

# VALDINA CONSULTING ENGINEERS

4 PLEASANT VIEW AVENUE

NEWBURGH, N.Y. 12550

PHONE 565-4447

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Magyar Budget Truck Rental

**FILE COPY**

## Project Narrative

(2011-04)

Julius V. And Mary Ann Magyar are the owners of a 2.5 acre parcel located on the west side of NYS Route 9W directly across from the Cedar Hill Cemetery.

This parcel has been developed in accordance with the Town of Newburgh Planning Board's previously approved "Site Plan".

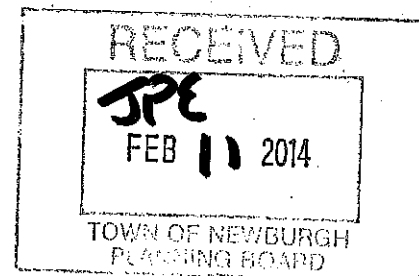
It is now proposed to rent automobiles in conjunction with the existing truck rentals. Initially the automobile rental is proposed to be 2/3 vehicles and ultimately approximately 8/10 vehicles.

All rental vehicles will be stored within the existing fence, in the area as indicated on the revised Site Plan.

As with the approved site plan regarding truck maintenance, it is proposed that only minor automobile maintenance, i.e. oil and filter changes, etc., would be done on site.

In addition, there won't be any increase in the existing signage area. The words "CAR AND" would be added in front of the words "TRUCK RENTALS" on the face of the existing sign.

R-2/11/14



NOTES:

1 TAX MAP DESIGNATION SECTION 9 BLOCK 1 LOT 3  
LOT AREA 2.5 ACRES

OWNER, JULIUS V. AND MARY ANN MAGYAR  
5465 N.Y.S. ROUTE 9W  
NEWBURGH, NEW YORK 12550

2 PARKING REQ'D:  
RETAIL - 1856/150 X 1 = 11  
OFFICE - 144/ 250 X 1 = 1  
MAINTENANCE - 2 EMPLOYEES = 2  
14

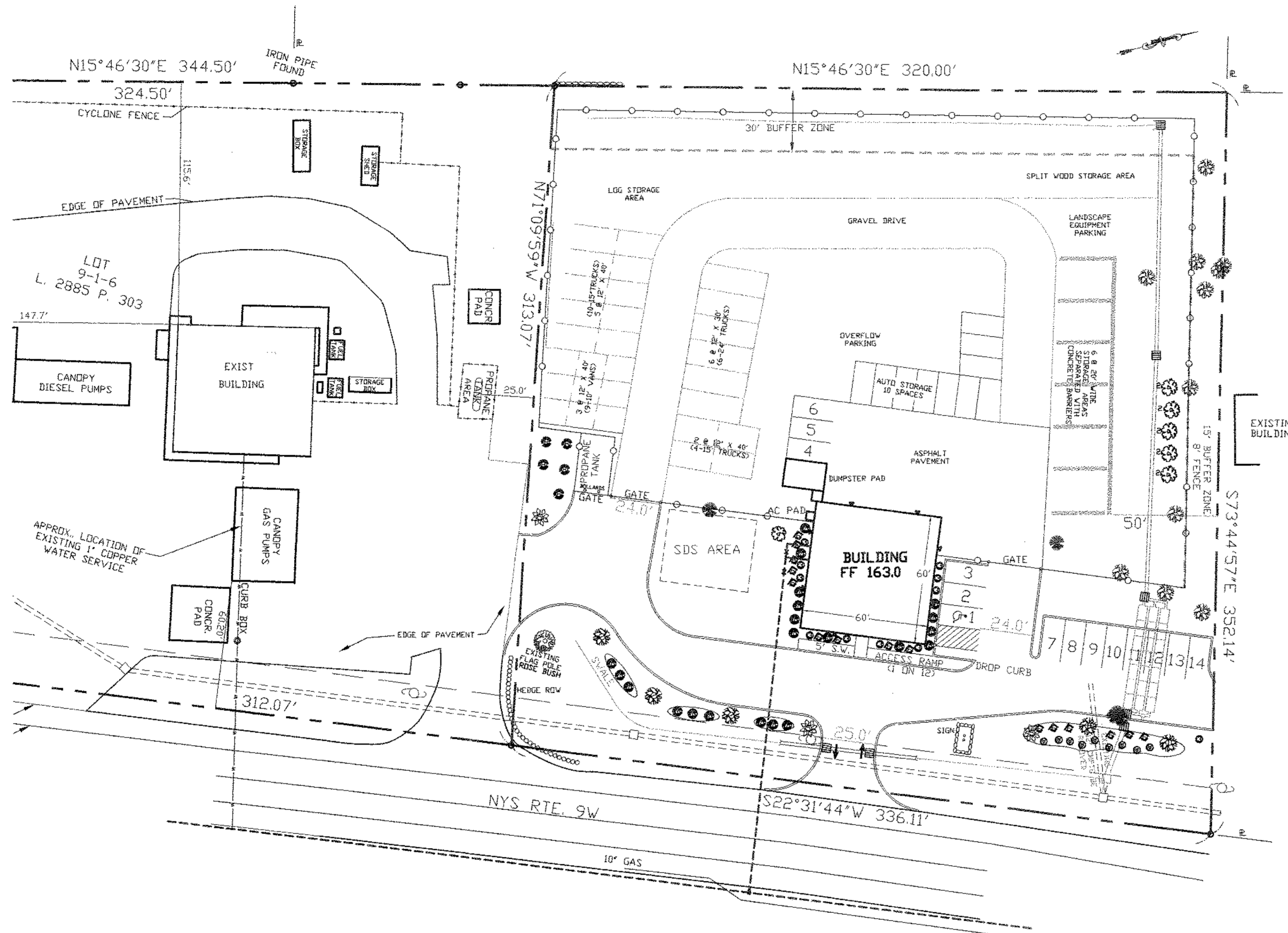
TOTAL PARKING PROPOSED: 14 SPACES WITH 1 SPACE BEING HANDICAPPED

3 WATER SUPPLY BY MUNICIPAL SYSTEM

4 ANY TREES OR BRUSH LOCATED WITHIN THE RIGHT OF WAY OF NYS RT. 9W WHICH OBSTRUCT AVAILABLE SIGHT DISTANCE SHALL BE PRUNED OR REMOVED.

5 HEIGHT OF STOCKPILE MATERIAL SHALL NOT EXCEED THE HEIGHT OF THE FENCE.

6 ALL TRUCK AND AUTOMOBILE STORAGE SHALL BE WITHIN THE FENCED AREA.



SITE PLAN  
SCALE: 1"=30'

ZONING TABLE - B

SECT. 9 BLK. 1 LOT 3

	REQUIRED	EXISTING
LOT AREA (SF)	20,000 SF	108,900 SF
LOT WIDTH (FT.)	100	328 +/-
LOT DEPTH (FT.)	125	335 +/-
FRONT YARD (FT.)	60	76.9 +/-
REAR YARD (FT.)	30	196.6 +/-
SIDE YARD (FT.)	15	132.2 +/-
BOTH SIDES (FT.)	30	285.0 +/-
BUILDING COVERAGE (%)	40/60	3.3 +/-
BUILDING HEIGHT (FT)	35	23 +/-
LOT COVERAGE (%)	80/85	14.3 +/-



NO.	DATE	DESCRIPTION	BY

UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.



DIG SAFE NOTE:

UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG SAFELY NEW YORK" AT 1 (800) 962-7962. WEBSITE: WWW.DIGSAFELYNEWYORK.COM

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SECT. 9 BLK. 1 LOT 3  
TOWN OF NEWBURGH - ORANGE CO. - NEW YORK

VALDINA CONSULTING ENGINEERS

4 PLEASANT VIEW AVE., NEWBURGH, N.Y.

AMENDED SITE PLAN

SCALE: AS SHOWN  
DATE: 02/06/2014  
DR. BY: CMM  
SHEET: 1 OF 1