

NEWBURGH CHICKEN, LLC

Summary of Changes from 10/26/2023 ZBA Approval

Revised for 05/23/2024 ZBA Meeting

DIMENSIONAL REQUIREMENTS/MEASUREMENTS

#	Dimension	Existing ¹	ZBA Approved ²	04/29/2024 Plan ³	Change b/w ZBA Approval and 04/29/2024 Plan
1	Minimum Lot Area	42,212 s.f. (0.97 ac)	42,212 s.f. (0.97 ac)	42,212 s.f. (0.97 ac)	No change
2	Minimum Lot Width	125.5 feet	125.5 feet	125.5 feet	No change
3	Minimum Lot Depth	297.0 feet	297.0 feet	297.0 feet	No change
4	Minimum Front Yard Setback (South Plank Road [Rt. 52])	13.9 feet	77.1 feet	82.3 feet	+5.2 feet
5	Minimum Front Yard Setback (Union Avenue [Rt. 300])	25.3 feet	36.5 feet	35.0 feet	-1.5 feet
6	Minimum Rear Yard Setback	79.4 feet	118.6 feet	115.9 feet	-2.7 feet
7	Minimum Side Yard Setback	6.6 feet	60.2 feet	63.3 feet	+3.1 feet
8	Maximum Building Height	≤40 feet	≤40 feet	≤40 feet	No change
9	Maximum Lot Surface Coverage	49.4% (20,837 s.f.)	60.8% (25,649 s.f.)	60.9% (25,709 s.f.)	+60.0 s.f.
10	Maximum Building Coverage	6.4% (2,691 s.f.)	6.0% (2,537 s.f.)	6.0% (2,537 s.f.)	No change

	= Increasing setback
	= No change
	= Decreasing setback/increasing coverage

¹ There are no “required” dimensions as the use is nonconforming.
² Pursuant to the Special Permit granted by the ZBA at its 10/26/2023 meeting, the proposed bulk requirements listed below were approved for the Property.
³ Based on Site Plan Exhibit dated 03/04/2024 and last revised 04/29/2024.