

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



LANDS OF  
**WILLIAM H. & CAROL A. HOHMANN**  
SECTION 10, BLOCK 1, LOT 1  
LIBER 2011 OF DEEDS, PAGE 30

LANDS OF  
**ARNOLD & ANNE C. SCHLESINGER**  
SECTION 10, BLOCK 1, LOT 2  
LIBER 1906 OF DEEDS, PAGE 1027

LANDS OF  
**RICHARD T. & IRENE BARTEL**  
SECTION 9, BLOCK 3, LOT 22.3  
LIBER 4146 OF DEEDS, PAGE 18

LANDS OF  
**LEE W. SCHLESINGER**  
SECTION 10, BLOCK 1, LOT 3  
LIBER 2993 OF DEEDS, PAGE 327

LANDS OF  
**JOSE A. PALOMINO**  
SECTION 10, BLOCK 1, LOT 4  
LIBER 12089 OF DEEDS, PAGE 1109

LANDS OF  
**RANNE, L.L.C.**  
SECTION 9, BLOCK 3, LOT 22.1  
LIBER 12149 OF DEEDS, PAGE 1362

LANDS OF  
**RICHARD SOLOMONS**  
SECTION 9, BLOCK 3, LOT 22.2  
LIBER 12176 OF DEEDS, PAGE 1838

LANDS OF  
**RANNE, L.L.C.**  
SECTION 9, BLOCK 3, LOT 23  
LIBER 13717 OF DEEDS, PAGE 1584

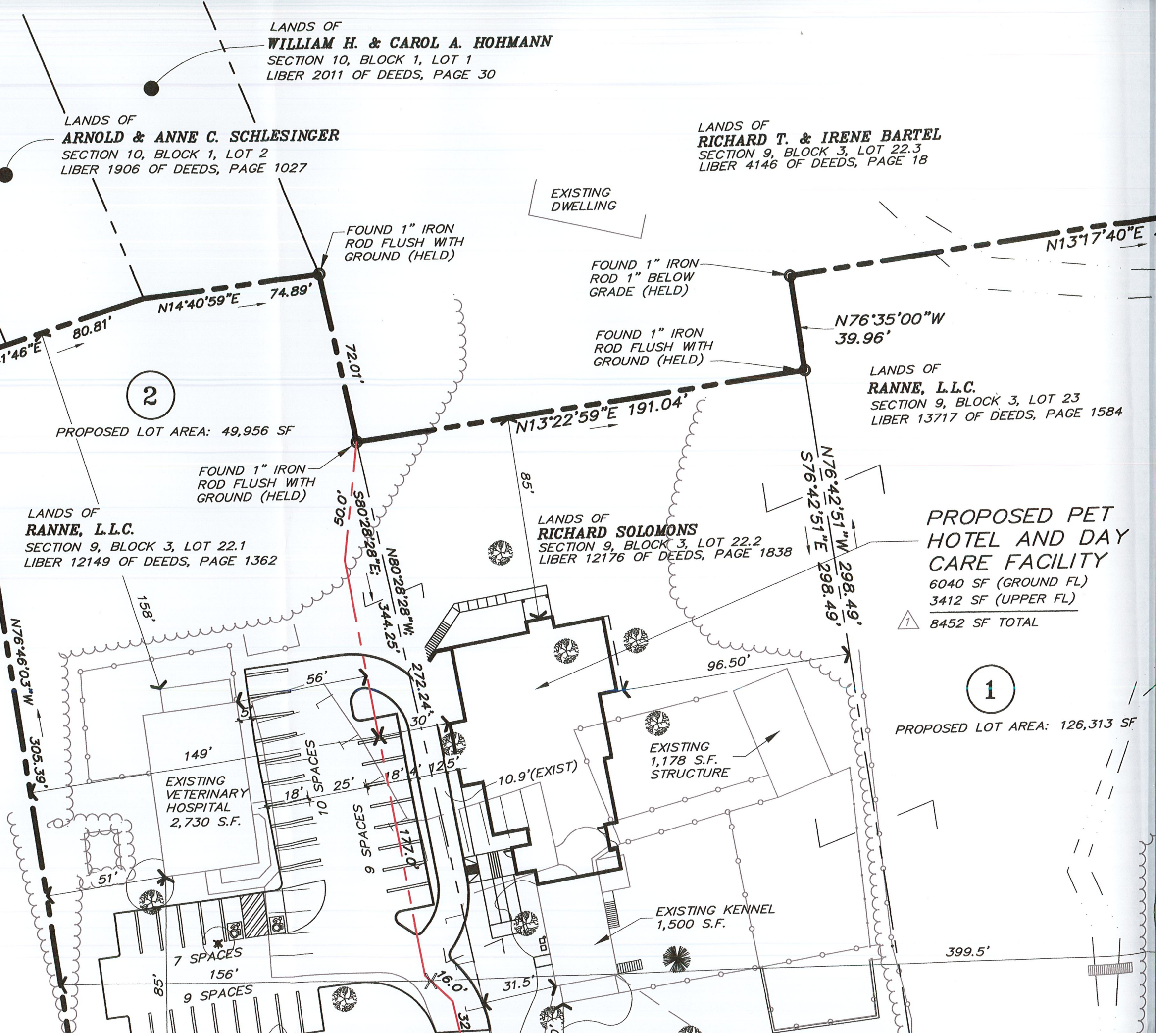
LANDS OF  
**CAPPILLINO PROPERTIES, LLC**  
SECTION 10, BLOCK 1, LOT 5  
LIBER 13742 OF DEEDS, PAGE 408

**PROPOSED PET HOTEL AND DAY CARE FACILITY**  
6040 SF (GROUND FL)  
3412 SF (UPPER FL)  
8452 SF TOTAL

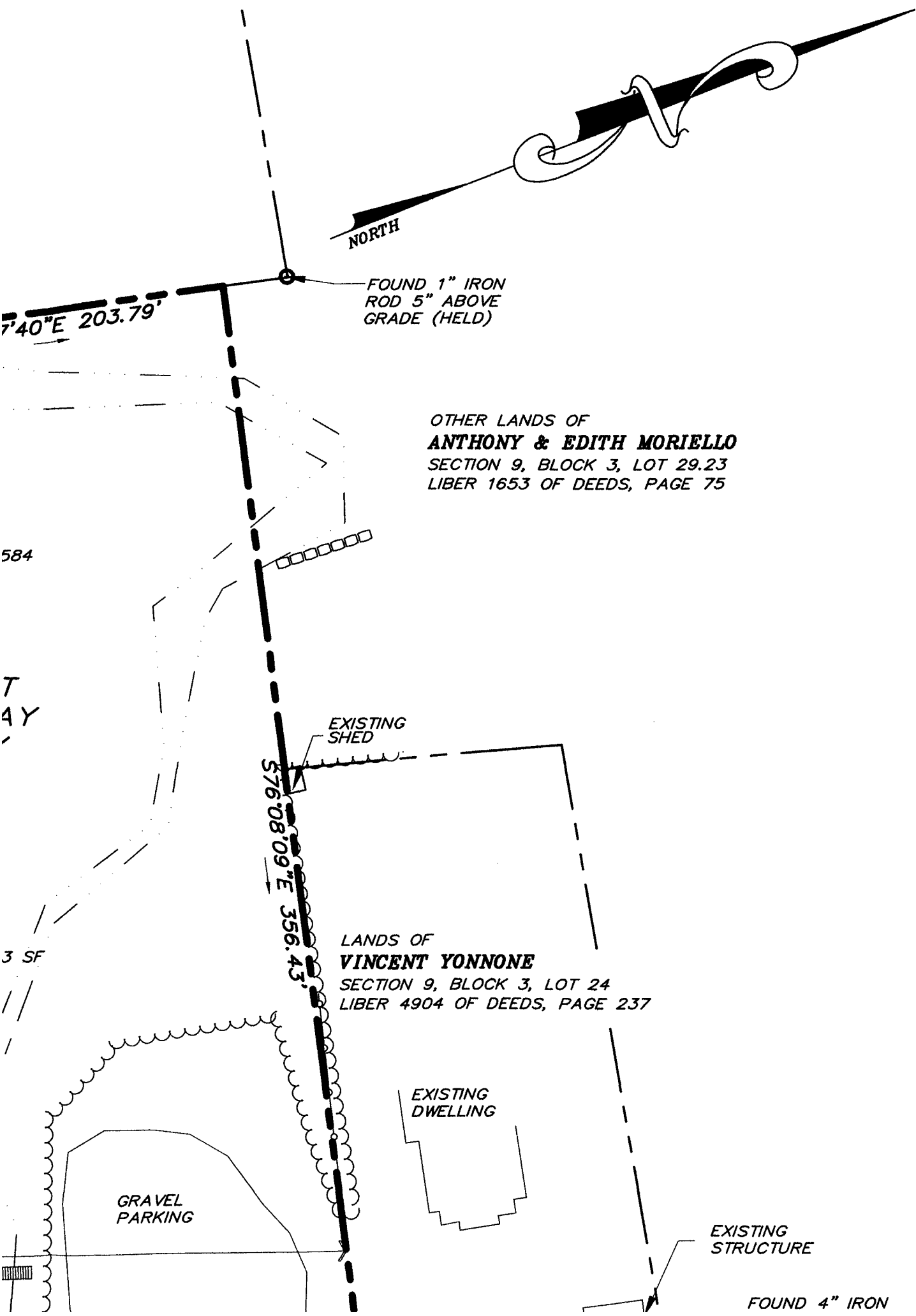
**1**  
PROPOSED LOT AREA: 126,313 SF

**2**  
PROPOSED LOT AREA: 49,956 SF

LATTINTOWN ROAD







**LOCATION MAP**

SCALE: 1" = 2000'

**PARCEL / OWNER DATA**

<b>APPLICANT:</b>	RICHARD SOLOMONS 5349 U.S. ROUTE 9W NEWBURGH, NY 12550 (9-3-22.2)
<b>RECORD OWNERS:</b>	RICHARD SOLOMONS 5349 U.S. ROUTE 9W NEWBURGH, NY 12550 (9-3-22.2)
	RANNE, LLC 5349 U.S. ROUTE 9W NEWBURGH, NY 12550 (9-3-22.1, 23)
<b>TAX MAP REFERENCE:</b>	SECTION 9, BLOCK 3, LOT 22.2 SECTION 9, BLOCK 3, LOT 23
<b>PARCEL ADDRESS:</b>	5351 U.S. ROUTE 9W NEWBURGH, NY 12550
<b>PARCEL AREA:</b>	1.245 ACRES (9-3-22.1) 1.189 ACRES (9-3-22.2)

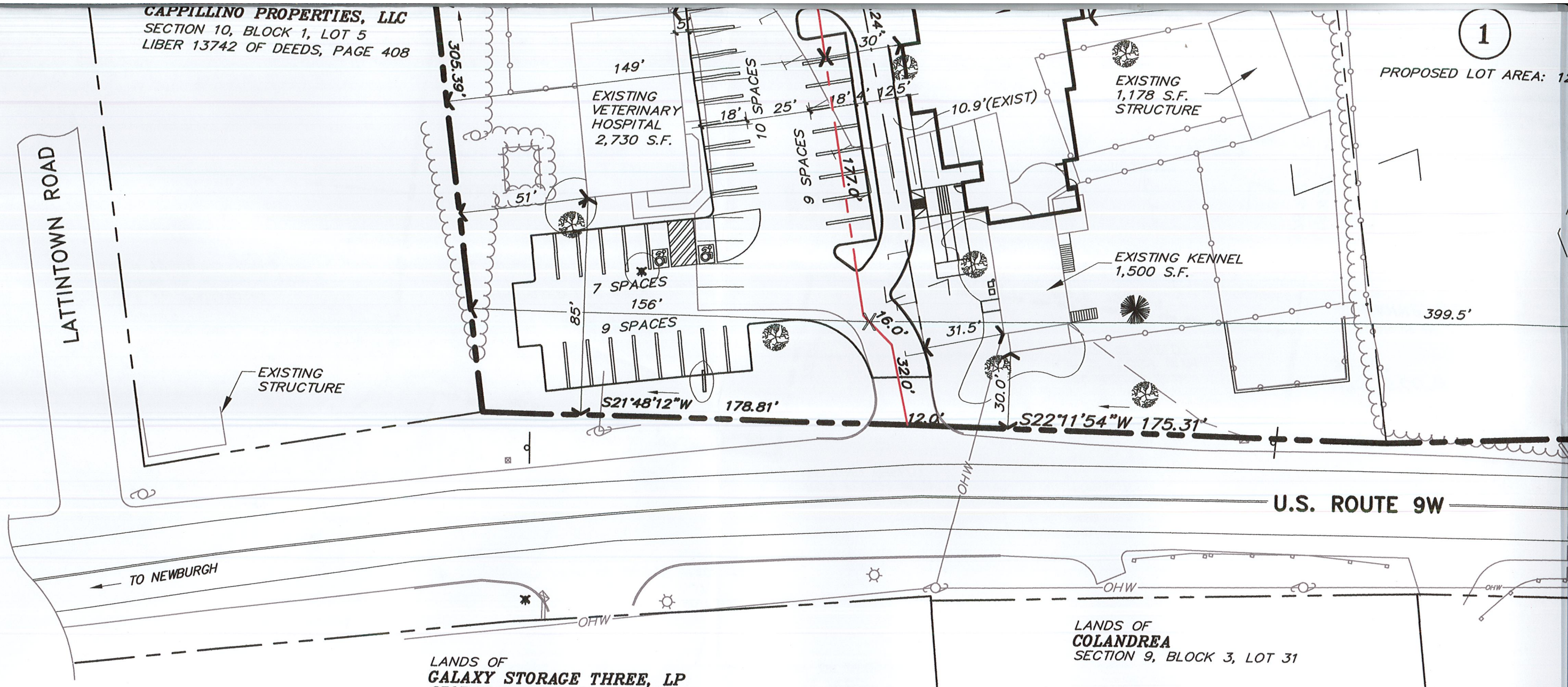
**T.M. DEPUY**  
ENGINEERING & LAND SURVEYING, P.C.  
2656 ROUTE 302, MIDDLETOWN, NY 10941



CAPPILLINO PROPERTIES, LLC  
SECTION 10, BLOCK 1, LOT 5  
LIBER 13742 OF DEEDS, PAGE 408

1

PROPOSED LOT AREA: 12



**BOUNDARY PLAN**

SCALE: 1" = 40'

LANDS OF  
**GALAXY STORAGE THREE, LP**  
SECTION 9, BLOCK 3, LOT 32.2

LANDS OF  
**COLANDREA**  
SECTION 9, BLOCK 3, LOT 31

**ZONING DATA TABLE**  
TOWN OF NEWBURGH - (B) BUSINESS ZONE

ITEM	REQUIREMENTS	PARCEL 1	PARCEL 2
1. BUILDING USE	D-17 VET OFFICE/RELATED SERVICES	PET HOTEL	VETERINARY HOSPITAL
2. LOT AREA	40,000 S.F.	2.899 ACRES (126,313 S.F.)	1.147 ACRES (49,956 S.F.)
3. LOT WIDTH	150'	399.5'	156'
4. LOT DEPTH	150'	272'	305'
5. BUILDING SETBACKS			
o FRONT YARD	40'	30' (EXIST)	85' (EXIST)
o SIDE YARD	30'	30' (PROPOSED)	51' (EXIST)
o REAR YARD			

**LEGEND**

**SYMBOLS**

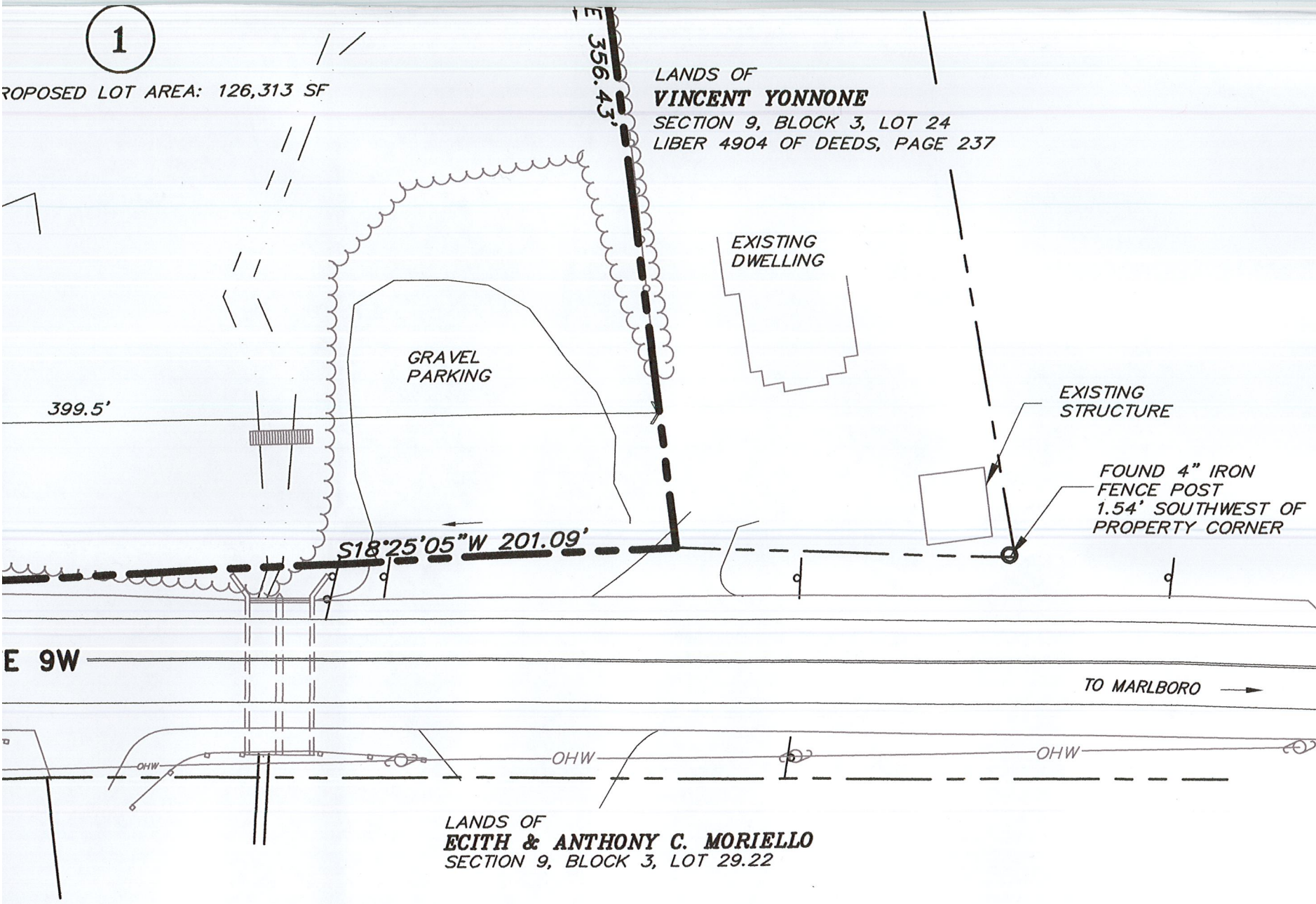
- PROPER
- - - - ADJOIN
- EASEME
- - - - CONSER
- CONTOU
- WATER
- GUIDE F
- x — FENCE
- STONEW
- OE — EDGE O
- OVERHE
- TREELIN
- UTILITY

"Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's seal in red is a violation of Section 7208. Subdivision 2 of the New York State E..."



1

PROPOSED LOT AREA: 126,313 SF



LANDS OF  
**VINCENT YONNONE**  
SECTION 9, BLOCK 3, LOT 24  
LIBER 4904 OF DEEDS, PAGE 237

EXISTING  
DWELLING

EXISTING  
STRUCTURE

FOUND 4" IRON  
FENCE POST  
1.54' SOUTHWEST OF  
PROPERTY CORNER

GRAVEL  
PARKING

S18°25'05"W 201.09'

399.5'

E 356.43'

E 9W

TO MARLBORO →

LANDS OF  
**ECITH & ANTHONY C. MORIELLO**  
SECTION 9, BLOCK 3, LOT 29.22

SCALE: 1" = 40'

**LEGEND**

**SYMBOLS**

	PROPERTY LINE
	ADJOINING LOT LINE
	EASEMENT LINE
	CONSERVATION EASEMENT LINE
	CONTOURS
	WATER EDGE OR STREAM
	GUIDE RAIL
	FENCE LINE
	STONEWALL
	EDGE OF PAVEMENT
	OVERHEAD UTILITY LINE
	TREELINE

**ABBREVIATIONS**

CB	CATCH BASIN
CD/P	PERF. SEPTIC CURTAIN DRAIN PIPE
CD/S	SOLID SEPTIC CURTAIN DRAIN PIPE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
D.I.P.	DUCTILE IRON PIPE
ELEV	ELEVATION
FFE	FINISHED FLOOR ELEVATION
HDPE	HIGH DENSITY POLYETH.PIPE (SMOOTH INTERIOR)
HP	HIGH POINT

**APPLICANT:** RICHARD SOLOMONS  
5349 U.S. ROUTE 9W  
NEWBURGH, NY 12550  
(9-3-22.2)

**RECORD OWNERS:** RICHARD SOLOMONS  
5349 U.S. ROUTE 9W  
NEWBURGH, NY 12550  
(9-3-22.2)

RANNE, LLC  
5349 U.S. ROUTE 9W  
NEWBURGH, NY 12550  
(9-3-22.1, 23)

**TAX MAP REFERENCE:** SECTION 9, BLOCK 3, LOT 22.2  
SECTION 9, BLOCK 3, LOT 23

**PARCEL ADDRESS:** 5351 U.S. ROUTE 9W  
NEWBURGH, NY 12550

**PARCEL AREA:** 1.245 ACRES (9-3-22.1)  
1.189 ACRES (9-3-22.2)  
1.612 ACRES (9-3-23)  
4.046 ACRES TOTAL THREE PARCELS

**DEED REFERENCE:** LIBER 12149, PAGE 1362 (9-3-22.1)  
LIBER 12176, PAGE 1838 (9-3-22.2)  
LIBER 13717, PAGE 1584 (9-3-23)

**EXISTING ZONING:** B (BUSINESS)

**SURVEY AND PARCEL NOTES**

- MAP REFERENCE: NYSDOT "SHEET NO. 5 & SHEET NO. 6, NEWBURGH, CEDAR HILL CEMETERY, ORANGE CO., ROUTE 3, SEC. 6, S.H. 5007" DATED JANUARY 15, 1910.
- FIELD NOTE REFERENCE: NYSDOT FIELD NOTES FOR "NEWBURGH, CEDAR HILL CEMETERY, ORANGE CO., ROUTE 3, SEC. 6, S.H. 5007" DATED 1910.
- MAP REFERENCE: NYSDOT "NEWBURGH-CEDAR HILL CEMETERY S.H. 5007" SHEET NO. 15 OF 24, DATED JULY 9, 1928.
- MAP REFERENCE: NYSDOT "HIGHWAY NO. 5007, ORANGE COUNTY, MAP NO. 15A-B" DATED JULY 20, 1928.
- MAP REFERENCE: NYSDOT "HIGHWAY NO. 5007, ORANGE COUNTY, MAP NO. 14 & EASEMENT" DATED JULY 21, 1928.
- MAP REFERENCE: NYSDOT "HIGHWAY NO. 5007, ORANGE COUNTY, MAP NO. 14.5" DATED DECEMBER 19, 1928.
- MAP REFERENCE: NYSDOT "NEWBURGH-CEDAR HILL CEMETERY, S.H. NO. 5007, MAP NO. 60, PARCEL NO. 89, PHYLLIS TIBBY & LUCY BOLOGNESE, TOWN OF NEWBURGH" DATED DECEMBER 13, 1990.
- MAP REFERENCE: "MINOR SUBDIVISION, LANDS OF MICHAEL J. AND DONNA M. ZAMBITO, 637 ROUTE 9W, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK" DATED MARCH 19, 1988 AS PREPARED BY GERALD ZIMMERMAN, P.L.S. AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON SEPTEMBER 14, 1988 AS FILED MAP #9098.
- MAP REFERENCE: "MAP OF PROPOSED SUBDIVISION OF LANDS OF MORIELLO, NEW YORK STATE HIGHWAY ROUTE U.S. 9W, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK" DATED OCTOBER 5, 1999, REVISED OCTOBER 5, 1999 AS PREPARED BY BRINNIE & LARIOS, P.C. AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 3, 1999 AS FILED MAP #246-99.
- CONDITIONAL WITH THIS SITE PLAN APPROVAL IS THE PROPOSED LAND



TO NEWBURGH

LANDS OF  
**GALAXY STORAGE THREE, LP**  
SECTION 9, BLOCK 3, LOT 32.2

LANDS OF  
**COLANDREA**  
SECTION 9, BLOCK 3, LOT 31

# BOUNDARY PLAN

SCALE: 1" = 40'

## ZONING DATA TABLE TOWN OF NEWBURGH - (B) BUSINESS ZONE

ITEM	REQUIREMENTS	PARCEL 1	PARCEL 2
1. BUILDING USE	D-17 VET OFFICE/RELATED SERVICES	PET HOTEL	VETERINARY HOSPITAL
2. LOT AREA	40,000 S.F.	$\triangle$ 2.899 ACRES (126,313 S.F.)	1.147 ACRES (49,956 S.F.)
3. LOT WIDTH	150'	399.5'	156'
4. LOT DEPTH	150'	272'	305'
5. BUILDING SETBACKS			
o FRONT YARD	40'	30' (EXIST)	85' (EXIST)
o SIDE YARD	30'	30' (PROPOSED)	51' (EXIST)
o REAR YARD	40'	85'	158' (EXIST)
6. BUILDING HEIGHT	35 FEET	LESS THAN 35'	LESS THAN 35'
7. OFF STREET PARKING (§185-13)	ONE SPACE PER 200 S.F. GFA	35 TOTAL SHARED SPACES (INC'D 2 ACCESSIBLE)	
o ANIMAL HOSPITAL REQUIREMENTS	$\frac{9750 \text{ SF (NEW)}}{1 \text{ SPACE/ 200 SF}} = 48.8$		
	$\frac{2,730 \text{ SF (HOSP.)}}{1 \text{ SPACE/ 200 SF}} = 13.7$		
	$\frac{1,500 \text{ SF (KENNEL)}}{1 \text{ SPACE/ 200 SF}} = 7.5$		
	$\frac{1,178 \text{ SF (E.A.)}}{1 \text{ SPACE/ 1000 SF}} = 1.2$		
	$33.8 = 34$		
8. LOT BUILDING COVERAGE	MAXIMUM 30%	$\frac{12,428 \text{ SF}}{126,313 \text{ SF}} \times 100 = 9.8\%$	$\frac{2,730 \text{ SF}}{49,956 \text{ SF}} \times 100 = 5.5\%$
9. LOT SURFACE COVERAGE	MAXIMUM 60%	$\frac{12,864 \text{ SF}}{126,313 \text{ SF}} \times 100 = 10.2\%$	$\frac{15,693 \text{ SF}}{49,956 \text{ SF}} \times 100 = 31.4\%$

### LEGEND

#### SYMBOLS

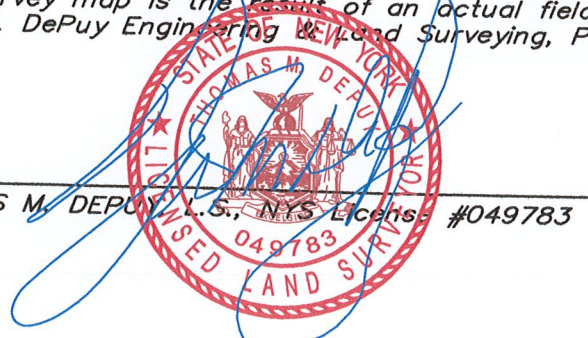
- PROPERTY
- ADJOINING
- EASEMENT
- CONSERVAT
- CONTOURS
- WATER EDGE
- GUIDE RAIL
- FENCE LINE
- STONEWALL
- EDGE OF PA
- OVERHEAD U
- TREELINE
- UTILITY POLE
- WELL
- WATERMAIN
- RETAINING W
- DIVERSION S
- SEPTIC CURT
- DAYLITE OUT
- ROOF/FOOTIN
- PERC TEST L
- DEEP TEST L
- SEPTIC TANK
- DOSING TANK
- SEWAGE PUM

"Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's seal in red is a violation of Section 7208, Subdivision 2, of the New York State Education Law."

"Only copies from the original tracing of this survey map marked with the Land Surveyor's seal in red with original signature shall be considered valid, true copies."

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the Delaware-Hudson Land Surveyors Association. Said certifications shall run only to those named individuals and/or institutions for whom the survey was prepared. Certifications are not transferable to additional individuals, institutions, their successors and/or assigns, or subsequent owners."

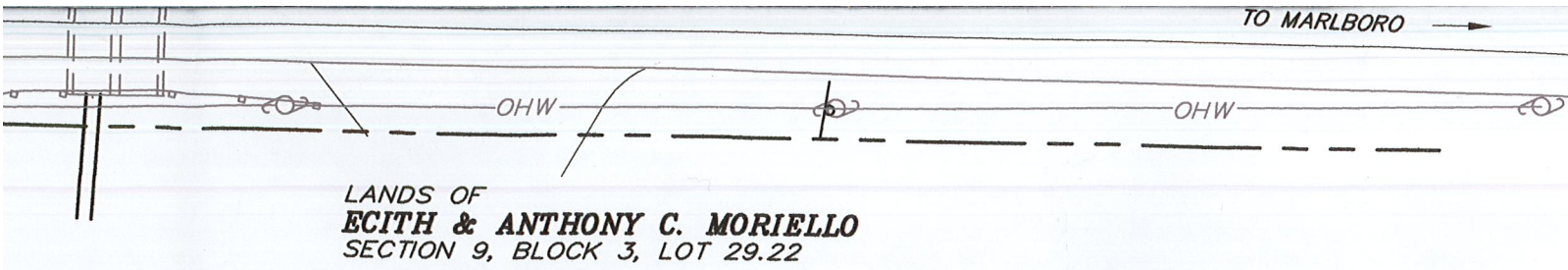
I hereby certify to RANNE, LLC and the Town of Newburgh that this survey map is the result of an actual field survey prepared by T.M. DePuy Engineering & Land Surveying, P.C. on June 26, 2012.



THOMAS M. DEPUY, L.S., NYS License #049783

E.A. = EXERCISE AREA; L&O = LOBBY AND OFFICE AREA





## SURVEY AND PARCEL NOTES

- MAP REFERENCE: NYSDOT "SHEET NO. 5 & SHEET NO. 6, NEWBURG, CEDAR HILL CEMETERY, ORANGE CO., ROUTE 3, SEC. 6, S.H. 5007" DATED JANUARY 15, 1910.
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- CONDITIONAL WITH THIS SITE PLAN APPROVAL IS THE PROPOSED LAND CONSOLIDATION OF TWO (2) SEPARATE TAX PARCELS INTO ONE (1) SINGLE PARCEL. THE BOUNDARY LINE BETWEEN TAX PARCEL SECTION 9, BLOCK 3, LOT 22.2 (SOLOMONS) AND TAX PARCEL SECTION 9, BLOCK 3, LOT 23 (RANNE, LLC) WILL BE REMOVED, AND THE BOUNDARY LINE BETWEEN TAX PARCEL 22.1 (RANNE, LLC) AND TAX PARCEL 22.2 WILL BE REVISED. REFER TO DRAWING ENTITLED "LOT LINE CHANGE AND LAND CONSOLIDATION MAP OF LANDS OF RANNE, LLC AND RICHARD SOLOMONS". THE APPROVAL OF WHICH RUNS CONCURRENT WITH THIS SITE PLAN.

### ABBREVIATIONS

PROPERTY LINE	CB	CATCH BASIN
ADJOINING LOT LINE	CD/P	PERF. SEPTIC CURTAIN DRAIN PIPE
EASEMENT LINE	CD/S	SOLID SEPTIC CURTAIN DRAIN PIPE
OBSERVATION EASEMENT LINE	CL	CENTERLINE
CONTOURS	CMP	CORRUGATED METAL PIPE
WATER EDGE OR STREAM	CONC.	CONCRETE
RAILROAD	D.I.P.	DUCTILE IRON PIPE
BOUNDARY LINE	ELEV	ELEVATION
FOUNDATION	FFE	FINISHED FLOOR ELEVATION
TYPE OF PAVEMENT	HDPE	HIGH DENSITY POLYETHYLENE PIPE (SMOOTH INTERIOR)
OVERHEAD UTILITY LINE	HP	HIGH POINT
DECKLINE	INV	INVERT
UTILITY POLE	LF	LINEAR FOOT
WELL	LP	LOW POINT
WATERMAIN GATE VALVE	LSE:	LOWEST SEWER ELEVATION (INV)
RETAINING WALL (PROPOSED)	MH	MANHOLE
INVERSION SWALE	N.W.L.	NORMAL WATER LEVEL (SURFACE ELEV)
SEPTIC CURTAIN DRAIN (PROPOSED)	PROP.	PROPOSED
PLASTIC OUTLET W/RODENT SCREEN	RCP	REINFORCED CONCRETE PIPE
FOOTING DRAIN	W.L.	WATER LEVEL (SURFACE ELEV)
TEST LOCATION		
TEST LOCATION		
TANK (PROPOSED)		
TANK (PROPOSED)		
WAGE PUMP STATION (PROPOSED)		

### LIST OF DRAWINGS

DWG	TITLE
SP1	ZONING DATA AND BOUNDARY PLAN
SP2	SITE PLAN
SP3	SEPTIC SYSTEM DETAILS 1
SP4	SEPTIC DETAILS 2
SP5	SITE DETAILS
ES1	SWPPP NOTES
ES2	EROSION CONTROL DETAILS
ES3	EROSION AND SEDIMENT CONTROL PLAN
ES4	STORM WATER MANAGEMENT FACILITY PLAN



THIS DRAWING IS ONE IN A SET OF DRAWINGS & IS INCOMPLETE & INVALID WHEN IT IS SEPARATED FROM THIS SET.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NY STATE EDUCATION LAW.

PROPOSED PET HOTEL

SEAL

TITLE ZON BO

JOB

DATE

SCALE

















DWG.

SHEET



# LEGEND

## SYMBOLS

	PROPERTY LINE
	ADJOINING LOT LINE
	EASEMENT LINE
	ZONING DISTRICT BOUNDARY
	WATER EDGE OR STREAM
	STONEWALL
	RETAINING WALL
	EDGE OF PAVEMENT
	BUILDING SETBACK
	TREELINE
	UTILITY POLE
	WELL
	EXISTING STOCKPILE
	DITCH LINE
	GRAVEL DITCH LINE
	EXISTING CULVERT

## ABBREVIATIONS

R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
TYP.	TYPICAL

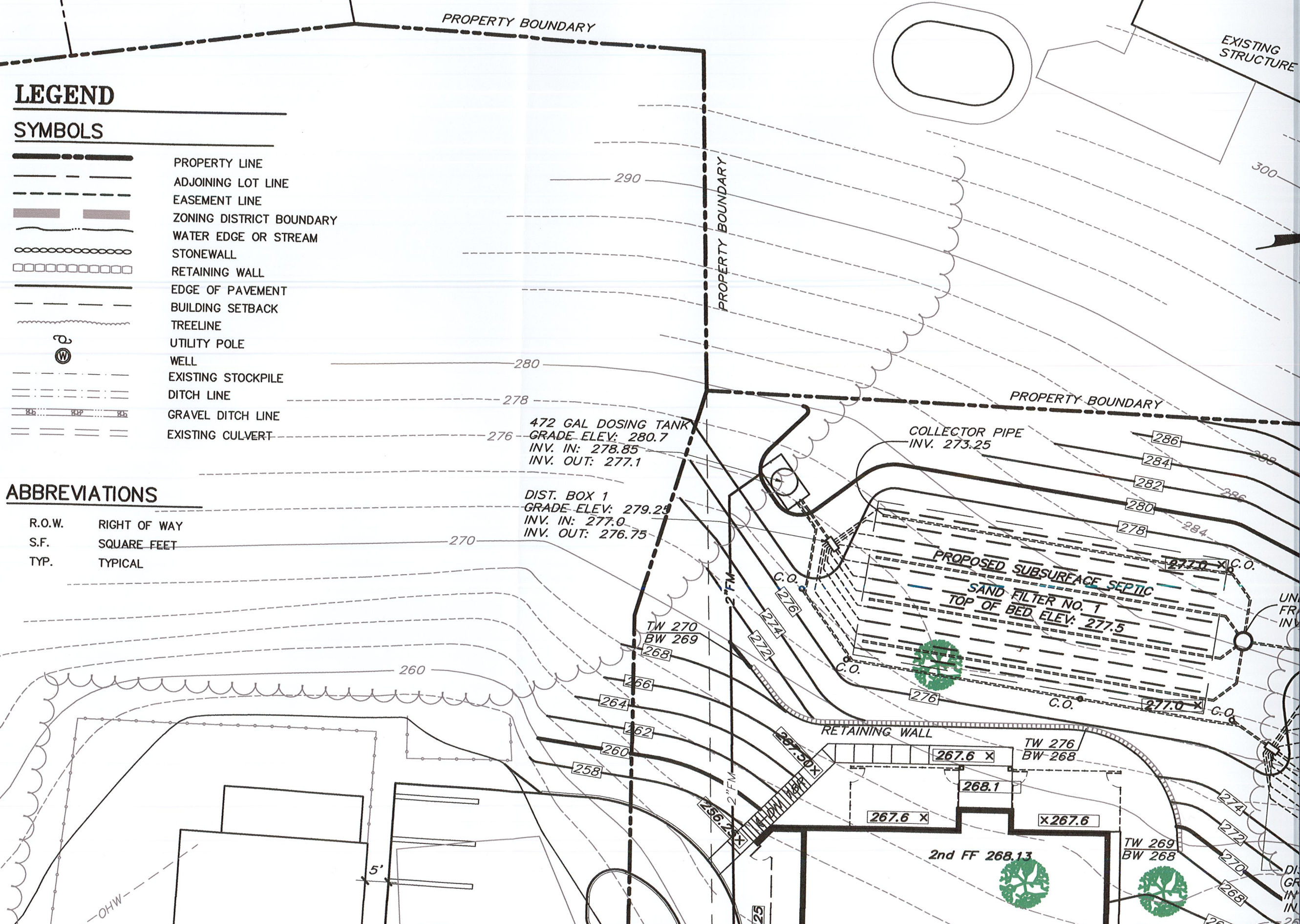
PROPERTY BOUNDARY

PROPERTY BOUNDARY

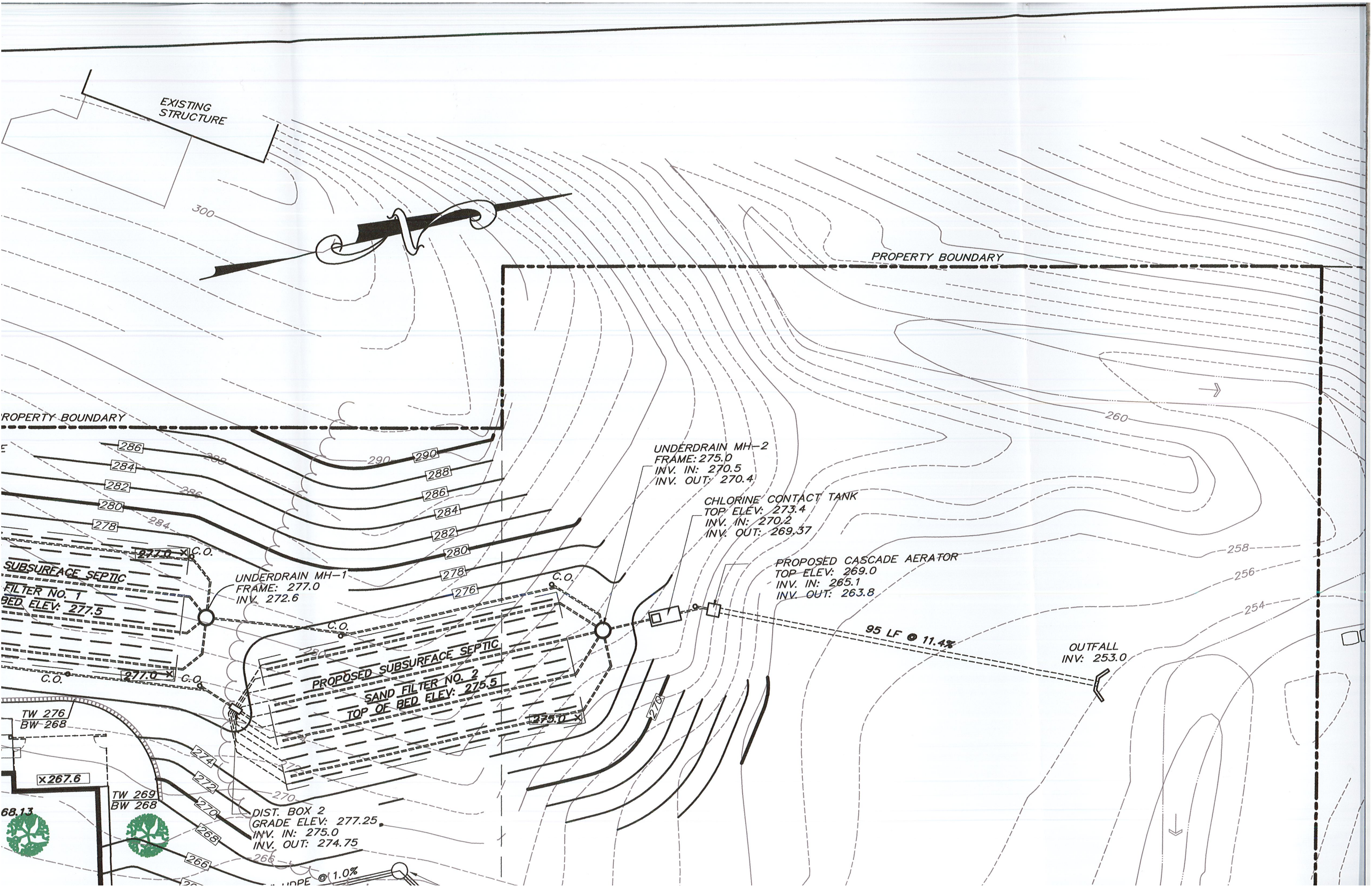
PROPERTY BOUNDARY

PROPERTY BOUNDARY

EXISTING STRUCTURE







EXISTING STRUCTURE

PROPERTY BOUNDARY

PROPERTY BOUNDARY

UNDERDRAIN MH-2  
FRAME: 275.0  
INV. IN: 270.5  
INV. OUT: 270.4

CHLORINE CONTACT TANK  
TOP ELEV: 273.4  
INV. IN: 270.2  
INV. OUT: 269.37

PROPOSED CASCADE AERATOR  
TOP ELEV: 269.0  
INV. IN: 265.1  
INV. OUT: 263.8

UNDERDRAIN MH-1  
FRAME: 277.0  
INV. 272.6

PROPOSED SUBSURFACE SEPTIC  
SAND FILTER NO. 2  
TOP OF BED ELEV: 275.5

SUBSURFACE SEPTIC  
FILTER NO. 1  
BED ELEV: 277.5

DIST. BOX 2  
GRADE ELEV: 277.25  
INV. IN: 275.0  
INV. OUT: 274.75

OUTFALL  
INV: 253.0

TW 276  
BW 268

TW 269  
BW 268

X267.6

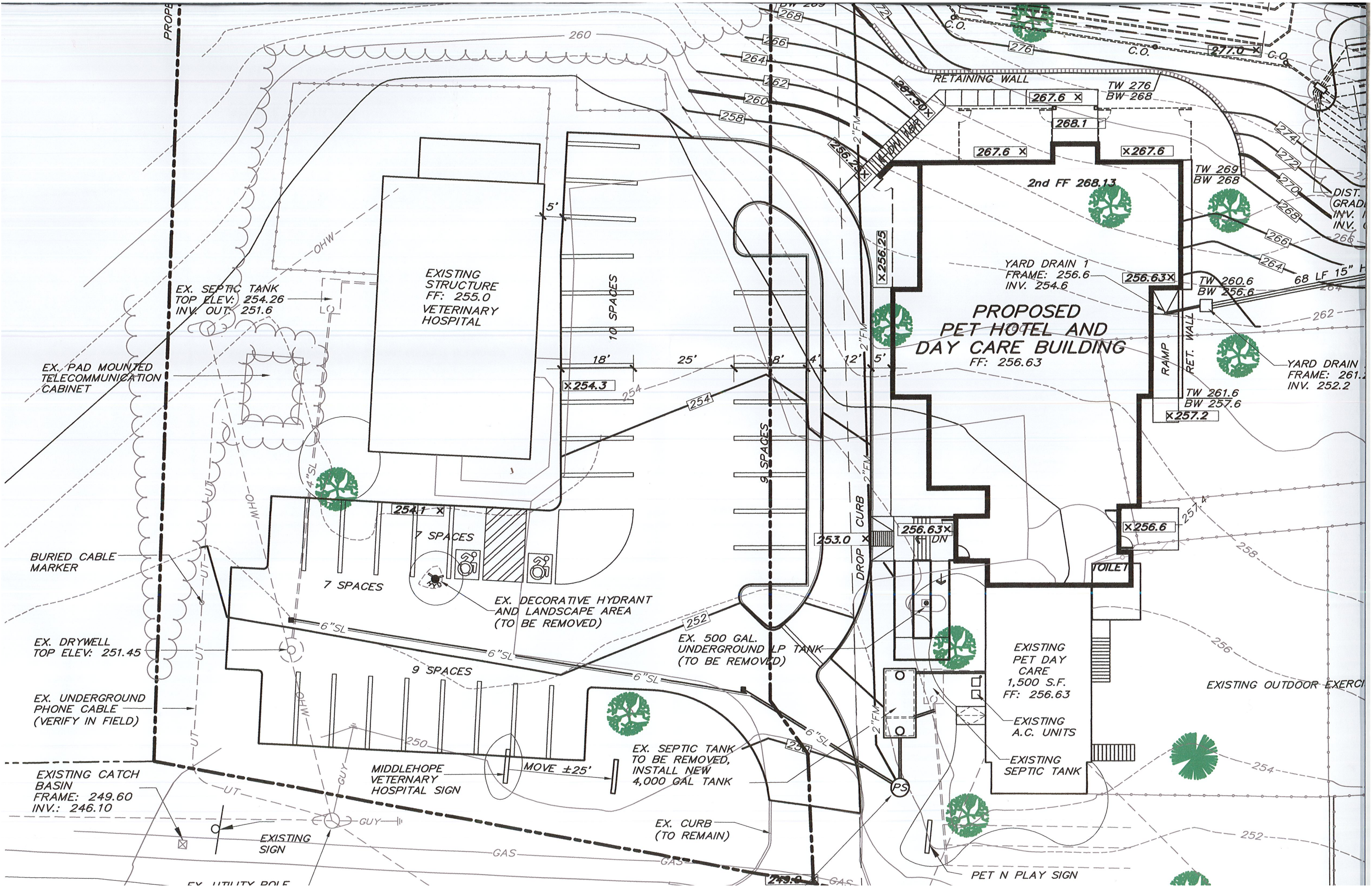
68.13



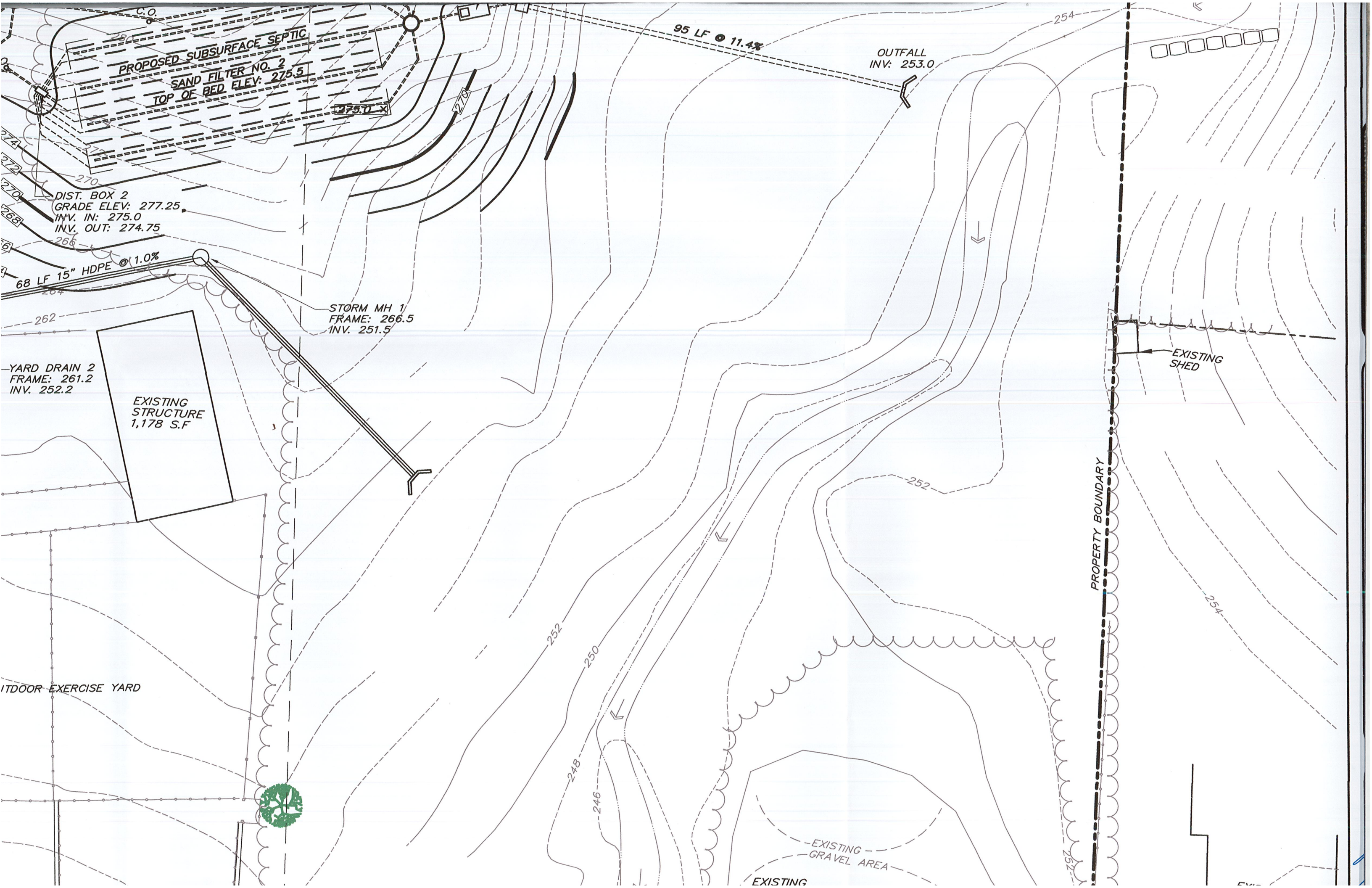
PIPE @ 1.0%

95 LF @ 11.4%

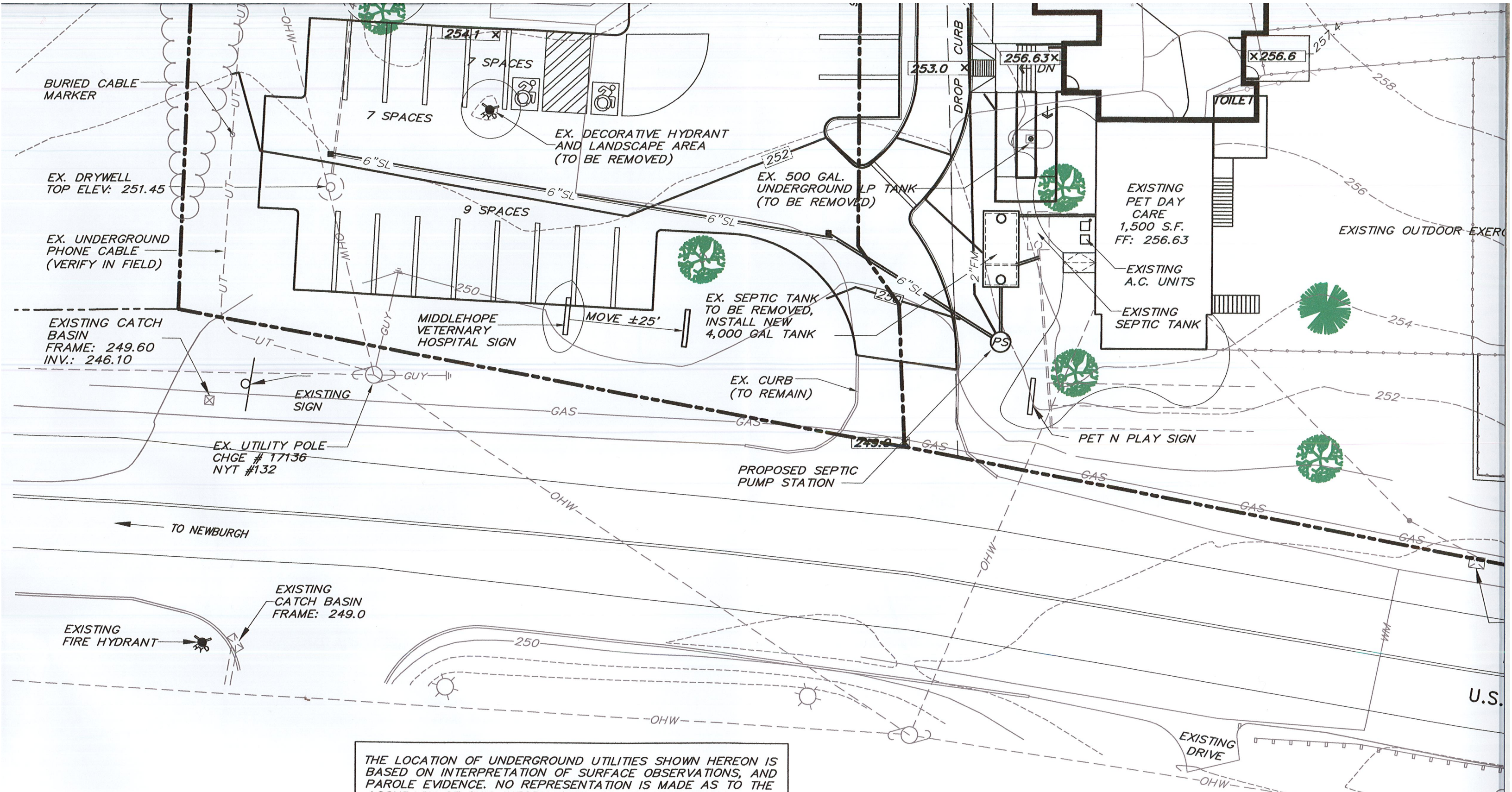










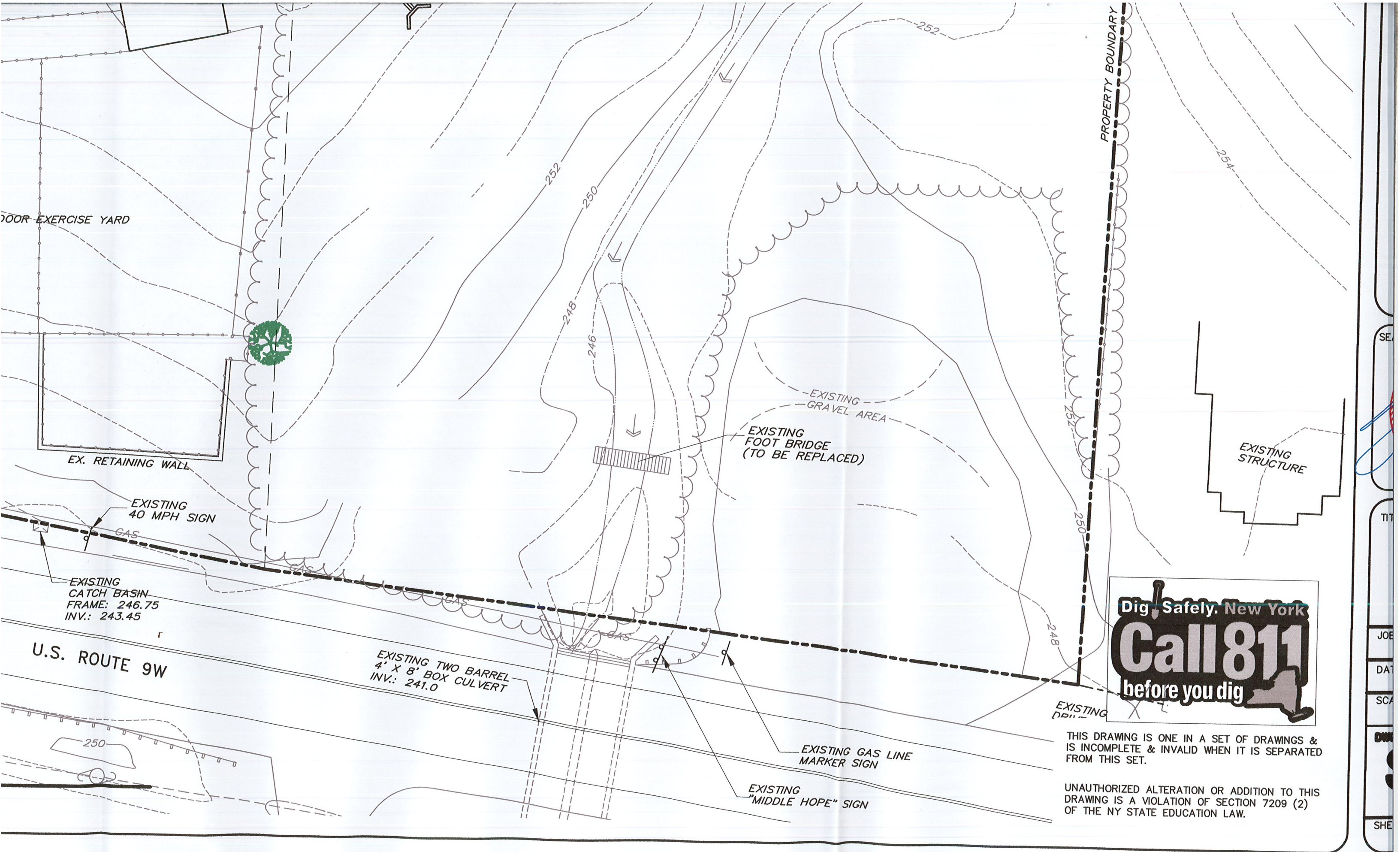


THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON INTERPRETATION OF SURFACE OBSERVATIONS, AND PAROLE EVIDENCE. NO REPRESENTATION IS MADE AS TO THE ACCURACY OF THIS INFORMATION. CONTRACTOR SHALL VERIFY IN THE FIELD, THE DEPTH AND LOCATION OF UTILITIES, SO SAID UTILITIES CAN BE PROTECTED FROM DAMAGE BY THE WORK.

**SITE PLAN**

SCALE: 1" = 20'





**Dig! Safely. New York**  
**Call 811**  
 before you dig

THIS DRAWING IS ONE IN A SET OF DRAWINGS & IS INCOMPLETE & INVALID WHEN IT IS SEPARATED FROM THIS SET.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NY STATE EDUCATION LAW.

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