



PARKING ANALYSIS

	Required	Provided
Hotel Parking Requirements:		
96 rooms	96	90
1 space per room		
1 space per 2 employees (5 employees)	3	
Lot 1 Retail Space: 11,000 SF		
1 space per 150 SF of floor space for first 2,000 SF	14	14
5.5 spaces per 1000 SF after first 2,000 SF	50	54
Lot 3 Retail Space: 3,264 SF		
1 space per 150 SF of floor space for first 2,000 SF	14	14
5.5 spaces per 1000 SF after first 2,000 SF	7	16
Total Spaces	184	188
Handicap Spaces (4% of total)	7	9

MAP REVISION DATES

DATE	REVISION	BY
11/18/2014	REVISED LAYOUT OF LOT 3	CC

SITE PLAN
OF
JCA HOTELS
SITUATE - NYS 211
TOWN OF WALLKILL
ORANGE COUNTY, NEW YORK
OCTOBER 23, 2014

Scale: 1" = 20'

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047 www.mecells.com

BARRY MEDENBACH, P.E.
NEW YORK LIC. NO. 60142

ZONING REQUIREMENTS
FOR TC (TOWN CENTER) ZONE

	REQUIRED	EXISTING	RETAIL LOT 1	HOTEL LOT 2	RETAIL LOT 3	LOT 4
MIN LOT AREA	60,000 SF	441,754 SF	51,597 SF*	88,678 SF	49,942 SF*	251,537 SF
MIN LOT WIDTH	200 FT	480 FT	300 FT	389 FT	200 FT	224 FT
MIN LOT DEPTH	200 FT	1,075 FT	200 FT	229 FT	470 FT	625 FT
SETBACKS						
FRONT	50.0 FT	20.0 FT	74.8 FT	95.0 FT*	38.0 FT	-
SIDE	50.0 FT	20.0 FT	30.0 FT	23.5 FT*	20.0 FT*	-
REAR	50.0 FT	860.0 FT	50.0 FT	57.0 FT	50.0 FT*	-
BUILDING HEIGHT	60 FT					
IMPERVIOUS COVER	70%	22%	85%*	60%	60%	
*VARIANCE REQUIRED	(309,228 SF)	(99,000 SF)	(44,179 SF)	(53,518 SF)	(30,126 SF)	

ADDITIONAL VARIANCE REQUIRED FOR: 1) PARKING SETBACK FROM 10 FT TO 0 FT

Dig Safely. New York.
Call Before You Dig
Mark the Utilities
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800-962-7962
www.digsafely.com

EXISTING COSIMO'S RESTAURANT

N/F COSIMO'S BRICK OVEN OF WALLKILL
TM# 41-1-60.1
L.4323-P.284

PROPOSED RETAIL/SERVICE (EXISTING AMBULANCE GARAGE)
3,264 S.F.
(48' x 68')

Home2 Suites by Hilton

PROPOSED RETAIL STORES (11,000 SF TOTAL)
LOT 1
PROPOSED RETAIL PARCEL ± 1.2 AC (51,597 SF)

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