

Full Size Site Plans

are available for viewing at the

Zoning Board of Appeals

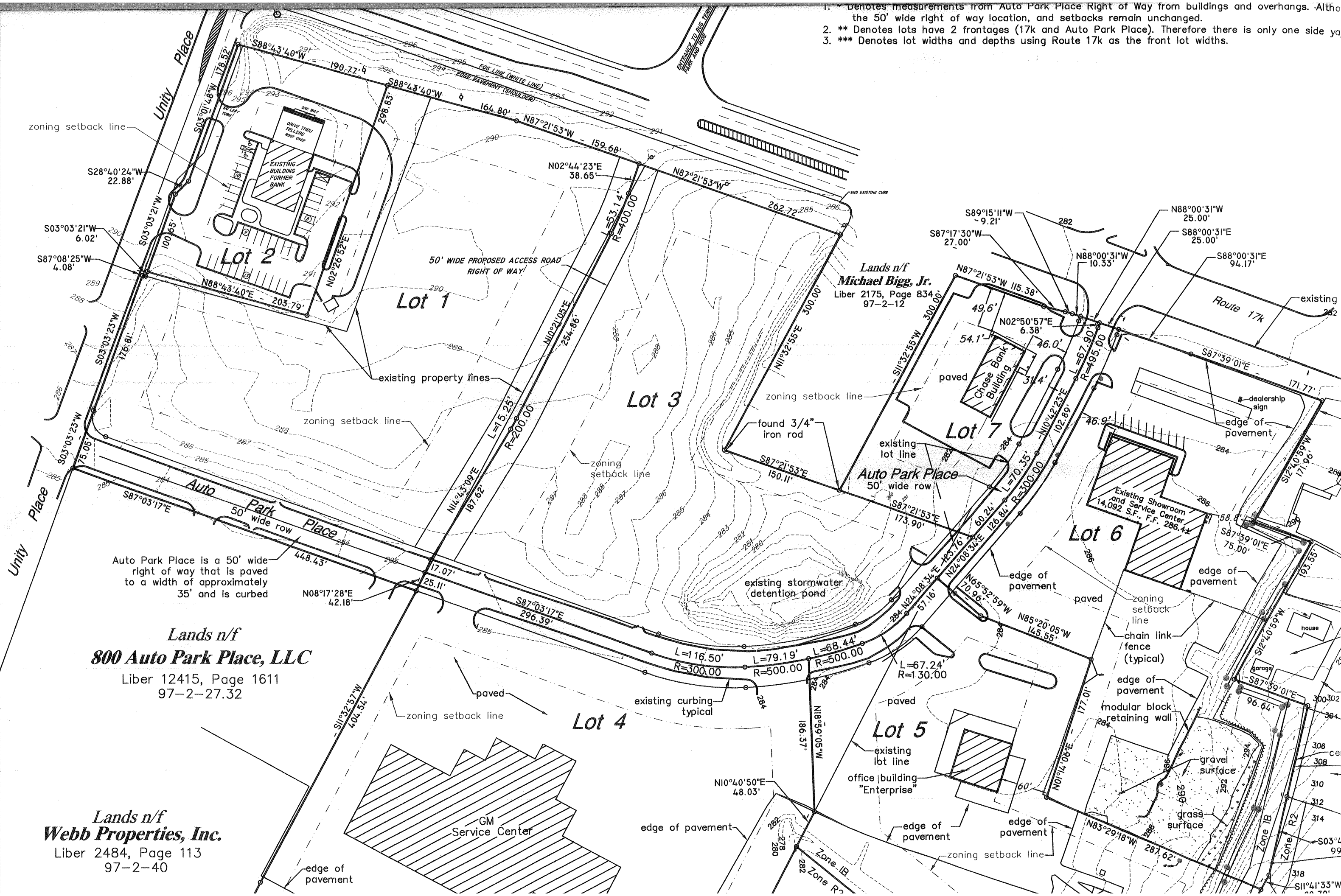
Office located at

308 Gardnertown Road

Newburgh, NY

845-566-4901

1. * Denotes measurements from Auto Park Place Right of Way from buildings and overhangs. -Altho the 50' wide right of way location, and setbacks remain unchanged.
2. ** Denotes lots have 2 frontages (17k and Auto Park Place). Therefore there is only one side ya
3. *** Denotes lot widths and depths using Route 17k as the front lot widths.



zoning setback line

Lot 2

Lot 1

Lot 3

Lot 7

Lot 6

Lot 5

Lot 4

**Lands n/f
800 Auto Park Place, LLC**

Liber 12415, Page 1611
97-2-27.32

**Lands n/f
Webb Properties, Inc.**

Liber 2484, Page 113
97-2-40

GM Service Center

**Lands n/f
Michael Bigg, Jr.**
Liber 2175, Page 834
97-2-12

Auto Park Place
50' wide row

Auto Park Place is a 50' wide right of way that is paved to a width of approximately 35' and is curbed

50' WIDE PROPOSED ACCESS ROAD RIGHT OF WAY

existing stormwater detention pond

Existing Showroom and Service Center
14,092 S.F., F.F. 286.44

office building "Enterprise"

Chase Bank Building

EXISTING BUILDING FORMER BANK
DRIVE THRU TELLERS ROOF OVER

Existing Showroom and Service Center

Route 17k

house

garage

gravel surface

grass surface

modular block retaining wall

chain link fence (typical)

edge of pavement

edge of pavement

edge of pavement

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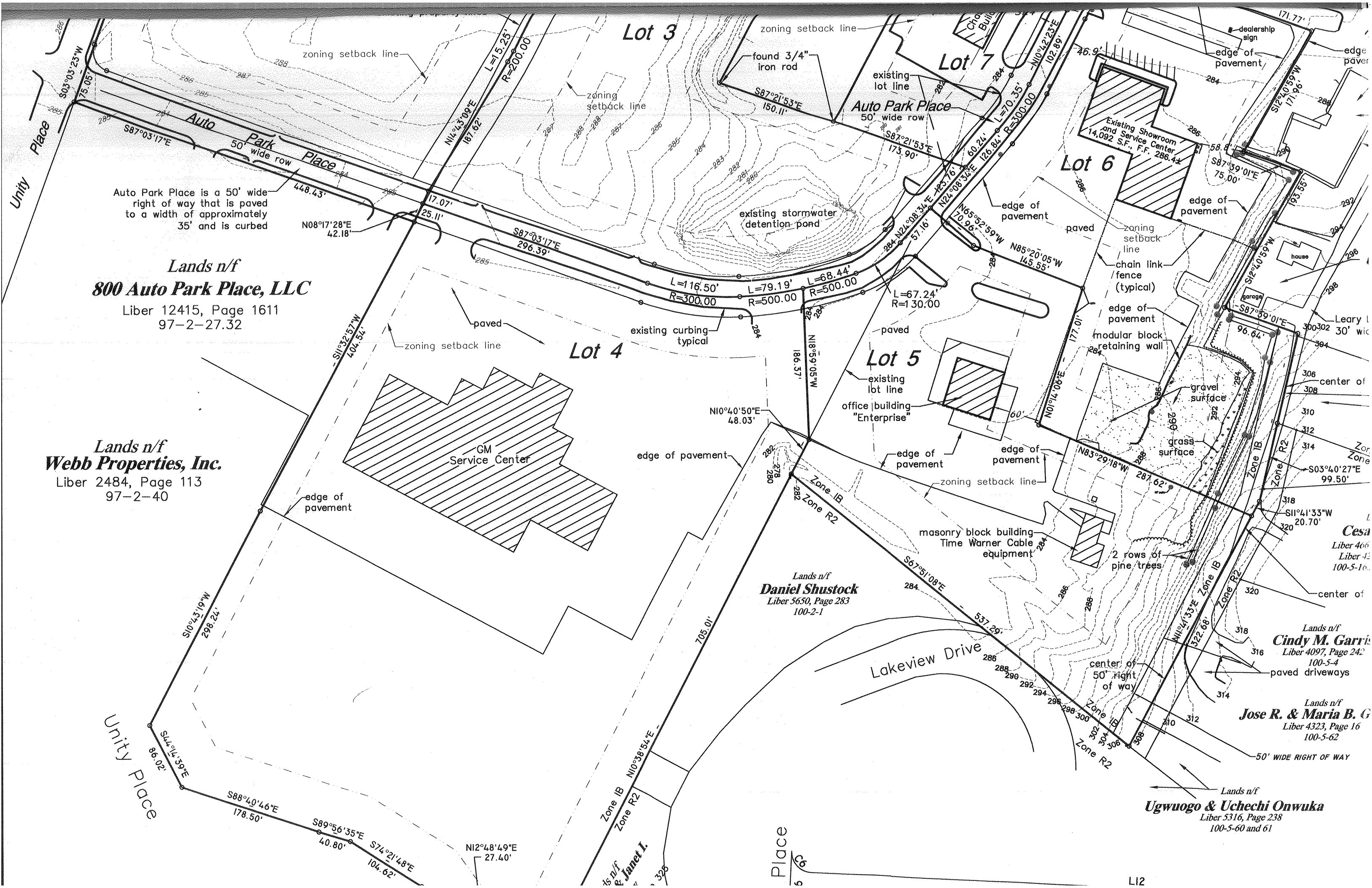
edge of pavement

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Lands n/f
800 Auto Park Place, LLC
 Liber 12415, Page 1611
 97-2-27.32

Lands n/f
Webb Properties, Inc.
 Liber 2484, Page 113
 97-2-40

Lands n/f
Daniel Shustock
 Liber 5650, Page 283
 100-2-1

Lands n/f
Cindy M. Garrin
 Liber 4097, Page 242
 100-5-4

Lands n/f
Jose R. & Maria B. G
 Liber 4323, Page 16
 100-5-62

Lands n/f
Ugwuogo & Uchechi Onwuka
 Liber 5316, Page 238
 100-5-60 and 61

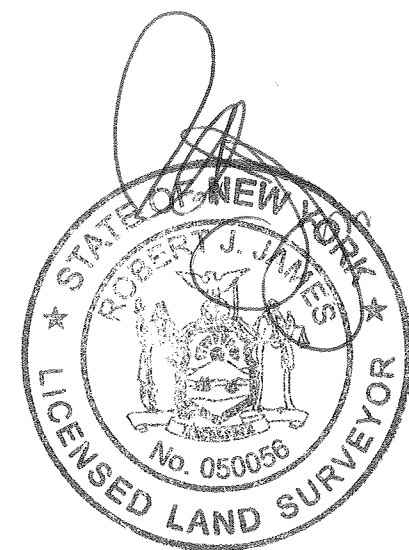
Office as filed as map number 288-04 on April 26, 2004.

Subdivision Notes:

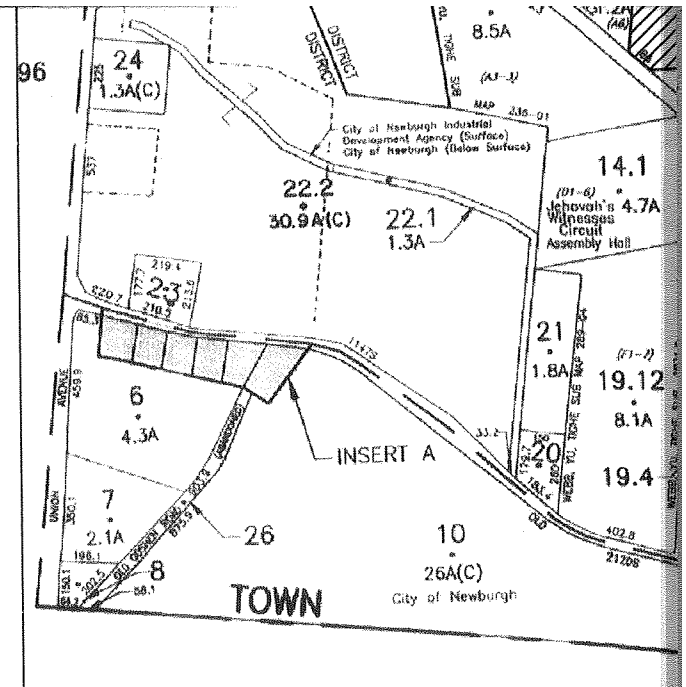
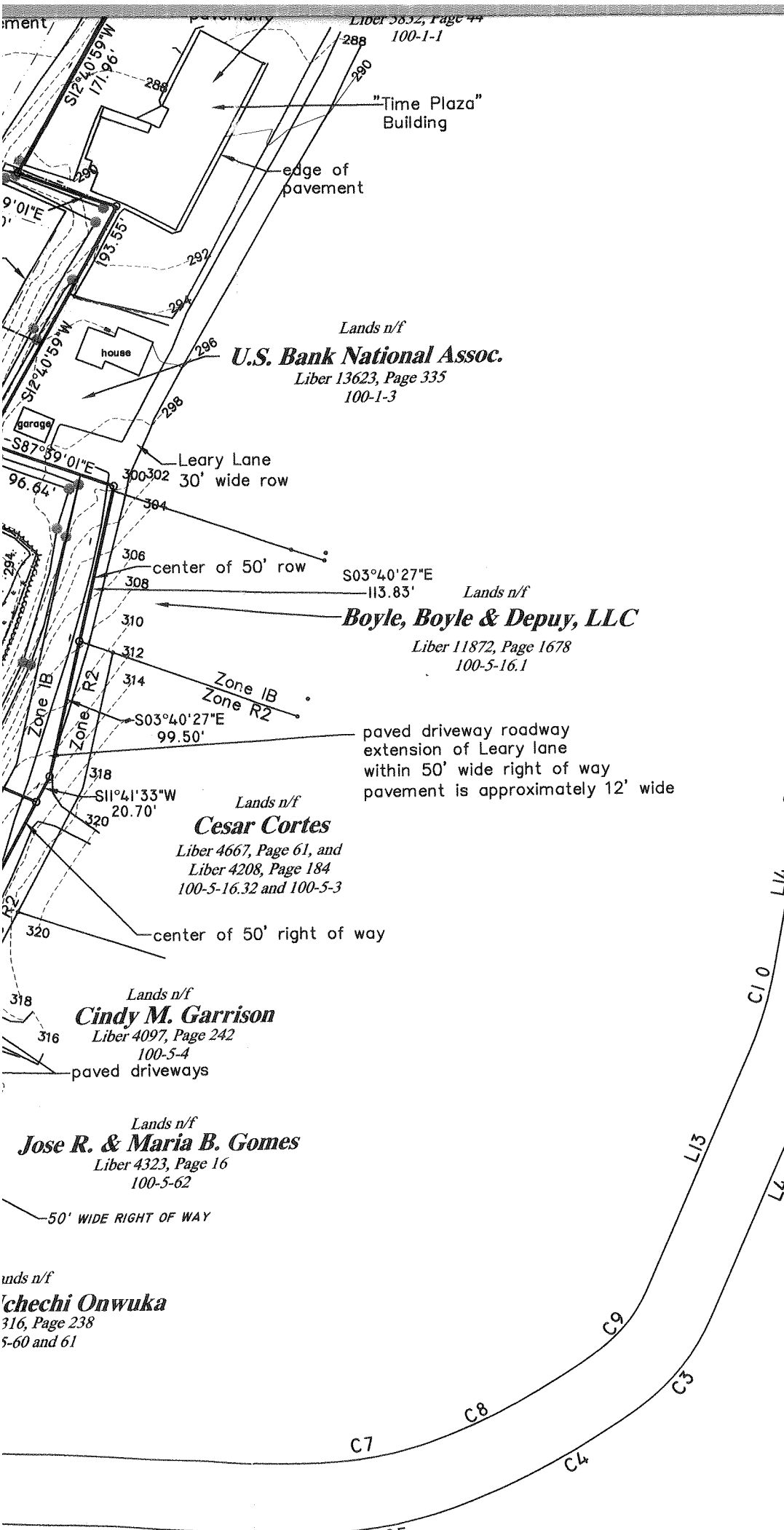
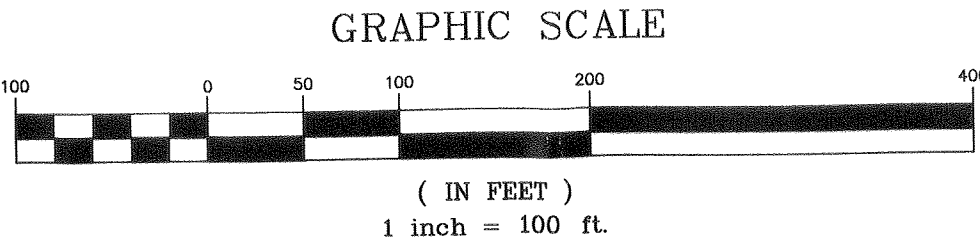
1. These lots in the subdivision have deeded or leased rights for ingress/egress to Route 17K and to water, sewer, gas, and electrical utilities.
2. Drainage, sewerage, water mains, electric and gas services in the road known as Auto Park Place are existing.
3. Auto Park Place is paved and curbed, and is within a 50' wide right of way.
4. All lots are served by municipal water and sewer.
5. There is a minimum buffer strip and screening requirement in the Town of Newburgh Zoning Code (§185-21 D (2)). The buffer strip width is 75' for the IB zone when it abuts a residential district. See easterly side of Lots 4 and 6, easterly and southerly sides of Lot 5.

CURVE TABLE		
CURVE	LENGTH (ft.)	RADIUS
C1	71.32	520.00
C2	76.22	325.00
C3	80.17	155.00
C4	155.01	525.00
C5	126.21	325.00
C6	39.32	25.00
C7	106.79	275.00
C8	140.25	475.00
C9	54.31	105.00
C10	64.49	275.00
C11	64.47	470.00

LINE TABLE		
LINE	Bearing	Length (ft.)
L1	N 88°00'19" W	50.00'
L2	N 02°50'57" E	6.74'
L3	N 10°42'23" E	102.89'
L4	N 24°08'34" E	184.00'
L5	S 87°03'17" E	747.16'
L6	N 03°03'23" E	75.05'
L7	N 83°49'20" W	51.09'
L8	S 88°43'40" W	13.02'
L9	N 02°56'43" E	178.29'
L10	N 28°45'32" E	22.96'
L11	N 02°56'43" E	177.04'
L12	N 87°03'17" W	722.02'
L13	S 24°08'34" W	184.00'
L14	S 10°42'23" W	102.89'
L15	S 02°50'57" W	6.01'
L16	S 02°56'43" W	106.78'
L17	S 88°42'24" W	4.01'



OWNER/APPLICANT
 BIRKS REALTY, INC.
 WEBB PROPERTIES, INC.
 800 AUTO PARK PLACE
 NEWBURGH, N.Y. 12550
 (845) 561-7600



Tax Map: Section 97, Block 2, L
 Scale: 1"=600'±

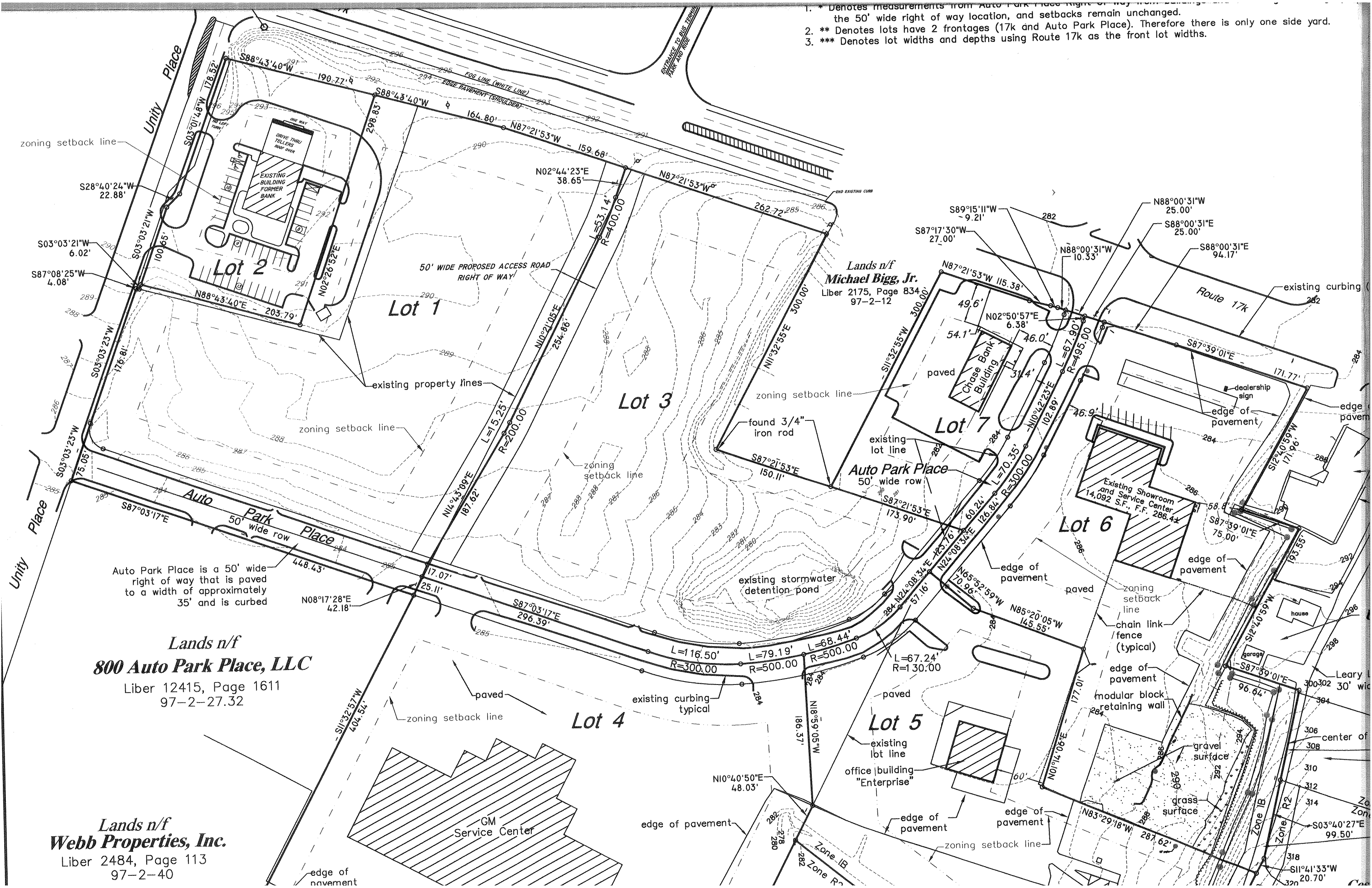
Subdivision Plat
 of Lands of
Birks Realty, Inc
Webb Properties

- Tax Map: Section 97, Block 2, L
Liber 1740, Page 398
- Tax Map: Section 97, Block 2, L
Liber 2281, Page 836
- Tax Map: Section 97, Block 2, L
Liber 3594, Page 327
- Tax Map: Section 97, Block 2, L
Liber 2484, Page 113
- Tax Map: Section 97, Block 2, L
f.m. 288-04

Town of Newburgh Orange County
 Scale: 1"=100' Date: Nov

AD ASSOCIATES, P.A.
 LAND SURVEYORS & CONSULTANTS
 115 Yankee Folly Road Newburgh, NY
 PHONE # (845) 419-2305 FAX #

1. * Denotes measurements from Auto Park Place right of way from centerline the 50' wide right of way location, and setbacks remain unchanged.
2. ** Denotes lots have 2 frontages (17k and Auto Park Place). Therefore there is only one side yard.
3. *** Denotes lot widths and depths using Route 17k as the front lot widths.



zoning setback line

S28°40'24"W
22.88'

S03°03'21"W
6.02'

S87°08'25"W
4.08'

S03°03'23"W
175.81'

S03°03'23"W
75.05'

S87°03'17"E
448.43'

S03°03'23"W
175.81'

S87°03'17"E
296.39'

N08°17'28"E
42.18'

S11°32'57"W
404.34'

S11°32'57"W
404.34'

S11°32'57"W
404.34'

S11°32'57"W
404.34'

S11°32'57"W
404.34'

S88°43'40"W
190.72'

S88°43'40"W
178.52'

S03°03'21"W
100.65'

N88°43'40"E
203.79'

N02°26'52"E
100.65'

N02°44'23"E
38.65'

N10°21'05"E
254.86'

N14°43'09"E
187.62'

N14°43'09"E
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N14°43'09"E
187.62'

S88°43'40"W
164.80'

N87°21'53"W
159.68'

N02°44'23"E
38.65'

N87°21'53"W
262.72'

N11°32'55"E
300.00'

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N02°50'57"E
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S89°15'11"W
-9.21'

S87°17'30"W
27.00'

S87°17'30"W
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N88°00'31"W
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97-2-27.32

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Lands n/f
Michael Bigg, Jr.
Liber 2175, Page 834
97-2-12

Existing Showroom
and Service Center
14,092 S.F., F.F. 286.4

Auto Park Place
50' wide row

50' WIDE PROPOSED ACCESS ROAD
RIGHT OF WAY

Auto Park Place is a 50' wide
right of way that is paved
to a width of approximately
35' and is curbed

GM
Service Center

office building
"Enterprise"

Chase Bank
Building

EXISTING
BUILDING
FORMER
BANK

DRIVE THRU
TELLERS
ROOF OVER

existing stormwater
detention pond

found 3/4"
iron rod

dealership
sign

Route 17k

N88°00'31"W
25.00'

S88°00'31"E
25.00'

S88°43'40"W
178.52'

S88°43'40"W
190.72'

N87°21'53"W
159.68'

S03°40'27"E
99.50'

S11°41'33"W
20.70'

S87°59'01"E
75.00'

S87°59'01"E
75.00'

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existing curbing

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pavement

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