

Full Size Site Plan

is available for viewing at the

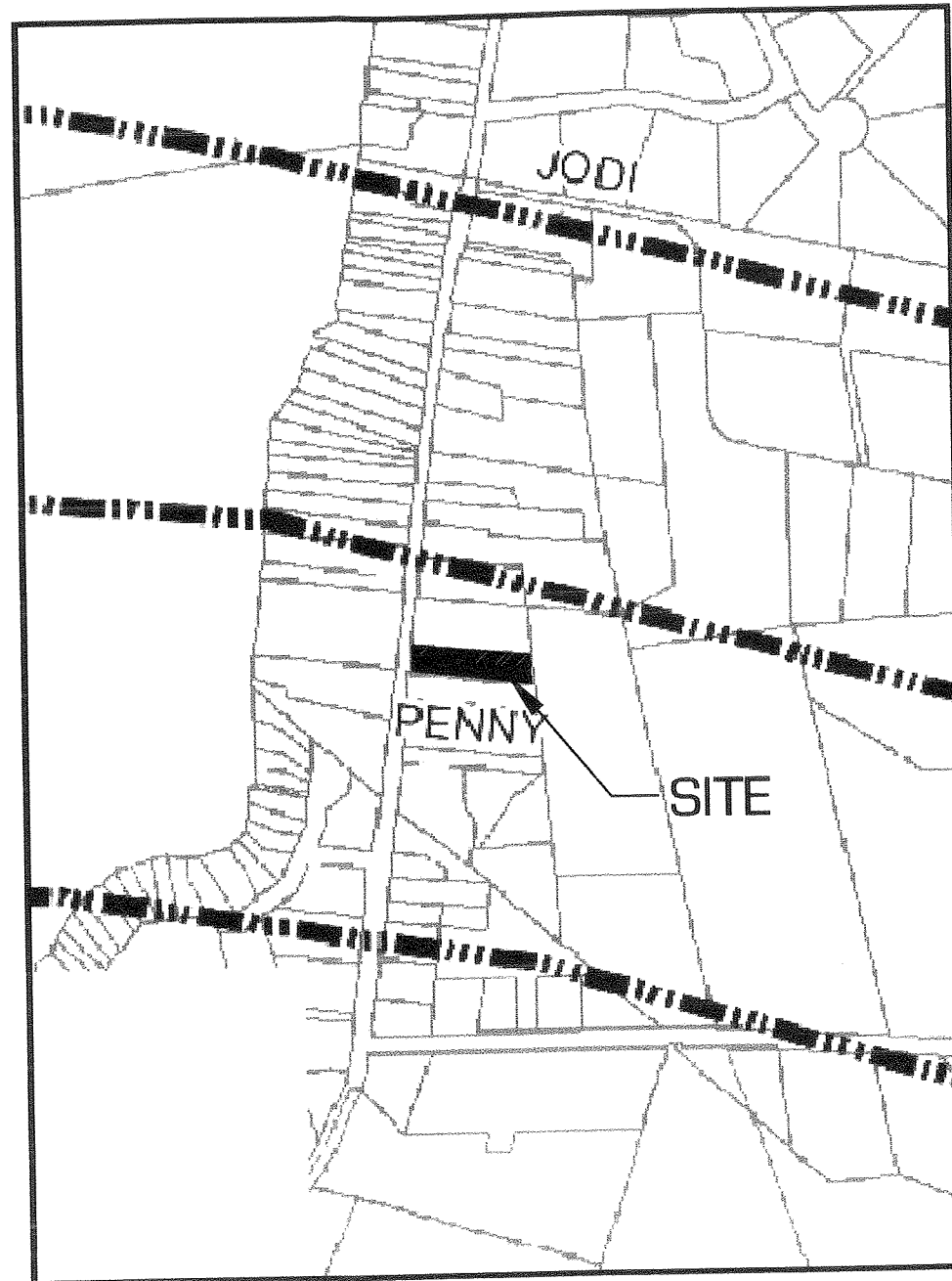
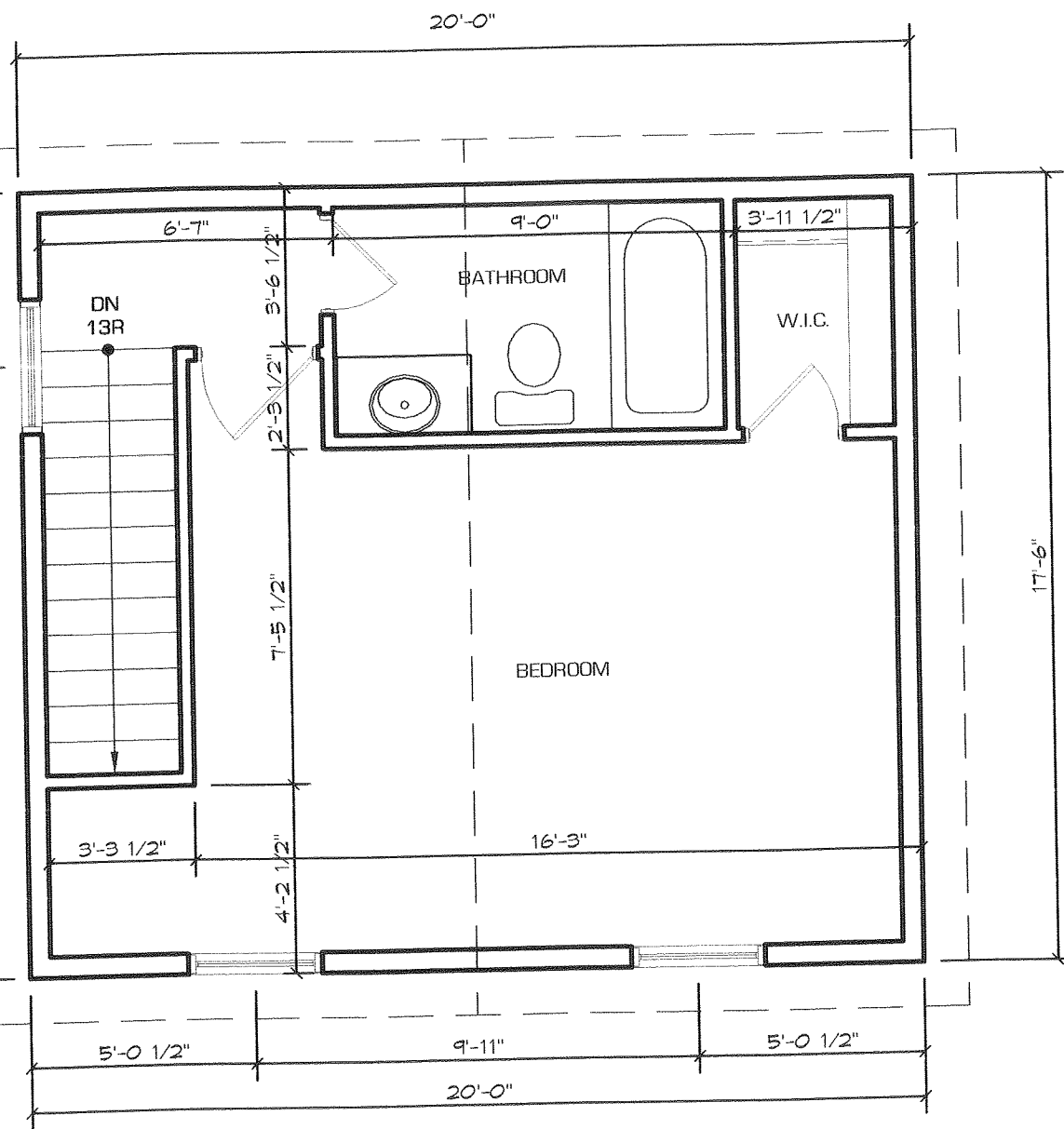
**Zoning Board of Appeals**

Office located at

**308 Gardnertown Road**

Newburgh, NY

845-566-4901



SITE LOCATION/ZONING MAP

**5** SECOND FLOOR  
 A1.0 SCALE: 1/4" = 1'-0"

**BULK REQUIREMENTS - ZONE R-1**

| ITEM                         | REQUIRED/ALLOWED | PROVIDED  | VARIANCE REQ. |
|------------------------------|------------------|-----------|---------------|
| <b>LOT REQUIREMENTS</b>      |                  |           |               |
| LOT AREA                     | 40,000 SF        | 21,390 SF | YES           |
| LOT WIDTH                    | 150'             | 65'       | YES           |
| LOT DEPTH                    | 150'             | 322.22'   | NO            |
| <b>YARD REQUIREMENTS</b>     |                  |           |               |
| FRONT YARD                   | 50'              | 68.6'     | NO            |
| REAR YARD                    | 40'              | 154.8'    | NO            |
| SIDE YARD                    | 30/80'           | .5'       | YES           |
| <b>HEIGHT REQUIREMENTS</b>   |                  |           |               |
| BUILDING HEIGHT              | 35'              | 22'       | NO            |
| <b>COVERAGE REQUIREMENTS</b> |                  |           |               |

**A. HENNESSY ARCHITECTS, P.C.**

- ARCHITECTURE • LAND PLANNING
- ENGINEERING • DEVELOPMENT

1200 STONY BROOK COURT - SUITE 3  
 NEWBURGH, NEW YORK 12550  
 PHONE: 845-561-7500 FAX: 845-561-7534  
 WWW.HENNESSYARCHITECTS.COM

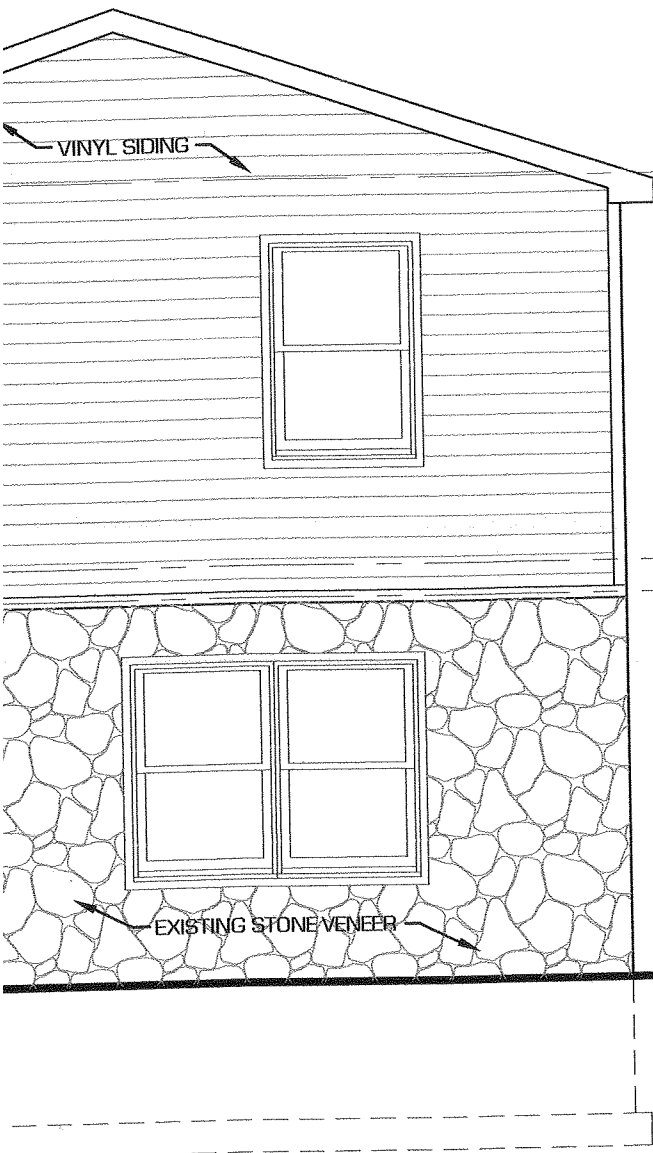
CLIENT:

**YASSER  
 ALY**

**300 LAKESIDE ROAD  
 NEWBURGH, NY**

PROJECT:

**APARTMENT  
 CONVERSION**

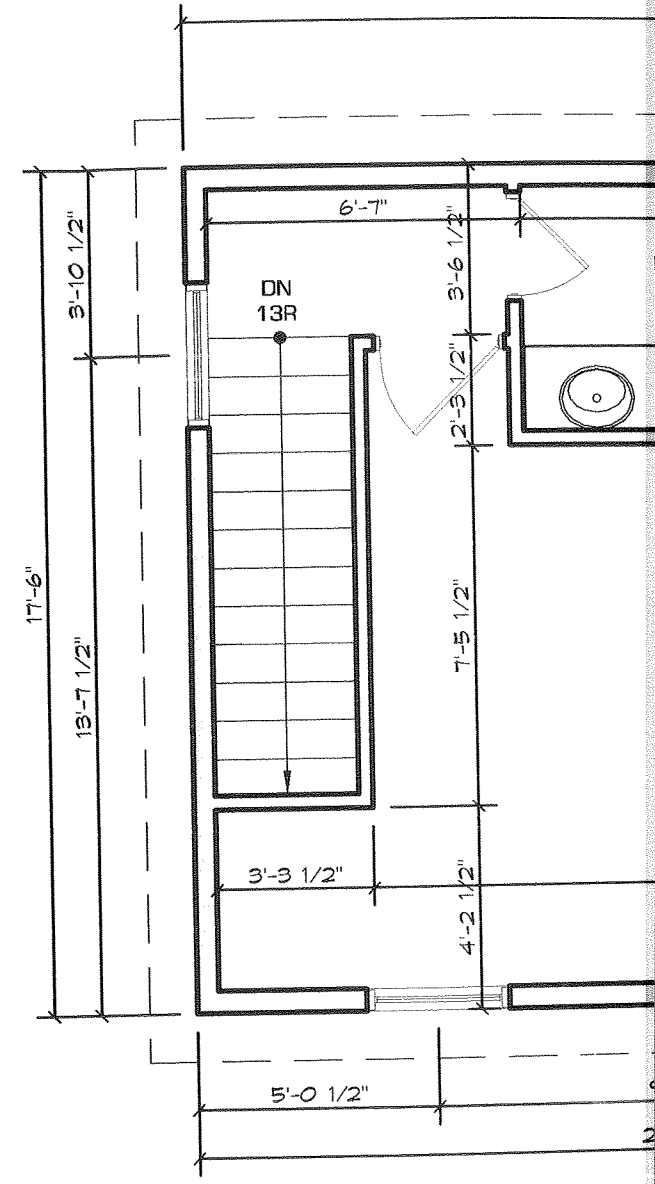
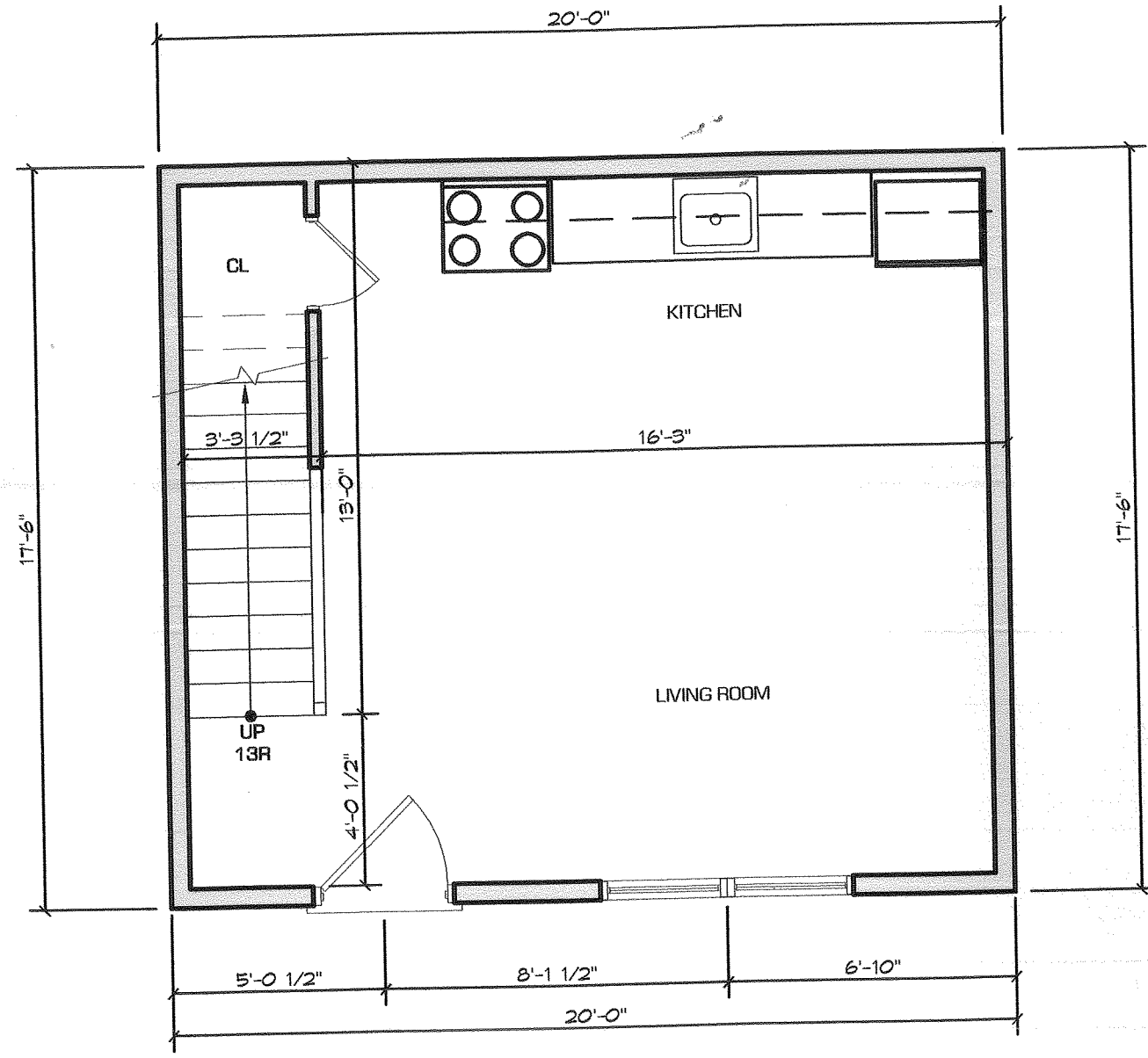


TOP PLATE  
ELEV: 16'-8"

SECOND FLOOR  
ELEV: 8'-8"

FIRST FLOOR  
ELEV: 0'-0"

3'-6"  
BELOW  
GRADE

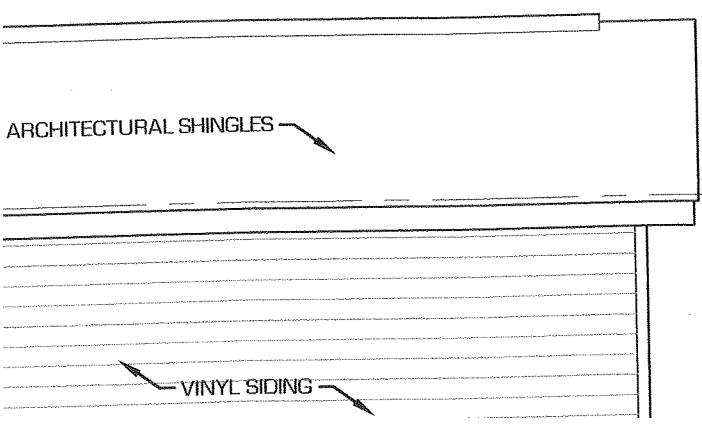


TH ELEVATION

1/4" = 1'-0"

4 FIRST FLOOR  
A1.0 SCALE: 1/4" = 1'-0"

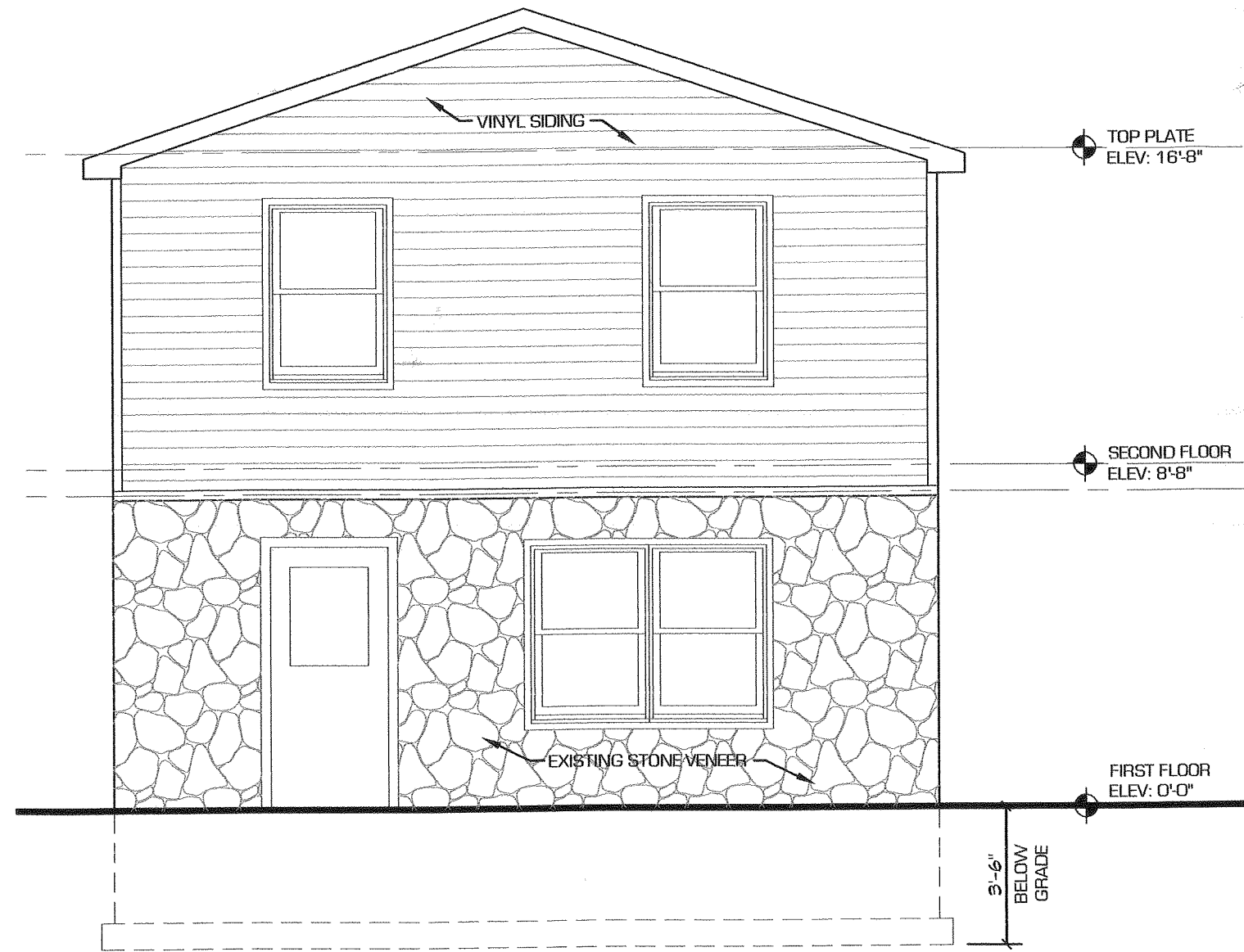
5 SECOND FLOOR  
A1.0 SCALE: 1/4" = 1'-0"



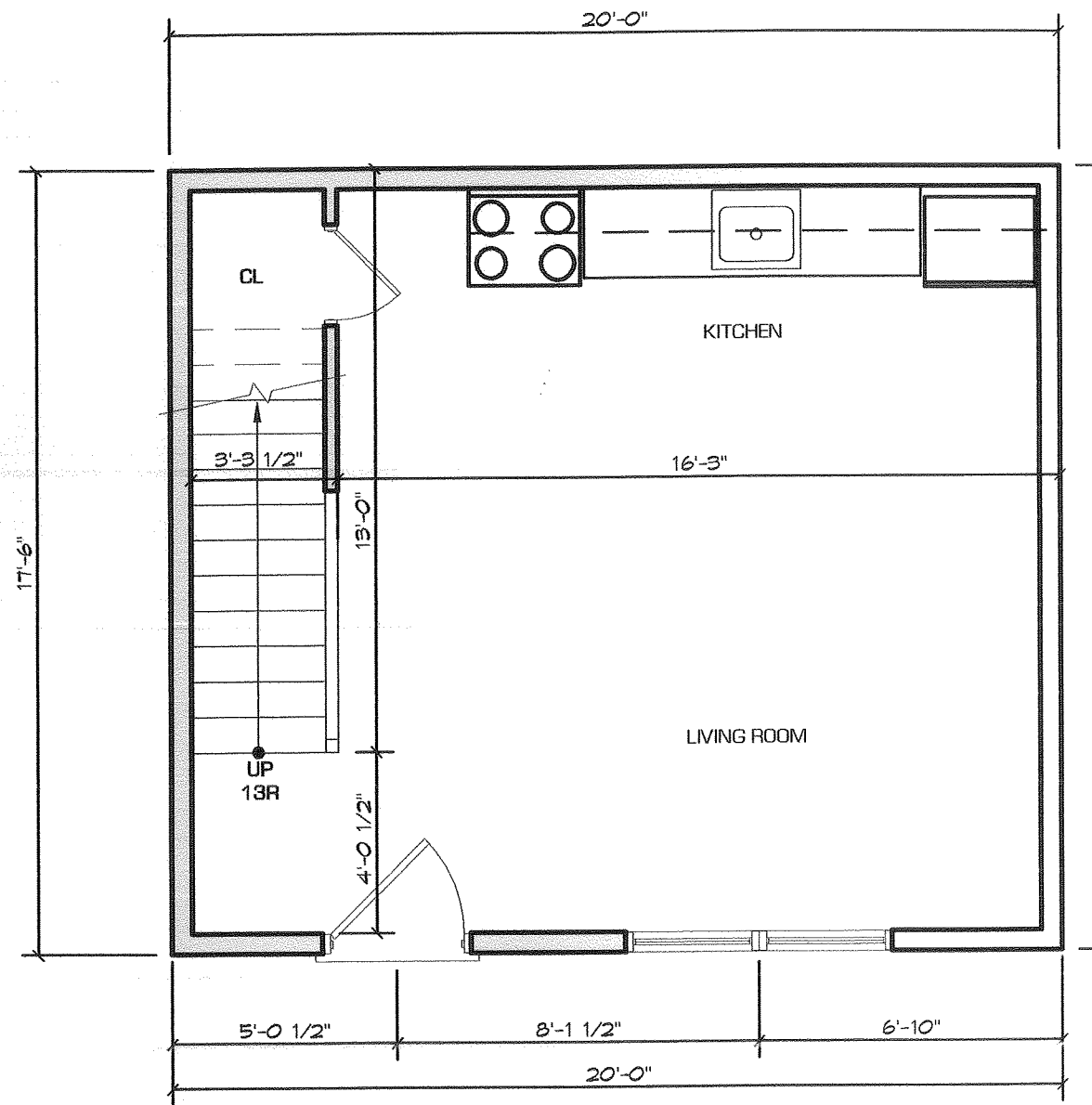
ROAD

75.00'

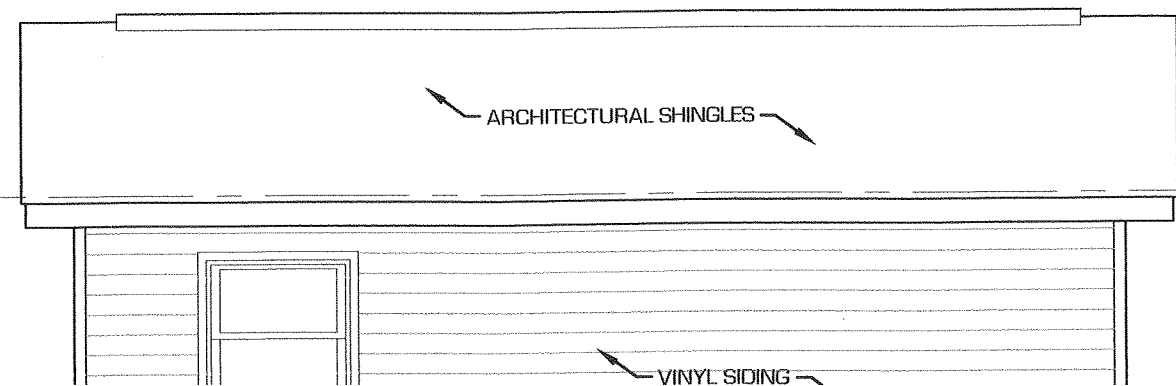
iron pipe found



**2 SOUTH ELEVATION**  
A1.0 SCALE: 1/4" = 1'-0"



**4 FIRST FLOOR**  
A1.0 SCALE: 1/4" = 1'-0"



ROAD

75.00'

iron pipe found

**5 SECOND FLOOR**

A1.0 SCALE: 1/4" = 1'-0"

**SITE LOCATION/ZONING MAP**

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| <u>HEIGHT REQUIREMENTS</u>    |                  |           |               |
| BUILDING HEIGHT               | 35'              | 22'       | NO            |
| <u>COVERAGE REQUIREMENTS</u>  |                  |           |               |
| BUILDING COVERAGE             | 10%              | 7.27%     | NO            |
| SURFACE COVERAGE              | 20%              | 22.0%     | YES           |
| <u>ACCESSORY REQUIREMENTS</u> |                  |           |               |
| APT. FLOOR AREA               | 450-700 SF       | 700'      | NO            |
| BUILDING HEIGHT               | 15'              | 20'       | YES           |

INFORMATION SHOWN AND USED HERON FOR BASEMAP WAS PROVIDED BY HOWARD W. WEEDEN PLS, P.C., NYS REGISTERED LAND SURVEYOR #049967, 62 MAIN STREET WALDEN, NY 12586 DATED AUGUST 11, 2015.

ALY

300 LAKESIDE ROAD  
NEWBURGH, NY

PROJECT:

APARTMENT  
CONVERSION

300 LAKESIDE ROAD  
NEWBURGH, NY

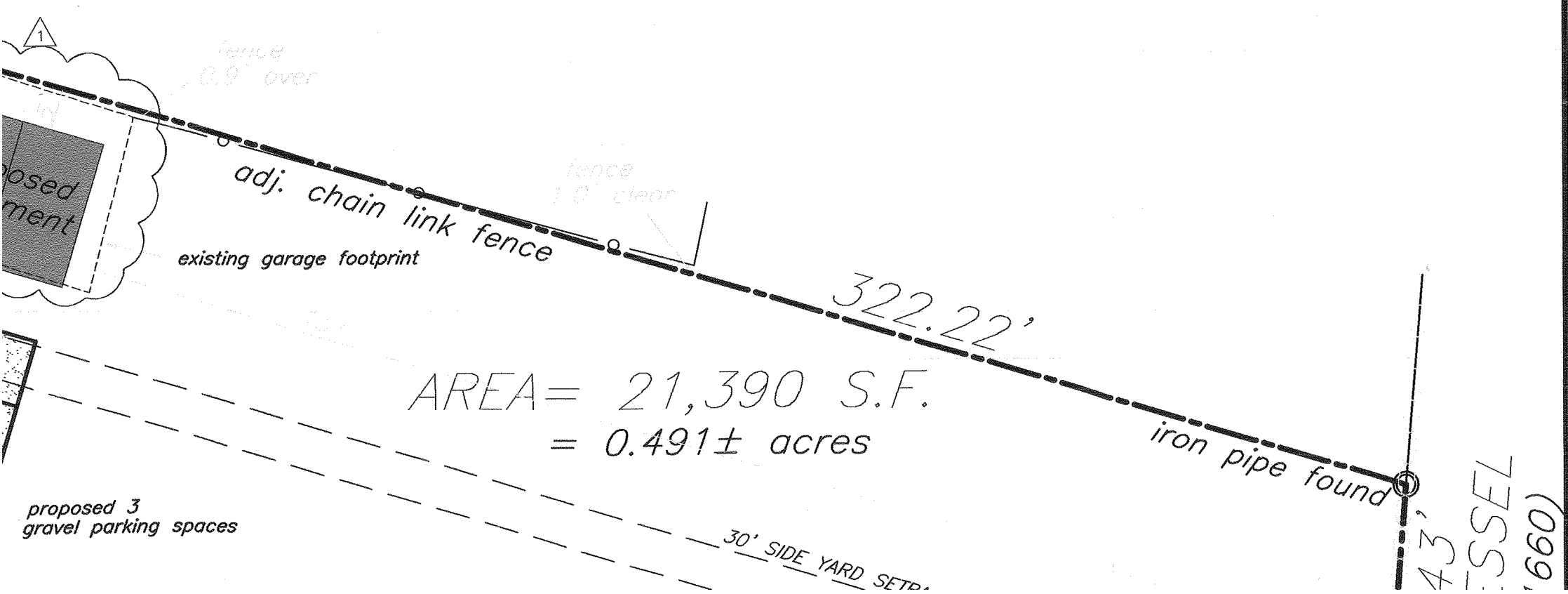
ARCHITECT'S SEAL:



UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

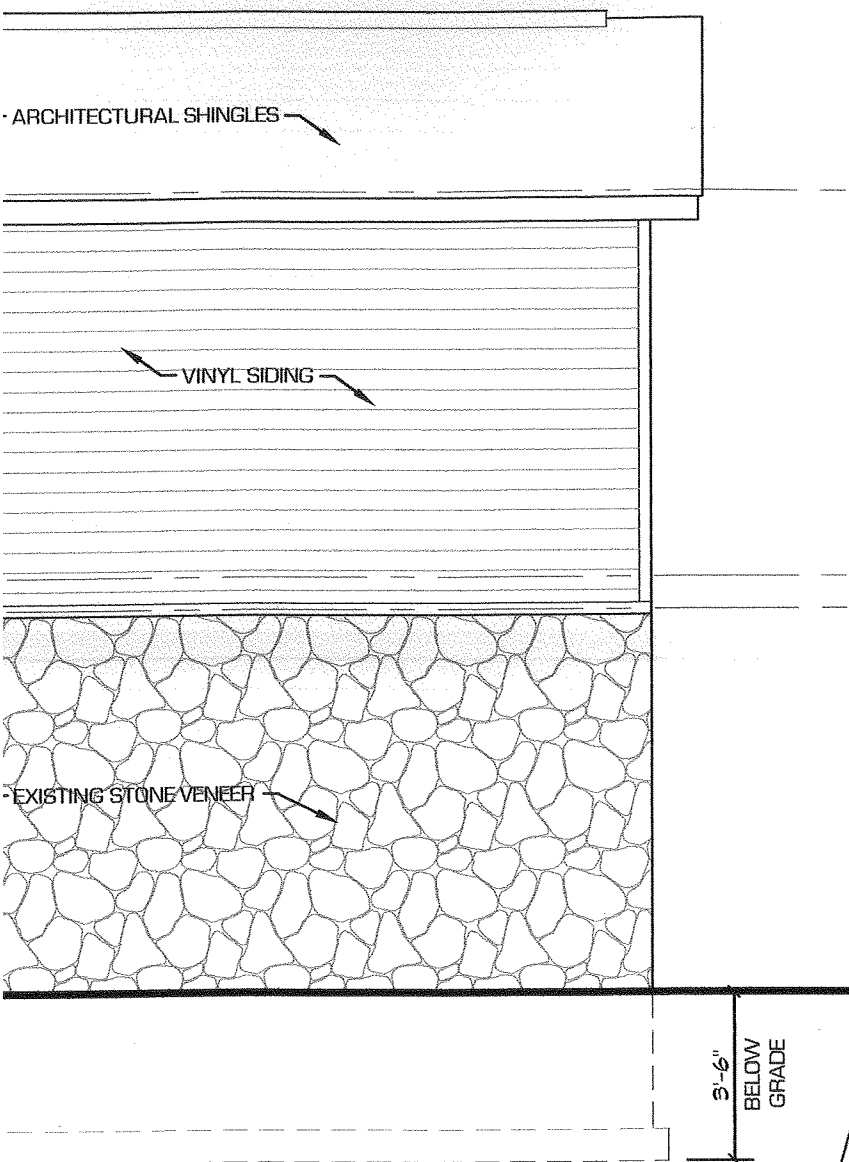
SITE SURVEY  
FLOOR PLAN & ELEVS  
BULK REGULATIONS

LACOPOLA  
821)



# TH ELEVATION

1/4" = 1'-0"

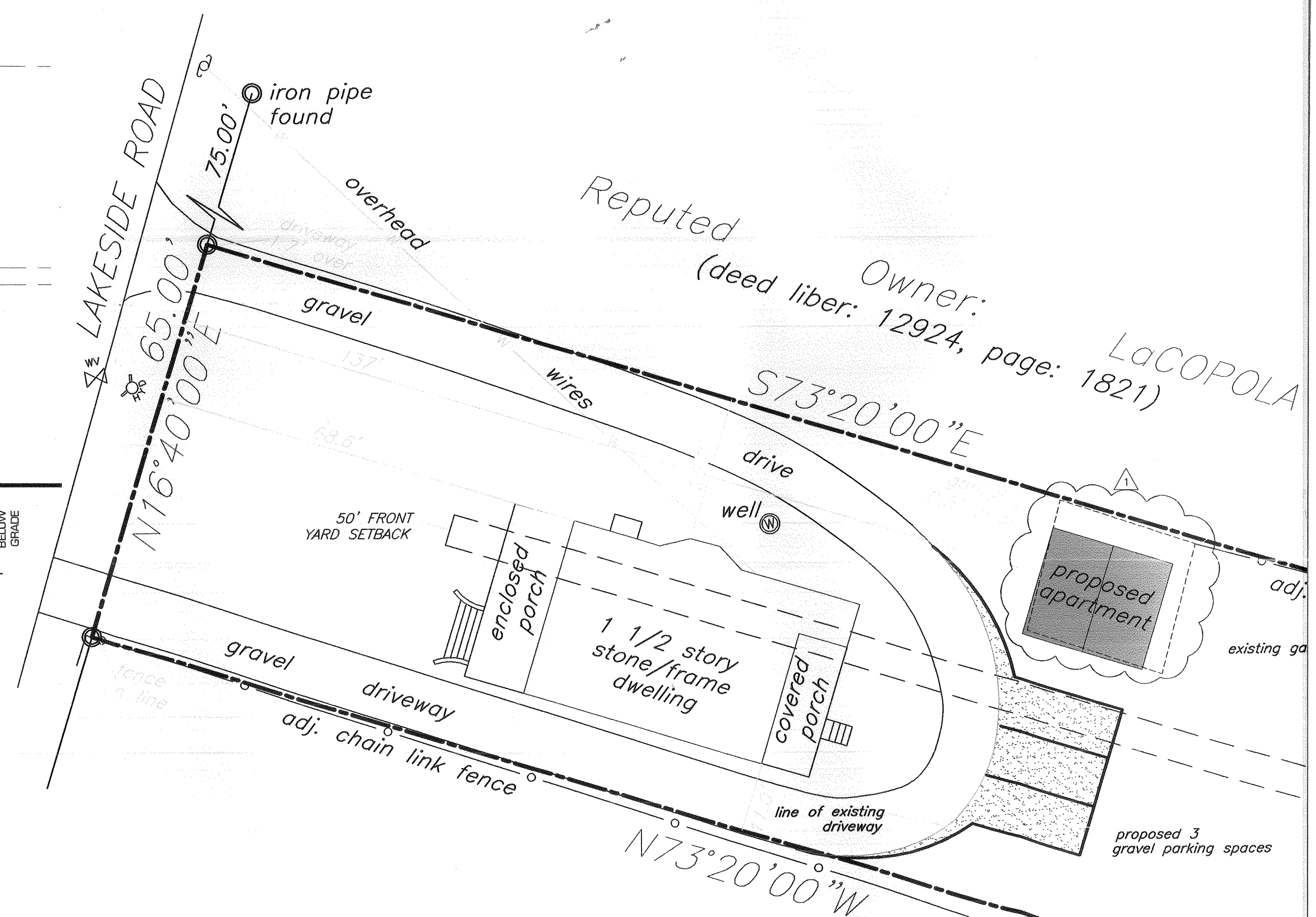


# ST ELEVATION

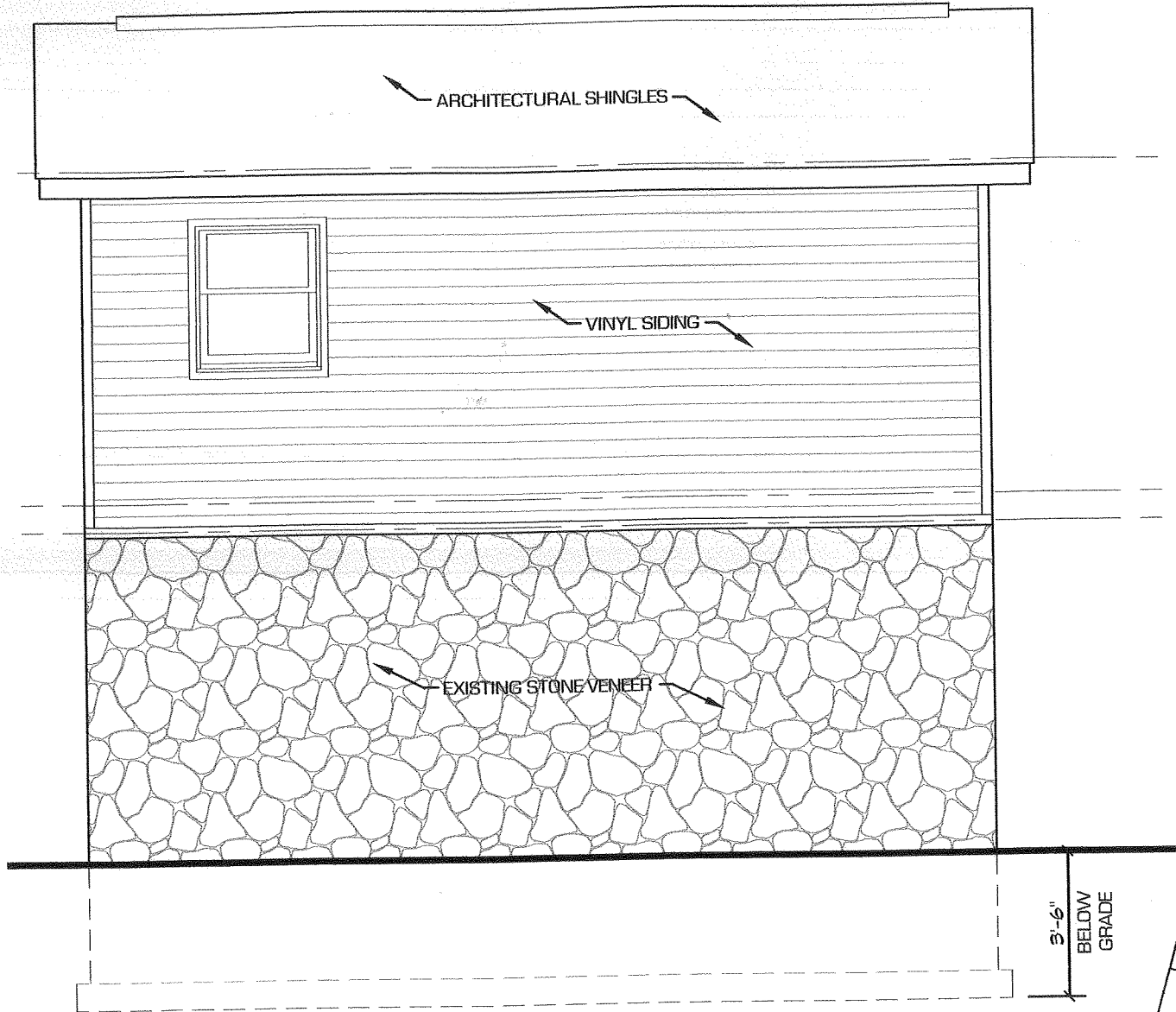
1/4" = 1'-0"

**4 FIRST FLOOR**  
 A1.0 SCALE: 1/4" = 1'-0"

**5 SECO**  
 A1.0 SCALE: 1/4" = 1'-0"

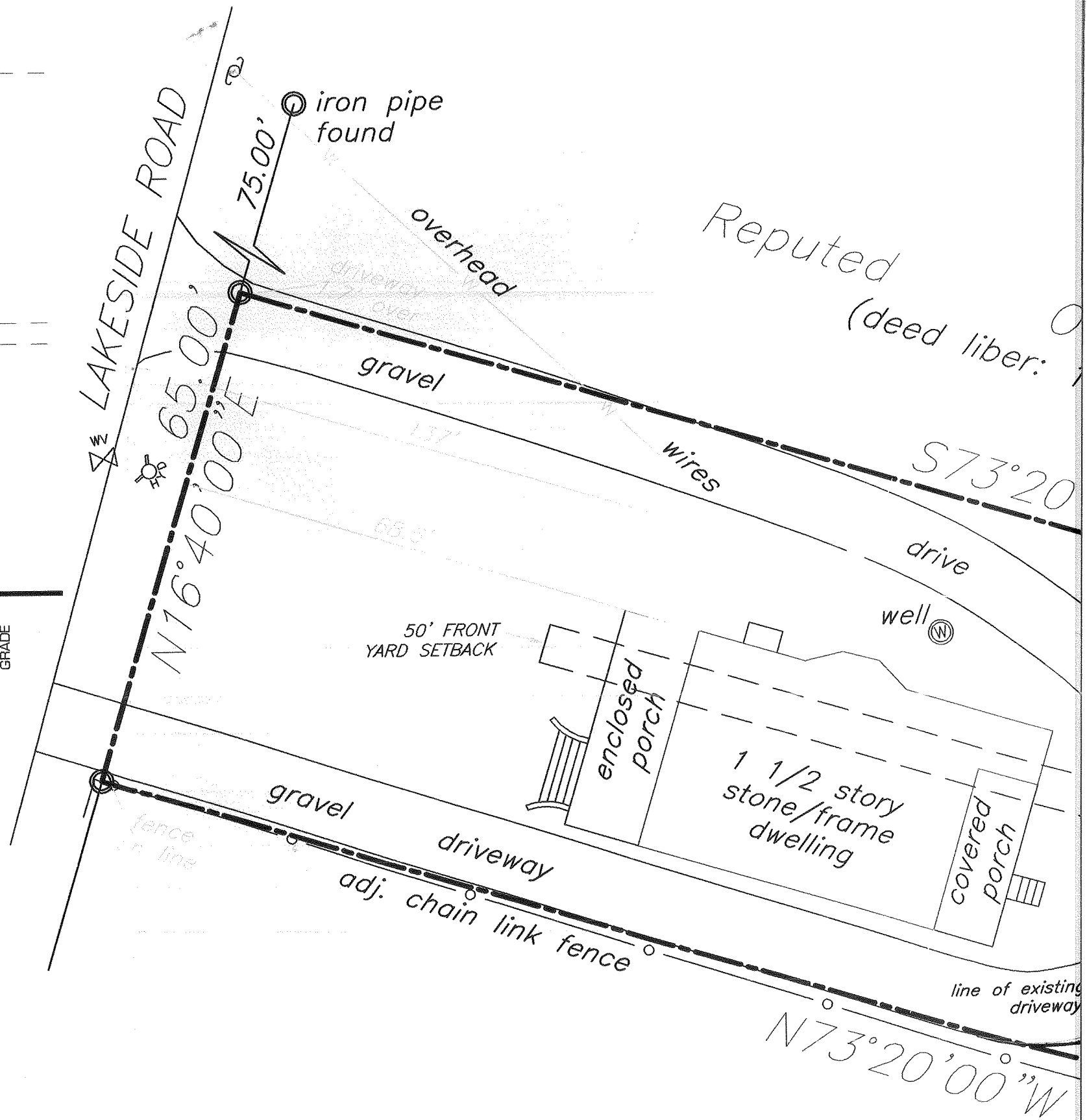


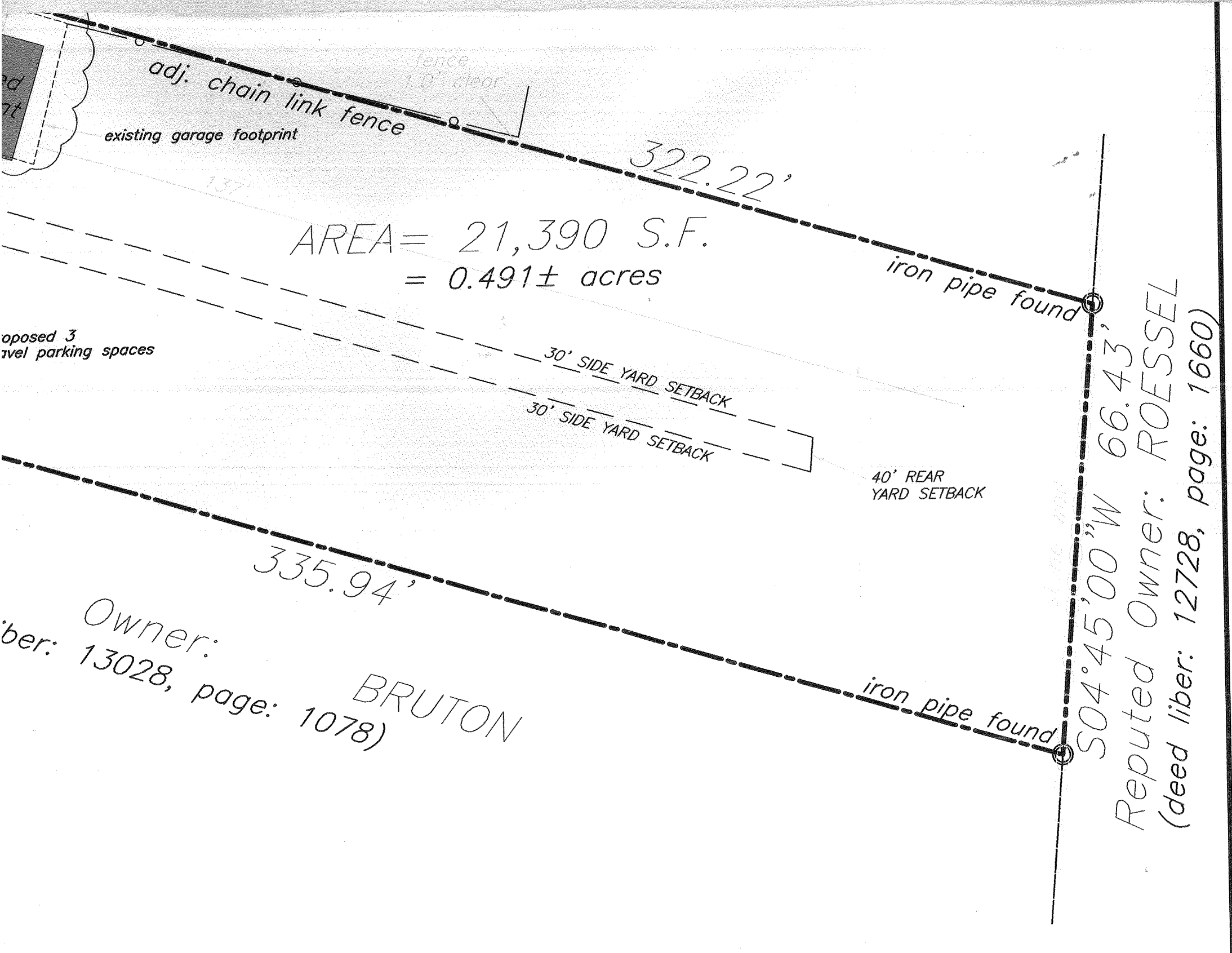
**2 SOUTH ELEVATION**  
 A1.0 SCALE: 1/4" = 1'-0"



**3 WEST ELEVATION**  
 A1.0 SCALE: 1/4" = 1'-0"

**4 FIRST FLOOR**  
 A1.0 SCALE: 1/4" = 1'-0"





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**SITE SURVEY  
FLOOR PLAN & ELEVS  
BULK REGULATIONS**

**REVISIONS:**

1 11.20.17: REVISED PER ZONING BOARD COMMENTS

Zoning Board of Appeals

NOV 20 2017

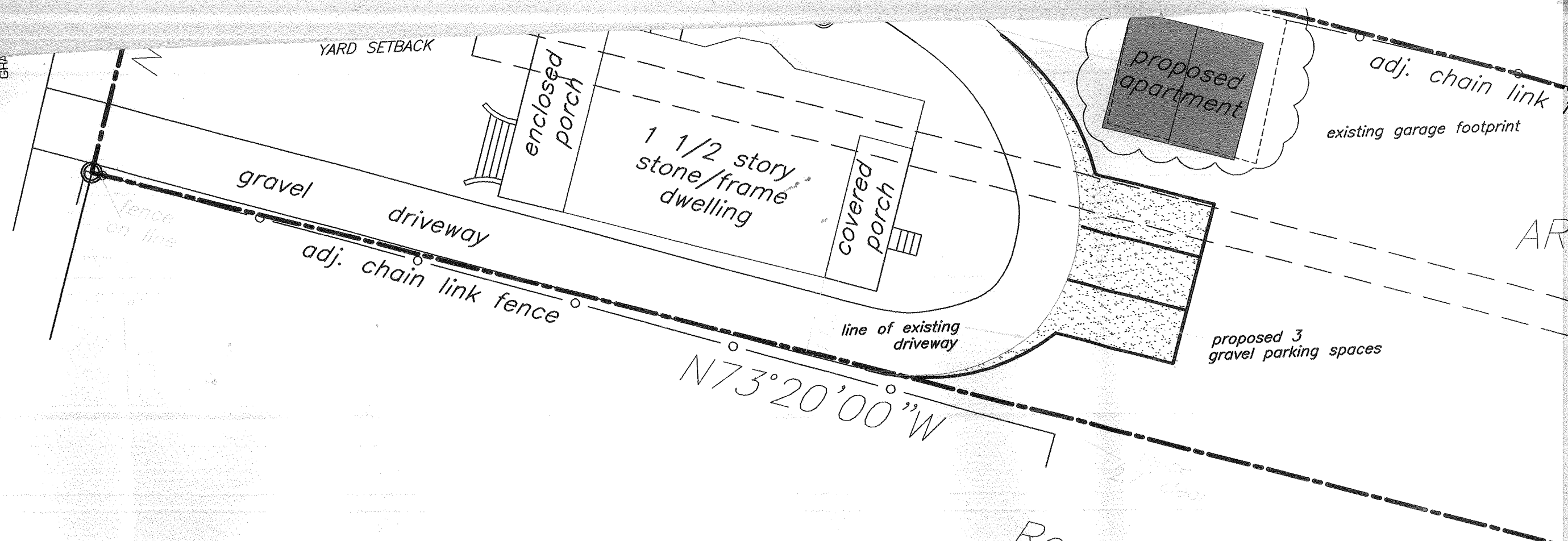
Town of Newburgh

|              |          |                                     |
|--------------|----------|-------------------------------------|
| PROJECT No.: | 15015    | <b>SHEET NO.</b><br><br><b>A1.0</b> |
| SCALE:       | AS NOTED |                                     |
| DATE:        | 11.25.15 |                                     |
| DESIGNER:    | MH       |                                     |
| CHECKED:     | AJH      |                                     |
| DRAWN BY:    | MH       |                                     |



ELEVATION  
0"

3'-6"  
BELL  
GRA



$N73^{\circ}20'00''W$

Reputed  
 (deed liber: 335.  
 Owner:  
 13028, page: 10

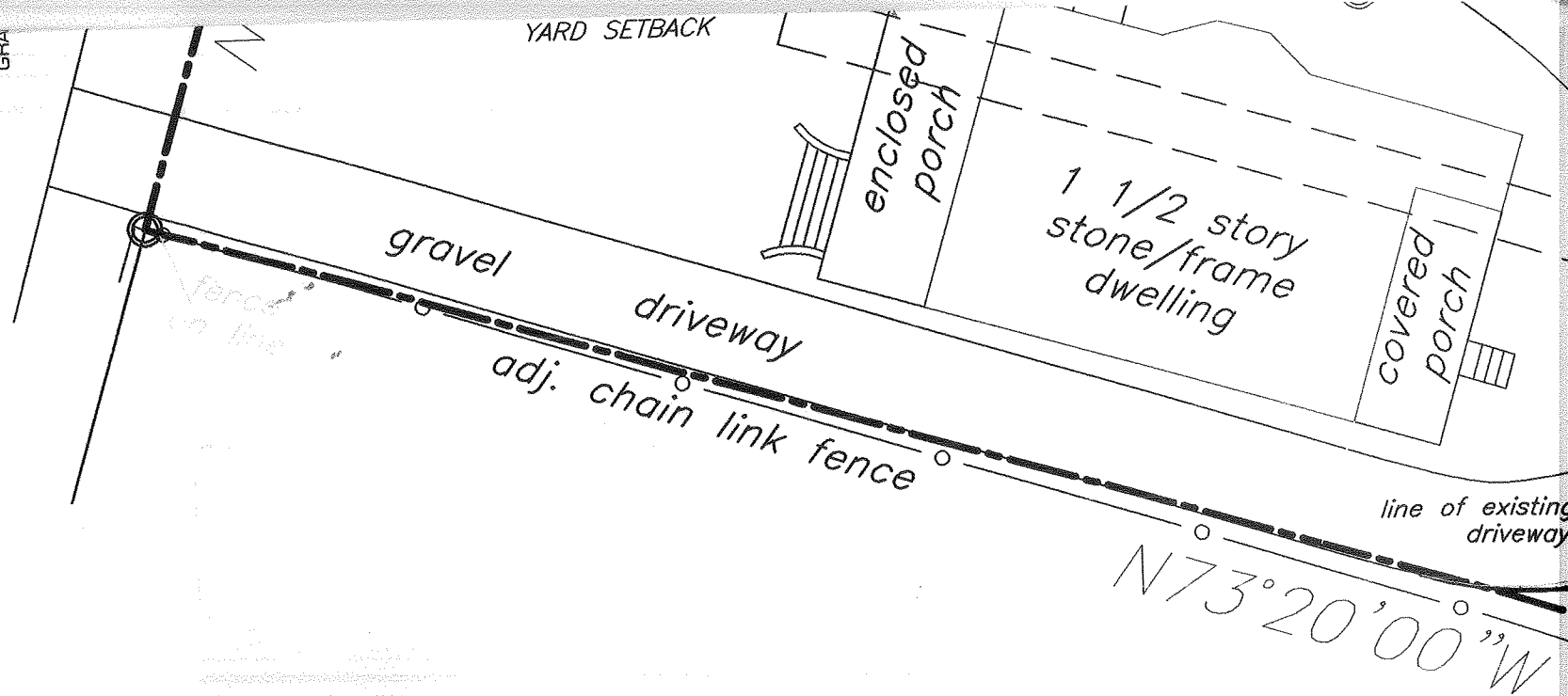
1 SITE SURVEY  
 A1.0 SCALE: 1/16" = 1'-0"

3  
A1.0

# WEST ELEVATION

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

3-6  
BELO  
GRA



1  
A1.0

# SITE

SCALE