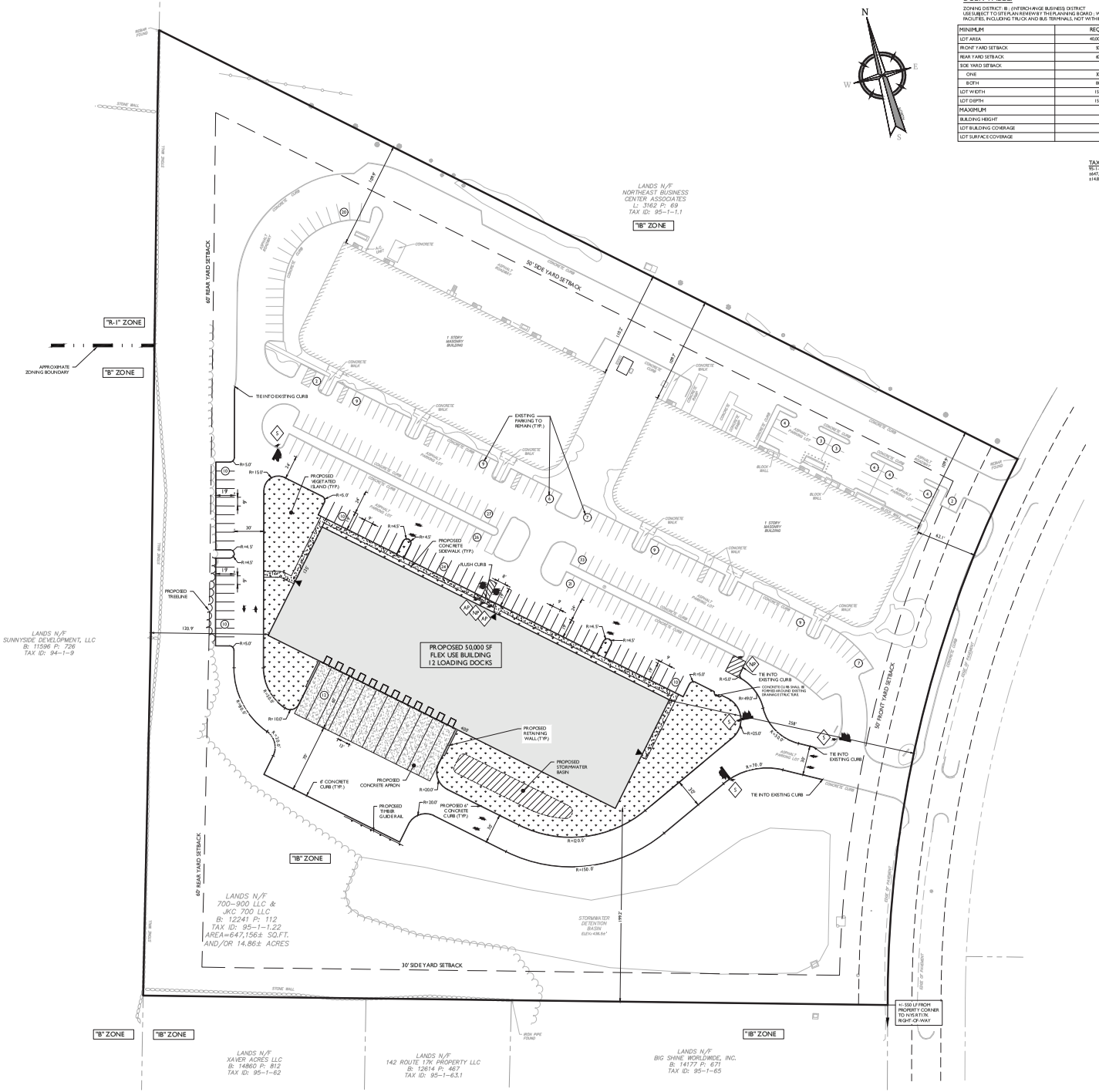

BULK TABLE:

ZONING DISTRICT: IB - (INTERCHANGE BUSINESS DISTRICT
USE SUBJECT TO SITE PLAN REVIEW BY THE PLANNING BOARD : WAREHOUSE, STORAGE AND TRANSPORTATION FACILITIES, INCLUDING TRUCK AND BUS TERMINALS, NOT WITHIN 500 FEET OF ROUTE 17K

MINIMUM	REQUIRED	PROVIDED	REMARKS
LOT AREA	40,000 SQ. FT.	647,158 SQ. FT.	OK
FRONT YARD SETBACK	50 FEET	62.1 FEET	OK
REAR YARD SETBACK	60 FEET	120.9FEET	OK
SIDE YARD SETBACK			
ONE	30 FEET	109.7 FEET	OK
BOTH	80 FEET	308.9 FEET	OK
LOT WIDTH	150 FEET	+/-790 FEET	OK
LOT DEPTH	150 FEET	+/-879 FEET	OK
MAXIMUM			
BUILDING HEIGHT	40'	<40 FEET	OK
LOT BUILDING COVERAGE	40%	+/- 18.9%	OK
LOT SURFACE COVERAGE	80%	+/- 48.5%	OK

TAX LOT:
95-1-1.22
647,158 SQ. FT.
±14.86 ACRES

OWNER:
JKC 700, LLC
4 WEST RED OAK LANE, SUITE 200
WHITE PLAINS NY 10604

APPLICANT:
JKC 700, LLC
4 WEST RED OAK LANE, SUITE 200
WHITE PLAINS NY 10604

PARKING REGULATIONS

REQUIRED
MANUFACTURING OR INDUSTRIAL ESTABLISHMENT, RESEARCH INSTITUTE OR LABORATORY - PARKING AREA RESERVATION EQUIVALENT TO THE TOTAL GROUND COVERAGE OF THE BUILDING, WITH A MINIMUM OF 2 IMPROVED SPACES PER 3 EMPLOYEES ON THE PREMISES AT ANY 1 PERIOD OF TIME, WITH A MINIMUM OF 3 SPACES.

EXISTING BUILDINGS: 73,000 SF = 50% OFFICE & 50% WAREHOUSE (AS PER PRIOR APPROVAL)
36,000 SF OFFICE
36,000 SF WAREHOUSE (LIGHT INDUSTRIAL PARK)

PROPOSED 50,000SF "FLEX" BUILDING = 10% OFFICE & 90% WAREHOUSE
5,000 SF OFFICE
45,000 SF WAREHOUSE (LIGHT INDUSTRIAL PARK)

TOTAL REQUIRED PARKING PER I.T.E. 9TH ADDITION:
41,000 SF OFFICE * 2.39 SPACES / 1,000 GFA = 98 SPACES
81,000 SF WAREHOUSE (LIGHT INDUSTRIAL PARK) * 1.2 SPACES / 1,000 GFA = 98 SPACES

TOTAL REQUIRED SPACES = 196 SPACES

EXISTING SPACES = 264 SPACES
EXISTING SPACES REMOVED = 55 SPACES
PROPOSED SPACES = 64 SPACES

NET SPACE PROPOSED: = 273 SPACES

LANDSCAPED ISLAND REQUIREMENTS FOR CONSOLIDATED TAX LOT:

PROPOSED PARKING AREA: = 91,908 SQ. FT.
5% INTERIOR ISLAND REQUIREMENT: 0.05 * 91,908 = 4,595 SQ. FT.
INTERIOR ISLAND AREA PROVIDED: = +10,599 SQ. FT.

SIGN LEGEND:

STOP
ACCESSIBLE PARKING
NO PARKING

LEGEND

EXISTING		PROPOSED
12+00	TRAVERSE LINE, CENTER LINE & BASELINE LABEL AS SURVEYED	13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
x x	FENCES	x x
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	10
	ADA ACCESSIBLE STALL	HC VAN
	DEPRESSED CURB AND ADA RAMP	HC
	DIRECTION OF TRAFFIC FLOW	

SCALE : 1" = 40'

REFERENCE NOTE:

1. EXISTING SITE INFORMATION TAKEN FROM MAP REFERENCE "BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY LANDS NOW OR FORMERLY" PREPARED BY COLLIERS ENGINEERING & DESIGN DATED 07/07/2021.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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www.collierengineering.com

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
REV	DATE	DRAWN BY	DESCRIPTION

Connor P. McCormack
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103754
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A. # 0017609

PRELIMINARY
AMENDED SITE PLAN
FOR
NORTHEAST
BUSINESS CENTER

SECTION 95
BLOCK 1
LOT 1.22

TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK

NEWBURGH
105 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: (845) 564-4495
COLLIERS ENGINEERING & DESIGN CT, P.C. DUNKIN' DONUTS #336 NEW CANAAN, CT DUNKIN' DONUTS #336 NEW CANAAN, CT

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	10/11/2021	CPM	JED

PROJECT NUMBER: 100003858
DRAWING NAME: C-LAYT

SHEET TITLE:
DIMENSION PLAN

SHEET NUMBER:
03 of 11