

Full Size Site Plans

are available for viewing at the

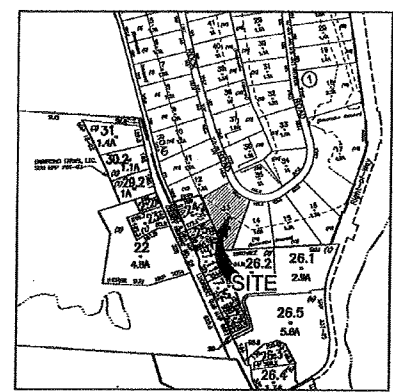
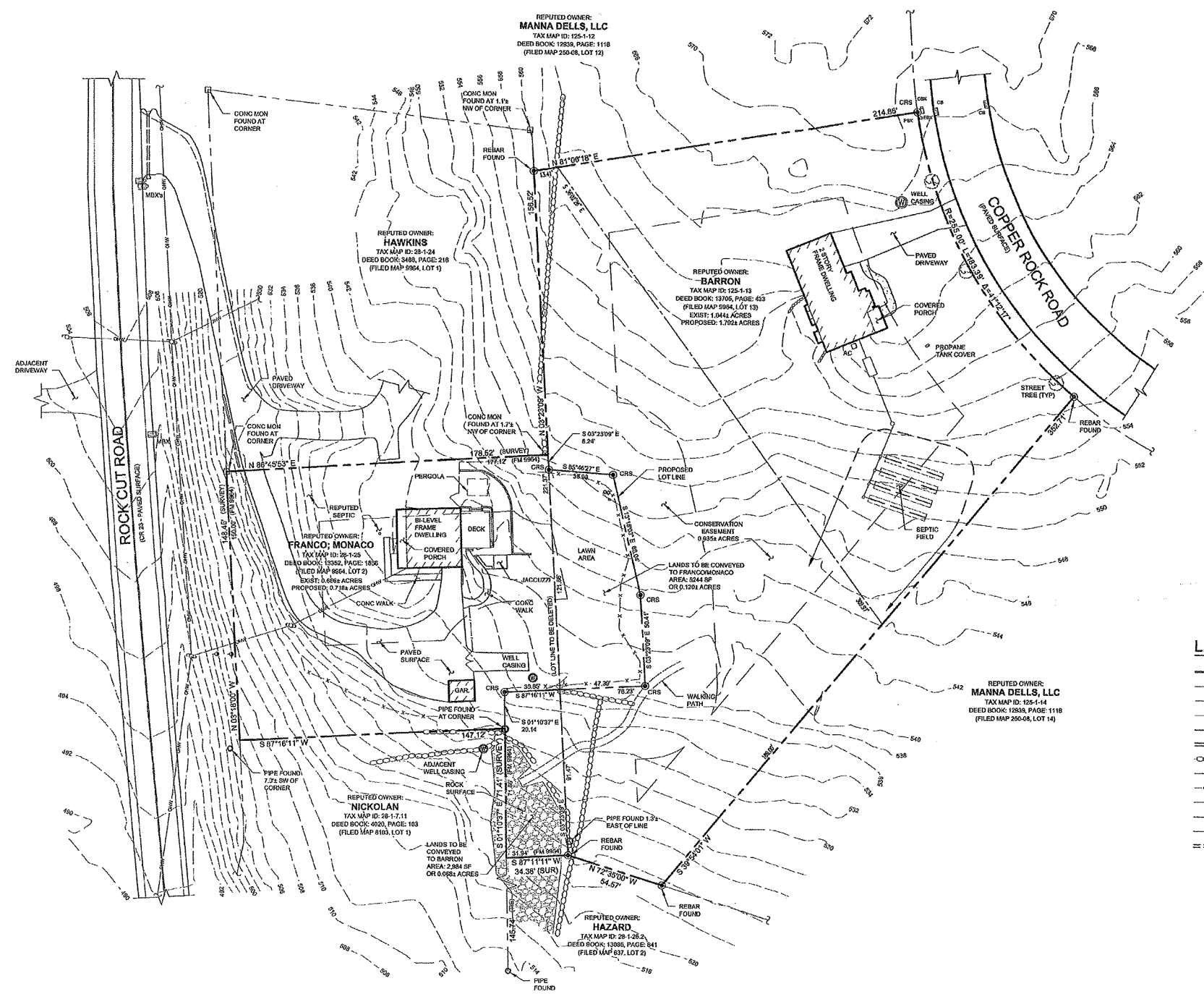
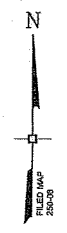
Zoning Board of Appeals

Office located at

308 Gardnertown Road

Newburgh, NY

845-566-4901



LOCATION MAP
TAX MAP - SCALE: 1" = 500'

GENERAL NOTES:

- TOTAL AREA OF SUBJECT PARCELS: 1.8444 ACRES (SBL: 125-1-13)
0.6958 ACRES (SBL: 28-1-23)
- TAX MAP IDENTIFICATION NUMBER: SECTION 125, BLOCK 1, LOT 13
SECTION 28, BLOCK 1, LOT 23
- DEED REFERENCE:
DEED LIBER 1316, PAGE 433
DEED LIBER 1362, PAGE 1899
- RECORD OWNER & APPLICANTS:
(SBL 125-1-13) GIANNA, JOHN FRANCO
ALAN STEPHANE BARRON, NICHOLAS MONACO
26 COPPER ROCK ROAD
WALDEN, NY 12586
(SBL 28-1-23) NICHOLAS MONACO
416 ROCK CUT ROAD
WALDEN, NY 12586
- MAP REFERENCES:
A. A MAP ENTITLED, "MOUNTAIN LAKE SUBDIVISION" DATED AUGUST 31, 2005, BY LAND & TULLY ENGINEERING AND SURVEYING AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON APRIL 7, 2006 AS MAP NUMBER 250-08.
B. A MAP ENTITLED, "SUBDIVISION OF LANDS FOR ANNA MARTINEZ & MARY SUSAN CALA" BY PATRICK KENNEDY, L.S. DATED DECEMBER 4, 1988 AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON JULY 23, 1990 AS MAP NUMBER 096-4.
6. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING AND SURVEYING PROPERTIES, P.C. FROM USGS 1:25000-SCALE DIGITAL ELEVATION MODELS (DEM) AS DERIVED FROM 2012 SOURCE DATA. THE DEMS WERE PROVIDED BY THE USGS AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
7. THIS SURVEY IS SUBJECT TO THE FAIRNESS OF AN UP TO DATE ABSTRACT OF TITLE.
8. SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS OF RECORD.
9. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE SPECIFIC PURPOSE OF INTERPRETATION OF COMPLIANCE WITH ZONING AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENTS TO THE LAND.
10. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO THE PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
11. CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.
12. ISSUING OF A NEW TITLE POLICY OR REVISING OF AN EXISTING POLICY REFERENCING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY ENGINEERING & SURVEYING PROPERTIES, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.
13. UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT, INCORRECT, ERRONEOUS, OR MISLEADING INFORMATION OR OMIT IMPORTANT AND RELEVANT INFORMATION. DO NOT RELY ON UNAUTHORIZED COPIES. THE SEAL, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED OR OTHERWISE VOID ON ALL UNAUTHORIZED COPIES. ALL ORIGINAL DOCUMENTS BEAR AN ORIGINAL IMPRESSION AND SIGNATURE.
14. ALL UNDERGROUND UTILITIES AND/OR IMPROVEMENTS OR THE ENCROACHMENT OF SUCH IMPROVEMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF THE ENCROACHMENT OF SUCH UNDERGROUND IMPROVEMENTS EXIST OR ARE SHOWN HEREON, THE ENCROACHMENTS OF SUCH UNDERGROUND UTILITIES AND/OR IMPROVEMENTS ARE NOT COVERED BY THIS CERTIFICATE.

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- 122 --- CONTOUR LINE
- INDEX CONTOUR LINE
- EDGE OF ROAD
- RETAINING WALL
- STONEWALL
- WIRE MESH FENCE
- WROUGHT IRON FENCE
- STOCKADE FENCE
- OVERHEAD WIRE
- DRAINAGE COURSE
- DRAINAGE PIPE
- UTILITY POLE
- GUY ANCHOR
- PIPE PROPERTY MARKER
- REBAR PROPERTY MARKER
- CAPPED REBAR TO BE SET
- CONCRETE MONUMENT
- CATCH BASIN
- MAILBOX
- SIGN (TYPE NOTED)

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW:
ALAN STEPHANE BARRON;
GIANNA, JOHN FRANCO;
NICHOLAS MONACO;
TOWN OF NEWBURGH;
THAT THIS SURVEY MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, BASED ON DATA CONTAINED IN DEEDS OR MAPS OF RECORD LISTED HEREON, TOGETHER WITH EVIDENCE FOUND IN THE FIELD, AND THAT THERE ARE NO SURFACE ENCROACHMENTS EXCEPT AS OTHERWISE SHOWN HEREON, AS COMPLETED ON FEBRUARY 17, 2016.
ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

BULK REQUIREMENTS

TOWN OF NEWBURGH - ZONING DISTRICT R1 (POST LOT LINE CHANGE)

MINIMUM BUILDING REQUIREMENTS	REQUIRED	AS SURVEYED 125-1-13	AS SURVEYED 28-1-23
LOT AREA	40,000 SF	80,305 SF	* 31,276 SF
LOT WIDTH	150 FEET	219.3 FEET	* 148.5 FEET
LOT DEPTH	160 FEET	375.6 FEET	226.0 FEET
FRONT YARD	50 FEET	53.8 FEET	97.3 FEET
REAR YARD	40 FEET	137.8 FEET	86.8 FEET
SIDE YARD (ONE-SIDE)	33/80 FEET	58.3/102.0 FEET	* 28.1/116.4 FEET

*PRE-EXISTING NON-COMPLYING

No.	DATE	DESCRIPTION
0	03/18/16	LR/INT

DRAWING STATUS	ISSUE DATE
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER
CONCEPT APPROVAL	N/A OF N/A
PLANNING BOARD APPROVAL	N/A OF N/A
LOCAL REALTY SUBDIVISION APPROVAL	N/A OF N/A
LOCAL WATERMAIN EXTENSION APPROVAL	N/A OF N/A
NYSDOC APPROVAL	N/A OF N/A
NYSDOT APPROVAL	N/A OF N/A
OTHER	1 OF 1
FOR BID	N/A OF N/A
FOR CONSTRUCTION	N/A OF N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE LICENSED PROFESSIONAL LAND SURVEYOR'S EMBOSSED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2705, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

BRIAN D. BARCOO, L.S.
NEW YORK STATE LICENSE # 050830

30 0 15 30 60
1 Inch = 30 ft.

ENGINEERING & SURVEYING PROPERTIES
Achieving Successful Results with Innovative Designs

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MONTGOMERY, NY 12549
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F: (845) 457-1899

LOT LINE CHANGE PLAN
BARRON & FRANCO/MONACO
26 COPPER ROCK / 416 ROCK CUT RD
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 1110.01 DRAWN BY: BDB
DATE: 03/18/16 SCALE: 1" = 30'
REVISED: 0 TAX LOT: 125-1-13 & 28-1-23

S-1

© COPYRIGHT 2016 ENGINEERING & SURVEYING PROPERTIES, INC.

NYSDOT - 108-Cor-Born Lot Line Change/1110.01 - Born Survey-4
Date Plotted: May 04, 2016, 11:12am