



LEGEND	
NO PHYSICAL BOUNDS	PR 20' LIGHT POLE
ADJACENT PROPERTY LINE	PR 12' LIGHT POLE
ZONING LINE	PR BUILDING LIGHT
60' VEGETATED BUFFER	PR RECESSED LIGHTS
EX DRAINAGE EASEMENT	PR BACK SHIELD
EX EDGE OF PAVEMENT	PR COLUMN MOUNTED UP/DOWN LIGHT
EX CONCRETE CURB	PR COLUMN MOUNTED WALL LIGHT
EX ROAD CENTERLINE	PR IN-GROUND, CANOPY AREA UPLIGHT
EX SETBACK LINE	PR IN-GROUND, TREE AREA UPLIGHT
EX TREE LINE	PR SIGN ILLUMINATING LED LIGHT
EX GUIDE RAIL	PR BUILDING COLUMN
EX DRAINAGE DITCH	PR SIGN
EX STONE WALL	PR PARKING SPACE COUNT
EX TREE	TEMPORARY BANK TRAILER FOOTPRINT
EX OVERHEAD UTILITY LINE	PR PLANTER
EX UTILITY POLE	PR CONCRETE PAVERS
EX CATCH BASIN	PR STONE WALL
EX FIRE HYDRANT	PR CONCRETE WALKWAY
EX WATER VALVE	PR CANOPY WITH CONCRETE WALKWAY UNDER
EX SIGN	PR BUILDING
PR EDGE OF PAVEMENT	PR PAVEMENT
PR CONCRETE CURB	PR RAIN GARDEN
PR SWALE	
PR WATER VALVE	

NOTES	
1.	PATHWAY FOR HANDICAP PATRONS FROM ADA ACCESSIBLE PARKING SPACES THROUGH THE PARKING AREA TO THE ENTRANCE RAMP SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
2.	STONE WALL ALONG ROUTE 9W SHALL BE CONSTRUCTED TO MATCH EXISTING STONE WALL RECENTLY CONSTRUCTED NEARBY, WITHIN ROUTE 9W CORRIDOR.

SURFACE COVERAGE				
ITEM	IMPERVIOUS (BUILDING, PARKING, ETC.)	LANDSCAPED	WOODED	TOTAL
EXISTING	38,160 SF	21,640 SF	55,200 SF	2.64 ACRES
PROPOSED	33,100 SF	25,700 SF	55,200 SF	2.64 ACRES

ZONING INFORMATION			
ZONE:	R1/O DISTRICT - PROFESSIONAL OFFICE		
CURRENT USE:	M&T BANK		
PROPOSED USE:	M&T BANK		
ITEM	REQUIRED	PROPOSED (BUILDING)	PROPOSED (TRAILER)
MINIMUM LOT AREA	40,000 SF	114,929 SF	
MINIMUM LOT WIDTH	150'	409'	
MINIMUM LOT DEPTH	200'	156'	
MINIMUM FRONT YARD ⁽¹⁾	80'	60'	73'
MINIMUM 1 SIDE YARD	50'	98'	122'
MINIMUM BOTH SIDE YARDS	100'	316'	194'
MINIMUM REAR YARD	50'	194'	133'
MAXIMUM HEIGHT	35'	19'	< 35'
MAXIMUM LOT COVERAGE	50%	32.3%	34.2%
MAXIMUM LOT BUILDING COVERAGE	20%	2.9%	2.1%

(1) PER § 185-18 (C) (4) (b) OF THE TOWN OF NEWBURGH ZONING CODE.

PARKING DATA	
TEMPORARY BANK TRAILER THE TEMPORARY PARKING LOT WAS SIZED IN ACCORDANCE WITH THE TOWN OF NEWBURGH ZONING CODE: 1 PARKING SPACE PER 200 SQUARE FEET OF FLOOR AREA FOR AN OFFICE BUILDING BUILDING FLOOR AREA = 2,440 SF 2,440 SF / 200 SF PER PARKING SPACE = 12.2 PARKING SPACES 13 PARKING SPACES REQUIRED 13 PARKING SPACES ARE PROVIDED.	
BANK BUILDING THE PARKING LOT WAS SIZED IN ACCORDANCE WITH THE TOWN OF NEWBURGH ZONING CODE: 1 PARKING SPACE PER 200 SQUARE FEET OF FLOOR AREA FOR AN OFFICE BUILDING BUILDING FLOOR AREA = 3,325 SF 3,325 SF / 200 SF PER PARKING SPACE = 16.625 PARKING SPACES 17 PARKING SPACES REQUIRED 31 PARKING SPACES ARE PROVIDED.	

SIGN TABLE	
SIGN NAME	SIGN SIZE (SQUARE FEET)
"ENTER" IDENTIFICATION SIGN 2	10.6
PRIMARY IDENTIFICATION VERTICAL SIGN	200.0
"EXIT" IDENTIFICATION SIGN 1	6.4
"ENTER" IDENTIFICATION SIGN 1	6.4
IDENTIFICATION LOGO ON BUILDING	6.6
PRIMARY IDENTIFICATION MONUMENT SIGN	58.0
TOTAL SQUARE FOOTAGE PROPOSED	286.0
TOTAL SQUARE FOOTAGE PERMITTED*	400.5

*TOTAL SIGN SQUARE FOOTAGE PERMITTED IS EQUAL TO TOTAL LENGTH OF SITE STREET FRONTAGE (801') DIVIDED BY 2



ORIGINAL SIZE IN INCHES

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UNDER ARTICLE 145 (ENGINEERING), SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW, IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED SURVEYOR. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER AND/OR SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

David Clouser & Associates
Professional Engineers & Land Surveyors
dca
1 Paradiso Lane - Suite 200 New Paltz, NY 12561
Phone: (845) 256-9800 Fax: (845) 256-9700
www.dcaengr.com

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REV	DATE	DESCRIPTION
2	9/16/2011	PLANNING BOARD SUBMITTAL
1	3/04/2011	PLANNING BOARD COMMENTS

SITE PLAN
M & T BANK
MANUFACTURER'S AND TRADER'S CORPORATION
5075 ROUTE 9W TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

DRAWN BY	CHECKED BY
MLT	AVW
DATE	SCALE
02/16/11	1" = 20'
PROJECT NO.	
70047	
SHEET NO.	
SP-1	