

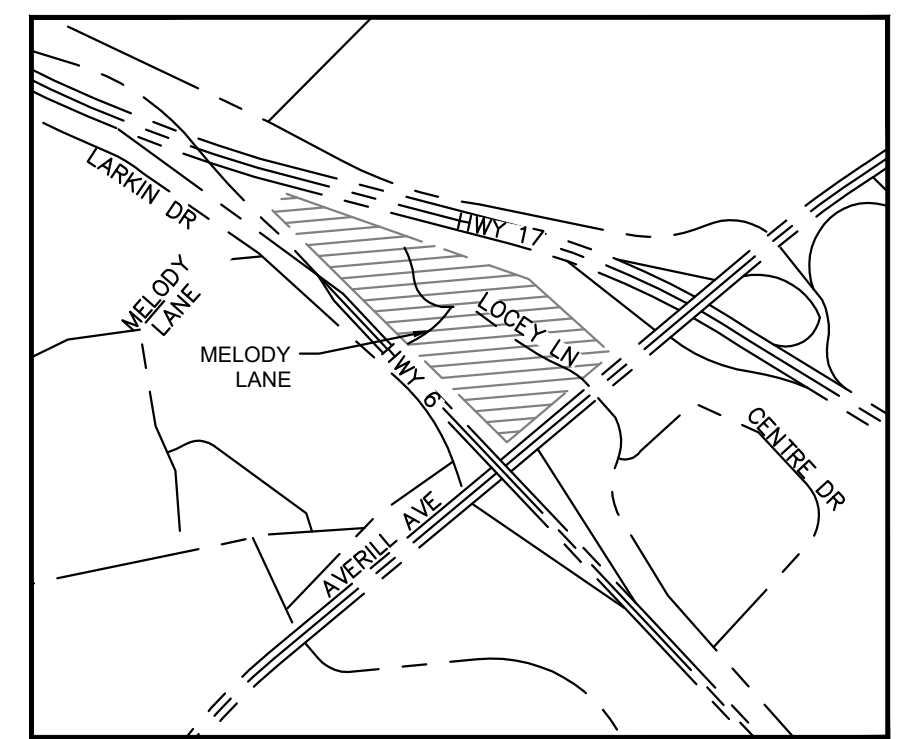
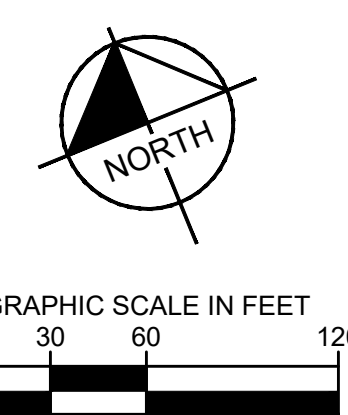
NEW YORK STATE THRUWAY - CATSKILL SECTION
US ROUTE NO. 6 & NEW YORK STATE ROUTE 17

N.Y.S. ROUTE 17 AND U.S. ROUTE 6

COUNTY
PARK AND RIDE
FACILITY

C3.1

C3.2



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

- PROPERTY LINE
- - - - - EXISTING CONTOUR
- PROPOSED RETAINING WALL
- PROPOSED STANDARD PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED GUIDE RAIL
- PROPOSED CONCRETE CURB

SITE PLAN NOTES

1. ZONING DISTRICT: INDUSTRIAL BUSINESS
 2. TOTAL AREA: ± 9.6 ACRES*
 3. TOTAL IMPERVIOUS SURFACE AREA: ± 7.5 ACRES
 4. WATER SERVICE CONNECTION SHALL BE MADE TO THE VILLAGE OF HARRIMAN. WATER SERVICE WILL REQUIRE APPROVAL BY THE VILLAGE OF HARRIMAN.
 5. SANITARY SEWER DISPOSAL CONNECTION SHALL BE MADE BY CONNECTION TO THE VILLAGE OF WOODBURY SANITARY SEWER COLLECTION SYSTEM.
 6. PROPOSED DRIVEWAY, AND ROADWAY RESTRIPING IS CONSISTENT WITH WHAT WAS PREVIOUSLY PROPOSED AND REQUIRED FOR THE CABELA'S PROJECT AND ACCEPTED BY NYS DOT.
 7. VARIANCES WILL BE REQUIRED FOR DEVELOPMENT COVERAGE.
 8. SITE PLAN HAS BEEN DEVELOPED WITH CONSIDERATIONS OF FUTURE IMPROVEMENTS BY NYS DOT FOR NYS ROUTE 6 EASTBOUND RAMP 131.
 9. ACCESS FROM AVERILL AVENUE TO PROPOSED PROJECT'S DRIVE WILL BE A JOINT ACCESS USED BY HARRIMAN MOTOR FUEL (CASA STATION) AND THE FUTURE TENANTS OF THE SHOPPING CENTER.
 10. STORMWATER MANAGEMENT (SWM) FACILITIES WILL BE PROVIDED WITH UNDERGROUND DETENTION AND INFILTRATION SYSTEMS.
- *TOTAL ACREAGE ASSUMES THE RECORDATION OF A PENDING LOT CONSOLIDATION OF EXISTING LOTS 34.1 AND 34.2 OF BLOCK 1.

REFERENCES

1. BOUNDARY, EASEMENT, TOPOGRAPHY, AND LOT INFORMATION TAKEN FROM MAP ENTITLED "CABELA'S WHOLESALE, INC., VILLAGE OF WOODBURY, ORANGE COUNTY, NEW YORK", DATED MAY 6, 2014, REVISED FEBRUARY 18, 2015, PREPARED BY LANC & TULLY ENGINEERING AND SURVEYING, P.C.
2. EXISTING ROADWAY INFORMATION TAKEN FROM MAP ENTITLED "SH 53-15, SH 115, INTERCHANGE 131, TOWNS OF WOODBURY, MONROE AND VILLAGE OF WOODBURY, DRAWING NO. 131_U", LAST DATED JULY 10, 2013, PREPARED BY NEW YORK STATE DEPARTMENT OF TRANSPORTATION REGION 08.

RECORD OWNER

THE LESER GROUP LTD
66 TRUMAN AVE
SPRING VALLEY, NY 10977

APPLICANT

THE SHOPS AT WOODBURY
66 TRUMAN AVE
SPRING VALLEY, NY 10977

ZONING REQUIREMENTS

	REQUIRED	PROVIDED
LOT AREA	2.0 AC	9.6 AC
LOT WIDTH	150 FT	674 FT±
FRONT YARD SETBACK	50 FT	50.0 FT±
REAR YARD SETBACK	30 FT	191.5 FT±
SIDE YARD SETBACK	30 FT	57.1 FT±
FRONT YARD BUFFER	25 FT	10 FT
LANDSCAPE AREA (PARKING LOT)	10 SF/PARKING SPACE =(571 spaces)*(10 SF) = 5,710 SF	45,082 SF (EXCLUDES PERIMETER LANDSCAPING)
BUILDING HEIGHT	35 FT	>35 FT*
DEVELOPMENT COVERAGE	65.0 %	75.3% **

*PROPOSED HOTEL WILL BE GREATER THAN 35' AND WILL REQUIRE A VARIANCE. ALL OTHER PROPOSED BUILDINGS ARE ASSUMED TO BE LESS THAN 35'
**DEVELOPMENT COVERAGE WILL REQUIRE A VARIANCE

BUILDING	PROPOSED USE	BUILDING AREA (S.F.)	PARKING REQUIREMENT	REQUIRED PARKING	PROPOSED PARKING
1	FAST FOOD RESTAURANT	4,400	1 SPACE/40 S.F. OF CSA*	72	
2	RETAIL	3,000	1 SPACE/200 S.F. OF BLDG.	15	
3	FAST FOOD RESTAURANT	2,200	1 SPACE/40 S.F. OF CSA*	36	
4	RETAIL	3,100	1 SPACE/200 S.F. OF BLDG.	16	
5	RESTAURANT	7,700	1 SPACE/50 S.F. OF CSA*	100	
6	RESTAURANT	8,080	1 SPACE/50 S.F. OF CSA*	105	
7	FAST FOOD RESTAURANT	2,210	1 SPACE/40 S.F. OF CSA*	36	
8	RETAIL	11,110	1 SPACE/200 S.F. OF BLDG.	56	
9	HOTEL	12,840	1 SPACE/UNIT + STAFF**	135	
TOTAL		52,650		571	504***

*IT IS ASSUMED THAT 65% OF THE BUILDING AREA WILL DESIGNATION AS CSA (CUSTOMER SERVICE AREA) FOR PROPOSED RESTAURANT USES
**HOTEL PARKING IS CALCULATED PER UNIT PLUS HALF OF THE LARGEST SHIFT OF EMPLOYEES. ASSUMED 125 UNITS AND 20 EMPLOYEES FOR LARGEST SHIFT
*** A DECREASE OF +/-12% OF THE REQUIRED PARKING WILL NEED TO BE GRANTED BY THE PLANNING BOARD.

Kimley-Horn
of New York, P.C.
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Engineering, Planning, and Environmental Consultants
1 N Lexington Ave, Suite 1575
White Plains, NY 914-368-9200



KHA PROJECT
112050000
DATE
04/03/2019
SCALE
AS SHOWN
DESIGNED BY
JC
DRAWN BY
NG
CHECKED BY
MW

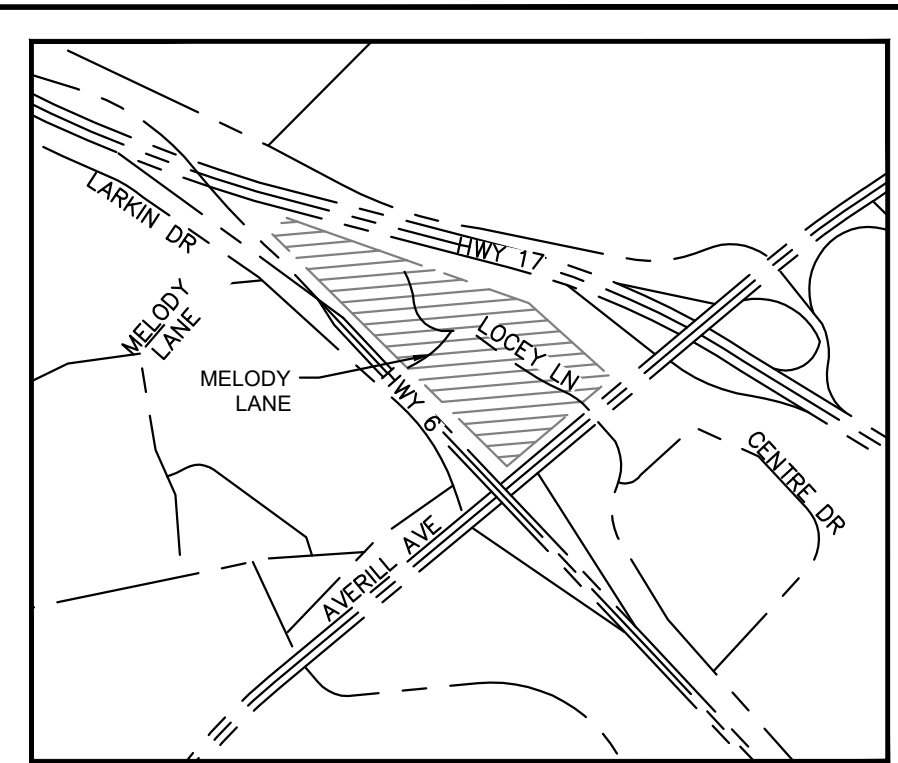
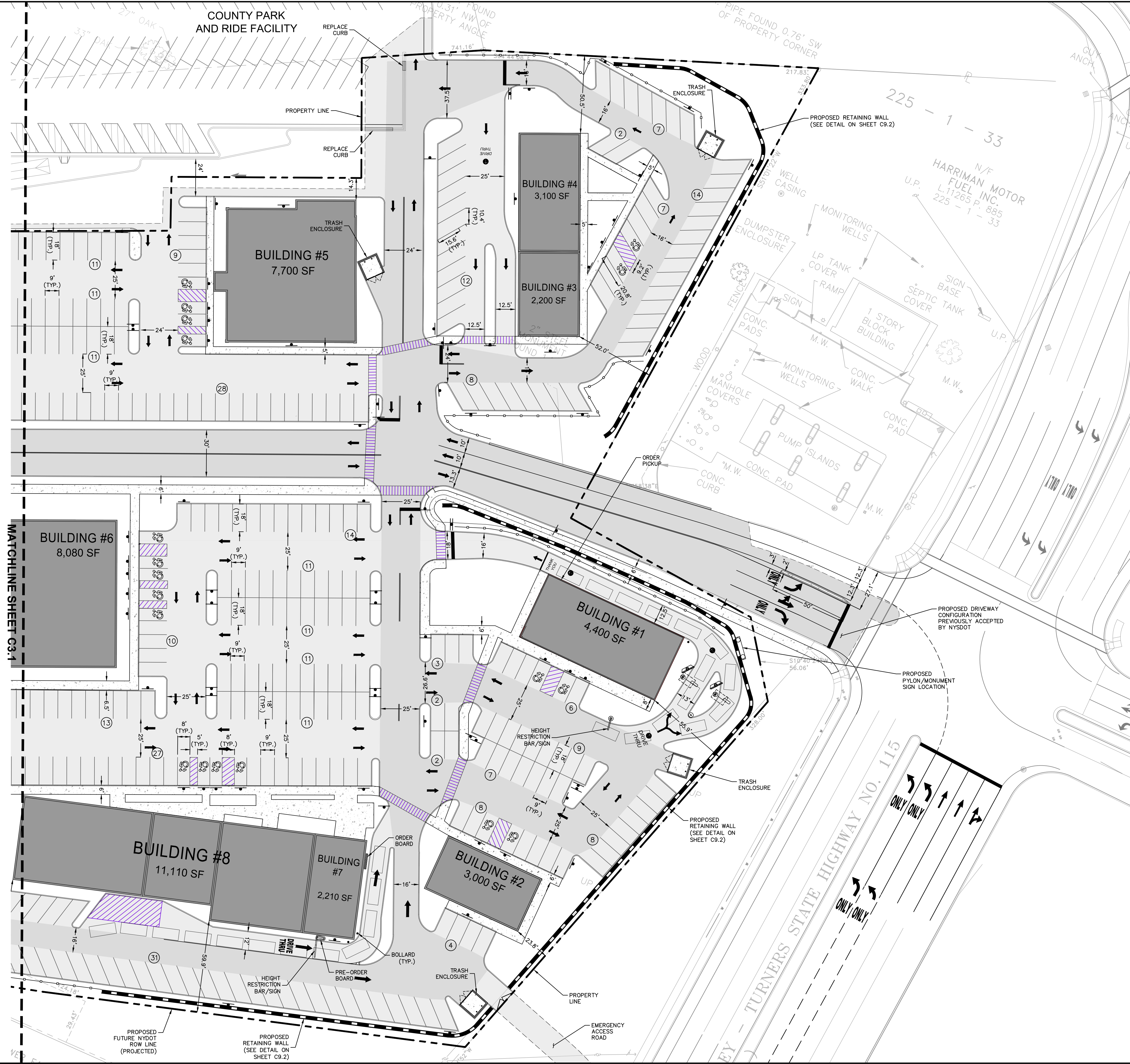
OVERALL SITE
PLAN

THE SHOPS AT
WOODBURY
TAX MAP: SEC. 225, BLK 1, LOTS 34.1 & 34.2
VILLAGE OF WOODBURY NEW YORK

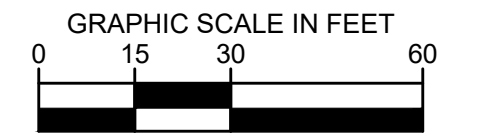
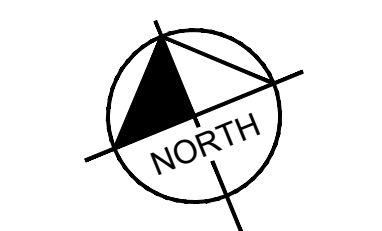
SHEET NUMBER
C3.0

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Plotted By: Cheong, Jason Sheet: S01:WAPPINGERS Layout: C3.2 SITE PLAN April 02, 2019 07:34:04pm K:\VWP_Civil\112050000_Shoops_at_Woodbury\6_CAD\PlanSheet\C3.0 SITE PLAN.dwg



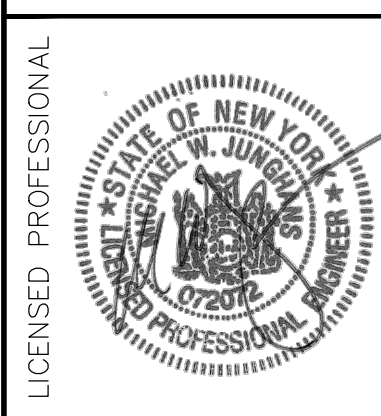
VICINITY MAP
SCALE: 1" = 1000'



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 - PROPOSED HEAVY DUTY PAVEMENT
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No.	REVISIONS	DATE	BY

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 Engineering, Planning, and Environmental Consultants
 1 N Lexington Ave, Suite 1575
 White Plains, NY 914-368-9200



KHA PROJECT	112050000
DATE	04/03/2019
SCALE	AS SHOWN
DESIGNED BY	JC
DRAWN BY	NG
CHECKED BY	MW

THE SHOPS AT WOODBURY

SITE PLAN

SHEET NUMBER
C3.2
 TAX MAP: SEC. 225, BLK 1, LOTS 34.1 & 34.2
 VILLAGE OF WOODBURY NEW YORK