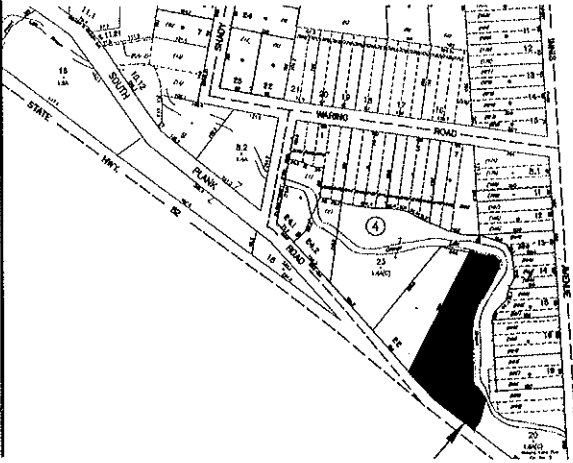


### B District Bulk Requirements

Regulation	Min. Required	Min. Proposed
Lot Area	15,000 SF	52,272 SF
Lot Width	100 ft.	233.5 ft
Lot Depth	125 ft.	365.5 ft
Front Yard	40 ft.	38 ft
Rear Yard	30 ft.	17.9 ft
One Side Yard	15 ft.	10.3 ft
Both Side Yards	30 ft.	23.7 ft
	Max. Allowed	Max. From
Lot Building Coverage	60%	10.2%
Building Height	35 ft.	28'
Lot Surface Coverage	85%	30%

Parking calculations;  
18 Proposed parking spaces



### Site Plan Notes:

1. The proposed site plan is to update the proposed uses for Building #2 and Building #3. There is no expansion to either building footprint
2. The existing site is fully developed.
3. The project applicant is John Russell and Diane Lee, 1 Autumn Ridge Way, Newburgh, NY 12550. (203) 948-7230
4. The existing water and sewage lines will no change.
5. There is no proposed work within the NYS DOT.
6. Boundary information based on a survey prepared by Howard W. Weedon, PLS, dated June 10, 2011

### Landscaping Schedule:

Symbol	Latin Name	Common Name	Size	Quantity
<i>Shade Trees*</i>				
AS	Acer Saccarum	Sugar Maple	2-2 1/2' cal.	2
<i>Shrubs</i>				
FX	Forsythia x intermedia	Forsythia hybrid	2 gallon	9
<i>Perennials</i>				
PAH	Pennisetum Alopecuroides 'Hamlin'	Hamlin Grass	36" tall	12

\*Tree note: All trees overhanging pavement or walkways to be pruned to a height of 6' from grade.

1. ALL PLANTS SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK.
2. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECTURAL CONSULTANT FOR THE TOWN OF NEWBURGH.
3. ALL LANDSCAPING SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS. ANY PLANTS WHICH ARE MISSING, MORE THAN 25% DEAD, WHICH DO NOT DEVELOP FROM PLANTING STOCK, APPEAR UNHEALTHY, UNSIGHTLY, OR HAVE LOST SHAPE DUE TO DEAD BRANCHES WILL BE REPLACED. ANY TREE THAT LOSES ITS MAIN LEADER WILL BE REPLACED. PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECTURAL CONSULTANT FROM THE TOWN OF NEWBURGH UPON COMPLETION OF WORK AND DURING EVERY GROWING SEASON FOR TWO YEARS. PLANTS THAT NEED REPLACEMENT SHALL BE NOTED ON AN INSPECTION REPORT AND MUST BE REPLACED WITHIN TWO MONTHS OF RECEIPT OF REPORT, OR WITHIN TWO MONTHS OF THE NEXT FOLLOWING GROWING SEASON.
4. ALL DISTURBED AREAS SHALL BE COVERED WITH A MINIMUM OF 6 INCHES OF TOPSOIL. EXISTING TOPSOIL SHALL BE STRIPPED AND STOCKPILES PRIOR TO SITE WORK. WHERE EXISTING TOPSOIL IS INSUFFICIENT TO COVER 6 INCHES DEPTH, FERTILE, CLEAN, FRIABLE TOPSOIL SHALL BE DELIVERED TO THE SITE FROM A REPUTABLE SOURCE.

### Building Occupancy and Use Breakdown

Building Number	Existing Use as per the Building Department records	Building Currently Occupied as:	Proposed Use	Square Feet	Off Street Parking Required
Building #1	Single Family House	Single Family House	Single Family House	1144	2.0
Building #2	Florist	Vacant (last used as a Church)	Office / Retail	2178	14.5
Building #3	Single Family House	Florist	Office / Retail	1233	8.2
Total					24.7

Full Size Site Plan Available for viewing  
At the ZBA Office