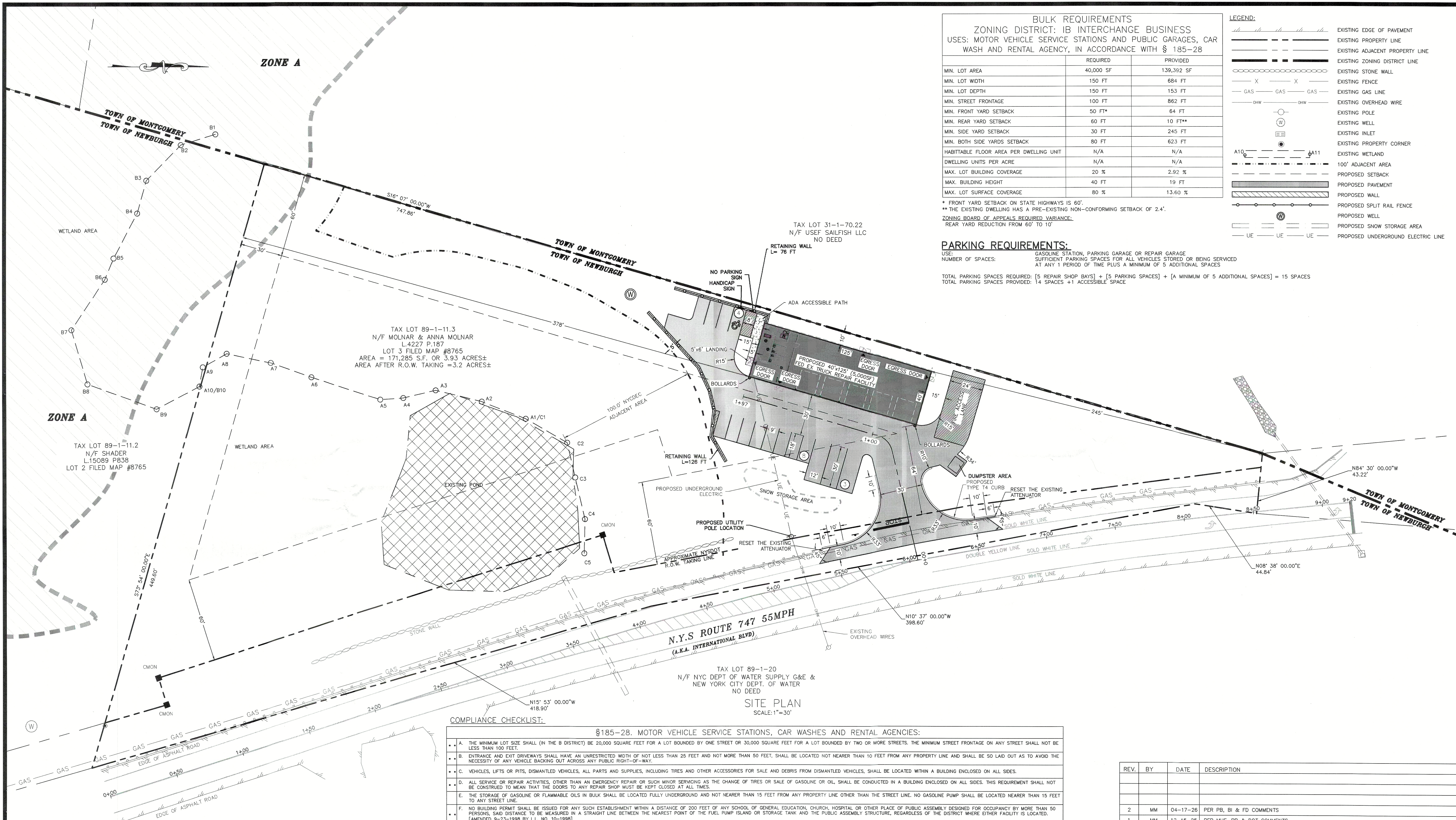




BULK REQUIREMENTS		
ZONING DISTRICT: IB INTERCHANGE BUSINESS		
USES: MOTOR VEHICLE SERVICE STATIONS AND PUBLIC GARAGES, CAR WASH AND RENTAL AGENCY, IN ACCORDANCE WITH § 185-28		
	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 SF	139,392 SF
MIN. LOT WIDTH	150 FT	684 FT
MIN. LOT DEPTH	150 FT	153 FT
MIN. STREET FRONTAGE	100 FT	862 FT
MIN. FRONT YARD SETBACK	50 FT*	64 FT
MIN. REAR YARD SETBACK	60 FT	10 FT**
MIN. SIDE YARD SETBACK	30 FT	245 FT
MIN. BOTH SIDE YARDS SETBACK	80 FT	623 FT
HABITABLE FLOOR AREA PER DWELLING UNIT	N/A	N/A
DWELLING UNITS PER ACRE	N/A	N/A
MAX. LOT BUILDING COVERAGE	20 %	2.92 %
MAX. BUILDING HEIGHT	40 FT	19 FT
MAX. LOT SURFACE COVERAGE	80 %	13.60 %

* FRONT YARD SETBACK ON STATE HIGHWAYS IS 80'.
** THE EXISTING DWELLING HAS A PRE-EXISTING NON-CONFORMING SETBACK OF 2.4'.
ZONING BOARD OF APPEALS REQUIRED VARIANCE:
REAR YARD REDUCTION FROM 60' TO 10'

PARKING REQUIREMENTS:
USE: GASOLINE STATION, PARKING GARAGE OR REPAIR GARAGE
NUMBER OF SPACES: SUFFICIENT PARKING SPACES FOR ALL VEHICLES STORED OR BEING SERVICED AT ANY 1 PERIOD OF TIME PLUS A MINIMUM OF 5 ADDITIONAL SPACES
TOTAL PARKING SPACES REQUIRED: [5 REPAIR SHOP BAYS] + [5 PARKING SPACES] + [A MINIMUM OF 5 ADDITIONAL SPACES] = 15 SPACES
TOTAL PARKING SPACES PROVIDED: 14 SPACES + 1 ACCESSIBLE SPACE

LEGEND:	
	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING ZONING DISTRICT LINE
	EXISTING STONE WALL
	EXISTING FENCE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRE
	EXISTING POLE
	EXISTING WELL
	EXISTING INLET
	EXISTING PROPERTY CORNER
	EXISTING WETLAND
	100' ADJACENT AREA
	PROPOSED SETBACK
	PROPOSED PAVEMENT
	PROPOSED WALL
	PROPOSED SPLIT RAIL FENCE
	PROPOSED WELL
	PROPOSED SNOW STORAGE AREA
	PROPOSED UNDERGROUND ELECTRIC LINE

SCALE
30 0 15 30 60
SCALE FEET

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

GENERAL NOTES:
1. THERE IS NO OUTDOOR STORAGE PROPOSED.
2. A GOLDENHAM FIRE DISTRICT KNOX BOX SHALL BE INSTALLED BY THE FRONT DOOR ENTRANCE.
3. ALL PROPOSED UTILITIES TO SERVE THE SITE SHALL BE UNDERGROUND.

TREE CLEARING NOTE:
NO TREE REMOVAL SHALL OCCUR FROM APRIL 1st TO OCTOBER 31st TO MITIGATE POTENTIAL HARMFUL IMPACTS TO INDIANA BAT.

Udigi NY MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION

COMPLIANCE CHECKLIST:	
§185-28. MOTOR VEHICLE SERVICE STATIONS, CAR WASHES AND RENTAL AGENCIES:	
• A.	THE MINIMUM LOT SIZE SHALL (IN THE B DISTRICT) BE 20,000 SQUARE FEET FOR A LOT BOUNDED BY ONE STREET OR 30,000 SQUARE FEET FOR A LOT BOUNDED BY TWO OR MORE STREETS. THE MINIMUM STREET FRONTAGE ON ANY STREET SHALL NOT BE LESS THAN 100 FEET.
• B.	ENTRANCE AND EXIT DRIVEWAYS SHALL HAVE AN UNRESTRICTED WIDTH OF NOT LESS THAN 25 FEET AND NOT MORE THAN 50 FEET, SHALL BE LOCATED NOT NEARER THAN 10 FEET FROM ANY PROPERTY LINE AND SHALL BE SO LAID OUT AS TO AVOID THE NECESSITY OF ANY VEHICLE BACKING OUT ACROSS ANY PUBLIC RIGHT-OF-WAY.
• C.	VEHICLES, LIFTS OR PITS, DISMANTLED VEHICLES, ALL PARTS AND SUPPLIES, INCLUDING TIRES AND OTHER ACCESSORIES FOR SALE AND DEBRIS FROM DISMANTLED VEHICLES, SHALL BE LOCATED WITHIN A BUILDING ENCLOSED ON ALL SIDES.
• D.	ALL SERVICE OR REPAIR ACTIVITIES, OTHER THAN AN EMERGENCY REPAIR OR SUCH MINOR SERVICING AS THE CHANGE OF TIRES OR SALE OF GASOLINE OR OIL, SHALL BE CONDUCTED IN A BUILDING ENCLOSED ON ALL SIDES. THIS REQUIREMENT SHALL NOT BE CONSTRUED TO MEAN THAT THE DOORS TO ANY REPAIR SHOP MUST BE KEPT CLOSED AT ALL TIMES.
• E.	THE STORAGE OF GASOLINE OR FLAMMABLE OILS IN BULK SHALL BE LOCATED FULLY UNDERGROUND AND NOT NEARER THAN 15 FEET FROM ANY PROPERTY LINE OTHER THAN THE STREET LINE. NO GASOLINE PUMP SHALL BE LOCATED NEARER THAN 15 FEET TO ANY STREET LINE.
• F.	NO BUILDING PERMIT SHALL BE ISSUED FOR ANY SUCH ESTABLISHMENT WITHIN A DISTANCE OF 200 FEET OF ANY SCHOOL OF GENERAL EDUCATION, CHURCH, HOSPITAL OR OTHER PLACE OF PUBLIC ASSEMBLY DESIGNED FOR OCCUPANCY BY MORE THAN 50 PERSONS, SAID DISTANCE TO BE MEASURED IN A STRAIGHT LINE BETWEEN THE NEAREST POINT OF THE FUEL PUMP ISLAND OR STORAGE TANK AND THE PUBLIC ASSEMBLY STRUCTURE, REGARDLESS OF THE DISTRICT WHERE EITHER FACILITY IS LOCATED. [AMENDED 9-23-1998 BY L.L. NO. 10-1998]
• G.	BEFORE THE PLANNING BOARD SHALL APPROVE THE PLANS FOR A CAR WASH OR MOTOR VEHICLE SERVICE STATION, THE BOARD SHALL CONSIDER THE POTENTIAL INTERFERENCE WITH OR DANGER TO TRAFFIC ON ALL ADJUTING STREETS. THE CUMULATIVE EFFECT OF ALL CURB CUTS FOR ANY SUCH NEW USE SHALL ALSO BE CONSIDERED, AND IN NO INSTANCE SHALL A NEW MOTOR VEHICLE SERVICE STATION OR ANY OTHER ESTABLISHMENT DISPENSING GASOLINE BE PERMITTED TO BE ESTABLISHED WITHIN 1,000 FEET IN ANY DIRECTION FROM A LOT ON WHICH THERE IS AN EXISTING MOTOR VEHICLE SERVICE STATION OR OTHER ESTABLISHMENT DISPENSING GASOLINE. THIS PROHIBITION SHALL NOT APPLY TO GASOLINE OR DIESEL FUEL SERVICE FACILITIES LOCATED IN A TRAVEL CENTER APPROVED BY THE PLANNING BOARD. [AMENDED 7-15-1996 BY L.L. NO. 3-1996]
• H.	THE OWNER OF A MOTOR VEHICLE SERVICE STATION NOT IN COMPLIANCE WITH THE STANDARDS FOR USE PROVIDED IN THIS CHAPTER WHICH HEREFTER BECOMES VACANT AND REMAINS UNOCCUPIED OR IS NOT USED FOR A CONTINUOUS PERIOD OF 12 MONTHS SHALL REMOVE ALL SIGNS AND SIGNAGE ADVERTISING THE PRODUCTS AND SERVICES FORMERLY OFFERED OR RENDERED THEREIN, ALL PRODUCT, STORAGE OR DISPLAY RACKS OR BINS AND ALL FUEL- AND AIR-DISPENSING DEVICES AND ALLIED APPARATUS NOT AN INTEGRAL PART OF THE MAIN STRUCTURE AND SHALL BOARD UP ANY GLASS AREAS IN A NEAT AND DURABLE MANNER, PAINTED OR TREATED SO AS TO MINIMIZE VISUAL ATTENTION OR ATTRACTION, AND NO VEHICLES SHALL BE STORED OR EXPOSED OUTSIDE THE MAIN STRUCTURE, AND THE GROUNDS, MAIN STRUCTURE AND APPURTENANCES SHALL BE MAINTAINED IN A NEAT AND ORDERLY FASHION.
• I.	THE SALE OF USED CARS OR THE DISPLAY OF USED CARS FOR SALE SHALL BE CONDUCTED ONLY IN CONJUNCTION WITH A FRANCHISED AUTOMOTIVE DEALERSHIP FOR THE SALE OF NEW VEHICLES.
• J.	NO MOTOR VEHICLE, WHETHER OR NOT IN CONDITION FOR LEGAL USE ON THE PUBLIC HIGHWAY, SHALL BE PARKED OR STORED OUTDOORS EXCEPT IN ACCORDANCE WITH THE FOLLOWING: (1) FOR SERVICE OR REPAIR. (2) NO MORE THAN THREE MOTOR VEHICLES LICENSED FOR OPERATION ON THE PUBLIC HIGHWAYS MAY BE STORED ON A TEMPORARY BASIS FOR SERVICE OR REPAIR ONLY. (3) ANY SUCH MOTOR VEHICLES BEING STORED SHALL BE PARKED IN A LINE AND IN AN ORDERLY FASHION WITH NOT LESS THAN FOUR FEET BETWEEN ANY PARTS OF ANY TWO VEHICLES. (4) NO SUCH MOTOR VEHICLES BEING STORED SHALL BE PARKED WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR WITHIN 10 FEET OF ANY PROPERTY LINE. (5) FOR LEASE OR RENTAL. (6) NO MORE THAN A TOTAL OF 10 MOTOR VEHICLES AND TRAILERS FOR LEASE OR RENTAL MAY BE PARKED OR STORED OUTDOORS IN A B DISTRICT. ALL SUCH VEHICLES SHALL BE LICENSED FOR USE. (7) ANY SUCH VEHICLES OR TRAILERS SHALL BE PARKED IN A LINE IN AN ORDERLY FASHION, WITH NOT LESS THAN FOUR FEET BETWEEN ANY PARTS OF ANY TWO MOTOR VEHICLES AND NOT LESS THAN TWO FEET BETWEEN ANY PARTS OF ANY TWO TRAILERS. (8) NO SUCH VEHICLE OR TRAILER MAY BE PARKED IN ANY REQUIRED FRONT YARD AREA.
• K.	APPROPRIATE PLANS SHALL BE PREPARED TO PROVIDE FOR THE ENVIRONMENTALLY SOUND DISPOSAL OR RECYCLING OF WASTEWATER, OIL AND GASOLINE PRODUCTS OR DISCHARGES.

REV.	BY	DATE	DESCRIPTION
2	MM	04-17-26	PER PB, BI & FD COMMENTS
1	MM	12-15-25	PER MHE, PB & DOT COMMENTS

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

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SITE PLAN PREPARED FOR
609 INTERNATIONAL BLVD
TOWN OF NEWBURGH,
ORANGE COUNTY, NEW YORK

SITE PLAN

JOB#: 24-609
SCALE: AS NOTED
DATE: 12-03-24
DRAWN: MM
CHECKED: MM
SHEET NO. 04 of 21