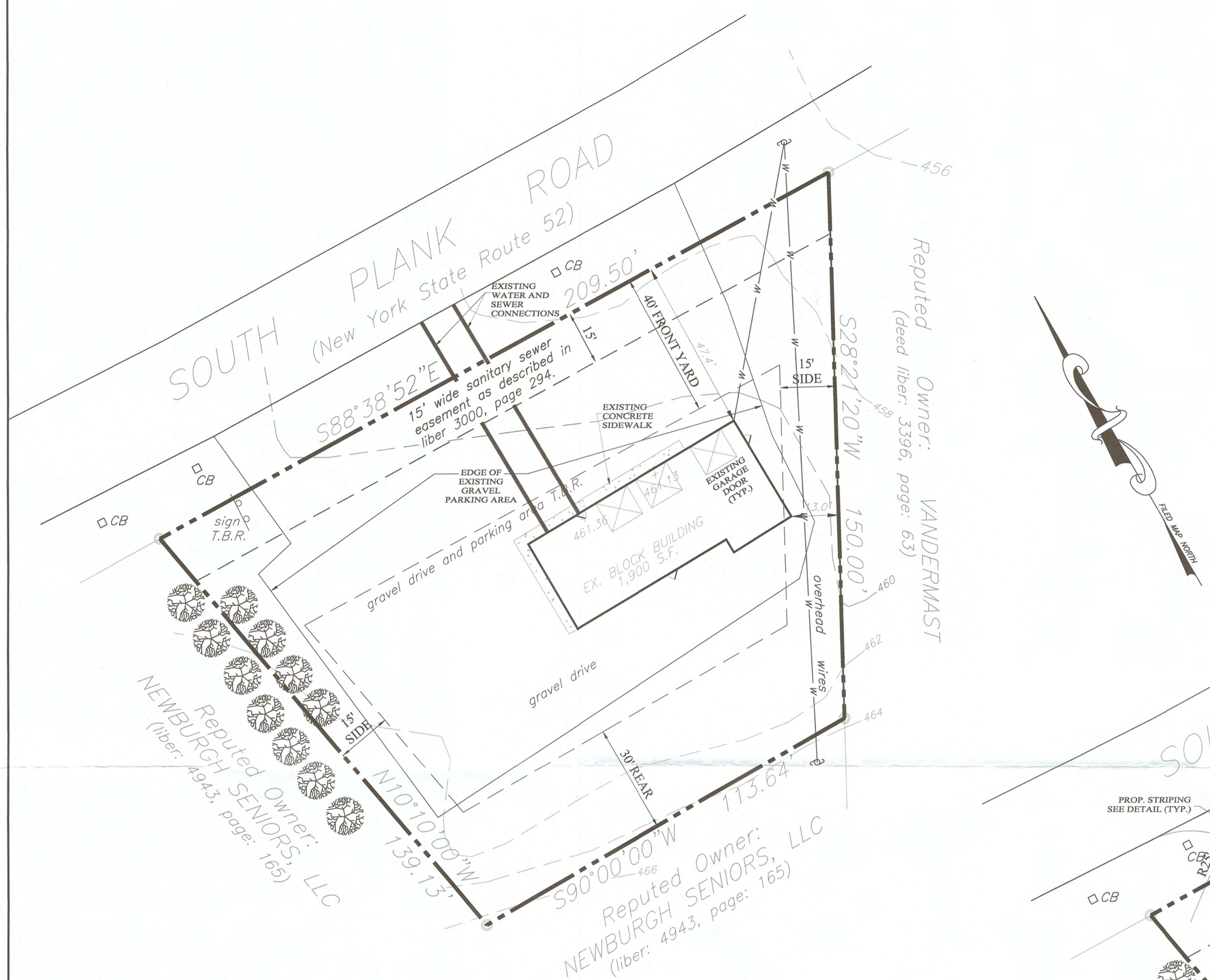
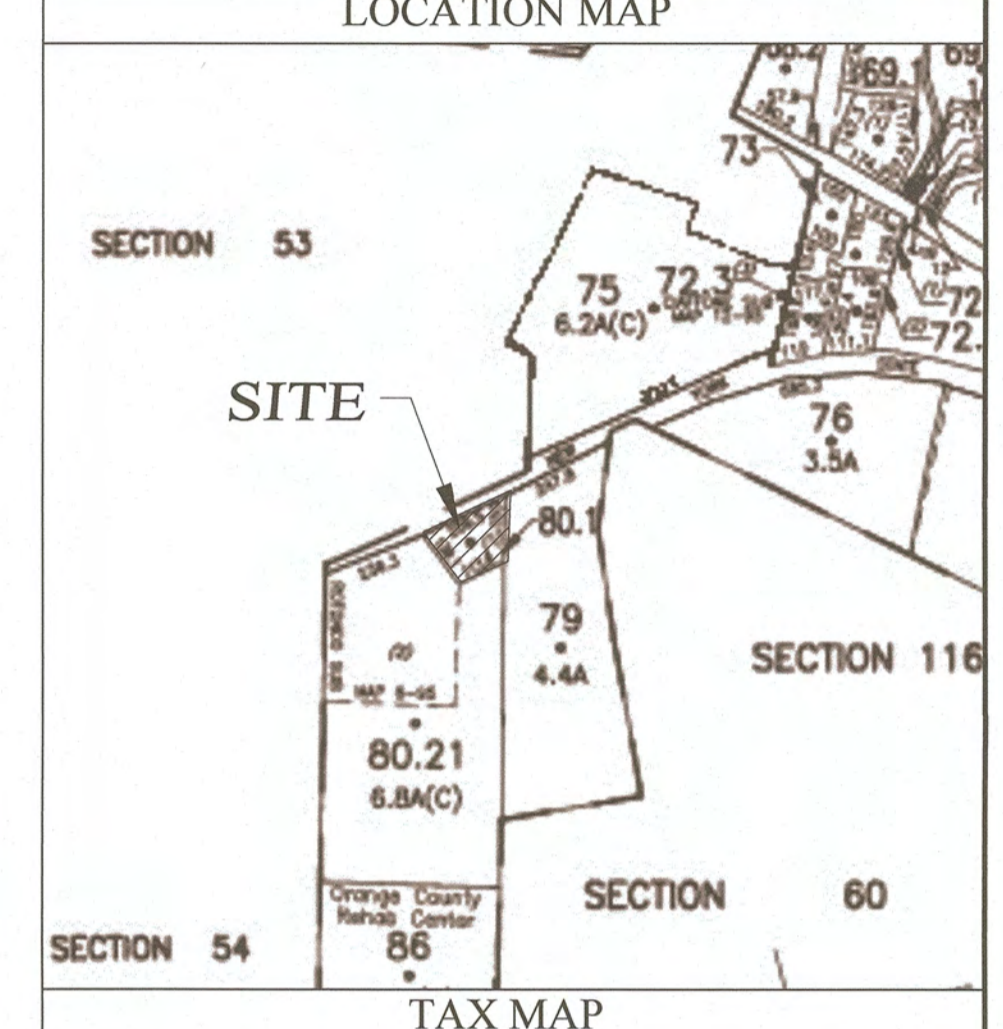
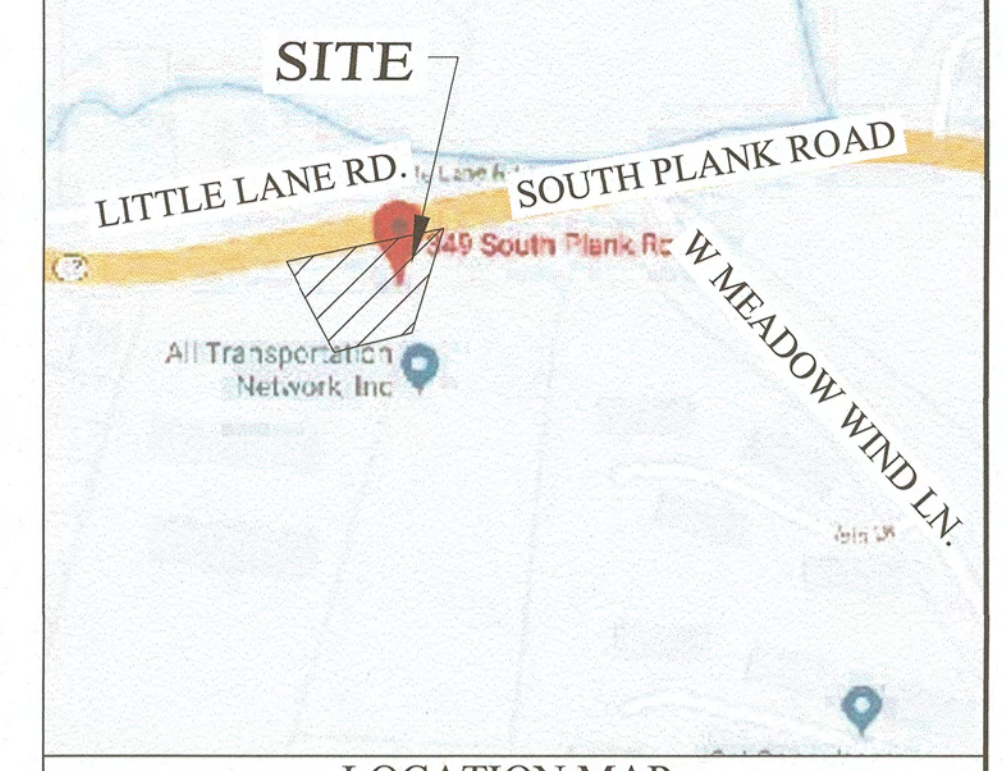


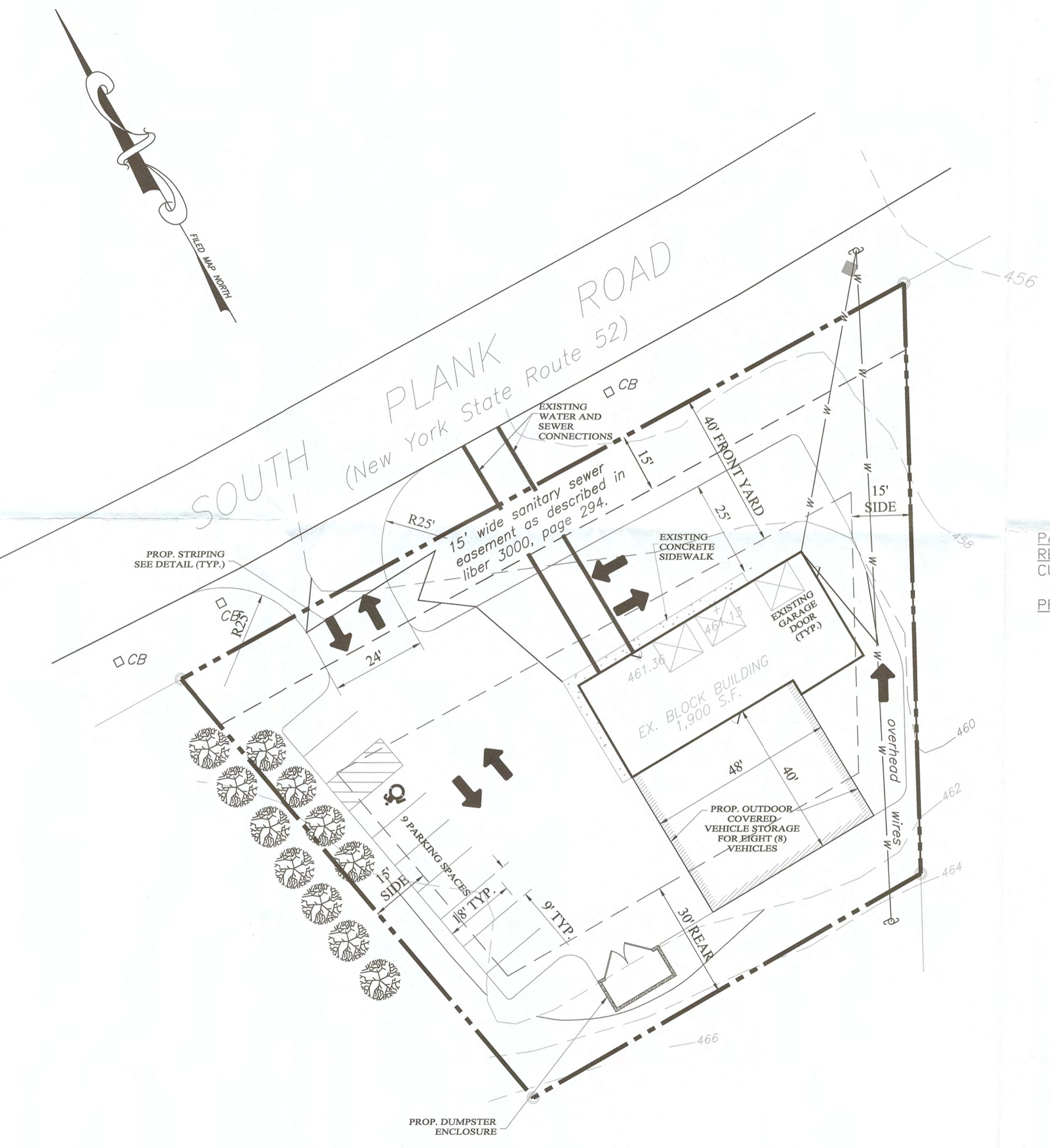
ZONING INFORMATION:  
 A. ZONING DISTRICT: B DISTRICT WITH MUNICIPAL WATER AND SEWER  
 B. PROPOSED USE: PERSONAL SERVICE USE  
 PROPOSED PERSONAL GROUND TRANSPORTATION BUSINESS

LOT AREA (SQUARE FEET)	MINIMUM REQUIRED	EXISTING	PROPOSED
	15,000 S.F.	20,780 S.F. ±	20,780 S.F. ±
LOT WIDTH (FEET)	100'	180'±	180'±
LOT DEPTH (FEET)	125'	135'±	135'±
FRONT YARD (FEET)	40'	47'±	47'±
REAR YARD (FEET)	30'	54'±	17'±**
SIDE YARD (ONE/BOTH) (FEET)	15'/30'	13'*/ 84'±	13'*/ 76'±
MAXIMUM BUILDING COVERAGE (%)	60%	9% ±	9% ±
MAXIMUM SURFACE COVERAGE (%)	85%	65% ±	66% ±
MAXIMUM BUILDING HEIGHT (FEET)	35'	<35'	<35'

\* PRE-EXISTING NON-CONFORMING  
 \*\* VARIANCE REQUIRED



EXISTING SURVEY  
 SCALE: 1" = 20'  
 0 10 20 40



PROPOSED SITE PLAN  
 SCALE: 1" = 20'  
 0 10 20 40

**PARKING REQUIREMENTS**  
 REQUIRED  
 CUSTOM WORK: 1 SPACE / 250 S.F. GROSS FLOOR AREA X 1,900 S.F. = 7.6 SPACES REQUIRED  
 PROVIDED:  
 (8) 9'X18' PARKING SPACES  
 (1) HANDICAPPED PARKING SPACES  
 (8) COVERED PARKING SPACES  
 17 TOTAL PARKING SPACES PROVIDED

**PROPOSED HOURS OF OPERATION**  
 MONDAY TO SUNDAY ON DEMAND  
 24 HOURS

**LEGEND**  
 EXISTING PROPERTY LINE  
 ADJOINING PROPERTY LINE  
 SETBACKS  
 EXISTING 2' CONTOUR  
 EXISTING 10' CONTOUR  
 EXISTING BUILDING  
 PROPOSED 2' CONTOUR  
 PROPOSED 10' CONTOUR

**OWNER'S CONSENT NOTE**  
 I HEREBY AGREE, UPON REVIEW, THAT THIS MAP MEETS MY APPROVAL AND IS CONCURRENT WITH MY INTENT.

**OWNER** \_\_\_\_\_ **DATE** \_\_\_\_\_  
**RECORD OWNER**  
 349 S. PLANK ROAD, LLC  
 C/O MICHAEL ZAPPONE, PRESIDENT  
 349 SOUTH PLANK ROAD  
 NEWBURGH, NEW YORK, 12550

**MAP REFERENCE**  
 ALL EXISTING FEATURES AND PHYSICAL FEATURES HAVE BEEN OBTAINED FROM A MAP PREPARED BY HOWARD WEEDEN, P.L.S., TITLED "SURVEY OF PROPERTY FOR 349 SOUTH PLANK ROAD, LLC, AND LAST REVISED FEBRUARY 8, 2019."

**EXISTING SURVEY AND PROPOSED SURVEY**  
 PROPOSED COMMERCIAL SITE PLAN FOR:  
 ALL TRANSPORTATION NETWORK  
 349 SOUTH PLANK ROAD (S/B/L: 47-1-80.1)  
 TOWN OF NEWBURGH  
 ORANGE COUNTY, NEW YORK

**JONATHAN CELLA, P.E.**  
 N.Y.S. P.E. LIC. NO. 085069

**JONATHAN CELLA, P.E.**  
 51 HUNT ROAD  
 WALLKILL, NEW YORK 12589  
 (845) 741-0363  
 jonathancellajr@hotmail.com  
**DATE:** 03/24/2019  
**SCALE:** AS NOTED  
**DRAWN BY:** JJC  
**SHEET NO.:** 1 OF 1

**REVISIONS:**  
 04/30/2019: IN HOUSE REVISIONS  
 06/07/2019: FOR ZBA SUBMISSION.