

GENERAL NOTES

1. TAX MAP IDENTIFICATION NUMBER: SECTION 226 BLOCK 1 LOTS 6.1, 7, & 8
2. TOTAL AREA OF SUBJECT PARCEL: 130,729± SQUARE FEET / 3.001± ACRES.
3. BOUNDARY, TOPOGRAPHY, & PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY LANC & TULLY ENGINEERING & SURVEYING, P.C. ON MARCH 21, 2019.
4. OWNERS: 226 - 1 - 6.1
NINAYA ALBETAINEH
92 TURNERS ROAD
CENTRAL VALLEY, NY 10917

226 - 1 - 7
F & E LLC
96 TURNERS ROAD
CENTRAL VALLEY, NY 10917

226 - 1 - 8
JOSEPH BRAVO & NADINE BRAVO
P.O. BOX 658
CENTRAL VALLEY, NY 10917
5. APPLICANT: RAINBOW GROUP OF CENTRAL VALLEY, INC.
116 COURTYARD DRIVE
ONEONTA, NY 13820
6. PROPOSED USED: HOTEL (108 ROOMS)

DENSITY CALCULATIONS

PROPOSED USE: HOTEL
 MAXIMUM NUMBER OF UNITS: 700 SF OF LOT AREA PER HOTEL ROOM
 130,729 SF * 1 ROOM / 700 SF = 186 ROOMS
 TOTAL ROOMS PROPOSED: 108 ROOMS

PARKING REQUIREMENTS

PROPOSED USE: HOTEL
 TOTAL SPACES REQUIRED: 1.25 SPACE PER HOTEL ROOM
 108 ROOMS * 1.25 SPACES/ROOM = 135 SPACES
 TOTAL SPACES PROVIDED: 142 SPACES

BULK REQUIREMENTS

VILLAGE OF WOODBURY - ZONING DISTRICT LC [HO OVERLAY]

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	43,560 SF	±136,264 SF
STREET FRONTAGE (STATE HIGHWAY)	100 FEET	±406 FEET
FRONT YARD	50 FEET	±60.4 FEET
REAR YARD	50 FEET	±50.0 FEET
SIDE YARD	50 FEET	±114.2 FEET
MAXIMUM ALLOWABLE		
MAXIMUM BUILDING HEIGHT	LESSER OF 5 STORIES / 60 FT	≤ 5 STORIES / 60 FT
PERMITTED COVERAGE	75%	±52.9%



LOCATION MAP

No.	DATE	DESCRIPTION

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		01/05/2021
	SHEET NUMBER	
<input checked="" type="checkbox"/>	CONCEPT APPROVAL	1 OF 2
<input type="checkbox"/>	PLANNING BOARD APPROVAL	N/A OF N/A
<input type="checkbox"/>	OCDOH REALTY SUBDIVISION APPROVAL	N/A OF N/A
<input type="checkbox"/>	OCDOH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/>	NYSDEC APPROVAL	N/A OF N/A
<input type="checkbox"/>	NYSDOT APPROVAL	N/A OF N/A
<input type="checkbox"/>	OTHER	N/A OF N/A
<input type="checkbox"/>	FOR BID	N/A OF N/A
<input type="checkbox"/>	FOR CONSTRUCTION	N/A OF N/A

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JAY SAMUELSON, P.E.
NEW YORK LICENSE # 080023

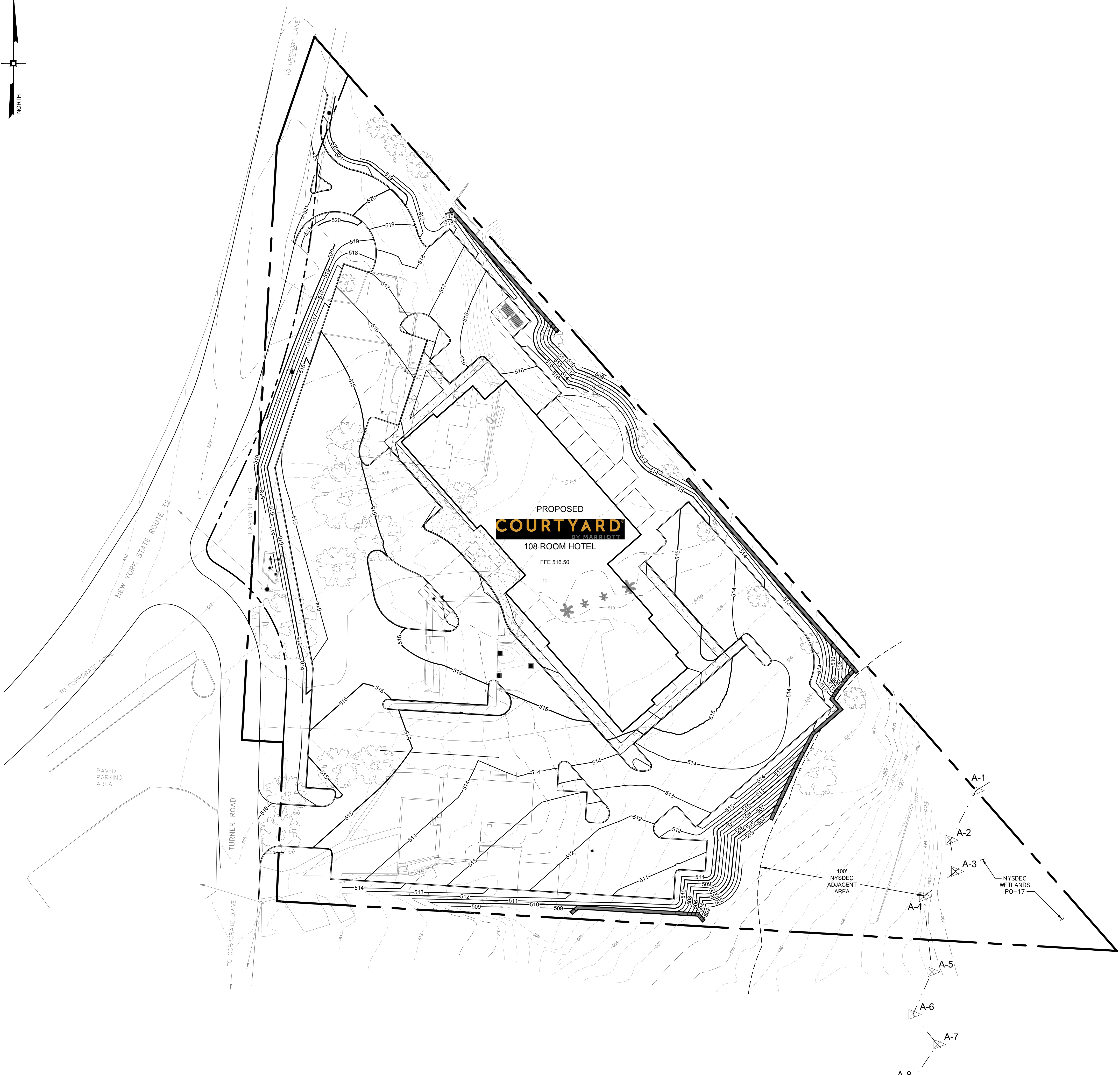
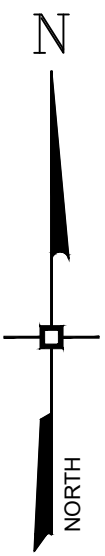
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MONTGOMERY OFFICE
 71 CLINTON STREET
 MONTGOMERY, NY 12549
 Ph: (845) 457-7727
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CONCEPTUAL SITE PLAN

RAINBOW GROUP OF CENTRAL VALLEY, INC
 NYS ROUTE 32 & TURNER ROAD
 VILLAGE OF WOODBURY
 ORANGE COUNTY, NEW YORK

JOB #:	1081.12	DRAWN BY:	JS	C-1
DATE:	01/05/21	SCALE:	1"=30'	
REVISION:	0	TAX LOT:	228-1-6.1, 7, & 8	



No.	DATE	DESCRIPTION

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER
<input checked="" type="checkbox"/> CONCEPT APPROVAL	2 OF 2	
<input type="checkbox"/> PLANNING BOARD APPROVAL	N/A OF N/A	
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A OF N/A	
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A OF N/A	
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A	
<input type="checkbox"/> NYS DOT APPROVAL	N/A OF N/A	
<input type="checkbox"/> OTHER	N/A OF N/A	
<input type="checkbox"/> FOR BID	N/A OF N/A	
<input type="checkbox"/> FOR CONSTRUCTION	N/A OF N/A	
<small>THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).</small>		

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CONCEPTUAL GRADING PLAN

RAINBOW GROUP OF CENTRAL VALLEY, INC
NYS ROUTE 32 & TURNER ROAD
VILLAGE OF WOODBURY
ORANGE COUNTY, NEW YORK

JOB #:	1081.12	DRAWN BY:	JS	C-2
DATE:	01/05/21	SCALE:	1"=30'	
REVISION:	0	TAX LOT:	228-1-6.1, 7, & 8	