

Full Size Site Plans

are available for viewing at the

**Zoning Board of Appeals**

Office located at

**308 Gardnertown Road**

Newburgh, NY

PERMANENT SLOPE EASEMENT  
(AS PER MAP REF. #2)

LOT LINE  
TO BE  
DISSOLVED

NEW YORK STATE THRUWAY AUTHORITY  
(AS PER MAP REF. #3)

UNION AVE.  
STATE ROUTE 300  
(AS PER MAP REF. #2)  
ASPHALT ROAD

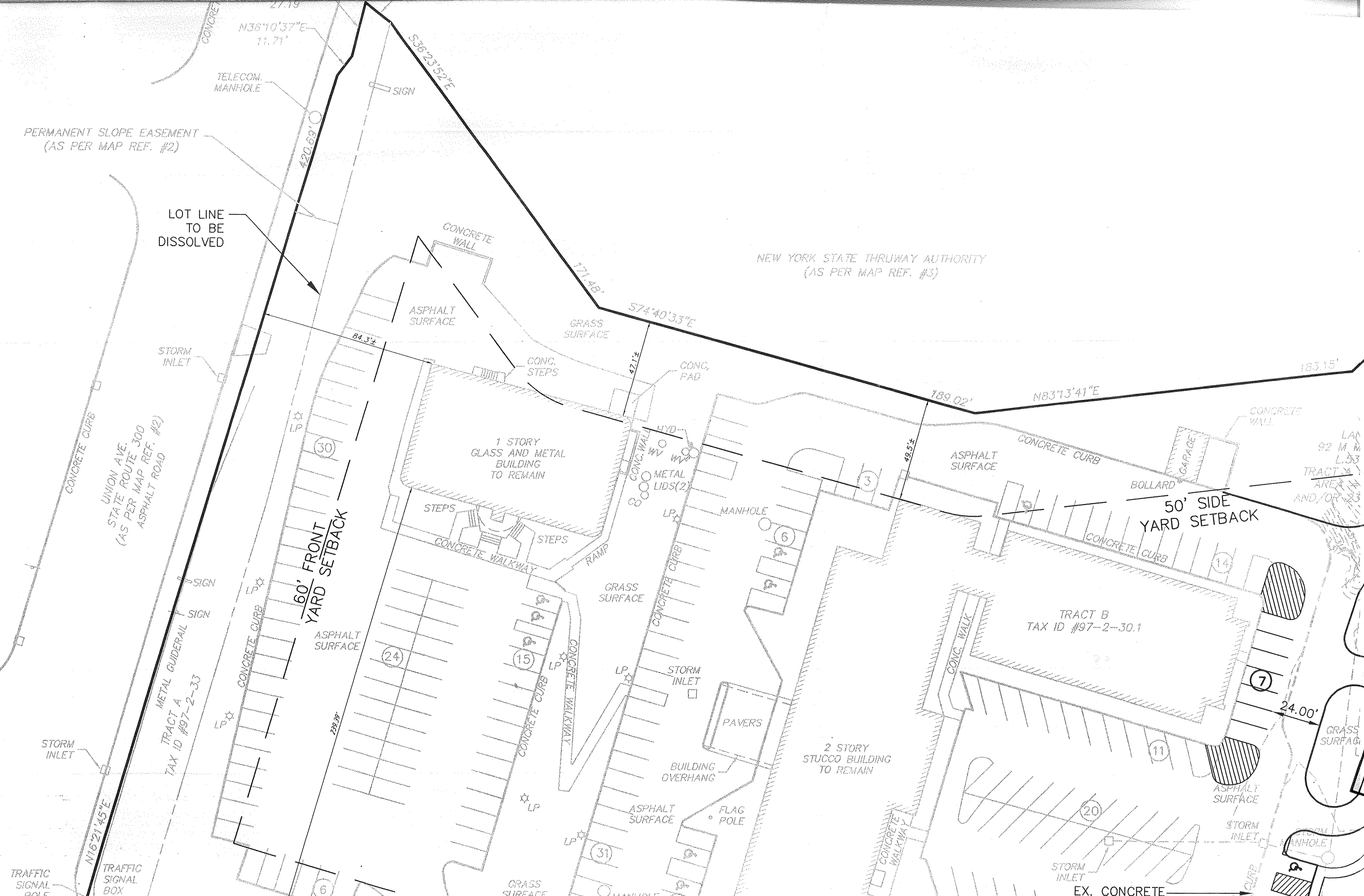
TRACT A  
TAX ID #97-2-33

TRACT B  
TAX ID #97-2-30.1

TRACT X  
AREA  
AND/OR

60' FRONT  
YARD SETBACK

50' SIDE  
YARD SETBACK





**OWNER/APPLICANT:**

WATCHTOWER BIBLE AND TRACT SOCIETY OF NEW YORK, INC.  
25 COLUMBIA HEIGHTS  
BROOKLYN, NY 11201

**TAX LOTS:**

97-2-30.1, 30.22 & 33

**SITE AREA:**

373,900 SQ. FT.  
±8.59 ACRES

**NOTES:**

1. FIRE DISTRICT: ORANGE LAKE
2. SCHOOL DISTRICT: NEWBURGH
3. THE PROPERTY IS NOT WITHIN ANY ONE-HUNDRED-YEAR FLOOD PLAN AS PER FLOOD INSURANCE RATE MAP, NO. 36071C0139E.

**PARKING REQUIREMENTS:**

EXISTING DETACHED RESTAURANT PARKING:

	<u>REQUIRED</u>	<u>PROVIDED</u>
1 PER 40 SQUARE FEET OF SEATING AREA - APPROX. 3,000 SQUARE FEET OF SEATING	= 75 SPACES	75 SPACES
HANDICAPPED SPACES INCLUDED:	= 3 SPACES	3 SPACES
<u>TOTAL PARKING SPACES</u>	= 75 SPACES	75 SPACES

EXISTING HOTEL PARKING:

	<u>REQUIRED</u>	<u>PROVIDED</u>
1 PER GUEST BEDROOM (115 GUEST BEDROOMS)	= 115 SPACES	122 SPACES
1 PER 2 EMPLOYEES ON THE PREMISES AT ANY 1 PERIOD -6 EMPLOYEES	= 3 SPACES	3 SPACES
HANDICAPPED SPACES INCLUDED:	= 5 SPACES	6 SPACES
<u>TOTAL PARKING SPACES</u>	= 118 SPACES	125 SPACES

PROPOSED HOTEL PARKING:

	<u>REQUIRED</u>	<u>PROVIDED</u>
1 PER GUEST BEDROOM (100 GUEST BEDROOMS)	= 100 SPACES	127 SPACES
1 PER 2 EMPLOYEES ON THE PREMISES AT ANY 1 PERIOD -6 EMPLOYEES	= 3 SPACES	3 SPACES
HANDICAPPED SPACES INCLUDED:	= 5 SPACES	6 SPACES
<u>TOTAL PARKING SPACES</u>	= 103 SPACES	130 SPACES

**INTERIOR LANDSCAPE REQUIREMENTS:**

5% OF TOTAL PARKING AREA SHALL BE DEVOTED TO INTERIOR LANDSCAPING

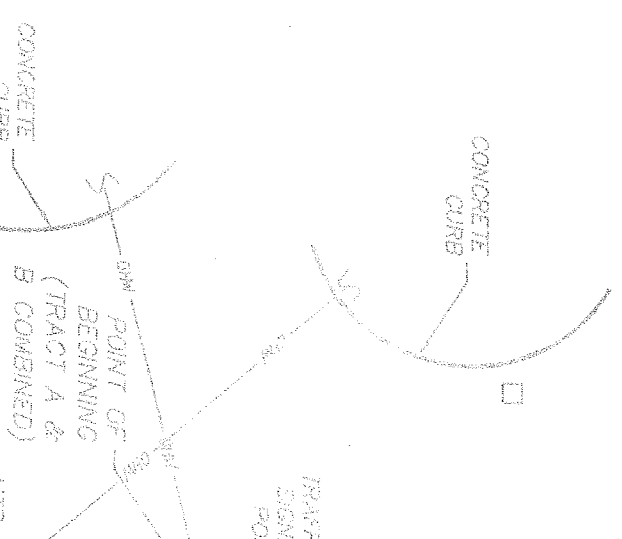
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0 EMPLOYEES  
 HANDICAPPED SPACES INCLUDED: = 3 SPACES 3 SPACES  
 = 5 SPACES 6 SPACES  
 TOTAL PARKING SPACES = 118 SPACES 125 SPACES

PROPOSED HOTEL PARKING:  
 1 PER GUEST BEDROOM (100 GUEST BEDROOMS) = 100 SPACES 127 SPACES  
 1 PER 2 EMPLOYEES ON THE PREMISES AT ANY 1 PERIOD = 3 SPACES 3 SPACES  
 -6 EMPLOYEES = 5 SPACES 6 SPACES  
 HANDICAPPED SPACES INCLUDED: = 103 SPACES 130 SPACES  
 TOTAL PARKING SPACES



**INTERIOR LANDSCAPE REQUIREMENTS:**

5% OF TOTAL PARKING AREA SHALL BE DEVOTED TO INTERIOR LANDSCAPING  
 TOTAL PARKING LOT AREA (PROPOSED BUILDING) = 34,279 S.F.  
 TOTAL INTERIOR LANDSCAPING REQUIRED = 1,714 S.F.  
 TOTAL INTERIOR LANDSCAPING PROVIDED = 2,575 S.F.

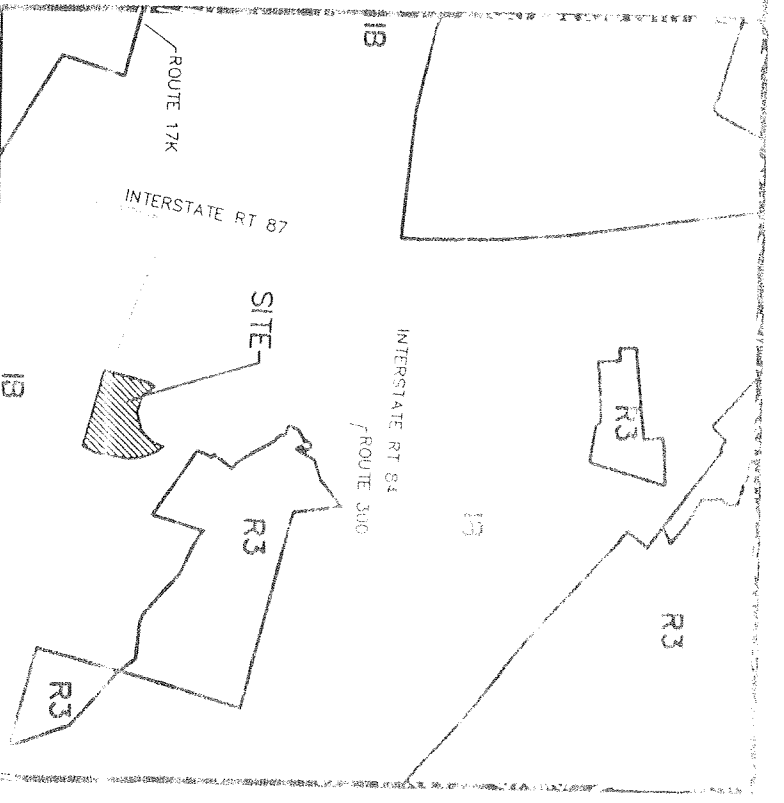
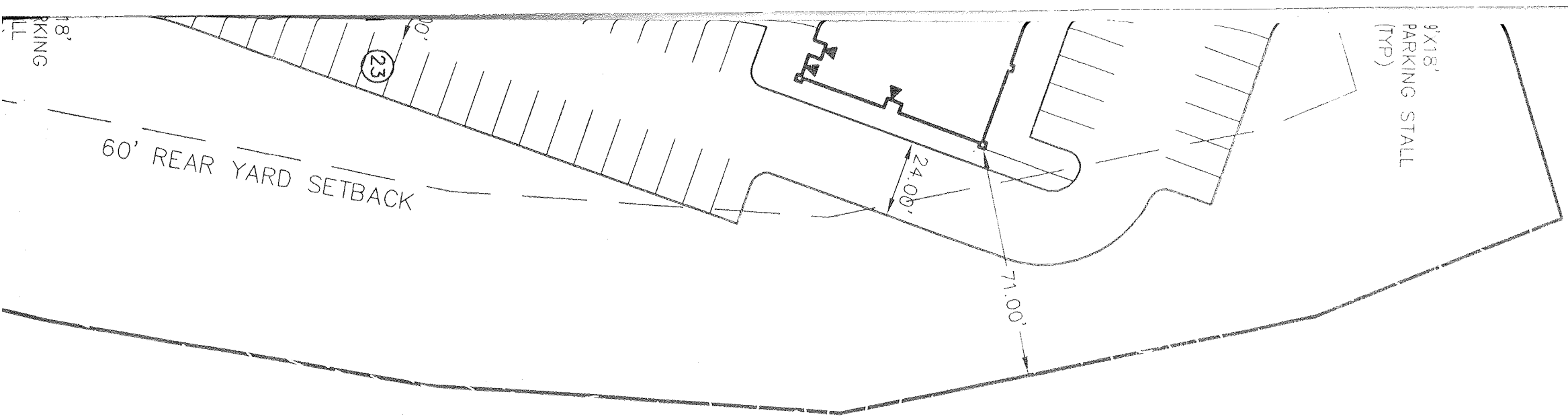
**BULK TABLE**

ZONE: IB - INTERCHANGE BUSINESS DISTRICT  
 PERMITTED USE (SUBJECT TO SITE PLAN REVIEW): HOTELS

MINIMUM:	REQUIRED	PROVIDED	REMARKS
LOT AREA	40,000 SQ. FT.	373,900 SQ. FT.	OK
FRONT YARD (STATE/COUNTY HIGHWAY)	60'	84.3'	OK
FRONT YARD	50'	50' (EXISTING HOTEL)	OK
REAR YARD	60'	71'	OK
SIDE YARD (ONE) EXISTING RESTAURANT		47.1'	EXISTING NONCONFORMING, VARIANCE REQ'D
SIDE YARD (ONE) EXISTING HOTEL	50'	49.5'	EXISTING NONCONFORMING, VARIANCE REQ'D
SIDE YARD (ONE) PROPOSED HOTEL		61'	OK
SIDE YARD (BOTH)	100'	N/A	N/A
LOT WIDTH (MEASURED ALONG RT 300)	200'	420'	OK
LOT DEPTH	200'	844'	OK
<b>MAXIMUM:</b>	<b>PERMITTED</b>	<b>PROVIDED</b>	
BUILDING COVERAGE	25%	17.1%	OK
BUILDING HEIGHT	50'	PARAPET 25'-2" ENTRANCE PEAK 35'-2"	OK
LOT SURFACE COVERAGE	60%	58.0%	OK

**REFERENCE:**

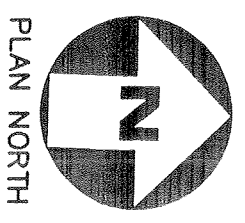
- BOUNDARY, TOPOGRAPHIC AND PLANIMETRICS INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY ENTITLED, "BOUNDARY AND TOPOGRAPHIC SURVEY FOR WATCHTOWER" PREPARED BY MASER CONSULTING P.A., DATED MAY 20, 2014.



LOCATION MAP  
SCALE: 1" = 2000'

- EXISTING**
- SITE BOUNDARY
  - GUIDE RAIL
  - FENCE
  - CONTOUR
  - OVERHEAD WIRE
  - SANITARY SEWER
  - WATERMAIN
- PROPOSED**
- == CURBLINE
  - SETBACK LINE
  - W — WATER SERVICE
  - FM — SANITARY FORCEMAIN
  - Ⓢ — PARKING STALL COUNT
  - — TRAFFIC FLOW ARROW

DRAWING LEGEND



PLAN NORTH

