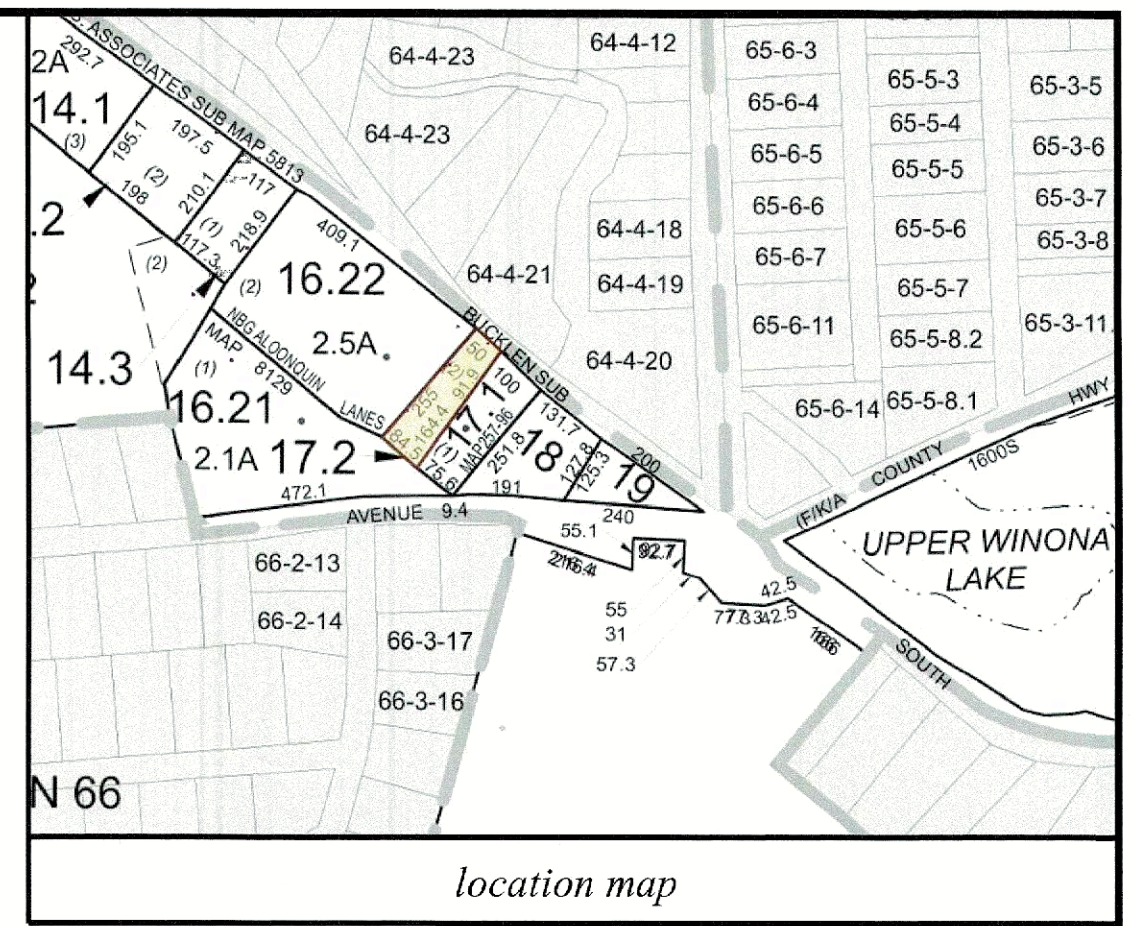


Subject Property
 Record Owner: Segundo David Lema
 911 Address: 171 S Plank Rd
 Tax Map ID: 60-3-17.2
 Deed: Liber 15355 at Page 1160
 Legal: Lot #2 - Filed Map #257-96
 Area: 16,963.9 sf. - 0.3894Ac.

the lands now or formerly of
Francisco Lema and David Segundo Lema
 Liber 14967 at Page 8129
 Tax ID #:60-3-16.21
 IB ZONE

the lands now or formerly of
 Newburgh Algonquin Lanes Incorporated
 Liber 1694 at Page 290
 Tax ID #:60-3-16.22
 IB ZONE

the lands now or formerly of
 169 S Plank Rd LLC
 Liber 15252 at Page 482
 Tax ID #:60-3-17.1
 IB ZONE



ZONING SCHEDULE

ZONE:	REQUIRED	EXISTING	PROPOSED
IB D.5			
MINIMUM LOT AREA	40,000 sf.	*16,963.9 sf.	*16,963.9 sf.
MINIMUM YARDS (feet)			
FRONT	60'	102'	81'
REAR	30'	94'	94'
SIDE			
ONE	30'	*3'	*3'
BOTH	80'	*20'	*20'
SIDE-CONTAINER STORAGE	20'	21'	*2'
REAR-CONTAINER STORAGE	20'	*0'	*20'
MINIMUM LOT WIDTH (feet)	150'	*59'	*59'
MINIMUM LOT DEPTH (feet)	150'	255'	255'
MAXIMUM BUILDING LOT COVERAGE	40%	11%	22%
MAXIMUM BUILDING HEIGHT	40'	<40'	<40'
MAXIMUM LOT SURFACE COVERAGE	80%	73%	80%

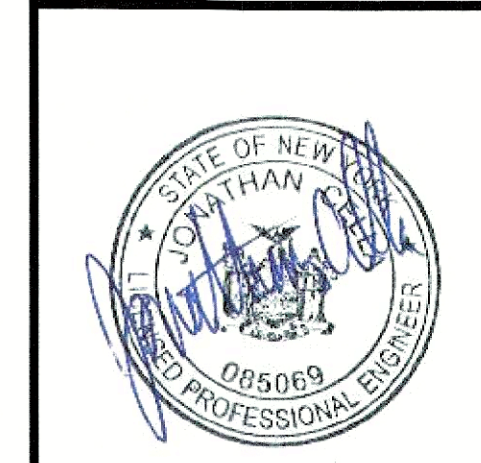
* NON-CONFIRMING

PARKING SCHEDULE
 455SF / 150SF PER SPACE + 1 SPACE FOR <25,000SF FOR LOADING = 4 REQUIRED, 4 PROVIDED INCLUDING 1 ADA SPACE

Hours of Operation:
 Mon-Fri: 9am-5pm

OWNER & APPLICANT:
 Segundo David Lema
 531 Washington Ave
 Newburgh, NY 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



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

ZBA APPLICATION

SITE PLAN FOR
 XTERIOIR PRO
 171 S 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: 12/05/25	(845) 741-0163 jonathancell@gmail.com	DRAWN BY: RBM
SCALE: 1"=20'		SHEET NO. : 1 OF 1
REVISIONS: 1.		