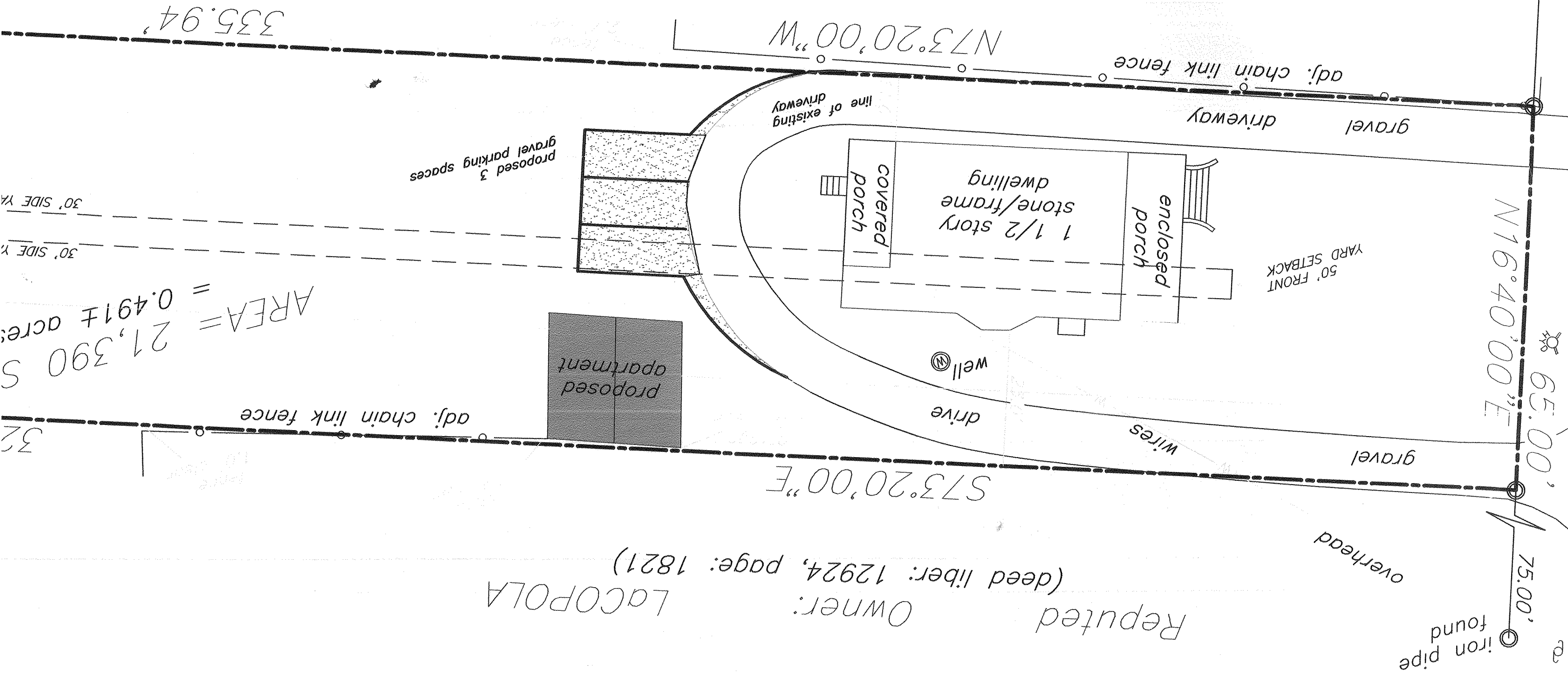


SURVEY

Reputed Owner: BRUTON
(deed liber: 13028, page: 1078)

Reputed Owner: LACOPOLA
(deed liber: 12924, page: 1821)



AREA = 21,390 S
= 0.4917 acres

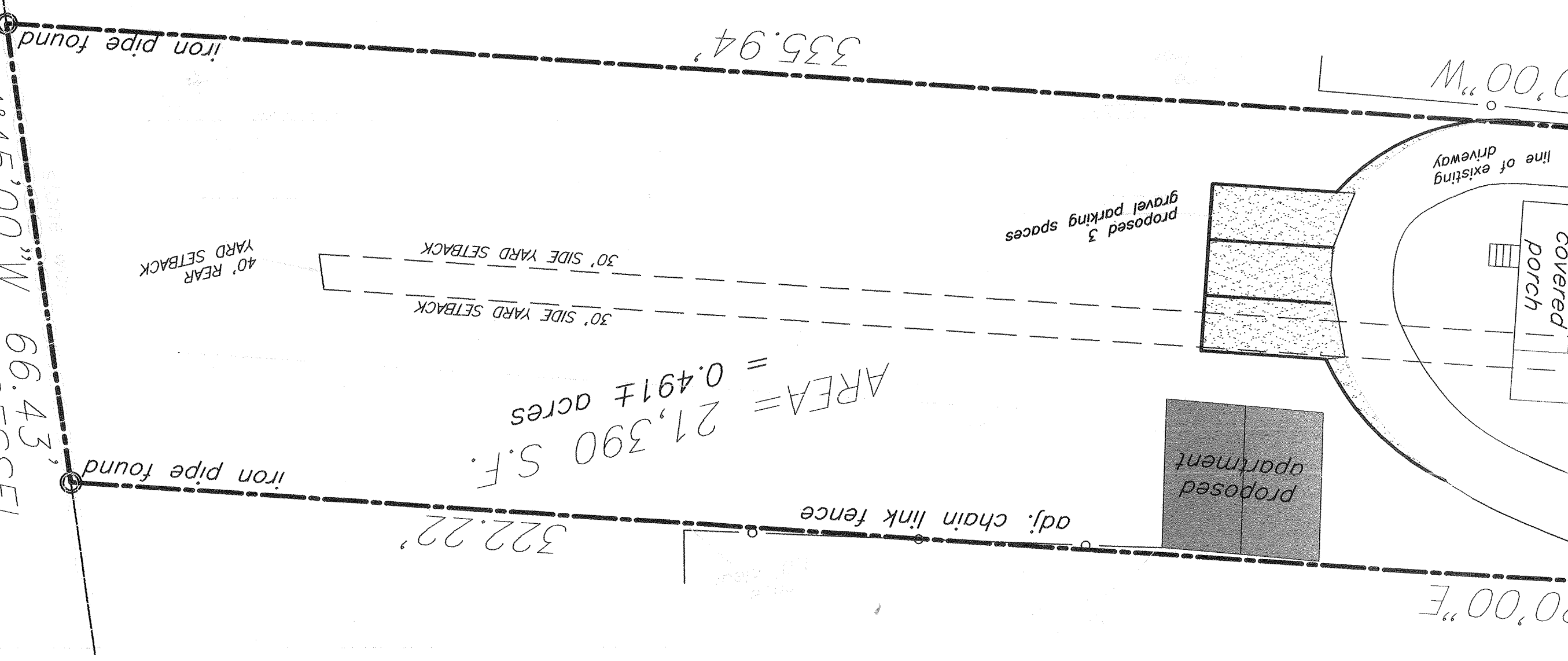
SCALE: 1/4" = 10'

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

Reputed Owner:
BRUTON
(deed liber: 13028, page: 1078)

Reputed Owner: ROESSEL
(deed liber: 12728, page: 1660)

S04°45'00"W 66.43'
iron pipe found



AREA = 21,390 S.F.
= 0.4917 acres

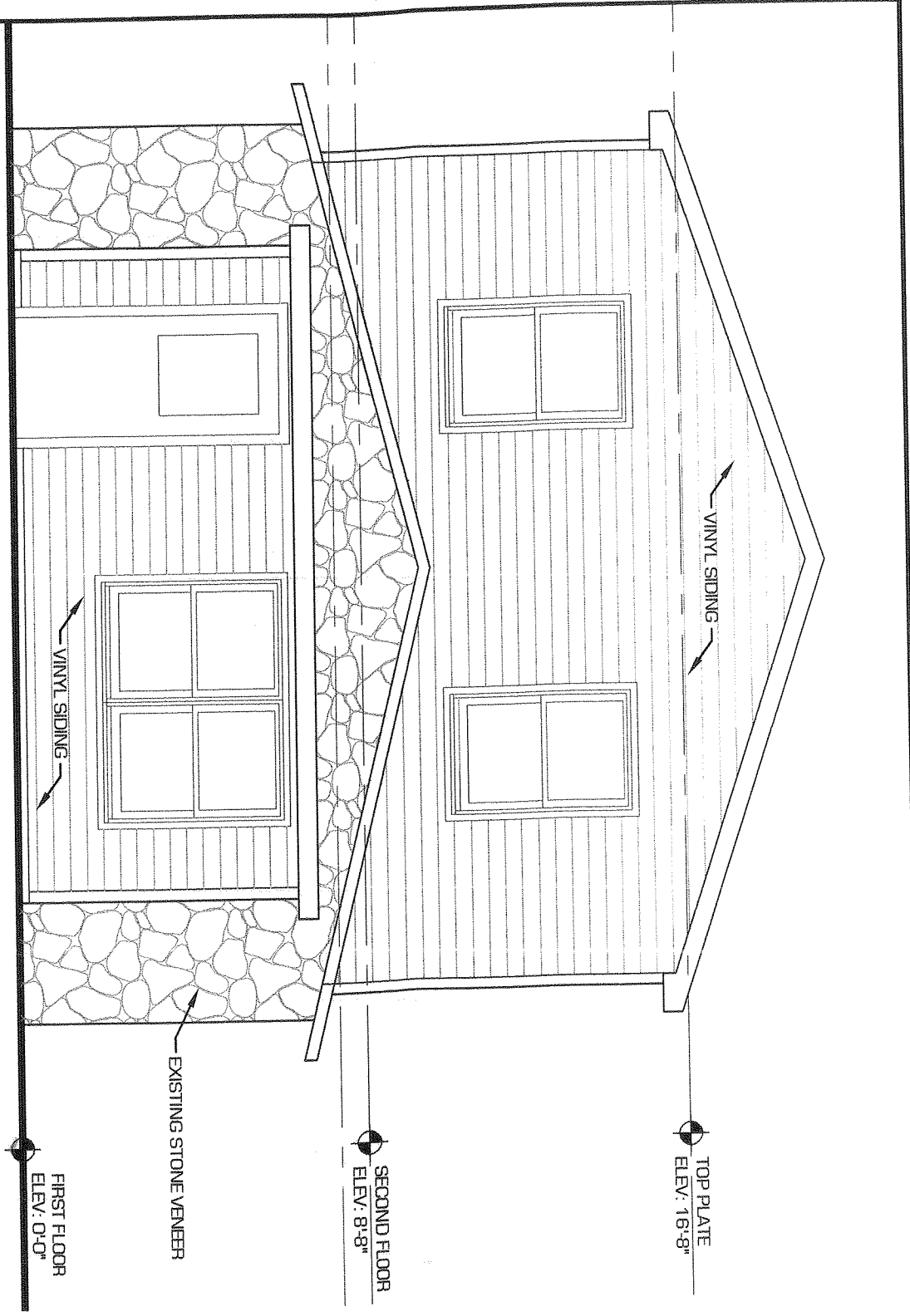
Owner:
LACOPOLA
12924, page: 1821

PROJECT
SCALE:
DATE:
DESIGN:
CHECK:
DRAW:

REVISIONS:

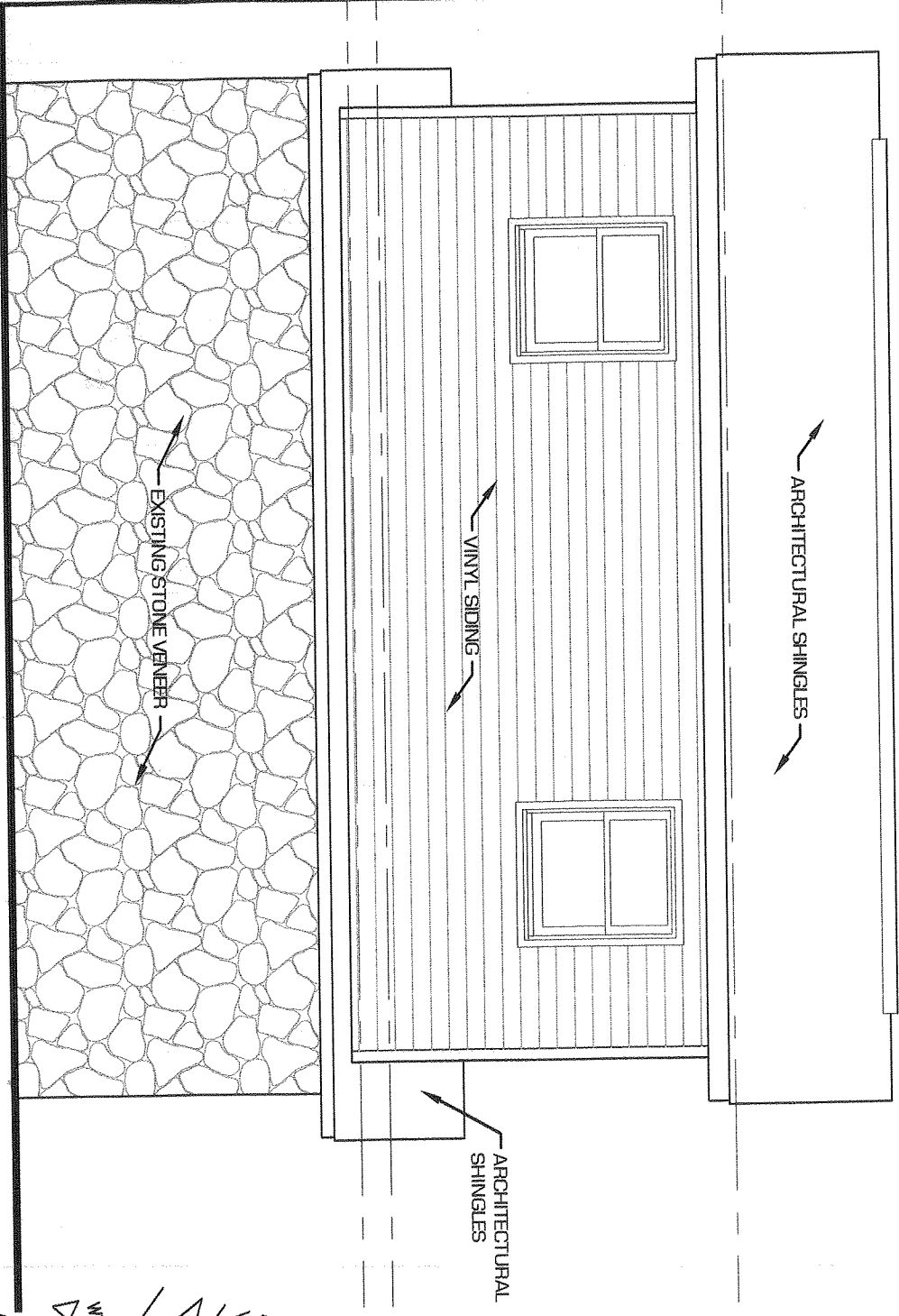
SITE S
FLOOR PL
BULK RE

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



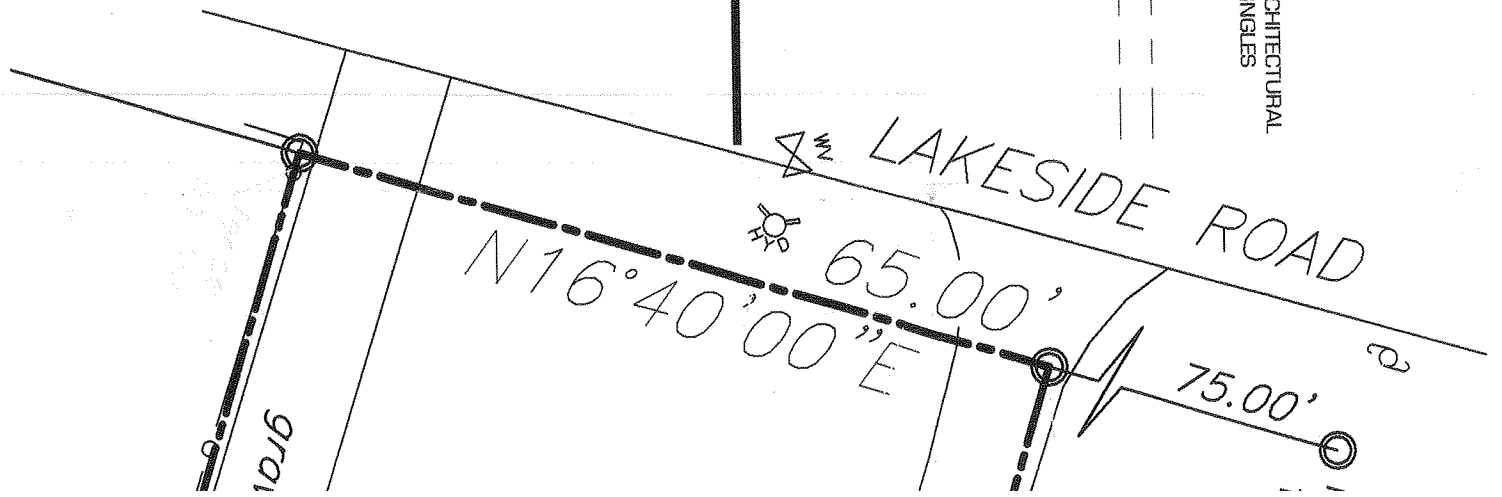
2 SOUTH ELEVATION

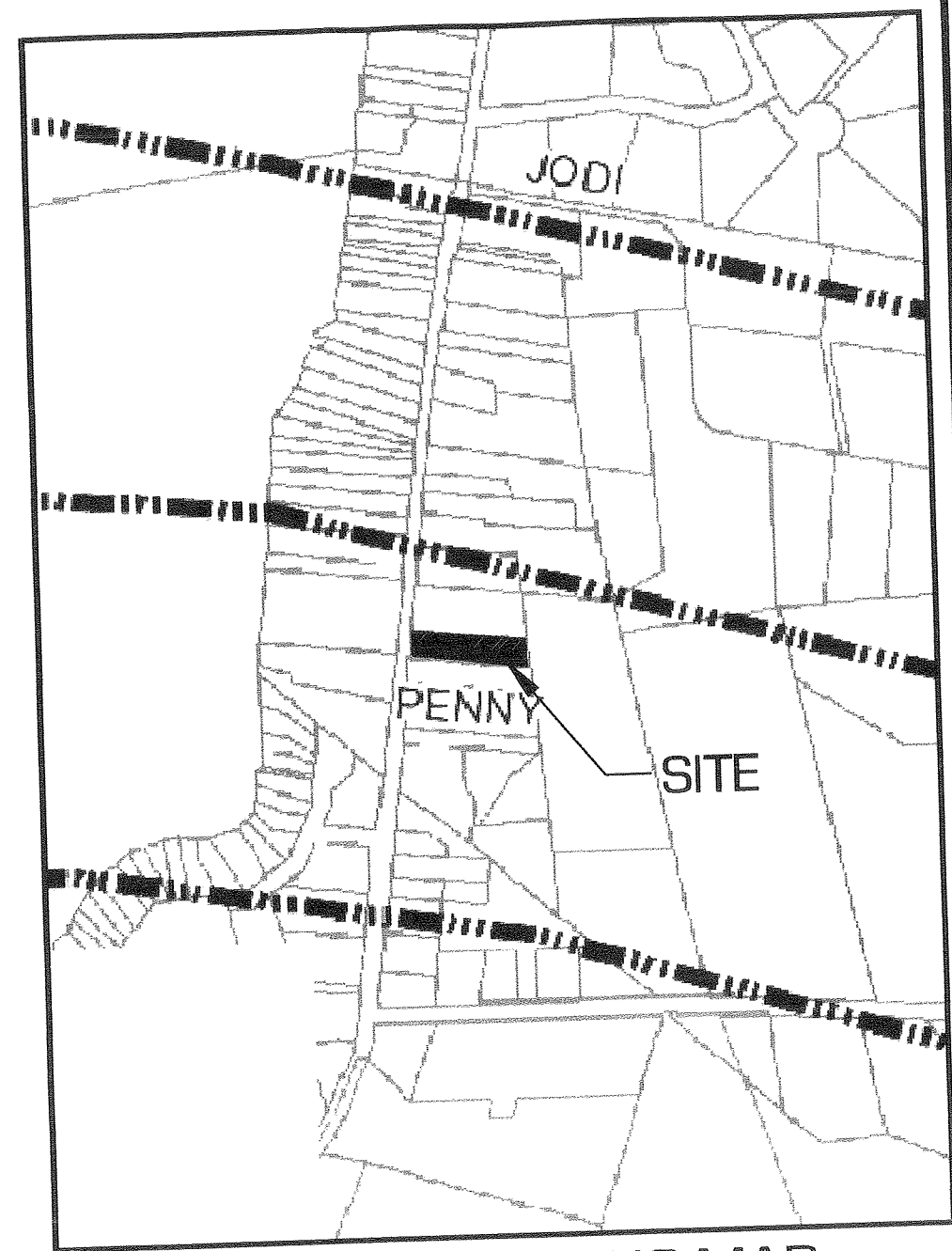
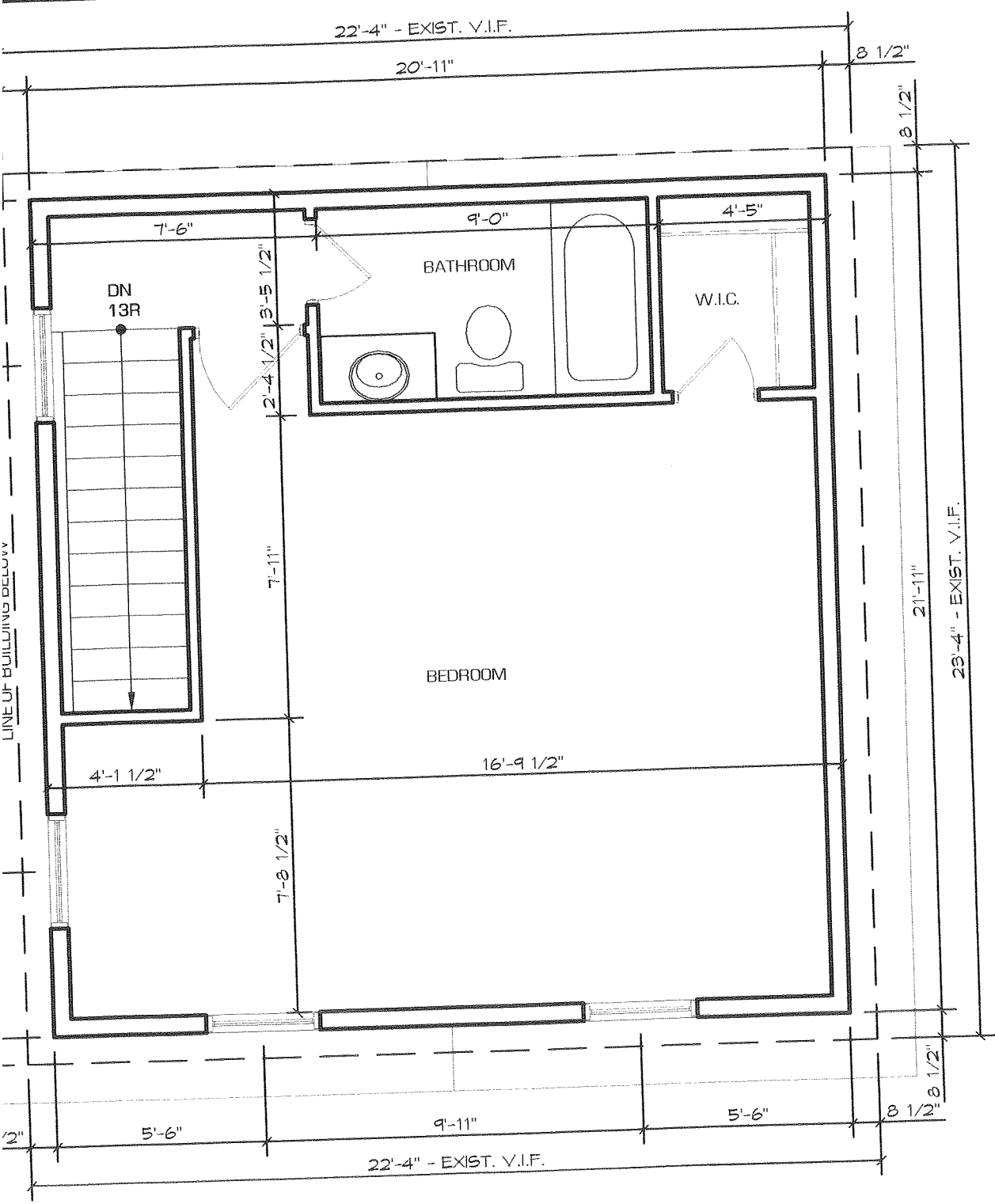
A1.0 SCALE: 1/4" = 1'-0"



3 WEST ELEVATION

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





SITE LOCATION/ZONING MAP

BULK REQUIREMENTS - ZONE R-1

ITEM	REQUIRED/ALLOWED	PROVIDED	VARIANCE REQ.
LOT REQUIREMENTS			
LOT AREA	40,000 SF	21,390 SF	YES
LOT WIDTH	150'	65'	YES
LOT DEPTH	150'	322.22'	NO
YARD REQUIREMENTS			
FRONT YARD	50'	68.6'	NO
REAR YARD	40'	154.8'	NO
SIDE YARD	30/80'	5'	YES
HEIGHT REQUIREMENTS			
BUILDING HEIGHT	35'	22'	NO
COVERAGE REQUIREMENTS			
BUILDING COVERAGE	10%	7.89%	NO

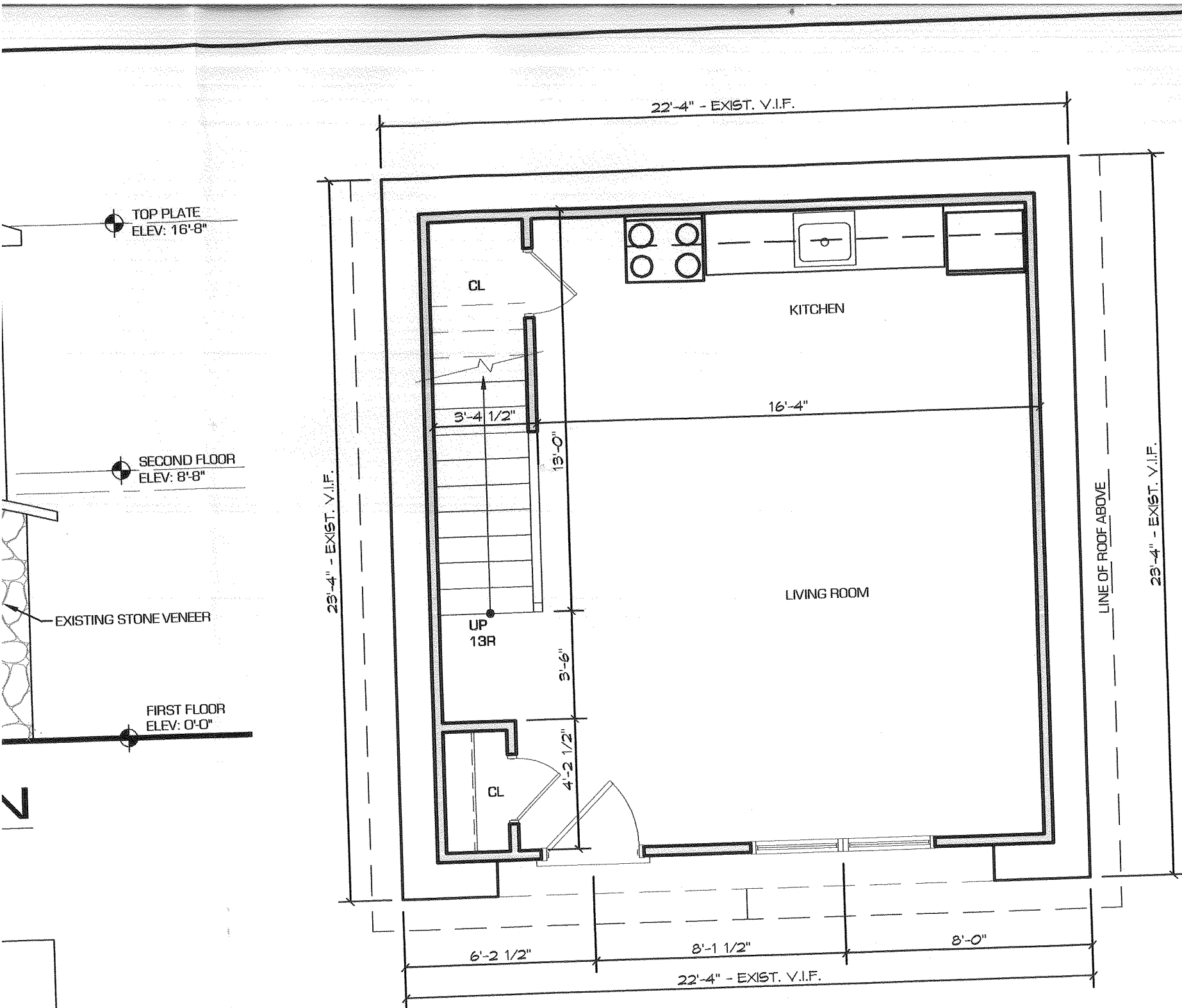
5 SECOND FLOOR
 A1.0 SCALE: 1/4" = 1'-0"

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

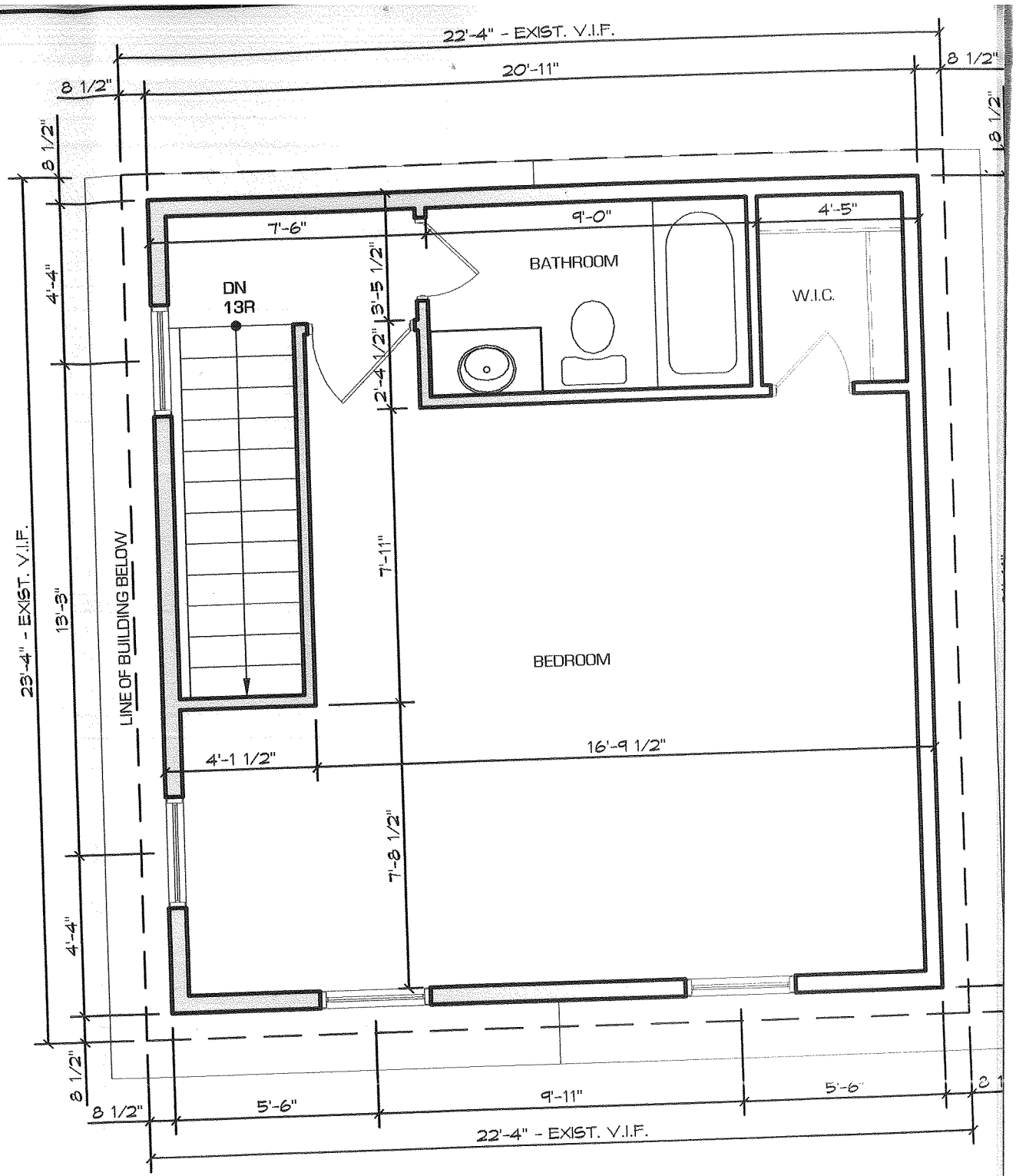
CLIENT:
YASSER ALY
 300 LAKESIDE ROAD
 NEWBURGH, NY

PROJECT:
APARTMENT CONVERSION

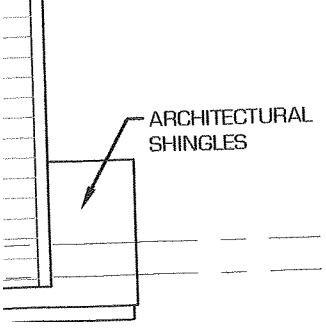
A. HENNESSY ARCHITECTS, P.C.



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

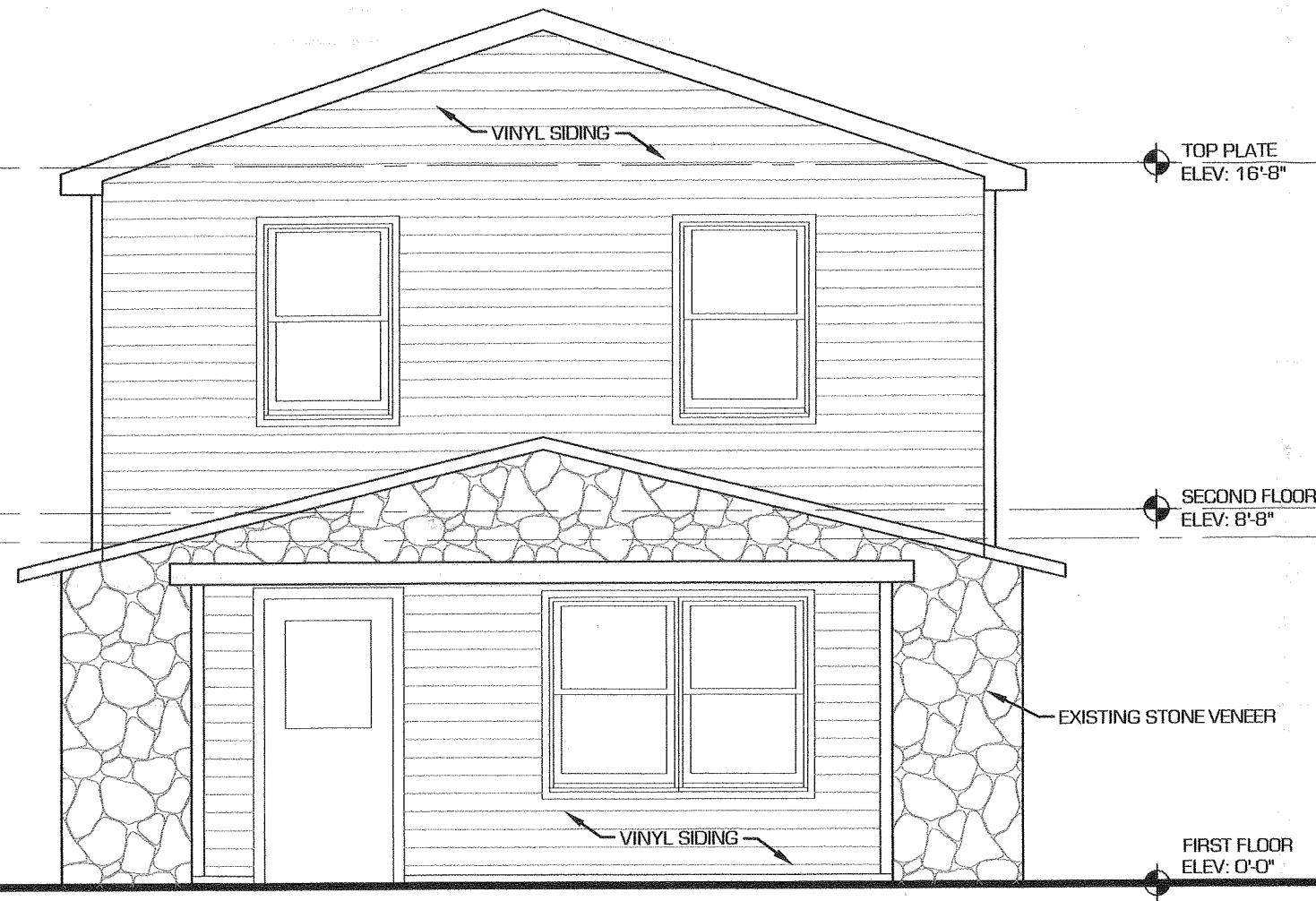


5 SECOND FLOOR
 A1.0 SCALE: 1/4" = 1'-0"

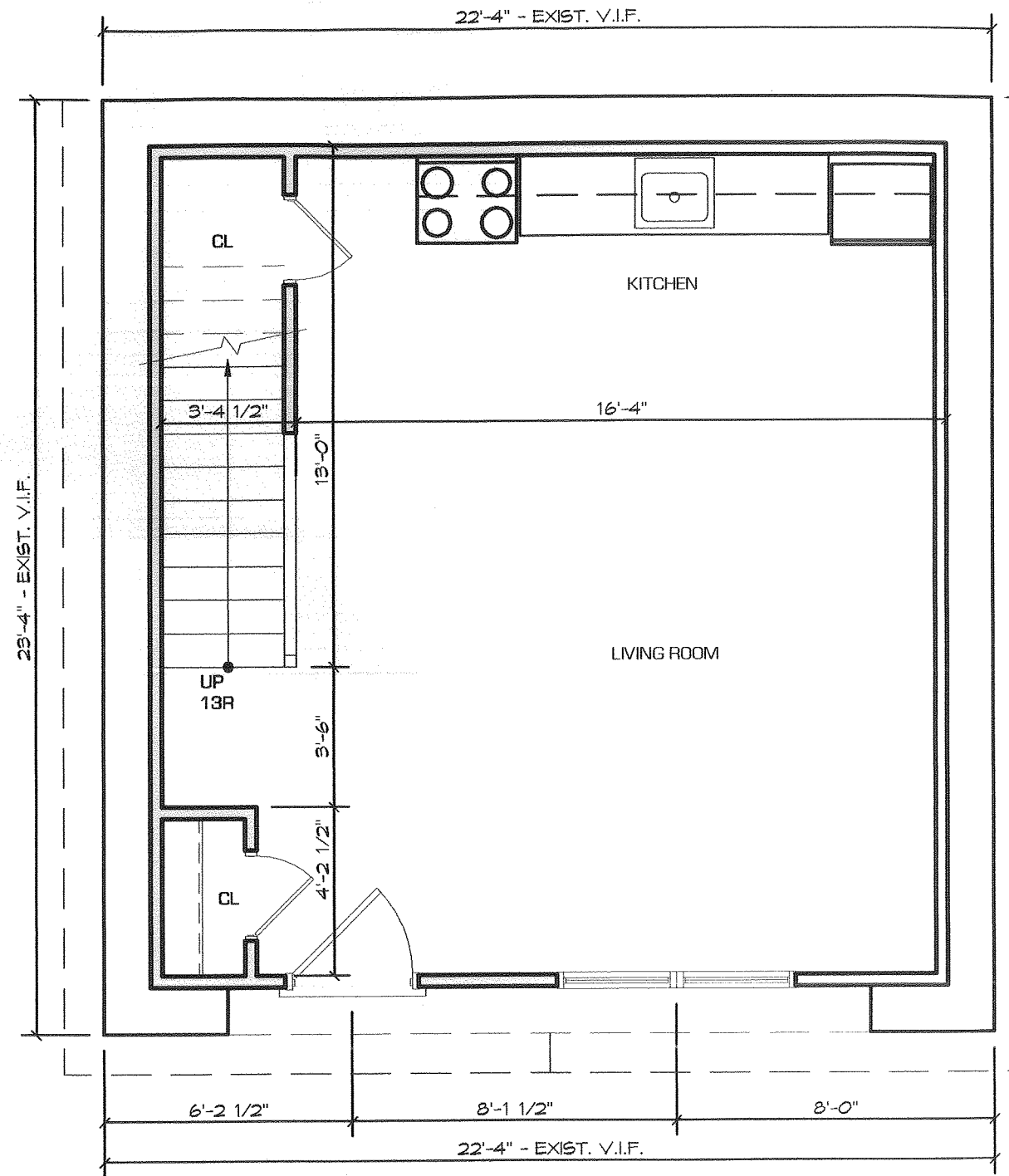
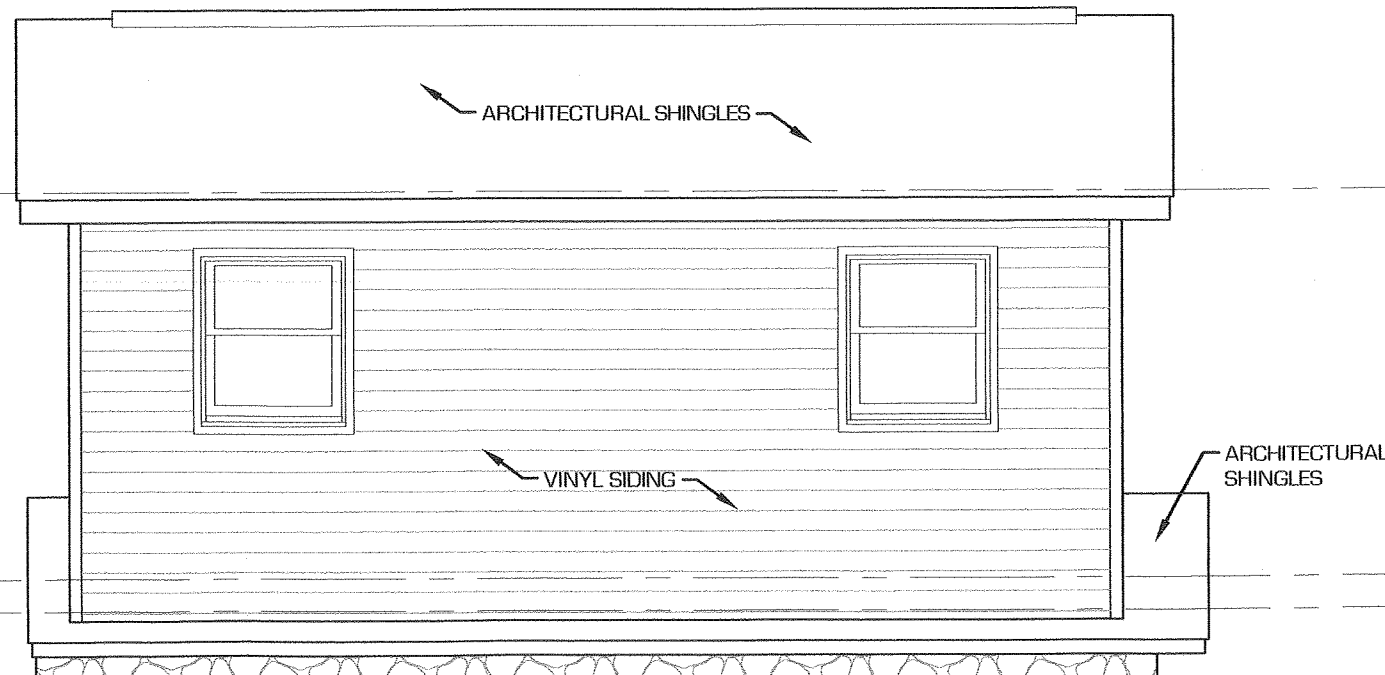


SIDE ROAD
 75.00'
 iron pipe found
 overheard

Reputed



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



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

SIDE ROAD
 75.00'
 iron pipe found
 overheard
 Reputed

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