

N/F BARBARA & KATY BEHANY

L. 4491 - P. 270

SBL: 43-5-31

256.60'

IRON PIPE FOUND

N/F MOUNT ST. MARY COLLEGE

L. 3393 - P. 221

SBL: 43-5-25

N

BALMVILLE

N 148° 08' 05" W

79.81'

N 111° 47' W

48.15' N 08° 20' W

61.0'

PROPERTY COR. N 89° 41' E 1.90'

ROA

UTILITY MANHOLE

OVERHEAD UTILITIES

POLES

CLEAN OUT

HOUSE W/V

PAVED DRIVE

DRY WELL

HOUSE

CONC. PATIO

SEPTIC TANK

1M GRD. POOL

CYCLONE FENCE

WOOD FENCE (TYPICAL)

SDS

SHED

19.8' PROPOSED

13.9' PROPOSED

PROPOSED ADDITION

40'-0"

20'-0"

33.1'

EX. 29.71'

70.6'

86.4'

203.60'

S 89° 41' W

134.65'

UP

4.8'

M

UP

Certified to, Walter Balchunas, a
Kathleen Cox, from a field survey
Completed on 18 Apr. 2018.



NOTES:

- 1) Unauthorized alterations or additions to this map is a violation of section 7209(2) of the New York State Education law.
- Copies of this map not having the original ink or embossed seal of the Land Surveyor shall not be valid.
- Guarantees or certification are not transferable to additional institutions or subsequent owners.
- Subject to grants, easements and right - of - ways of record, if any.
- Not responsible for utilities on, over or under the lands and not visible at time of survey.

Subject to any state of facts revealed by an accurate up to date title report.

2) Deed Reference: Liber 11349-Page 1108

3) Filed Map References:

(A) "Map of Lands To Be Conveyed By Jennie May Bailey to William & Janet E. Balchunas," dated 12 Dec. 1947 from the City of Newburgh Records Dept.

(B) "Alice Curtis Desmond," filed in OCCO on 7 Nov. 1985 as Map No. 7335.

(C) "The Estate of Alice Curtis Desmond," filed in OCCO 28 Dec. 1990 as Map No. 10119.

4) Tax Map Data:

SEC. 43 - BIK. 5- Lot 30

5) Total Property Area =

35.796 ± Sq. Ft. (0.82 ± Acres)

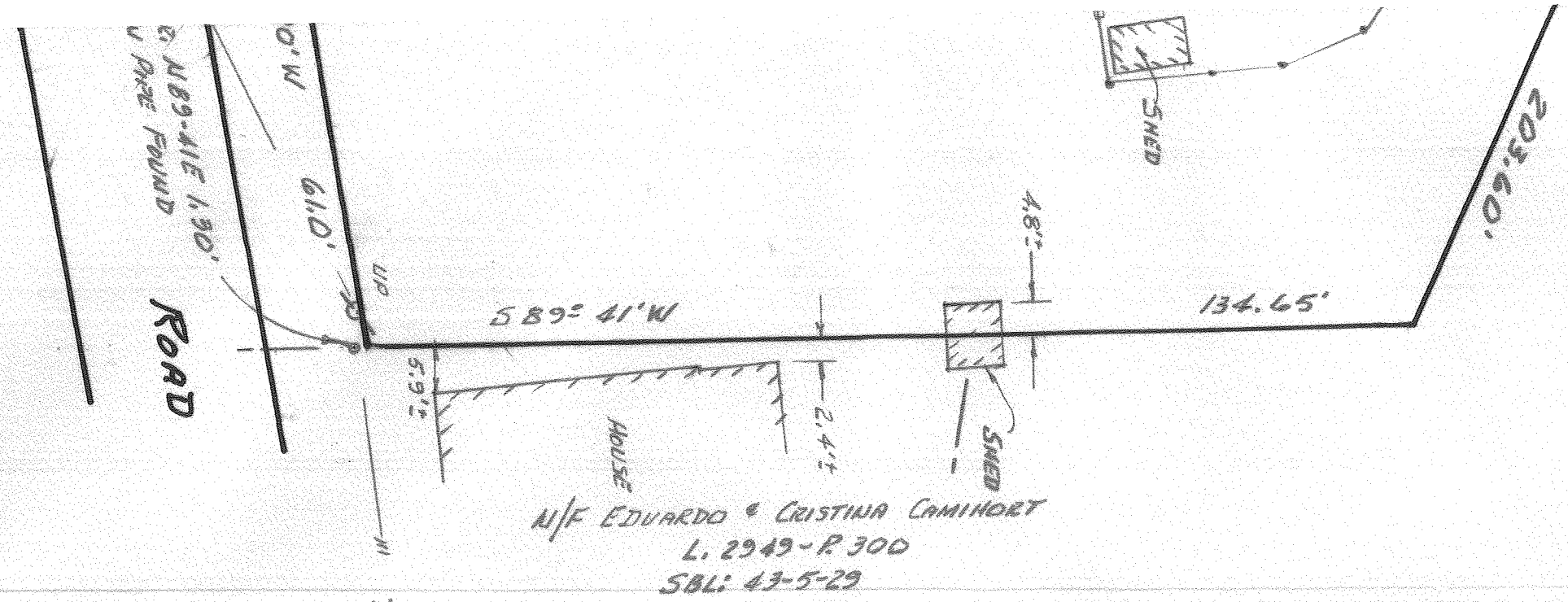
SURVEY MAP FOR

BALCHUNAS & COX
(* 88 BALMVILLE ROAD)

TOWN OF NEWBURGH • DEWAGE CO. • NY

SCALE: 1" = 20' DATE: 2 MAY 2018

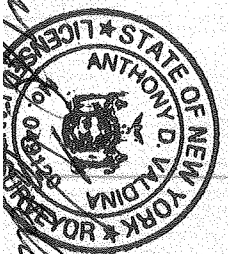
REV: 21 MAY 2018
REVISED ADDITION



N/F EDUARDO & CRISTINA CAMINORT
L. 2949-R 300
SBL: 43-5-29

UP
N 89-41E 1.90'
ROAD

Walter Balchunas, and,
Cox, from a field survey
on 18 Apr. 2018.

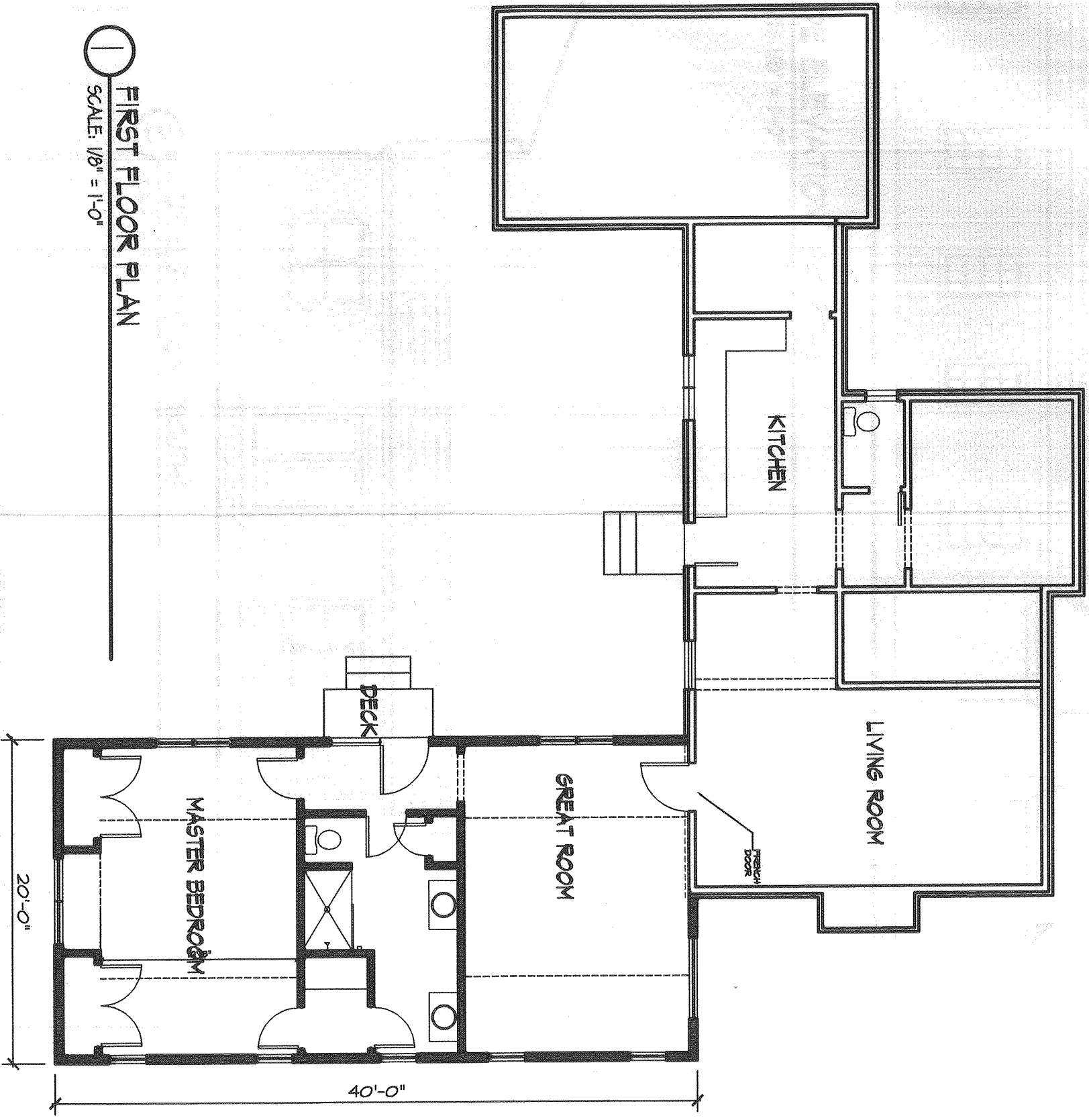


Anthony D. Valdina

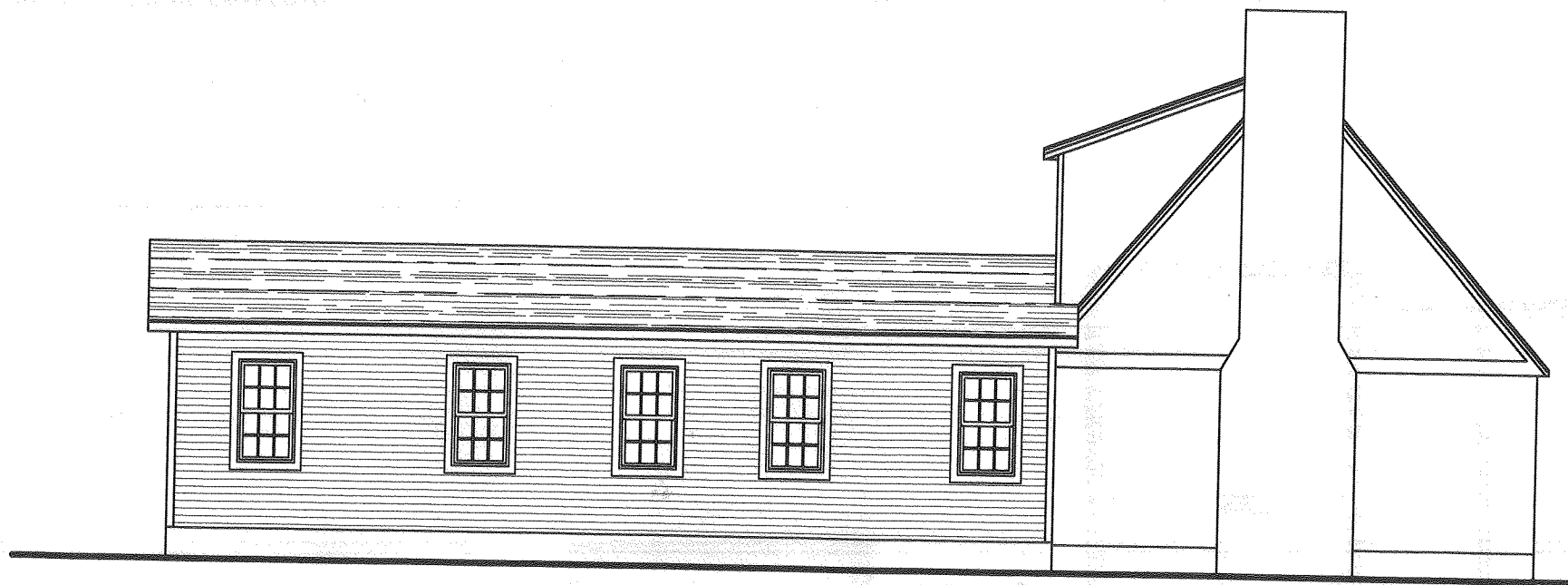
JOB No.: 18-6

Anthony D. Valdina, LS, P.C.
Land Surveying
4 Pleasant View Avenue
Newburgh, New York 12550

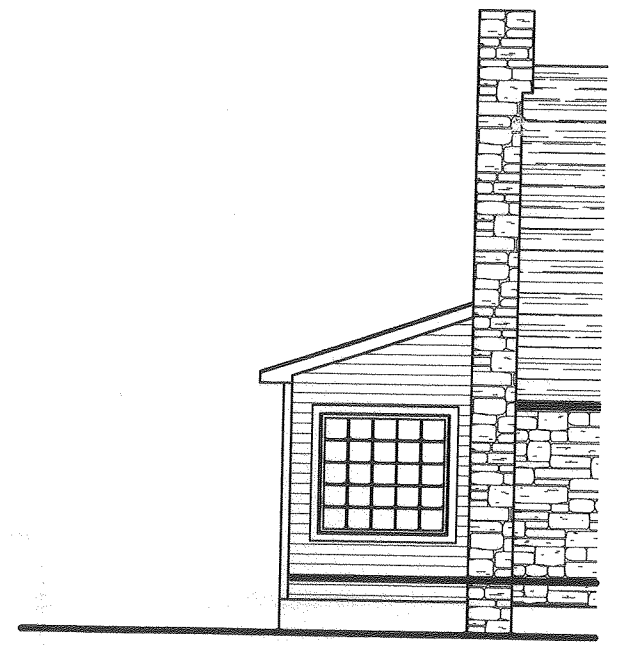
Ph: (845) 561-8367
Fax: (845) 565-4428



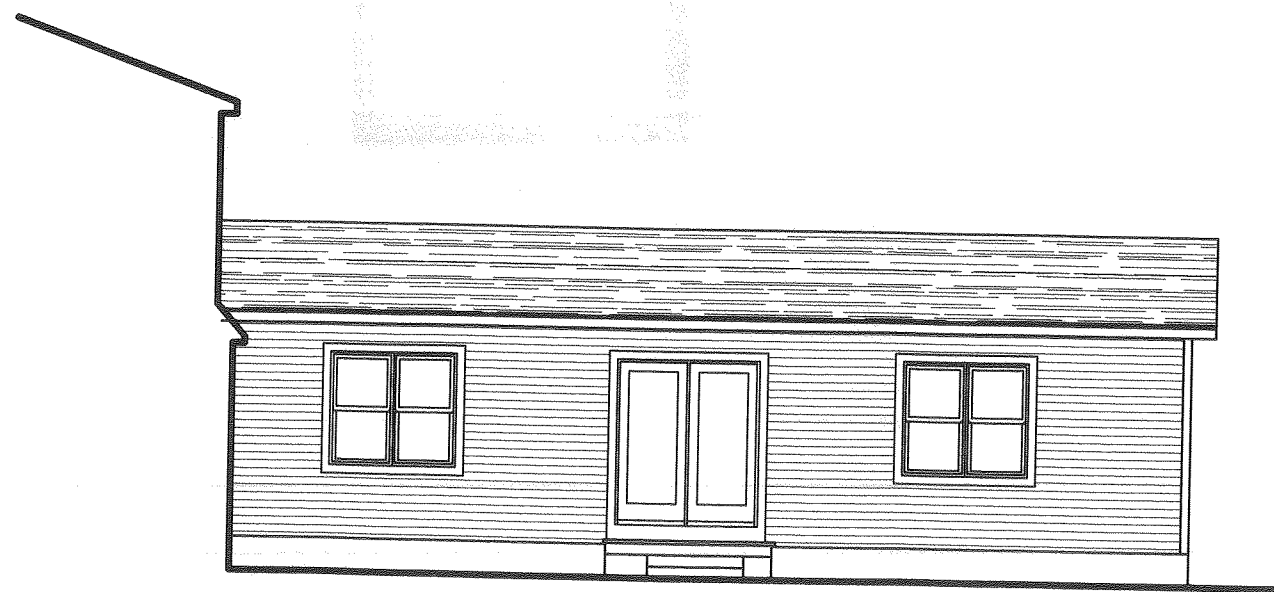
① FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



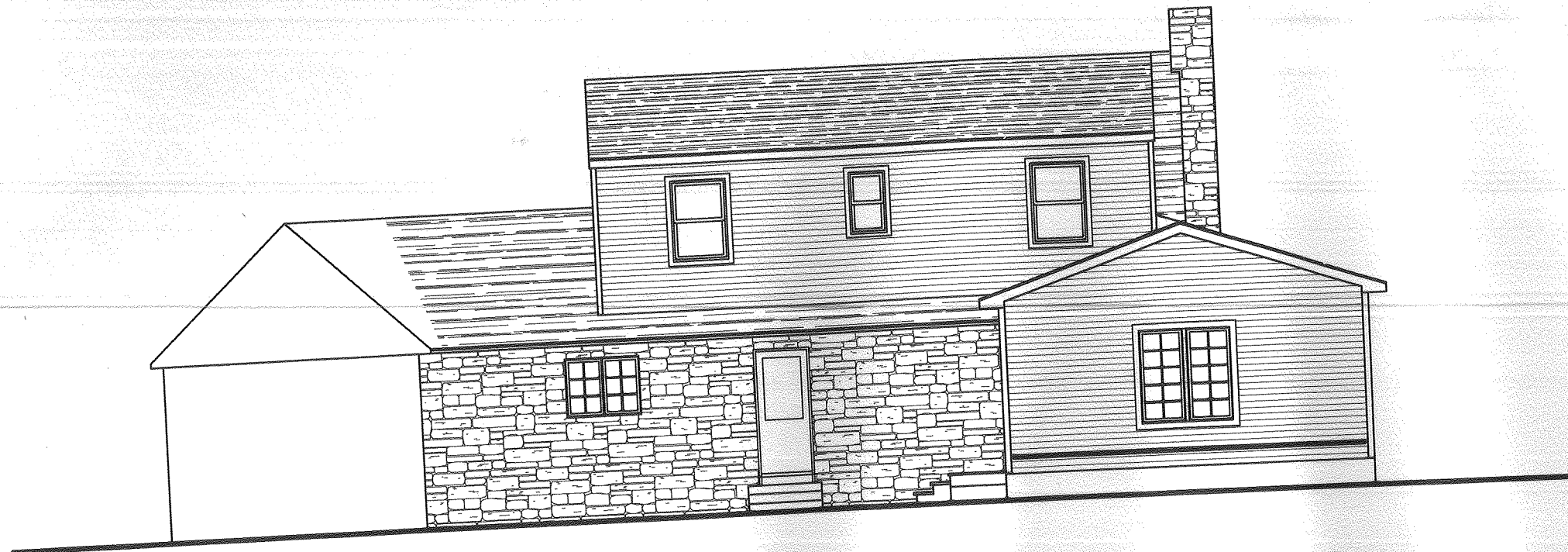
① SIDE ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



② FRONT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



③ SIDE ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



④ REAR ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

PROJECT

**ADDITION
COX BALCHUNAS
RESIDENCE**

LOCATION

88 BALMVILLE ROAD
TOWN OF NEWBURGH, NEW YORK

**D. FREEMAN
ARCHITECT**

26 SHELDON DRIVE
POUGHKEEPSIE, NY 12603
845-452-5354
FAX 845-452-5354
email david@dfarcht.com
www.dfarcht.com

DATE

JULY 5, 2018

ZBA-2