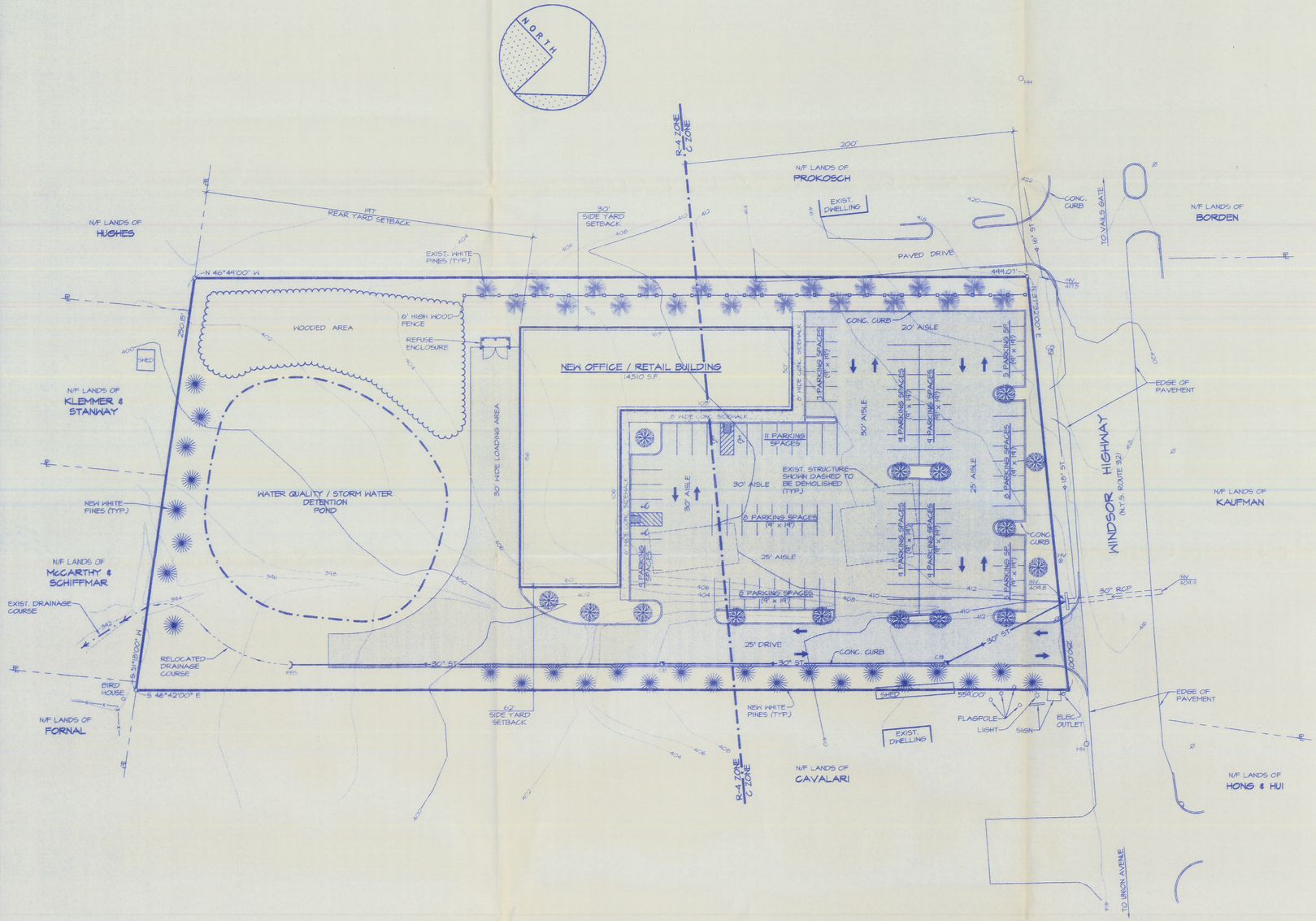
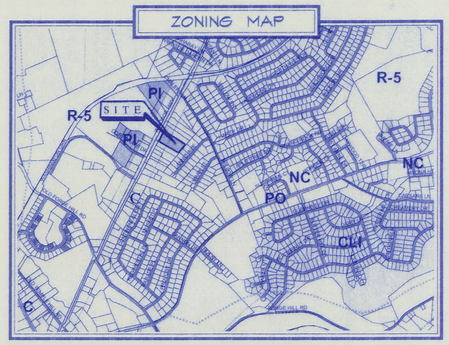



## ZONING MAP




## 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 | | |
| SMH | SANITARY MANHOLE | | |
| | UTILITY POLE | | |
| | WATER VALVE | | |
| | HYDRANT | | |
| 24" ST | STORM SEWER | | |

## ZONING SCHEDULE

ZONE: C1 DESIGN SHOPPING
USES: A-3; OFFICE / RETAIL

| BULK REGULATIONS: C1 ZONE | REQUIRED | PROVIDED |
|---|---|---|
| MIN. LOT AREA | 40,000 S.F. | 131,318 S.F. |
| MIN. LOT WIDTH | 200 FT. | 244 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: C1 DESIGN SHOPPING
2. RECORD OWNER & APPLICANT: VITO A. RIZZI
   3 ASHLEY WAY
   CORNWALL, NEW YORK, 12518
3. TOTAL PARCEL AREA: 3.01± ACRES
4. TAX MAP DESIGNATION: SECTION 35, BLOCK 1, LOT 52
5. BOUNDARY, PLANIMETRIC, TOPOGRAPHIC AND UTILITY SURVEY INFORMATION OBTAINED BY ANTHONY SORAGE, 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 1196 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. 1-800-962-7962. 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
121 WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

1 OF 1

Project No. 0413

05-06