT AREA = 81,985 S.F.
- TOTAL INTERIOR LANDSCAPING REQUIRED = 4,099 S.F.
- TOTAL INTERIOR LANDSCAPING PROVIDED = 8,989 S.F.

REFERENCE:
 GEODETIC, TOPOGRAPHIC AND PLANNING INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY PREPARED BY MASER CONSULTING P.A., DATED MAY 1, 2011.



LOCATION MAP
 SCALE: 1" = 200'

DRAWING LEGEND

- SITE BOUNDARY
- CASINO BOUNDARY (FUTURE RIGHT-OF-WAY)
- GUIDE MAIL
- FENCE
- OUTCOUR
- OVERHEAD WIRE
- SANITARY FORCE MAIN
- WATER MAIN
- PROPOSED
- CURBLINE
- SEWER LINE
- WATER SERVICE
- SANITARY FORCE MAIN
- PARKING STALL COUNT
- TRAFFIC FLOW ARROW
- DUMPSTER LOCATION

PLAN NORTH

SCALE IN FEET (1"=32')

DATE 07/28/11

DESIGNER ANDRE W. COSTANTINO
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 13800

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SKETCH PLAN FOR
 MARTIN MILANO
 TAX LOT
 95-11-45.12
 TOWN OF NEWBURGH, ORANGE COUNTY, N.Y.

DATE 07/28/11
SCALE 1"=32'
PROJECT NUMBER 120000319

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