

**OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, NY**

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION

PLANNING BOARD FILE NUMBER: **05-19**

DATE: **19 July 2005**

APPLICANT:

MCB Partnership, 521 Green Ridge St., Scranton, PA 18509

PLEASE TAKE NOTICE THAT YOUR APPLICATION:

DATED: **6-13-05**

FOR: SITE PLAN

LOCATED AT: **NYS Route 32 (Vails Gate)**

ZONE: **C (Design Shopping)**

DESCRIPTION OF EXISTING SITE: SEC: **69** BLOCK: **2** LOT: **12.1, 8 & 9**

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

Variances required for Side Yard, Total Side Yard, Building Height, Development Coverage and off street parking

TOWN OF NEW WINDSOR CODE: **Bulk Regulations**



Mark J. Edsall, P.E. for 
MICHAEL BABCOCK,
BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION - Continued

REQUIREMENTS

P.B. # **05-19**

ZONE: **C**

USE: **A-1 & B-4**

	REQUIRED	PROPOSED	VARIANCE REQUESTED
MIN. LOT AREA	40,000sf	156,836	--
MIN. LOT WIDTH	200 ft.	469	--
REQUIRED FRONT YARD	60 ft.	60 *	--
REQUIRED SIDE YARD	30 ft.	0 *	30 ft.
REQUIRED TOTAL SIDE YARD	70 ft.	54 **	16 ft
REQUIRED REAR YARD	30 ft.	35 ***	--
REQUIRED FRONTAGE	n/a	n/a	--
MAX. BLDG. HT.	12"/ft nll = 0	0 *	35 ft.
FLOOR AREA RATIO	0.50	0.15	--
MIN. LIVABLE AREA	n/a	n/a	n/a
DEVELOPMENTAL COVERAGE	85%	88.8%	3.8%
O/S PARKING SPACES	168	161****	7 spaces

* value for proposed retail building of this application

** value for proposed retail building plus existing Blockbuster building

*** value for existing car wash building

**** plan bulk table indicates 162 proposed; however, 161 spaces shown

PLEASE COMPLETE THE ENCLOSED ZONING BOARD APPLICATION AND RETURN TO THE ZONING BOARD SECRETARY AS INSTRUCTED IN THE APPLICATION PACKAGE. YOU WILL THEN BE PLACED ON THE NEXT AVAILABLE AGENDA FOR THE ZONING BOARD OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE