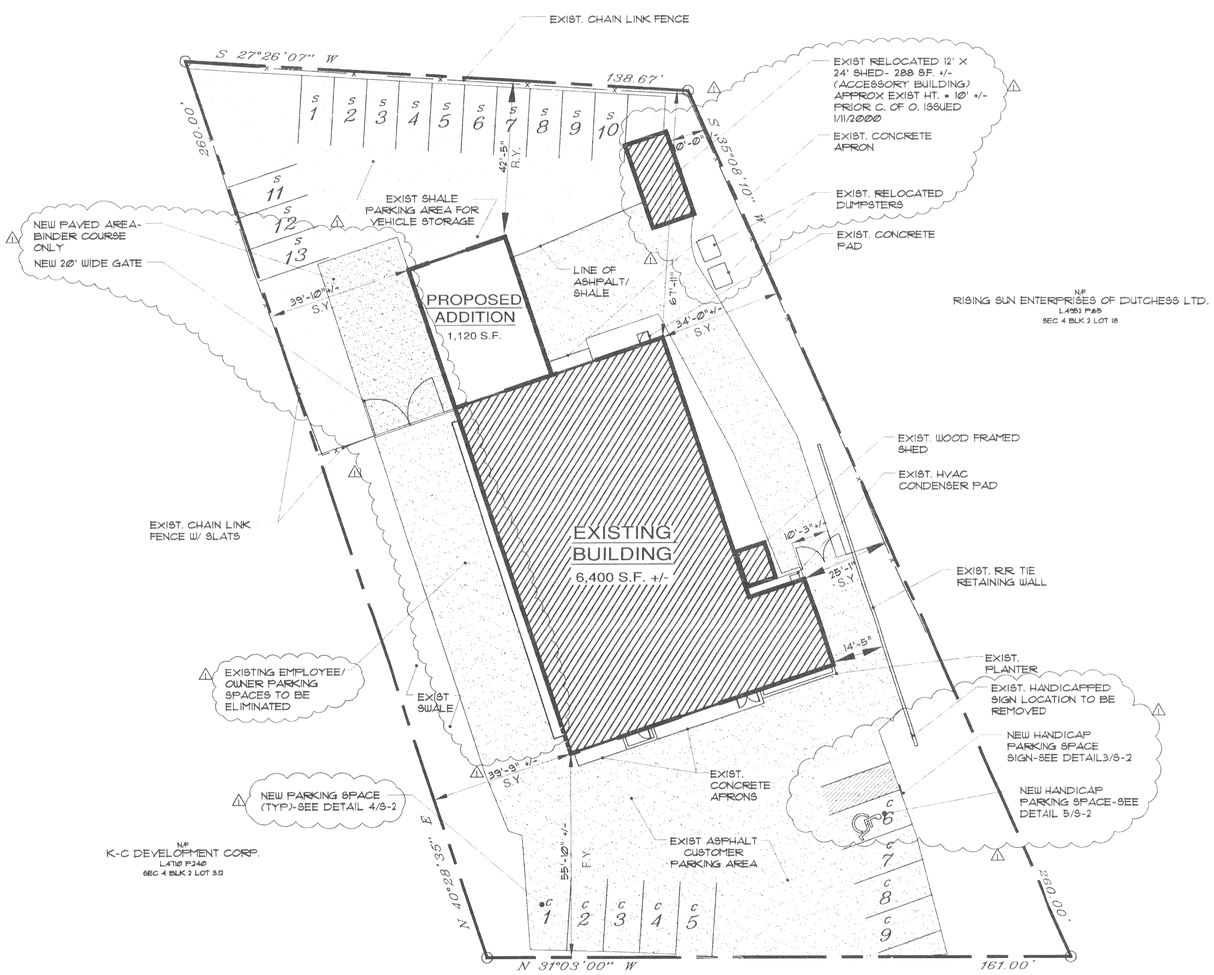


1 S-1 New Site Plan

Scale: 1" = 20'

NOTE: INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY PREPARED BY WILLIAM B. HILDRETH LAND SURVEYING, P.C. NYS LIC. # 49396 FOR: SIXTY SIX BRONCO LLC. DATED: JUNE 17, 2008

BULK TABLE REQUIREMENTS

ZONING INFORMATION	ZONE :	PI DISTRICT
	Use :	Garage, Repair- Bulk Table requirements depicted are based on use in a C Zone (B-4)
	Permitted with:	By Special Permit of the Planning Board- Previous approval granted for existing site on 7/10/1985

MINIMUM REQUIREMENTS

	Min Required	Existing	Proposed
Lot Area	40,000 SQ. FT	** 35,853 SF	** 35,853 SF
Lot Width	200 FT	** 143 FT	** 143 FT
Street Frontage	N/A	161 FT	161 FT
Min. Livable S.F.	N/A	N/A	N/A

YARD SETBACKS

	Min Required	Existing	Proposed
Front	60 FT	* 55.8 FT +/-	* 55.8 FT +/-
Rear	30 FT	67.9 FT +/-	43.5 FT +/-
Side	30 FT	* 25.1 FT +/-	* 25.1 FT +/-
Both	70 FT	* 64.8 FT +/-	* 64.8 FT +/-

MAXIMUM PERMITTED

	Max Permitted	Existing	Proposed
Height	25'-1" 12"/ FT OF DIST. TO NEAREST LOT LINE	18.5 FT +/-	18.5 FT +/-
F.A.R.	0.5	0.19 +/-	0.22 +/-

COVERAGE AREAS

	Max Permitted	Existing	Proposed
Developmental Coverage	85% - 30,475 S.F.	57.7% - 20,696 S.F. +/-	61.8% - 22,164 S.F. +/-
Building Coverage	N/A	18.8% - 6,770 S.F. +/-	22.0% - 7,890 S.F. +/-

PARKING CALCULATIONS

	Min Required	Existing	Proposed
Parking Spaces	31 4 SPACES/ SERVICE BAY (400 SF/ BAY) + 1 SPACE / 3000SF	*** 20	22 9 CUSTOMER SPACES (C) 13 STORAGE SPACES (S)

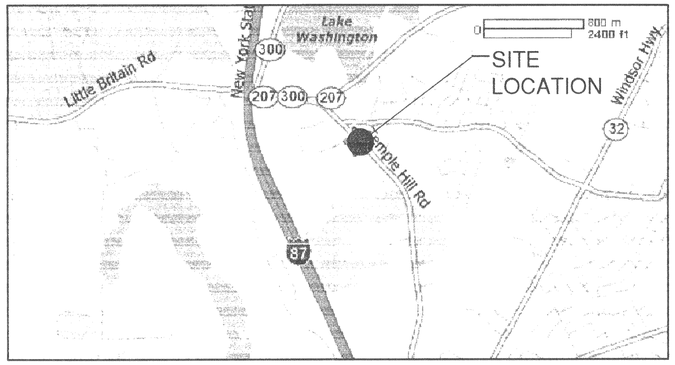
* Pre-Existing Non-Conforming Condition

** Previously approved Non-Conforming Condition by Planning Board on 7/10/1985

*** Previously approved Non-Conforming Condition by Planning Board on 6/13/1990

NOTES: 1. 17.5% EXPANSION PROPOSED TO EXISTING FACILITY

2. MANEUVERING OF STORED VEHICLES IN DESIGNATED STORAGE SPACES 18 BY OWNER'S TRAINED STAFF.



2 S-1 Site Location Map

Scale: 1" = 2,000'+/-

N

THE OWNER HAS REVIEWED AND IS IN CONCURRENCE WITH THE PLAT:

SIGNATURE

2/13/2009

DATE

PLANNING BOARD APPROVAL
SECT.: 4; BLK: 2; LOT: 3.13

MINUTA ARCHITECTURE PLLC
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EM: minuta@minutarchitecture.com

REGISTERED ARCHITECT JOSEPH MINUTA 026427 STATE OF NEW YORK SEAL

Cimorelli's Econo Collision Center Addition

Cimorelli's Econo Collision Center; Mr. John Cimorelli
Sect 4; Blk: 2; Lot: 3.13
514 Temple Hill Road
New Windsor, NY 12550

For Planning Board Review and Approval

Date: 7.1.2008

Revisions: 1.6.2009

Drawn By: RAF, JT & MH

S-1

RECEIVED FEB 05 2009

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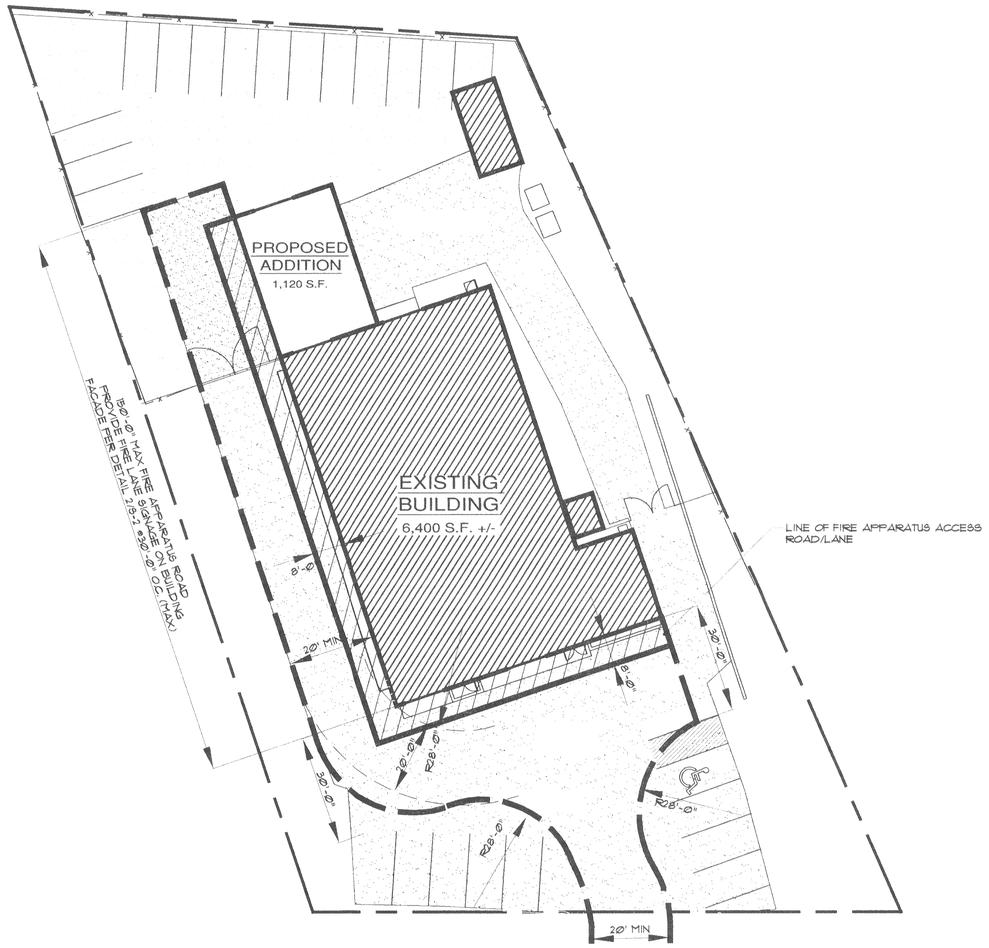
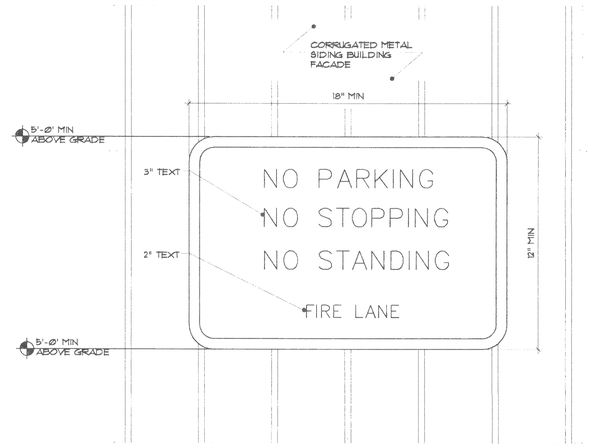


1 S-2 New Fire Service Features

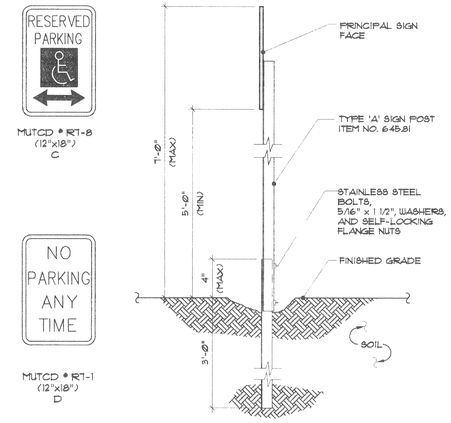
Scale: 1" = 20'



2 S-2 Fire Lane Signage Detail

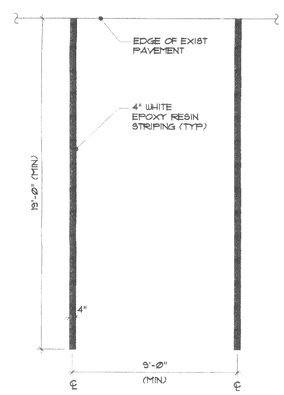
Scale: 1" = 1'

NOTE: DETAIL PER TOWN OF NEW WINDSOR CODE SECTION 280-15: MARKING OF FIRE LANES.



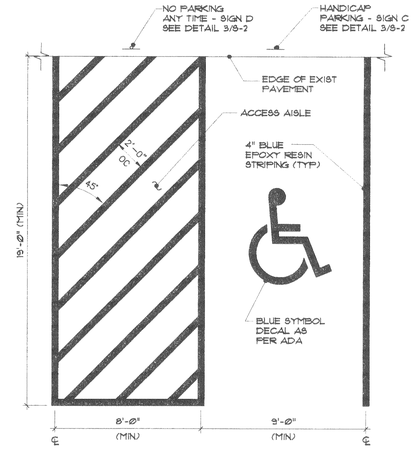
3 S-2 Sign Detail

Scale: 1" = 1'



4 S-2 Typical Parking Space

Scale: 1/4" = 1'



5 S-2 Handicap Parking Space

Scale: 1/4" = 1'

THE OWNER HAS REVIEWED AND IS IN CONCURRENCE WITH THE PLAT:

SIGNATURE

2/13/2009

DATE

PLANNING BOARD APPROVAL
SECT.: 4; BLK: 2; LOT: 3.13

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REGISTERED ARCHITECT JOSEPH A. MINUTA 028427 STATE OF NEW YORK SEAL

Cimorelli's Econo Collision Center Addition

Cimorelli's Econo Collision Center, Mr. John Cimorelli
Sect: 4; Blk: 2; Lot: 3.13
514 Temple Hill Road
New Windsor, NY 12550

For Planning Board Review and Approval

Date: 7.1.2008

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Drawn By: RAF, JT & MH

S-2

2/13/2009 Plans:\08112 Cimorelli, Econo Collision Ctr\CAD\08112 Cimorelli S-1 010608.dwg, S-2, 2/9/2009 2:54:28 PM,
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