

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

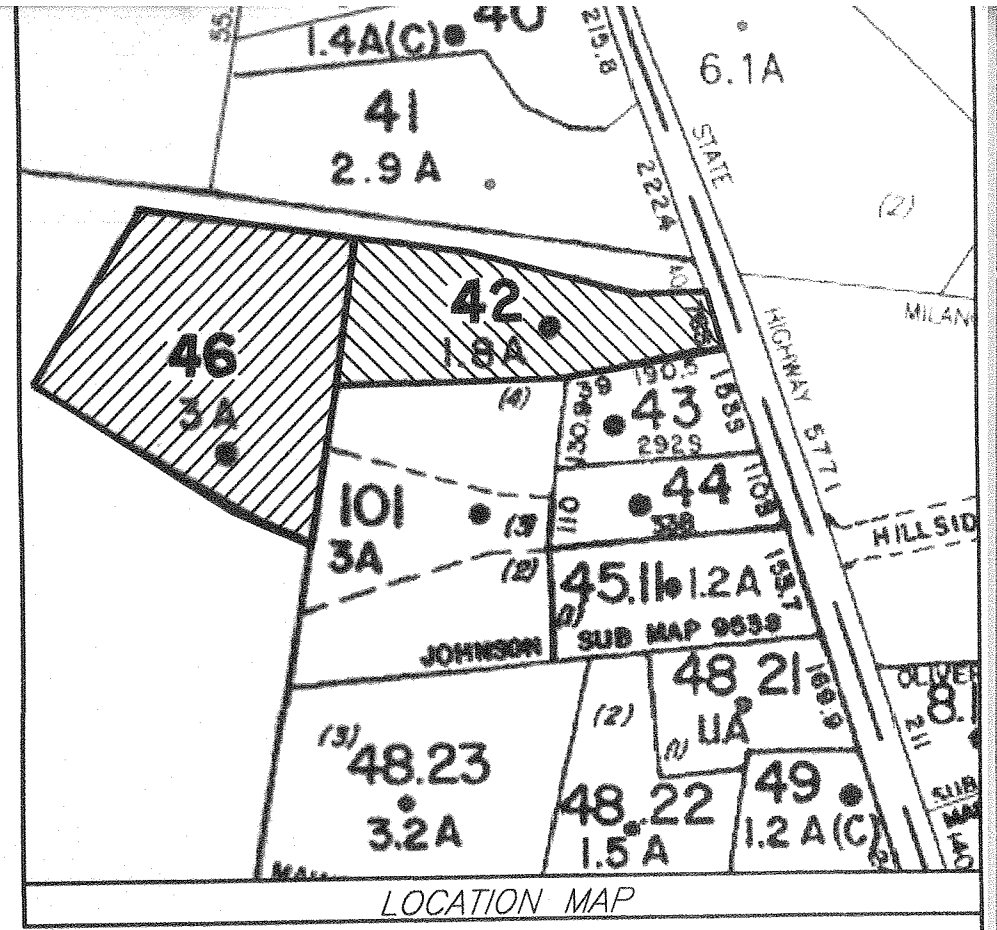
ZONING SCHEDULE:

EXISTING	ZONE: RR	REQUIRED	2-1-46 PROPOSED	2-1-42 PROPOSED
EXISTING (TO BE REMOVED)	MINIMUM LOT AREA	2ac.	2.57ac./111,888sf.	2.24ac./94,363sf.
PROPOSED	MINIMUM LOT WIDTH (feet)	200'	245'	*147'±
ADJOINING	MINIMUM LOT DEPTH (feet)	300'	316'	648'
	MINIMUM YARDS (feet)			
	FRONT	60'	102'	95'
	REAR	100'	151'	135'
	SIDE			
	ONE	50'	59'	67'
	BOTH	100'	183'	-
	MINIMUM HABITABLE FLOOR AREA	1,500sf.	1,500sf. min.	1,500sf. min.
	MAXIMUM LOT BUILDING COVERAGE	10%	2%	2%
	MAXIMUM BUILDING HEIGHT	35'	35' max.	35' max.
	MAXIMUM LOT SURFACE COVERAGE	10%	3%	5%
	MINIMUM BUILDING AREA	15,000sf.	24,242sf.	15,137sf.

*VARIANCE REQUIRED

LOT NOTES:

- LOT SPECIFIC PLOT PLANS FOR LOTS SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION AND FOUNDATIONS AND SEPTIC FIELDS SHALL BE STAKED OUT, PER PLOT PLAN, BY A LICENSED SURVEYOR, PRIOR TO CONSTRUCTION.



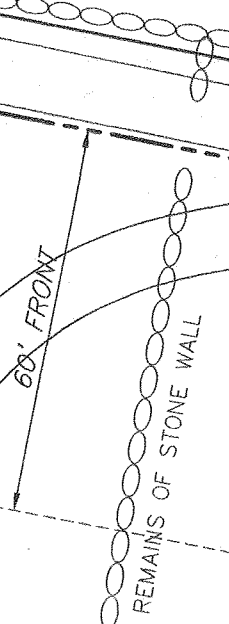
TAX LOT 2-1-41
N/F GILLESPIE
LIBER 2307 PAGE 914

LIBER 2455 PAGE 336, LIBER 12095 PAGE 1333 AND LIBER 12095 PAGE 1337
NORTH FENCE AND SOUTH FENCE
D LINE L.12095 P.1333

125.43' N78°14'01"W

PROPOSED DRIVEWAY
(EXISTING) (SED)

REMAINS OF STONE WALL



"GRIFFINS LANE"

186.00' N79°52'01"W

111.85' N83°43'01"W

112.58' (TOTAL)

PAVED NYS DOT PAVEMENT FOR DRIVEWAY ENTRANCE

REMAINS OF FRAME DWELLING TO BE REMOVED

2,050sf. SHALL BE TRANSFERRED TO NYS DOT

EXISTING "GRIFFINS LANE" ENTRANCE TO BE ABANDONED

GRAVEL AREA

NEW YORK STATE ROUTE 32
PLATEKILL TURNPIKE

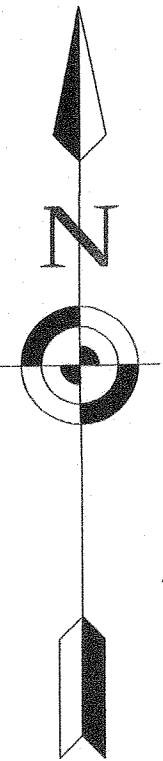
PAINTED WHITE LINE

APPROXIMATE LOCATION FIELD INLET

FIELD INLET GRATE=99.8 INV.=96.8

SIGHT DISTANCE 900'±

- LEGEND**
- PROPERTY LINE
 - PROPERTY LINE
 - PROPERTY LINE
 - — — — — PROPERTY LINE
 - STONEWALL
 - ⊕ WELL EXISTING
 - ▨ HOUSE EXISTING
 - ⊕—○ UTILITY POLE
 - ⊕—○ WELL PROPOSED
 - ▨ HOUSE PROPOSED
 - - - - - SETBACKS
 - BUILDING AREA

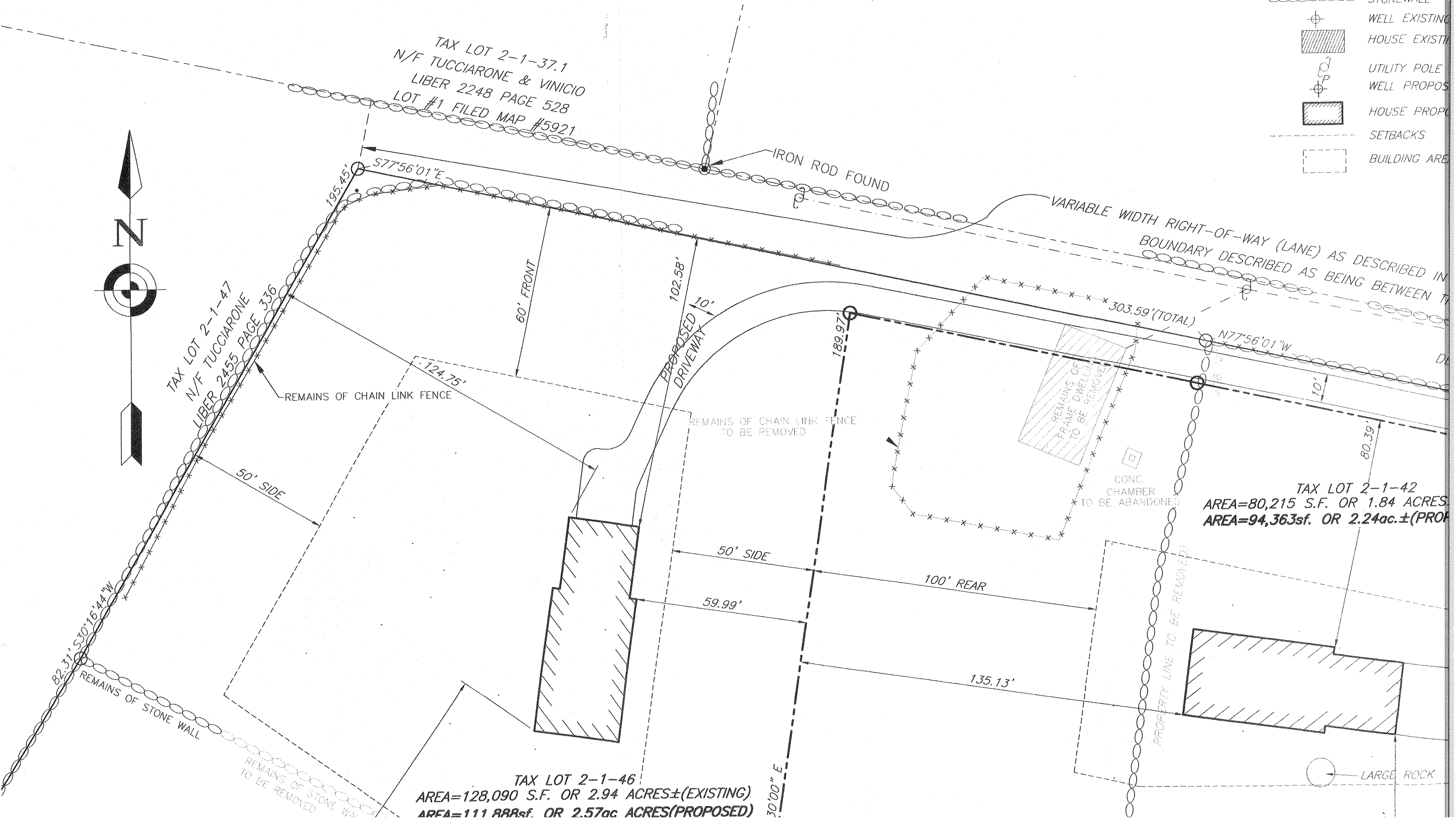


TAX LOT 2-1-37.1
 N/F TUCCIARONE & VINICIO
 LIBER 2248 PAGE 528
 LOT #1 FILED MAP #5921

TAX LOT 2-1-47
 N/F TUCCIARONE
 LIBER 2455 PAGE 336

TAX LOT 2-1-42
 AREA=80,215 S.F. OR 1.84 ACRES
 AREA=94,363sf. OR 2.24ac.±(PROPOSED)

TAX LOT 2-1-46
 AREA=128,090 S.F. OR 2.94 ACRES±(EXISTING)
 AREA=111,888sf. OR 2.57ac ACRES(PROPOSED)



IRON ROD FOUND

VARIABLE WIDTH RIGHT-OF-WAY (LANE) AS DESCRIBED IN
 BOUNDARY DESCRIBED AS BEING BETWEEN T

REMAINS OF CHAIN LINK FENCE

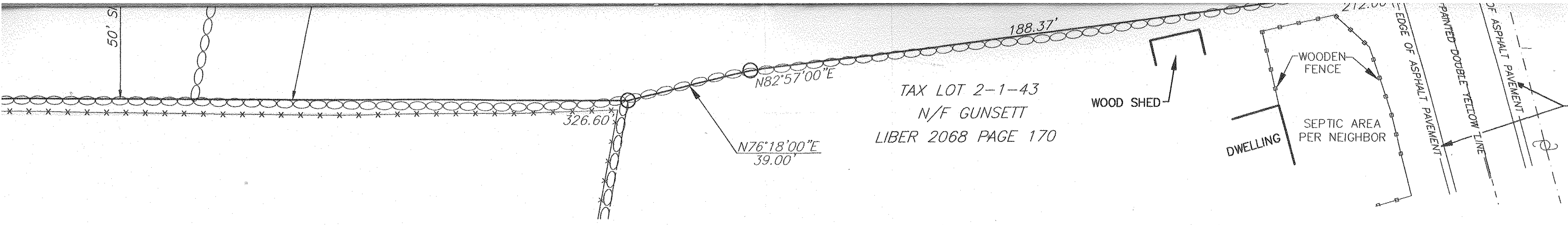
REMAINS OF CHAIN LINK FENCE
 TO BE REMOVED

REMAINS OF
 FRAME DWELLING
 TO BE REMOVED

CONC.
 CHAMBER
 TO BE ABANDONED

PROPERTY LINE TO BE REMOVED

LARGE ROCK



TAX LOT 2-1-43
 N/F GUNSETT
 LIBER 2068 PAGE 170

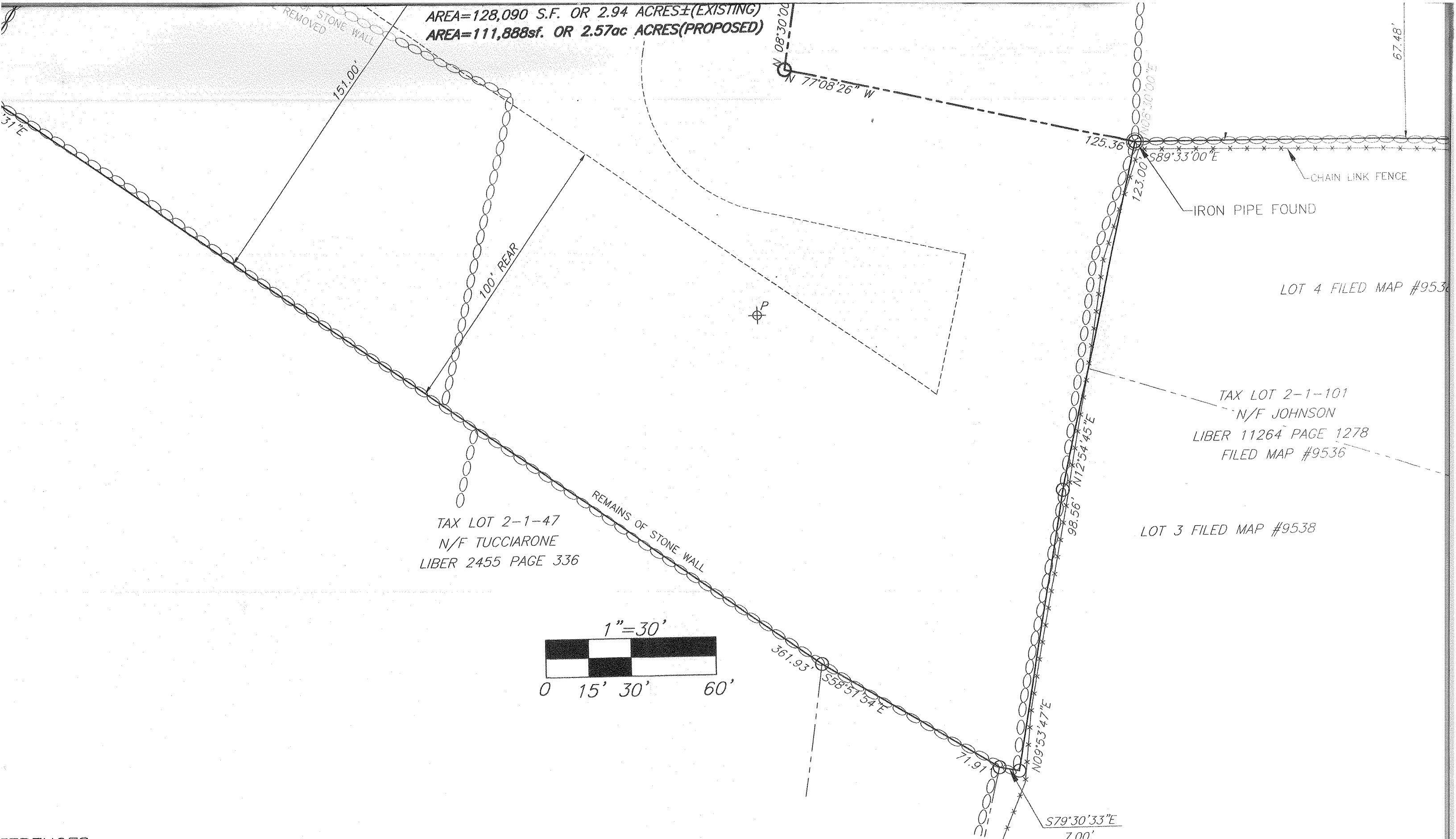
APPLICANT & OWNER:
 BOB HOLMES (WTF NY INC.)
 P.O. 483
 MODENA, NY 12548

TOWN PROJECT# 2014-07
 THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

REVISIONS			
REV.:	DATE:	BY:	DESCRIPTION:

ENGINEER	TALCOTT ENGINEERING DESIGN PLLC		
	1 GARDNERTOWN ROAD NEWBURGH, NY 12550 (845)-569-8400 (FAX)(845)-569-4583 TALCOTTDESIGN12@GMAIL.COM		
	LOT LINE CHANGE FOR: WTF NY INC. 979 & 983 NYS ROUTE 32 SBL: 2-1-42&46 TOWN OF NEWBURGH, ORANGE COUNTY, NY		
DATE 11/10/15	SCALE 1"=30'	JOB NUMBER 13072-WTF	SHEET NUMBER 1 OF 1

AREA=128,090 S.F. OR 2.94 ACRES±(EXISTING)
AREA=111,888sf. OR 2.57ac ACRES(PROPOSED)

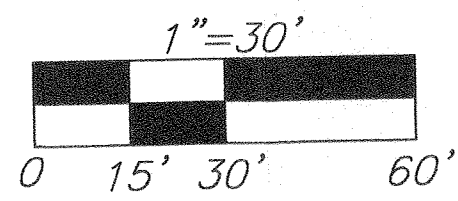


TAX LOT 2-1-47
N/F TUCCIARONE
LIBER 2455 PAGE 336

TAX LOT 2-1-101
N/F JOHNSON
LIBER 11264 PAGE 1278
FILED MAP #9536

LOT 3 FILED MAP #9538

LOT 4 FILED MAP #9536



REFERENCES:
EXISTING FEATURES, INCLUDING TOPOGRAPHY, BUILDINGS, PROPERTY LINES AND ROADS PER
SURVEY ENTITLED " 979 & 983 ROUTE 32 " PERFORM BY DARREN J. STRIDIRON, P.L.S., LAST REVISED JANUARY 29 2014.

CALL BEFORE YOU DIG.... IT'S THE LAW