Site Plan Notes:

1. The proposed building is for a one story fraternal organization building, allowable under use A-5 of the Town of New Windsor Zoning Ordinance, C Disctrict. The proposed building will be sprinklered.
2. The existing residential building is to remain.
3. The project applicant is Masonic Fellowship, Inc., P.O.B. 1664, Newburgh.
4. All building signs shall conform to the Town of New Windsor sign ordinance Section 48-18H.
5. All work completed within the N.Y.S.D.O.T. Route 32 Right of Way shall require a work permit prior to the start of construction.

Boundary and Topographical information from an original survey by G. Zoutis, LLS.

Bulk Table Requirements for C Zoning District- New Building

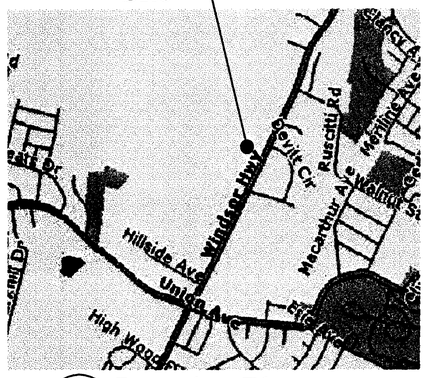
	Town of New Windsor, N.Y.	
Requirements	**Required**	**Actual**
Minimum Lot Size	40,000 s.f.	12.63 acres
Lot Width	200 feet	289 feet
Front Yard Setback	60 feet	139 feet
Rear Yard Setback	30 feet	209 feet
Side Yard Setback	30 feet/ 70 feet combined	200/830 feet comb
Max. Building Height	4" per foot to lot line	1 Story
Required Street Frontage	NA	NA
Floor Area Ratio	0.5	<0.5
Development Coverage	NA	NA
Parking Space Size	9'-0"x19'-0"	9'-0"x19'-0"
Required HC Parking	2	2
Required Parking	84	90
Parking Calculation;		
1 Space required per 3 occ=250 occ/3=84 spaces		

Bulk Table Requirements for C Zoning District- Existing Building

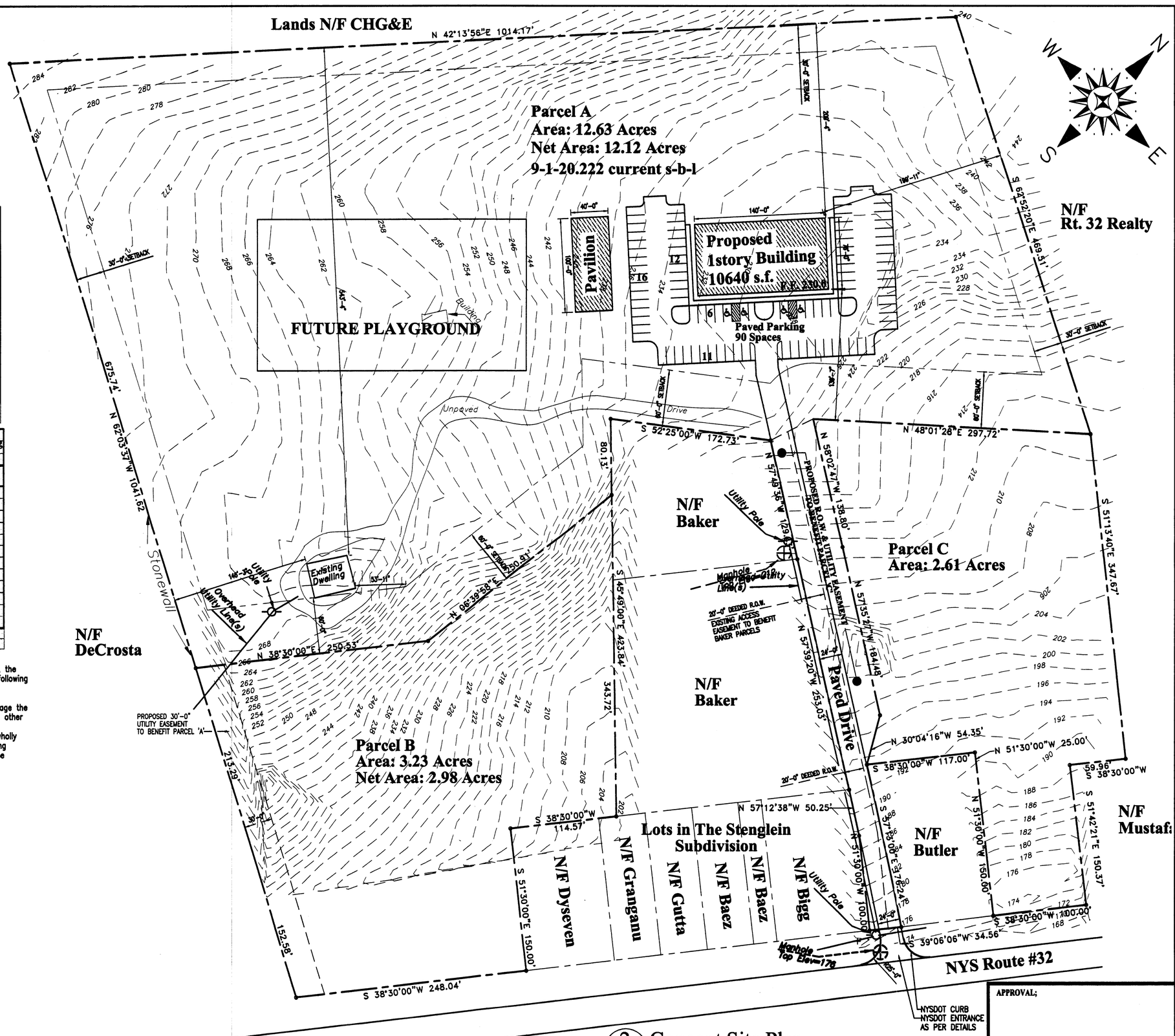
	Town of New Windsor, N.Y.	
Requirements	**Required**	**Actual**
Minimum Lot Size	40,000 s.f.	12.63 acres
Lot Width	200 feet	289 feet
Front Yard Setback	60 feet	60 feet
Rear Yard Setback	30 feet	500+ feet
Side Yard Setback	30 feet/ 70 feet combined	54/200 feet comb
Max. Building Height	4" per foot to lot line	2 Story Existing
Required Street Frontage	NA	NA
Floor Area Ratio	0.5	<0.5
Development Coverage	NA	NA
Parking Space Size	9'-0"x19'-0"	9'-0"x19'-0"
Required HC Parking	1	1
Required Parking	18	19
Parking Calculation;		
1 Space required per 200 s.f.= 18 spaces		

Prior to the sale, lease, purchase, or exchange of this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall ne notified of such farm operation with a copy of the following notification

It is the policy of this State and this community to conserve, protect and encourage the development and improvement or agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to aquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and colors.



1 SP2 Location Plan
NTS



2 SP2 Concept Site Plan
Scale: 1"=50'-0"

APPROVAL;

Anthony J. Coppola
Design, Architecture and Planning
375 Third St., Newburgh, N.Y. 12550
Tel: 845-561-3559
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License Number: 018849

Proposed Site Plan for
Newburgh Masonic Fellowship
New Windsor, New York

Revisions

Drawn By: MS
Date: 2/5/04
SCALE: AS NOTED
PROJECT NUMBER 03-66

CONCEPT SITE PLAN

Sheet No. SP2
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