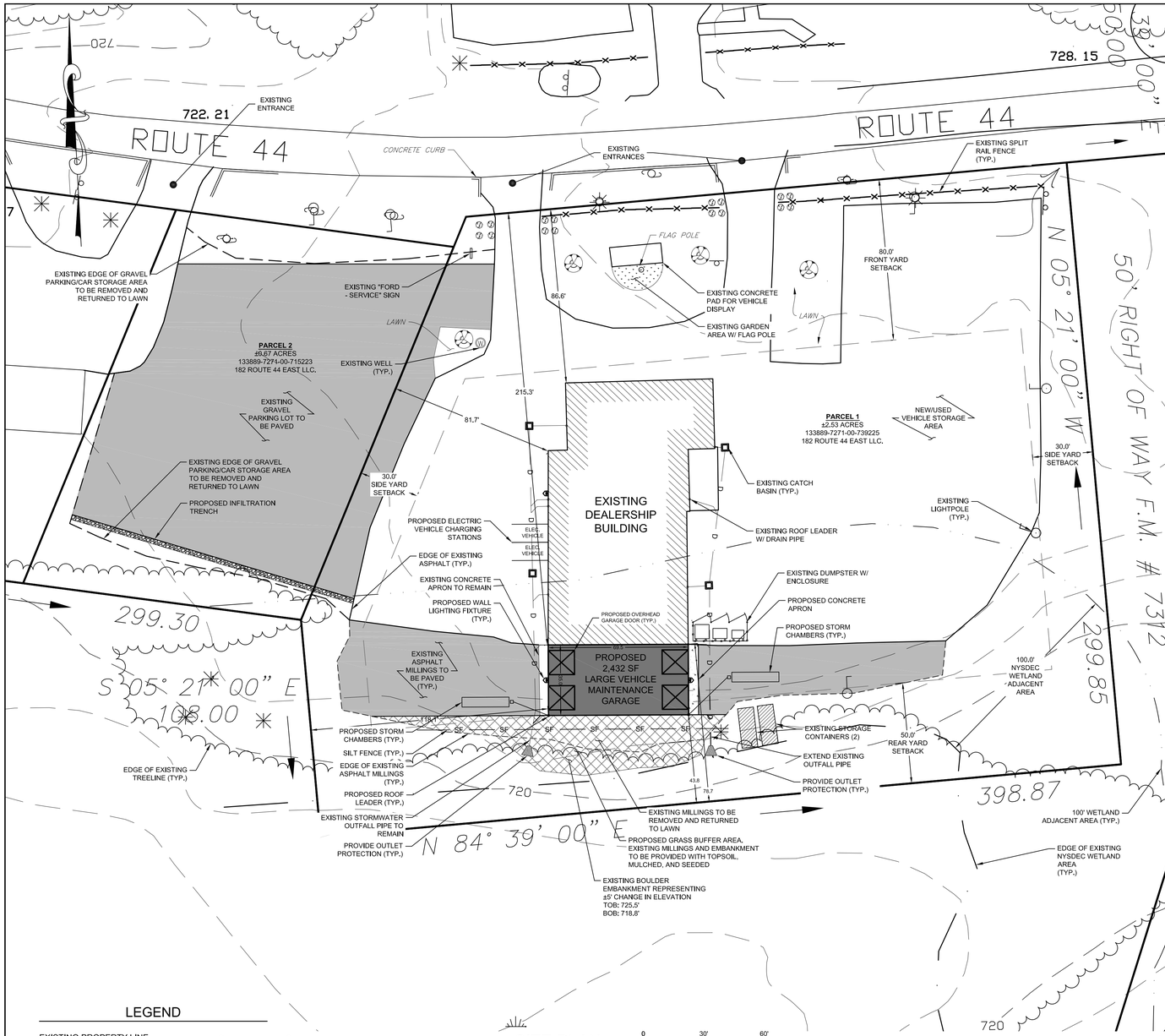
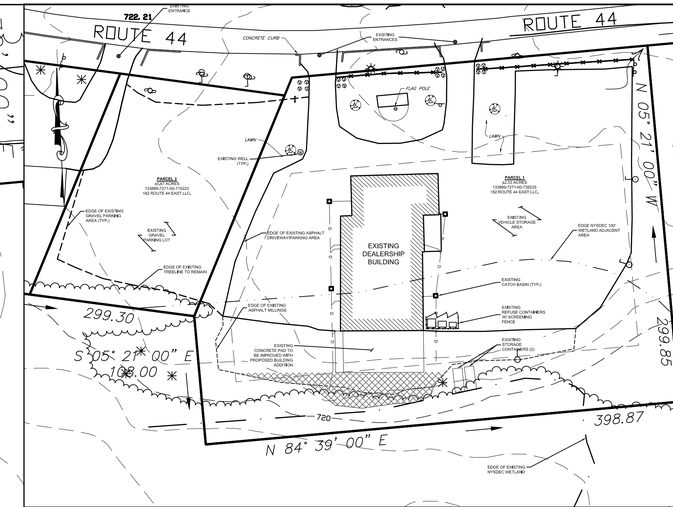



## SITE PLAN

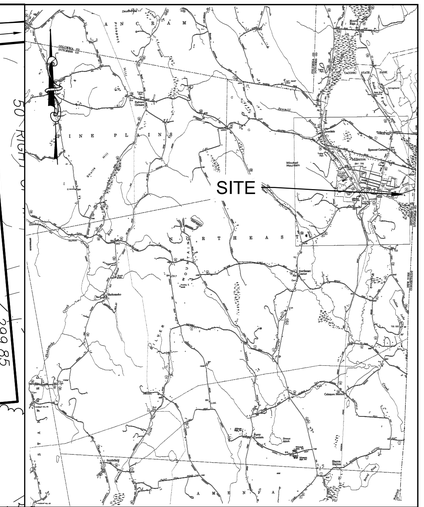
SCALE: 1" = 30'

0 30' 60'
1" = 30'
GRAPHIC SCALE




## EXISTING CONDITIONS PLAN

SCALE: 1" = 60'




## VICINITY PLAN

SCALE: 1" = 2,000'

## BULK REGULATIONS

**BOULEVARD DISTRICT - 5**

| PROVISION | REQUIRED | EXISTING (LOT 1) | PROPOSED (LOT 1) | EXISTING (LOT 2) | PROPOSED (LOT2) |
|---|---|---|---|---|---|
| MIN. LOT AREA (ACRE) | 1 | 2.53 | 2.53 (NO CHANGE) | 0.67 | 0.67 (NO CHANGE) |
| MIN. LOT WIDTH | 200 | 342.2 | 342.20 | 139.0 | 139.0 |
| MAX. BUILDING HEIGHT (FT) | 30 | 18.5 | 18.5 | N/A | N/A |
| MAX. BUILDING COVERAGE (%) | 20 | 8.3 | 10.6 | N/A | N/A |
| MAX. FLOOR AREA (%) | 20 | 8.3 | 10.6 | N/A | N/A |
| MAX. LOT COVERAGE (%) | 50 | 65.9[1] (EXISTING) | 64.2 (REDUCED) | 73.9[1] (EXISTING) | 68.5 (REDUCED) |
| YARDS (MINIMUM) | | | | | |
| MIN. FRONT YARD SETBACK (FT) | 80 | 86.6 | 215.3 | N/A | N/A |
| MIN. REAR YARD SETBACK (FT) | 50 | 78.7 | 43.8[2] | N/A | N/A |
| MIN. SIDE YARD SETBACK (FT) | 20 / 60[3] | 81.7 | 118.1 | N/A | N/A |

NOTES
1) LOT COVERAGE IS EXISTING NONCONFORMING. PROPOSED BUILDING EXPANSION WILL BE LOCATED ON AN EXISTING IMPERVIOUS CONCRETE PAD. PROPOSED DEVELOPMENT WILL REDUCE NON-CONFORMING CONDITIONS.
2) AN AREA VARIANCE WAS GRANTED ON 3/19/2021.
3) 20' INDIVIDUAL SETBACK, 60' COMBINED SIDE YARD SETBACKS.

### TOWN PLANNING BOARD APPROVAL

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF NORTH EAST, NEW YORK, ON THE _____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____ BY

_____
CHAIRMAN

_____
SECRETARY

### OWNERS CONSENT NOTE

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT I AM FAMILIAR WITH THIS MAP, ITS CONTENTS TO ALL SAID TERMS, CONDITIONS, AND LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE TOWN OF NORTH EAST.

SIGNED THIS _____ DAY OF _____ 2021

_____ OWNER'S SIGNATURE

BUILDING DATA
EXISTING DEALERSHIP BUILDING = 9,199.2 SF
PROPOSED LARGE VEHICLE REPAIR GARAGE = 2,432.5 SF

**TOTAL BUILDING AREA = 11,631.7 SF**

## LEGEND

- EXISTING PROPERTY LINE
- BUILDING SETBACK
- EDGE OF DEC WETLAND
- 100' NYSDEC WETLAND ADJACENT AREA
- DRAINAGE PIPE
- EXISTING TREE LINE
- PROPOSED STRUCTURE
- PROPOSED ASPHALT PAVING
- CATCH BASIN
- EXISTING LIGHT POLE
- EXISTING WELL

MAP NOTES:

1. PROPERTY AND TOPOGRAPHY SURVEY DATA BASED UPON AN ACTUAL FIELD SURVEY COMPLETED ON OR BEFORE DECEMBER 14, 2020 BY LYNDEN B. CHASE L.S. #49643.
2. NYSDEC FRESHWATER WETLAND BOUNDARY DELINEATED IN "SURVEY MAP PREPARED FOR TOWN OF NORTHEAST" ON OR BEFORE JULY 10,2006, REVISED AUGUST 9, 2006, BY LYNDEN B. CHASE L.S. #49643. WETLAND VALIDATION CERTIFIED BY HEATHER GIERLOFF ON JULY 22, 2005, APPROVED AUGUST 14, 2006.

## SITE DATA

PARCEL 1
ZONING DISTRICT: "BD-5" BOULEVARD DISTRICT 5
LOT SIZE: ±2.53 ACRES
TAX GRID No. : 133889-7271-00-739225
PROPERTY ADDRESS: 182 ROUTE 22
NORTH EAST, NY 12546
PROPERTY OWNER: 182 ROUTE 44 EAST LLC.
182 ROUTE 44 EAST,
MILLERTON, NY 12546

PARCEL 2
ZONING DISTRICT: "BD-5" BOULEVARD DISTRICT 5
LOT SIZE: ±0.67 ACRES
TAX GRID NO. : 133889-7271-00-715223
PROPERTY ADDRESS: 182 ROUTE 22
NORTH EAST, NY 12546
PROPERTY OWNER: 182 ROUTE 44 EAST LLC.
182 ROUTE 44 EAST,
MILLERTON, NY 12546

| DATE | REVISION |
|---|---|
| 3/23/2021 | SIGN REMOVED. VARIANCE NOTED ADDED. |


ENGINEERING, DESIGN, & PLANS PREPARED BY:

**RENNIA ENGINEERING DESIGN, PLLC**

CIVIL • ENVIRONMENTAL • STRUCTURAL

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PRELIMINARY

NORTH EAST FORD

TOWN OF NORTH EAST — DUTCHESS COUNTY, NY

SITE PLAN

| DATE | SCALE | DESIGNED BY: | DRAWN BY: | CHECKED BY: | JOB NO. | SHEET NO. |
|---|---|---|---|---|---|---|
| 2/12/2021 | 1" = 30' | RED | RED | RAR | 20-044 | 1 of 2 |