

ZEN Consultants, Inc.

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NEWBURGH, NY 12550
(845) 629-1567 (phone)
20-064

April 13, 2022

Town of Newburgh
Zoning Board of Appeals
21 Hudson Valley Professional Plaza
Newburgh, New York 12550

Newburgh Park Associates
Site Plan
SBL: 89-1-80.1 & 80.2


Dear Board Members,

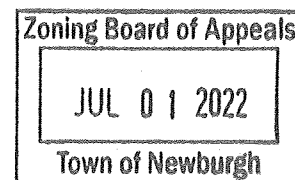
This project has a list of variances needed. I have put together a summation of what is being present for your consideration.

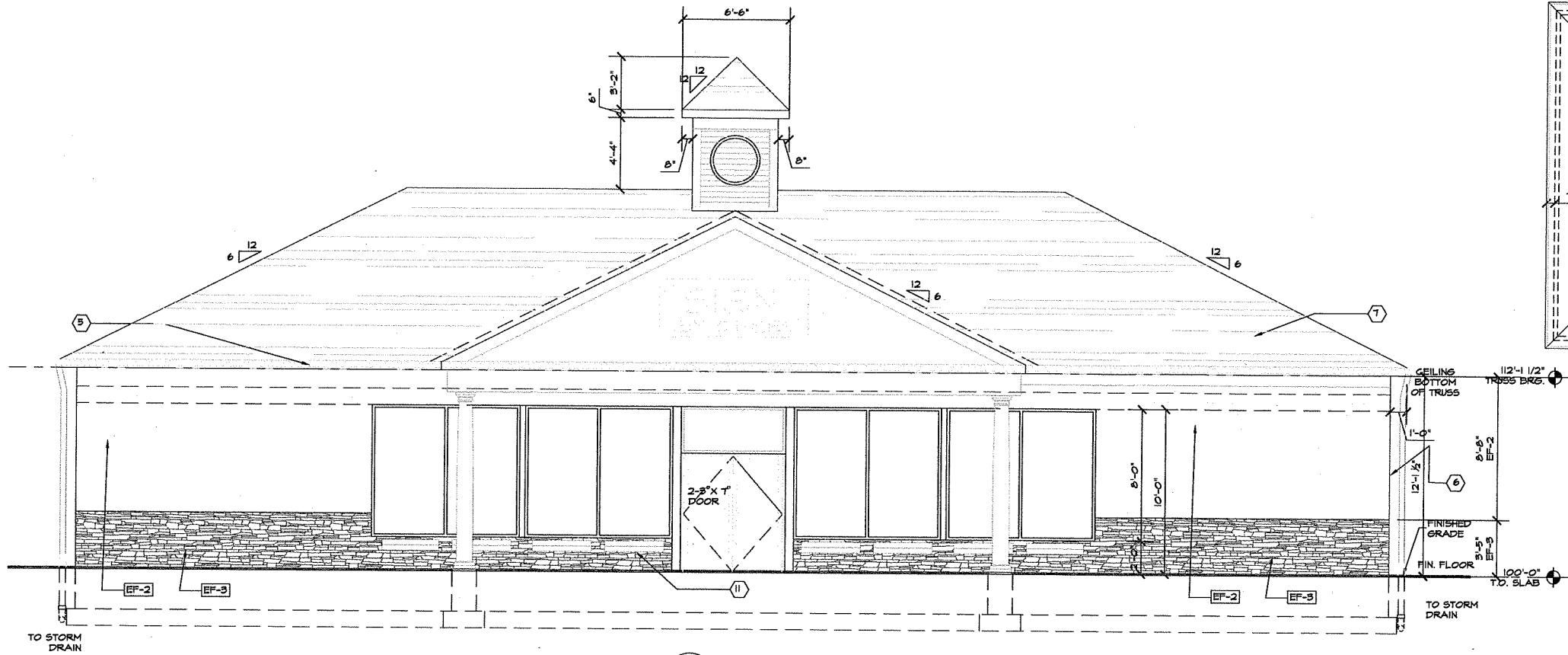
1. Gas canopy front yard, 747 Blvd. - 25' proposed, 60' required
 - a. 35' variance (same as prior)
2. Gas canopy front yard, Route 84 - 31' proposed, 60' required
 - a. 29' variance (shifted to further from residential area)
3. Diesel canopy rear yard - 60' proposed, 60' required
 - a. 0.0' variance (shifted so no variance required)
4. Diesel canopy side yard - 13' proposed, 50' required
 - a. 37' variance (adjusted to be further from residential area)
5. Building rear yard - 54' proposed, 60' required
 - a. 6' variance (shifted to be further from residential area)
6. Building front yard, Route 84 - 35' proposed, 60' required
 - a. 25' variance (shifted to be further from residential area)

Please feel free to contact this office with any additional questions or comments that you may have. Thank you, in advance, for your help with this project.

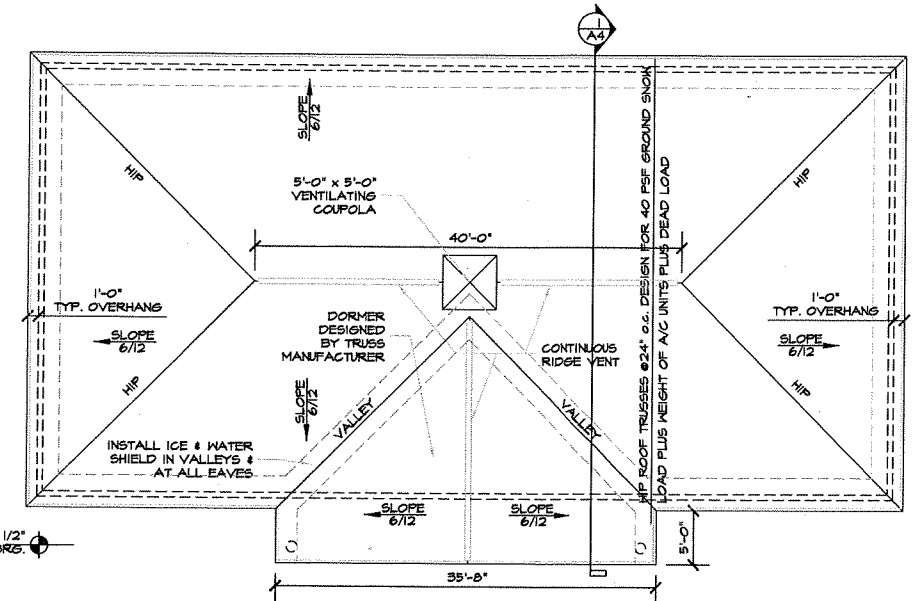
Very Truly Yours,


Ken Lytle
ZEN Consultants, Inc.





1 FRONT ELEVATION
 A3 SCALE: 1/4" = 1'-0"



5 ROOF PLAN
 A3 SCALE: 1/8" = 1'-0"

DRAWING NOTES:

- ① WRAP FASCIA BOARD WITH NEW WHITE COIL STOCK ALUMINUM.
- ② INSTALL FULLY VENTED WHITE ALUMINUM SOFFIT THROUGHOUT.
- ③ NOT USED
- ④ INSTALL NEW WHITE ALUMINUM VENTILATION LOUVERS IN OPENINGS.
- ⑤ INSTALL NEW 6" TYPE 'K', 0.032 WHITE ALUMINUM ONE PIECE SEAMLESS GUTTER ON ENTIRE BUILDING. MOUNT GUTTER WITH ALCOA #06-10 HANGERS AT 2'-0" O.C. INSTALL 'FLOW-FREE' GUTTER PROTECTION INSERTS OVER FULL LENGTH.
- ⑥ INSTALL NEW 3"x4" 0.032 WHITE ALUMINUM DOWN SPOUTS AND LEADERS.
- ⑦ INSTALL NEW CONTINUOUS WHITE ALUMINUM DRIP EDGE, NEW 15 LB. FELT AND NEW 245 LB. LANDMARK SERIES ARCHITECTURAL SHINGLES, COLONIAL SLATE BLEND, APPROVED BY OWNER. ASPHALT SHINGLE TYPE: LANDMARK SERIES - 30 YEAR LIMITED WARRANTY, COLOR: COLONIAL SLATE BY: CERTAINTED (800) 233-8440

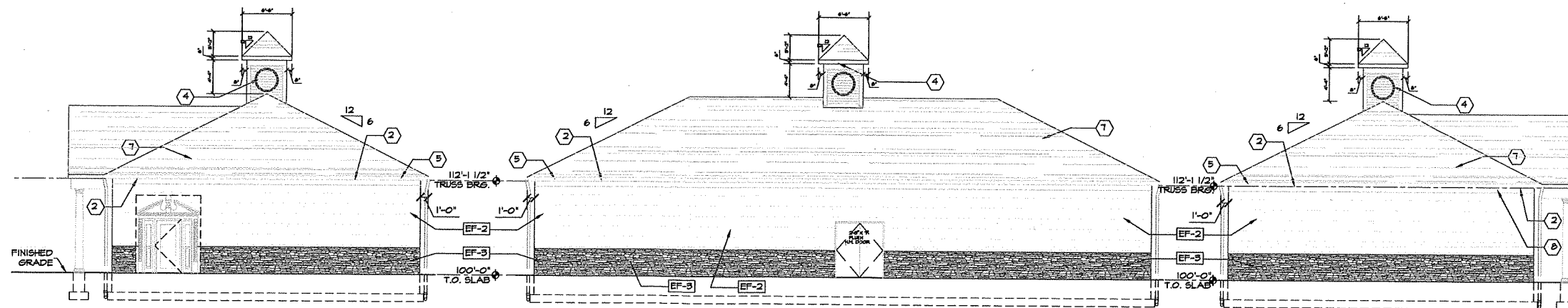
- ⑧ NOT USED
- ⑨ ICE & WATER SHIELD IN VALLEYS
- ⑩ NOT USED
- ⑪ WINDOW FLOWER BOXES FOR SEASONAL PLANTINGS. 4'-0" LONG x 1'-6" HIGH.

EXTERIOR FINISHES

- EF-1 NOT USED
- EF-2 VINYL SIDING PER OWNERS CHOICE
- EF-3 CULTURED STONE PER OWNERS CHOICE

EXTERIOR PAINTS

- EP-1 COLOR: PLAZA BUFF #2164 BY: SHERWIN WILLIAMS LOCATIONS: FACE OF DOOR/FRAME, AND DOWNSPOUTS REFER TO EXTERIOR ELEVATIONS
- EP-2 COLOR: NOMAD #2157 BY: SHERWIN WILLIAMS LOCATIONS: DOWNSPOUTS

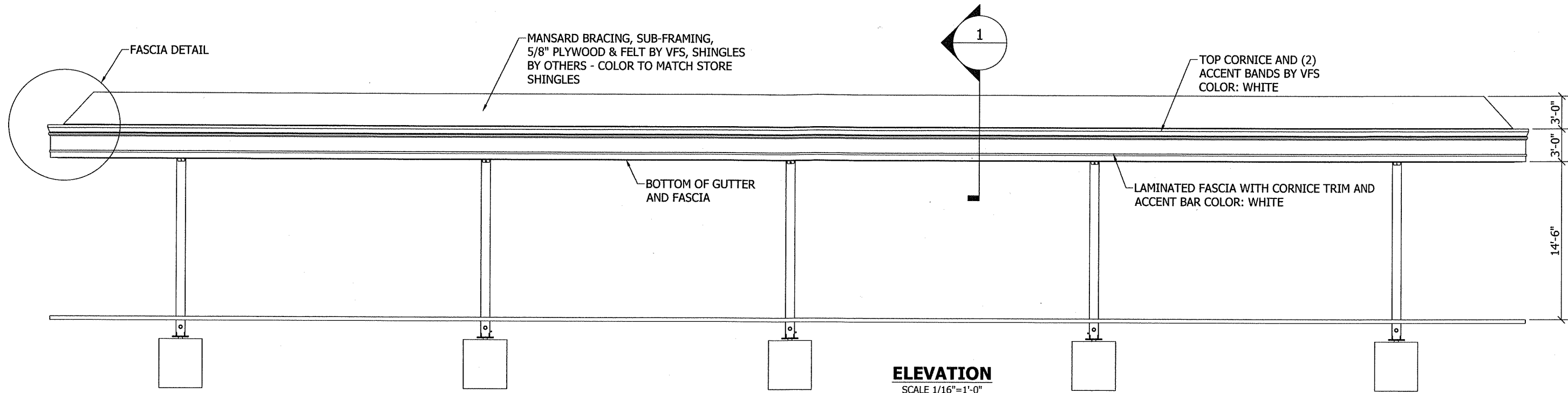


2 RIGHT ELEVATION
 A3 SCALE: 1/8" = 1'-0"

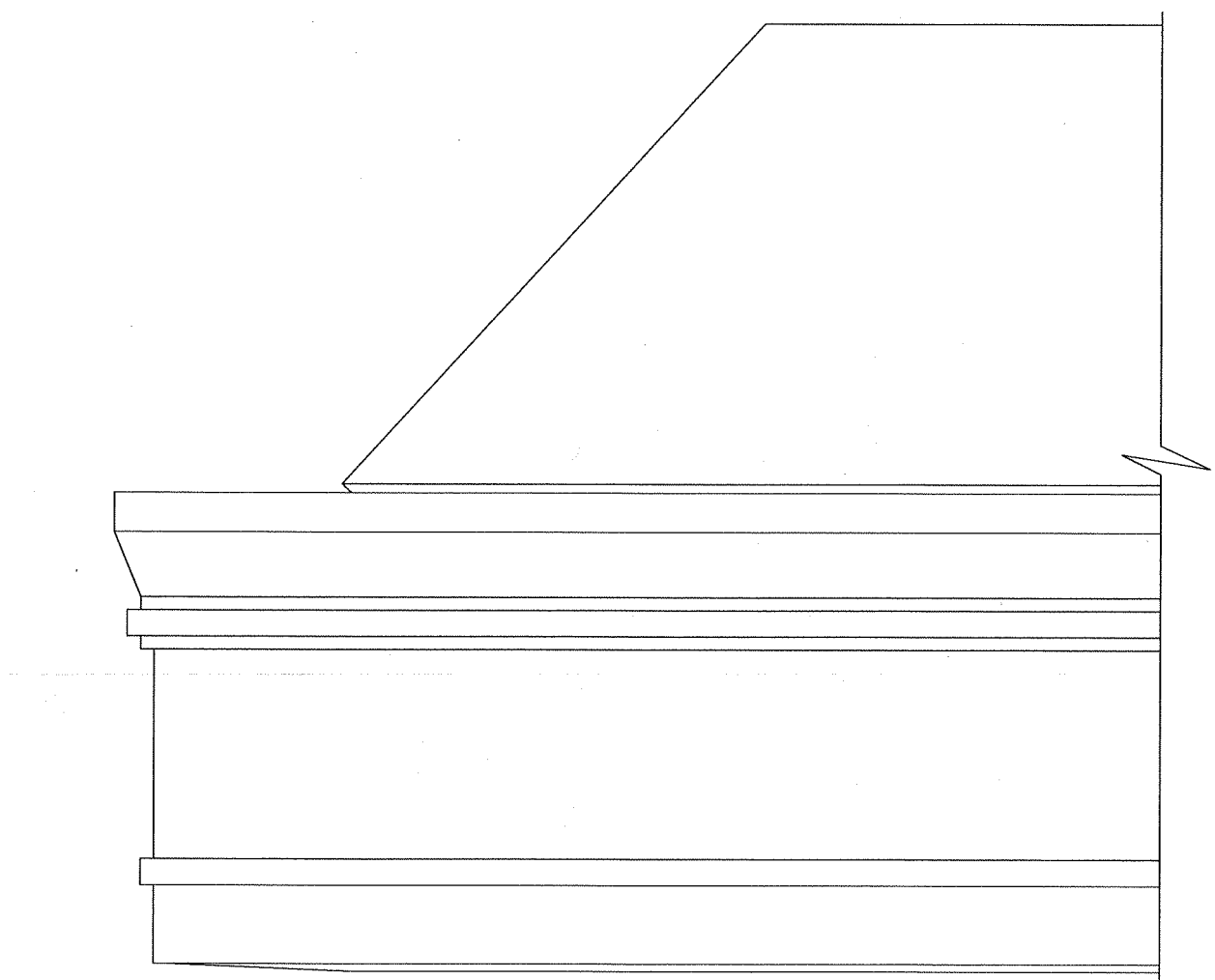
3 REAR ELEVATION
 A3 SCALE: 1/8" = 1'-0"

4 LEFT ELEVATION
 A3 SCALE: 1/8" = 1'-0"

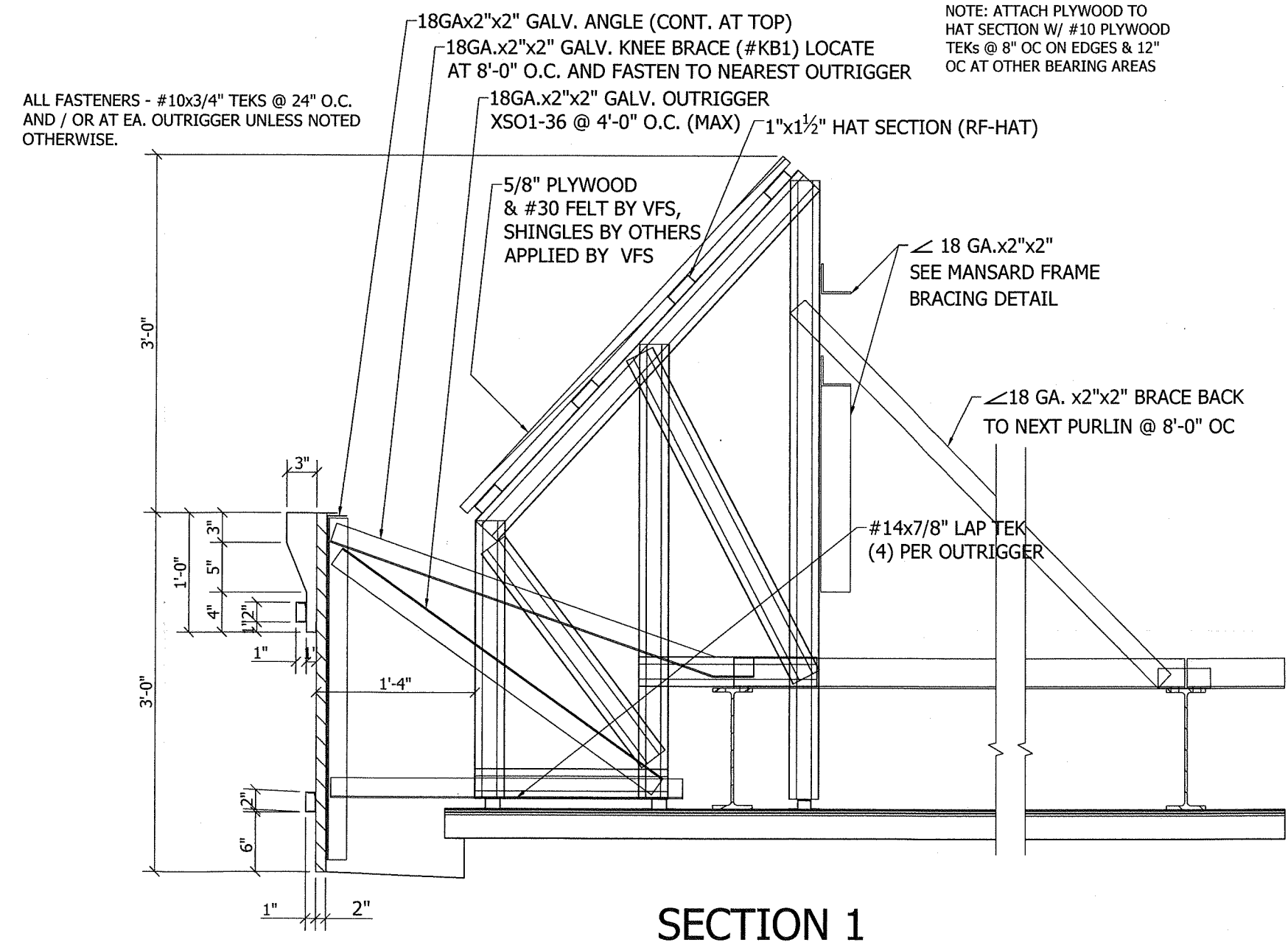
REVISIONS	PROTOTYPE DESIGN FOR NEW CONVENIENCE STORE. SNK PETROLEUM WHOLESALERS, INC. 1483 ROUTE 52 HOPEWELL JUNCTION, N.Y.	PROJECT NO: 21-06	SHEET NO. A1
	CIRO INTERRANTE ARCHITECT (845) 419-1512 25 MARKET ST. POUGHKEEPSIE, N.Y. 12601	DRAWN BY: E.D.III	
		DATE: 16 MARCH 202	



ELEVATION
SCALE 1/16"=1'-0"



FASCIA DETAIL



SECTION 1