

NEW LOT # 2
0.35 ± ACRES

LOT # 2
0.35 ± ACRES

DRIVEWAY EASEMENT NOTES

1. The Right-of-way shall remain privately owned and will not be maintained or accepted by the municipality.
2. The owner and each subsequent grantee of each parcel forming a portion of the "this subdivision" heretofore identified agrees to be assessed for and pay a proportionate share for

LOCATION MAP

SCALE: 1" = 600 FT.

ZONING REGULATIONS

ZONE: AR AGRICULTURE RESIDENTIAL

SINGLE FAMILY		EXISTING TAX LOT 17	PROPOSED LOT 1	EXISTING TAX LOT 18	PROPOSED LOT 2
MINIMUM REQUIREMENTS:					
LOT AREA.....	40,000 SQ. FT.	357,528 Sq. Ft.	343,309 Sq. Ft.	9,992 Sq. Ft.	* 15,253 Sq. Ft.
LOT WIDTH.....	150 FT.	816 FT.	816 FT.	144.5 FT.	173.5 FT.
LOT DEPTH.....	150 FT.	180 FT.	180 FT.	72 FT.	* 114.7 FT.
FRONT YARD.....	50 FT.	68.8 FT.	68.8 FT.	8.7 FT.	* 8.7 FT.
REAR YARD.....	50 FT.	49.5 FT.	* 49.5 FT.	13.3 FT.	51.5 FT.
ONE SIDE YARDS.....	30 FT.	NONE	31.0 FT.	51.6 FT.	51.2 FT.
BOTH SIDE YARDS.....	80 FT.	NONE	N/A	116.5 FT.	102.8 FT.
MAXIMUM PERMITTED:					
BUILDING HEIGHT.....	35 FT.	18 FT.	18 FT.	18 FT.	18 FT.
LOT BUILDING COVERAGE.....	10%	0.7%	1.1%	16.2%	* 10.6%
LOT SURFACE COVERAGE.....	20%	2.7%	3.0%	30.0%	19.7%

*** VARIANCES REQUIRED**

NOTES:

- 1) UPON THE FILING OF THIS MAP, NEW DEEDS ARE TO BE RECORDED IN THE ORANGE COUNTY CLERKS OFFICE FOR BOTH NEW PARCELS. THE ORANGE COUNTY TAX MAP DEPARTMENT WILL NOT MAKE CHANGES TO THEIR MAPS UNTIL THESE DEEDS ARE FILED.
- 2) NO NEW BUILDINGS OR IMPROVEMENTS ARE PROPOSED.
- 3) FROM THE BEST AVAILABLE KNOWLEDGE THERE ARE NO BURIED UTILITIES WITHIN OR ADJACENT TO THE LOT LINE CHANGE THAT WILL CAUSE ENCROACHMENTS.

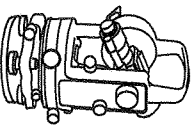
RECORD OWNER
ALAN B. CRAWFORD
 EXECUTOR OF THE ESTATE OF
 WOODROW A. & CATHERINE A. CRAWFORD
 22 MOUNTAIN VIEW AVENUE
 NEWBURGH, NEW YORK 12550

EXISTING PROPERTY

TAX MAP DESIGNATION: SECTION 14, BLOCK 1, LOT 17 DEED REFERENCE: LIBER 1079 PAGE 329 TOTAL ACREAGE: 347,536 SQ. FT. 7.98± ACRES	TAX MAP DESIGNATION: SECTION 14, BLOCK 1, LOT 18 DEED REFERENCE: LIBER 2273 PAGE 826 TOTAL ACREAGE: 9,992 SQ. FT. 0.23± ACRES
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PROPOSED PROPERTY

LOT # 1 PROPOSED ACREAGE: 342,325 SQ. FT. 7.86± ACRES	LOT # 2 PROPOSED ACREAGE: 15,253 SQ. FT. 0.35± ACRES
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REVISED: MARCH 13, 2014 - LOT 2 PROPERTY LINE, VARIANCES REQUIRED, DRIVEWAY EASEMENT
 APRIL 28, 2014 - MAP OF NEW LOT # 2

SURVEY AND LOT LINE CHANGE

LANDS OF

CRAWFORD

1836 N.Y.S. ROUTE 300
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

SHEET #

1 of 1

DRAWN BY:
D.P.Y.

CHECKED BY:

SCALE:
1"=50'

DATE:
JANUARY 13, 2014

JOB #:
2013-070