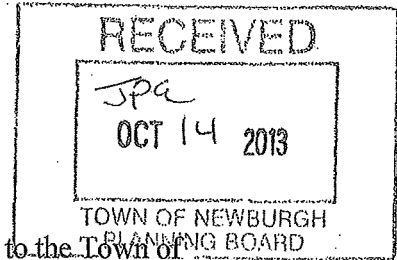


**Town of Newburgh Project #2013-22
Overview**



FILE COPY

The attached site plan and architectural floor plan are submitted to the Town of Newburgh Planning Board in support of the *Avatar Sports Bar* application to the Planning Board to renovate an existing vacant commercial space for use as a proposed sports bar. The proposed location of the business is in the vacant commercial space (2,400 SF) to the rear of the existing multi-unit commercial building located at 102 Old Plank Road in the Town of Newburgh, NY. The applicant will be leasing the space from the owner of record, Old Plank, LLC. There are (4) additional commercial spaces in the front of the building and (1) additional commercial space to the rear of the building, all of which are occupied by existing commercial tenants at this time. The following items should be noted as they relate to the proposed development at the above-referenced site:

Proposed Use

The project shall include renovation of the interior of the existing commercial space (formerly a karate studio) for a new sports bar. The three (3) existing ADA accessible bathrooms are to remain and no demolition/reconfiguration of interior partitions is proposed at this time. There are (3) separate exterior exit doors which shall remain. The only new construction work proposed at this time is limited to the new bar to be retrofitted into an existing wall opening, wall patching as required, and re-painting throughout the interior of the space.

Conformance with Existing Zoning for Permitted Use

The parcel resides in the Town of Newburgh's Business District "B". As per the Town of Newburgh "Table of Use and Bulk Requirements" sheet for the "B" District, "Eating and Drinking Places" are listed as "Uses Subject to Site Plan Review by the Planning Board".

Hours of Operation

Monday & Thursday:	5pm – 2:00am
Friday & Saturday:	2pm – 4 am
Sunday:	12:00am – 12:00pm

Site Access

The existing site is accessed via a single site entrance to Old Plank Road. Sight distance at the proposed entrance locations will be available in accordance with the AASHTO site distance guidelines outlined in "A Policy on Geometric Design of Highways and Streets, 6th Edition" (AASHTO "Green Book").

Parking

Parking for the proposed sports bar shall be proposed in accordance with town of Newburgh Code Section 185-13. Per the parking requirements, the applicant is required to provide the greater of the following:

- 1 space per 4 seats: 100 person max. X 1 space/4 seats = **25 spaces max.**
- 1 space per 40 sf: 1472 sf X 1 space/40 sf = **36.8 spaces**

There are a total of 30 existing parking spaces in the rear of the building (one of which is ADA accessible) and an additional 20 spaces in the front of the building for a total of **50 spaces onsite**. Although the front spaces are currently shared parking for the existing commercial tenants, it should be noted that their hours of operation do not conflict with the proposed hours of operation of the new sports bar.

Site lighting is provided to the rear parking area via the existing pole-mounted light fixtures in the rear of the building. It should be noted that some tree-trimming will be required to restore proper light distribution to the rear parking area.

Environmental Impact

Proposed improvements at the site will result in a disturbance area of under 1.0 acres. As per town code requirements, natural topography of the parking area and surrounding site shall be preserved.