

BULK REQUIREMENTS

TOWN OF SHAWANGUNK - ZONING DISTRICT SB
PROPOSED USE: LIGHT INDUSTRY (USE §112.2)

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	1.0 AC	1.94 AC ±
LOT WIDTH	150 FEET	844 FEET
LOT DEPTH	150 FEET	178 FEET
FRONT YARD	30 FEET	84.4 FEET
REAR YARD	50 FEET	35.4 FEET
SIDEYARD (ONE SIDE)	25/25 FEET	27.8/1764 FEET
MAXIMUM ALLOWABLE BUILDING HEIGHT	35 FT	4.25 FT
BUILDING STORIES	3	1
IMPERVIOUS COVERAGE	30 %	41 %

NOTES:
 - PRE-EXISTING NON-CONFORMING VARIANCE GRANTED BY ZBA ON 01/28/13
 - 2.94 ACRES GROSS - 0.84 ACRES FLOODPLAIN - 1.94 ACRES NET

PARKING REQUIREMENTS

BUILDING AREA: 22,004 SQ FT
 TOTAL SPACES REQUIRED: 22,000 SQ FT ÷ 1 SPACE PER 1,000 SQ FT = 22 SPACES
 8 EMPLOYEES ÷ 1 SPACE ÷ 2 EMPLOYEES = 4 SPACES
 + 1 LOADING BERTH FOR COMMERCIAL = 20,001 SQ FT
 TOTAL SPACES PROVIDED: 28 SPACES + 1 LOADING BERTH
 PARKING AREA CALCULATION: 18,964 SQ FT ÷ 22,000 SQ FT = 87% (20% REQUIRED)

GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER: SECTION 104 BLOCK 1 LOT 1 112
- TOTAL AREA OF SUBJECT PARCEL: 2.974 ACRES
- BOUNDARY AND PLANNING INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY ENGINEERING & SURVEYING PROFESSIONALS, P.C. (10/02/13)
- THE SURROUNDING SUBDIVISIONS WERE COMPILED BY ENGINEERING & SURVEYING PROFESSIONALS P.C. FROM 1/500 M HYDRO-FLATTENED DIGITAL ELEVATION MODEL (DEM) AS DERIVED FROM 2012 SOURCE DATA. THE DEM WERE PROVIDED BY NYSDOT AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- OWNER: REUCO REALTY, LLC
180 48TH STREET
BROOKLYN, NY 11234
- APPLICANT: ONE STOP SHOP SUPPLIES, INC
761 HERRINGMAN AVE
YONKERS, NY 10551
- EXISTING BUILDINGS SERVICED BY INDIVIDUAL WELL AND SEPTIC
- AGRICULTURAL NOTE: PROPERTY NEAR THIS SITE MAY BE IN ACTIVE AGRICULTURAL OPERATION. PRODUCTIONS AND RESIDUES MUST BE HARVESTED FROM SUCH PROPERTY MAY BE PROTECTED BY NEW YORK STATE "RIGHT TO FARM LAWS" AS REGULATED BY THE DEPT. OF AGRICULTURE AND MARKETS. FROM TIME TO TIME AND PRIOR TO THE NORMAL GROWING SEASON LAND AND CROPS MAY BE SPRAYED FROM THE GROUND OR BY AIR. HARVEST MAY BE APPLIED AND PERIODIC WORK AND EQUIPMENT FROM MACHINERY OPERATION AND CROP DRYING FACILITIES AT VARIOUS TIMES THROUGHOUT THE YEAR. OCCUPANTS OF THIS SITE SHOULD BE AWARE OF THIS ACTION BY OTHER AREA PROPERTY OWNERS.
- LIGHTING SHALL BE 3000K LED LIGHTS - MOUNTED AT APPROXIMATELY 22 FEET FROM BUILDING FINISHED FLOOR ELEVATION (FFE). NO REVISIONS OR CHANGES TO THE LIGHTING PLAN, AND NO ADDITIONAL LIGHTS SHALL BE INSTALLED WITHOUT PLANNING BOARD APPROVAL.
- THE BUILDING & PROPERTY WILL BE OWNED/LEASED BY A SINGLE TENANT WITH NO OUTDOOR STORAGE AND SHEDS LOCATED WITHIN THE BUILDING. IF THE TENANT'S USE IS INDUSTRIAL, THE SITE WILL BE SUBJECT TO THE TOWN OF SHAWANGUNK'S PERFORMANCE STANDARDS IN SECTION 171.4.0.
- TRUCK DELIVERIES TO THE SITE SHALL BE MADE BY TRUCKS 26 FEET OR LESS IN LENGTH OR LESS AT LOADING BERTH. NO LARGER TRUCKS OR TRAILERS SHALL BE PERMITTED WITH PROHIBITION SIGN AT ENTRANCE.
- 28A HAS GRANTED VARIANCES OR BYLAWS FOR THE AMOUNT OF IMPERVIOUS SURFACE RATHER THAN THE REQUIRED 30% AND THE EXISTING NON-CONFORMING BUILDING HEIGHT IS 35 FEET FROM THE PROPERTY LINE, RATHER THAN 30 FEET.
- UPON AVAILABILITY OF A SEWER CONNECTION, THE SEPTIC FIELD WILL BE ABANDONED AND THE SEPTIC TANK REMOVED UPON CONNECTION TO THE SEWER SYSTEM. A LETTER SEALED BY A LICENSED PROFESSIONAL ENGINEER SHALL BE PROVIDED TO THE BUILDING DEPARTMENT STATING THE SUBJECT TANK WAS REMOVED AT THEIR DISCRETION PRIOR TO FINAL CONNECTION OF THE SEWER LATERAL TO THE BUILDING.
- BUILDING RESTRICTIONS (PER ARCHITECTURAL PLANS):
 MINIMUM INTERIOR HEADROOM: 8 FEET
 MAXIMUM STORAGE HEIGHT: 15 FEET
 BACK BUILDING: 3 FEET TO ROOFLINE + 4 FEET



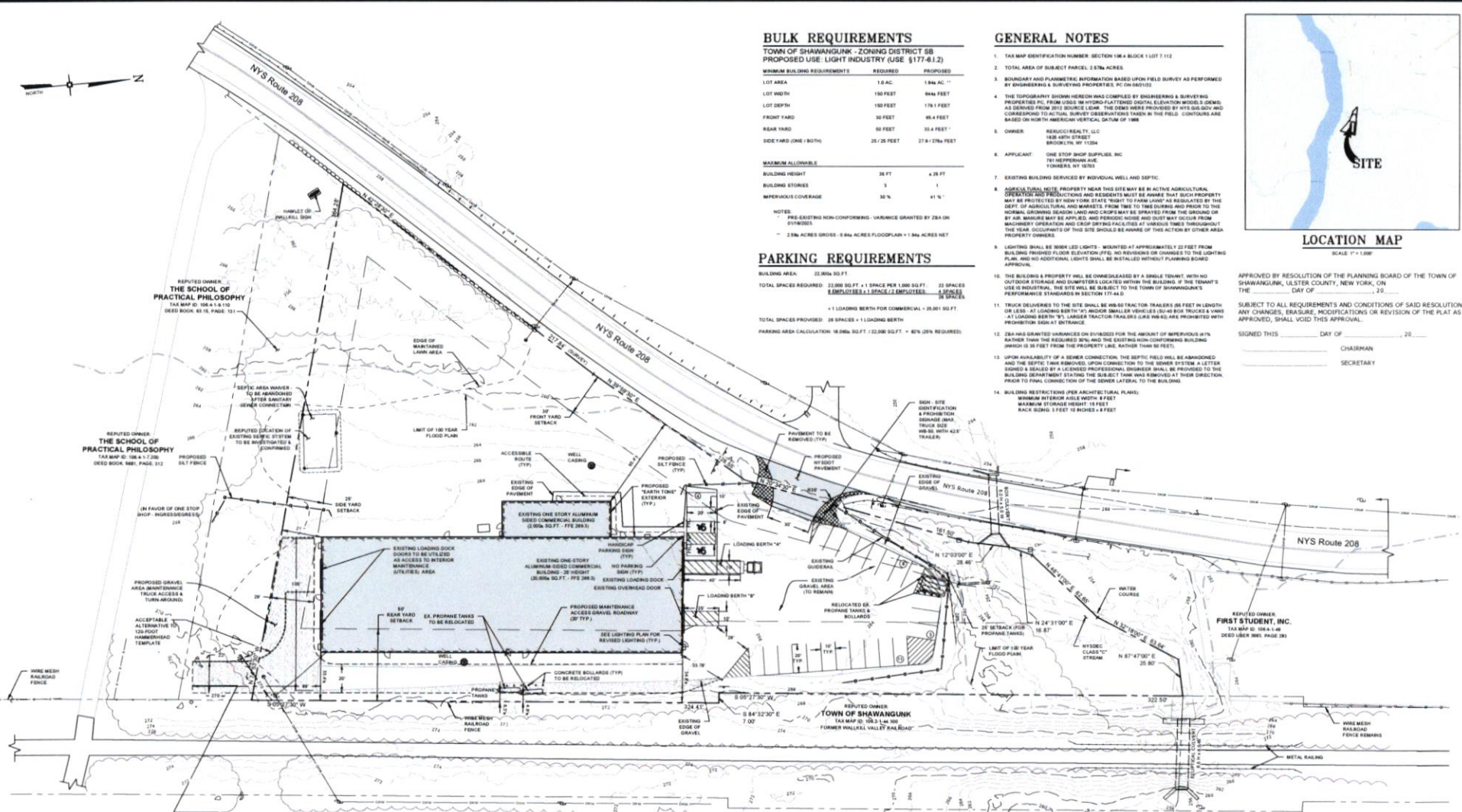
LOCATION MAP
SCALE: 1" = 1 MILE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF SHAWANGUNK, ULSTER COUNTY, NEW YORK, ON THE _____ DAY OF _____, 20____.

SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGES, ERRATA, MODIFICATIONS OR REVISION OF THE PLAN AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____.

_____ CHAIRMAN
 _____ SECRETARY



LIST OF DRAWINGS

PLAN SHEETS
1 C-1 SITE PLAN
2 C-2 LANDSCAPING PLAN
3 C-3 LIGHTING PLAN
4 C-4 DETAILS

FIGURES
1 F-1 TRUCK TURNING TEMPLATE (WB-50 ENTRANCE)
2 F-2 TRUCK TURNING TEMPLATE (WB-50 EXIT)
3 F-3 FIRE TRUCK TURNAROUND
4 F-4 LOT DEPTH CALCULATIONS

No.	DATE	DESCRIPTION
1	08/14/13	ISSUED FOR THE TOWN OF SHAWANGUNK COMMENTS
2	08/27/13	RECEIVED FOR THE TOWN OF SHAWANGUNK COMMENTS
3	09/10/13	RECEIVED FOR THE TOWN OF SHAWANGUNK COMMENTS
4	09/17/13	RECEIVED FOR THE TOWN OF SHAWANGUNK COMMENTS
5	09/26/13	RECEIVED FOR THE TOWN OF SHAWANGUNK COMMENTS
6	10/07/13	RECEIVED FOR THE TOWN OF SHAWANGUNK COMMENTS
7	08/17/14	RECEIVED FOR THE TOWN OF SHAWANGUNK COMMENTS

DRAWING STATUS	ISSUE DATE
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR:	09/17/24
CONCEPT APPROVAL	N/A OF N/A
PLANNING BOARD APPROVAL	1 OF 2
LOCAL REALTY SUPERVISOR APPROVAL	N/A OF N/A
LOCAL WATERMAIN EXTENSION APPROVAL	N/A OF N/A
ENGINEER APPROVAL	N/A OF N/A
CONTRACT APPROVAL	N/A OF N/A
OWNER BID	N/A OF N/A
OWNER CONSTRUCTION	N/A OF N/A

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UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT BEARING THE SIGN OF A LICENSED PROFESSIONAL ENGINEER OR A VIOLATION OF SECTION 7209 SUBSECTION 1 OF THE NEW YORK STATE EDUCATION LAW.

NEW YORK LICENSE # 81173

1 inch = 30 ft

ENGINEERING & SURVEYING PROFESSIONALS, P.C.
 "Achieving Successful Results with Innovative Energy"

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 WWW.ESP-PC.COM

SITE PLAN

ONE STOP SHOP SUPPLIES
 3050 NYS ROUTE 208
 TOWN OF SHAWANGUNK
 ULSTER COUNTY, NEW YORK

DATE: 07/26/23
 REVISION: 7 - 09/17/24

DRAWN BY: K.W.
 SCALE: 1" = 30'

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