

TAX MAP INFORMATION:
 TOWN OF POUGHKEEPSIE
 SECTION 6159, BLOCK 03, LOT 413250
AREA:
 TOTAL PROJECT ACREAGE : 8.8 ACRES

BULK TABLE:

ZONING DISTRICT: HIGHWAY BUSINESS (B-H)

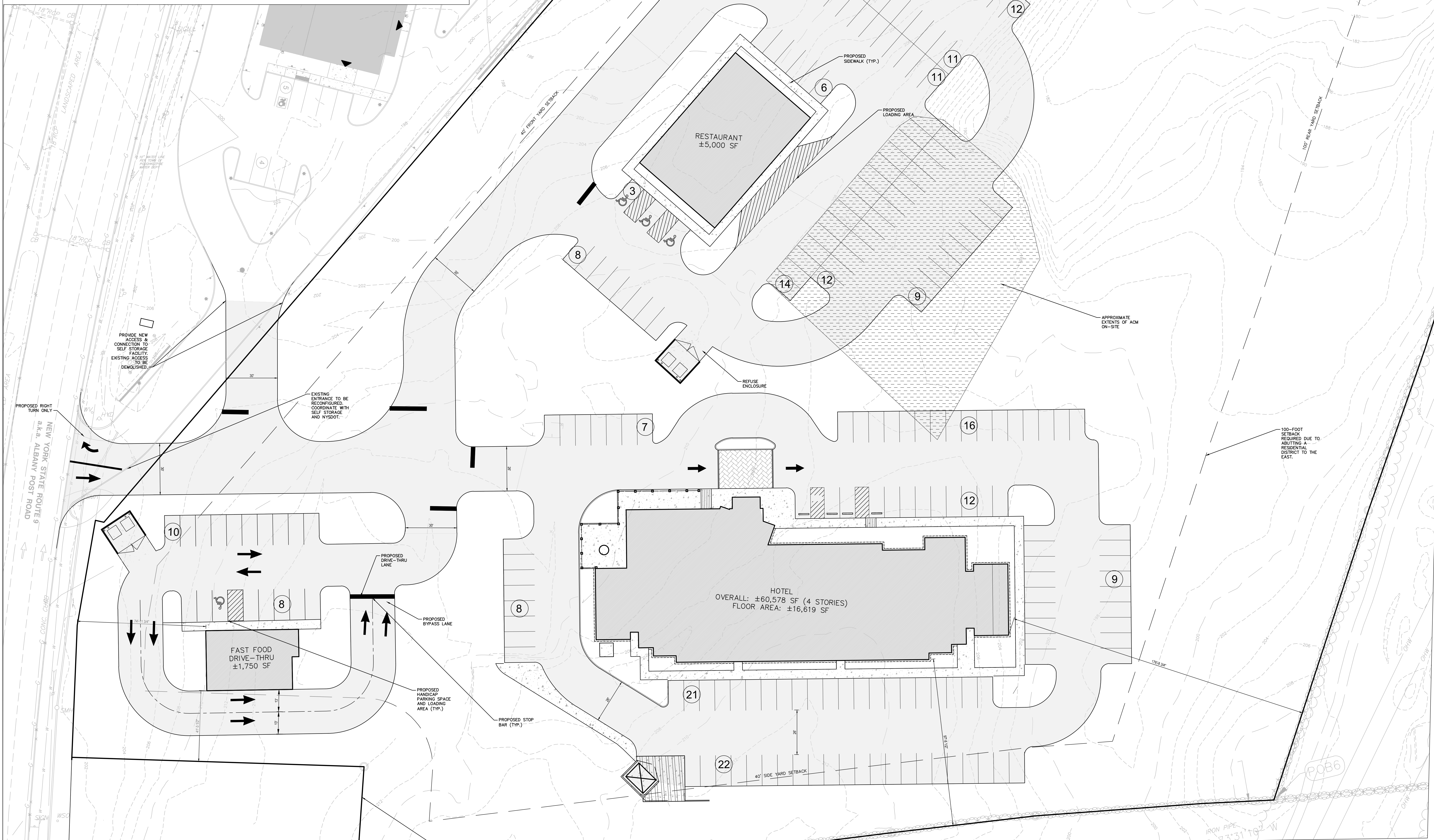
ZONING REQUIREMENTS:

	REQUIRED	PROPOSED
MINIMUM LOT AREA	2 ACRES	8.8
MINIMUM REQUIRED FRONTAGE	200 FT	145* FT
MINIMUM YARDS		
FRONT	40 FT	75 FT (DRIVE-THRU)
SIDES	40 FT	41 FT (DRIVE-THRU)
REAR	100** FT	177 FT (HOTEL)
MAXIMUM LOT COVERAGE	25%	6.1%
MAXIMUM IMPERVIOUS AREA	75%	42.2%
MAXIMUM HEIGHT	45 FT/3 STORIES	48 FT/4 STORIES**
PARKING SPACES - FAST FOOD DRIVE-THRU	10 SPACES PER 1,000 SF	18 SPACES PROVIDED (18 REQUIRED)
PARKING SPACES - HOTEL	1 SPACE PER ROOM	95 SPACES PROVIDED (93 REQUIRED)
PARKING SPACES - RESTAURANT	4 SPACES PER 1,000 SF	88 SPACES PROVIDED (20 REQUIRED)

*EXISTING NON-CONFORMANCE
 **IF THE PROPERTY PROPOSED FOR DEVELOPMENT IS LOCATED IN A CENTER, A HAMLET, A BUSINESS, OR A COMMERCIAL DISTRICT, AND IS GREATER THAN TWO ACRES IN SIZE AND ADJONS PROPERTY LOCATED IN A RESIDENTIAL DISTRICT, ALL SITE IMPROVEMENTS SHALL BE SET BACK NOT LESS THAN 100 FEET FROM THE ADJACENT RESIDENTIAL LOT LINE.
 ***VARIANCE WILL BE REQUIRED

SITE LEGEND:

- PROPERTY LINE
- - - SETBACK LINE
- ▭ BUILDING
- ▬ PAVEMENT
- ▬ ROAD CENTER LINE
- ▬ SIDEWALK
- ▬ CURB
- ▬ WING GUTTER
- ▬ GRAVEL DRIVEWAY
- ▬ WORK LIMITS
- ▬ GUDERAL
- X CHAIN LINK FENCE
- ▬ CONCRETE SURFACE
- ▬ ROAD LINING & STRIPING
- ▬ GRAVEL SURFACE
- ⊙ SIGN
- ⊙ 2 POSTED SIGN
- ⊙ BOLLARD
- ⊙ MAILBOX
- ⊙ PARKING COUNT
- ▬ APPROXIMATE ACM EXTENTS



NOT FOR CONSTRUCTION

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COSTELLO CONSTRUCTION
 10211 WINCOPIN CIRCLE
 SUITE 100
 COLUMBIA, MD 21044

1984 SOUTH ROAD
 1984 SOUTH RD
 POUGHKEEPSIE, NY 12601
 DUTCHESS COUNTY

NO.	DATE	DESCRIPTION
Revisions:		
PROJECT NUMBER:	2241122	
DRAWN BY:		
REVIEWED BY:		
ISSUED FOR:	CONCEPT PLAN	
DATE:	06/24/2024	
DRAWING NAME:		

CONCEPT PLAN - HOTEL, FAST FOOD DRIVE-THRU, AND RESTAURANT

DRAWING NUMBER:

C130

CONCEPT PLAN - HOTEL, FAST FOOD DRIVE-THRU, AND RESTAURANT

SCALE: 1" = 20'

ORIGINAL SCALE: 1" = 20'

2/26/2024 11:12:35 AM
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