

MAP REFERENCE
 ALL EXISTING PROPERTY LINES AND PHYSICAL FEATURES
 HAVE BEEN OBTAINED FROM A MAP PREPARED BY
 HOWARD WEEDEN, PLS, TITLED "SURVEY OF PROPERTY FOR
 MCGUIRE" AND LAST REVISED 08-24-2011.



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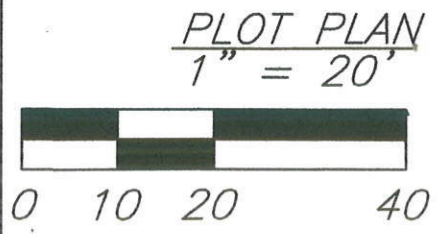
BULK REGULATIONS

ZONING DISTRICT: R-3 WITH PUBLIC WATER AND PRIVATE SDS

	REQUIRED	EXISTING	PROPOSED
LOT AREA	15,000 S.F.	15,000 S.F.	15,000 S.F.
LOT WIDTH	100'	150'	150'
LOT DEPTH	125'	100'*	100'*
FRONT YARD	40'	9.1'*	5.0'**
REAR YARD	40'	48.6'±*	42.6'±**
SIDE YARD			
1 YARD	15'	47.9'±	47.9'±
BOTH YARDS	30'	96.5'±	90.5'±
LOT BUILDING COVERAGE	15%	16± % *	16± % *
BUILDING HEIGHT	35'	35'	35'
LOT SURFACE COVERAGE	30%	32± % *	34± % **

* PRE EXISTING NON CONFORMING
 ** VARIANCE REQUIRED

PLOT PLAN FOR MacGUIRE
 61 TAFT AVENUE (S/B/L: 73-5-21.1)
 TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK



AREA = 15,000 S.F.
 = 0.344± acres

Reputed Owner: SPAMPINATO
 (deed liber: 3286, page: 288)
 N04°00'00"W
 fence link
 chain
 stockade fence
 29.94'

Reputed Owner: MEJIAS
 (deed liber: 2867, page: 128)
 150.00'
 fence
 chain link
 ret. wall
 shed 2.0' clear
 frame shed

Reputed Owner: VANWAGNER
 (deed liber: 2613, page: 103)
 N86°00'00"E
 stockade fence
 8.6'
 2.0' over
 adj. shed
 3.3'
 adjoining dwelling
 100.00'
 adj. paved drive

Reputed Owner: RIVERA
 (deed liber: 12902, page: 1904)
 S86°00'00"W
 stockade fence
 4.4'
 paved driveway
 100.00'

S04°00'00"E
 150.00'
 PROP. COVERED PORCH
 9.1'

WHITE STREET
 120.00'