

Reputed Owner: AMATO  
(Liber 11944, page: 543)

12' RIGHT OF WAY

BALMVILLE ROAD

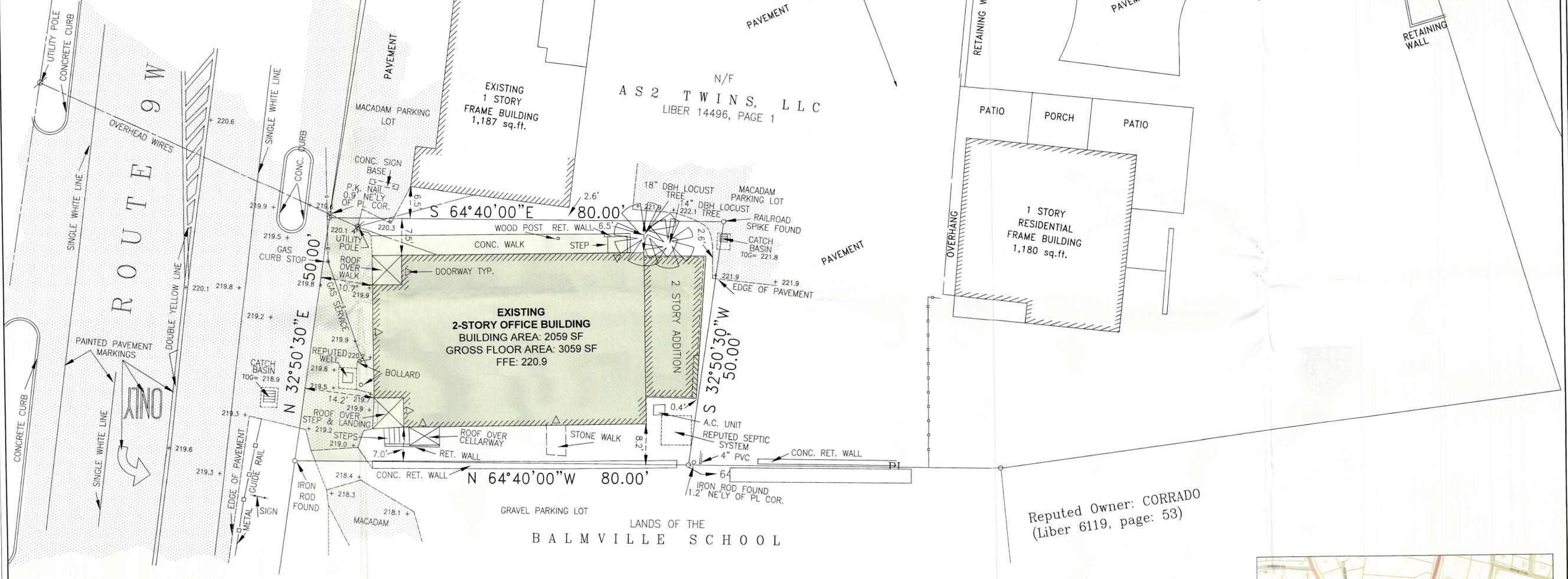
N/F  
AS 2 TWINS, LLC  
LIBER 14496, PAGE 1

Reputed Owner: CORRADO  
(Liber 6119, page: 53)

EXISTING  
2-STORY OFFICE BUILDING  
BUILDING AREA: 2059 SF  
GROSS FLOOR AREA: 3059 SF  
FFE: 220.9

1 STORY  
RESIDENTIAL  
FRAME BUILDING  
1,180 sq.ft.

EXISTING  
1 STORY  
FRAME BUILDING  
1,187 sq.ft.

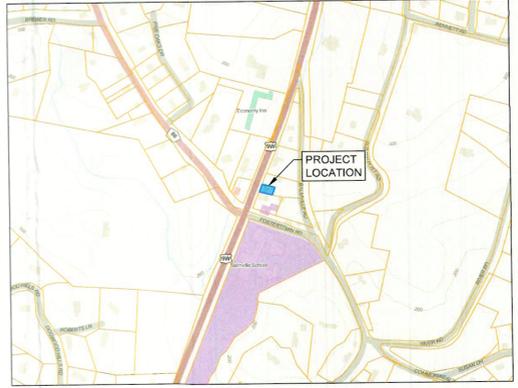
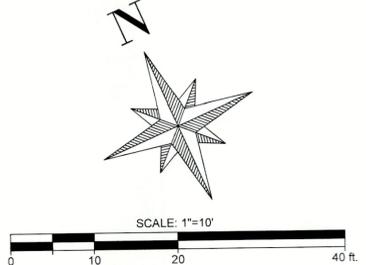


**1** EXISTING CONDITIONS & DEMOLITION PLAN  
C-1 SCALE: 1"=10'

- NOTES:**
1. LOT OWNER: JCH EXPANDING LLC
  2. OWNER ADDRESS: 10 DEFOREST AVE NEWBURGH NY 12550
  3. LOT ID: 43-2-15, TOWN OF NEWBURGH
  4. LOT AREA: 3996 SF / 0.09 Ac.
  5. ZONING DISTRICT: BUSINESS DISTRICT, LHI OVERLAY
  6. EXISTING BRICK BUILDING TO BE RENOVATED FOR AN OFFICE. FRONT PAVED AREA RE-PAVED AND RE-STRIPED. BUILDING SHALL UTILIZE EXISTING WELL AND SEPTIC SYSTEM.
  7. UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

- REFERENCES:**
1. THIS PLAN IS BASED ON A SURVEY BY STEVEN P. DRABICK, P.L.S., P.C. DATE MARCH 27, 2024.
  2. VICINITY MAP TAKEN FROM ORANGE COUNTY GIS SERVICES, TOWN OF NEWBURGH, 2024.

**KEY**  
+ 121.1 SPOT ELEVATION  
TOG TOP OF GRATE  
FFF FINISHED FIRST FLOOR  
FBF FINISHED BASEMENT FLOOR  
DATUM: APPROX. NAVD 88 TAKEN FROM U.S.G.S. NEWBURGH QUADRANGLE.



**2** VICINITY MAP  
C-1 SCALE: 1"=500'

DATE	REVISION
06.10.2024	CLIENT REVIEW
07.09.2024	PLANNING BOARD SUBMISSION
07.09.2024	PLANNING BOARD SUBMISSION
08.01.2025	ZBA SUBMISSION

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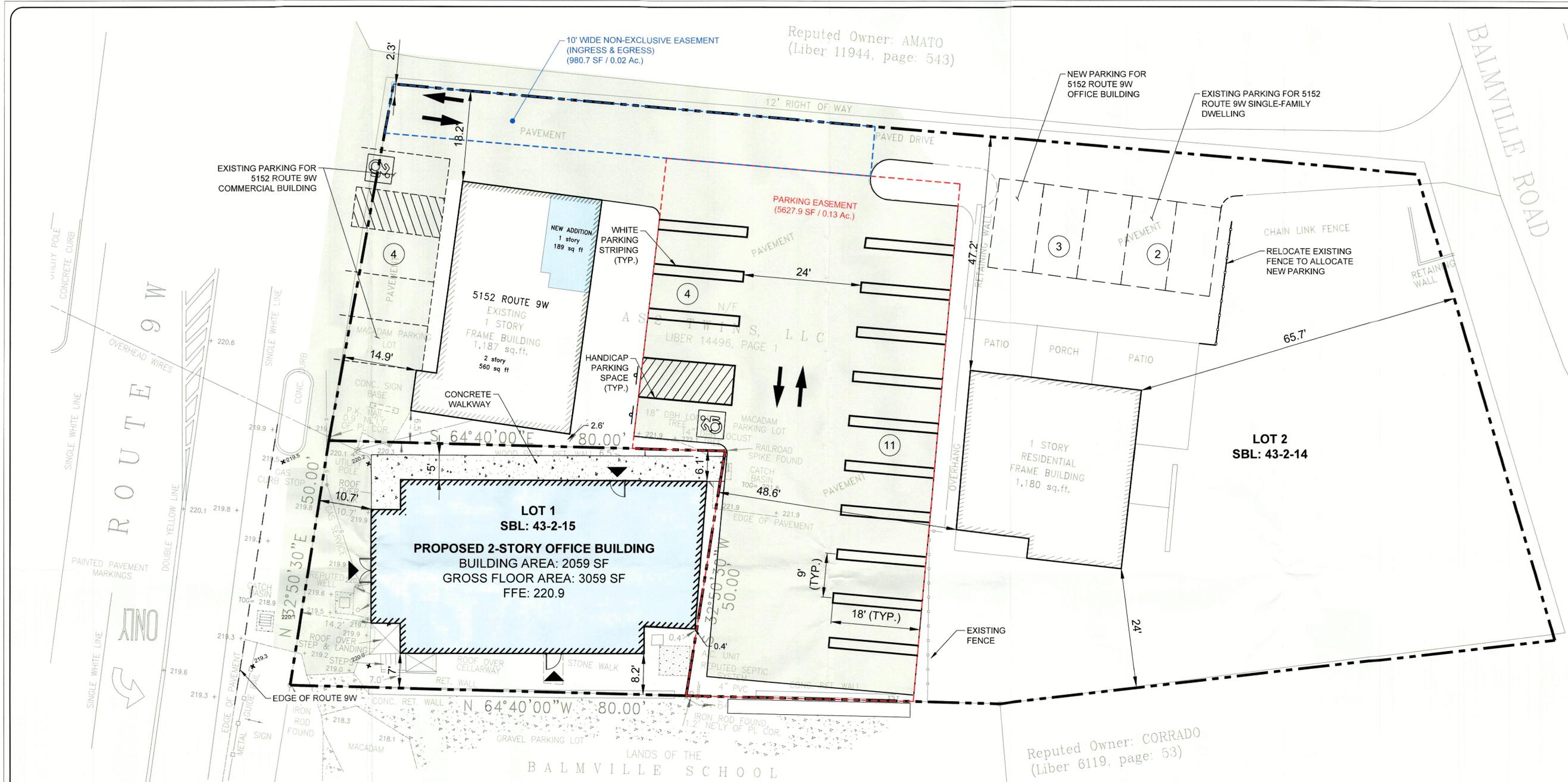
**NOTE**  
FOR AUTHENTICITY  
SEAL MUST BE ORIGINAL AND  
SIGNATURE MUST  
BE IN COLOR - BOTH CANNOT BE  
COPIED

**FOR REVIEW**

SHEET TITLE:	EXISTING CONDITIONS & DEMOLITION PLAN
PROJECT:	5148 NY-9W OFFICE BUILDING
CLIENT:	JCH EXPANDING LLC
ADDRESS:	5148 ROUTE 9W NEWBURGH, NY 12550

SCALE:	
DRAWN BY:	O.S.
CHECKED BY:	D.N.
JOB #:	
PLOT DATE:	10/02/2024

SHEET No.  
**C-1**  
PAGE 1 OF 3



**1** SITE PLAN  
C-2 SCALE: 1"=10'

- NOTES:**
- LOT OWNER: JCH EXPANDING LLC
  - OWNER ADDRESS: 10 DEFOREST AVE NEWBURGH NY 12550
  - LOT ID: 43-2-15, TOWN OF NEWBURGH
  - LOT AREA: 3996 SF / 0.09 AC.
  - ZONING DISTRICT: BUSINESS DISTRICT, LHI OVERLAY
  - EXISTING BRICK BUILDING TO BE RENOVATED FOR AN OFFICE. FRONT PAVED AREA RE-PAVED AND RE-STRIPED. BUILDING SHALL UTILIZE EXISTING WELL AND SEPTIC SYSTEM.
  - NOT CHANGES FOR BUILDING ON LOT 2 ARE PROPOSED UNLESS OTHERWISE NOTED.
  - UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

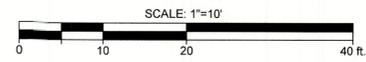
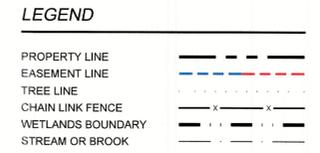
- REFERENCES:**
- LOT 1 (SBL: 43-2-15) IS BASED ON A SURVEY BY STEVEN P. DRABICK, P.L.S., P.C. DATE MARCH 27, 2024.
  - LOT 2 (SBL: 43-2-14) IS REFERENCED FROM A MAP ENTITLED 'SURVEY OF PROPERTY FOR AS2TWINS, LLC' BY HOWARD W. WEEDEN, PLS, PC, LAST REVISED 9/18/2020.
  - NO BOUNDARY SURVEY WAS PERFORMED ON LOT 2. PROPERTY LINES TAKEN FROM THE ABOVE REFERENCED MAP.

ZONING TABLE			
SECTION, LOT, BLOCK:	43-2-15 & 43-2-14		
ZONE:	BUSINESS DISTRICT, LHI OVERLAY		
PROPOSED USE:	OFFICE BUILDING		
MINIMUMS REQUIRED			
	REQUIRED	LOT 1	LOT 2
LOT AREA (SF)	15,000	3,966 (0.09 AC.) (E) (V)	22,004 (0.5 AC.)
LOT WIDTH (FT)	100	50 (E) (V)	70 (E) (V)
LOT DEPTH (FT)	125	80 (E) (V)	149.7
FRONT SETBACK (FT)*	60	10.7 (E) (V)	14.9 (E) (V)
REAR SETBACK (FT)	30	0.4 (E) (V)	48.6
SIDE SETBACK (ONE / TOTAL FT)	15 / 30	6.1 / 13.1 (E) (V)	2.6 / 20.8 (E) (V)
MAXIMUMS PERMITTED			
BUILDING COVERAGE (%)	40%	55.1% (E) (V) (2186 SF)	11.7% (2556 SF)
LOT COVERAGE (%)	80%	80% (3170 SF)	54.6% (12016 SF)
BUILDING HEIGHT (FT)	35	27	<35

(E) - EXISTING NON-CONFORMITY  
(V) - VARIANCE REQUESTED  
\* Town Code Section 185-18C (4)(b)

PARKING REQUIREMENTS			
USE	REQUIREMENT	REQUIRED	PROPOSED
LOT 1 GENERAL OFFICE	1 SPACE / 200 SF	15.3 (3,059 SF)	13 (V)
LOT 2 GENERAL OFFICE	1 SPACE / 200 SF	5.94 (1,187 SF)	6
2ND FLOOR STORAGE (660 SF)	0 SPACE	0	
SINGLE-FAMILY DWELLING	1 SPACES / UNIT	1	1
<b>TOTAL</b>		<b>22.24</b>	<b>20</b>

- VARIANCE(S) REQUESTED:**
- LOT 1 (SBL: 43-2-15)**
- §185 ATTACHMENT 11 - SCHEDULE 7: BULK REGULATIONS, MIN. LOT AREA REQUESTED: 3,966 SF (11,034 SF VARIANCE)
  - §185 ATTACHMENT 11 - SCHEDULE 7: BULK REGULATIONS, MIN. LOT WIDTH REQUESTED: 50 FT (50 FT VARIANCE)
  - §185 ATTACHMENT 11 - SCHEDULE 7: BULK REGULATIONS, MIN. LOT DEPTH REQUESTED: 80 FT (45 FT VARIANCE)
  - §185 ATTACHMENT 11 - SCHEDULE 7: BULK REGULATIONS, MIN. FRONT SETBACK REQUESTED: 10.7 FT (49.3 FT VARIANCE)
  - §185 ATTACHMENT 11 - SCHEDULE 7: BULK REGULATIONS, MIN. REAR SETBACK REQUESTED: 0.4 FT (29.6 FT VARIANCE)
  - §185 ATTACHMENT 11 - SCHEDULE 7: BULK REGULATIONS, MIN. SIDE SETBACK REQUESTED: 6.1 FT ONE SIDE / 13.1 FT BOTH SIDES (8.9 FT / 16.9 FT VARIANCE)
  - §185 ATTACHMENT 11 - SCHEDULE 7: BULK REGULATIONS, MAX. BUILDING COVERAGE REQUESTED: 55.1% (15.1% VARIANCE)
  - §185-13 OFF-STREET PARKING AND LOADING FACILITIES REQUESTED: 13 (3 VARIANCE)
- LOT 2 (SBL: 43-2-14)**
- §185 ATTACHMENT 11 - SCHEDULE 7: BULK REGULATIONS, MIN. LOT WIDTH REQUESTED: 70 FT (30 FT VARIANCE)
  - §185 ATTACHMENT 11 - SCHEDULE 7: BULK REGULATIONS, MIN. FRONT SETBACK REQUESTED: 14.9 FT (45.1 FT VARIANCE)
  - §185 ATTACHMENT 11 - SCHEDULE 7: BULK REGULATIONS, MIN. SIDE SETBACK REQUESTED: 2.6 FT ONE SIDE / 20.8 FT BOTH SIDES (12.4 FT / 9.2 FT VARIANCE)



DATE	06/05/2024	REVISION	CLIENT REVIEW
	01/09/2025		PLANNING BOARD SUBMISSION
	02/20/2025		TOWN ENGINEER
	06/19/2025		ZBA SUBMISSION

**David Niemotko Architect**

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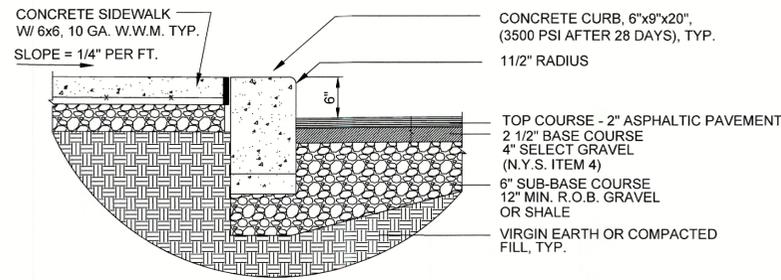
**SITE PLAN**

5148 NY-9W OFFICE BUILDING  
5148 ROUTE 9W  
NEWBURGH, NY 12550

JCH EXPANDING LLC  
10 DEFOREST AVE  
NEWBURGH, NY 12550

SCALE:	
DRAWN BY:	O.S.
CHECKED BY:	D.N.
JOB #	
PLOT DATE:	10/02/2024

SHEET No.  
**C-2**  
PAGE 2 OF 3

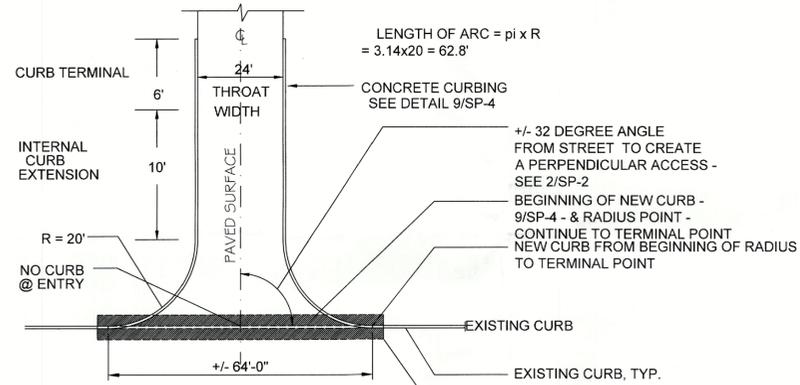


PAVEMENT, CURB & SIDEWALK DETAIL

SCALE: 3/4" = 1'-0"

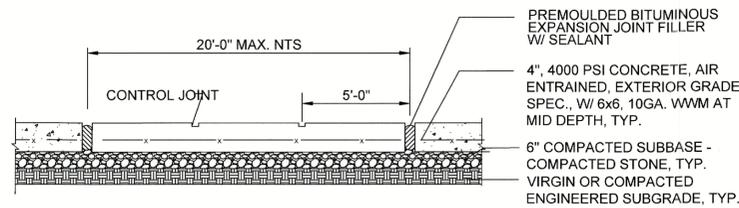
NOTES:

1. EXPANSION JOINTS CONSISTING OF 1/2" PRE-MOULDED FIBER JOINT FILLER SHALL BE INSTALLED AT 10' INTERVALS IN CURBING AND SIDEWALKS AND AT JOINTS BETWEEN CURB & SIDEWALK AND SIDEWALK & BUILDING.
2. CONSTRUCTION JOINTS SHALL BE INSTALLED 5' O/C.
3. CONCRETE FOR CURBING AND SIDEWALKS SHALL BE 4,000 PSI DESIGN MIX.
4. CURBS TO BE INSTALLED IN 10 FOOT LENGTHS.



ROAD ENTRANCE DETAIL

SCALE: NTS

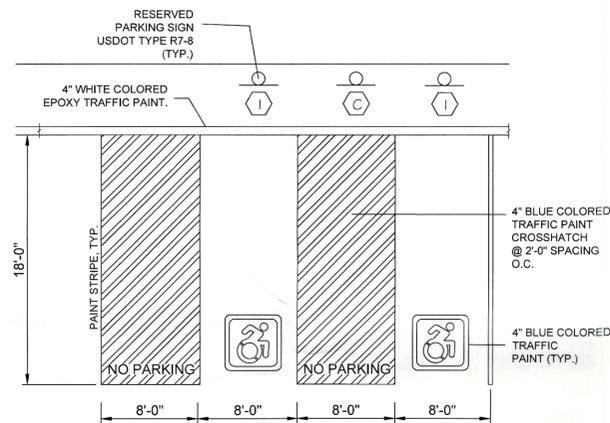


CONCRETE SIDEWALK DETAIL

SCALE: 1/4" = 1'-0"

NOTES:

1. BROOM FINISH SLAB AT 90 DEGREES TO EACH SUCCEEDING SECTION.
2. CONTROL JOINTS TO BE 1 INCH DEEP.
3. JOINT SPACING SHALL BE EQUAL TO WIDTH OF WALK.
4. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT @ 24" O/C AND AT ALL ABUTMENTS TO OTHER STRUCTURES.
5. CONCRETE SHALL BE PORTLAND CEMENT, AIR-ENTRAINED, EXTERIOR DESIGN MIX, WITH AN AIR CONTENT OF 5% TO 7% MAX. AND A SLUMP OF 3" TO 5" MAX.
6. ALL CONCRETE SIDEWALK PLACEMENT SHALL BE INSTALLED IN FULL PANEL LIMITS.
7. EXPANSION JOINTS TO BE PLACED BETWEEN ADJACENT SLABS, AT BUILDING LINES, AT CURBS AND ALL INTERSECTING ELEMENTS.

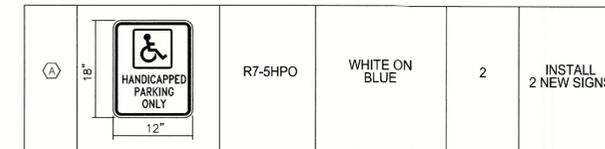


ADA ACCESSIBLE PARKING DETAILS & TYPICAL PARKING SPACE REQUIREMENTS

SCALE: NTS

NOTES:

1. ALL MARKINGS SHALL COMPLY WITH THE LATEST EDITION OF THE ADA MANUAL AND CODE INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PARKING SPACE MARKING WITH BLUE BACKGROUND AND WHITE BORDER.
2. ADA PARKING SHALL BE LOCATED AS CLOSE AS POSSIBLE TO ACCESSIBLE ENTRANCES

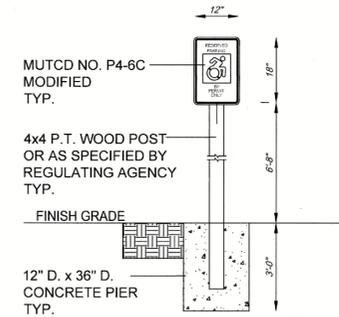


TYPICAL SIGN DETAILS

SCALE: NTS

NOTES:

1. REFLECTIVITY OF THE ONE WAY SIGNS TO BE IN CONFORMANCE WITH ASTM TYPE III.



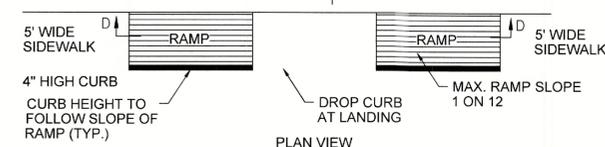
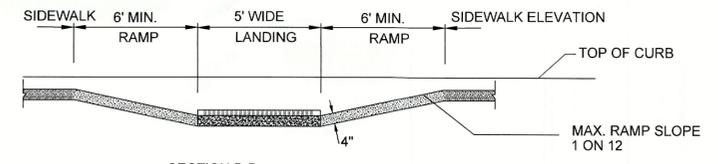
TYPICAL SIGN DETAIL OUTSIDE NYS DOT R.O.W BUT SIGN IS STATE REGULATED

TYPICAL SIGN DETAILS

SCALE: NTS

NOTES:

1. SIGNS SHALL BE M.U.T.C.D NO. R7-1
2. BOTTOM OF SIGN SHALL BE AT LEAST 6'-8" ABOVE PAVEMENT SURFACE U.O.N.
3. WOOD POSTS TO BE 4x4 MIN. AND PRESSURE TREATED.
4. ADA SIGN SHALL BE M.U.T.C.D. NO. P4-6.



(THIS TYPE OF RAMP IS LOCATED OUTSIDE OF NYS DOT R.O.W.)

ADA HANDICAP SIDEWALK RAMP

SCALE: NTS

REVISION  
DATE  
NO.



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FOR REVIEW

DETAIL  
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5148 ROUTE 9W  
NEWBURGH, NY 12550  
JCH EXPANDING LLC  
10 DEFOREST AVE  
NEWBURGH NY 12550

SHEET TITLE  
PROJECT  
COURT

SCALE  
DRAWN BY: O.S.  
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PLOT DATE: 10/02/2024

SHEET No.  
C-3  
PAGE 3 OF 3