



**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT NAME: CHRISTIAN FRIENDS WELCOME ASSEMBLY CHURCH-DAYCARE USE
PROJECT NO.: 26-03
PROJECT LOCATION: SECTION 97, BLOCK 1, LOT 63
REVIEW DATE: 28 JANUARY 2026
MEETING DATE: 5 FEBRUARY 2026
PROJECT REPRESENTATIVE: LANC & TULLY, DPC, JOHN QUEENAN, P.E.

1. Adjoiners' Notices must be circulated.
2. Comments from the Code Enforcement Department regarding use in this zone should be received.
3. Submission to County Planning will be required. This project is located within 500 feet of NYS Route 17K.
4. The portion of the structure to be utilized for daycare should be identified.
5. It is noted the facility will not be utilized for daycare while it is being utilized as a house of worship. Applicants are citing Section 185-13(8)(a) for shared parking.

Respectfully submitted,
MHE Engineering, D.P.C.

A handwritten signature in black ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines
Principal
PJH/kmm

A handwritten signature in black ink, appearing to read 'Michael W. Weeks'.

Michael W. Weeks, P.E.
Principal

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

RETURN TO: Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, New York 12550

DATE RECEIVED: _____ **TOWN FILE NO:** _____
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):

Amended Site Plan For Christian Friends Welcome Assembly Church

2. Owner of Lands to be reviewed:

Name Young & Unique Corporation
Address 279 Fullerton Avenue
Newburgh, NY 12550
Phone 845-674-6182
Email watsondesireel@gmail.com

3. Applicant Information (If different than owner):

Name Christian Friends Welcome Assembly Church
Address 7 D'Alfonso Road
Newburgh, NY 12550
Representative Nedger McKenzie
Phone 347-933-2387
Email Christianfriends316@gmail.com

4. Subdivision/Site Plan prepared by:

Name Lanc & Tully, LLC
Address PO Box 687
Goshen, New York 10924
Phone 845-294-3700
Email JQ@lanctully.com

5. Location of lands to be reviewed:

7 D'Alfonso Road, Newburgh, NY 12550

6. Zone R2, Residential **Fire District** _____ **Fire Dept.** _____
Acreage 2.567 **School District** Newburgh

7. Tax Map: Section 97 **Block** 1 **Lot** 63

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 0

Lot line change N/A

Site plan review Amended Site Plan For daycare use

Clearing and grading N/A

Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) N/A

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature: Desiree A Watson Title Owner

Print Name: Desiree A Watson

Date: 12/17/25

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 0
Lot line change N/A
Site plan review Amended Site Plan For daycare use
Clearing and grading N/A
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) N/A

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature: Nedger McKenzie Title Director/Trustee

Print Name: Nedger McKenzie

Date: 12/17/25

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

TOWN OF NEWBURGH PLANNING BOARD

PROJECT NAME: Amended Site Plan For Christian Friends Welcome Assembly Church

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Form As Required
2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in rejection of the application.

1. ☒ Name and address of applicant
2. ☒ Name and address of owner (if different from applicant)
3. ☒ Subdivision or Site Plan and Location
4. ☒ Tax Map Data (Section-Block-Lot)
5. ☒ Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. ☒ Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. ☒ Date of plan preparation and/or plan revisions
9. ☒ Scale the plan is drawn to (Max 1" = 100')
10. ☒ North Arrow pointing generally up

11. TBP Surveyor's Certification
12. TBP Surveyor's seal and signature
13. X Name of adjoining owners
14. N/A Wetlands and buffer zones with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. N/A Flood plain boundaries
16. N/A Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. X Metes and bounds of all lots
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. X Show existing or proposed easements (note restrictions)
20. X Right-of-way width and Rights of Access and Utility Placement
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. X Lot area (in sq. ft. for each lot less than 2 acres)
23. N/A Number of lots including residual lot
24. X Show any existing waterways
25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. X Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. X Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. X Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. N/A Show topographical data with 2 ft. contours on initial submission

30. N/A Compliance with the Tree Preservation Ordinance Code Section
31. X Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
32. N/A If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
33. N/A Number of acres to be cleared or timber harvested
34. N/A Estimated or known cubic yards of material to be excavated and removed from the site
35. N/A Estimated or known cubic yards of fill required
36. N/A The amount of grading expected or known to be required to bring the site to readiness
37. N/A Type and amount of site preparation which falls within the buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.

38. N/A Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.

39. X List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: 
Licensed Professional -Signature

Print Name: John Queenan, PE

Date: 12/17/25

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

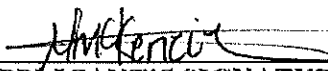
Date Prepared: 12/17/25

FEE ACKNOWLEDGEMENT

The Town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal, landscape consultant, traffic consultant), public hearing and site inspection.

Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Town of Newburgh Code Chapter 104-2. Planning, Zoning and Building fees, Section E(2)(e) states: If the escrow account falls below 40% of the initial deposit, the Planning Board may, if recommended by the consulting engineer, planner or attorney, require that the applicant pay additional funds into the escrow account up to 75% of the initial deposit.



APPLICANT'S SIGNATURE

Nedger McKenzie

APPLICANT'S NAME-- PRINTED

12/17/25

DATE

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

12/17/2025
DATED


APPLICANT'S SIGNATURE

Nedger McKenzie
APPLICANT'S NAME - PRINTED

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

12-17-25
DATED

Christian Friends Welcome Assembly
CORPORATE OR PARTNERSHIP APPLICANT Church

BY: McKenzie
TITLE: Director/Trustee
PRINT: Nedger McKenzie

PROXY

(OWNER) Desiree Watson, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 279 Fullerton Ave Newburgh
IN THE COUNTY OF Orange
AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF:

Address: 7 D'Alfonso Road

Section 97 Block 1 Lot 63

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Lanc & Tully, DPC IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 12-17-25

Desiree A Watson
OWNERS SIGNATURE

Desiree A Watson
OWNERS NAME (printed)

Mark
WITNESS' SIGNATURE

Sharon
WITNESS' NAME (printed)

NAMES OF ADDITIONAL
REPRESENTATIVES

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

On the 17th day of December 2025, before me, the undersigned,
a Notary Public in and for said State, personally appeared, Desiree Watson,
personally known to me or proved to me on the basis of satisfactory evidence to be the
individual whose name is subscribed to the within instrument and acknowledged to me that he
executed the same in his capacity, and that by his signature on the instrument, the individual,
or the person upon behalf of which the individual acted, executed the instrument,

NOTARY PUBLIC

Elizabeth M Ricker

ELIZABETH M. RICKER
Notary Public, State of New York
No. 01R16411383
Qualified in Orange County
Commission Expires Nov. 16, 2028

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

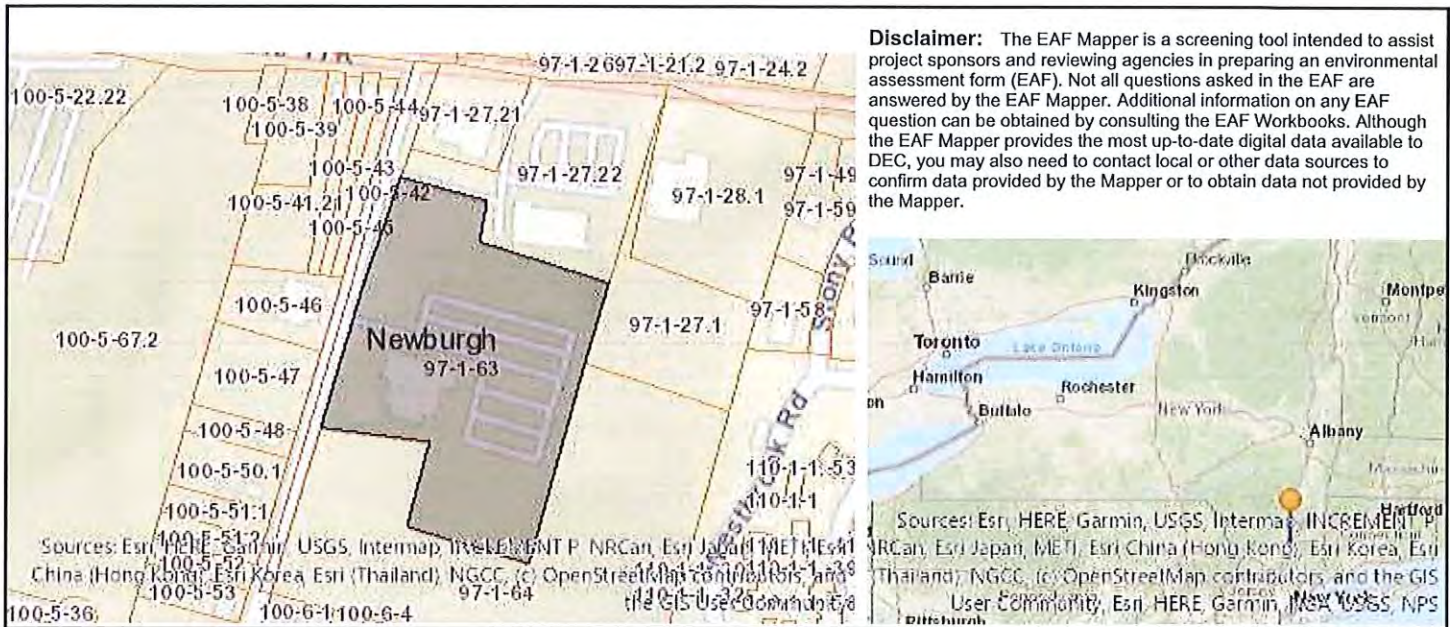
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Amended site plan prepared for Christian Friends Welcome Assembly Church			
Project Location (describe, and attach a location map): 7 D'Alfonso Road off of State Route 17K			
Brief Description of Proposed Action: Permit use of the existing house of worship building as a proposed day care center. The day care center would utilize 8,000 S.F. of the 19,000 S.F. building.			
Name of Applicant or Sponsor: Christian Friends Welcome Assembly Church		Telephone: 347-933-2387 E-Mail: christianfriends316@gmail.com	
Address: 7 D'Alfonso Road			
City/PO: Newburgh		State: NY	Zip Code: 12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES ☒
3. a. Total acreage of the site of the proposed action? 7.567 acres b. Total acreage to be physically disturbed? 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 16.872 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☒ Urban ☒ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Lanc & Tully, D.P.C. - sponsor</u> Date: <u>1/23/26</u> Signature: <u></u> Title: <u>Project Engineer</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



LOCATION PLAN
1 INCH = 1000 FEET

SURVEY NOTES:

1. SURVEY AND BORDER MAP SHOWN AS PREPARED BY HOWARD W. WEEDEN, PLS., PC, PROFESSIONAL LAND SURVEYING BEING SHOWN ON A MAP ENTITLED "NEWBURGH ASSEMBLY OF GOD", SAID MAP FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 31 AUGUST 2001 AS MAP NUMBER 190-01.

GENERAL NOTES:

1. TAX MAP NO. 97-1-63.
2. TOTAL AREA: 7.567 ± AC.
3. PROPOSED USE: PLACE OF WORSHIP WITH ACCESSORY DAY CARE.
4. THIS PLAN AMENDS THE SITE PLAN CONTAINING AN EXISTING PLACE OF WORSHIP BUILDING TO PERMIT USE OF A PART OF THE BUILDING DURING NON-OPERATING HOURS FOR USE AS A PROPOSED DAY CARE CENTER MON-FRI (ALL YEAR ROUND), 6AM-6PM. ALL PREVIOUS CONDITIONS OF THE EXISTING SITE PLAN WILL BE ADHERED TO WITH THIS SITE PLAN AMENDMENT.
5. THE PROPOSED DAYCARE PROGRAM WILL PROVIDE CHILDCARE SERVICES FOR UP TO 130 CHILDREN AND HAVE PARKING FOR UP TO 20 EMPLOYEES DURING THE DAYCARE HOURS.
6. THE OPERATING HOURS OF THE CHURCH AND DAYCARE CENTER WILL NOT OVERLAP, THEREFORE ALLOWING FOR A COMBINED PARKING LOT PER §185-13 (8)(c).
7. DAY CARE TO PROVIDE AN AREA WITH DEMARCATION FOR PARENT PICK-UP AND DROP-OFF.
8. SCHOOL BUS STOP AREA TO BE PROVIDED ON THE SIDEWALK AT THE END OF THE DRIVEWAY AS SHOWN ON PLAN.
9. APPROXIMATE LOCATIONS OF EXISTING SEPTIC SYSTEM AND EXISTING PONDING AREAS FROM AS-BUILT LOCATION PREPARED BY MARGARET M. HILLRIEDEL DATED SEPTEMBER 8, 2010.

AREA TAX LOT 63:
7.567 ± AC.

RECORD OWNER:
YOUNG & UNIQUE CORPORATION
88 LAKE STREET
NEWBURGH, NY 12550

LIBER 5559 OF DEEDS AT PAGE 241
TAX LOT: 97-1-63

LIBER 5639 OF DEEDS AT PAGE 175
TAX LOT: 97-1-64

RECORD APPLICANT:
CHRISTIAN FRIENDS WELCOME
ASSEMBLY CHURCH
7 D'ALFONSO ROAD
NEWBURGH, NY 12550

TABLE OF ZONING REQUIREMENTS¹
TOWN OF NEWBURGH - R-2²
(PLACE OF WORSHIP)

MINIMUM	REQUIRED	PROVIDED
LOT AREA	2 AC.	7,567 ± AC.
LOT WIDTH	150 FT.	578 ± FT.
LOT DEPTH	150 FT.	553 ± FT.
MINIMUM	REQUIRED	PROVIDED
FRONT YARD	50 FT.	102.5 FT.
REAR YARD	50 FT.	281 ± FT.
SIDE YARD	50 (ONE)/100 FT (BOTH)	52.6 FT/316.6 FT.

- NOTES:
1. PER R-2 TABLE OF USE AND BULK REQUIREMENTS FOR BUILDING USE AS A PLACE OF WORSHIP.
 2. PER R-2 TABLE OF USE AND BULK REQUIREMENTS UNDER DS FOR PLACES OF WORSHIP, PARISH HOUSES, SEMINARIES, CONVENTS, DORMITORIES, AND RELATED USES.

PARKING CALCULATIONS

REQUIRED PARKING:
CHURCH:
1 PER 3 PERMANENT SEATS OR 1 PER EACH 40 SQUARE FEET OF SEATING AREA WHERE FIXED SEATING IS NOT PROVIDED.

1 SPACE/3 PERMANENT SEATS • 704 PERMANENT SEATS = 235 SPACES
(235 SPACES REQUIRED)

DAY CARE (SCHOOL):
1 PER EMPLOYEE, PLUS 1 PER EACH 8 STUDENTS IN THE 12TH GRADE OR ABOVE OF THE PARKING REQUIREMENT FOR THE AUDITORIUM OF GYMNASIUM COMPONENT OF THE USE, WHICHEVER IS THE GREATER.

UP TO 20 EMPLOYEES = 20 SPACES
UP TO 130 CHILDREN (AGES SIX WEEKS TO 13 YEARS OLD)
(20 SPACES REQUIRED)

TOTAL REQUIRED PARKING: 235 SPACES
TOTAL PARKING PROVIDED: 231 SPACES
9 HANDICAPPED SPACES
= 240 TOTAL SPACES •

* THE OPERATING HOURS OF THE CHURCH AND DAYCARE CENTER WILL NOT OVERLAP, THEREFORE ALLOWING FOR A COMBINED PARKING LOT PER §185-13 (8)(c).

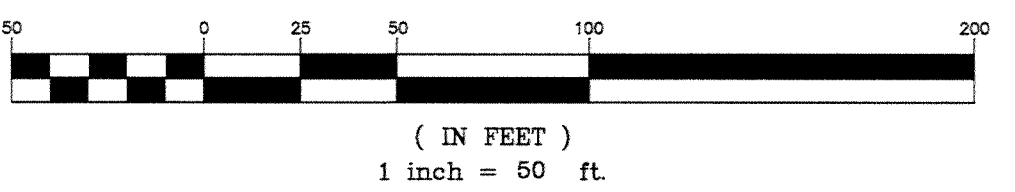
TABLE OF ZONING DISTRICT¹
TOWN OF NEWBURGH - R-2²
(DAY CARE CENTER, USE #12)

MINIMUM	REQUIRED	PROVIDED
LOT AREA	5,000 ³ SF	329,619 ± SF
LOT WIDTH	N/A ⁴ FT.	578 ± FT.
LOT DEPTH	N/A ⁴ FT.	553 ± FT.
MINIMUM	REQUIRED	PROVIDED
FRONT YARD	100 ⁵ FT.	102.5 ± FT.
REAR YARD	40 ⁵ FT.	281 ± FT.
SIDE YARD	100 ⁵ (ONE)/200 ⁵ FT (BOTH)	52.6 FT/316.6 ± FT.
HABITABLE FLOOR AREA	900 ⁶ SF.	19,000 ± SF.

MAXIMUM	REQUIRED	PROVIDED
LOT BUILDING COVERAGE	15 ⁷ %	5.6 %
LOT SURFACE COVERAGE	30 ⁷ %	37.2 %

- NOTES:
1. PER R-2 TABLE OF USE AND BULK REQUIREMENTS FOR AN ACCESSORY USE OF A NURSERY SCHOOL OR DAY CARE PERMITTED WITH CLUSTER DEVELOPMENTS IN ACCORDANCE WITH § 185-28 OF THE TOWN CODE.
 2. PER §185-26 (2)(c) OF THE TOWN CODE.
 3. LISTED AS N/A IN THE R-2 TABLE OF USE AND BULK REQUIREMENTS AND NOT SPECIFIED IN §185-26 OF THE TOWN CODE.
 4. PER §185-26 (2)(a) OF THE TOWN CODE.
 5. PER §185-26 (2)(b) OF THE TOWN CODE.
 6. EXISTING NON-CONFORMING.

GRAPHIC SCALE



COPYRIGHT 2026, LANC & TULLY, D.P.C.

LANC & TULLY
Engineering and Surveying, D.P.C.

P.O. Box 687, Rt. 207
Goshen, N.Y. 10924
(845) 294-3700

AMENDED SITE PLAN PREPARED FOR

CHRISTIAN FRIENDS
WELCOME ASSEMBLY
CHURCH
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

Drawn By:	Checked By:	Scale:	Tax Map No.:	Drawing No.:
SPT		1" = 50'	97-1-63	C30

Date:	January 21, 2026
Revisions:	
City File:	202512-SITE PLAN
Layout:	SITE PLAN
Sheet No.:	1 OF 1

COPIES FROM THE ORIGINAL OF THIS DOCUMENT NOT MARKED WITH AN ORIGINAL OF THE PROFESSIONAL ENGINEER'S AND/OR LAND SURVEYOR'S STAMP OR EMBOSSED SEAL SHALL NOT BE CONSIDERED VALID, TRUE COPIES.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

