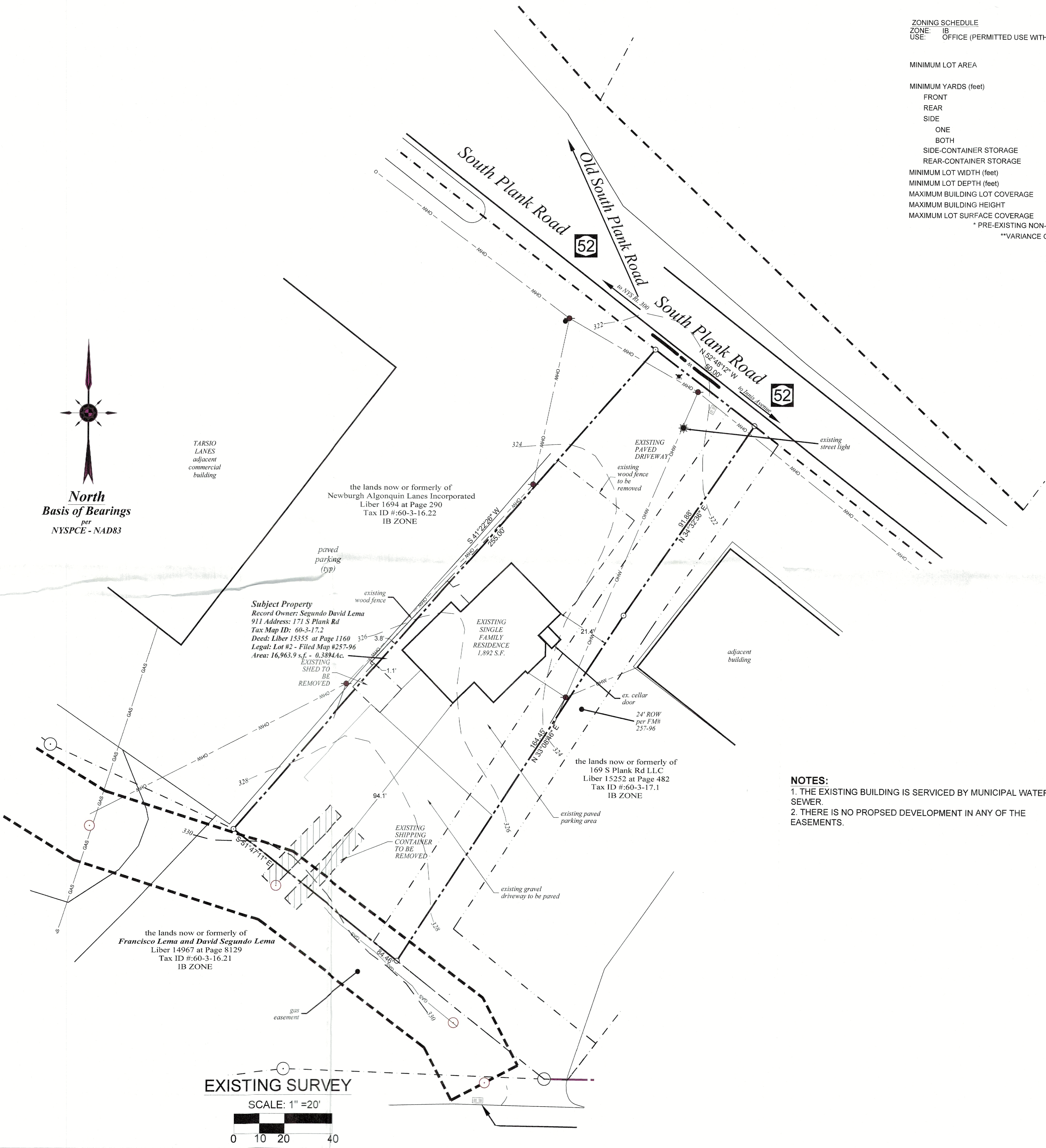
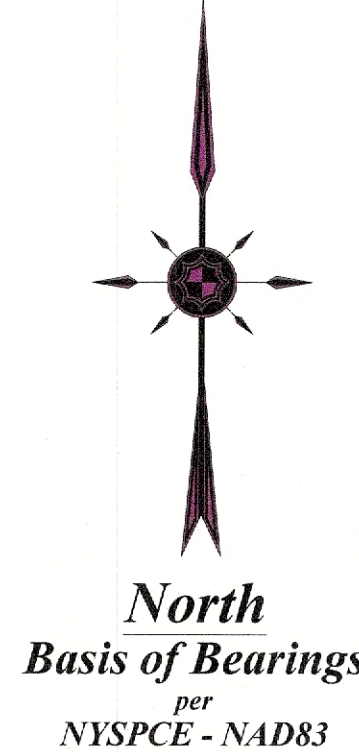
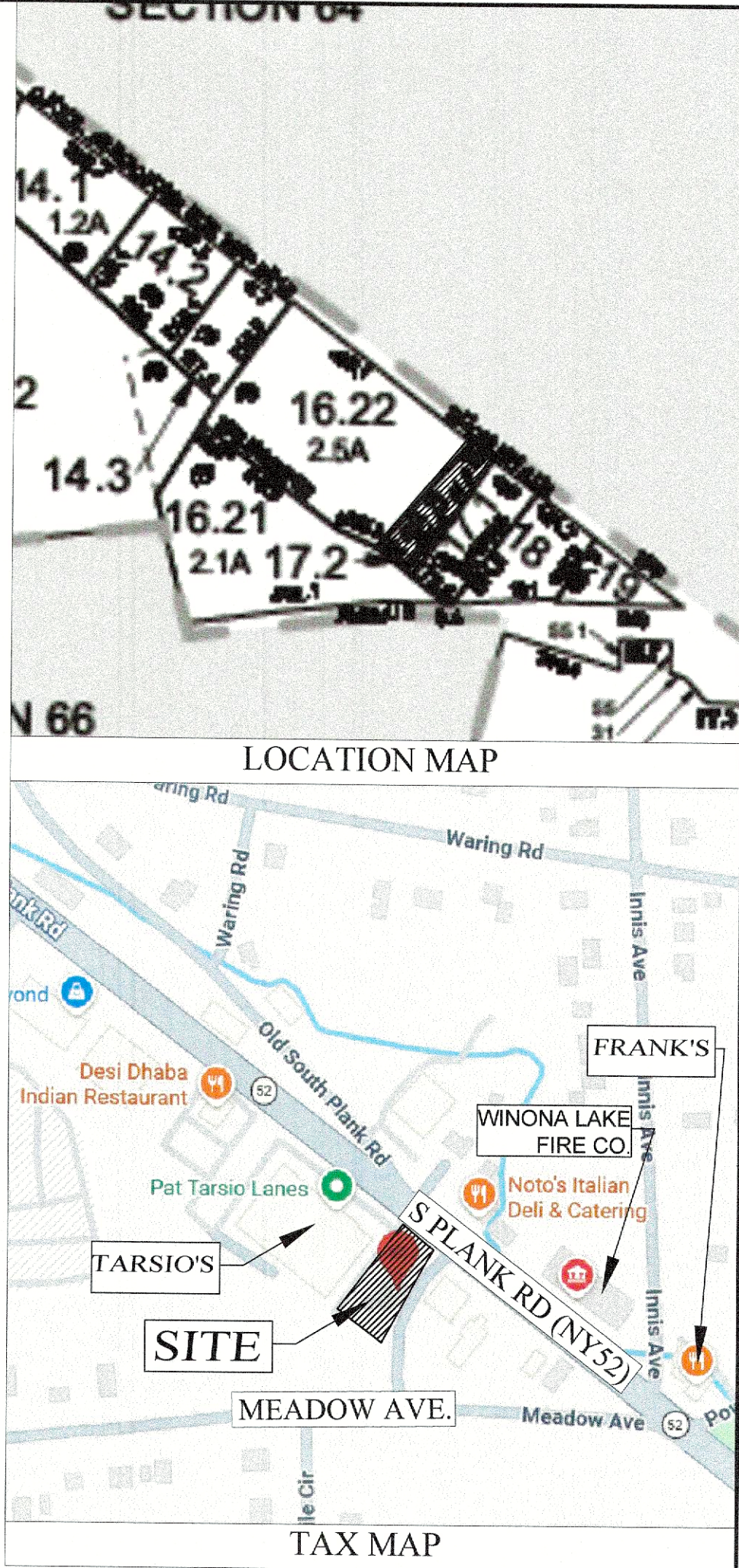


ZONING SCHEDULE table with columns: ZONE, USE, OFFICE (PERMITTED USE WITH SITE PLAN APPROVAL), REQUIRED, EXISTING, PROPOSED. Rows include MINIMUM LOT AREA, MINIMUM YARDS (front, rear, side), MINIMUM LOT WIDTH, MINIMUM LOT DEPTH, MAXIMUM BUILDING LOT COVERAGE, MAXIMUM BUILDING HEIGHT, MAXIMUM LOT SURFACE COVERAGE. Includes footnotes: * PRE-EXISTING NON-CONFORMING (VARIANCE REQUIRED), **VARIANCE GRANTED DECEMBER 23, 2026



NOTES:
1. THE EXISTING BUILDING IS SERVICED BY MUNICIPAL WATER AND SEWER.
2. THERE IS NO PROPOSED DEVELOPMENT IN ANY OF THE EASEMENTS.

OWNER'S CONSENT NOTE
I HEREBY AGREE, UPON REVIEW, THAT THIS MAP MEETS MY APPROVAL AND IS CONCURRENT WITH MY INTENT.
OWNER: DAVID SEGUNDO LEMA
DATE: 02/01/2026
APPLICANT/RECORD OWNER: 531 WASHINGTON AVENUE, NEWBURGH, NEW YORK, 12550

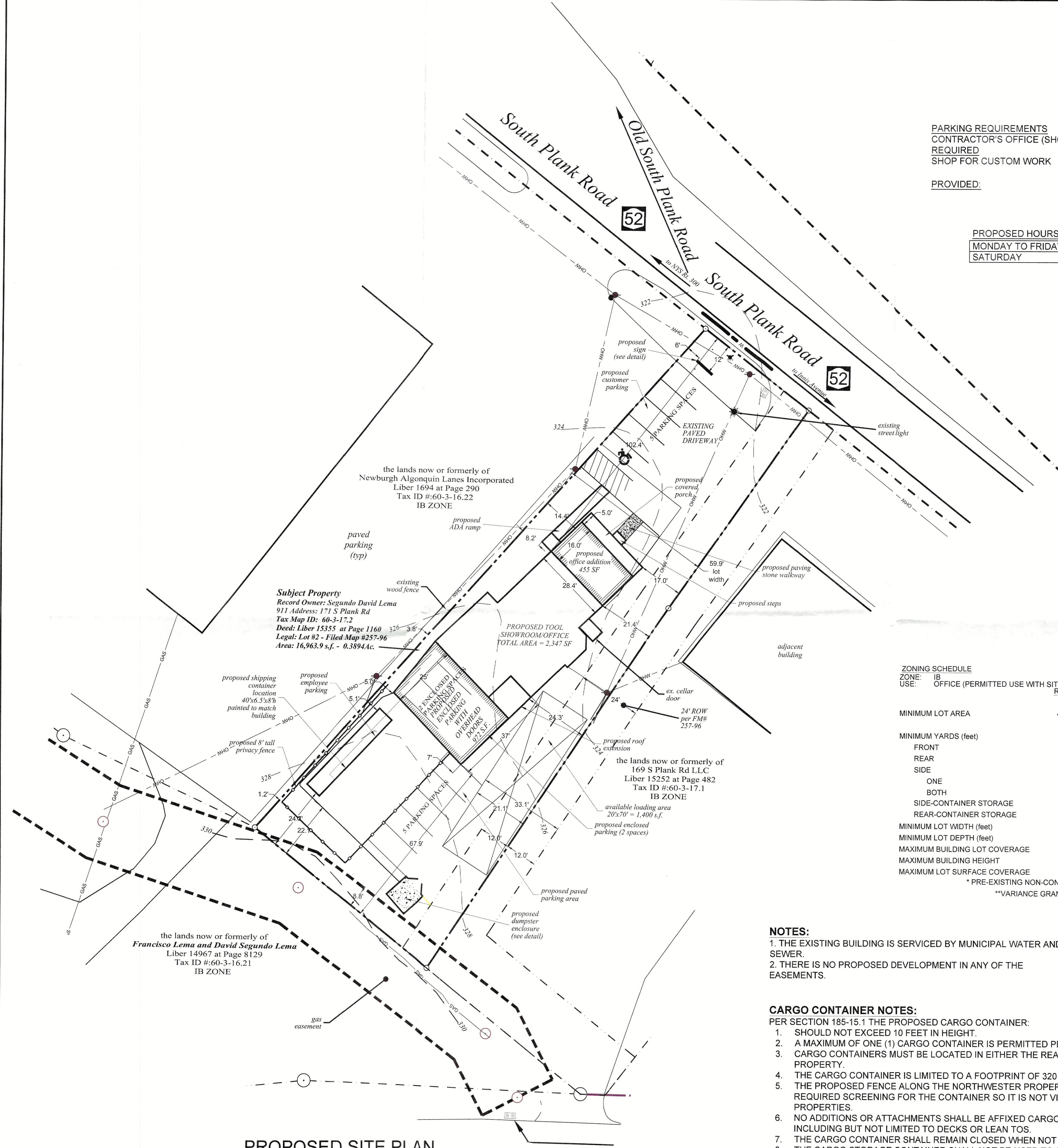
- REFERENCES:
1. The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York.
2. Various Deeds of Record - Liber and Page or Document ID as shown:
3. Subject parcel being Lot 2 as shown on a map entitled, "Subdivision Plan Lands of Charles L. Bucklen", filed in the Orange County Clerk's Office on November 27 1996, as Filed Map No. 257-96.
4. Survey performed by Jonathan N Millen Land Surveyor, PC dated 2025

TOWN PLANNING BOARD PROJECT NUMBER 2026-08

EXISTING SITE PLAN
PROPOSED COMMERCIAL SITE PLAN FOR:
XTERIOR PRO, L.L.C.
171 SOUTH PLANK ROAD (S/B/L: 60-3-17.2)
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
JONATHAN CELLA, P.E.
51 HUNT ROAD
WALLKILL, NEW YORK 12589
DATE: 02/01/2026
SCALE: AS NOTED
DRAWN BY: JJC
SHEET NO.: 1 OF 3

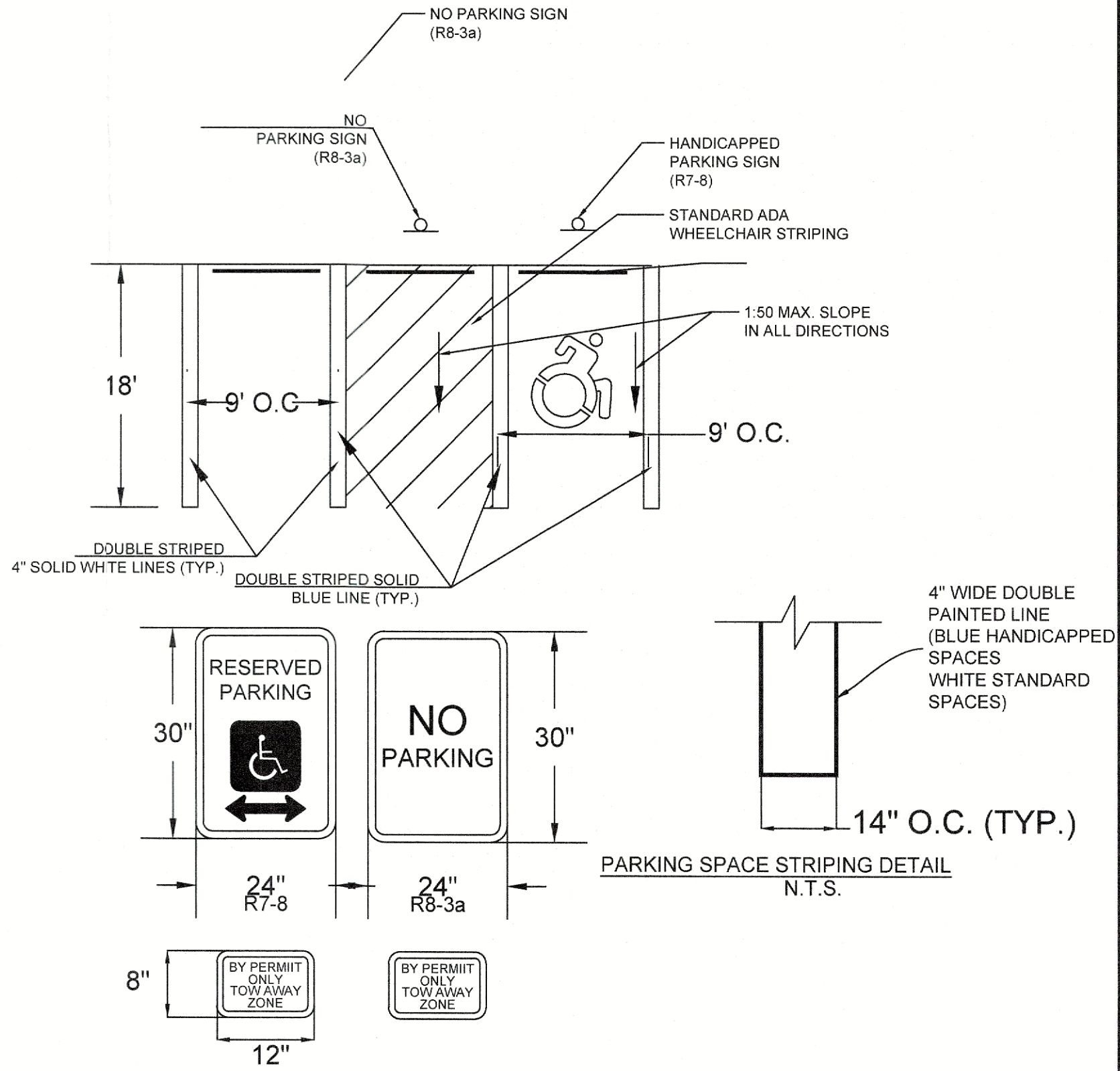


JONATHAN MILLEN, P.L.S.
N.Y.S. P.E. LIC. NO. 050746
JONATHAN CELLA, P.E.
N.Y.S. P.E. LIC. NO. 085069



PARKING REQUIREMENTS
CONTRACTOR'S OFFICE (SHOP FOR CUSTOM WORK)
REQUIRED
SHOP FOR CUSTOM WORK 1 SPACE / 250 S.F. GROSS FLOOR AREA X 2,347 S.F.
= 9.39 SPACES REQUIRED
PROVIDED: (11) 9'X18' PARKING SPACES
(1) HANDICAPPED PARKING SPACES
12 TOTAL PARKING SPACES PROVIDED

PROPOSED HOURS OF OPERATION	
MONDAY TO FRIDAY	8:00AM TO 5:00PM
SATURDAY	AT APPOINTMENT



STRIPING NOTE:
ALL STRIPING FOR THE HANDICAPPED SPACE MUST BE BLUE. WHEN A STANDARD SPACE ADJOINS A HANDICAPPED SPACE, A DOUBLE LINE BE INSTALLED, ONE WHITE AND ONE BLUE.

NOTES:
1. HANDICAP PARKING SPACE SHALL CONFORM TO THE LATEST VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. SIGNS SHALL CONFORM TO THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE NYS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

PARKING SPACE AND SIGN DETAILS
N.T.S.

ZONING SCHEDULE			
ZONE: IB	OFFICE (PERMITTED USE WITH SITE PLAN APPROVAL)	REQUIRED	EXISTING
USE:			PROPOSED
MINIMUM LOT AREA	40,000 sf.	*16,963.9 sf.	*16,963.9 sf.
MINIMUM YARDS (feet)			
FRONT	60'	102'	81'
REAR	60'	94'	67'
SIDE			
ONE	30'	*3'	*3'
BOTH	80'	*25'	*20'
SIDE-CONTAINER STORAGE	20'	21'	**5'
REAR-CONTAINER STORAGE	20'	*0'	24'
MINIMUM LOT WIDTH (feet)	150'	*59'	**59'
MINIMUM LOT DEPTH (feet)	150'	255'	255'
MAXIMUM BUILDING LOT COVERAGE	40%	12%	22%
MAXIMUM BUILDING HEIGHT	40'	<40'	<40'
MAXIMUM LOT SURFACE COVERAGE	80%	73%	79%
* PRE-EXISTING NON-CONFORMING (VARIANCE REQUIRED)			
**VARIANCE GRANTED DECEMBER 23, 2026			

NOTES:
1. THE EXISTING BUILDING IS SERVICED BY MUNICIPAL WATER AND SEWER.
2. THERE IS NO PROPOSED DEVELOPMENT IN ANY OF THE EASEMENTS.

CARGO CONTAINER NOTES:
PER SECTION 185-15.1 THE PROPOSED CARGO CONTAINER:
1. SHOULD NOT EXCEED 10 FEET IN HEIGHT.
2. A MAXIMUM OF ONE (1) CARGO CONTAINER IS PERMITTED PER LOT.
3. CARGO CONTAINERS MUST BE LOCATED IN EITHER THE REAR OR SIDE YARDS OF THE PROPERTY.
4. THE CARGO CONTAINER IS LIMITED TO A FOOTPRINT OF 320 S.F.
5. THE PROPOSED FENCE ALONG THE NORTHWESTER PROPERTY LINE WILL PROVIDE THE REQUIRED SCREENING FOR THE CONTAINER SO IT IS NOT VISIBLE FROM ADJACENT PROPERTIES.
6. NO ADDITIONS OR ATTACHMENTS SHALL BE AFFIXED CARGO STORAGE CONTAINER, INCLUDING BUT NOT LIMITED TO DECKS OR LEAN TOS.
7. THE CARGO CONTAINER SHALL REMAIN CLOSED WHEN NOT IN USE.
8. THE CARGO STORAGE CONTAINER SHALL NOT BE USED TO STORE HAZARDOUS MATERIAL, AND NO REFUSE OR DEBRIS SHALL BE PLACED IN, AGAINST, ON OR UNDER THE CARGO STORAGE CONTAINER.
9. THE CARGO STORAGE CONTAINER MAY NO OCCUPY ANY REQUIRED OFF-STREET PARKING SPACES OR LOADING/UNLOADING AREAS OR FIRE LANES IN ANY DISTRICT.
10. A PERMIT SHALL BE REQUIRED PRIOR TO PLACEMENT OF AN ACCESSORY CARGO STORAGE CONTAINER ON A LOT.

TOWN PLANNING BOARD PROJECT NUMBER 2026-08

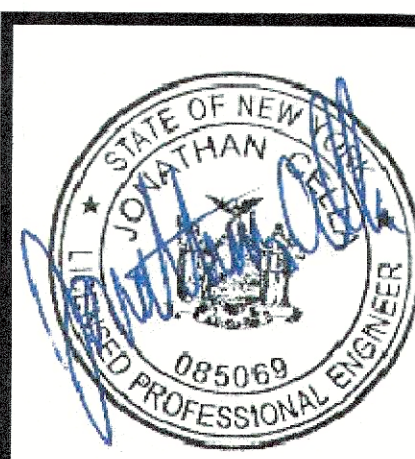
PROPOSED SITE PLAN

PROPOSED COMMERCIAL SITE PLAN FOR:
XTERIOR PRO, L.L.C.
171 SOUTH PLANK ROAD (S/B/L: 60-3-17.2)
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

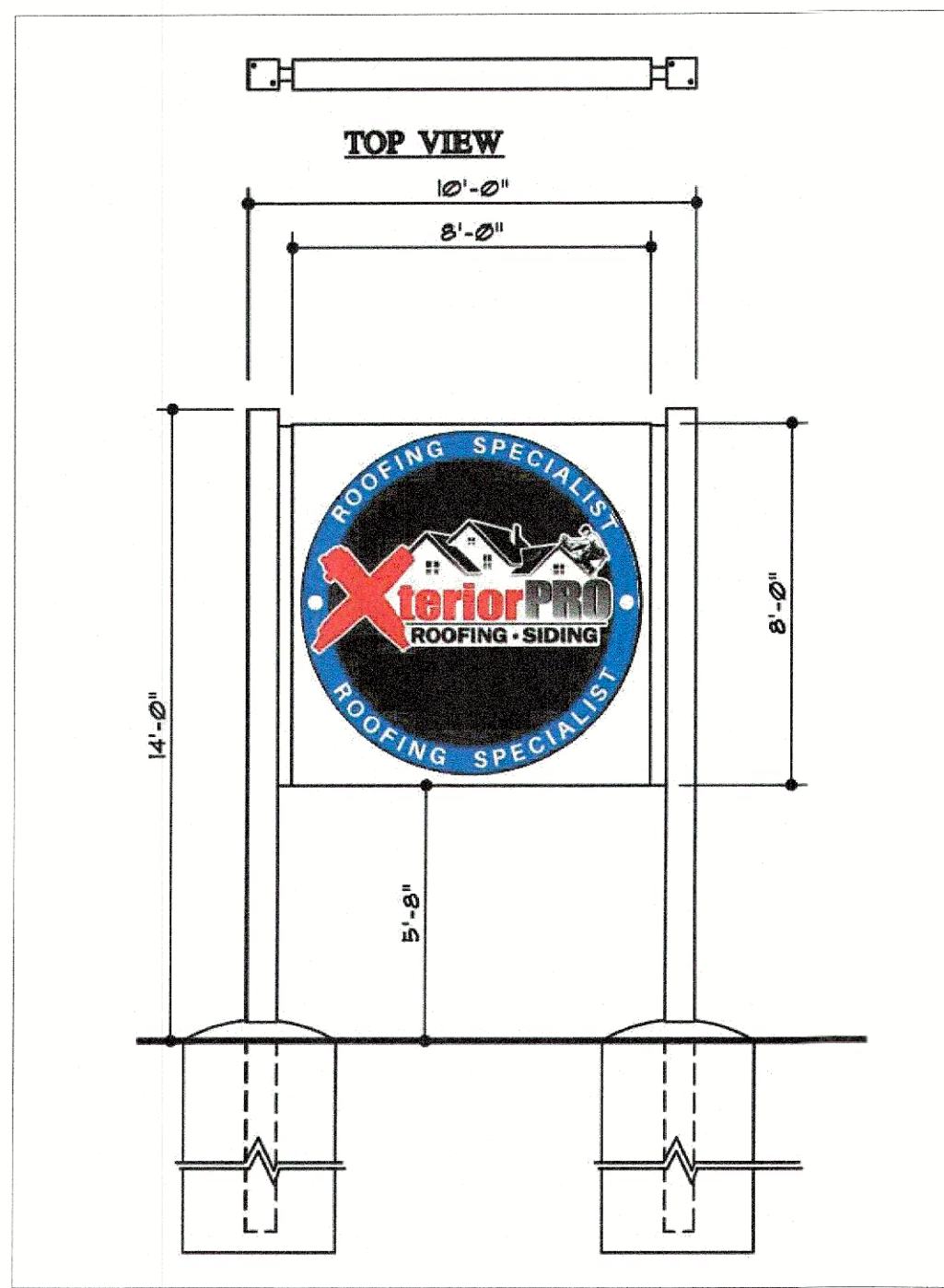
JONATHAN CELLA, P.E.
51 HUNT ROAD

DATE: 02/01/2026
WALLKILL, NEW YORK 12589
jonathancellajr@hotmail.com

SCALE: AS NOTED
SHEET NO.: 2 OF 3



JONATHAN CELLA, P.E.
N.Y.S. P.E. LIC. NO. 085069



PROPOSED FREE STANDING SIGN

NOT TO SCALE

SIGN NOTES

1. ALL SIGNS SHALL COMPLY WITH SECTION 185-14 OF THE TOWN OF NEWBURGH ZONING CODE.
2. THE EXISTING BUILDING HAS A LENGTH OF 28.4 L.F. ALONG SOUTH PLANK ROAD.
3. THE SIGN CAN ONLY BE INDIRECTLY ILLUMINATED.

SIGN DETAIL

NOT TO SCALE



PROPOSED BUILDING MOUNTED SIGN

NOT TO SCALE

PERMITTED SIGN AREA

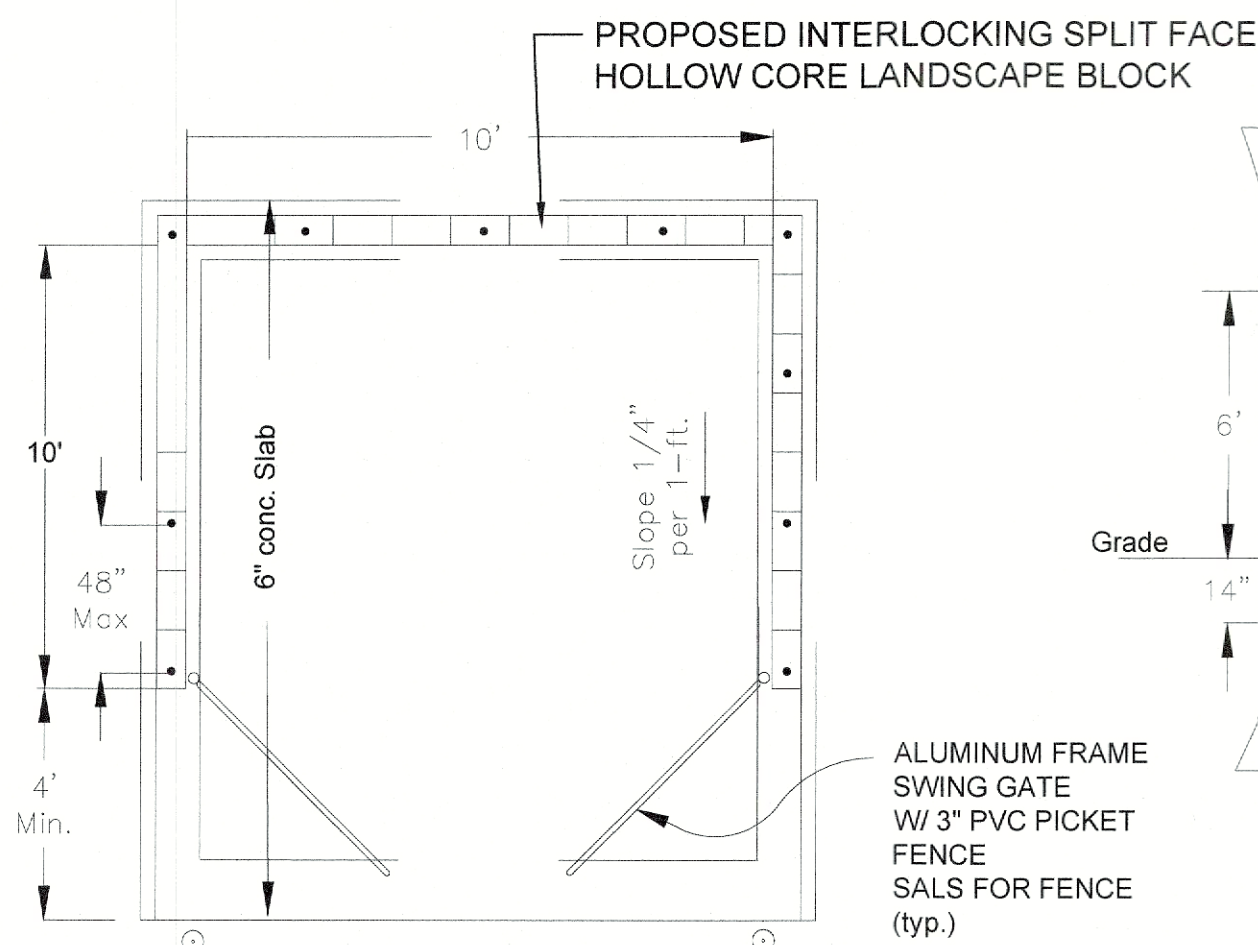
PER SECTION 185-14.N.1.a.2 THE TOTAL PERMITTED SIGN AREA IS:
BUILDING WIDTH ALONG STREET FRONTAGE= 28.4 L.F.
28.4 L.F. X 1.5 F. SIGN AREA / L.F. = 28.4 S.F.

THE TOTAL AGGREGATE SQUARE FOOTAGE OF SIGNS PERMITTED = 28.4 SQUARE FEET

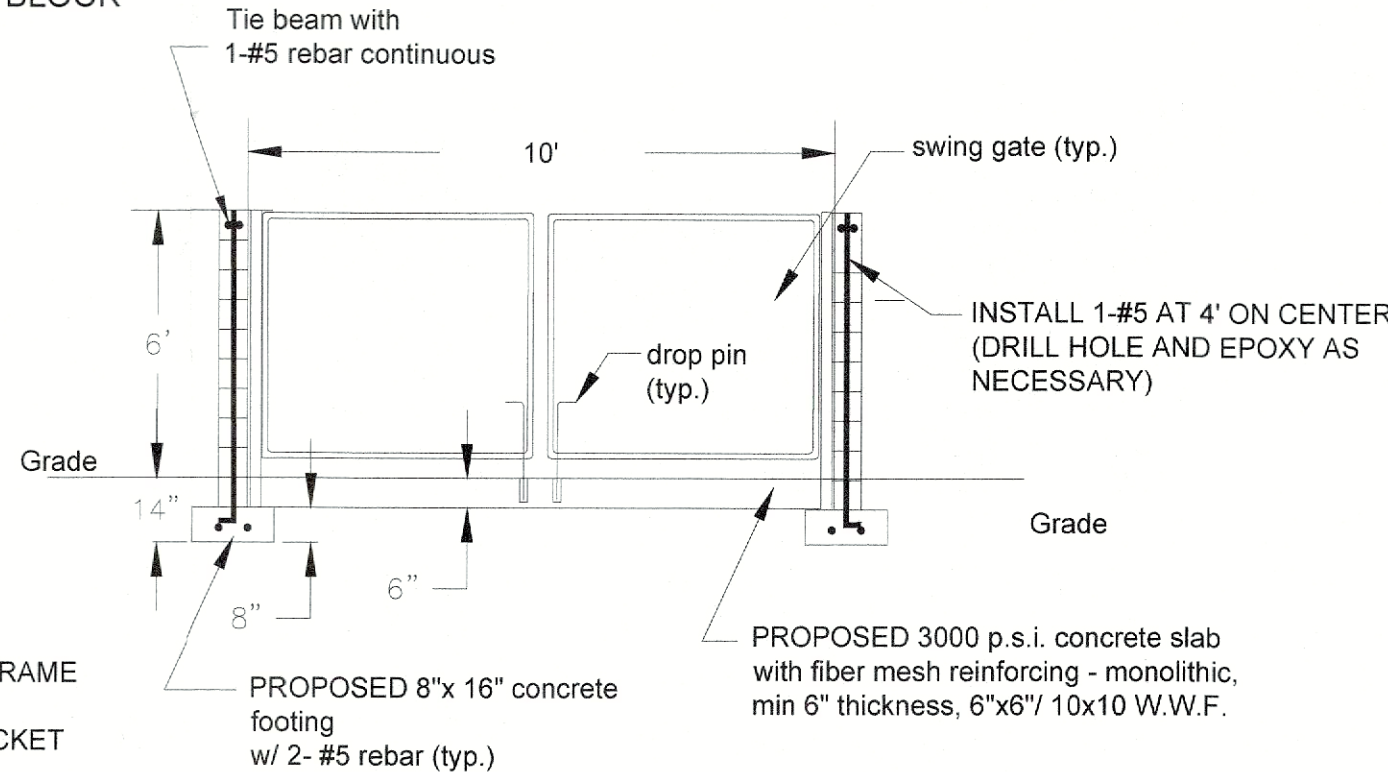
PROPOSED SIGN AREAS

BUILDING MOUNTED SIGN = 6' DIAMETER = 28.3 S.F.
FREE STANDING SIGN = 8' x 8' = 64 S.F.
TOTAL PROPOSED SIGN AREA = 92.3 S.F.**

**VARIANCE GRANTED



DUMPSTER PLAN
N.T.S.

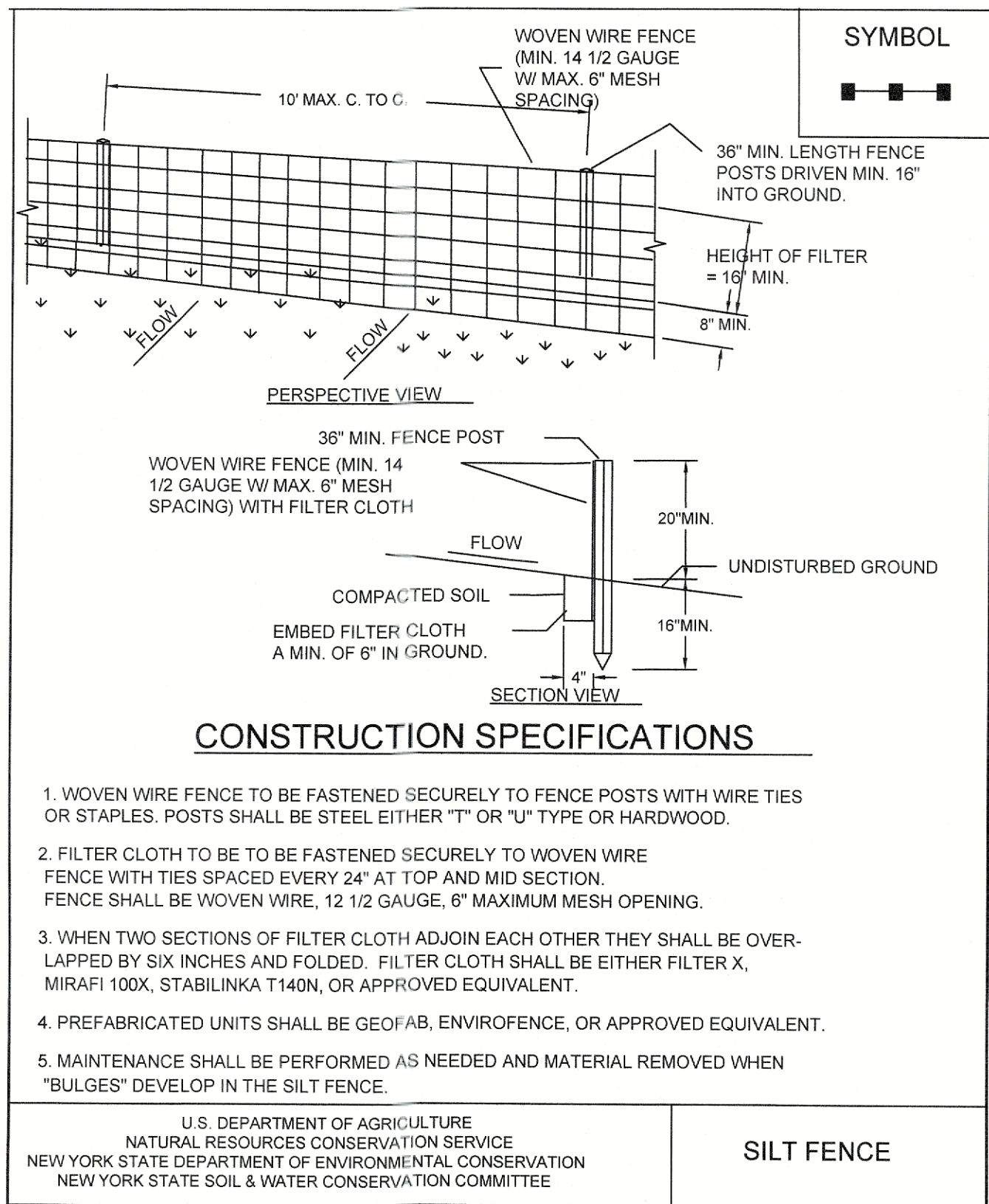


DUMPSTER ENCLOSURE
N.T.S.

NOTES:

1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
2. THIS DRAWING IS PROVIDED FOR PLANNING PURPOSES. REFER TO MANUFACTURER'S INSTALLATIONS FOR CONSTRUCTION DETAILS.
3. REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.
4. DRAWING NOT TO SCALE.
5. THE CONTRACTOR MUST SUBMIT SUBMISSIONS WITH PROPOSED FENCE FOR APPROVAL PRIOR TO ORDERING MATERIAL.
6. THE CITY OF NEWBURGH WILL ALSO BE ABLE TO REVIEW THE FENCE SUBMISSION AND ALSO MUST APPROVE PRIOR TO ORDERING MATERIAL.

PRIVACY FENCE DETAIL
N.T.S.

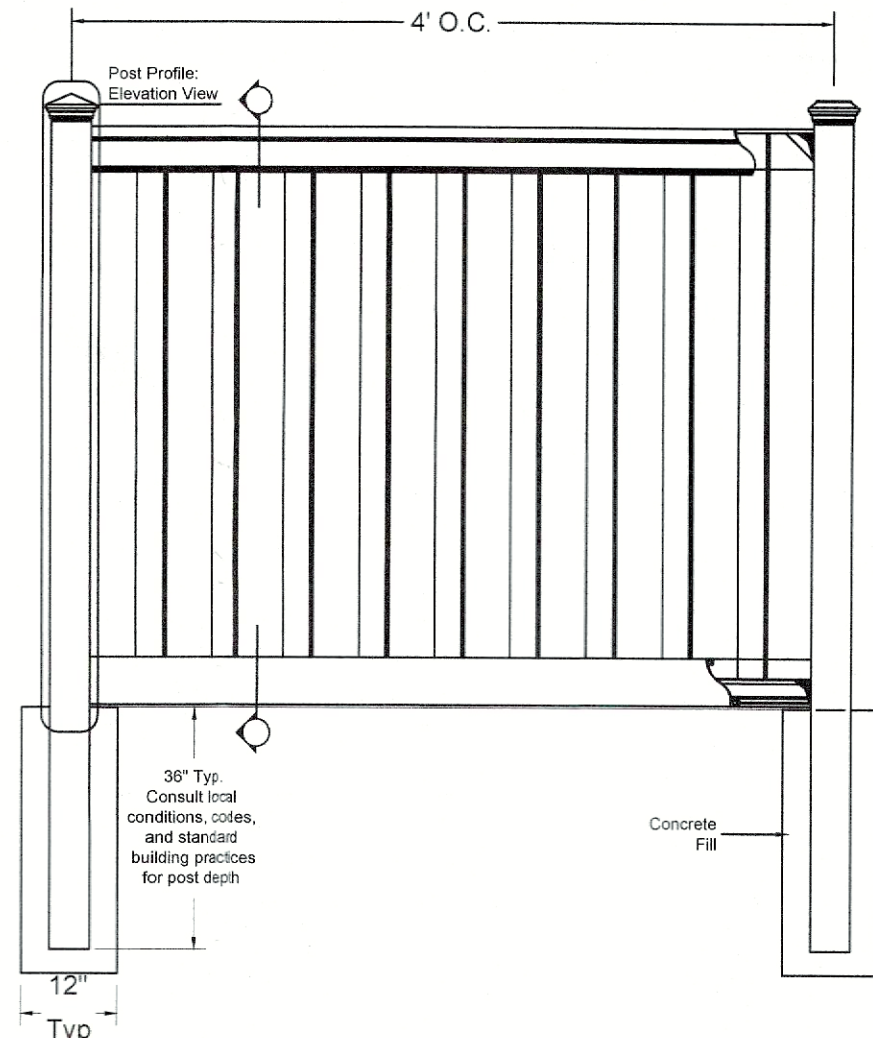


CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE



NOTES:

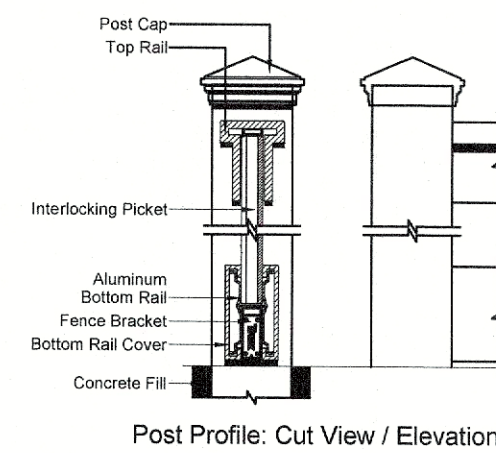
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PRIVACY FENCE DETAIL
N.T.S.

ARCHITECTURAL DRAWING:
TREX SECLUSIONS FENCING
6' TALL x 8' WIDE

COMPONENTS	QUANTITY	LENGTH
Post Cap: Pyramid, Flat, or Crown	1	
5" x 5" Post	1	106" *
4" x 4.9" Top Rail	1	91" *
1"x5.75" Interlocking Picket	19	67" *
1" x 5.75" Bottom Rail Cover	2	91" *
Aluminum Bottom Rail	1	90 1/2"
Fence Bracket	4	
1 5/8" (Typ) Exterior Wood Screws	24	

* Length may vary

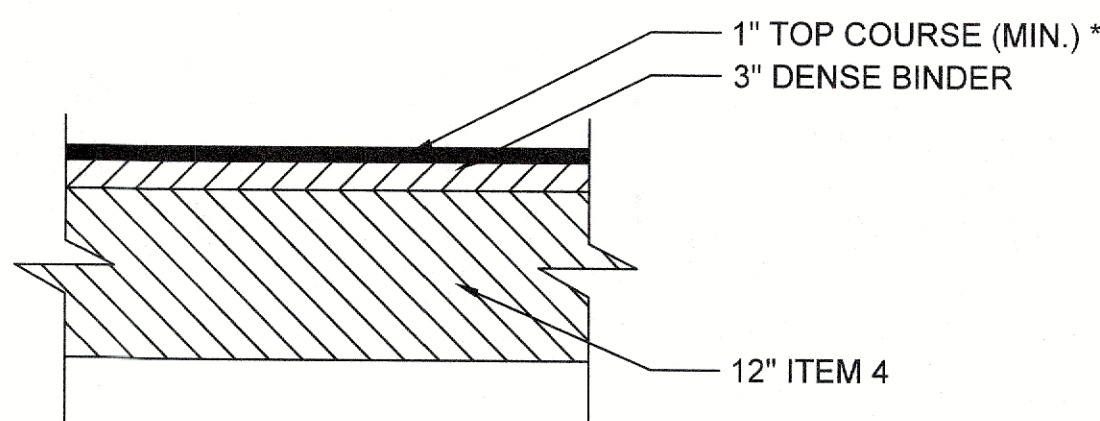


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TEMPORARY VEGETATION NOTES
TEMPORARY VEGETATION SHALL BE USED TO PROTECT AREAS IN EXCESS OF 1/2 ACRE EXPOSED FOR PERIODS OF TWO (2) WEEKS BEFORE OR DURING DEVELOPMENT.
A. FIFTY (50) LBS OF NITROGEN, 50 LBS OF APPROVED GRAIN SEED AND 2 TONS OF HAY MULCH PER ACRE OR
B. ON AREAS THAT WILL BE EXPOSED FOR SHORT PERIODS OF TIME AND WHERE WEATHER CONDITIONS ARE CONDUCIVE TO AIRBORNE SAND, TRAPS TO CONTROL SUCH SAND SHALL BE INSTALLED AS DIRECTED.
C. ON AREAS SUCH AS TEMPORARY ROADWAYS, WHEN DRY CONDITIONS PREVAIL, THE CONTRACTOR SHALL BE REQUIRED TO APPLY WATER OR CALCIUM CHLORIDE AS REQUIRED TO PREVENT DUST DURING CONSTRUCTION ACTIVITIES.

EROSION CONTROL STANDARD NOTES

1. EXCAVATION, FILLING, GRADING, AND STRIPPING ACTIVITIES SHALL BE UNDERTAKEN IN SUCH A MANNER AS TO MINIMIZE THE POTENTIAL OF EROSION AND SEDIMENT AND THE THREAT TO THE HEALTH, SAFETY AND WELFARE OF NEIGHBORING PROPERTY OWNERS AND THE GENERAL PUBLIC.
2. SITE PREPARATION AND CONSTRUCTION SHALL BE FITTED TO THE VEGETATION, TOPOGRAPHY, AND OTHER NATURAL FEATURES OF THE SITE AND SHALL PRESERVE AS MANY OF THESE FEATURES AS POSSIBLE.
3. THE CONTROL OF EROSION AND SEDIMENT SHALL BE A CONTINUOUS PROCESS UNDERTAKEN AS NECESSARY PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION.
4. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED BY SITE PREPARATION AT ANY GIVEN TIME.
5. THE EXPOSURE OF AREAS BY SITE PREPARATION SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME PRIOR TO THE CONSTRUCTION OF STRUCTURES OR IMPROVEMENTS OR THE RESTORATION OF THE EXPOSED AREAS TO AN ATTRACTIVE NATURAL CONDITION.
6. MULCHING OR TEMPORARY VEGETATION SUITABLE TO THE SITE SHALL BE USED WHERE NECESSARY TO PROTECT AREAS EXPOSED BY SITE PREPARATION, AND PERMANENT VEGETATION WHICH IS WELL ADAPTED TO THE SITE SHALL BE INSTALLED AS SOON AS PRACTICAL.
7. WHERE SLOPES ARE TO BE REVEGETATED IN AREAS EXPOSED BY SITE PREPARATION, THE SLOPES SHALL NOT BE OF SUCH STEEPNESS THAT VEGETATION CANNOT BE READILY ESTABLISHED OR THAT PROBLEMS OF EROSION OR SEDIMENT MAY RESULT.
8. SITE PREPARATION AND CONSTRUCTION SHALL NOT ADVERSELY AFFECT THE FREE FLOW OF WATER BY ENCRUACHING ON, BLOCKING OR RESTRICTING WATERCOURSES.
9. ALL FILL MATERIAL SHALL BE OF COMPOSITION SUITABLE FOR THE ULTIMATE USE OF THE FILL, FREE OF RUBBISH, AND CAREFULLY RESTRICTED IN ITS CONTENT OF BRUSH, STUMPS, TREE DEBRIS, ROCKS, FROZEN MATERIAL, AND SOFT OR EASILY COMPRESSIBLE MATERIAL.
10. FILL MATERIAL SHALL BE COMPACTED SUFFICIENTLY TO PREVENT PROBLEMS OF EROSION, AND WHERE THE MATERIAL IS TO SUPPORT STRUCTURES, IT SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF STANDARD PROCTOR WITH PROPER MOISTURE CONTROL.
11. ALL TOPSOIL WHICH IS EXCAVATED FROM A SITE SHALL BE STOCKPILED AND USED FOR THE RESTORATION OF THE SITE, AND SUCH STOCKPILES, WHERE NECESSARY, SHALL BE SEED OR OTHERWISE TREATED TO MINIMIZE THE EFFECTS OF EROSION.
12. PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION, AN INTEGRATED DRAINAGE SYSTEM SHALL BE PROVIDED WHICH AT ALL TIMES MINIMIZES EROSION, SEDIMENT, HAZARDS OF SLOPE INSTABILITY, AND ADVERSE EFFECTS ON NEIGHBORING PROPERTY OWNERS.
13. THE NATURAL DRAINAGE SYSTEM SHALL GENERALLY BE PRESERVED IN PREFERENCE TO MODIFICATIONS OF THIS SYSTEM, EXCEPT WHERE SUCH MODIFICATIONS ARE NECESSARY TO REDUCE LEVELS OF EROSION AND SEDIMENT AND ADVERSE EFFECTS ON NEIGHBORING PROPERTY OWNERS.
14. ALL DRAINAG SYSTEMS SHALL BE DESIGNED TO HANDLE ADEQUATELY ANTICIPATED FLOWS, BOTH WITHIN THE SITE AND FROM UPSTREAM DRAINAGE BASIN.
15. SUFFICIENT GRADES AND DRAINAGE FACILITIES SHALL BE PROVIDED TO PREVENT THE PONDING OF WATER, UNLESS SUCH PONDING IS PROPOSED WITHIN SITE PLANS, IN WHICH EVENT THERE SHALL BE SUFFICIENT WATER FLOW TO MAINTAIN PROPOSED WATER LEVELS AND TO AVOID STAGNATION.
16. THERE SHALL BE PROVIDED WHERE NECESSARY TO MINIMIZE EROSION AND SEDIMENT SUCH MEASURES AS MEASURES AS BENCHES, BERMS, TERRACES, DIVERSIONS AND SEDIMENT, DEBRIS AND RETENTION BASINS.
17. DRAINAGE SYSTEMS, PLAN TINGS AND OTHER EROSION OR SEDIMENT CONTRO DEVICES SHALL BE MAINTAINED AS FREQUENTLY AS NECESSARY TO PROVIDE ADEQUATE PROTECTION AGAINST EROSION AND SEDIMENT AND TO ENSURE THAT THE FREE FLOW OF WATER IS NOT OBSTRUCTED BY THE ACCUMULATION OF SILT, DEBRIS OR OTHER MATERIAL OR BY STRUCTURAL DAMAGE.



PAVEMENT DETAIL
N.T.S.

TOWN PLANNING BOARD PROJECT NUMBER 2026-08

DETAILS

PROPOSED COMMERCIAL SITE PLAN FOR:
XTERIOR PRO, L.L.C.
171 SOUTH PLANK ROAD (S/B/L: 60-3-17.2)
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JONATHAN CELLA, P.E.
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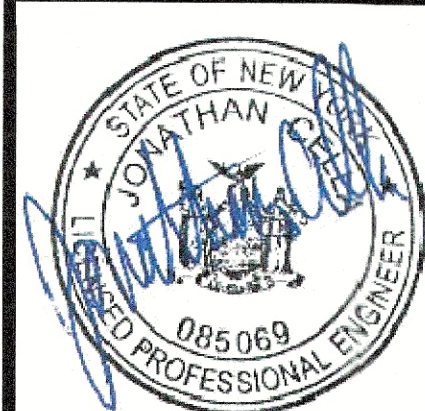
DATE:
02/01/2026

SCALE:
AS NOTED

REVISIONS:
03/09/2026: IN HOUSE REVISIONS
04/15/2026: PER TOWN COMMENTS
05/25/2026: FOR ZBA SUBMISSION

DRAWN BY
JJC

SHEET NO.:
3 OF 3



JONATHAN CELLA, P.E.
N.Y.S. P.E. LIC. NO. 085069