

LOCATION MAP
SCALE: 1" = 500'

- GENERAL NOTES:
1. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, MAY NOT NOT SHOWN HEREON.
 2. TOPOGRAPHY SHOWN HEREON BASED ON AN ACTUAL FIELD SURVEY PREPARED BY STEPHEN GREEN, PLS IN APRIL, 2021.
 3. TOTAL AREA OF PARCEL: 12.639 ACRES
 4. THIS PARCEL OF LAND IS LOCATED IN THE VILLAGE OF SOUTH BLOOMING GROVE, TAX MAP PARCEL SECTION 219 BLOCK 1 LOT 1.3.
 5. PARCEL IS LOCATED IN THE ORI ZONING DISTRICT
 6. ALL NEW UTILITIES ARE TO BE UNDERGROUND.
 7. THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON THIS PLAN. SUBJECT TO THE FINDINGS OF A COMPLETE AND UP-TO-DATE TITLE SEARCH.
 8. ANY TREE CLEARING REQUIRED AS A PART OF THE PROJECT WILL TAKE PLACE BETWEEN NOVEMBER 1 AND MARCH 31.

RECORD OWNER
BLOOMING GROVE HOTEL, LLC
 65 STEUBEN STREET
 BROOKLYN, NY 11205

APPLICANT
LIVY SCHWARTZ
 65 STEUBEN STREET
 BROOKLYN, NY 11205

3/8/23	ORIGINAL PREPARATION DATE
DATE	DESCRIPTION
SECOND AMENDED SITE PLAN FOR	
SLEEP INN HOTEL	
SECT. 219, BLOCK 1, LOT 1.3	
VILLAGE OF SOUTH BLOOMING GROVE	
ORANGE COUNTY, NEW YORK	

OVERALL SITE

DRAWING TITLE	
SIGNATURE	
DATE	

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

JOHN PETROCCIONE P.E., PLLC
 LICENSE NO. 078516
 129 NEPTUNE DRIVE, MONROE, NEW YORK 10950
 (845) 782-7725

SCALE	PROJECT	CAD REFERENCE
1" = 50'	21132.02	ADDITION SITE PLAN
NYSDEC DWG.NO	OCHD DWG.NO	DWG.NO
N/A of N/A	N/A of N/A	1 of 3

PARKING CALCULATIONS

CALCULATIONS BASED UPON BUILDING AREA:

EXISTING USE	REQUIREMENT	CALCULATION
HOTEL	1 SPACE PER GUEST ROOM	
HOTEL-PUBLIC AREAS	1 SPACE PER 400 SF PUBLIC CONF. ROOMS & RESTAURANT	160 GUEST ROOMS = 160 SPACES
PROPOSED USE		788 SF CONF. ROOM/400 = 2 SPACES
HOTEL-PUBLIC AREAS	1 SPACE PER 400 SF	258 SF BREAKFAST AREA/400 = 0.7 SPACES
		25,591 SF BALL ROOM/400 = 64 SPACES

TOTAL REQUIRED PARKING SPACES = 227 SPACES
 TOTAL EXISTING PARKING SPACES = 83 SPACES
 TOTAL PROVIDED PARKING SPACES = 215 SPACES

BULK REQUIREMENTS

ZONE: ORI
 PROPOSED USE: OFFICE/RETAIL

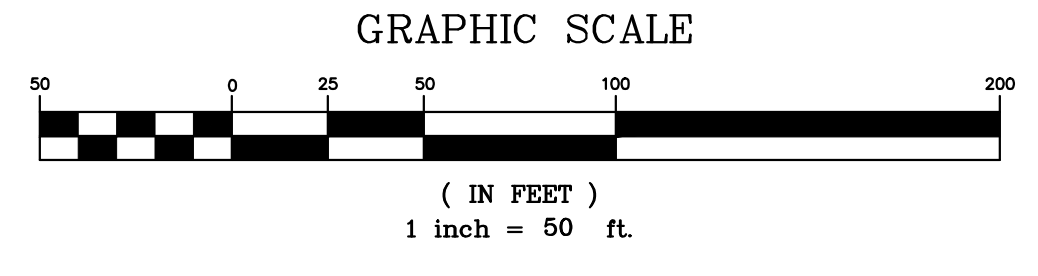
	REQUIRED	PROPOSED
MINIMUM LOT AREA	20,000 SF	12.63 AC.
MINIMUM FRONTAGE	200'	916'
MAXIMUM BUILDING COVERAGE	20%	7.12%
MINIMUM FRONT YARD SETBACK	50'	51'
MINIMUM SIDE YARD	50'	45' *
MINIMUM REAR YARD SETBACK	50'	315'
MAXIMUM HEIGHT	2 STORIES	3 STORIES
	35'	47.5' **

* DENOTES VARIANCE GRANTED BY ZONING BOARD OF APPEALS ON 10/14/21.
 ** DENOTES VARIANCE REQUIRED.

OVERLAY DISTRICTS

THIS PARCEL IS PARTIALLY LOCATED IN THE FOLLOWING OVERLAY DISTRICTS:

- RIDGELINE OVERLAY DISTRICT
- SCENIC VIEWSHED OVERLAY DISTRICT
- SURFACE WATER OVERLAY DISTRICT
- SCENIC GATEWAY OVERLAY DISTRICT
- SIGNIFICANT BIOLOGICAL OVERLAY DISTRICT



FOR PLANNING BOARD APPROVAL