



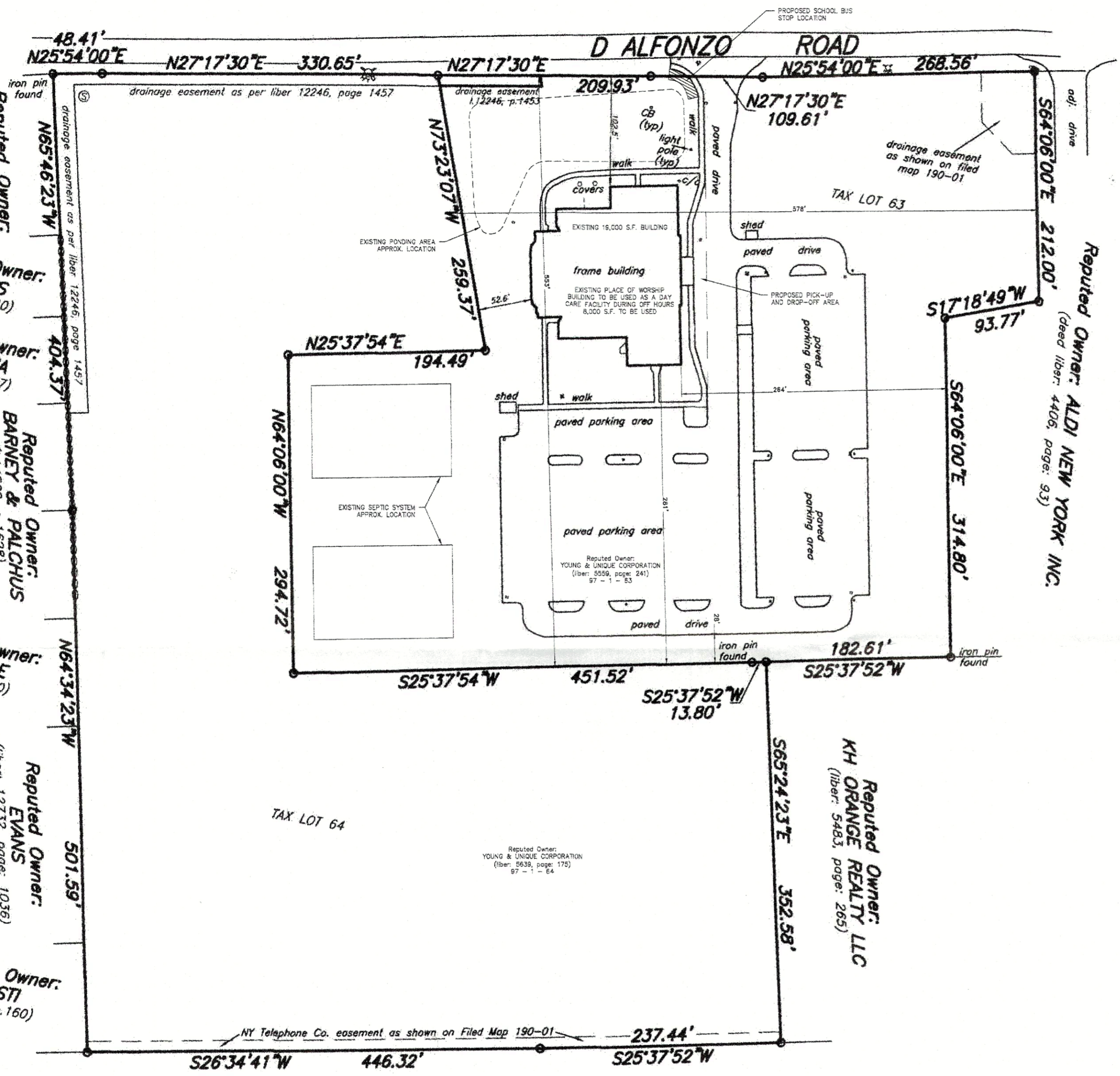
LOCATION PLAN  
1 INCH = 1000 FEET

**SURVEY NOTES:**

1. SURVEY AND BOARDER MAP SHOWN AS PREPARED BY HOWARD W. WEEDEN, PLS., P.C., 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-BPM. 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)(g).
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. HILLREGEL DATED SEPTEMBER 8, 2010.



AREA TAX LOT 63:  
7.567 ± AC.

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

**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

**TABLE OF ZONING REQUIREMENTS<sup>1</sup>**  
TOWN OF NEWBURGH - R-2<sup>2</sup>  
(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.
FRONT YARD	50 FT.	102.5 FT.
REAR YARD	50 FT.	281 ± FT.
SIDE YARD	50 (ONE)/100 FT (BOTH)	52.6 FT/318.6 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 D5 FOR PLACES OF WORSHIP, PARISH HOUSES, SEMINARIES, CONVENTS, DORMITORIES, AND RELATED USES.

**TABLE OF ZONING DISTRICT<sup>1</sup>**  
TOWN OF NEWBURGH - R-2<sup>2</sup>  
(DAY CARE CENTER, USE #12)

MINIMUM	REQUIRED	PROVIDED
LOT AREA	5,000 <sup>3</sup> SF	338,616 ± SF
LOT WIDTH	N/A <sup>4</sup> FT.	578 ± FT.
LOT DEPTH	N/A <sup>4</sup> FT.	553 ± FT.
FRONT YARD	100 <sup>5</sup> FT.	102.5 ± FT.
REAR YARD	40 <sup>5</sup> FT.	281 ± FT.
SIDE YARD	100 <sup>5</sup> (ONE)/200 <sup>5</sup> FT (BOTH)	52.6 FT/318.6 ± FT.
HABITABLE FLOOR AREA	900 <sup>6</sup> SF.	19,000 ± SF.

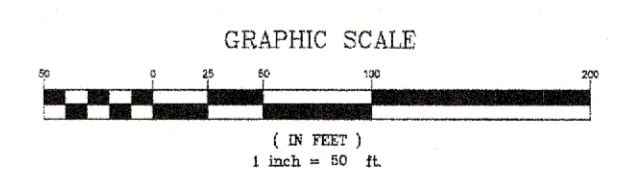
MAXIMUM  
LOT BUILDING COVERAGE 15% N  
LOT SURFACE COVERAGE 30% N

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 §185-28 (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 §185-28 OF THE TOWN CODE.  
4. PER §185-28 (2)(d) OF THE TOWN CODE.  
5. PER §185-28 (2)(e) OF THE TOWN CODE.  
6. EXISTING NON-CONFORMING.

**PARKING CALCULATIONS**

REQUIRED PARKING:  
CHURCH:  
1 PER 5 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 (SC-001):  
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)(g).



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AMENDED SITE PLAN PREPARED FOR  
**CHRISTIAN FRIENDS WELCOME ASSEMBLY CHURCH**  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

DATE: JANUARY 21, 2026  
DRAWING NO.: 2025-172-SITE PLAN  
SHEET NO.: 1 OF 1  
DRAWING BY: SPT  
CHECKED BY:  
SCALE: 1" = 50'  
TAX MAP NO.: 97-1-63  
DRAWING NO.: 4-25-0172-01

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