

ZONING CHART

1413 UNION AVENUE (SECTION 60, BLOCK 3, LOTS 40 AND 41.22)
ZONE: INTERCHANGE BUSINESS (IB)

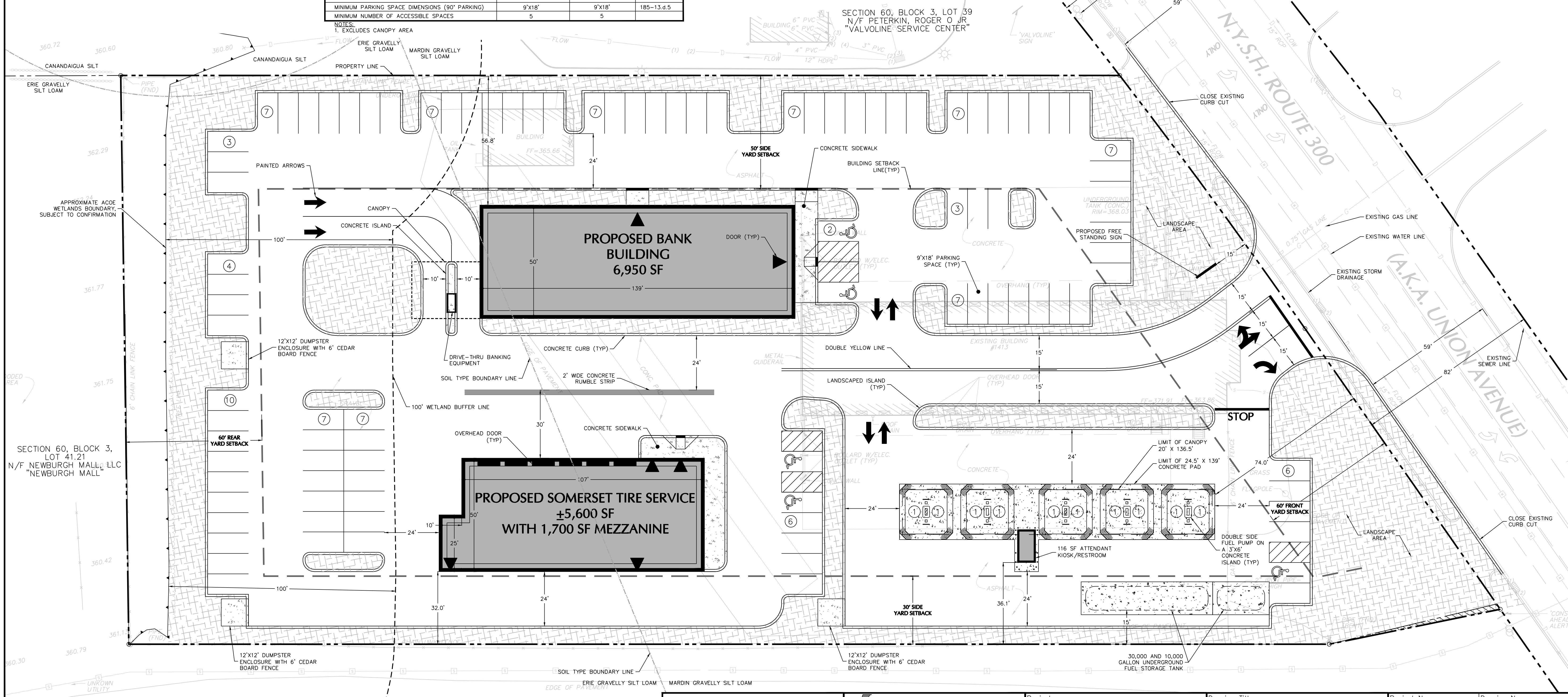
ITEM	REQUIRED	PROPOSED	SECTION
USES FUELING FACILITY TIRE SERVICE CENTER CREDIT UNION/BANK			
LOT/BUILDING			
MINIMUM LOT AREA	40,000 SF	131,997 SF	SCHEDULE B
MINIMUM LOT WIDTH	150'	288'	SCHEDULE B
MINIMUM FRONT YARD	60'	74'	185-18.C.4.B
MINIMUM SIDE YARD			
FUELING FACILITY	30' (ONE), 80'(BOTH)	36', 218'	SCHEDULE B
TIRE SERVICE CENTER	30' (ONE), 80'(BOTH)	32', 200'	SCHEDULE B
CREDIT UNION/BANK	30' (ONE), 80'(BOTH)	56', 199'	SCHEDULE B
MINIMUM REAR YARD	60'	137'	SCHEDULE B
MAXIMUM LOT BUILDING COVERAGE	40%	9.5% ¹	SCHEDULE B
MAXIMUM LOT SURFACE COVERAGE	80%	70%	SCHEDULE B
MAXIMUM HEIGHT	35'	<35'	SCHEDULE B
PARKING LOT INTERIOR LANDSCAPING	5%	9%	185-13.D.9.A
PARKING			
OFF-STREET PARKING REQUIREMENT			
FUELING FACILITY	1 SPACE PER SERVICED VEHICLE, PLUS 5=15		185-13.C.b
TIRE SERVICE CENTER	1 SPACE PER SERVICED VEHICLE, PLUS 5=11		185-13.C.b
CREDIT UNION/BANK	1 SPACE / 150 SF GROSS FLOOR AREA PLUS 3 PER DRIVE-THRU LANE =53		185-13.C.b/ 184-42.A.3
	TOTAL = 79	TOTAL = 107	
MINIMUM PARKING SPACE DIMENSIONS (90° PARKING)	9'x18'	9'x18'	185-13.d.5
MINIMUM NUMBER OF ACCESSIBLE SPACES	5	5	

NOTES

1. EXCLUDES CANOPY AREA

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, DATED 11/10/11.
- THE PROPERTY IS KNOWN AS LOTS 40 AND 41.22 OF SECTION 60, BLOCK 3 ON ORANGE COUNTY TAX MAPS.
- THE PROPERTY IS LOCATED IN THE INTERCHANGE BUSINESS (IB).
- THE SITE IS LOCATED IN FLOOD ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM MAP PANEL 139 OF 630, COMMUNITY NUMBER 360627, REVISED 08/03/09.
- THE SITE IS CURRENTLY OWNED BY JR & RAY LLC, 5020 ROUTE 9W, NEWBURGH, NY 12550
- THE APPLICANT IS GD NEWBURGH, LLC, 140 BOXWOOD LANE, BRIDGEWATER, MA 02324



SECTION 60, BLOCK 3, LOT 41.21
N/F NEWBURGH MALL, LLC
"NEWBURGH MALL"

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N/F NEWBURGH MALL, LLC
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Project
ROUTE 300 CENTER
1413 UNION AVENUE
NEW YORK

Drawing Title
CONCEPTUAL SITE PLAN

Project No.	140059701	Drawing No.	CS101-0101
Date	2/1/12		
Scale	1"=20'		
Drn. By	MWC		
Chk'd. By	TSO		



Date	Description	No.
Revisions		