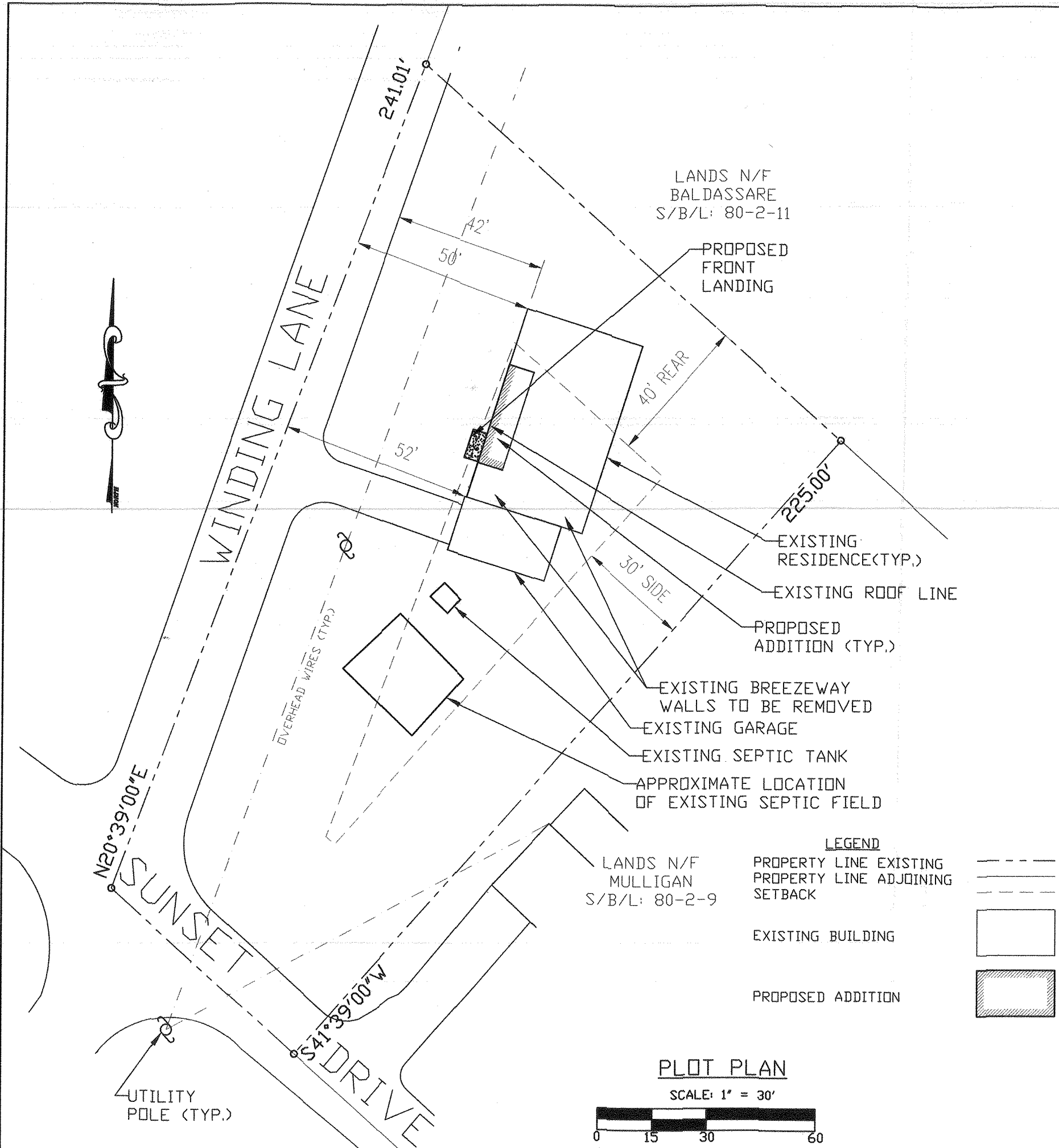


Full Size Site-Building Plans
are available for viewing at the

Zoning Board of Appeals
Office located at
308 Gardnertown Road
Newburgh, NY

845-566-4901

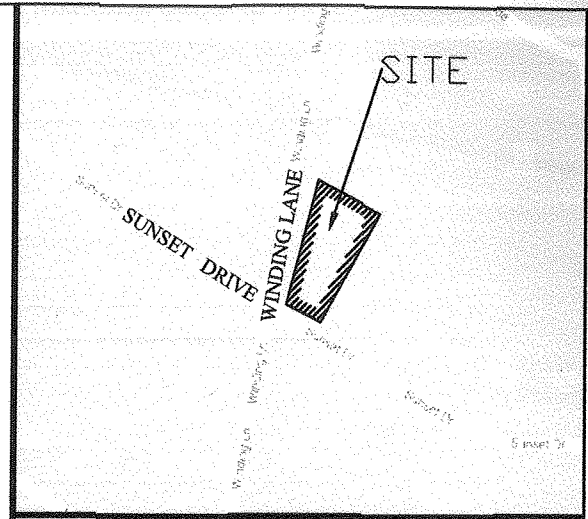


LANDS N/F
BALDASSARE
S/B/L: 80-2-11

LANDS N/F
MULLIGAN
S/B/L: 80-2-9

- LEGEND**
- PROPERTY LINE EXISTING
 - PROPERTY LINE ADJOINING
 - SETBACK
 - EXISTING BUILDING
 - ▨ PROPOSED ADDITION

PLOT PLAN
SCALE: 1" = 30'



LOCATION MAP (N.T.S.)

ZONING INFORMATION:
R-1 DISTRICT - SINGLE FAMILY RESIDENTIAL

	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 S.F.	24,918 S.F.	24,918 S.F.
LOT WIDTH (FEET)	150'	220'	220'
LOT DEPTH (FEET)	150'	120'±*	120'±*
FRONT YARD (FEET)			
WINDING LANE STREET LINE	50'	42'*	42'***
SUNSET DRIVE STREET LINE	50'	116'±	116'±
WINDING LANE PROPERTY LINE	N/A	50.2'	50.2'
SUNSET DRIVE PROPERTY LINE	N/A	130'±	130'±
SIDE / TOTAL SIDE YARD (FEET)	30' / 80'	35.5' / N.A.	35.5' / N.A.
REAR YARD (FEET)	40'	17.1'	17.1'
MAXIMUM BUILDING HEIGHT	35'	< 35'	< 35'
LOT BUILDING COVERAGE	10%	9% ±	9% ±
LOT SURFACE COVERAGE	20%	25% ±**	25% ±**
HABITABLE FLOOR AREA	1,500 S.F.	2,320 S.F.	2,630 S.F.

*PRE-EXISTING NON-CONFORMING (VARIANCE GRANTED FOR PREVIOUS ADDITION)
**PRE-EXISTING NON-CONFORMING INCLUDES IMPERVIOUS ROAD AREA
***AREA VARIANCE REQUIRED

MAP REFERENCE

ALL EXISTING FEATURES INCLUDING PROPERTY LINES, STRUCTURES, AND PHYSICAL FEATURES HAVE BEEN OBTAINED FROM A MAP PREPARED BY ANTHONY SORACE, P.L.S., TITLED 'LAND SURVEY PREPARED FOR AFFRON' DATED JUNE 23, 2006.

NOTES:

1. THE PROPOSED CONSTRUCTION WILL NOT ALTER THE BEDROOM COUNT OF THE SUBJECT RESIDENCE.
2. THE EXISTING RESIDENCE IS SERVICED BY AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM AND MUNICIPAL WATER.



JONATHAN CELLA, P.E.
N.Y.S. P.E. LIC. NO. 085069

PLOT PLAN FOR PROPOSED ADDITION

RESIDENTIAL SITE PLAN FOR:
WENDY AFFRON
14 WINDING LANE (S/B/L: 80-2-10)
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

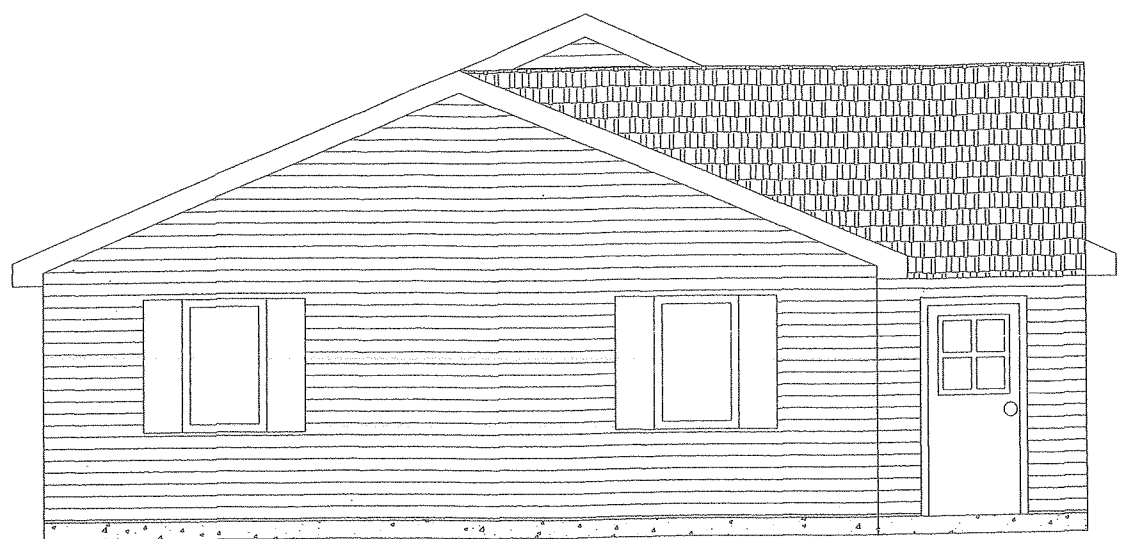
JONATHAN CELLA, P.E.
51 HUNT ROAD

DATE: 11-16-2015	WALKKILL, NEWYORK 12589 (845) 741-0363 jonathancellahotmail.com	DRAWN BY: JJC
SCALE: AS NOTED		SHEET NO. : 1 OF 1

- REVISIONS:**
1. 04-04-2016: FOR ZBA SUBMISSION
 2. 03-07-2018: PER PROPOSED ADDITION
 3. 04-16-2018: FOR ZBA SUBMISSION

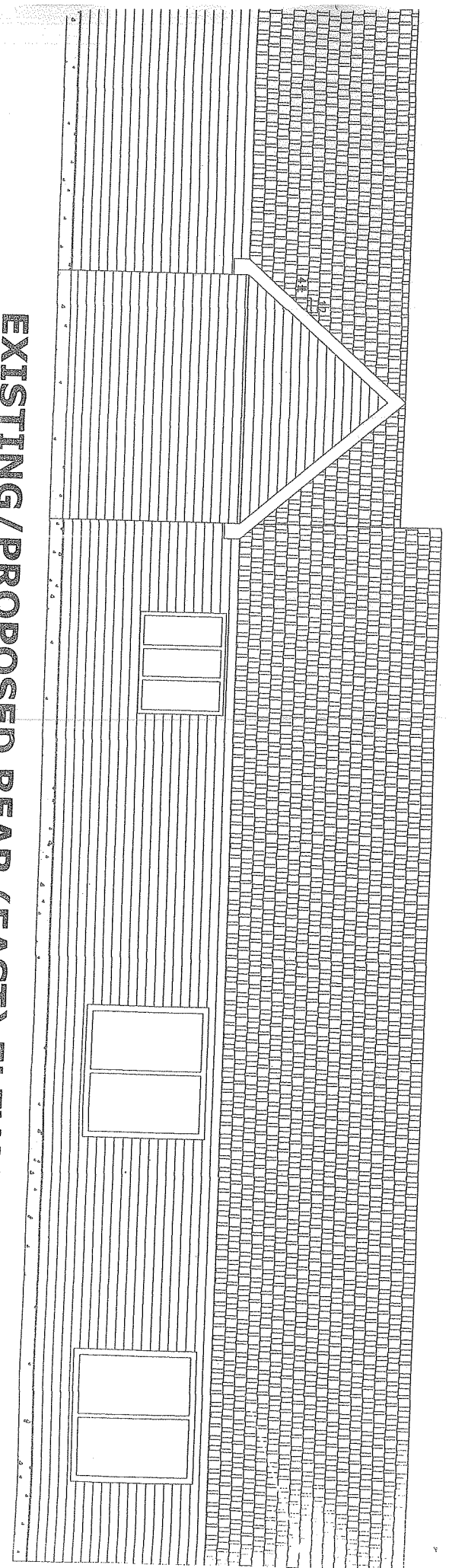


**EXISTING/PROPOSED LEFT SIDE (NORTH)
ELEVATION**

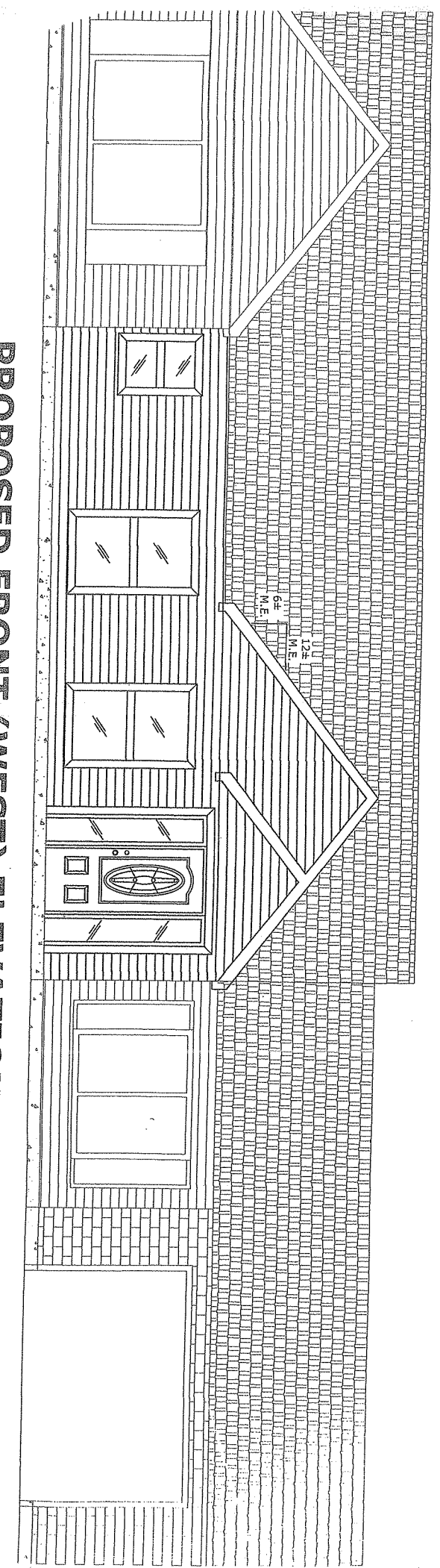


**EXISTING/PROPOSED RIGHT SIDE (SOUTH)
ELEVATION**

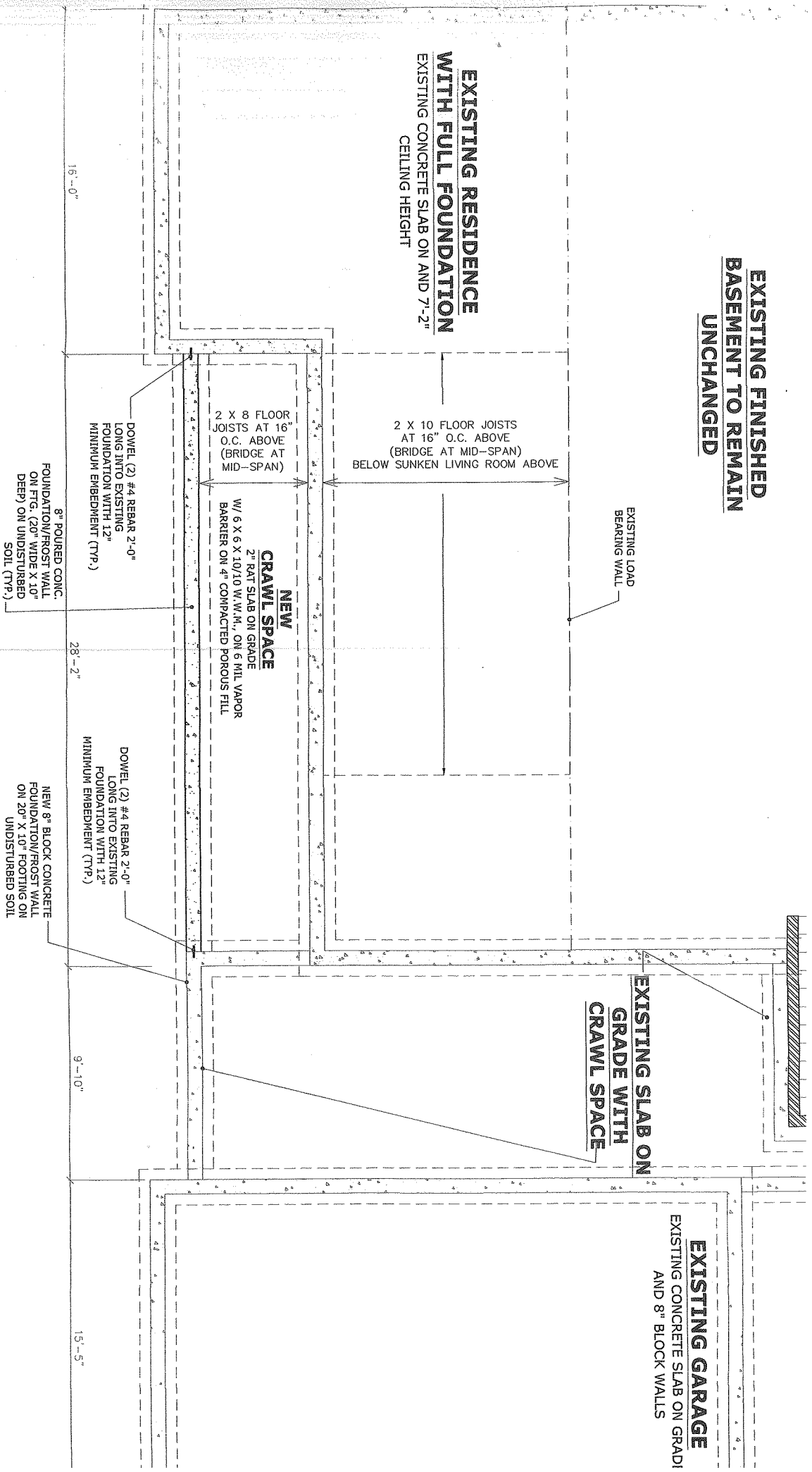
EXISTING/PROPOSED REAR (EAST) ELEVATION



PROPOSED FRONT (WEST) ELEVATION



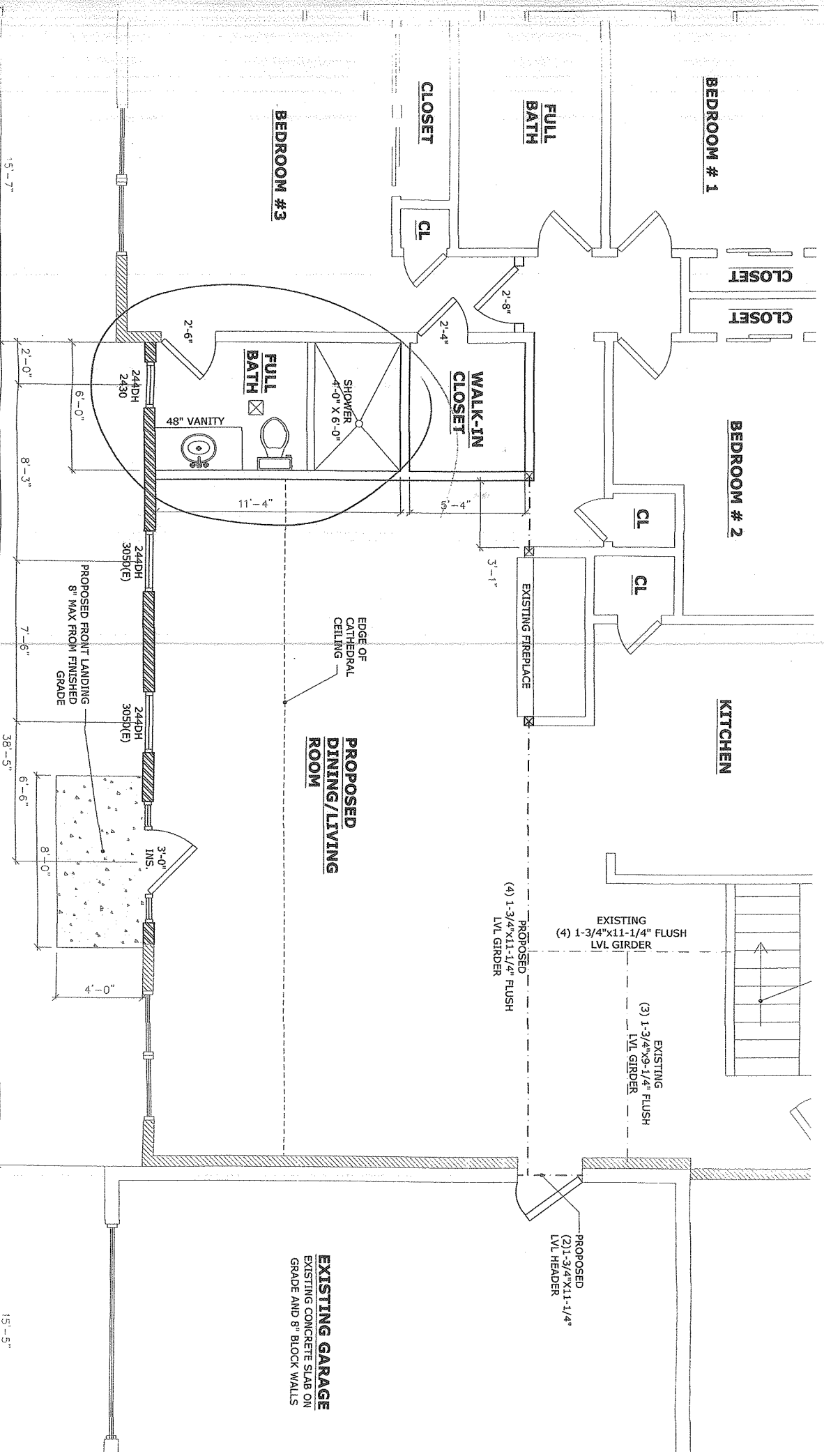
**EXISTING FINISHED
BASEMENT TO REMAIN
UNCHANGED**



FOUNDATION PLAN

Scale: 1/4" = 1'-0"

NOTES:



FIRST FLOOR PLAN