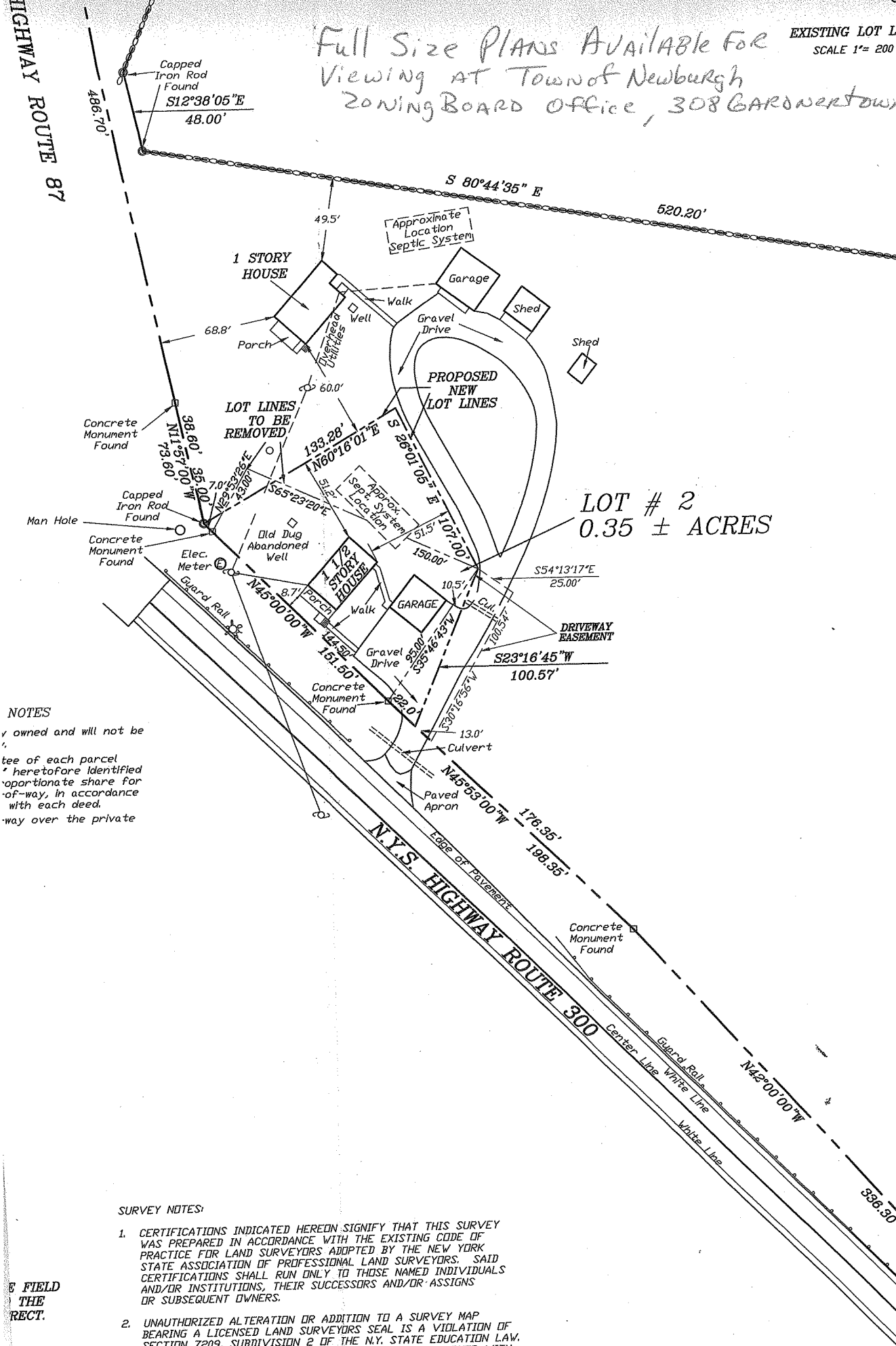


Full Size Plans Available For
Viewing at Town of Newburgh
ZONING BOARD OFFICE, 308 GARDNERTOWN RD

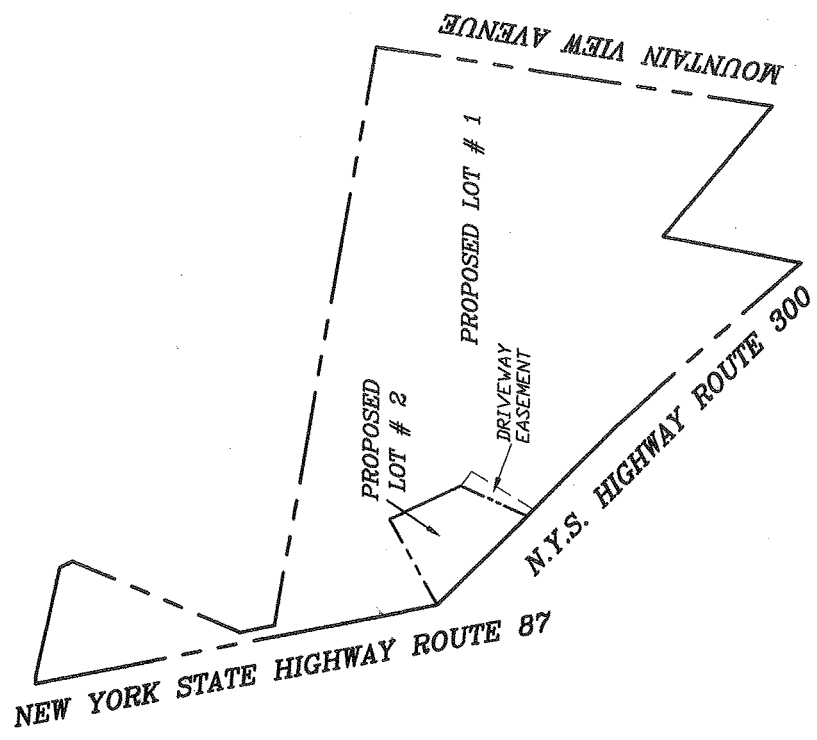
EXISTING LOT L
SCALE 1" = 200'



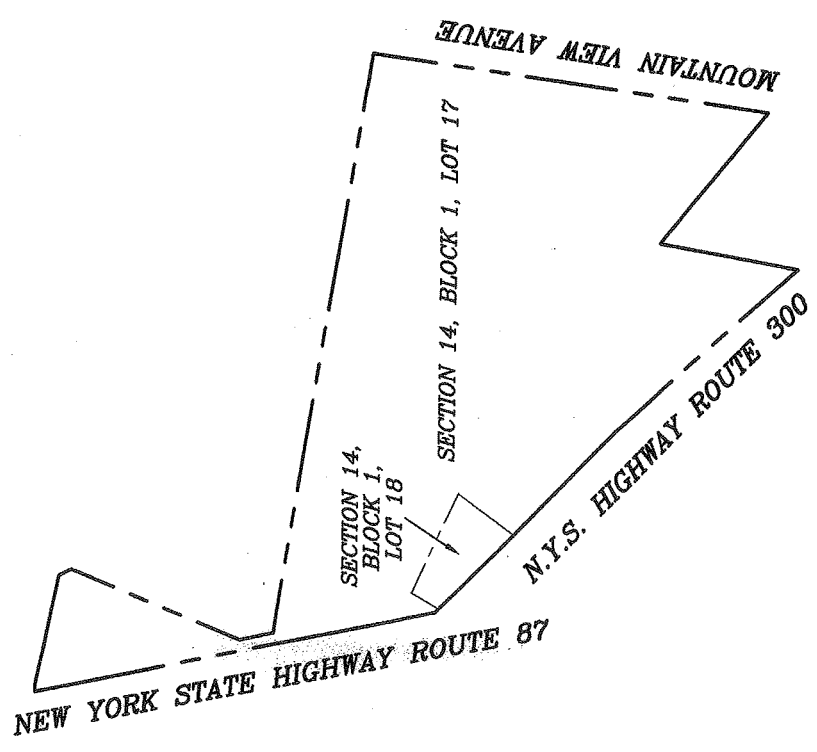
NOTES
 owned and will not be
 tee of each parcel
 heretofore identified
 proportionate share for
 of-way, in accordance
 with each deed.
 way over the private

- SURVEY NOTES:
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.
 - UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y. STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
 - SUBJECT TO AND UP TO DATE ABSTRACT OF TITLE. SUBJECT TO THIS CERTIFICATE NOT BEING

E FIELD
 THE
 RECT.



PROPOSED LOT LAYOUT
SCALE 1" = 200 FT.



EXISTING LOT LAYOUT
SCALE 1" = 200 FT.

TAMING MOUNTAIN VIEW AVENUE

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. (EXISTING)
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

PROPOSED PROPERTY

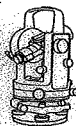
LOT # 1

PROPOSED ACREAGE:
342,325 SQ. FT.
7.86± ACRES

LOT # 2

PROPOSED ACREAGE:
15,253 SQ. FT.
0.35± ACRES

REVISED: MARCH 13, 2014 - LOT 2 PROPERTY LINE, VARIANCES REQUIRED, DRIVEWAY EASEMENT



DANIEL P. YANOSH N.Y.S. L.S.

26 COUTANT ROAD - P.O. BOX 320
CIRCLEVILLE, NEW YORK 10919

PHONE #: (845) 361-4700 FAX #: (845) 361-4722

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

MENT

REVIEWED THE CONTENTS
CONCUR TO ALL THE
STATED HEREON,
MAP.

DRAWN BY:
D.P.Y.

CHECKED BY:

SCALE:
1"=50'

DATE:
JANUARY 13, 2014

JOB #:
2013-070