

Full Size Site Plans

are available for viewing at the

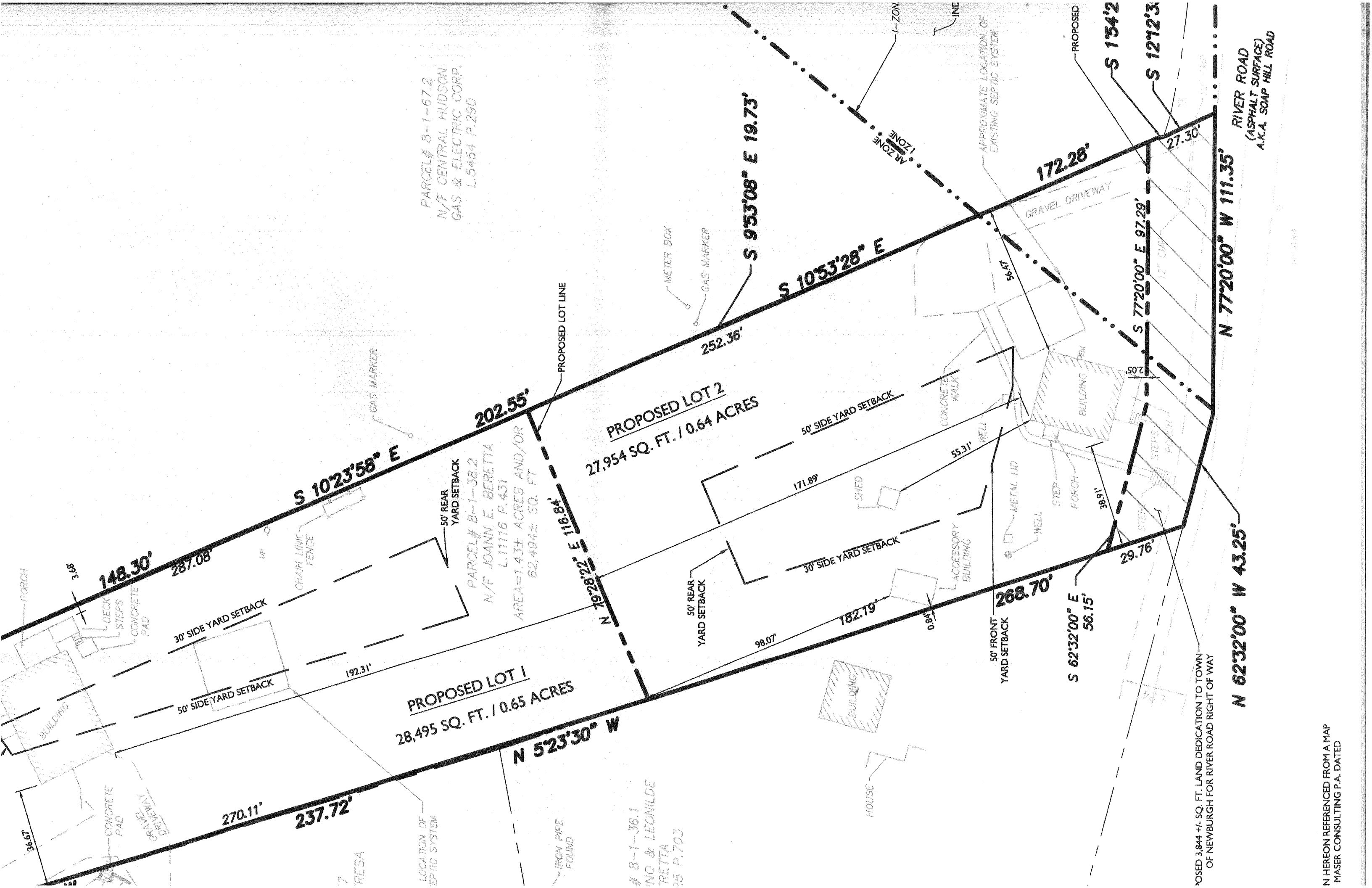
Zoning Board of Appeals

Office located at

308 Gardnertown Road

Newburgh, NY

845-566-4901



PARCEL # 8-1-67.2
N/F CENTRAL HUDSON
GAS & ELECTRIC CORP.
L.5454 P.290

PARCEL # 8-1-38.2
N/F JOANN E. BERETTA
L.11116 P.431
AREA=1.43± ACRES AND/OR
62,494± SQ. FT.

PROPOSED LOT 1
28,495 SQ. FT. / 0.65 ACRES

PROPOSED LOT 2
27,954 SQ. FT. / 0.64 ACRES

PROPOSED 3,844 +/- SQ. FT. LAND DEDICATION TO TOWN
OF NEWBURGH FOR RIVER ROAD RIGHT OF WAY

N HEREON REFERENCED FROM A MAP
MASER CONSULTING P.A. DATED

DATE: 01/20/09

RIVER ROAD
(ASPHALT SURFACE)
A.K.A. SOAP HILL ROAD

36.67'
CONCRETE PAD
GRAVEL DRIVEWAY
3.98'

30' SIDE YARD SETBACK
50' SIDE YARD SETBACK
192.31'

270.11'
237.72'

S 10°23'58" E
148.30'
287.08'

202.55'

N 5°23'30" W

PROPOSED LOT LINE

8-1-36.1
MNO & LEONILDE
BERETTA
L.5 P.703

IRON PIPE FOUND

50' REAR YARD SETBACK

30' SIDE YARD SETBACK

50' SIDE YARD SETBACK

S 9°53'08" E 19.73'

S 10°53'28" E
252.36'

98.07'

182.19'

HOUSE

ACCESSORY BUILDING

50' FRONT YARD SETBACK

268.70'

S 62°32'00" E
56.15'

CONCRETE WALK

SHED

0.84'

BUILDING

WELL

METAL LID

WELL

55.31'

171.89'

50' REAR YARD SETBACK

29.76'

38.91'

2.05'

S 77°20'00" E 97.29'

27.30'

S 12°12'30" E

S 1°54'2"

172.28'

GRVEL DRIVEWAY

APPROXIMATE LOCATION OF EXISTING SEPTIC SYSTEM

AR ZONE

AR ZONE

LINE

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

PROPOSED

S 10°41'30" E 25.53'

N 87°33'15" E 89.49'
25.54'

S 10°57'58" E

148.30'
287.08'

S 10°23'58" E

202.55'

S 9°53'08" E 19.73'

S 10°53'28" E

PROPOSED LOT 2
27,954 SQ. FT. / 0.64 ACRES

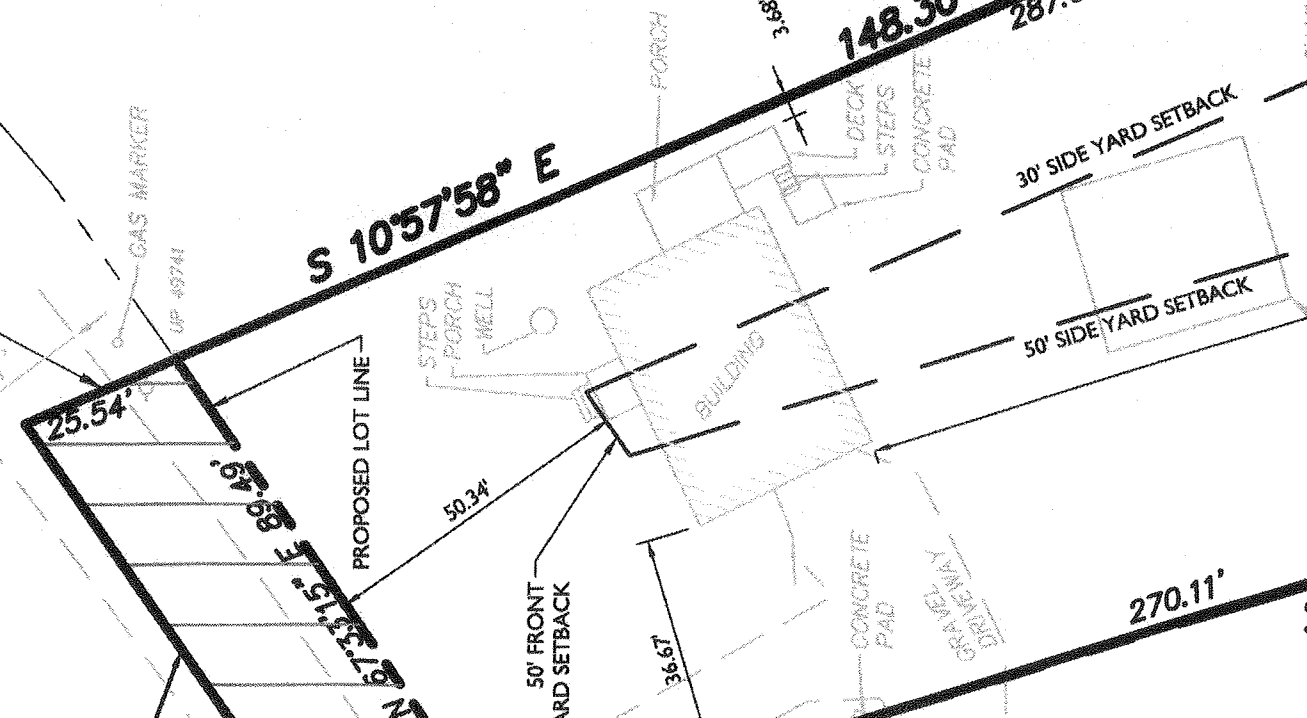
PROPOSED LOT 1
28,495 SQ. FT. / 0.65 ACRES

N 5°23'30" W

PARCEL # 8-1-67.2
N/F CENTRAL HUDSON
GAS & ELECTRIC CORP.
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PARCEL # 8-1-38.2
N/F JOANN E. BERETTA
L.11116 P.431
AREA=1.43± ACRES AND/OR
62,494± SQ. FT.

8-1-36.1
2 & LEONILDE
ETTA
P.703



GAS MARKER

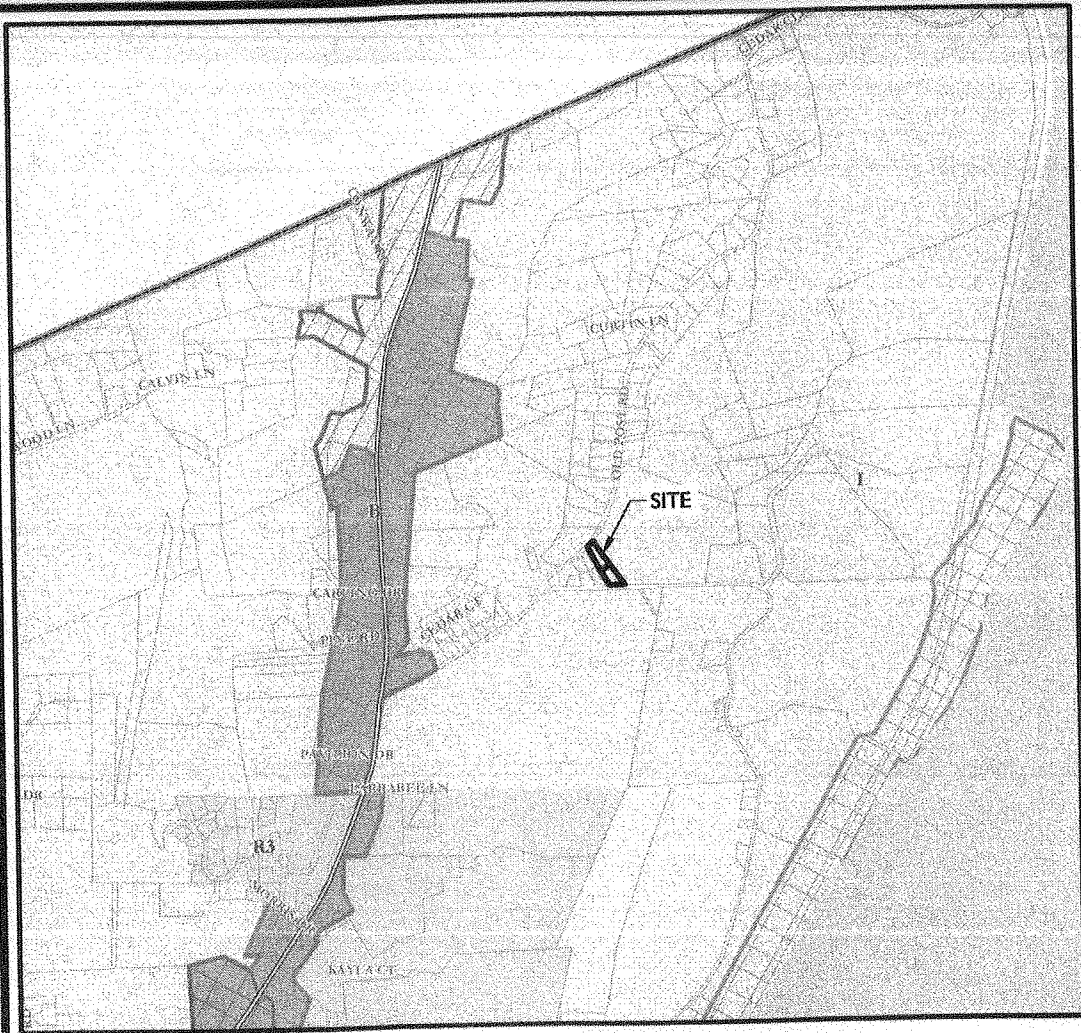
PROPOSED LOT LINE

METER BOX

GAS MARKER

AR ZONE

INDUS



VICINITY MAP
SCALE: 1"=2000'

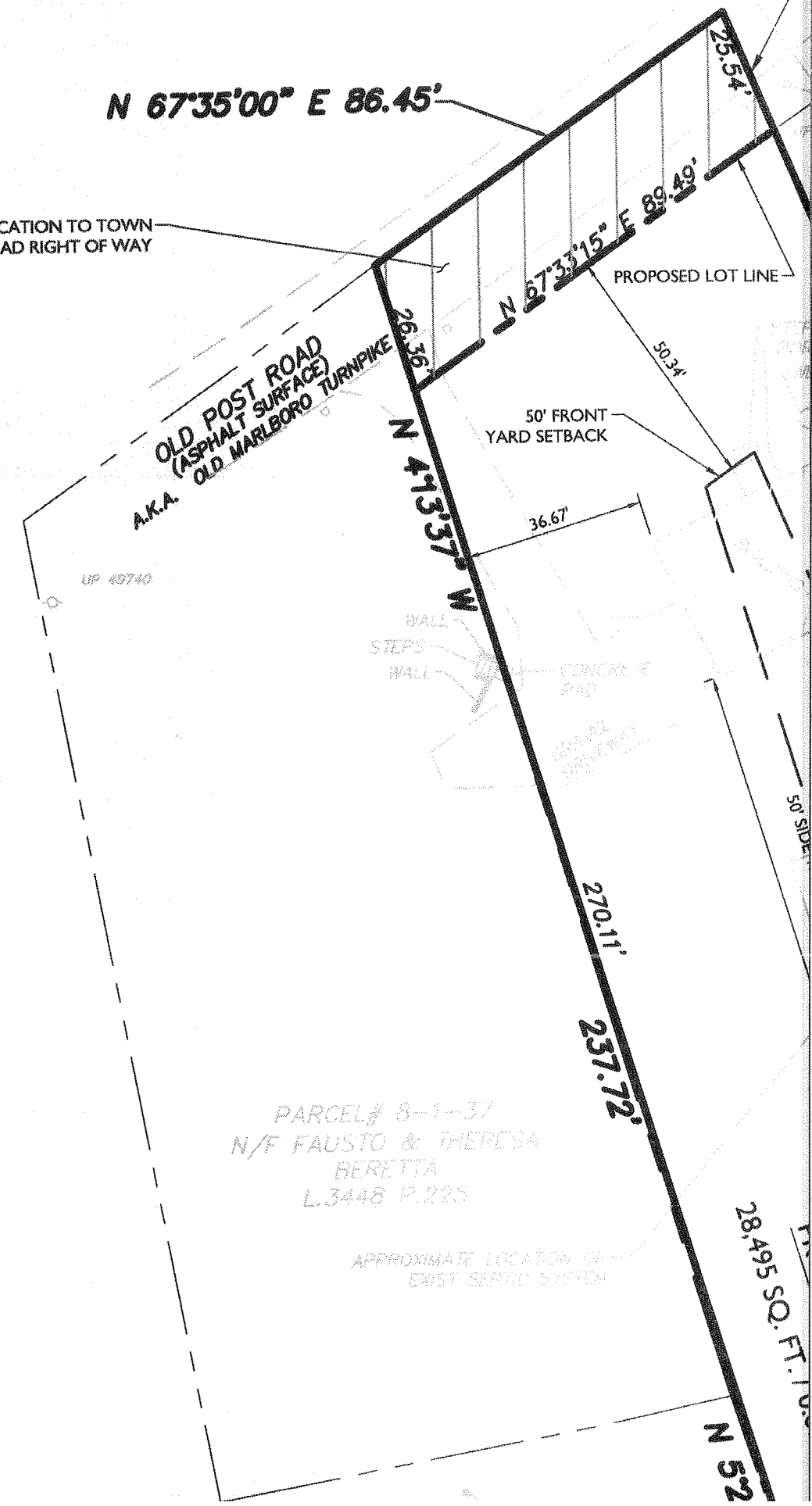
OWNER/APPLICANT:

JOANN E. BERETTA
60 OLD POST RD
NEWBURGH, NY 12550

TAX LOT:

8-1-38.2
+62,494 SQ. FT.

PROPOSED 2,201 +/- SQ. FT. LAND DEDICATION TO TOWN
OF NEWBURGH FOR OLD POST ROAD RIGHT OF WAY



TAX LOT:

8-1-38.2
±62,494 SQ. FT.
±1.43 ACRES

ZONING REQUIREMENTS:

EXISTING ZONES: AR (AGRICULTURAL RESIDENCE) DISTRICT
I (INDUSTRIAL BUSINESS) DISTRICT

AR ZONE:

PERMITTED USE : SINGLE-FAMILY DWELLING (2 EXISTING DWELLINGS).

I ZONE:

USE: NO EXISTING OR PROPOSED USE WITHIN THIS ZONE.

BULK REQUIREMENTS REFERENCED BELOW ARE FOR THE AR ZONING DISTRICT FOR 'SINGLE-FAMILY DWELLINGS' USE.

PARCELA 8-1-38.2
N/F NAVARINO & COMPANY
BERETTA
L.1925 P.705

N 52°3'30" W

MINIMUM	REQUIRED	PROPOSED LOT 1	REMARKS	PROPOSED LOT 2	REMARKS
LOT AREA	40,000 SQ. FT.	28,495 SQ. FT.	NON-CONFORMING, REQUIRES 11,505 SQ. FT. VARIANCE	27,954 SQ. FT.	NON-CONFORMING, REQUIRES 12,046 SQ. FT. VARIANCE
LOT WIDTH	150'	95.79'	NON-CONFORMING, REQUIRES 54.21' VARIANCE	153.31'	OK
LOT DEPTH	150'	282.97'	OK	219.59'	OK
FRONT YARD	50'	50.34'	OK	2.05'	NON-CONFORMING, REQUIRES 47.95' VARIANCE
ONE SIDE YARD	30'	3.68'	NON-CONFORMING, REQUIRES 26.32' VARIANCE	38.91'	OK
BOTH SIDE YARDS	80'	3.68' + 36.67' = 40.35'	NON-CONFORMING, REQUIRES 39.65' VARIANCE	38.91' + 56.47' = 95.38'	OK
REAR YARD	50'	192.31'	OK	171.89'	OK
HABITABLE FLOOR AREA	900 SQ. FT.	±1,223 SQ. FT.	OK	±1,338 SQ. FT.	OK
PARKING SPACES	2 PER DWELLING UNIT	DRIVEWAY + GARAGE >2	OK, EXISTING DRIVEWAY PARKING	DRIVEWAY >2	OK, EXISTING DRIVEWAY PARKING
MAXIMUM					
LOT BUILDING COVERAGE	10%	5.2% (1,481 SQ. FT.)	OK	3.2% (893 SQ. FT.)	OK
LOT SURFACE COVERAGE	20%	10.9% (3,102 SQ. FT.)	OK	10.4% (2,915 SQ. FT.)	OK
BUILDING HEIGHT	35'	1 STORY < 35'	OK	2 STORIES < 35'	OK

ACCESSORY USES					
MINIMUM	REQUIRED	PROPOSED LOT 1	REMARKS	PROPOSED LOT 2	REMARKS
SIDE SETBACK	5'	N/A	N/A	0.84'	NON-CONFORMING, REQUIRES 4.16' VARIANCE
REAR SETBACK	5'	N/A	N/A	98.07'	OK

PROPOSED 3,844 +/- SQ. FT. LAND DEDICATION OF NEWBURGH FOR RIVER ROAD R

MINIMUM	REQUIRED	PROPOSED LOT 1	REMARKS	PROPOSED LOT 2	REMARKS
LOT AREA	40,000 SQ. FT.	28,495 SQ. FT.	NON-CONFORMING, REQUIRES 11,505 SQ. FT. VARIANCE	27,954 SQ. FT.	NON-CONFORMING, REQUIRES 12,046 SQ. FT. VARIANCE
LOT WIDTH	150'	95.79'	NON-CONFORMING, REQUIRES 54.21' VARIANCE	153.31'	OK
LOT DEPTH	150'	282.97'	OK	219.59'	OK
FRONT YARD	50'	50.34'	OK	2.05'	NON-CONFORMING, REQUIRES 47.95' VARIANCE
ONE SIDE YARD	30'	3.68'	NON-CONFORMING, REQUIRES 26.32' VARIANCE	38.91'	OK
BOTH SIDE YARDS	80'	3.68' + 36.67' = 40.35'	NON-CONFORMING, REQUIRES 39.65' VARIANCE	38.91' + 56.47' = 95.38'	OK
REAR YARD	50'	192.31'	OK	171.89'	OK
HABITABLE FLOOR AREA	900 SQ. FT.	±1,223 SQ. FT.	OK	±1,338 SQ. FT.	OK
PARKING SPACES	2 PER DWELLING UNIT	DRIVEWAY + GARAGE >2	OK, EXISTING DRIVEWAY PARKING	DRIVEWAY >2	OK, EXISTING DRIVEWAY PARKING
MAXIMUM					
LOT BUILDING COVERAGE	10%	5.2% (1,481 SQ. FT.)	OK	3.2% (893 SQ. FT.)	OK
LOT SURFACE COVERAGE	20%	10.9% (3,102 SQ. FT.)	OK	10.4% (2,915 SQ. FT.)	OK
BUILDING HEIGHT	35'	1 STORY < 35'	OK	2 STORIES < 35'	OK

ACCESSORY USES					
MINIMUM	REQUIRED	PROPOSED LOT 1	REMARKS	PROPOSED LOT 2	REMARKS
SIDE SETBACK	5'	N/A	N/A	0.84'	NON-CONFORMING, REQUIRES 4.16' VARIANCE
REAR SETBACK	5'	N/A	N/A	98.07'	OK
MAIN BLDG SEPARATION	10'	N/A	N/A	55.31'	OK
MAXIMUM					
ACCESSORY HEIGHT	15'	N/A	N/A	< 15'	OK
TOTAL ACCESSORY AREA	1000 SQ. FT. OR VALUE "V" FROM FORMULA IN §185-15, WHICHEVER IS LOWER: LOT 1 VALUE "V" = N/A LOT 2 VALUE "V" = 515 SQ. FT.	N/A	N/A	197 SQ. FT.	OK

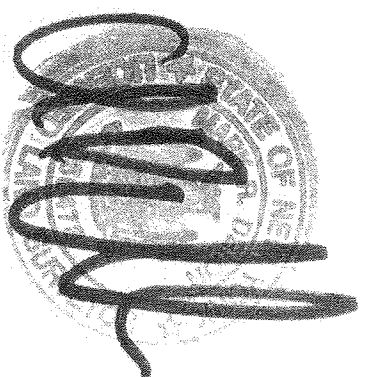
PROPOSED 3,844 +/- SQ. FT. LAND DEDICATION TO TOWN OF NEWBURGH FOR RIVER ROAD RIGHT OF WAY

N 62

NOTES:

- BOUNDARY INFORMATION SHOWN HEREON REFERENCED FROM A MAP ENTITLED "BOUNDARY SURVEY" BY MASER CONSULTING P.A. DATED JUNE 05, 2017.
- THE PROPERTY IS NOT WITHIN ANY ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, NO. 36071C0153E.
- THE PROPERTY IS NOT WITHIN ANY WETLANDS OR WETLAND BUFFERS AS PER NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION ENVIRONMENTAL MAPPER.
- SCHOOL DISTRICT: MARLBORO
- FIRE DEPARTMENT: MIDDLEHOPE FIRE

201717001138ALEngineeringConcept-C:\NPT.dwg(C-0)-CONCEPT By: CMCCORMACK



MARK R. DeLOR
NEW YORK LICENSED
LAND SURVEYOR - LICENSE NUMBER: 050478

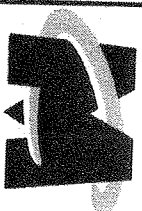
SUBDIVISION

FOR

JOANN E. BERETTA

SECTION 8
BLOCK 1
LOT 38.2

TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK STATE

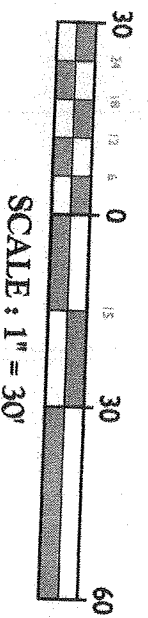


NEW WINDSOR OFFICE
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
Fax: 845.567.1025

SCALE AS SHOWN	DATE 07/20/17	DRAWN BY: CDR	CHECKED BY: JED
PROJECT NUMBER: 17001138A	DRAWING NAME: C-CNPT		

SHEET TITLE
SUBDIVISION PLAT

SHEET NUMBER:
1 of 1



ESS DISTRICT ZONE

58'
30'

- ZONE BOUNDARY