

Full Size Site Plans

are available for viewing at the

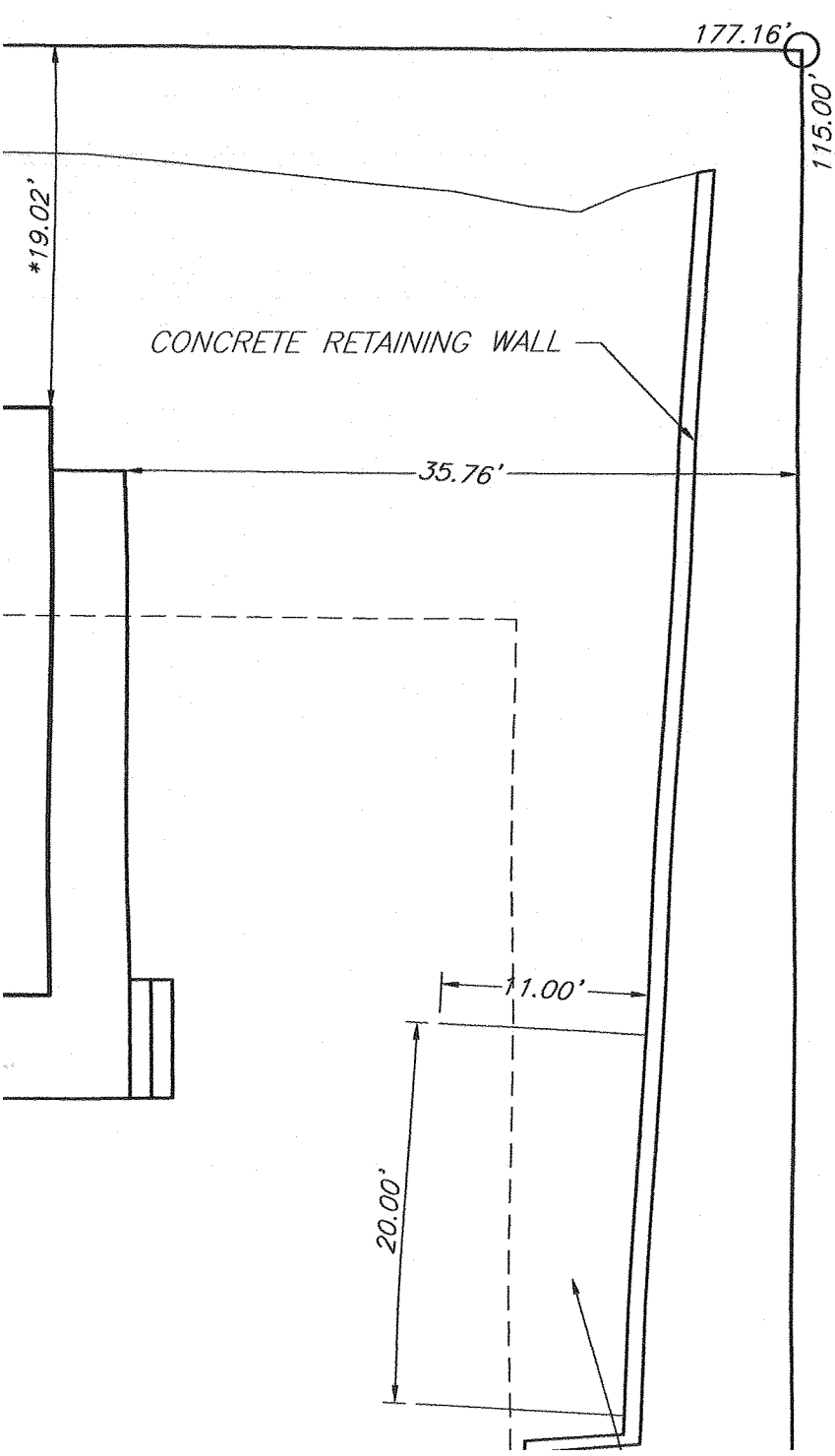
Zoning Board of Appeals

Office located at

308 Gardnertown Road

Newburgh, NY

845-566-4901



ZONING SCHEDULE

ZONE: B

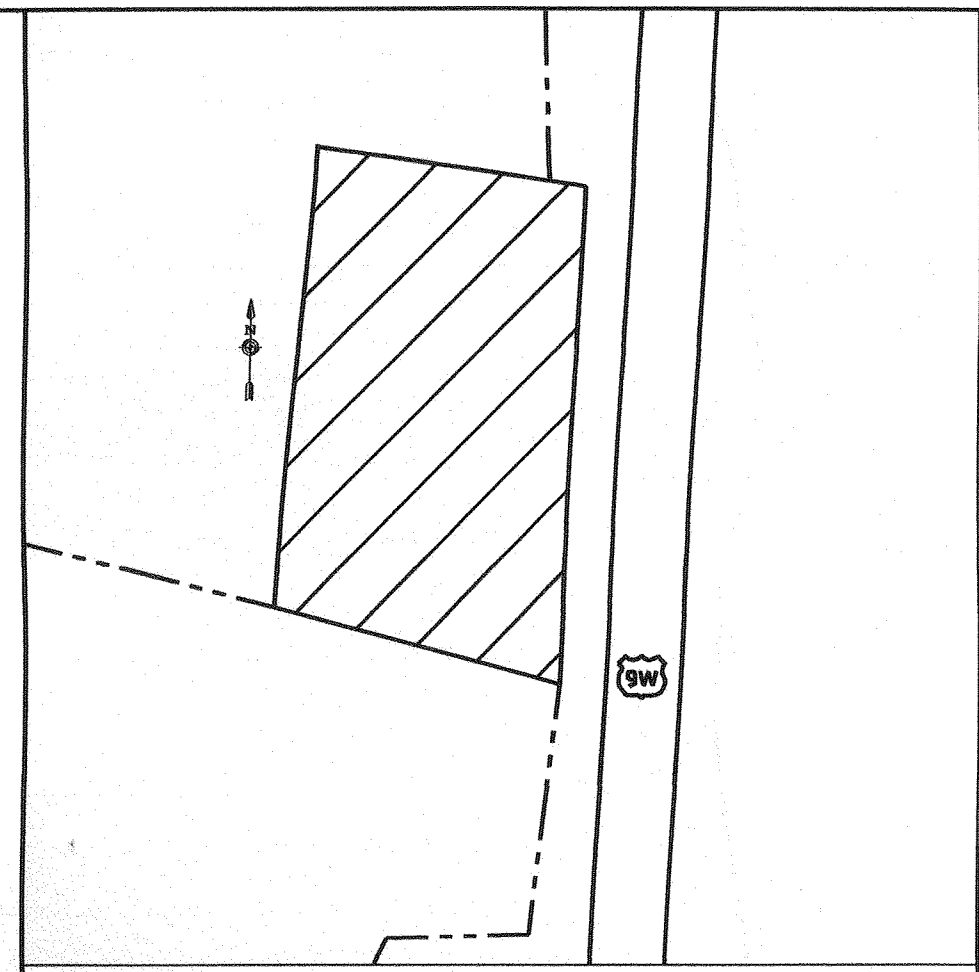
MINIMUM LOT AREA
 MINIMUM YARDS (feet)
 FRONT
 REAR
 SIDE

ONE
 BOTH
 MINIMUM LOT WIDTH (feet)
 MINIMUM LOT DEPTH (feet)

MAXIMUM LOT BUILDING COVERAGE (%)
 MAXIMUM LOT SURFACE COVERAGE (%)
 MAXIMUM HEIGHT
 SIGN FROM PROPERTY LINE

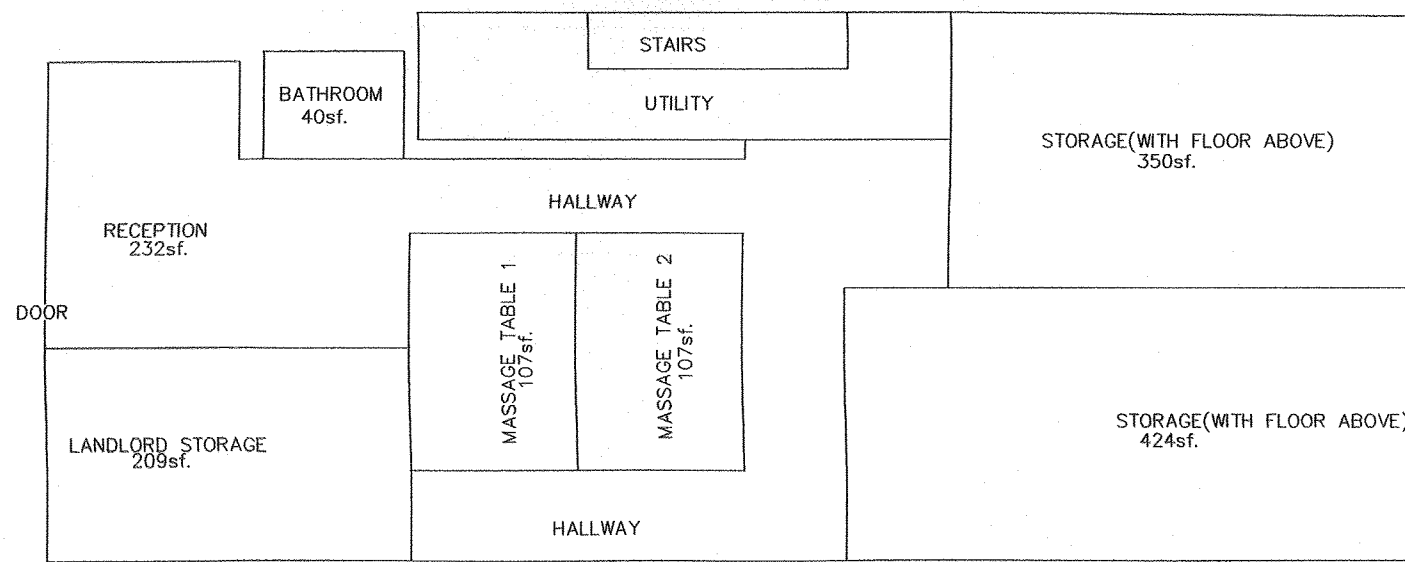
* VARIANCE REQUIRED

	<u>REQUIRED</u>	<u>LOT # 1 PROVIDED</u>
MINIMUM LOT AREA	15,000sf.	21,687sf.
FRONT	40'	58'
REAR	40'	*19'
SIDE		
ONE	15'	35'
BOTH	30'	100'
MINIMUM LOT WIDTH (feet)	100'	177'
MINIMUM LOT DEPTH (feet)	125'	115'
MAXIMUM LOT BUILDING COVERAGE (%)	40/60%	13%
MAXIMUM LOT SURFACE COVERAGE (%)	80/85%	70%
MAXIMUM HEIGHT	35'	35'
SIGN FROM PROPERTY LINE	15'	*4'



LOCATION MAP

PIOTROWSKI
 43-1-5

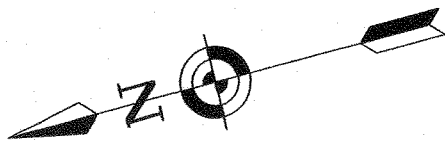


EXISTING BASEMENT LAYOUT

PARKING SCHEDULE

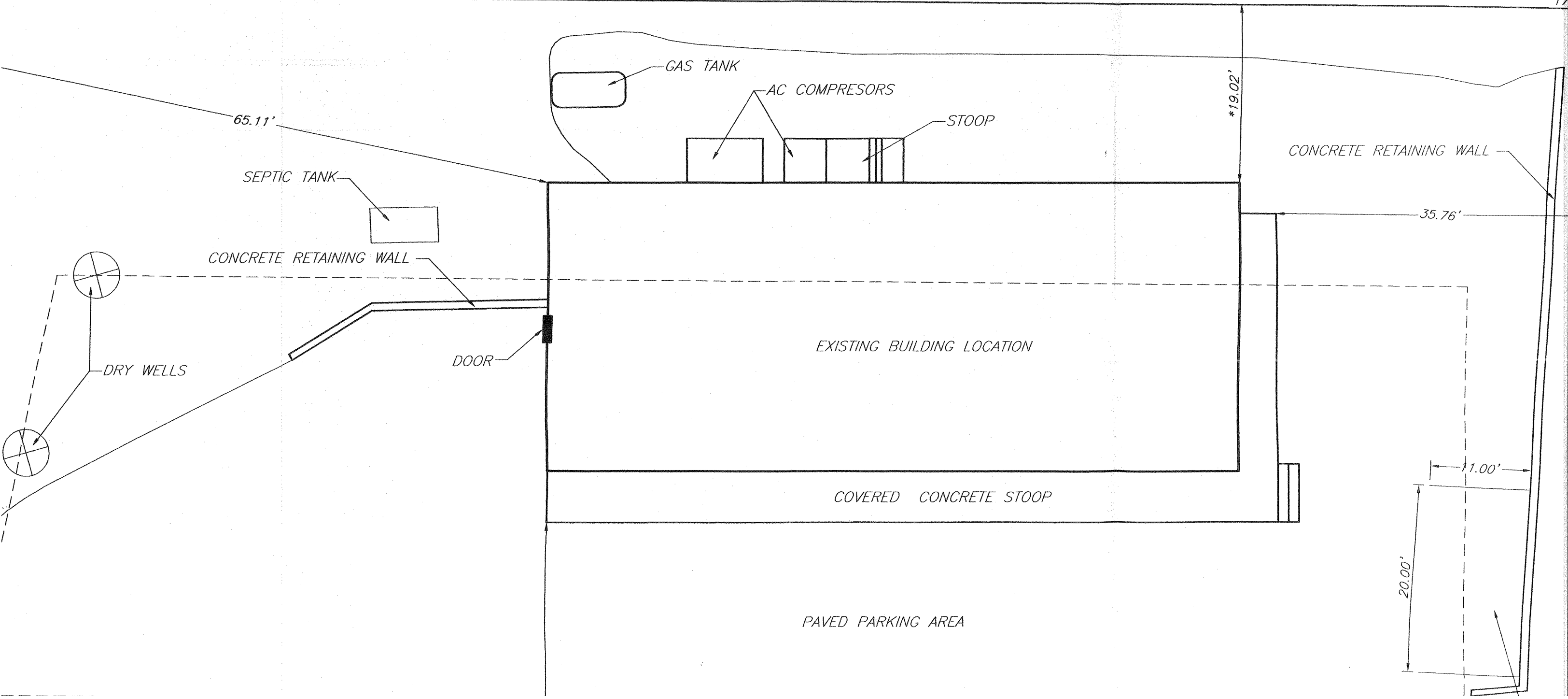
1 SPACE PER 150 OF LEASEABLE SPACE

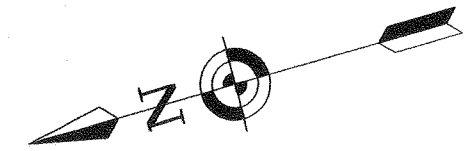
UPSTAIRS 2250SF= 15 SPACES



PIOTROWSKI
43-1-5

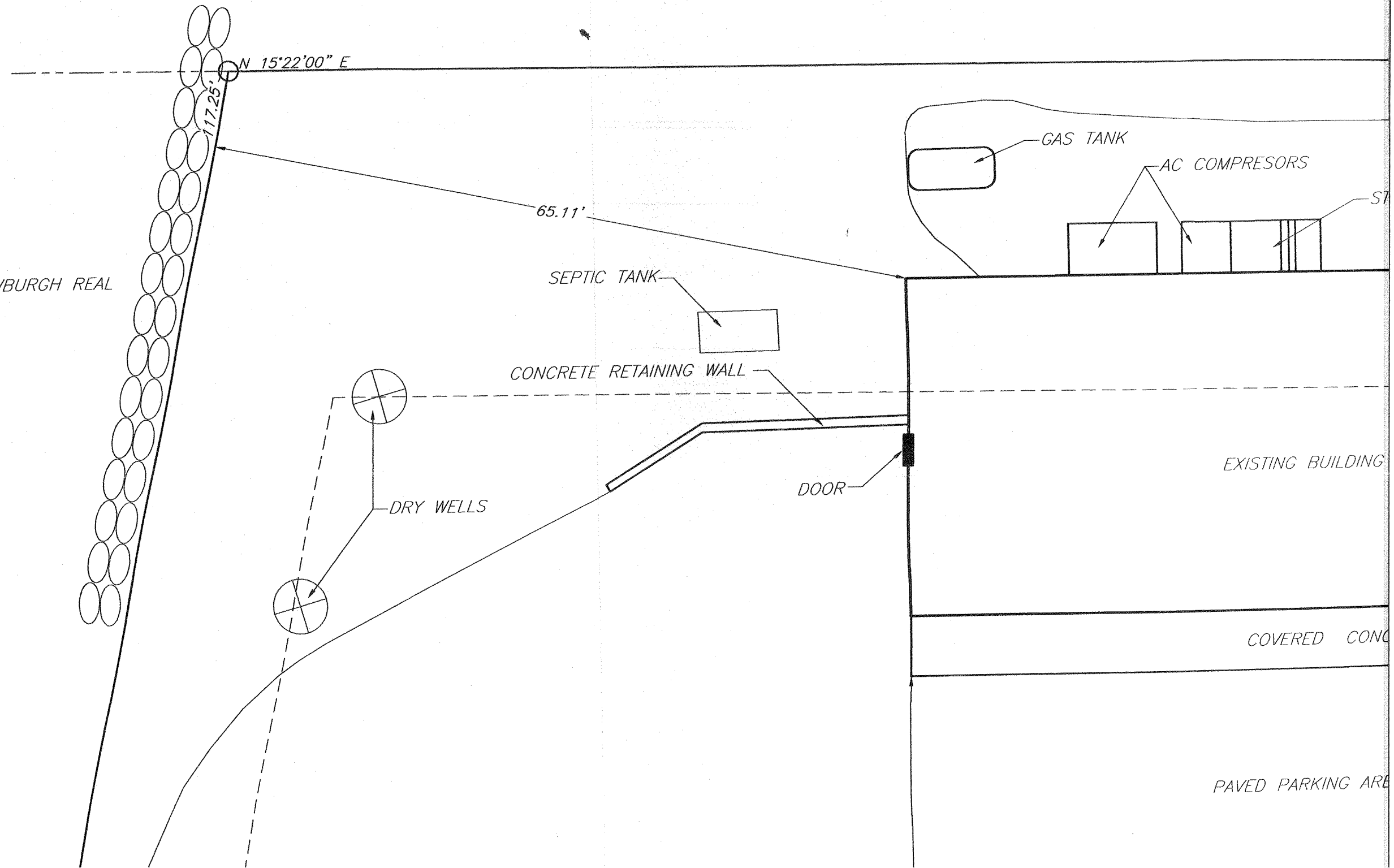
15°22'00" E



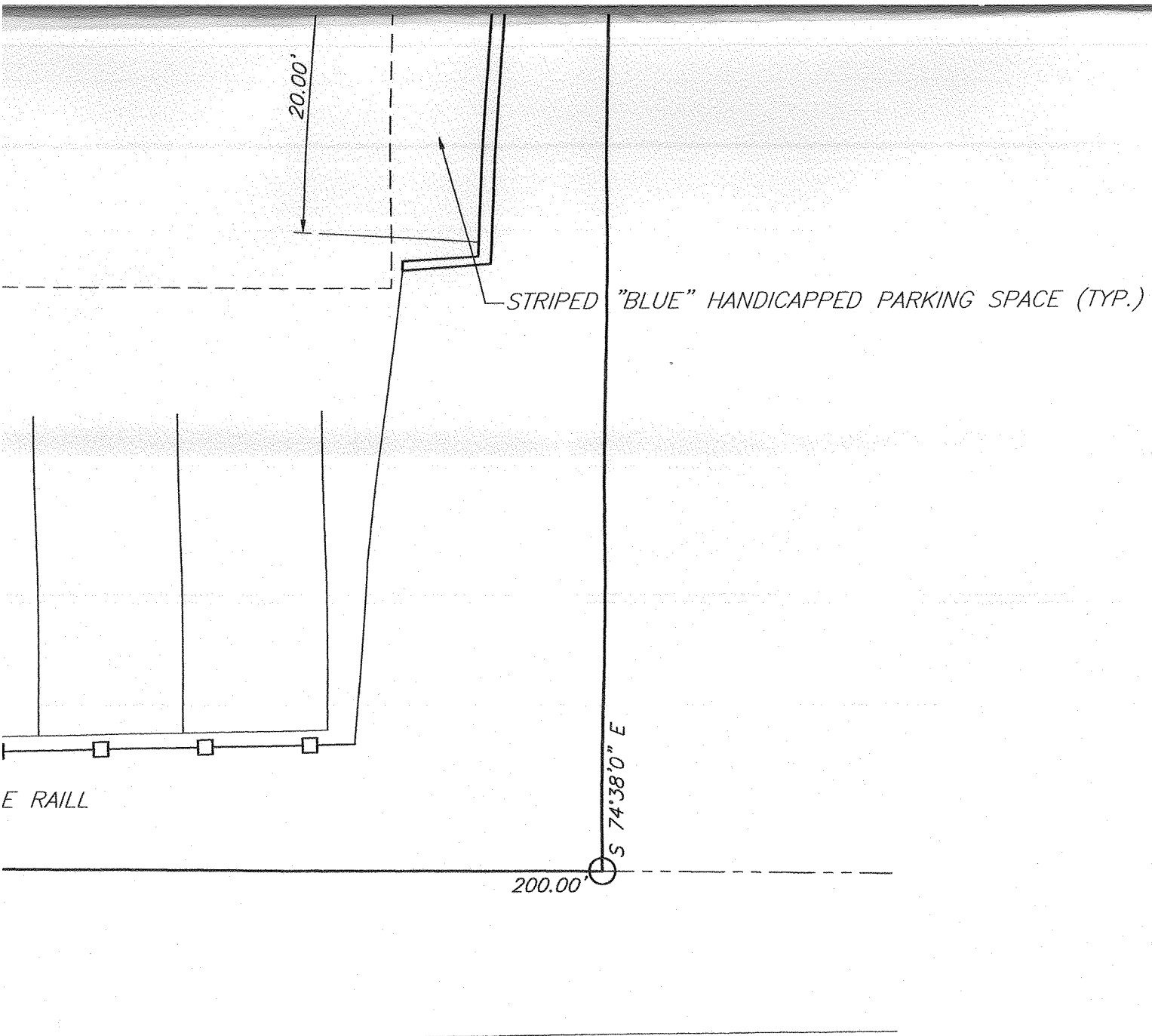


PIOTROWSKI
43-1-5

ESTATE CORPORATION 5175 9W NEWBURGH REAL
43-1-7.4



EXISTING BASEMENT LAYOUT



PARKING SCHEDULE

1 SPACE PER 150 OF LEASEABLE SPACE

UPSTAIRS 2250SF= 15 SPACES

BASEMENT 486SFSF= 3 SPACES

18 SPACES REQUIRED

12 SPACES EXISTING

MAP REFERENCE

EXISTING FEATURES INCLUDING PROPERTY LINES, PARKING, BUILDING AND SEPTIC LOCATIONS ARE PER A SURVEY ENTITLED "PJ LIN CORP" PERFORMED BY DONALD R. STEDGE LC LAST REVISED 03/29/1995. FIELD VERIFIED BY TALCOTT ENGINEERING 10/13/16

LEGEND

- PROPERTY LINE EXISTING
- PROPERTY LINE ADJOINING
- ⊖⊖⊖⊖⊖⊖ STONEWALL

APPLICANT

HUAI FENG XU
250 W 27TH STREET
NEW YORK, NY 10001

OWNER

PJ LIN CORP
5020 ROUTE 9W
NEWBURGH, NY 12550

PAVED PARKING AREA

STRIPED "BLUE" HANDI

STRIPED "YELLOW" PARKING SPACE (TYP.)

11

CATCH BASIN (TYP.)

WOOD GUIDE RAILL

20.00'

58.99'

10.00'

22.00'

200.00'

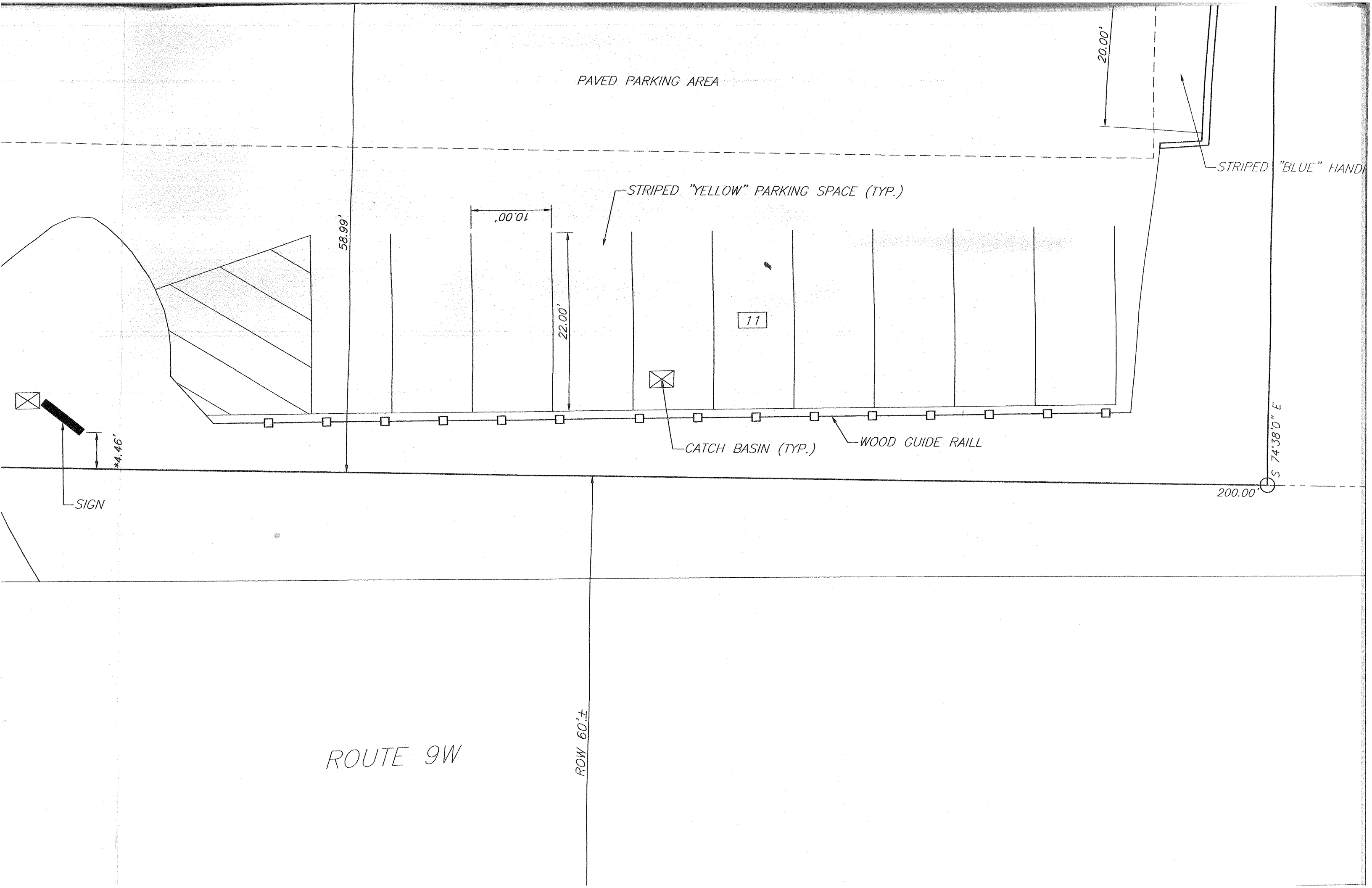
S 74°38'0" E

ROW 60'±

ROUTE 9W

SIGN

*4.46'



PAVED PARKING AREA

STRIPED "YELLOW" PARKING

11

CATCH BASIN

ROUTE 9W

ROW 60'±

N 63°24'0" W

S 15°22'0" W

UTILITY POLE

FRENCH DRAIN

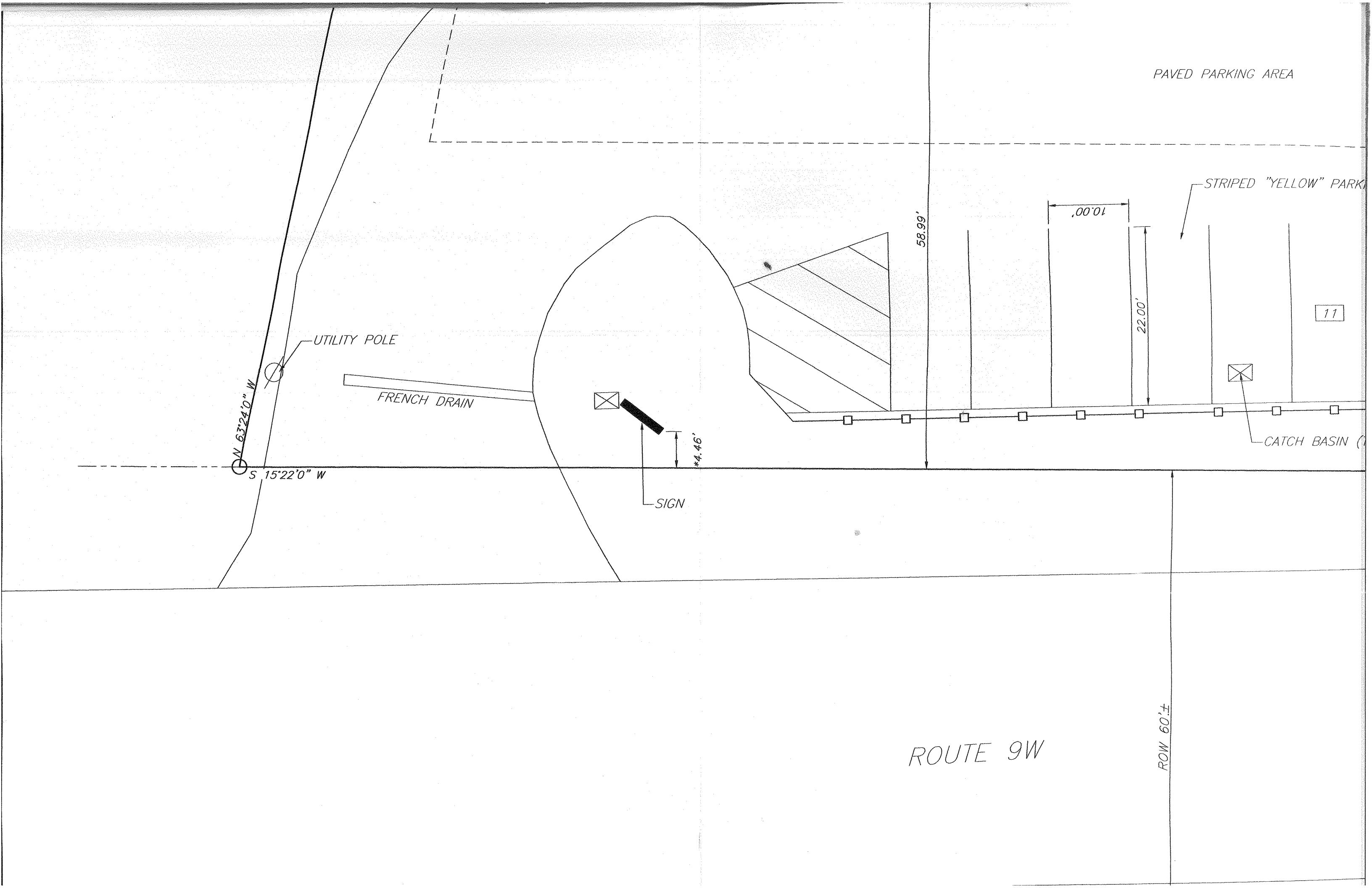
SIGN

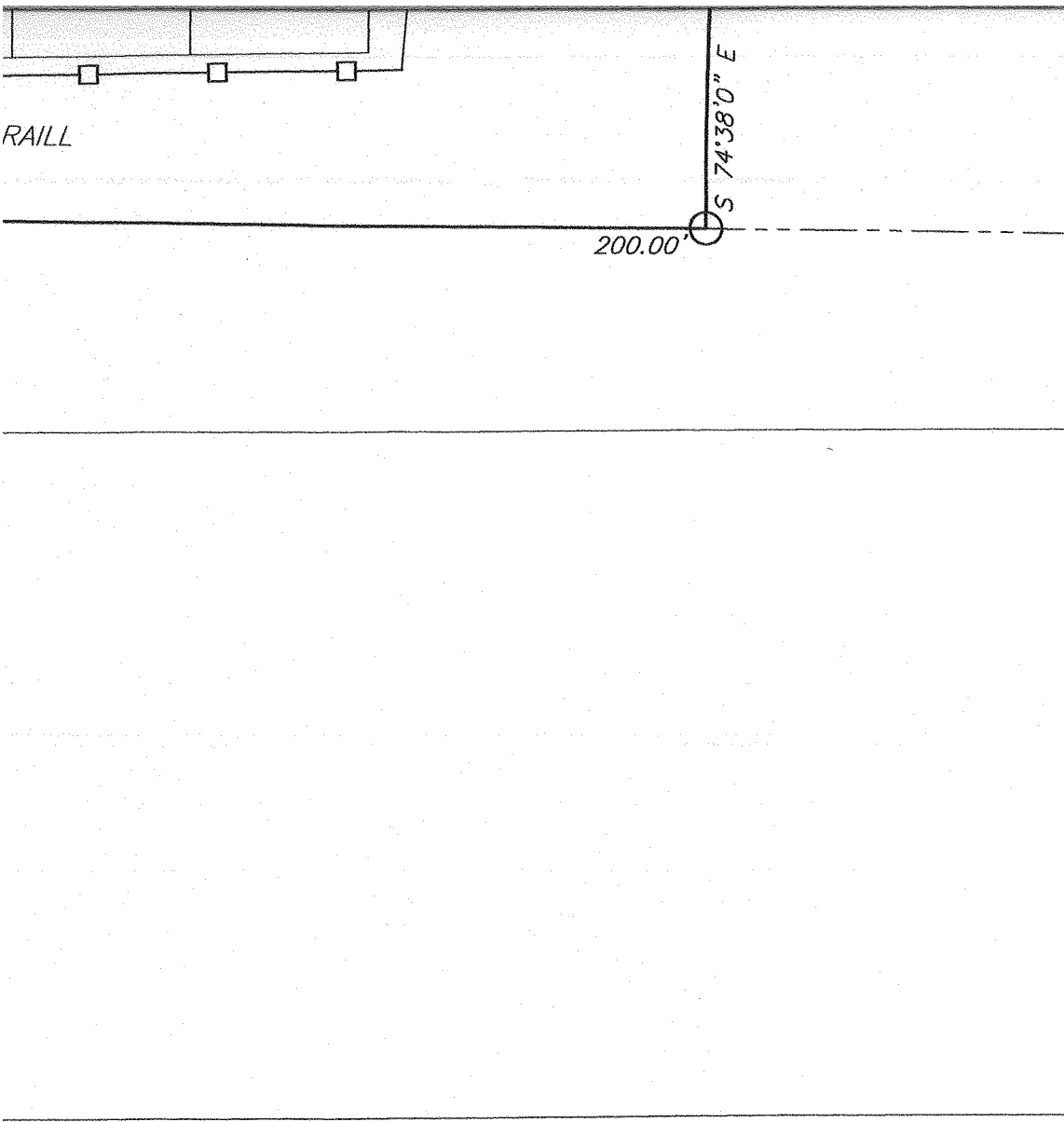
*4.46'

58.99'

10.00'

22.00'





PROPERTY LINE EXISTING
 PROPERTY LINE ADJOINING
 STONEWALL

APPLICANT

HUAI FENG XU
 250 W 27TH STREET
 NEW YORK, NY 10001

OWNER

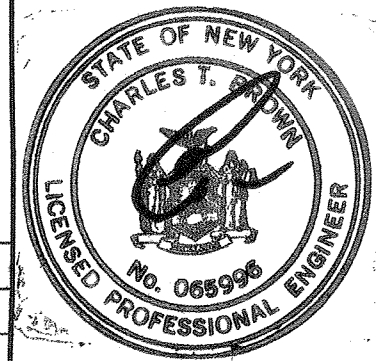
PJ LIN CORP
 5020 ROUTE 9W
 NEWBURGH, NY 12550

THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

ENGINEER

TALCOTT ENGINEERING DESIGN PLLC

1 GARDNERTOWN ROAD
 NEWBURGH, NY 12550
 (845)-569-8400
 (FAX)(845)-569-4583
 TALCOTTDESIGN12@GMAIL.COM



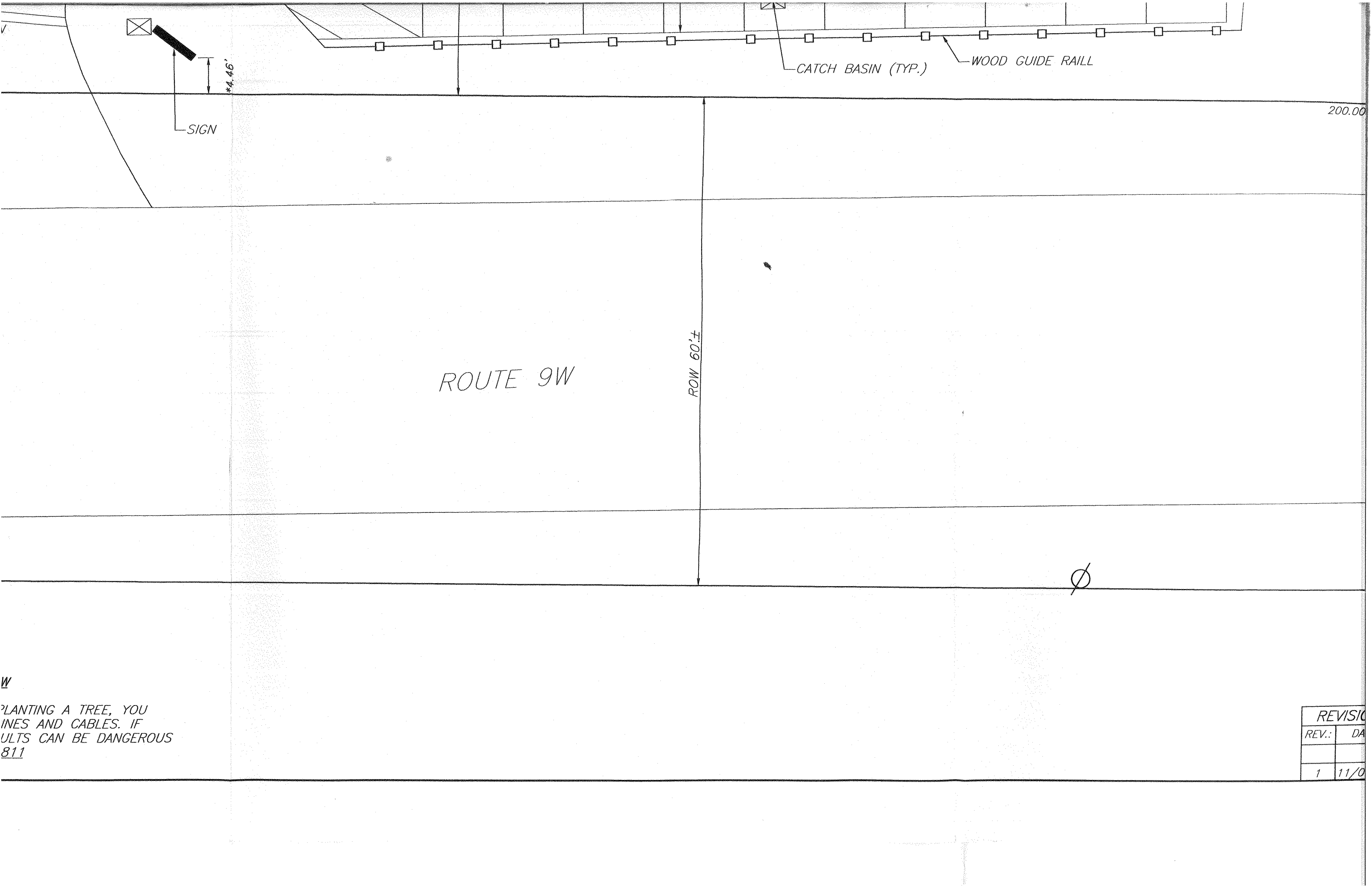
**AMMENDED SITE PLAN FOR:
 ELEGANT SPA**

**5177 RT 9W, SBL: 43-1-6
 TOWN OF NEWBURGH. ORANGE COUNTY NY**

REVISIONS			
REV.:	DATE:	BY:	DESCRIPTION:
1	11/04/16	RBM	ZONING BOARD APPLICATION

CHARLES T. BROWN, P.E.

DATE 08/31/16	SCALE 1"=10'	JOB NUMBER 16162-SHG	SHEET NUMBER 1 OF 1
------------------	-----------------	-------------------------	------------------------



CATCH BASIN (TYP.)

WOOD GUIDE RAIL

SIGN

*4.46'

200.00

ROUTE 9W

ROW 60'±



W

PLANTING A TREE, YOU
 LINES AND CABLES. IF
 ULTS CAN BE DANGEROUS
 811

REVISION	
REV.:	DATE
1	11/0

N 63°24'0" W
S 15°22'0" W

FRENCH DRAIN



SIGN

*4.46'

CATCH BASIN

ROUTE 9W

ROW 60'±



CALL BEFORE YOU DIG... IT'S THE LAW

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY- TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 811