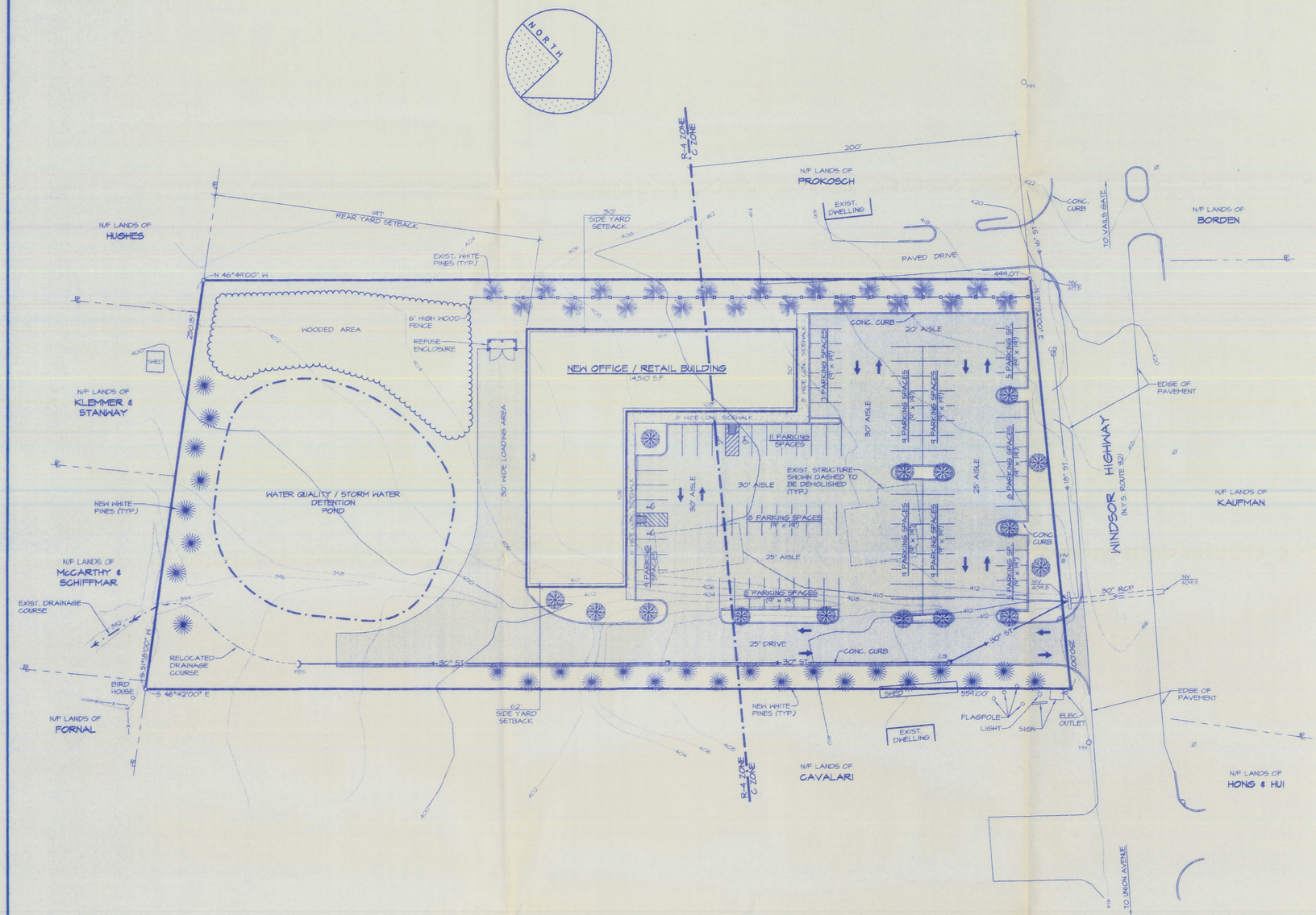
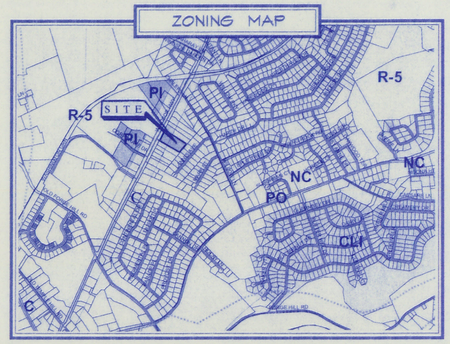


ZONING MAP



LEGEND

EXISTING		NEW	
408	2' CONTOUR	CB	CATCH BASIN
410	10' CONTOUR	FES	FLARED END SECTION
	BOUNDARY	30" ST	STORM DRAIN
	ADJ. PROPERTY LINE		MACADAM PAVEMENT
CB	CATCH BASIN		
MH	SANITARY MANHOLE		
	UTILITY POLE		
	WATER VALVE		
	HYDRANT		
24" ST	STORM SEWER		

ZONING SCHEDULE

ZONE: G. DESIGN SHOPPING
USES: A-3: OFFICE / RETAIL

BULK REGULATIONS: G ZONE	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 S.F.	131,318 S.F.
MIN. LOT WIDTH	200 FT.	249 FT.
MIN. FRONT YARD DEPTH	60 FT.	143 FT.
MIN. SIDE YARD - ONE	30 FT.	30 FT.
MIN. SIDE YARD - BOTH	70 FT.	92 FT.
MIN. REAR YARD DEPTH	30 FT.	197 FT.
MIN. STREET FRONTAGE	N/A	N/A
BUILDING HEIGHT (12' | FT. OF DISTANCE TO NEAREST LOT LINE - 30 FT.)	30 FT.	-
MAX. FLOOR AREA RATIO	0.50	0.11
DEVELOPMENT COVERAGE	85%	54%

OFF-STREET PARKING

	REQUIRED	PROVIDED
OFFICE / RETAIL (1 SPACE PER 150 S.F.) (14,510 S.F. / 1 SPACE PER 150 S.F.)	97 SPACES	97 SPACES

NOTES

1. ZONING DISTRICT: G: DESIGN SHOPPING
2. RECORD OWNER & APPLICANT: VITO A. RIZZI
   3 ASHLEY WAY
   CORNWALL, NEW YORK 12518
3. TOTAL PARCEL AREA: 3.012 ACRES
4. TAX MAP DESIGNATION: SECTION 35, BLOCK 1, LOT 52
5. BOUNDARY, PLANIMETRIC, TOPOGRAPHIC AND UTILITY SURVEY INFORMATION OBTAINED BY ANTHONY SORACE, LAND SURVEYOR.
6. THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROX. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS.
7. UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.), SECTION 1198 OF THE PUBLIC SERVICE LAW, ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 53 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING. UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-462-7962. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

SUPERSEDED PLAN
FILE FOR RECORD PURPOSES ONLY

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

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ISSUE	REVISION	DATE

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=30'
Date: 3-1-2005

Drawing: CONCEPT SITE PLAN

RECEIVED
TOWN OF NEW WINDSOR
MAR 21 2005
ENGINEER & PLANNING

NEW OFFICE / RETAIL BUILDING
FOR
VITO A. RIZZI
320 WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

1 OF 1
Project No. 0413

05-06