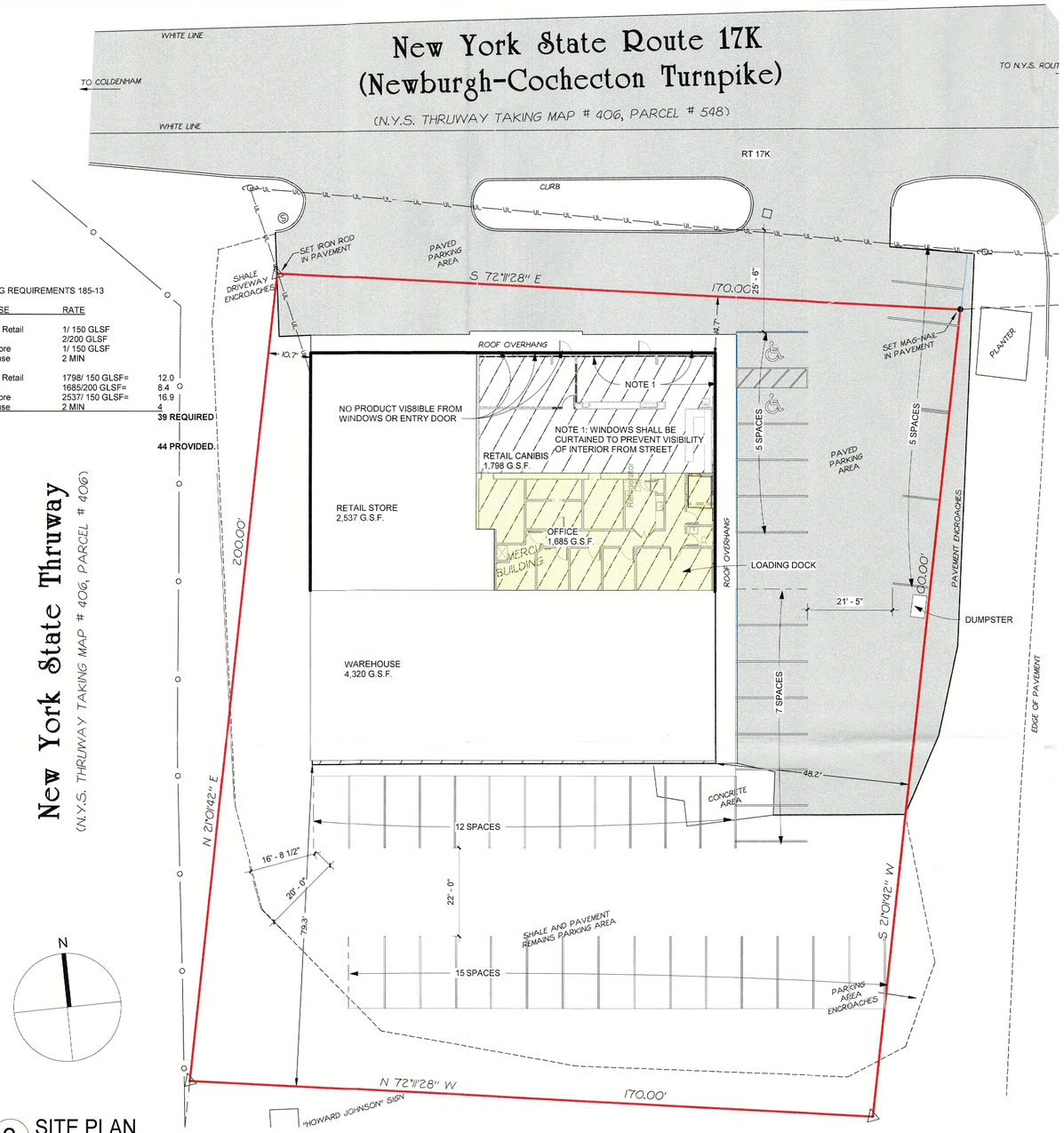


PARKING REQUIREMENTS 185-13

LAND USE	RATE	
Cannibis Retail	1/ 150 GLSF	
Office	2/200 GLSF	
Retail Store	1/ 150 GLSF	
Warehouse	2 MIN	
Cannibis Retail	1798/ 150 GLSF=	12.0
Office	1685/200 GLSF=	8.4
Retail Store	2537/ 150 GLSF=	16.9
Warehouse	2 MIN	4
TOTAL		**39 REQUIRED**
		44 PROVIDED.

New York State Thruway
(N.Y.S. THRUWAY TAKING MAP # 406, PARCEL # 406)

2 SITE PLAN
1/16" = 1'-0"

500' RADIUS: NO
- DAY CARE
- PUBLIC PARK
- PLAYGROUND
- PUBLIC SWIMMING POOL
- LIBRARY
- RECREATION CENTER
- EXISTING DWELLING UNIT.

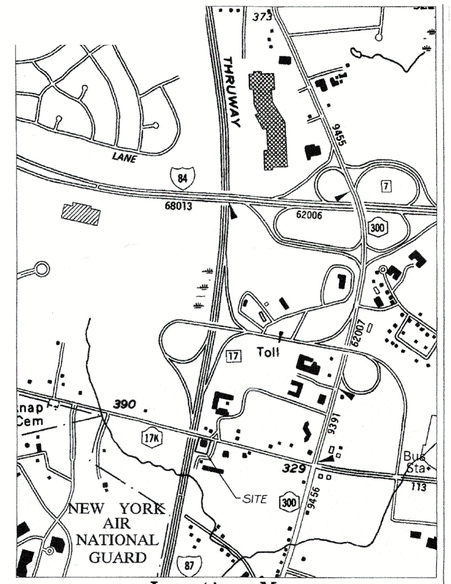
1000' RADIUS: NO CANABIS FACILITIES

1 REGIONAL MAP
1 1/2" = 1'-0"

Zoning Legend: IB

RETAIL STORES	REQUIRED	PROVIDED	EXISTING NON-CONFORMITY
MINIMUM LOT AREA	40,000 SF	33,946 SF	6,054 SF
MINIMUM LOT WIDTH	150'	170'	-
MINIMUM FRONT YARD	60''	9.1'	50.9''
MINIMUM SIDE YARD (EACH)	50'	10.0'	40.0'
MINIMUM SIDE YARD (BOTH)	100'	53.2'	46.8
MINIMUM REAR YARD	60'	79.3'	-
MAXIMUM BUILDING HEIGHT	35'	<35'	-
MAXIMUM LOT SURFACE COVERAGE	80%	91.0%	11.0%
MAXIMUM BUILDING LOT COVERAGE	40%	29.6%	-

GENERAL NOTES
1. NO LOUDSPEAKERS ARE PERMITTED ON THE EXTERIOR
2. NO SMOKING WILL BE PERMITTED ON THE PREMISES
3. EXTERIOR OF THE BUILDING SHALL BE MAINTAINED AND LITTER REMOVED ON A DAILY BASIS
4. TRASH SHALL BE STORED AND REMOVED VIA LOADING DOCK
5. A STATE LICENSE SHALL BE OBTAINED
6. HOURS OF OPERATION: 10AM-10PM MON-SAT, 11-7 SUN



Location Map
SCALE: 1" = 1,000'

MOSS ARCHITECTS
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NEWBURGH, NY
(914) 755-7700
TIFFANYMCPHAIL@HAPPYTREE.LOVE

OWNER:
MAR PROPERTIES LLC
101 BRACKEN RD
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No.	Date	Description
	01-28-25	PLANNING FILING
	3-28-25	ZBA FILING

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99 ROUTE 17K

NEWBURGH, NEW YORK

SECTION 96
PARCEL 33
PLANNING BOARD NO. 2025-05

DRAWING TITLE
SITE PLAN

DRAWING NO.
A-001

SEAL & SIGNATURE

REGISTERED ARCHITECT NATHAN R. MOSS STATE OF NEW YORK

DATE:	1.25.22
SCALE:	As indicated
DWG BY:	Author
CHK BY:	Checker