

Full Size Site Plans

are available for viewing at the

**Zoning Board of Appeals**

Office located at

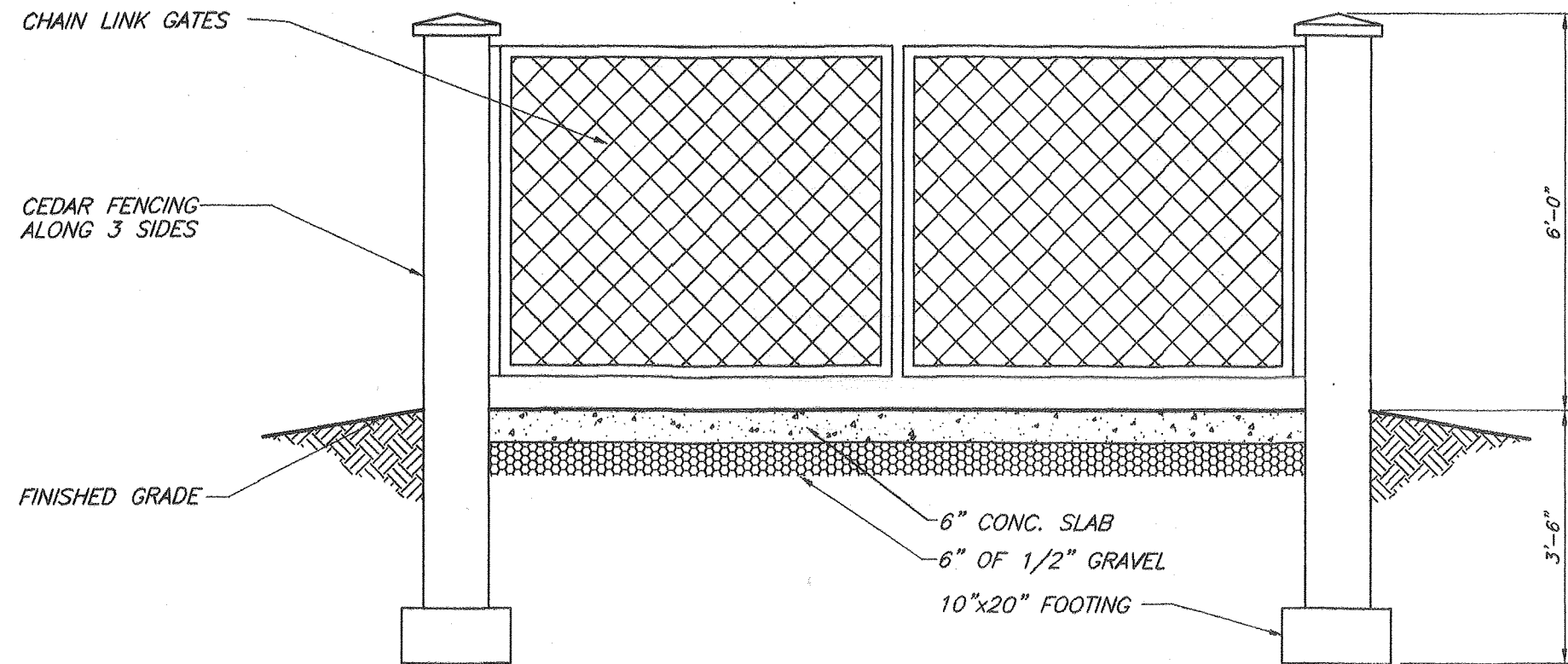
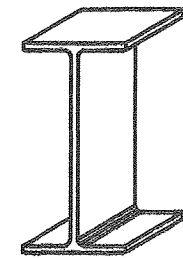
**308 Gardnertown Road**

Newburgh, NY

845-566-4901

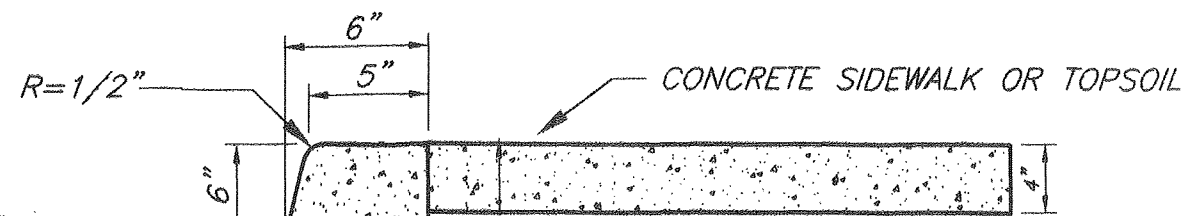
**PARKING SCHEDULE**  
 REQUIRED: 1 SPACE/150 SQFT  
 2800sf/150= 19 SPACES  
 PROVIDED: 20 SPACES  
 INCLUDING 2 HANDICAPPED

**ZEN**  
 CONSULTANTS, INC.  
 1662 ROUTE 300, SUITE 138  
 NEWBURGH, NEW YORK 12550  
 (845)-629-1567 (phone)



**DUMPSTER ENCLOSURE DETAIL**

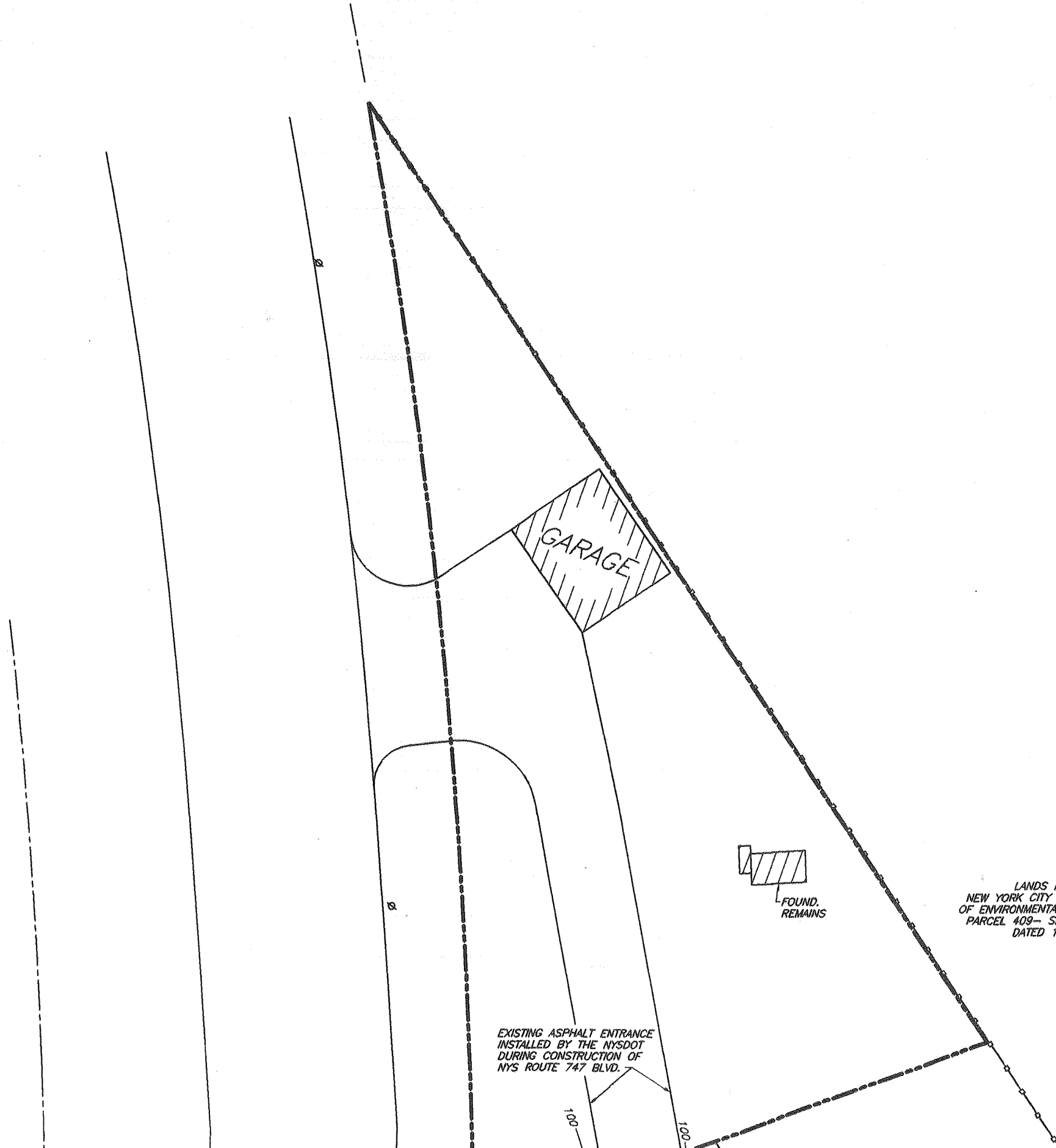
N.T.S.



PARKING SCHEDULE

REQUIRED: 1 SPACE  
2800sf

PROVIDED: 20 SPACES  
INCLUDING



GARAGE

FOUND.  
REMAINS

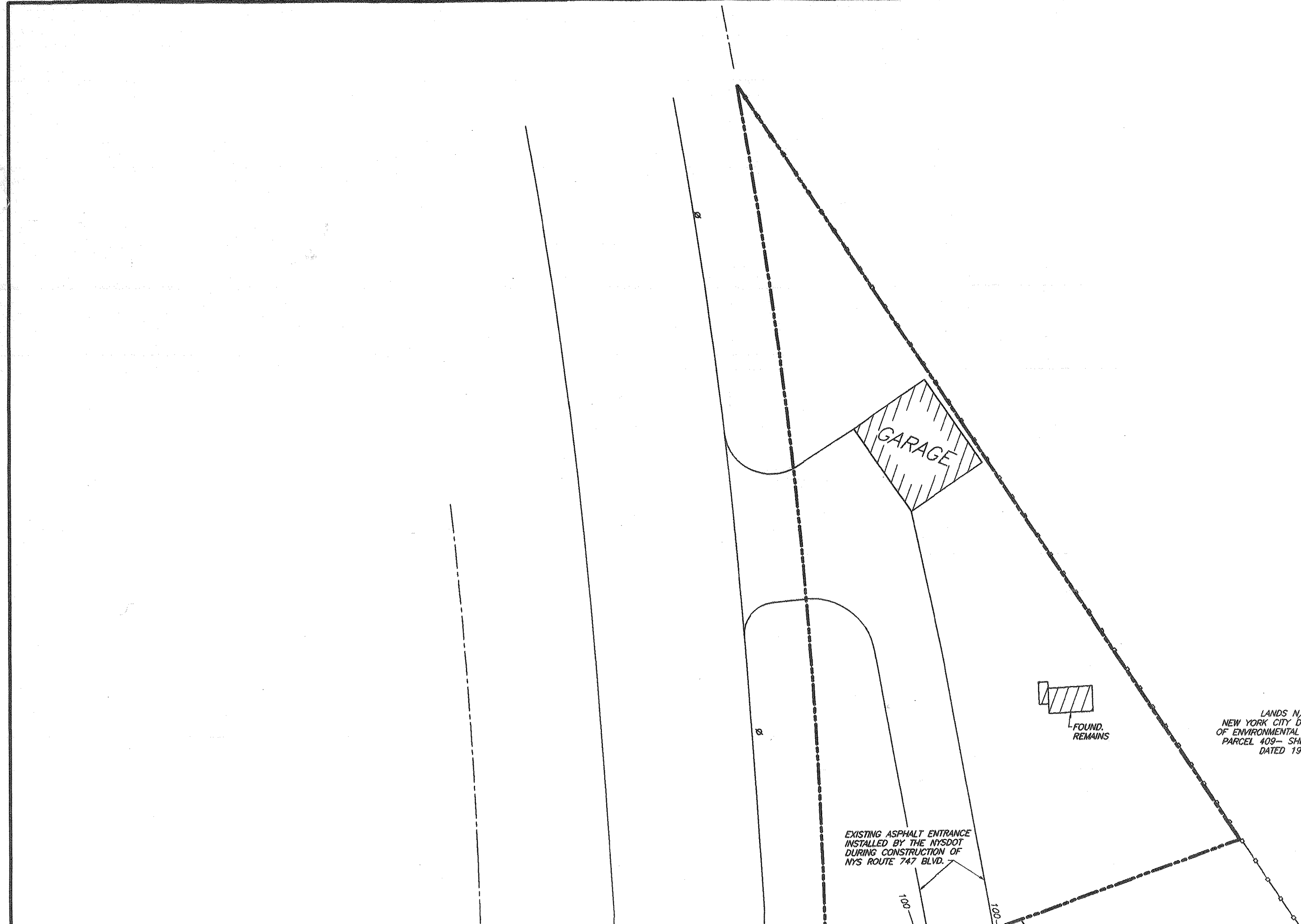
EXISTING ASPHALT ENTRANCE  
INSTALLED BY THE NYSDOT  
DURING CONSTRUCTION OF  
NYS ROUTE 747 BLVD.

100

100

LANDS N/F  
NEW YORK CITY DEPARTMENT  
OF ENVIRONMENTAL PROTECTION  
PARCEL 409 - SHEET NC-23  
DATED 1940





GARAGE

FOUND.  
REMAINS

EXISTING ASPHALT ENTRANCE  
INSTALLED BY THE NYS DOT  
DURING CONSTRUCTION OF  
NYS ROUTE 747 BLVD.

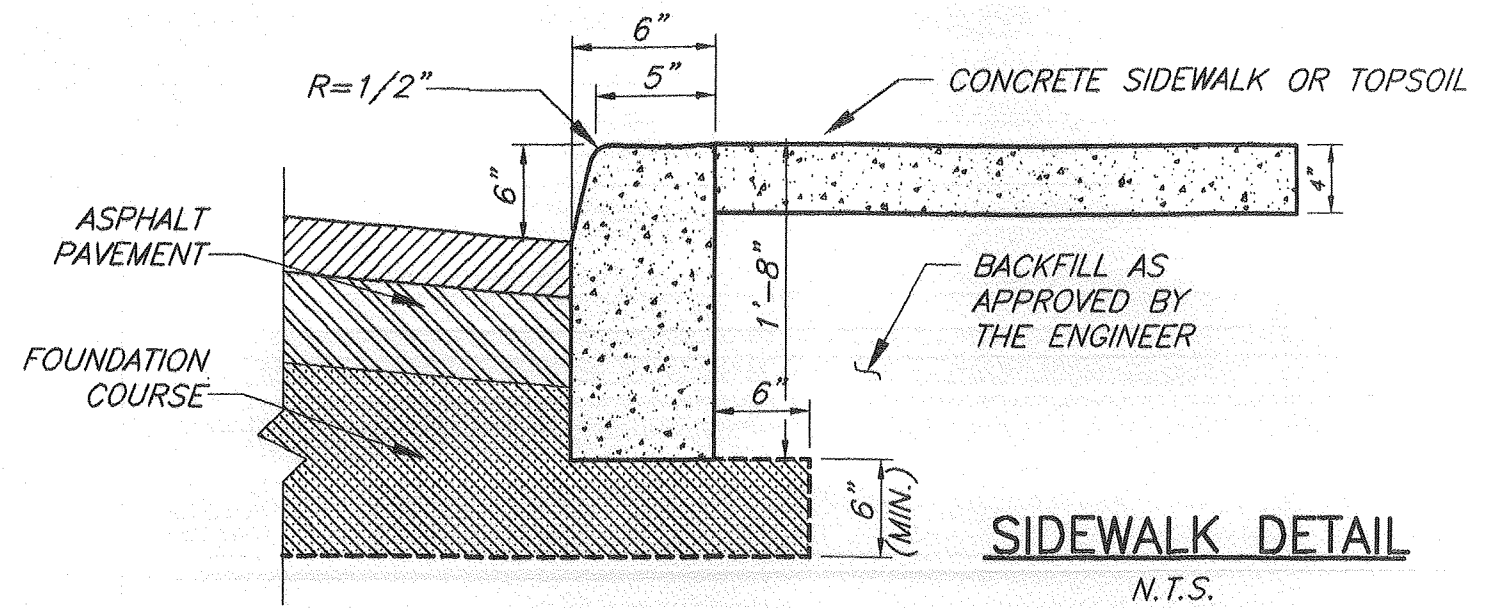
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100

LANDS N/F  
NEW YORK CITY DEPARTMENT  
OF ENVIRONMENTAL PROTECTION  
PARCEL 409- SHEET NC-23  
DATED 1940

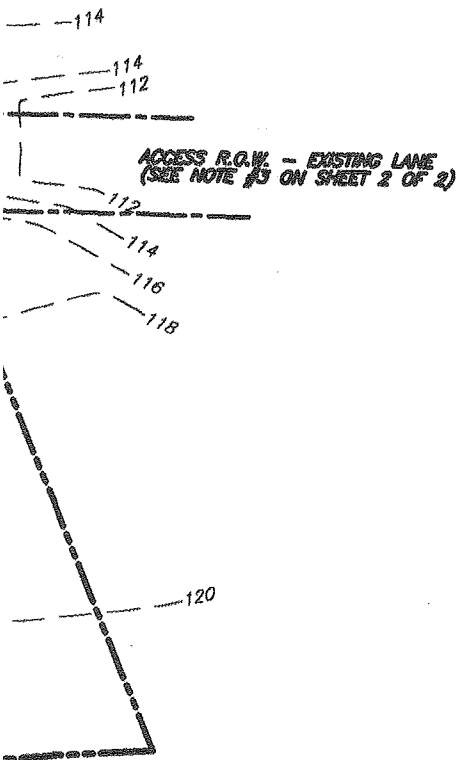
# DUMPSTER ENCLOSURE DETAIL

N.T.S.

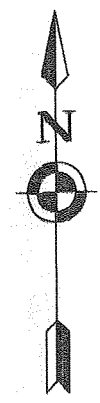


# SIDEWALK DETAIL

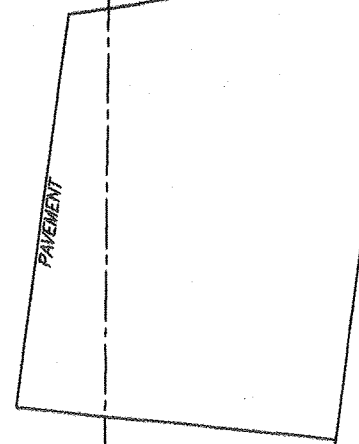
N.T.S.



EXISTING ASPHALT ENTRANCE  
INSTALLED BY THE NYS DOT  
DURING CONSTRUCTION OF  
NYS ROUTE 747 BLVD.



ORANGE 20' EASEMENT  
(SEE NOTE 3)



NYS ROUTE 747 BLVD.

EXISTING 24"±  
DRAINAGE PIPE

AQUEDUCT FENCE  
(TYP.)

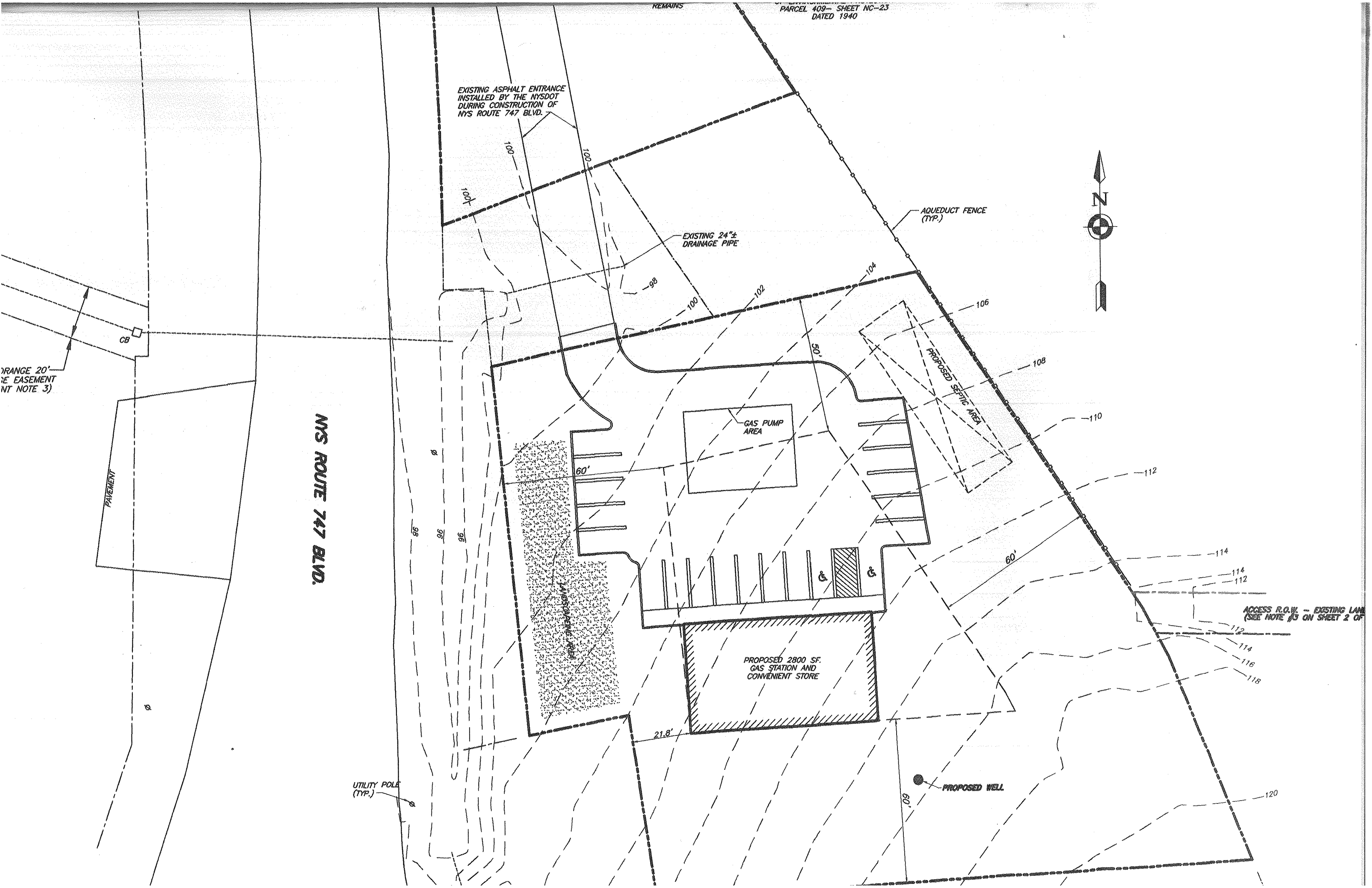
PROPOSED SEPTIC AREA

GAS PUMP  
AREA

PROPOSED 2800 SF.  
GAS STATION AND  
CONVENIENT STORE

PROPOSED WELL

ACCESS R.O.W. - EXISTING LANE  
(SEE NOTE #3 ON SHEET 2 OF 2)



COUNTY OF ORANGE 20'  
WIDE DRAINAGE EASEMENT  
(SEE EASEMENT NOTE 3)

PAVEMENT

NYS ROUTE 747 BLVD.

UTILITY POLE  
(TYP.)

EXISTING ASPHALT ENTRANCE  
INSTALLED BY THE NYS DOT  
DURING CONSTRUCTION OF  
NYS ROUTE 747 BLVD.

EXISTING 24"±  
DRAINAGE PIPE

GAS PUMP  
AREA

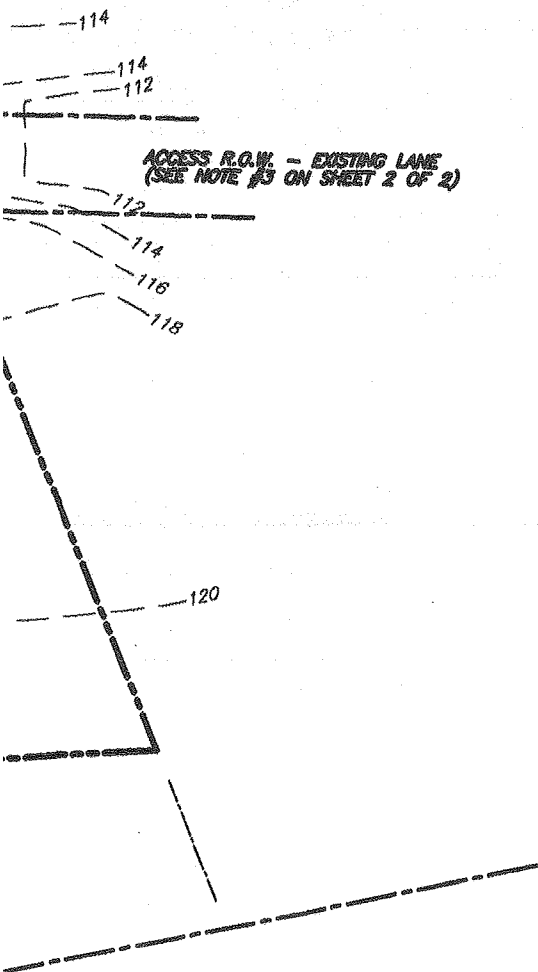
PROPOSED 2800 SF.  
GAS STATION AND  
CONVENIENT STORE

AQUEDUCT FENCE  
(TYP.)

PROPOSED SEPTIC AREA

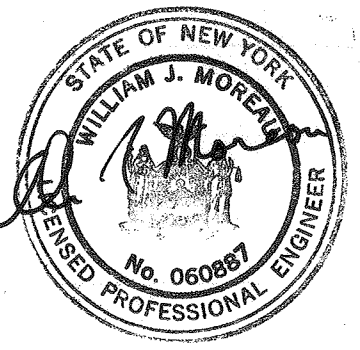
PROPOSED WE





Zoning Board of Appeals  
DEC 19 2017  
Town of Newburgh

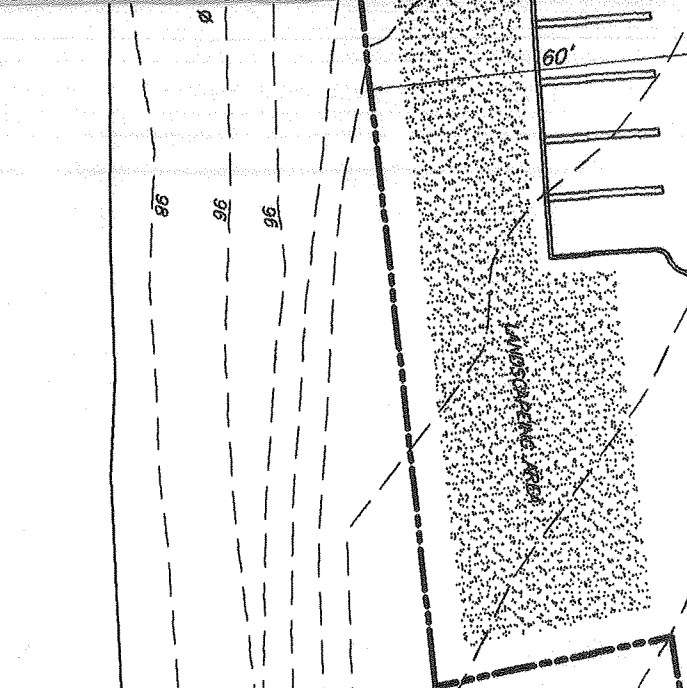
- 3. REVISED 12/01/2017 AS PER PLANNING ZBA COMMENTS
- 2. REVISED 06/18/2017 AS PER PLANNING BOARD COMMENTS
- 1. REVISED 09/01/2016 AS PER NYSDOT

<b>ENGINEER</b> <b>WILLIAM J. MOREAU</b>	<b>PROPOSED SITE PLAN</b> <b>NEWBURGH PARK ASSOCIATES, INC.</b> <b>PROPOSED SITE PLAN</b> <b>SBL: 89-1-19.22</b> <b>TOWN OF NEWBURGH, ORANGE COUNTY, NY</b>		
			
DATE 7/7/2016	SCALE 1"=30'	JOB NUMBER 15-008-PMU	SHEET NUMBER 2 OF 2



ROUTE 747 BLVD.  
PAVEMENT

ROUTE 747 BLVD.



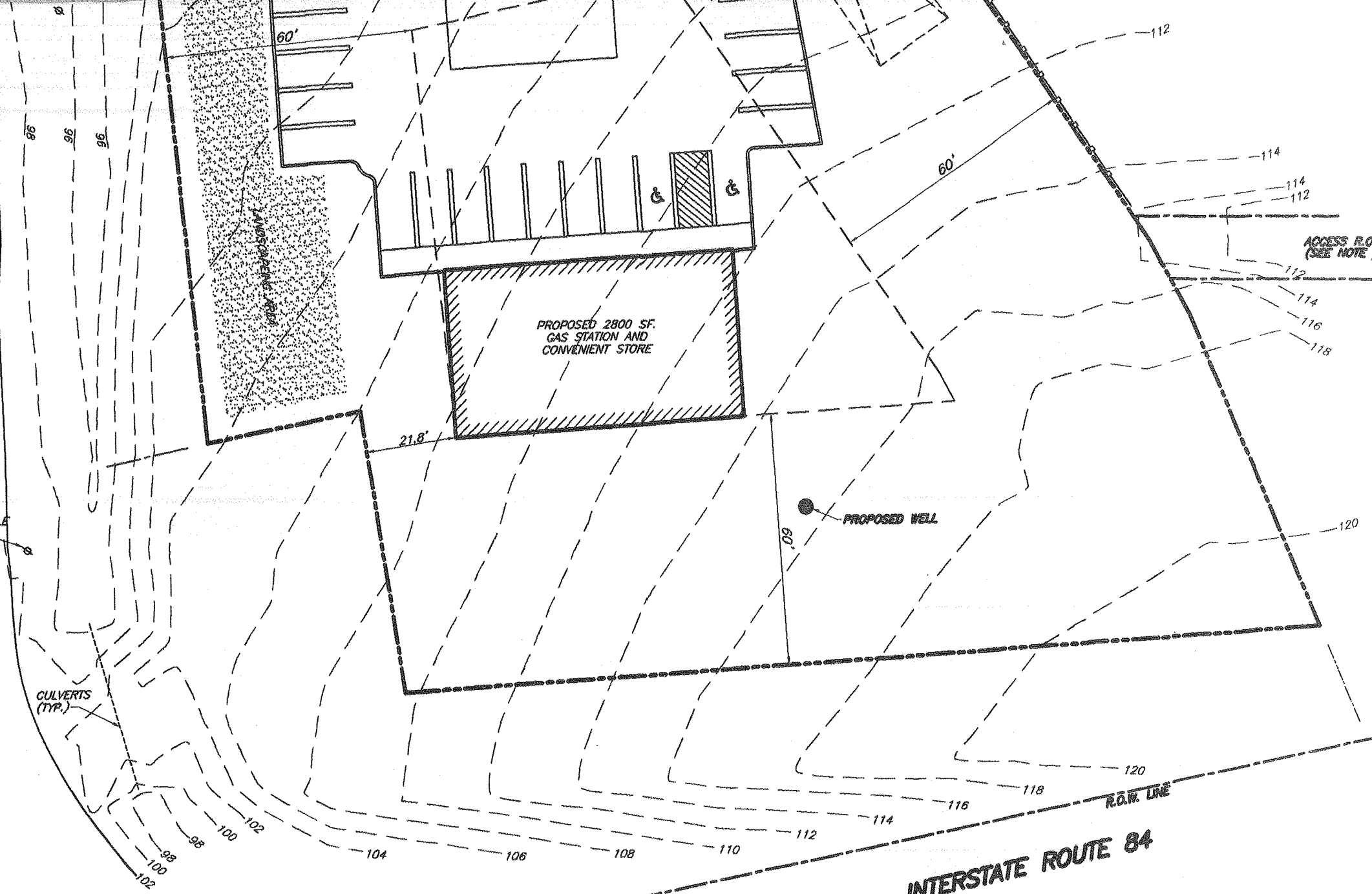
UTILITY POLE  
(TYP.)

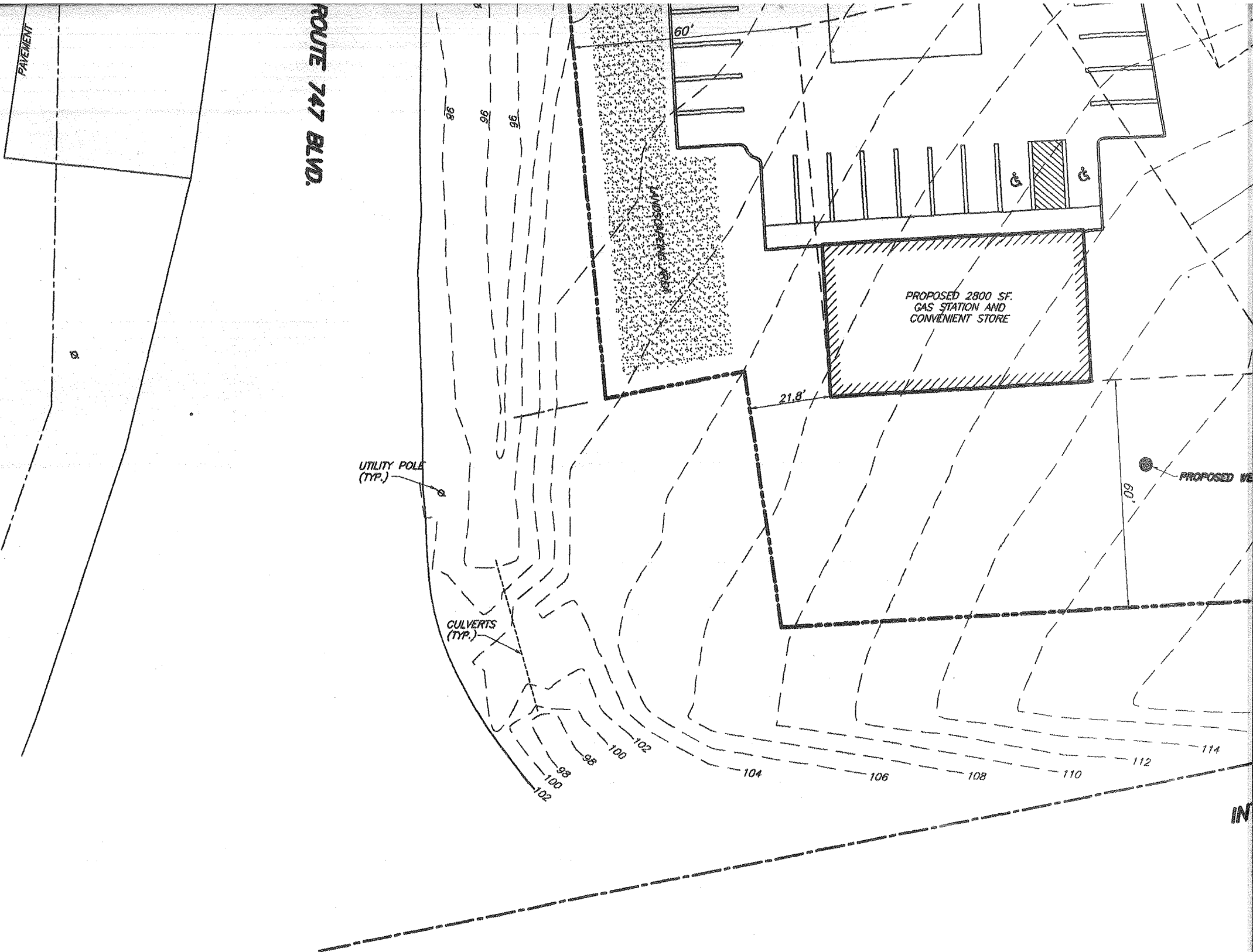
CULVERTS  
(TYP.)

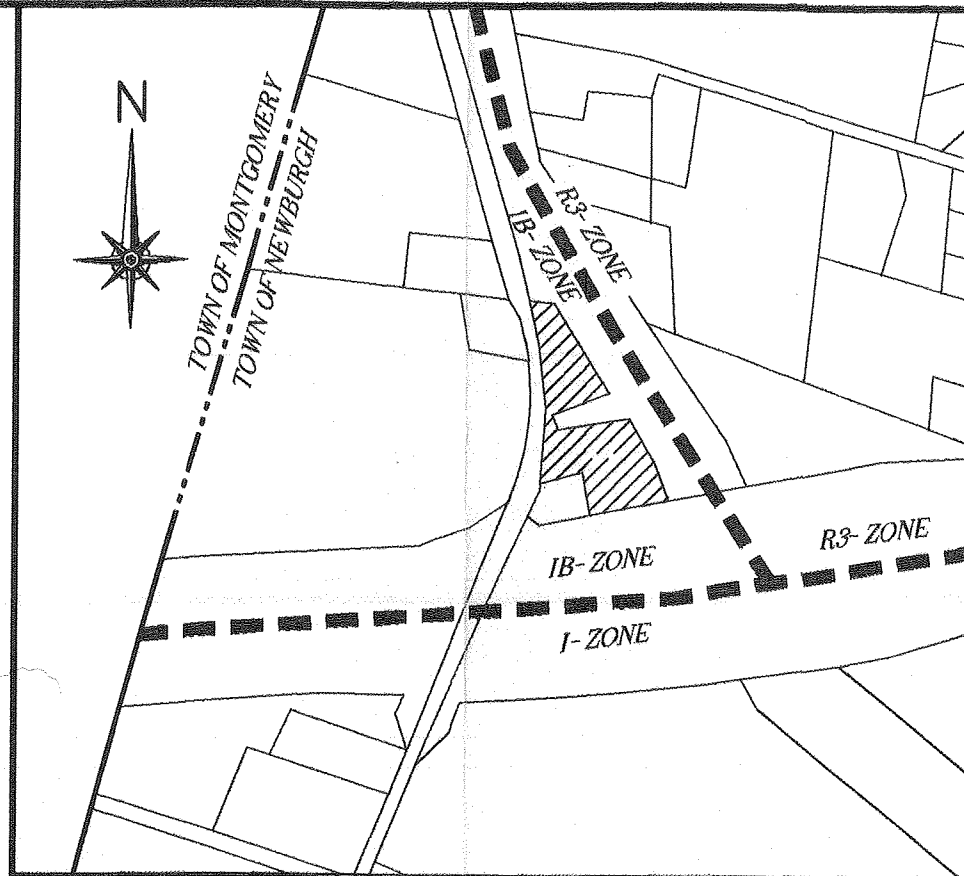
PROPOSED WELL

ACCESS R.O.W. - EXISTING  
(SEE NOTE #3 ON SHEET 2)

INTERSTATE ROUTE 84  
R.O.W. LINE

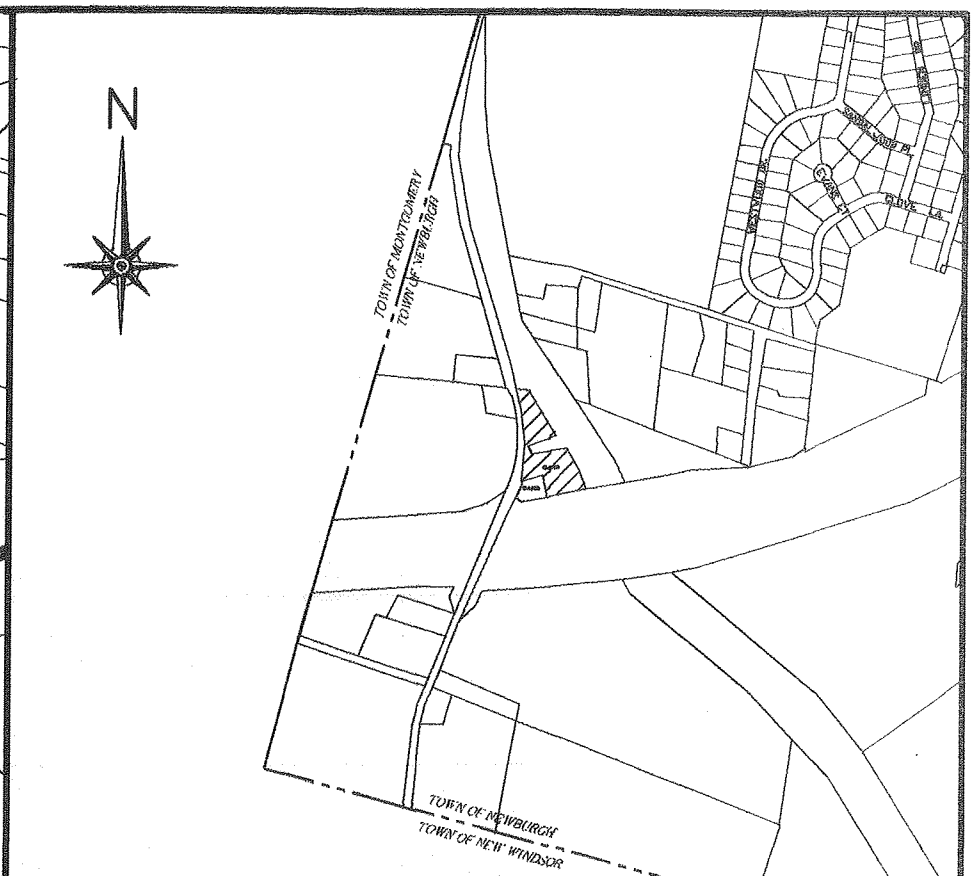






LOCATION MAP

SCALE 1"=500'



LOCATION MAP

SCALE 1"=1000'

**OWNER**  
 NEWBURGH PARK ASSOCIATES, INC.  
 561 S. DRURY LANE  
 ROCK TAVERN, N.Y. 12575

**ZEN** 

CONSULTANTS, INC.  
 1662 ROUTE 300, SUITE 138  
 NEWBURGH, NEW YORK 12550  
 (845)-629-1567 (phone)

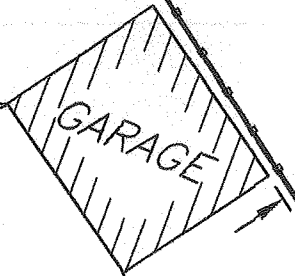
**SBL: 89-1-19.22**  
**TOWN OF NEWBURGH**  
**ZONE: IB, INDUSTRIAL BUSINESS (SCHEDULE 8D(2))**  
**TOTAL AREA EXISTING: 62,723±SF**

	<u>REQUIRED</u>	<u>PROPOSED</u>
MINIMUM LOT AREA (sf)	40,000	62,723
MINIMUM YARDS		
FRONT	*60'	22'
REAR	60'	84'
SIDE (ONE)	50'	107'
SIDE (BOTH)	100'	107'
MINIMUM LOT		
WIDTH	150'	200'+
DEPTH	150'	200'+
BUILDING COVERAGE	40%	<40%
BUILDING HEIGHT	35'	<35'
LOT SURFACE COVERAGE	80%	<80%

\* FRONT YARD SETBACK SHALL BE 60' BASED ON 185-18C (#4)(b).

S 83°50'58" E  
0.27'  
L= 286.94'  
S 37°48'58" E

20.5'±



1.7'±



LANDS N/F  
NEW YORK CITY DEPARTMENT  
OF ENVIRONMENTAL PROTECTION  
PARCEL 409- SHEET NC-23  
DATED 1940

EXISTING ASPHALT ENTRANCE  
INSTALLED BY THE NYS DOT  
DURING CONSTRUCTION OF  
NYS ROUTE 747 BLVD.

LOT #2A  
18,315 SF

286.25'  
140.14'

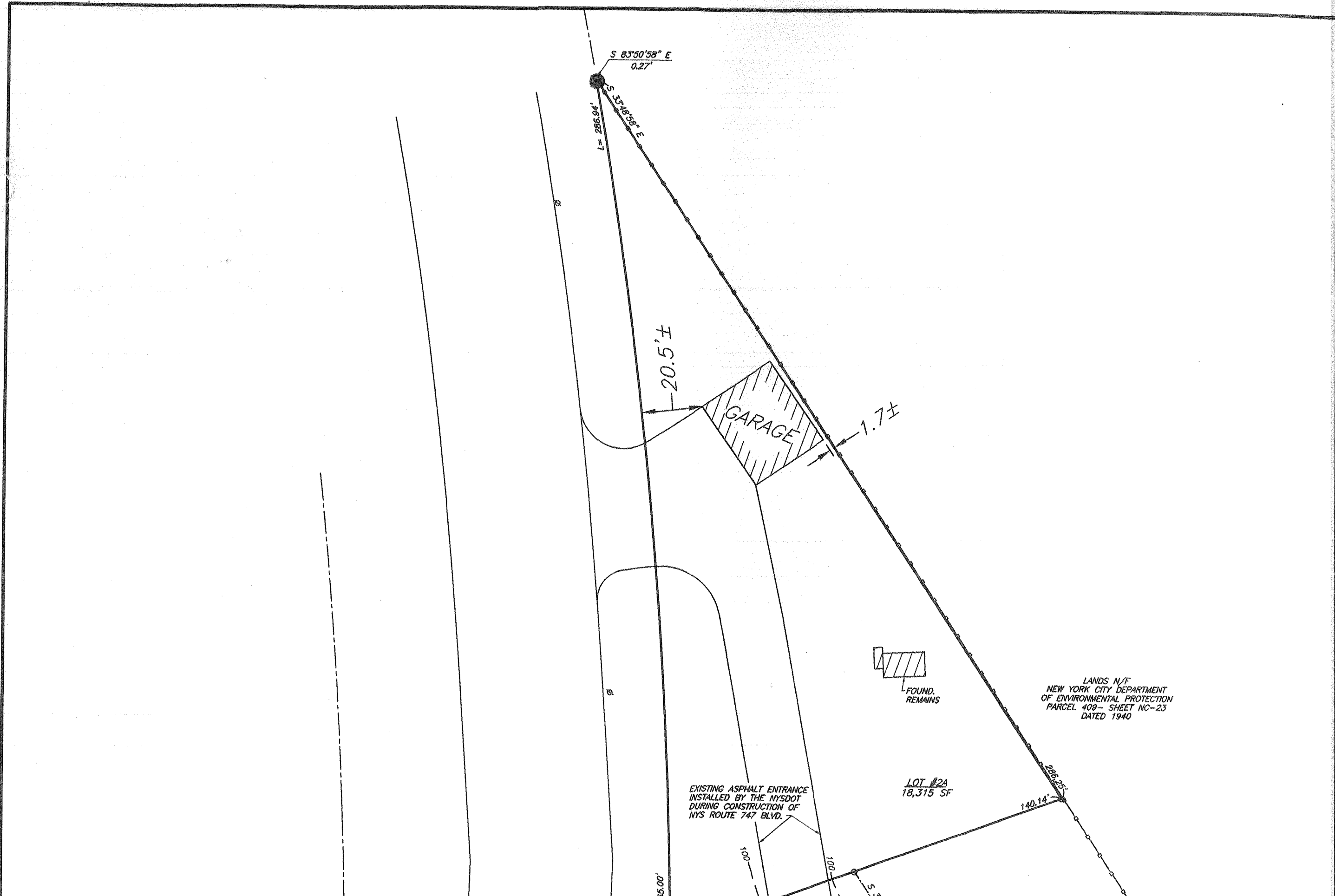
65.00'

100'

100'

S 34'





S 83°50'58" E  
0.27'

S 35°48'58" E  
L = 286.9'

20.5'±

GARAGE

1.7'±

FOUND.  
REMAINS

LANDS N/F  
NEW YORK CITY DEPARTMENT  
OF ENVIRONMENTAL PROTECTION  
PARCEL 409 - SHEET NC-23  
DATED 1940

LOT #2A  
18,315 SF

EXISTING ASPHALT ENTRANCE  
INSTALLED BY THE NYSDOT  
DURING CONSTRUCTION OF  
NYS ROUTE 747 BLVD.

140.14'

289.25'

55.00'

100'

100'

53'

SIDE (ONE)	50'	107'
SIDE (BOTH)	100'	107'
MINIMUM LOT WIDTH	150'	200'+
DEPTH	150'	200'+
BUILDING COVERAGE	40%	<40%
BUILDING HEIGHT	35'	<35'
LOT SURFACE COVERAGE	80%	<80%

\* FRONT YARD SETBACK SHALL BE 60' BASED ON 185-18C (#4)(b).

**NOTES:**

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE N.Y. STATE EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INK SEAL SHALL BE CONSIDERED TO BE VALID COPIES.
3. CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE CO., GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
5. SURVEYED IN ACCORDANCE WITH DEEDS, FILED MAPS, AND PHYSICAL MONUMENTATION FOUND AT THE TIME OF SURVEY.
6. SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN UP TO DATE TITLE ABSTRACT REPORT.

**FILED MAP REFERENCES:**

1. MAP ENTITLED "ISTVAN MOLNAR & ELIZABETH MOLNAR" FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 8765 ON 03/17/1988.
2. MAP ENTITLED "CATHERINE WEDDELL" FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 9591 ON 08/10/1989.
3. MAP ENTITLED "THOMAS D. WEDDELL" FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 5261 ON 05/15/1980.
4. MAP ENTITLED "JAMES & SYLVIA BITTLES" FILED IN THE ORANGE CLERK'S OFFICE AS MAP # 80-98 ON 05/04/1998.

**HIGHWAY TAKING REFERENCES:**

1. HIGHWAY TAKING MAP FOR RECONSTRUCTION OF INTERSTATE ROUTE 503, MAP 777 - PARCEL 1158
2. HIGHWAY TAKING MAP FOR CONSTRUCTION OF INTERSTATE ROUTE 503-1-6.2, MAP 678 - PARCELS 1051, 1052, 1053, 1054 & 1055.
3. HIGHWAY TAKING MAPS FOR THE RECONSTRUCTION OF DRURY LANE (CO. ROAD NO. 54) MAP 27- PARCELS 27 & 28.
4. ORANGE COUNTY TAKINGS FOR DRURY LANE, L.1244, P.233
5. HIGHWAY TAKING MAPS FOR THE RECONSTRUCTION OF DRURY LANE MAP 38, PARCEL 39 & 40.

**EASEMENT & LEASE REFERENCES:**

1. TEMPORARY EASEMENT MAP 28- PARCEL 29
2. AT&T EASEMENT, L.1047, P.377
3. ORANGE COUNTY DRAINAGE EASEMENT, L.2476, P.149
4. OIL & GAS LEASES, L.2057, P.1134 & L.2216, P.570

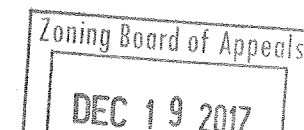
**NOTES:**

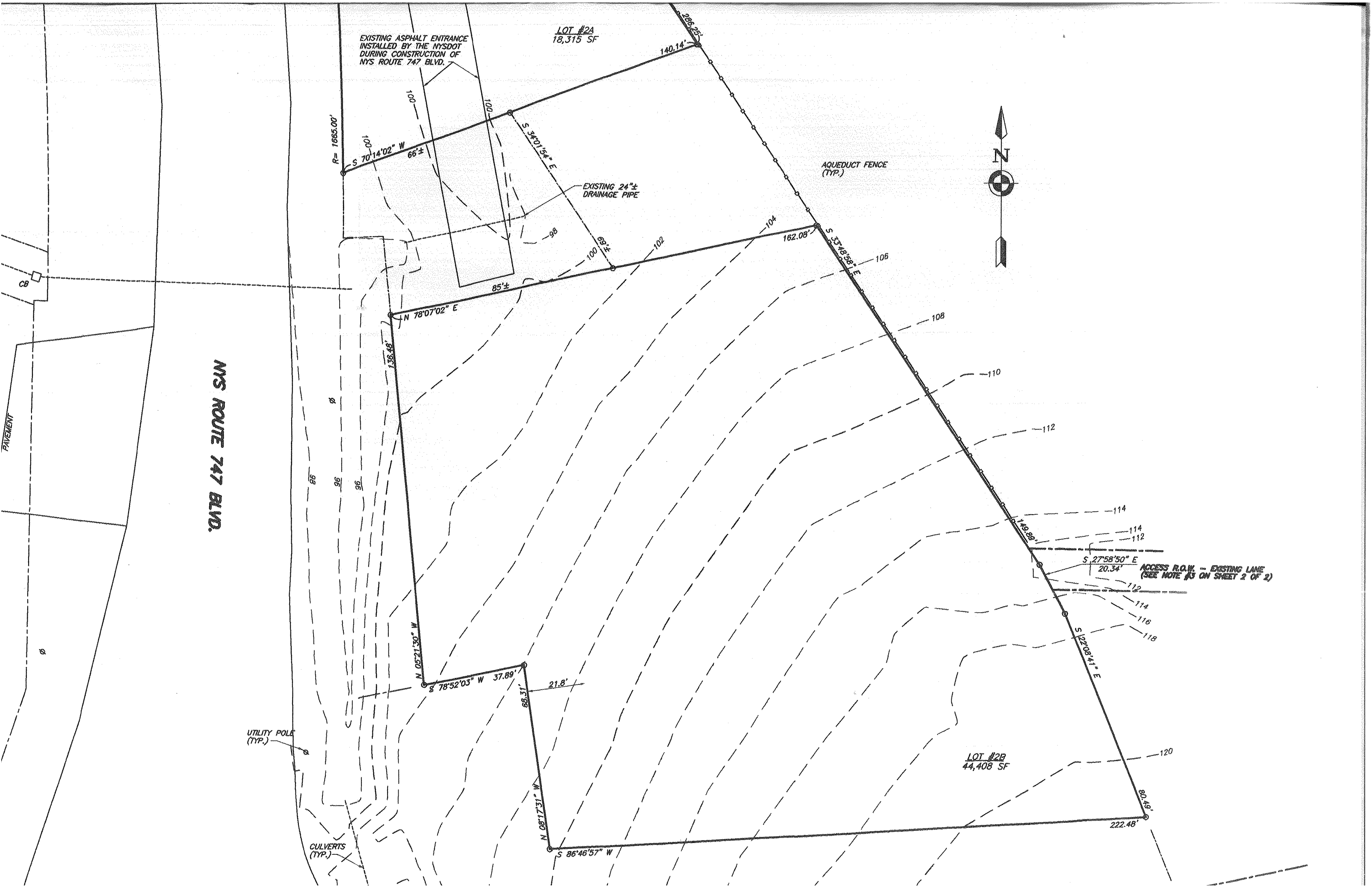
1. LOT 2B & 2C HAVE RIGHT OF ACCESS THRU LOT 2A FOR INGRESS AND EGRESS TO DRURY LANE.
2. LOT 2A & 2B SUBJECT TO THE RIGHT OF LOT 2C FOR INGRESS AND EGRESS TO DRURY LANE.
3. TOGETHER WITH A RIGHT OF WAY IN FAVOR OF LOT 2C AS SHOWN FOR INGRESS AND EGRESS OVER LANDS OF NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SHOWN ON A MAP OF PARCEL 409, SHEET #NC-23, DATED 1940.

**EXCEPTION REFERENCES:**

1. STATE OF NEW YORK NOTICES OF APPROPRIATION
  - A. L.1867, P.462
  - B. L.1788, P.99
  - C. L.1788, P.100
  - D. L.1885, P.1065
  - E. L.1897, P.128
2. EXCEPTIONS IN L.3600, P.186
  - A. ANDREW C. & MILDRED SMITH, L.958, P.572
  - B. ARTHUR D. & DORIS M. AGOR, L.958, P.575

R.O.W. - EXISTING LANE  
TE #3 ON SHEET 2 OF 2)



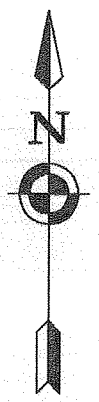


EXISTING ASPHALT ENTRANCE  
INSTALLED BY THE NYS DOT  
DURING CONSTRUCTION OF  
NYS ROUTE 747 BLVD.

LOT #2A  
18,315 SF

AQUEDUCT FENCE  
(TYP.)

EXISTING 24"±  
DRAINAGE PIPE



NYS ROUTE 747 BLVD.

PAVEMENT

CB

CULVERTS  
(TYP.)

UTILITY POLE  
(TYP.)

ACCESS R.O.W. - EXISTING LANE  
(SEE NOTE #3 ON SHEET 2 OF 2)

LOT #2B  
44,408 SF

R= 1665.00'

S 70°14'02" W

66'±

S 3°01'54" E

140.14'

286.25'

85'±

69'±

102

104

162.08'

S 33°48'58" E

106

108

110

112

114

114

112

112

114

116

118

120

N 78°07'02" E

136.48'

N 05°21'30" W

S 78°52'03" W

37.89'

68.31'

21.8'

N 05°17'31" W

S 86°46'57" W

222.48'

80.45'

S 27°58'50" E  
20.34'

149.88'

S 12°28'41" E

COUNTY OF ORANGE 20' WIDE DRAINAGE EASEMENT (SEE EASEMENT NOTE 3)

PAVEMENT

CB

NYS ROUTE 747 BLVD.

EXISTING ASPHALT ENTRANCE INSTALLED BY THE NYS DOT DURING CONSTRUCTION OF NYS ROUTE 747 BLVD.

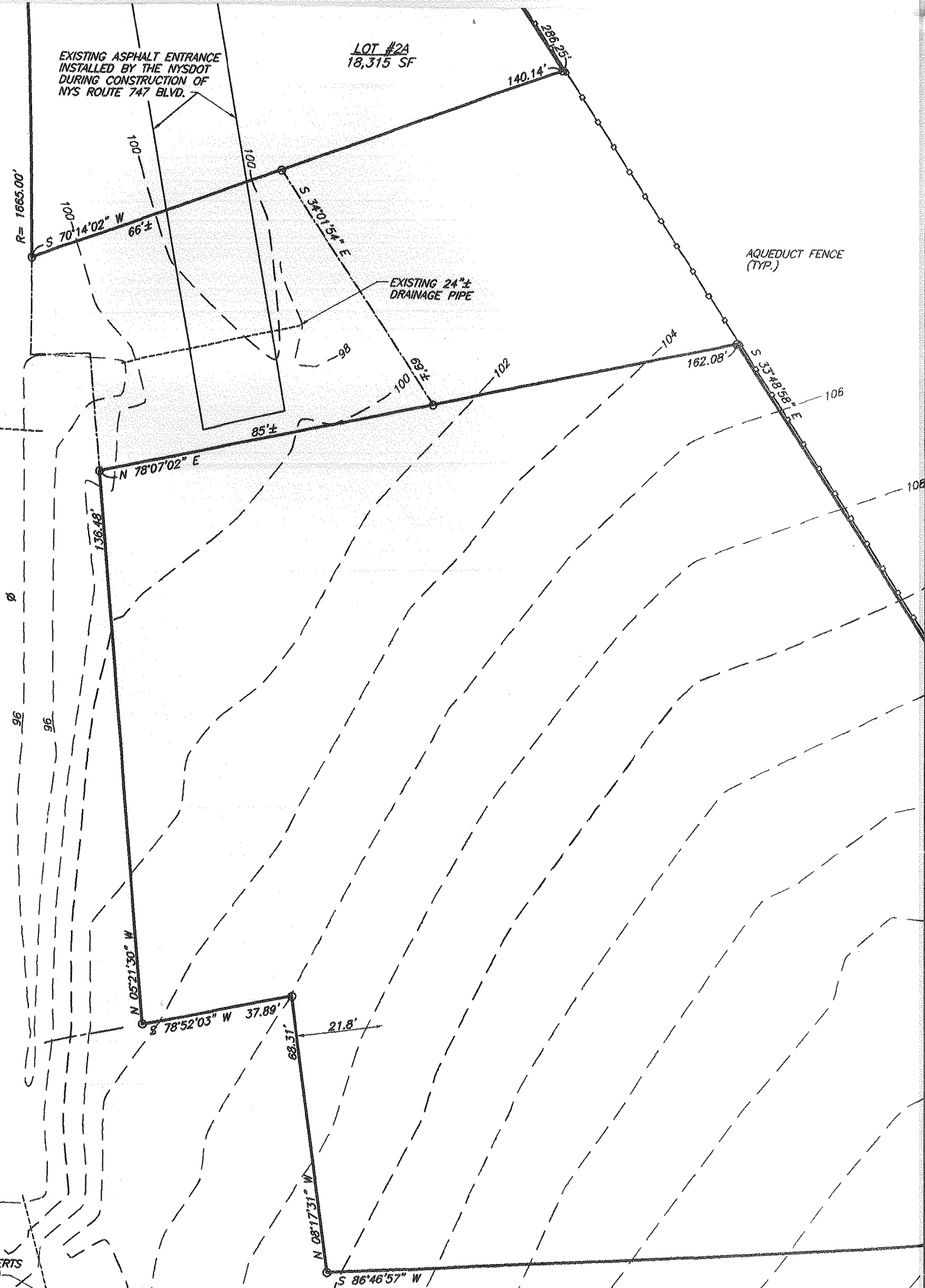
LOT #2A  
18,315 SF

EXISTING 24"± DRAINAGE PIPE

AQUEDUCT FENCE (TYP.)

UTILITY POLE (TYP.)

CULVERTS (TYP.)





- 4. ORANGE COUNTY TAKINGS FOR DRURY LANE, L.1244, P.233
- 5. HIGHWAY TAKING MAPS FOR THE RECONSTRUCTION OF DRURY LANE MAP 38, PARCEL 39 & 40.

**EASEMENT & LEASE REFERENCES:**

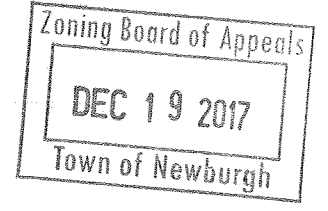
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- 4. OIL & GAS LEASES, L.2057, P.1134 & L.2216, P.570

**NOTES:**

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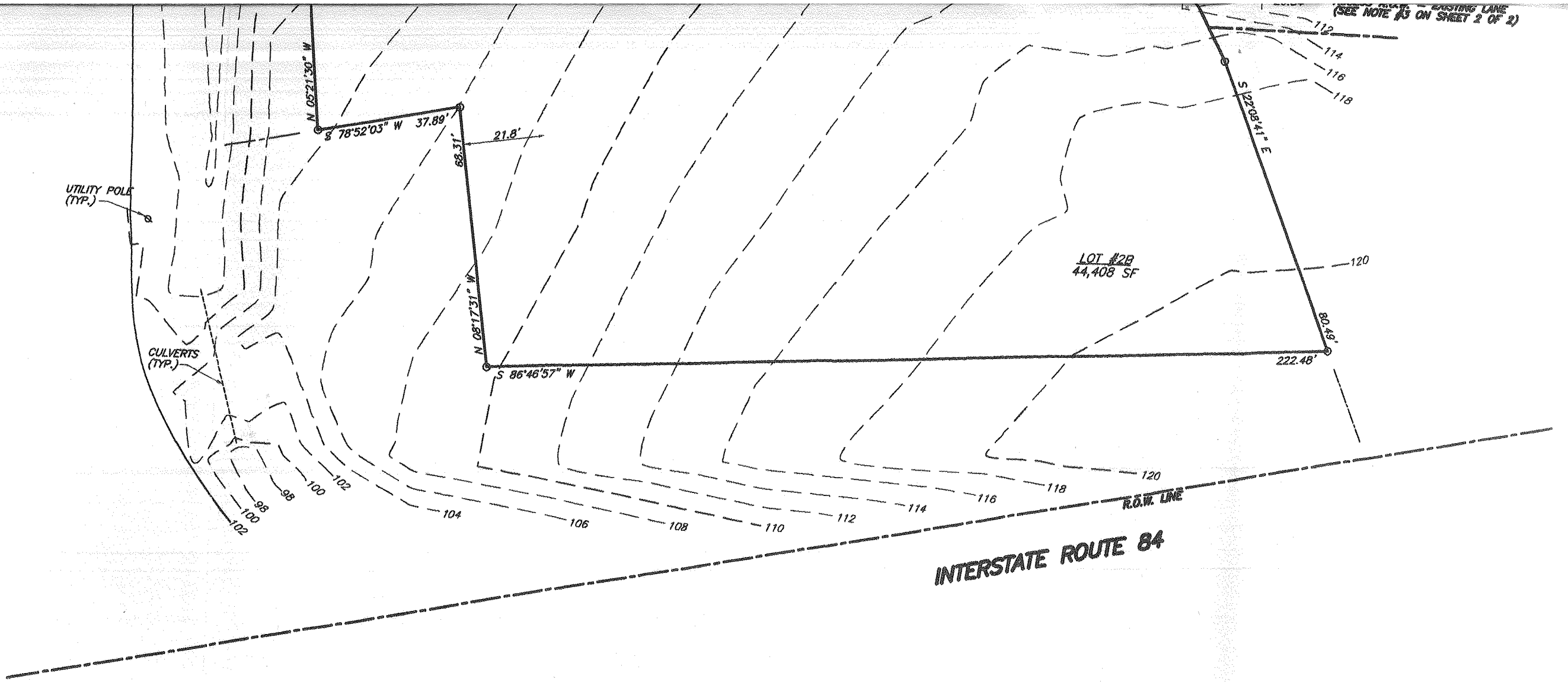
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  - C. WILLIAM J. & ROSALIE E. HEITZMAN, L.1354, P.138
  - D. ROBERT MAZZARELLA & CAROLE H. CLARKSON, L.1713, P.542
  - E. GEORGE HUISS, JR & JOHN R. HORTON, JR., L.1912, P.654
  - F. CAROLE H. MAZZARELLA, L.1940, P.461



- 3. REVISED 12/01/2017 AS PER PLANNING ZBA COMMENTS
- 2. REVISED 06/18/2017 AS PER PLANNING BOARD COMMENTS
- 1. REVISED 09/01/2016 AS PER NYSDOT

<b>ENGINEER</b> <b>WILLIAM J. MOREAU</b>	<b>PROPOSED SITE PLAN</b> <b>NEWBURGH PARK ASSOCIATES, INC.</b> <b>EXISTING SITE PLAN</b> <b>SBL: 89-1-19.22</b> <b>TOWN OF NEWBURGH, ORANGE COUNTY, NY</b>		
DATE	SCALE	JOB NUMBER	SHEET NUMBER
7/7/2016	1"=30'	15-008-PMU	1 OF 2

EXISTING LANE  
(SEE NOTE #3 ON SHEET 2 OF 2)



**INTERSTATE ROUTE 84**

LOT #2B  
44,408 SF

UTILITY POLE  
(TYP.)

CULVERTS  
(TYP.)

R.O.W. LINE