



GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - BOUNDARY & TOPOGRAPHIC SURVEY GALLAS SURVEYING GROUP 2024 U.S. ROUTE NORTH BROADWAY, NJ 08902 SURVEYOR FILE NO. C22172 DATED: 10-07-2022 REV: 10-18-2022
 - APPLICANT: NEWBURGH CHICKEN, LLC 301 ROUTE 17 NORTH, SUITE 802 RUTHERFORD, NJ 07070
 - OWNER: LOUIS J. GALLO & JEAN F. GALLO 2 KELLY DR. PLOUGHKEEPSIE, NY 12601
 - PARCEL DATA: PARCEL 60-3-6.1 197 SOUTH PLANK ROAD TOWN OF NEWBURGH ORANGE COUNTY, NY
 - ZONE: ZONE B (BUSINESS ZONE)
 - EXISTING USE: FAST-FOOD RESTAURANT (EXISTING NON-CONFORMING USE) (§ 185-10, ATTACHMENT 11)
 - PROPOSED USE: FAST-FOOD RESTAURANT (PERMITTED USE) (§ 185-10, ATTACHMENT 11)
- *PERMITTED USE PURSUANT TO SPECIAL PERMIT GRANTED BY THE ZONING BOARD OF APPEALS AT ITS OCTOBER 26, 2023 MEETING.
- THIS PROPERTY
- *NOTES AS THE PROPOSED FAST FOOD RESTAURANT USE IS A NON-CONFORMING USE IN THE B DISTRICT, THE ZBA HAS ADVISED IT ESTABLISHES THE BULK AND DIMENSIONAL REQUIREMENTS FOR THE USE ON

ZONE REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA	42,212 SF (97 AC)	42,212 SF (97 AC)
MINIMUM LOT WIDTH	125.5 FT	125.5 FT
MINIMUM LOT DEPTH	297.0 FT	297.0 FT
MINIMUM FRONT YARD SETBACK (SOUTH PLANK ROAD)	13.9 FT	77.1 FT
MINIMUM FRONT YARD SETBACK (UNION AVENUE)	25.3 FT	36.5 FT
MINIMUM REAR YARD SETBACK	79.4 FT	118.6 FT
MINIMUM SIDE YARD SETBACK	6.6 FT	60.2 FT
MAXIMUM BUILDING HEIGHT	≤40 FT	≤40 FT
MAXIMUM LOT SURFACE COVERAGE	49.4% (20,837 SF)	60.8% (25,649 SF)
MAXIMUM BUILDING COVERAGE	6.4% (2,691 SF)	6.0% (2,537 SF)

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

SIGNAGE CHART

SIGN	PROPOSED
FREESTANDING [11] [12] [13] [14]	SOUTH PLANK ROAD (NY-52)
	NUMBER OF SIGNS: ONE (1)
	SIGN AREA: 54.7 SF
	SIGN HEIGHT: 20.0 FT (V)
	SIGN SETBACK TO PROPERTY LINE: 20.0 FT
BUILDING MOUNTED [8] [9] [10]	NORTH FACADE:
	NUMBER OF SIGNS: TWO (2)
	'POPEYES LOUISIANA KITCHEN' SIGN AREA: 52.3 SF
	CHICKEN SYMBOL SIGN AREA: 37.4 SF
	TOTAL: 89.7 SF
	EAST FACADE:
	NUMBER OF SIGNS: TWO (2)
	'FAMOUS LOUISIANA CHICKEN' GRAPHIC AREA: 48.3 SF
	'POPEYES' SIGN AREA: 14.3 SF
	TOTAL: 62.6 SF
	WEST FACADE:
	NUMBER OF SIGNS: TWO (2)
	'LOVE THAT CHICKEN' GRAPHIC AREA: 90.7 SF
	'LOUISIANA KITCHEN' SEAL SIGN AREA: 7.9 SF
	TOTAL: 98.6 SF
DIRECTIONAL	NUMBER OF DIRECTIONAL SIGNS: TWO (2)
	DIRECTIONAL SIGN AREA: 3.1 SF

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

- NOTES:
- THE AREA OF SIGN FACES ENCLOSED IN FRAMES OR CABINETS IS DETERMINED BASED ON THE OUTER DIMENSIONS OF THE FRAME OR CABINET SURROUNDING THE SIGN FACE. SIGN AREA DOES NOT INCLUDE FOUNDATIONS, SUPPORTS AND OTHER ESSENTIAL STRUCTURES WHICH ARE NOT SERVING AS A BACKDROP OR BORDER TO THE SIGN. ONLY ONE SIDE OF A DOUBLE-FACED SIGN IS COUNTED. (§ 185-14.1(1)(g))
 - WHEN SIGNS ARE CONSTRUCTED OF INDIVIDUAL PIECES OR LETTERS ATTACHED TO A BUILDING WALL, THE SIGN AREA IS DETERMINED BY A PERIMETER DRAWN AROUND ALL THE PIECES OR LETTERS. (§ 185-14.1(1)(g))
 - THE OVERALL HEIGHT OF A SIGN OR SIGN STRUCTURE IS MEASURED FROM THE GRADE DIRECTLY BELOW THE SIGN TO THE HIGHEST POINT OF THE SIGN OR SIGN STRUCTURE. (§ 185-14.1(2))
 - WHERE ILLUMINATION OF SIGNS IS PERMITTED, SUCH ILLUMINATION MAY ONLY BE BETWEEN SUNDOWN AND 11:00 PM (OR CLOSE OF BUSINESS). ILLUMINATION SHALL ONLY BE OF AN EVEN INTENSITY AT ALL TIMES. ILLUMINATION MAY BE DIRECT (GIVING FORTH LIGHT FROM THE INTERIOR OF THE SIGN THROUGH TRANSPARENT MATERIAL) OR IT MAY BE INDIRECT (WHEN THE LIGHT SOURCE IS NOT VISIBLE FROM ANY ADJOINING PROPERTY OR STREET AND IS DIRECTED UPON THE SIGN) AS SPECIFIED IN § 185-14.1(1)(g).
 - WHEN A SIGN EXTENDS OVER A PRIVATE AREA WHERE VEHICLES TRAVEL OR ARE PARKED, THE BOTTOM OF THE SIGN SHALL BE AT LEAST FOURTEEN (14) FEET ABOVE GRADE. VEHICLE AREAS INCLUDE DRIVEWAYS, ALLEYS, PARKING LOTS, LOADING, MANEUVERING AREAS, ETC. (§ 185-14.1(9))
 - WHEN A SIGN EXTENDS OVER PRIVATE SIDEWALKS, WALKWAYS OR OTHER SPACES ACCESSIBLE TO PEDESTRIANS, THE BOTTOM OF THE SIGN SHALL BE AT LEAST EIGHT AND ONE-HALF (8.5) FEET ABOVE THE GRADE. (§ 185-14.1(10))
 - SIGNS MAY BE ERRECTED IN REQUIRED YARDS AND SETBACK AREAS, BUT NOT IN BUFFER AREAS, UNLESS OTHERWISE SPECIFIED IN THIS CHAPTER. (§ 185-14.1(11))
 - A WALL SIGN'S LENGTH SHALL NOT EXCEED SEVENTY PERCENT (70%) OF THE WIDTH OF THE TENANCY OR BUILDING WALL TO WHICH IT IS MOUNTED. (§ 185-14.1(1)(g))
 - ATTACHED WALL SIGNS MAY ONLY BE DIRECTLY ILLUMINATED. (§ 185-14.1(1)(g))
 - ATTACHED WALL SIGNS SHALL NOT BE LOCATED ON THE REAR OF A BUILDING. (§ 185-14.1(1)(i))
 - NO FREESTANDING SIGN SHALL BE LOCATED LESS THAN FIFTEEN (15) FEET FROM ANY FRONT OR SIDE PROPERTY LINE, OR A DISTANCE EQUAL TO THE HEIGHT OF SAID SIGN, WHICHEVER IS GREATER. (§ 185-14.1(5)(g))
 - A FREESTANDING SIGN SHALL BE LOCATED NO LESS THAN TEN (10) FEET FROM ANY BUILDING, OR EQUAL TO THE HEIGHT OF THE SIGN, WHICHEVER IS GREATER. (§ 185-14.1(5)(g))
 - FREESTANDING SIGNS MAY EITHER BE DIRECTLY OR INDIRECTLY ILLUMINATED. (§ 185-14.1(5)(g))
 - A FREESTANDING SIGN SHALL BE NO MORE THAN THIRTY-FIVE (35) FEET IN HEIGHT ABOVE FINISHED GRADE. SIGNS WHICH EXCEED FOURTEEN (14) FEET IN HEIGHT SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND WINDS OF ONE-HUNDRED (100) MILES PER HOUR, AND SUCH SHALL BE CERTIFIED TO BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT LICENSED TO PRACTICE IN THE STATE OF NEW YORK. (§ 185-14.1(5)(c))
 - THE MAXIMUM HEIGHT SHALL BE FOURTEEN (14) FEET. (§ 185-14.1(2)(c)) (VARIANCE = 20 FT HIGH SIGN IS PROPOSED)
 - ONE (1) FREESTANDING SIGN MAY BE PLACED ON THE PREMISES SUBJECT TO THE FOLLOWING:
 - A. SUCH SIGN SHALL ONLY BE ALLOWED IF THE BUILDING ON THE SITE IS SET BACK A MINIMUM OF THIRTY-FIVE (35) FEET FROM THE FRONT PROPERTY LINE.
 - B. ON LOTS WITH A LOT WIDTH OF ONE-HUNDRED (100) FEET OR LESS, THE MAXIMUM SIGN AREA SHALL BE FORTY (40) SQUARE FEET, ON LOTS WITH A LOT WIDTH OF MORE THAN ONE-HUNDRED (100) FEET, THE MAXIMUM SIGN AREA SHALL BE SIXTY (60) FEET. (§ 185-14.1(2)(b))
 - C. THE MAXIMUM HEIGHT SHALL BE FOURTEEN (14) FEET. (§ 185-14.1(2)(c))
 - ATTACHED WALL, SUSPENDED WALL, PROJECTING, WINDOW AND AWNING SIGNS MAY BE PLACED ON THE PREMISES SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. THE TOTAL ALLOWABLE SIGN AREA FOR ALL PERMANENT SIGNS ON THE SITE, EXCEPT FREESTANDING SIGNS, SHALL BE AS FOLLOWS:
 - i. IF THERE IS NO FREESTANDING SIGN ON THE SITE, THEN ONE (1) SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF BUILDING WALL THAT FRONTS ON A STREET IS ALLOWED. (§ 185-14.1(1)(i)(1))
 - ii. IF THERE IS A FREESTANDING SIGN ON THE SITE, THEN 3/4 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF BUILDING WALL THAT FRONTS ON A STREET IS ALLOWED. (§ 185-14.1(1)(i)(2))
 - B. THERE IS NO LIMIT ON THE NUMBER OF SUCH SIGNS ON A SITE SO LONG AS THEIR AGGREGATE SQUARE FOOTAGE IS WITHIN THE TOTAL ALLOWABLE AREA LIMIT. (§ 185-14.1(1)(i)(3))

SEE SHEET 1 OF 2 FOR SITE PLAN NOTES

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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TITLE: SITE PLAN EXHIBIT			
PROJECT: NEWBURGH CHICKEN, LLC. PROPOSED POPEYES PARCEL 60-3-6.1 197 SOUTH PLANK ROAD TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK		JOB No: 22-01041 DATE: 10/17/2023	
DRAWN BY: RPK DESIGNED BY: MD CHECKED BY: MB CHECKED BY: —		SCALE: (H) 1"=20' (V) SHEET No: 2 OF 2	
JOSHUA M. SWALD PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 639		MATTHEW J. BERSCH PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 54922	
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