

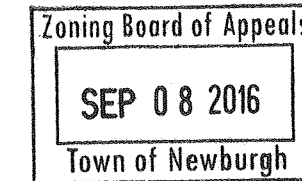
William G. Norton, L.S.
Alphonse Mercurio, L.S.

Lawrence J. Marshall, P.E.
John Tarolli, P.E., L.S.

Zachary A. Peters, P.E.
Kenneth W. Vriesema, L.S.

September 6, 2016

Zoning Board of Appeals
Town of Newburgh
308 Gardnertown Road
Newburgh, NY 12550



Re: Job No. 4015
Lands of Newburgh Auto Park, LLC
Tax Map Parcel: 97-2-37
Town of Newburgh, Unity Place
Hotel Site Plan
Area Variance

Dear Board Members:

Enclosed please find the following items in reference to the above-captioned project:

1. Eleven (11) copies of the letter from the Good-Will Fire Chief
2. Eleven (11) copies of the Federal Aviation Administration (FAA) submission
3. Eleven (11) copies of the Unity Place Sketch Plan

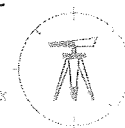
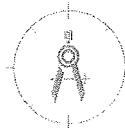
At the August 25, 2016 Town of Newburgh Zoning Board of Appeals meeting, there were several concerns voiced by the members of the Board and an attorney for two (2) local land owners. Responses to these comments have been provided below:

1. Concerns over accessibility of building by local Fire Department

The local fire department, Good-Will Fire Department, was contacted regarding providing fire/emergency response to the proposed building. A copy of the letter received from the Fire Chief, Ray Van Weigan, has been enclosed. The Good-Will Fire District does not currently own an aerial/ladder truck capable of servicing the proposed building. As indicated in the aforementioned letter, the Orange County Mutual Aid Plan will be employed for the proposed building. As indicated by Town of Newburgh Code Enforcement Officer, Gerald Canfield, at the August 25, 2016 meeting, several of the surrounding fire districts currently own aerial apparatus that are capable of providing an aerial apparatus for emergencies at the proposed building. Further, the accessibility of emergency services for the proposed building will be considered by the Town of Newburgh Planning Board during the site plan review process.

2. Concerns over traffic on Unity Place

Unity Place has a curb to curb width in excess of 35 feet with two lanes and a center striped median. The capacity of the roadway currently far exceeds the current usage. Traffic from the proposed development will primarily enter and exit Unity Place from the



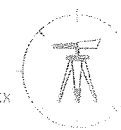
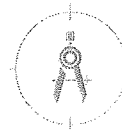
NYS Route 17K intersection. This is a signalized intersection that currently has a left turn into Unity Place. At the intersection, Unity Place currently contains one entrance lane and two exit lanes. The exit lanes are right turn only and left turn only lanes. As discussed at the meeting, the proposed hotel is a relatively low traffic generator for the size of the building and amount of land it will occupy. Based upon the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, the proposed hotel will generate 0.67 trips per occupied room during the peak morning weekday hour and 0.70 trips per occupied room during the peak afternoon weekday hour. Assuming maximum occupancy, the proposed hotel is expected to generate 74 trips in the peak morning hour and 77 trips during the peak afternoon hour. This generation results in one car entering or exiting the site every 48 seconds in the morning and every 46 seconds in the afternoon. As a comparison, a conservative development of a 25,000 square foot supermarket on the project site will generate 85 trips in the peak morning weekday hour and 237 trips in the peak afternoon weekday hour. These figures are summarized in the table below:

ITE Use Code	Use	Units	Quantity	AM Weekday Peak Generation Rate (trips per hour)	PM Weekday Peak Generation Rate (trips per hour)	AM Weekday Peak Generation (trips per hour)	PM Weekday Peak Generation (trips per hour)
310	Hotel	Occupied Rooms	110	0.67	0.70	73.7	77.0
850	Supermarket	1,000 SF	25	3.40	9.48	85.0	237.0

Further, the Town of Newburgh Planning Board will review the traffic generated by the proposed project during the site plan review process. This may require a traffic study to be completed for Unity Place and nearby intersections. The Planning Board may require mitigation for the proposed development if it is determined to be necessary.

3. Concerns over potential impacts to Stewart International Airport

The proposed development has been submitted to the Federal Aviation Administration (FAA) for an Off Airport Construction. A copy of the submitted document has been included in this submission. Any correspondence received from the FAA will be forwarded to the board for consideration if it is received prior to the September 22, 2016 meeting. The proposed building will have an approximate finished first floor elevation of 298. With a requested height of 69'-4", the proposed hotel will have a maximum elevation less than 368 feet above sea level. As a comparison, the Hampton Inn hotel had an existing ground elevation of approximately 350 feet above sea level. With a permitted height of 62'-9", the top of the Hampton Inn will have a maximum building height of approximately 413 feet above sea level (approximately 45 feet higher than the hotel proposed) and is located approximately 3,200 feet closer to the airport. Further, the Restaurant Depot building under construction has a maximum height of 438 feet above sea level and received clearance from the FAA to construct without any lights or indicators on the roof of the building. For reference, the end of the runway closest to NYS Route 17K has an existing elevation of approximately 455 feet above sea level. The top of the proposed building is approximately 87 feet below the end of the existing runway. No impacts to the existing airport are anticipated by the construction of the proposed hotel.



4. Concerns over the construction of a hotel on a town road

The applicants attorney will be discussing the claim that the requested variance from Section 185-27.C(1) is an area or use variance. Regarding the use of the property and the suitability of the proposal in conjunction with surrounding uses, we have provided the sketch plan developed for the properties created in the subdivision of the Unity Place parcels. This sketch plan was prepared for the Town of Newburgh Planning Board and shows the potential development of nine (9) parcels of land. The subdivision plan that was ultimately developed from this sketch plan created Unity Place as a town road. On the enclosed sketch plan, there is a motel (Parcel E) and a hotel (Parcel F) shown. Both of these parcels do not have principal frontage on a state or county highway as required in Section 185-27.C(1). The aforementioned section of the Town of Newburgh code has not been revised since the date of the sketch plan map. As the motel proposed on Parcel E is located in close proximity to the hotel proposed in this application, we feel the request for a variance to construct a hotel on Unity Place is consistent with the original intent of Unity Place. Further, the existing Four Points by Sheraton hotel is located on Lakeside Road, a town road.

5. Concerns over the height of the hotel being significantly higher than the previously approved Hampton Inn hotel

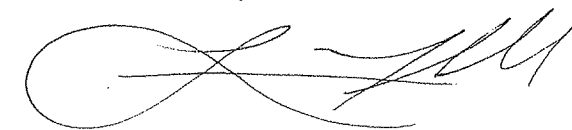
The proposed Hilton Garden Inn hotel has a maximum height of 69'-4" compared to the 62'-9" Hampton Inn height. The 6'-7" increase in building height is primarily due to the difference in brand standards between a Hilton Garden Inn franchise and Hampton Inn franchise. The Hilton Garden Inn has a first floor ceiling height significantly higher than a Hampton Inn, a higher floor to floor dimension, and an elevated projection above the building for the elevator. These items result in a hotel that is 6'-7" higher than the previously approved Hampton Inn. The elevator projection results in an overall, maximum height 9'-4" higher than the roof of the 5th floor. The roof of the proposed hotel has a total height of 60'-0".

6. Concerns that renderings of the building were not submitted

The renderings of the proposed building were included as sheet 2 of the previously submitted plan set. The renderings provided show the look of the building during the day and in the evening. Further, the floor plans and building cross-section for the hotel have been included as sheet 3 of the plan set.

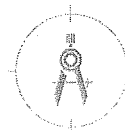
Please place this project on the September 22, 2016 meeting agenda for discussion. If you have any questions or concerns, please feel free to contact me at (845) 744-3620 or by email at lmarshall@mntm.co.

Sincerely,



Lawrence J. Marshall, P.E.

LM/lm
Enc.
cc: RAM Hotels, Inc.



GOOD WILL FIRE DISTRICT

1 SOUTH PLANK ROAD

NEWBURGH, NY 12550

Town of Newburgh

Zoning Board of Appeals

308 Gardnertown Road

Newburgh N.Y. 12550

Re: Z.B.A. Application

RAM Hotels Inc. / Newburgh Auto Park LLC.

To whom it may concern,

Please accept this correspondence on behalf of the Goodwill Fire District with respect to the Zoning Board of Appeals Chairman's request regarding Fire Department capabilities to provide adequate Fire Protection to the proposed five stories Hotel Building located on Unity Place in the Goodwill Fire District.

The Fire District does not own and operate an Aerial Device that may be needed to protect such a structure, however the Orange County Mutual Aid Plan which will be employed in the response to such a building will provide needed Aerial Devices.

Cc: Board of Fire Commissioners

Town of Newburgh Planning Board

Sincerely



Ray Van Weigan, Chief



Notice of Proposed Construction or Alteration - Off Airport

Add a new Case Off Airport - Desk Reference Guide V_2016.3.0

Add a New Case Off Airport for Wind Turbines - Met Towers - Desk Reference Guide V_2016.3.0

Project Name: RAM H-000383525-16

Sponsor: RAM Hotels, Inc.

Details for Case : Hilton Garden Inn Hotel

Show Project Summary

Case Status		Date Accepted: 09/06/2016	
ASN:	2016-AEA-8362-OE	Date Determined:	
Status:	Accepted	Letters:	None
Public Comments:	None	Documents:	09/06/2016 PatelHotelSketch-...
		Project Documents:	None
Construction / Alteration Information		Structure Summary	
Notice Of:	Construction	Structure Type:	Building
Duration:	Permanent	Structure Name:	Hilton Garden Inn Hotel
<i>if Temporary :</i> Months: Days:		FDC NOTAM:	
Work Schedule - Start:	03/01/2017	NOTAM Number:	
Work Schedule - End:	03/01/2018	FCC Number:	
*For temporary cranes-Does the permanent structure require separate notice to the FAA? To find out, use the Notice Criteria Tool. If separate notice is required, please ensure it is filed. If it is not filed, please state the reason in the Description of Proposal.		Prior ASN:	
State Filing:			
Structure Details		Common Frequency Bands	
Latitude:	41° 30' 2.19" N	Low Freq	High Freq Freq Unit ERP ERP Unit
Longitude:	74° 3' 56.92" W		
Horizontal Datum:	NAD83		
Site Elevation (SE):	298 (nearest foot)	Specific Frequencies	
Structure Height (AGL):	70 (nearest foot)		
Current Height (AGL):	(nearest foot)		
* For notice of alteration or existing provide the current AGL height of the existing structure. Include details in the Description of Proposal			
Minimum Operating Height (AGL):	(nearest foot)		
* For aeronautical study of a crane or construction equipment the maximum height should be listed above as the Structure Height (AGL). Additionally, provide the minimum operating height to avoid delays if impacts are identified that require negotiation to a reduced height. If the Structure Height and minimum operating height are the same enter the same value in both fields.			
Nacelle Height (AGL):	(nearest foot)		
* For Wind Turbines 500ft AGL or greater			
Requested Marking/Lighting:	None		
<i>Other :</i>			
Recommended Marking/Lighting:	None		
Current Marking/Lighting:	None		
<i>Other :</i> <input type="text"/>			
Nearest City:	Newburgh		
Nearest State:	New York		
Description of Location:	Parcel on Unity Place. Approximately 1,200 feet south of intersection of Unity Place and NYS Route 17K.		
On the Project Summary page upload any certified survey.			
Description of Proposal:	Construction of a 5 story, 110 room hotel, accessory storage building, and parking lot.		

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

REVISIONS:

E

ZONING SCHEDULE
 ZONE: IB INTERCHANGE BUSINESS
 USE: HOTELS & MOTELS (MOTEL -2 STORY)

ITEM	REQUIRED	PROVIDED
LOT AREA	5 ACRES	7.4 ACRES
LOT WIDTH	200 FT.	460 FT.
LOT DEPTH	50 FT.	840 FT.
FRONT YARD	60 FT.	220 FT.
REAR YARD	50 FT.	260 FT.
SIDE YARD ONE/BOTH	50/100 FT.	70/140 FT.
PERCENT LOT COVERAGE	25%	6.2%
BUILDING HEIGHT	50 FT.	24 FT.
PERCENT LOT SURFACE COVERAGE	60%	25%

PARKING 106 SPACES

G

ZONING SCHEDULE
 ZONE: IB INTERCHANGE BUSINESS
 USE: OFFICES FOR BUSINESS, RESEARCH AND PROFESSIONAL USE (OFFICE 1)

ITEM	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	163000 S.F.
LOT WIDTH	150 FT.	330 FT.
LOT DEPTH	150 FT.	384 FT.
FRONT YARD	50 FT.	68FT.
REAR YARD	60 FT.	88FT.
SIDE YARD ONE/BOTH	50/100 FT.	70/270 FT.
PERCENT LOT COVERAGE	40%	5.7%
BUILDING HEIGHT	35 FT.	20 FT.
PERCENT LOT SURFACE COVERAGE	50%	30.7%

PARKING 103 SPACES

F

ZONING SCHEDULE
 ZONE: IB INTERCHANGE BUSINESS
 USE: HOTELS & MOTELS (HOTEL - 4 STORY)

ITEM	REQUIRED	PROVIDED
LOT AREA	5 ACRES	5 ACRES
LOT WIDTH	200 FT.	480 FT.
LOT DEPTH	200 FT.	500 FT.
FRONT YARD	50 FT.	84 FT.
REAR YARD	60 FT.	240 FT.
SIDE YARD ONE/BOTH	50/100 FT.	150/276 FT.
PERCENT LOT COVERAGE	25%	8.2%
BUILDING HEIGHT	50 FT.	48 FT.
PERCENT LOT SURFACE COVERAGE	60%	38.3%

PARKING 103 SPACES

H

ZONING SCHEDULE
 ZONE: IB INTERCHANGE BUSINESS
 USE: OFFICES FOR BUSINESS, RESEARCH AND PROFESSIONAL USE (OFFICE 2)

ITEM	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	135,472 S.F.
LOT WIDTH	150 FT.	360 FT.
LOT DEPTH	150 FT.	380 FT.
FRONT YARD	50 FT.	64FT.
REAR YARD	60 FT.	74FT.
SIDE YARD ONE/BOTH	50/100 FT.	190/290 FT.
PERCENT LOT COVERAGE	40%	8.1%
BUILDING HEIGHT	35 FT.	30 FT.
PERCENT LOT SURFACE COVERAGE	50%	41%

PARKING 116 SPACES

K

ZONING SCHEDULE
 ZONE: IB INTERCHANGE BUSINESS
 USE: CONFERENCE CENTER

ITEM	REQUIRED	PROVIDED
LOT AREA	10 ACRES	12.3 ACRES
LOT WIDTH	400 FT.	730 FT.
LOT DEPTH	400 FT.	600 FT.
FRONT YARD	60 FT.	160FT.
REAR YARD	60 FT.	170FT.
SIDE YARD ONE/BOTH	50/100 FT.	90/264 FT.
PERCENT LOT COVERAGE	25%	13.6%
BUILDING HEIGHT	40 FT.	32 FT.
PERCENT LOT SURFACE COVERAGE	80%	53%

PARKING 450 SPACES

CIVIL ENGINEER:

RICHARD I. ELDRED
 2800 ROUTE 22
 PATTERSON, NY 12563

MAG-DATE

97-2-11.2
N/F BIRKS REALTY INC.
1740/398

100-2-1
ALAN H. SCHEINER
3675/68

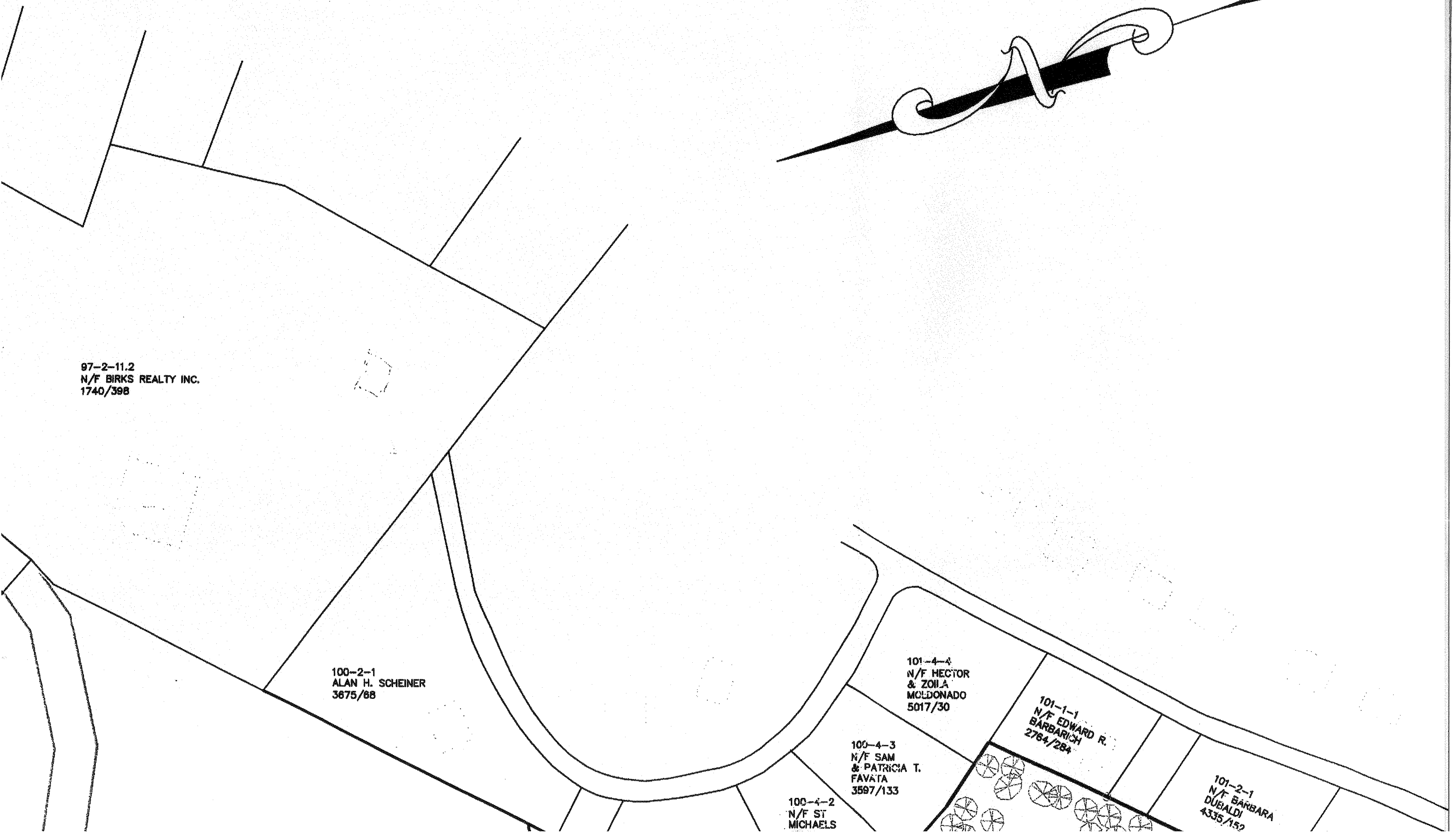
100-4-2
N/F ST
MICHAELS

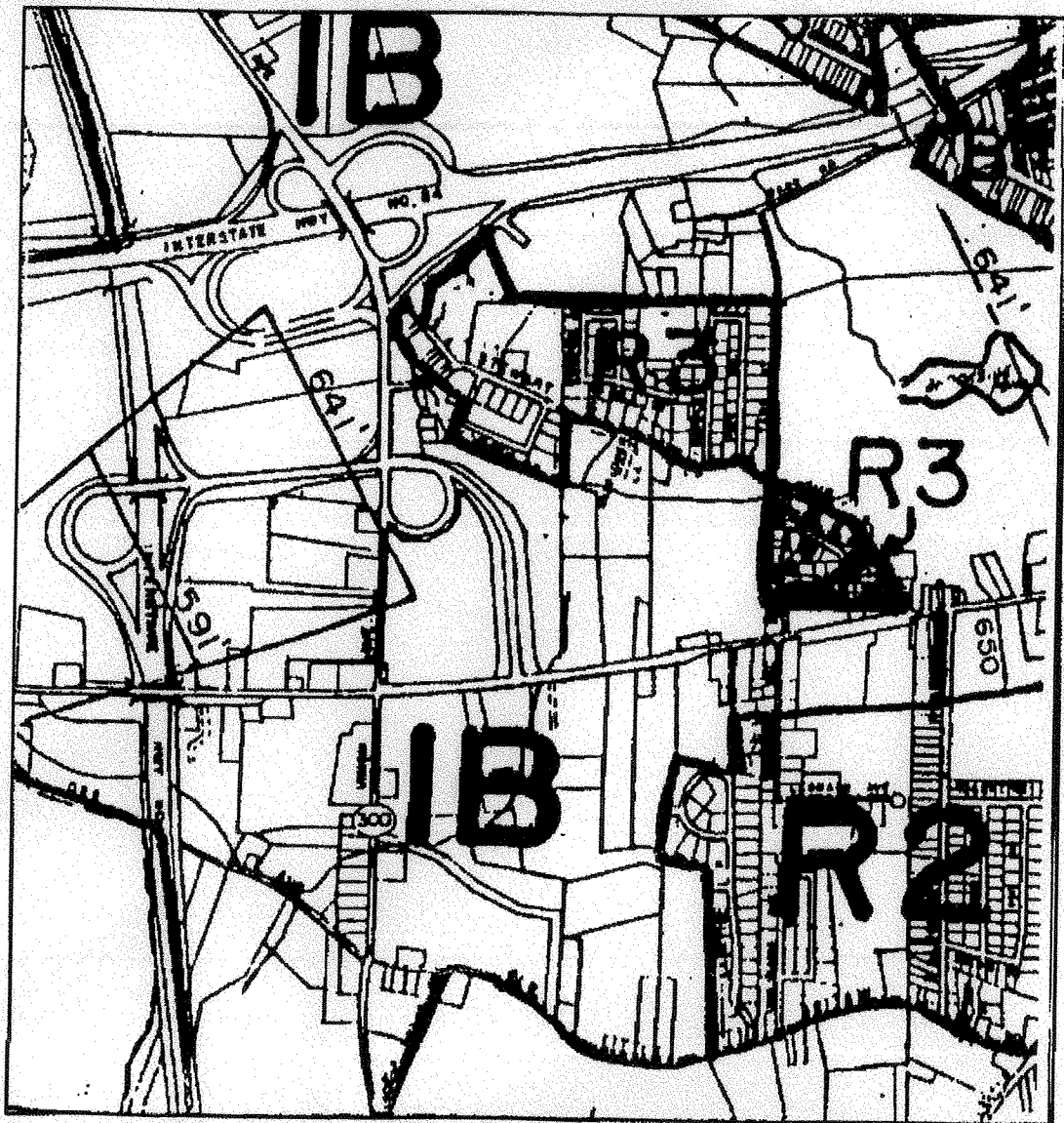
100-4-3
N/F SAM
& PATRICIA T.
FAVATA
3597/133

101-4-4
N/F HECTOR
& ZOLA
MCDONADO
5017/30

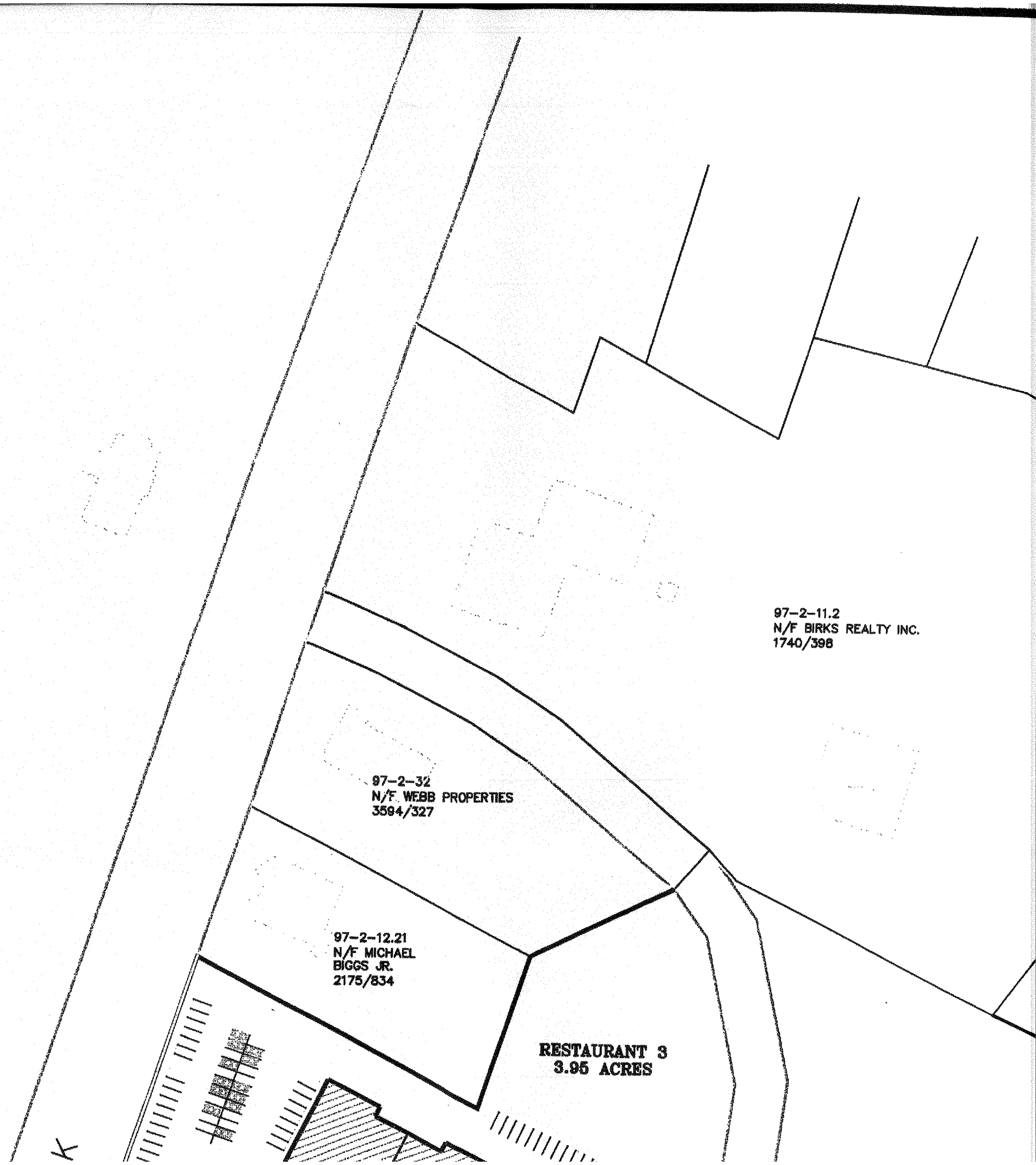
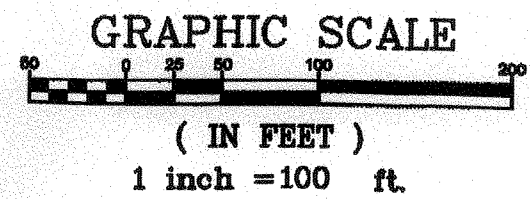
101-1-1
N/F EDWARD R.
BARBARICH
2764/284

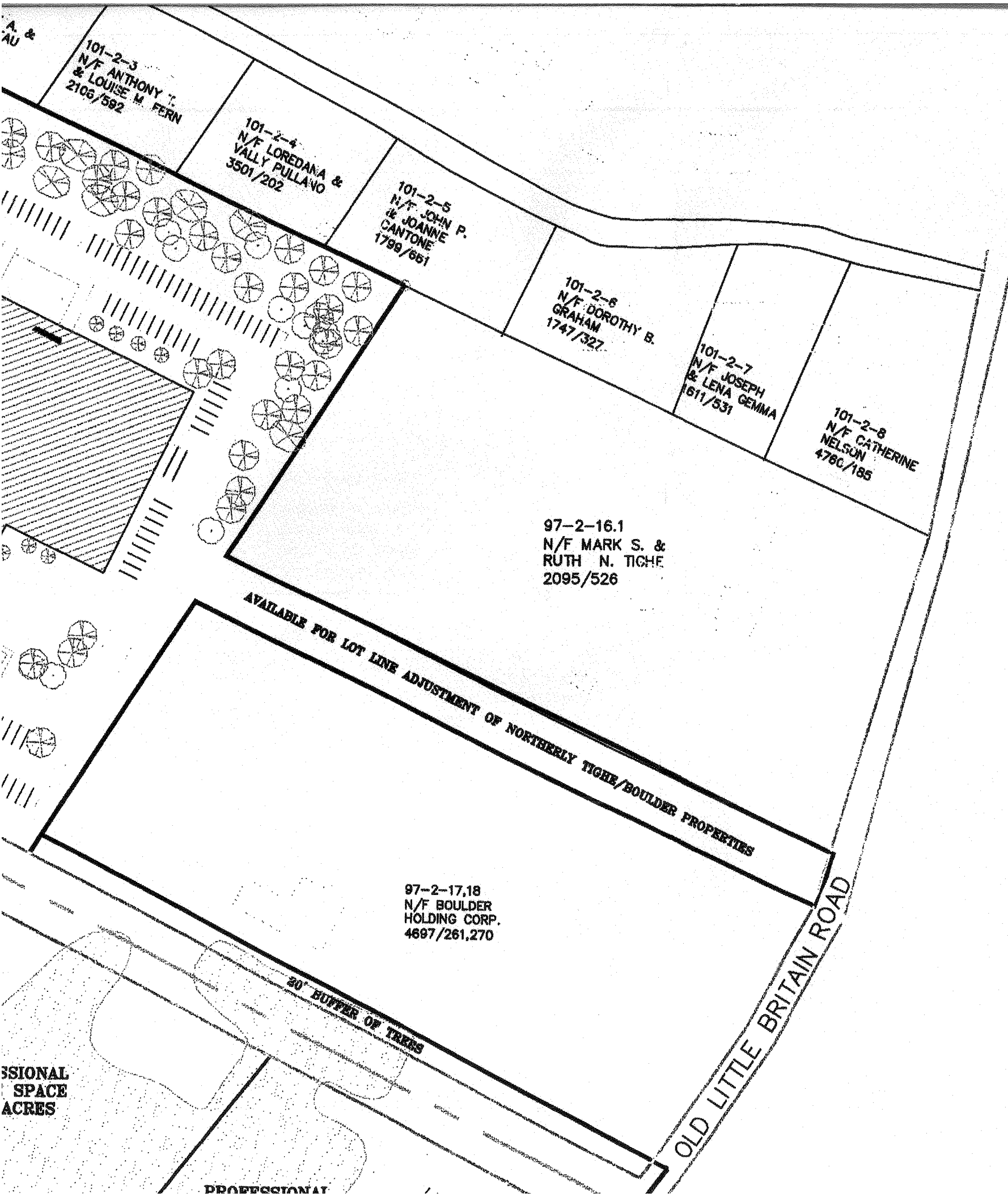
101-2-1
N/F BARBARA
DUEIALDI
4335/152





LOCATION PLAN





SKETCH SITE PLAN

PROJECT:
 PROPOSED DEVELOPMENT FOR JEHOVAH'S WITNESSES CONFERENCE CENTER
 (LYING ON PORTIONS OF 97-2-16.2, 14 AND PORTIONS OF 19 & 27.42)
 AND
 WEBB PROPERTIES
 (LYING ON PORTIONS OF 97-2-13.2, 19 & 27.42)

SHEET:

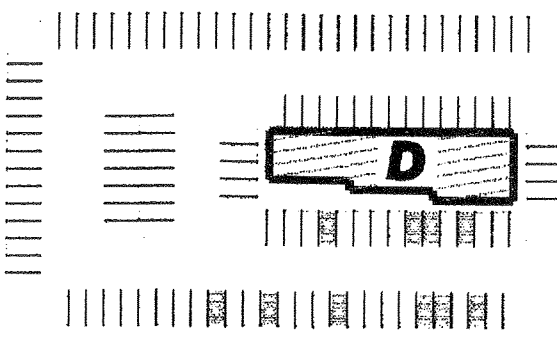
PROJECT:

& JANET I. BERRY
1788/325

1693/318

ROBERT A. & MARIE CARPEAU
4234/12

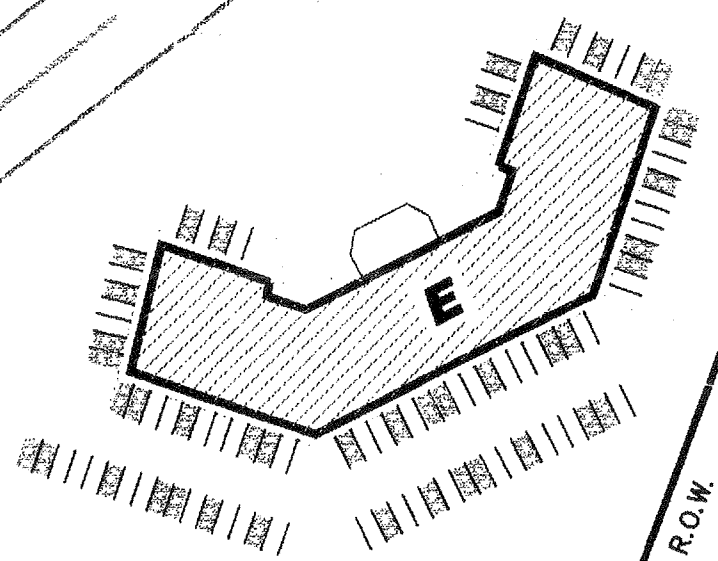
PROFESSIONAL OFFICE
4.9 ACRES



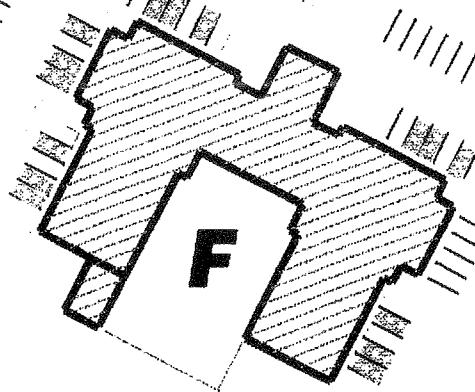
97-2-13.2
WEBB PROPERTIES
2484/113

97-2-27.3
N/F BARTON CHEVROLET
2944/46

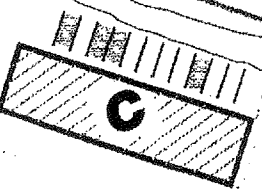
MOTEL
5.7 ACRES



HOTEL
5.0 ACRES



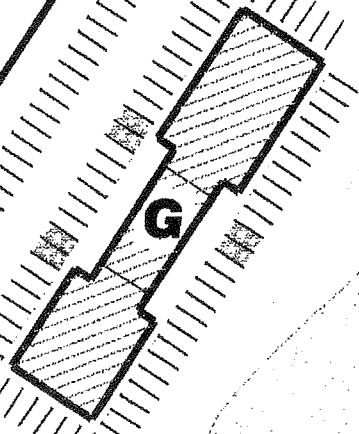
MINI MALL
4.12 ACRES



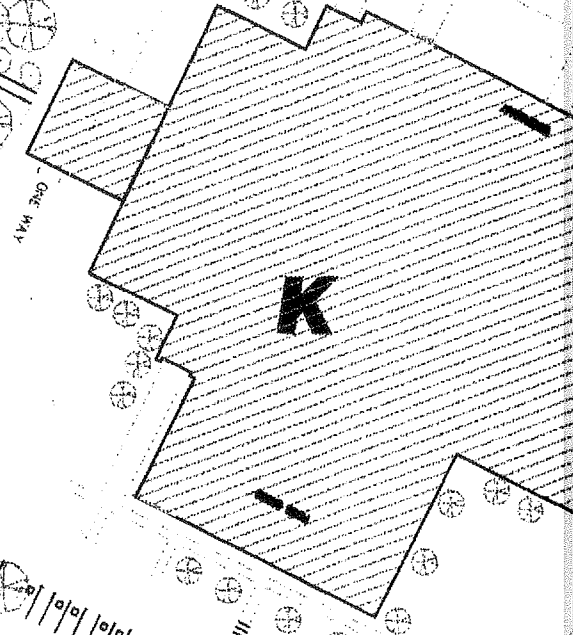
FUTURE RETENTION AREA

PROPOSED 60' R.O.W.
EASEMENT TO
LLOYD'S PROPERTY

PROFESSIONAL OFFICE SPACE
3.75 ACRES

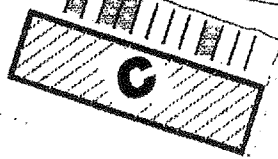
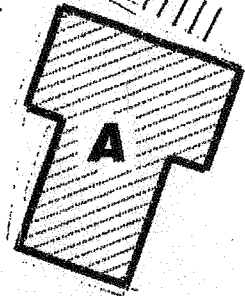
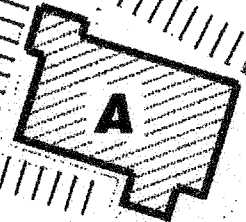


K



ROUTE

NYS THRUWAY



97-2-27.41
N/F WEBB PROPERTIES
2484/113

RESTAURANTS 1 & 2
3.82 ACRES

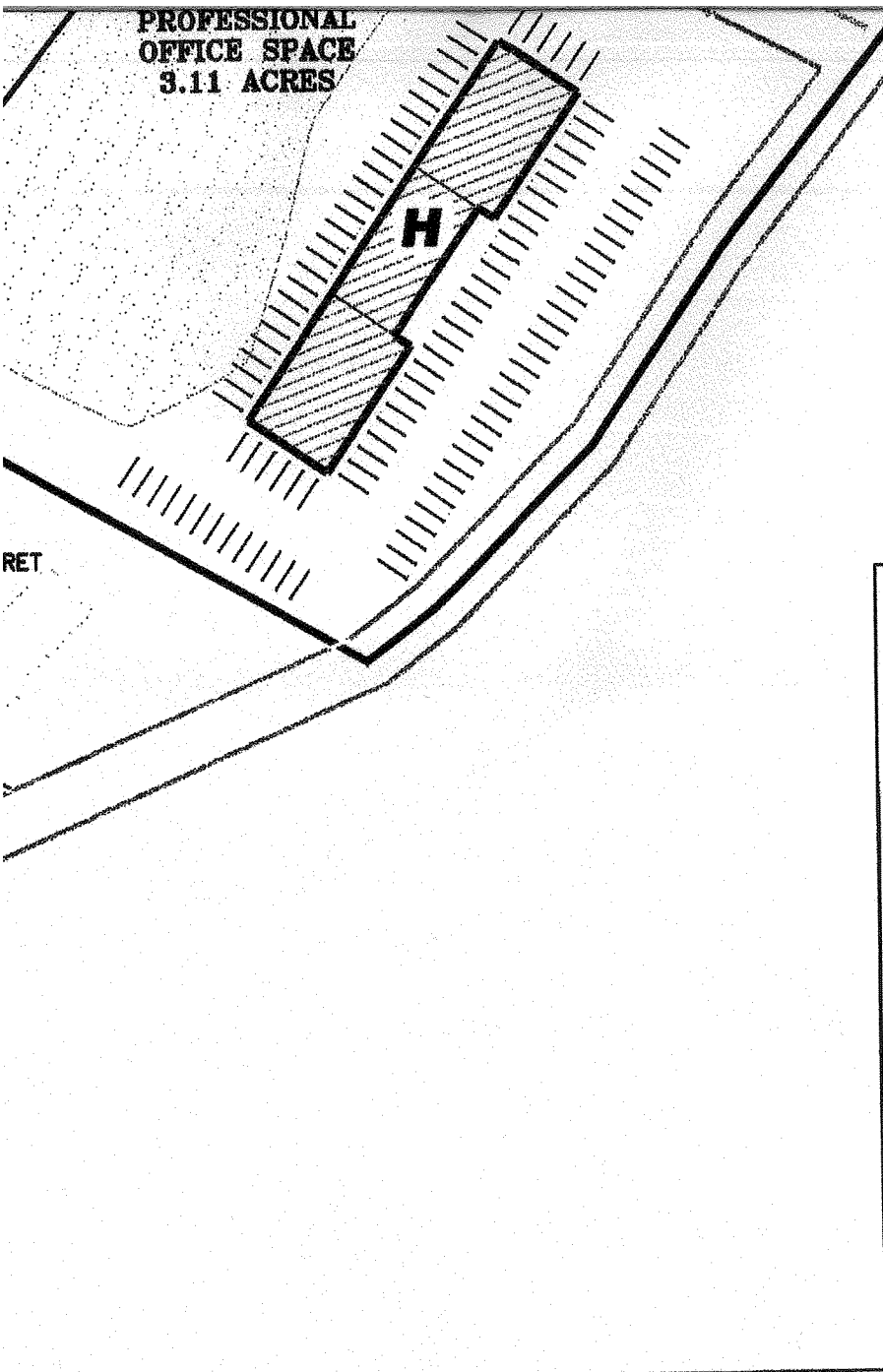
97-2-27.3
N/F BARTON CHEVROLET
2944/46

97-2-27.1
N/F MOREHEAD
PROPERTIES INC.
2940/00321

97-2-27.2
N/F MOREHEAD
PROPERTIES
2940/00326

MINI MALL
4.12 ACRES

97-2
WEBB
2484



UNDERSIGNED, OWNERS OF RESPECTIVE SECTIONS OF THE PROPERTY HERE-ON
 ES THAT HE/SHE IS
 LIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO
 SAID TERMS
 CONDITIONS AS STATED HERE-ON AND TO THE FILING OF THIS MAP.

ED THIS DAY OF

ER'S SIGNATURE:

RONALD BARTON FOR WEBB PROPERTIES

STANLEY BACHMAN FOR JWCAH, INC.

CHAU-YIH & CHUAN-DAY YU FOR YU PROPERTIES

NOTES:

1. TAX MAP REFERENCE: SECTION 97 -BLOCK2- LOT 19-11.58 ACRES, 1,503,052 S.F.
 LOT 27.42-18.3 ACRES

 RECORD OWNER & APPLICANT: WEBB PROPERTIES, INC.
 61 ROUTE 17K
 NEWBURGH, N.Y. 12550
2. TAX MAP REFERENCE: SECTION 97-BLOCK 2-LOT 14-6.9 ACRES
 LOT 16.2-9.7 ACRES
 LOT 19(PART)
 LOT 27.42(PART)

 RECORD OWNER & APPLICANT:
 [UNDER CONTRACT TO] JWCAH, INC.
 C/O STANLEY BACHMAN, PRESIDENT
 5030 ROUTE 82
 SALT POINT, NY 12578
3. BOUNDARY AND TOPOGRAPHIC DATA OBTAINED FROM PUBLIC MAPS, DEED RECORDS AND USGS TOPOGRAPHY.
4. ACCESS TO ALL LOTS SHALL BE SOLELY FROM THE PROPOSED 50 FT. R.O.W., DIRECT ACCESS TO LITTLE BRITAIN ROAD SHALL BE PROHIBITED.
5. NO BUILDING SHALL BE CONSTRUCTED ON ANY LOTS WITHOUT HAVING SITE PLAN APPROVAL FROM THE TOWN OF NEWBURGH PLANNING BOARD.
6. UPON COMPLETION OF THE ROADWAY IMPROVEMENTS AND UPON ACCEPTANCE OF SAME BY THE TOWN OF NEWBURGH, THE DEVELOPER WILL OFFER FOR DEDICATION TO THE TOWN OF NEWBURGH THE 50 FOOT WIDE R.O.W. AS PRESENTED ON THE SUBDIVISION PLAN.
7. STREET LIGHTING: 30' OA POLE- WOOD 6X6/LIGHT PER CENTRAL HUDSON SPECIFICATIONS
8. UNAUTHORIZED ALTERATION OF ADDITION OF A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.
9. NO AREAS IDENTIFIED IN EXCESS OF 15%
10. BASED UPON A REVIEW OF THE NYSDEC WETLANDS MAP NO D.E.C. WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROPOSED PROPERTY DEVELOPMENT.
11. BASED UPON A REVIEW OF THE FEMA IDENTIFIED ONE-HUNDRED-YEAR FLOODPLAIN NO AREA OF THE PROPOSED DEVELOPMENT LIES WITHIN SUCH FLOODPLAIN.
12. THE PROPOSED DEVELOPMENT AREA IS MAPPED WITH THE FOLLOWING SOIL TYPES:
 P1B, P1C - PITTSFIELD, GRAVELLY LOAM.
 UR- URBAN LAND
 ERA - ERIE GRAVELLY SILT LOAM.
13. THE ONLY KNOWN EASEMENT IS A 50-FOOT RIGHT -OF- WAY IN WEBB LOT 97-2-18 ALONG THE WESTERLY BOUNDARY TO ALLOW ACCESS TO THE WQNY PROPERTY. THIS WILL TRANSFER TO THE PROPOSED ROAD ONCE CONSTRUCTED. SHOW AS DOTTED LINE 50 FEET EAST OF THE WEST PROPERTY LINE.
14. ALSO THERE MAY BE AN ELECTRIC SERVICE EASEMENT FROM THE LLOYD'S PROPERTY TO THE POWER POLE AT THE REAR OF THE WQNY CONTROL BUILDING. PRESENTLY THERE IS A POWER POLE THERE WITH 3 TRANSFORMERS. THE ELECTRIC WIRE COMES FROM THE VICINITY OF THE LLOYD'S PROPERTY. WILL VERIFY BY REVIEW OF COUNTY CLERK'S RECORDS.
15. THE TREES ON THE SITE DO NOT APPEAR TO BE OF THE QUANTITY OR QUALITY TO QUALIFY AS A UNIQUE FEATURE.

ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW

PRELIMINARY DOCUMENT

JWCAH INC. & WEBB PROPERTIES

NEWBURGH, NY

PROPOSED SITE PLAN

THESE DRAWINGS ARE THE SOLE PROPERTY OF RICHARD I. ELDRED et.al. ANY ATTEMPTS TO REPRODUCE OR USE THESE DRAWINGS FOR ANYTHING OTHER THAN THEIR ORIGINAL PURPOSE IS A VIOLATION OF THE LAW AND THE COPYRIGHT ASSOCIATED WITH THIS DOCUMENT.

COPYRIGHT © ALL RIGHTS RESERVED

DATE: 05-31-01

SCALE: 1"=100'

DRAWN BY: JTA, LKA, CRB

PLAN DEVELOPMENT BY: J.T. ANDERSON

SHEET:

SITE-1.1

97-2-26.2
N/F ORANGE COUNTY
INDUSTRIAL
DEVELOPMENT
AGENCY
4628/80

97-2-22.1
N/F CITY OF
NEWBURGH
INDUSTRIAL
DEVELOPMENT
AGENCY
388/352

97-2-21
N/F STANCL A.
SCOTT SR.
2275/428

97-2-20
N/F STANCL A.
SCOTT & MARGARET
1403/491

97-2-22.2
N/F LLOYD'S
SHOPPING
CENTER, INC.
1525/205

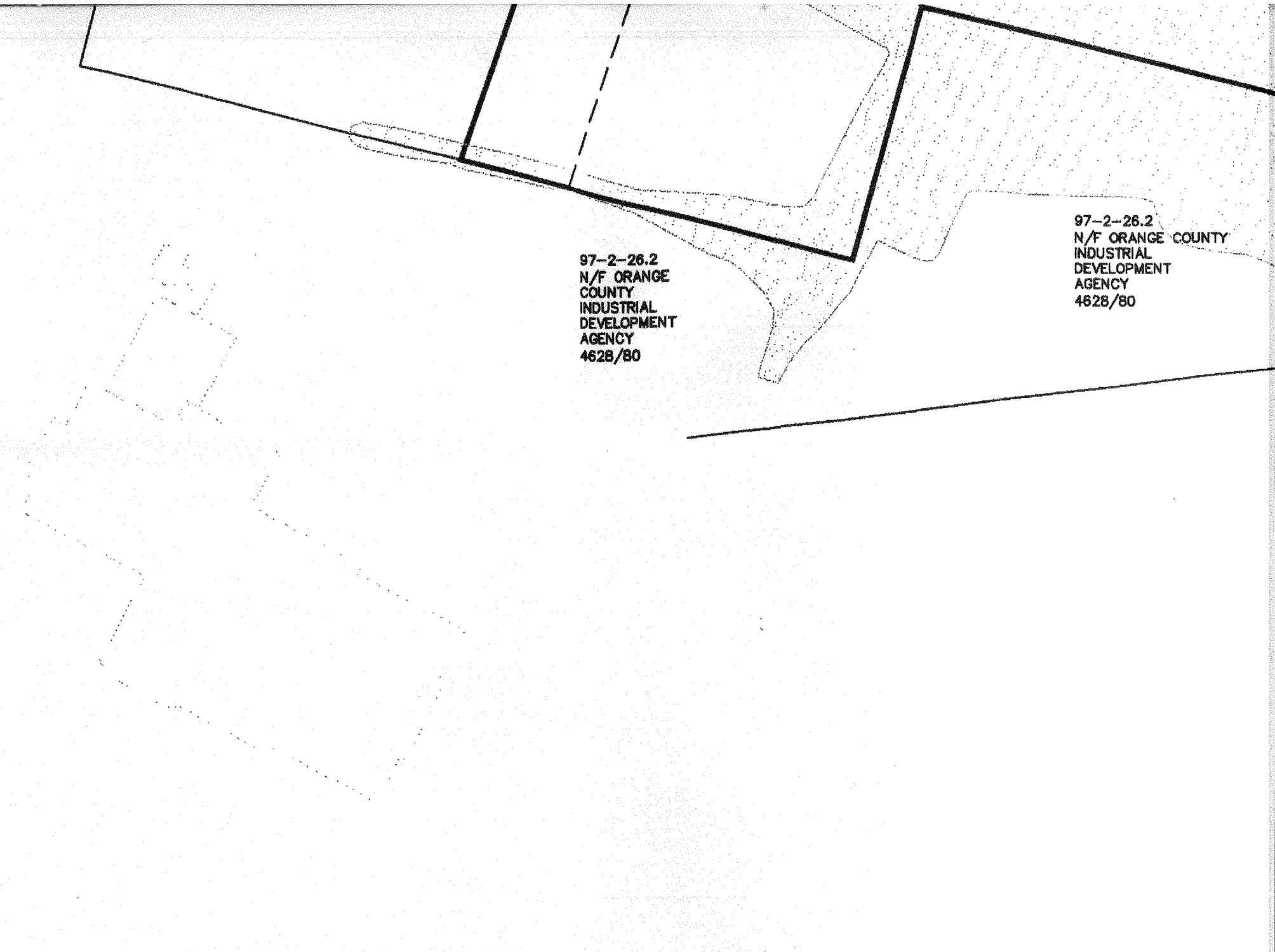
D

PROFESSIONAL USE
ED PROVIDED
S.F. 154,257 S.F.
440 FT.
300 FT.
100 FT.
160 FT.
1 FT. 150/160 FT.
2.4%
20 FT.
31 9%

THE UNDERSIGNED
STATES THAT HE
FAMILIAR WITH THE
ALL SAID TERMS
AND CONDITIONS

SIGNED THIS

OWNER'S SIGNATURE



97-2-26.2
N/F ORANGE
COUNTY
INDUSTRIAL
DEVELOPMENT
AGENCY
4628/80

97-2-26.2
N/F ORANGE COUNTY
INDUSTRIAL
DEVELOPMENT
AGENCY
4628/80

A

ZONING SCHEDULE
ZONE: IB INTERCHANGE BUSINESS
USE: RESTAURANT (1&2)

ITEM	REQUIRED	PROVIDED
LOT AREA		3.82 ACRES
LOT WIDTH	200 FT.	540 FT.
LOT DEPTH	200 FT.	200 FT.
FRONT YARD	50 FT.	72FT.
REAR YARD	60 FT.	70FT.
SIDE YARD ONE/BOTH	50/100 FT.	70/150 FT.
PERCENT LOT COVERAGE	25%	10%
BUILDING HEIGHT	50 FT.	12 FT
PERCENT LOT SURFACE COVERAGE	60%	60%

PARKING 206 SPACES

B

ZONING SCHEDULE
ZONE: IB INTERCHANGE BUSINESS
USE: RESTAURANT (3)

ITEM	REQUIRED	PROVIDED
LOT AREA		3.95 ACRES
LOT WIDTH	200 FT.	540 FT.
LOT DEPTH	200 FT.	210 FT.
FRONT YARD	50 FT.	50FT.
REAR YARD	60 FT.	60FT.
SIDE YARD ONE/BOTH	50/100 FT.	110/330 FT.
PERCENT LOT COVERAGE	25%	9.8%
BUILDING HEIGHT	50 FT.	12 FT
PERCENT LOT SURFACE COVERAGE	60%	59.4%

C

ZONING SCHEDULE
ZONE: IB INTERCHANGE BUSINESS
USE: 1 MINI-MALL

ITEM	REQUIRED	PROVIDED
LOT AREA	2 ACRES	3.47 ACRES
LOT WIDTH	200 FT.	450 FT.
LOT DEPTH	200 FT.	300 FT.
FRONT YARD	40 FT.	100 FT.
REAR YARD	50 FT.	120 FT.
SIDE YARD ONE/BOTH	30/60 FT.	210/145 FT.
PERCENT LOT COVERAGE	40%	3%
BUILDING HEIGHT	35 FT.	20 FT.
PERCENT LOT SURFACE COVERAGE	50%	19.7%

D

ZONING SCHEDULE
ZONE: IB INTERCHANGE BUSINESS
USE: OFFICES FOR BUSINESS, RESEARCH AND PROFESSIONAL USE

ITEM	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	154,257 S.F.
LOT WIDTH	150 FT.	440 FT.
LOT DEPTH	150 FT.	300 FT.
FRONT YARD	50 FT.	100 FT.
REAR YARD	60 FT.	160 FT.
SIDE YARD ONE/BOTH	50/100 FT.	150/160 FT.
PERCENT LOT COVERAGE	40%	2.4%
BUILDING HEIGHT	35 FT.	20 FT.
PERCENT LOT SURFACE COVERAGE	50%	31.9%

101-4-4
N/F HECTOR
& ZOLA
MCDONADO
5017/30

101-4-3
N/F SAM
& PATRICK T.
FAVATA
3597/133

100-4-2
N/F ST
MICHAELS
GREEK
ORTHODOX
CHURCH
1893/318

101-1-1
N/F EDWARD R.
BARBARICH
2784/284

101-2-1
N/F BARBARA
DUBALDI
4335/152

101-2-2
N/F ROBERT A. &
NELLE CARPEAU
4234/12

101-2-3
N/F ANTHONY T.
& LOUISE M. FERN
2103/592

101-2-4
N/F LOREDANA &
VALLY PULLANO
3501/202

101-2-5
N/F JOHN P.
& JOANNE
CANTONE
1799/661

101-2-6
N/F DOROTHY B.
GRAHAM
1747/327

101-2-7
N/F JOSEPH
& LENA GEMMA
1611/531

101-2-8
N/F CATHERINE
NELSON
4780/185

97-2-16.1
N/F MARK S. &
RUTH N. TIGHE
2095/526

AVAILABLE FOR LOT LINE ADJUSTMENT OF NORTHERLY TIGHE/BOULDER PROPERTIES

97-2-17.18
N/F BOULDER
HOLDING CORP.
4697/261,270

30' BUFFER OF TREES

PROFESSIONAL
OFFICE
4.9 ACRES

