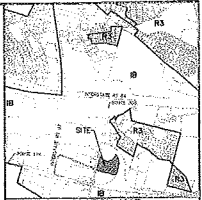
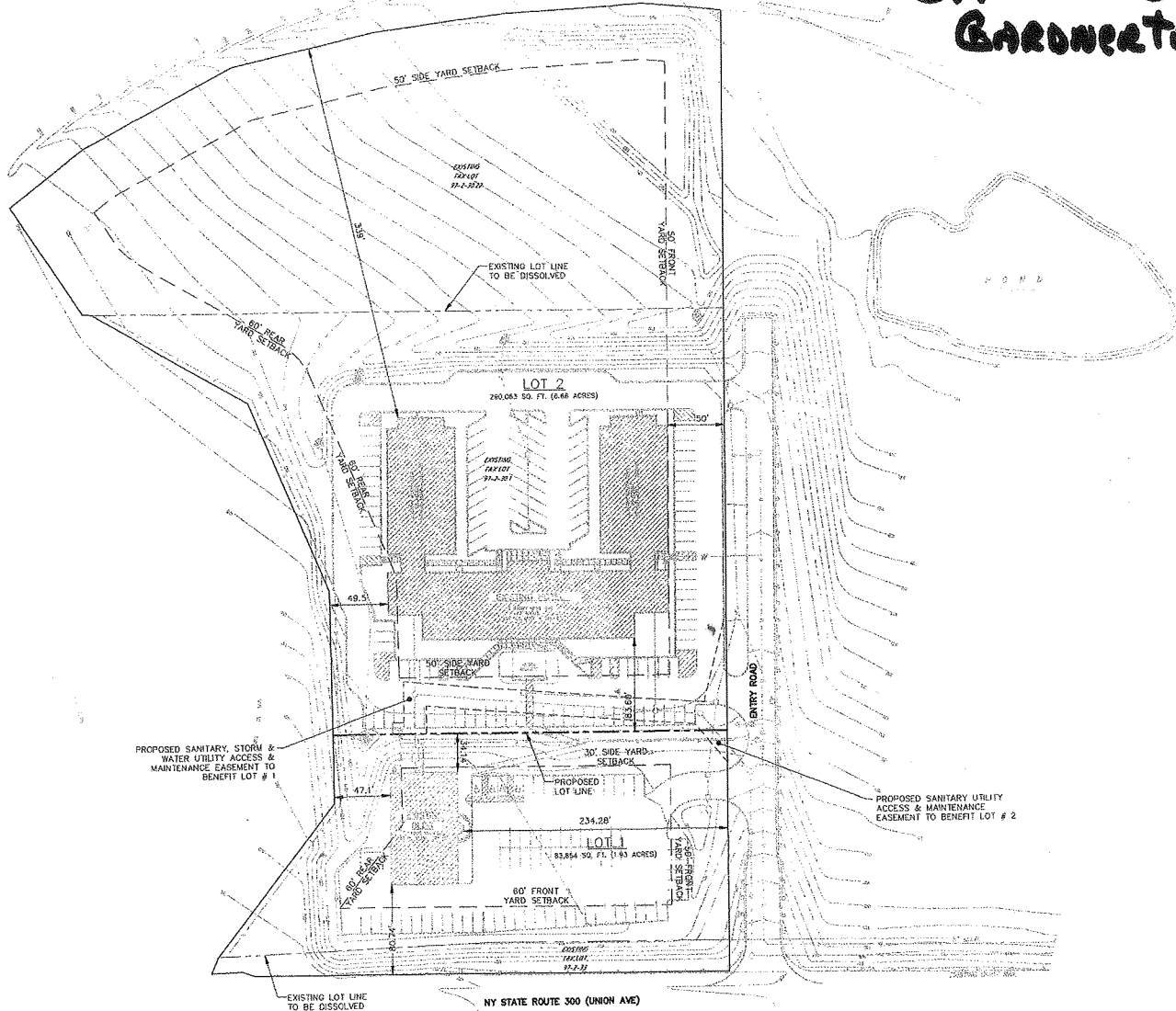
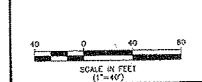
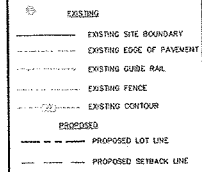


Full size Site plan a File Available for Viewing AT ZBA Dec.-308 GARDNERTOWN RD



LOCATION MAP
Scale 1" = 200'



| DATE | BY | REVISION |
|------|----|----------|
| | | |
| | | |
| | | |

Mark R. DeLor
LAND SURVEYOR NO. 060478

MASER
Creating Healthy & Sustainable Environments
State of N.Y. Certificate of Professional Status: 000778

LOT LINE REVISION SKETCH PLAN
FOR
MARTIN MILANO TAX LOTS
97-2-30.1, 30.22 & 33
TOWN OF NEWBURGH, ORANGE COUNTY, N.Y.

DATE: 08/15/13 AT 3:00 PM
PROJECT NO: 13000398A
SHEET NO: 1 of 1

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE SITE HEREIN DESCRIBED AND THAT I CONCUR WITH THE SUBMISSION.

OWNER/APPLICANT:
MR. MARTIN MILANO
1292 ROUTE 300
NEWBURGH, NY 12550

TAX LOTS:
97-2-30.1, 30.22 & 33

SITE AREA:
EXISTING: 93,277 SQ. FT. 2.15 ACRES
PROPOSED LOT 1: 83,854 SQ. FT. 1.93 ACRES
PROPOSED LOT 2: 280,063 SQ. FT. 6.46 ACRES

VARIANCES REQUIRED:
PROPOSED LOT 1:
1. TOWN CODE REQUIRES A 60' REAR YARD SETBACK FOR RESTAURANTS. THE EXISTING RESTAURANT PROVIDES A REAR YARD SETBACK OF 47.1'
2. WITHIN THE IB ZONING DISTRICT, RESTAURANTS AND FAST FOOD ESTABLISHMENTS ARE PERMITTED IN CONJUNCTION WITH SHOPPING CENTERS, THEATERS, AND OFFICES FOR BUSINESSES, RESEARCH AND PROFESSIONAL USE. THE EXISTING OWNER WILL BE THE ONLY PRINCIPAL USE ON PROPOSED LOT 1. A USE VARIANCE IS REQUIRED.
PROPOSED LOT 2:
1. TOWN CODE REQUIRES A 60' REAR YARD SETBACK FOR HOTELS. THE EXISTING HOTEL PROVIDES A REAR YARD SETBACK OF 49.5'
2. THE TOWN LAW § 360-B REQUIRES THAT BUILDINGS HAVE FRONTAGE ALONG AN IMPROVED MAPPED ROAD. THE EXISTING HOTEL HAS FRONTAGE ALONG THE PRIVATE ENTRY ROAD ONLY.

REFERENCE:
1. BOUNDARY, TOPOGRAPHIC AND PLAINIMETRICS INFORMATION SHOWN HEREON IS TAKEN FROM A MAP PREPARED BY EDWARD L. ZARBAK, L.L.S., DATED SEPTEMBER 1, 1992.

BULK TABLE
ZONE: IB - INTERCHANGE BUSINESS DISTRICT
LOT 1 EXISTING USE: RESTAURANT (REQUIRES A USE VARIANCE)

| REQUIREMENT | REQUIRED | PROVIDED LOT 1 | REMARKS |
|---|----------------|--------------------------------|----------------|
| LOT AREA | 45,000 SQ. FT. | 83,854 SQ. FT. | OK |
| FRONT YARD | 50' | 53.45' | OK |
| FRONT YARD (STATE/COUNTY HIGHWAY) | 60' | 60.74' | OK |
| REAR YARD | 60' | 47.1' | VARIANCE REQ'D |
| SIDE YARD | 5' | 5' | OK |
| - ONE | 50' | 34.11' | OK |
| - BOTH | 40' | 14.4' | OK |
| LOT WIDTH | 150' | 1419' (ALONG RT. 300 FRONTAGE) | OK |
| LOT DEPTH | 150' | 214' | OK |
| MAXIMUM PERMITTED PROPOSED LOT 1 | | | |
| BUILDING COVERAGE | 40% | 7% | OK |
| BUILDING HEIGHT | 40' | 41.3' | OK |
| LOT SURFACE COVERAGE | 40% | 37.3% | OK |
| PARKING SPACES (ONE PER 40 SQ. FT. OF SEATING AREA) | 75 | 78 | OK |

LOT 2 PERMITTED USE: HOTELS

| REQUIREMENT | REQUIRED | PROVIDED LOT 2 | REMARKS |
|---|----------|----------------|----------------|
| LOT AREA | 5 ACRES | 6.66 ACRES | OK |
| FRONT YARD | 50' | 50' | OK |
| FRONT YARD (STATE/COUNTY HIGHWAY) | 60' | 60' | OK |
| REAR YARD | 60' | 49.5' | VARIANCE REQ'D |
| SIDE YARD | 5' | 5' | OK |
| - ONE | 40' | 33.9' | OK |
| - BOTH | 100' | 42.5' | OK |
| LOT WIDTH | 200' | 284.7' | OK |
| LOT DEPTH | 200' | 550.1' | OK |
| MAXIMUM PERMITTED PROPOSED LOT 2 | | | |
| BUILDING COVERAGE | 25% | 10% | OK |
| BUILDING HEIGHT | 50' | 47.1' | OK |
| LOT SURFACE COVERAGE | 60% | 32% | OK |
| PARKING SPACES (ONE PER ROOM + EMPLOYEES) | 120 | 122 | OK |

- NOTES:**
- ZONE: IB (INTERCHANGE BUSINESS DISTRICT)
 - EXISTING USES: HOTEL (115 ROOMS) & BUNK (FOOTPRINT OF 84,000 SQ. FT.)
 - PIC DISTRICT: NYOLA LAKE
 - SCHOOL DISTRICT: NEWBURGH
 - THE PROPERTY IS NOT WITHIN ANY ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP: 30073C0105E, EFFECTIVE DATE: AUGUST 3, 2009.
 - ON SITE SOLE EBA (ERIE) & NBC (NARON) REFERENCED FROM THE SOIL SURVEY OF ORANGE COUNTY, NEW YORK.