ZONING TABLE

ZONE:	SB & H-1
CURRENT USE:	LAUNDROMAT, GARAGE, VACANT
PROPOSED USE:	CLUSTER DEVELOPMENT WITH MULTI AND SINGLE FAMILY RESIDENTIAL & COMMERCIAL

ITEM	REQUIRED	PROVIDED								
		LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9
MIN LOT AREA	0.23 AC[1]	0.94 AC	0.60 AC	0.82 AC	1.44 AC	0.31 AC	0.42 AC	0.27 AC	0.28 AC	0.36 AC
MIN FRONT YARD	TBD	±15'	±7'	±15'	±13'	±18'	±7'	±20'	±8'	±15'
MIN REAR YARD	TBD	±35'	±29'	±11'	±13'	±32'	±48'	±45'	±51'	±74'
MIN SIDE YARD	TBD	±17'	±49'	±35'	±13'	±15'	±15'	±31'	±22'	±39'
MIN LOT WIDTH	TBD	±370'	±310'	±423'	±455'	±77'	±93'	±107'	±107'	±135'
MIN LOT DEPTH	TBD	±108'	±84'	±84'	±286'	±84'	±108'	±111'	±112'	±114'
MAX BLDG HEIGHT	35'	<35'	<35'	<35'	<35'	<35'	<35'	<35'	<35'	<35'

[1]0.23 AC (OR 10,000 SF) WITH PUBLIC WATER AND SEWER

PERMITTED UNITS TABLE

TOTAL NUMBER OF UNITS PERMITTED	42 - PER AS-OF-RIGHT PLAN

OPEN SPACE TABLE

LOT NUMBER	OPEN SPACE AREA
4	26,000 SF (0.60

LOT AREA SUMMARY

LOT #	ZONE	TOTAL LOT AREA
1	SB	0.94 AC (0.03 ACRES DEEDED TO TOWN)
2	SB	0.60 AC (0.11 AC TO BE ACQUIRED FROM TOWN, 0.004 ACRES TO BE DEEDED TO TOWN)
3	SB	0.82 AC
4	SB & H-1	1.44 AC
5	SB	0.31 AC
6	SB	0.42 AC
7	SB & H-1	0.27 AC
8	H-1	0.28 AC
9	H-1	0.36 AC
'A'	SB	0.10 AC
'B'	SB & H-1	0.88 AC

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- ZONING BOUNDARY
- EXISTING MONUMENT
- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY BOUNDARY EVIDENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING BUILDING
- EXISTING GRAVEL ROAD / DRIVEWAY
- EXISTING STONE WALL
- EXISTING GUIDE RAIL
- EXISTING STREAM BANK
- EXISTING ACOE WETLAND BOUNDARY
- EXISTING EASEMENT
- EXISTING TREES
- EXISTING SIGN
- EXISTING DRAINAGE CATCH BASIN
- EXISTING LIGHT POST
- EXISTING UTILITY POLE & OVERHEAD LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CHAIN LINK FENCE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY EASEMENT
- PROPOSED PROTECTED OPEN SPACE
- PROPOSED LAND TO BE ACQUIRED FROM THE TOWN
- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT
- PROPOSED FENCED IN DUMPSTER LOCATION
- PROPOSED WALKWAY
- PROPOSED LOT NUMBER
- PROPOSED EDGE OF PAVEMENT WITH CURB
- PROPOSED SIGN
- PROPOSED STRIPING
- PROPOSED FUTURE ROADWAY

PROPERTY INFORMATION

SECTION-BLOCK-LOT:	106.049-5-4.11 & 5
PARCEL AREA:	5.37 AC, 0.98 AC (TOTAL = 6.35 ACRES)
ZONING DISTRICTS:	SB - SMALL SCALE BUSINESS H-1 - HAMLET
OWNER:	WALLKILL CENTER PROPERTIES, INC. P.O. BOX 52 WALLKILL, NY 12589
APPLICANT:	PROFESSIONAL COMMERCIAL GROUP 15 STEVES LANE GARDINER, NY 12525

TOWN OF SHAWANGUNK PLANNING BOARD ENDORSEMENT

APPROVED BY RESOLUTION OF THE PLANNING BOARD SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION.

ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL.

PLANNING BOARD CHAIRMAN DATE

SURVEY NOTE

1. EXISTING SITE FEATURES INCLUDING PROPERTY LINES, ACOE WETLAND LIMITS AND ALL OTHER EXISTING FEATURES TAKEN FROM MAP ENTITLED "SURVEY & SUBDIVISION MAP OF LANDS OF FUEL & LUMBER CO., INC. PREPARED FOR WALLKILL CENTER PROPERTIES, INC." PREPARED BY MERCURIO, NORTON & TAROLLI LAND SURVEYING & ENGINEERING, P.C. ORIGINALLY DATED DECEMBER 28, 2004, LAST REVISED MARCH 30, 2010.

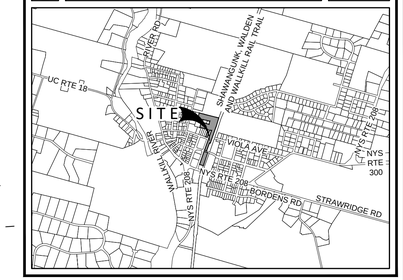
FEDERAL WETLAND NOTE

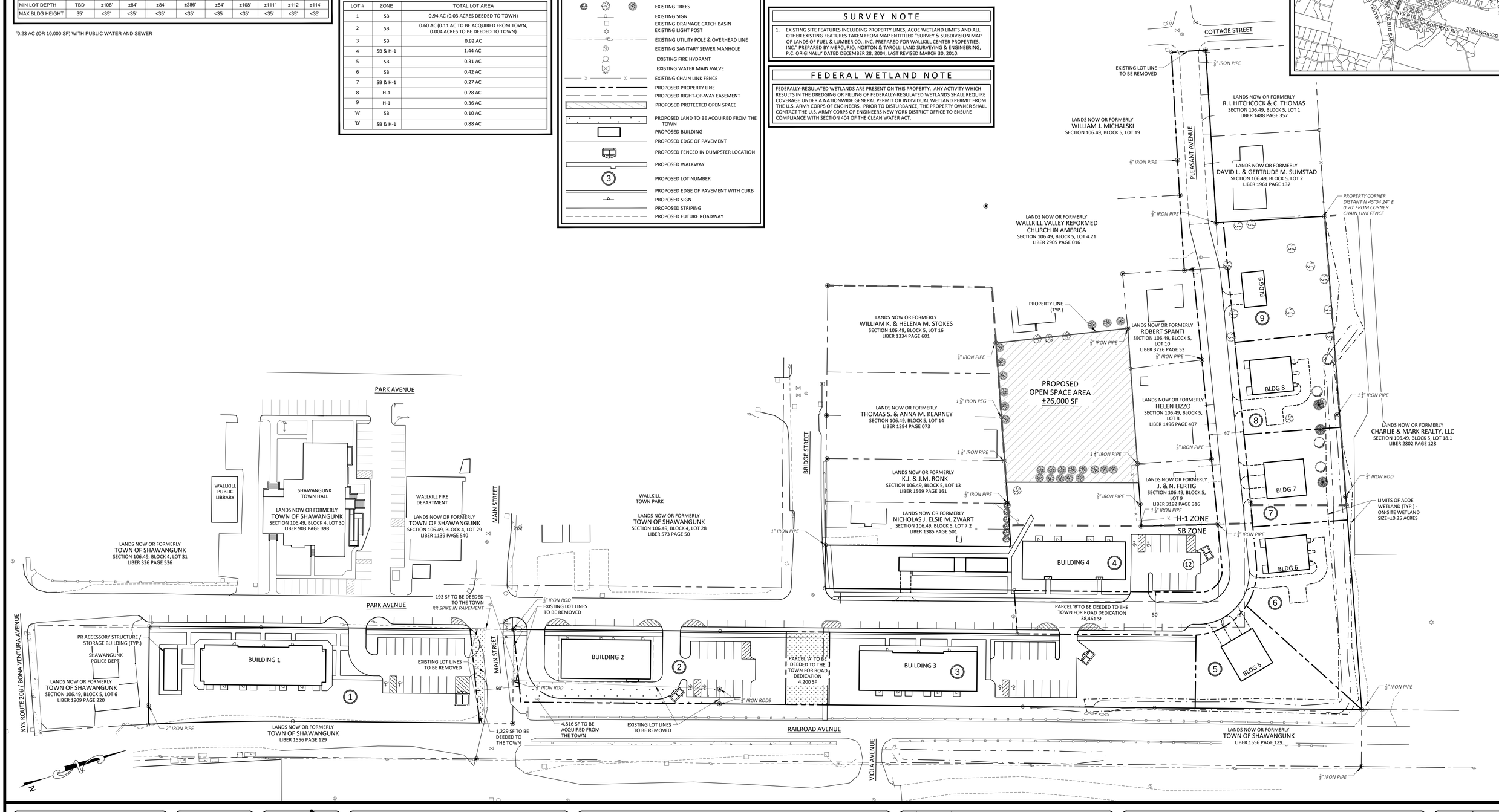
FEDERALLY-REGULATED WETLANDS ARE PRESENT ON THIS PROPERTY. ANY ACTIVITY WHICH RESULTS IN THE DREDGING OR FILLING OF FEDERALLY-REGULATED WETLANDS SHALL REQUIRE COVERAGE UNDER A NATIONWIDE GENERAL PERMIT OR INDIVIDUAL WETLAND PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS. PRIOR TO DISTURBANCE, THE PROPERTY OWNER SHALL CONTACT THE U.S. ARMY CORPS OF ENGINEERS NEW YORK DISTRICT OFFICE TO ENSURE COMPLIANCE WITH SECTION 404 OF THE CLEAN WATER ACT.

LOCATION MAP

N

SCALE: 1" = 2,000'





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ORIGINAL SIZE IN INCHES

STATE OF NEW YORK · ANDREW V. WILLINGHAM · 083984 · PROFESSIONAL ENGINEER

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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.

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REV	DATE	DESCRIPTION
4	02/21/18	REVISIONS PER PLANNING BOARD COMMENTS
3	01/29/18	REVISIONS PER PLANNING BOARD COMMENTS
2	12/18/17	REVISIONS TO SITE DESIGN
1	09/14/17	REVISIONS PER PLANNING BOARD COMMENTS

CLUSTER SUBDIVISION PLAN

WALLKILL TOWN CENTER

PARK AVENUE & PLEASANT AVENUE

TOWN OF SHAWANGUNK, ULSTER COUNTY, NY

DRAWN BY	CHECKED BY
MLT	AVW
DATE	SCALE
08/22/17	1"=50'
PROJECT NO.	
16038	
SHEET NO.	
S-1	