

Full Size Site Plan

is available for viewing at the

Zoning Board of Appeals

Office located at

308 Gardnertown Road

Newburgh, NY

845-566-4901

...S THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE

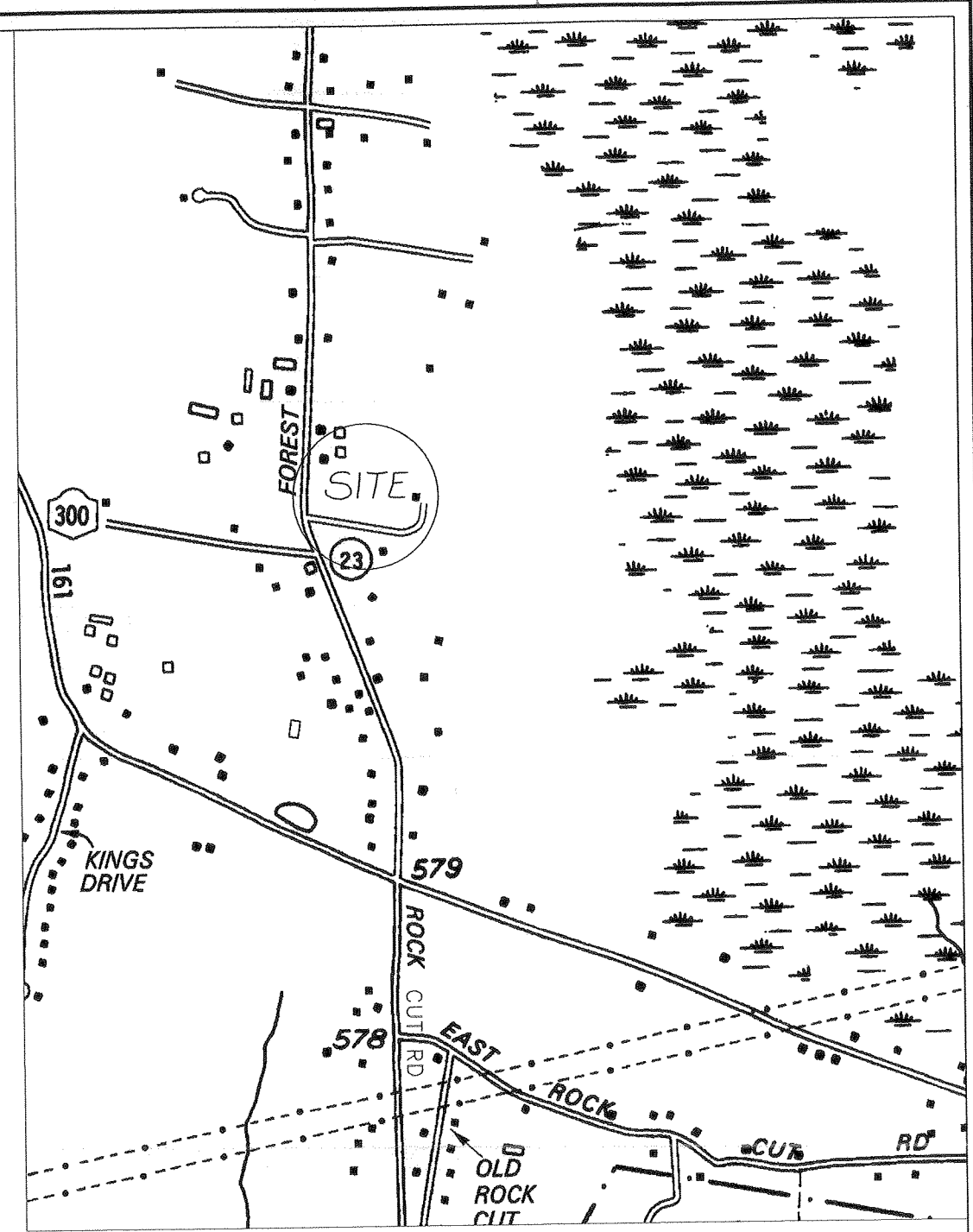
...RTION OF LAND WITHIN THE BOUNDS OF FOREST ROAD FOR USE

...RANTS OF RECORD.

References:

...POSED SUBDIVISION LANDS OF GRACE ALBANO", FILED IN THE
...S OFFICE ON DECEMBER 3, 1984, AS MAP NUMBER 0824.




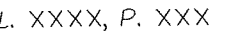
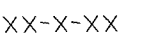
...LINE REVISION AND PROPOSED SUBDIVISION OF LANDS, PREPARED
...O RAIMONDA & SAMUEL SODANO", FILED IN THE ORANGE COUNTY
...MBER 9, 2005, AS MAP NUMBER 865-05.

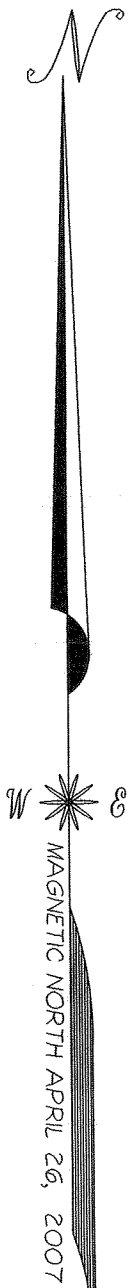


Location Map

SCALE: 1" = 1,000'

Legend

-  PROPERTY LINE & CORNER
-  SET 5/8" IRON ROD AT PROPERTY CORNER
-  ADJOINERS PROPERTY LINE
-  LIBER OF DEEDS, PAGE
-  TAX MAP DESIGNATION (SECTION - BLOCK - LOT)



Forest Road

COUNTY ROAD 23
COUNTY HIGHWAY LINE R.O.W. MAP NO. 10
EAST COLDENHAM - ULSTER COUNTY LINE
(PART III) COUNTY ROAD 23.

FOUND 4" X 4" CONCRETE
MONUMENT 3" BELOW THE
GRADE OF GROUND

LANDS OF
Kevin DeGroat
L. 14204, P. 743
3-1-33.22
FILED MAP #865-05
ORIGINAL AREA 2.64 ACRES (114,889 s.f.)
SUBTRACT 1.24 ACRES (54,030 s.f.)
NEW AREA = 1.40 (60,859 s.f.)

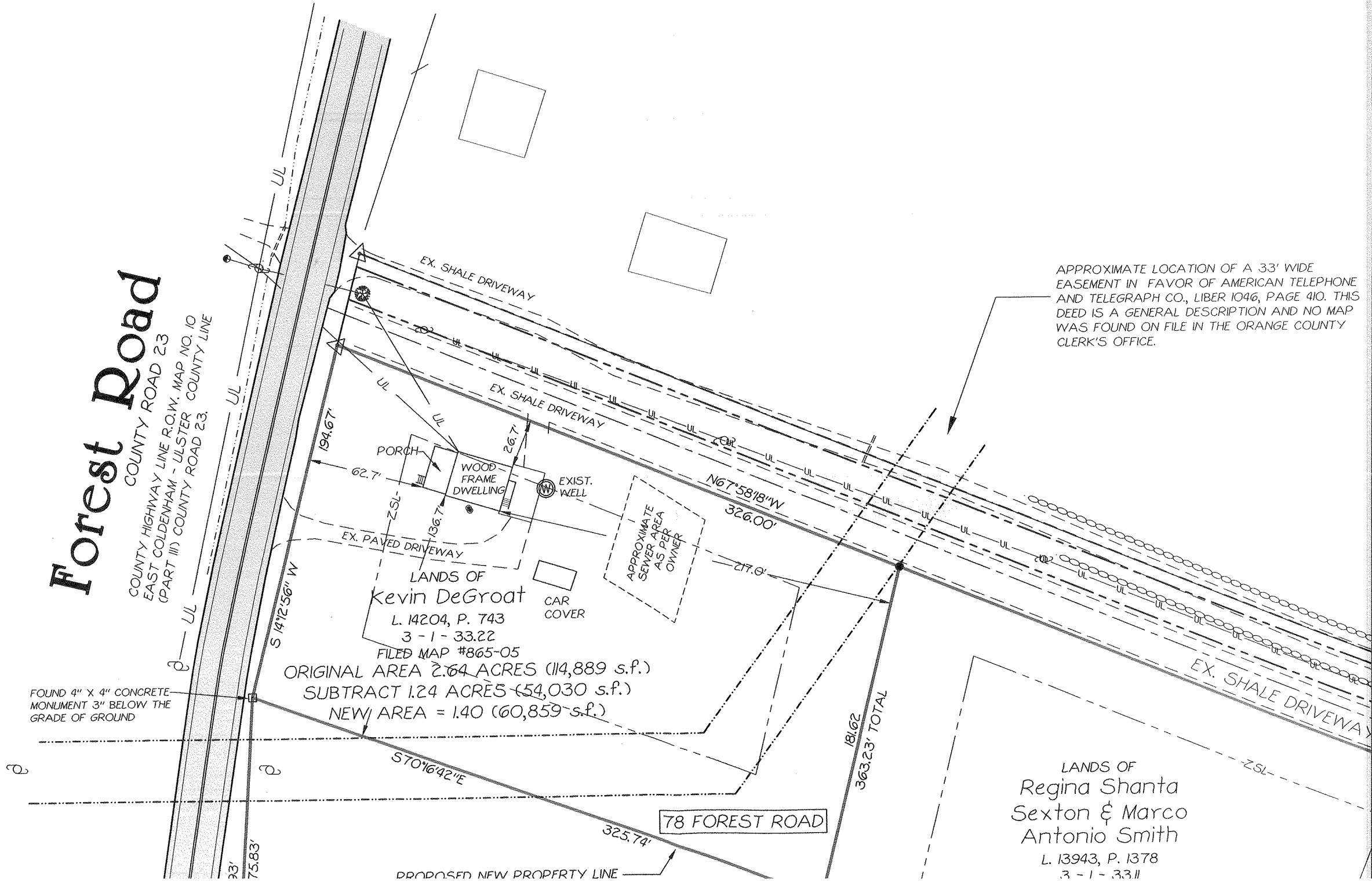
78 FOREST ROAD

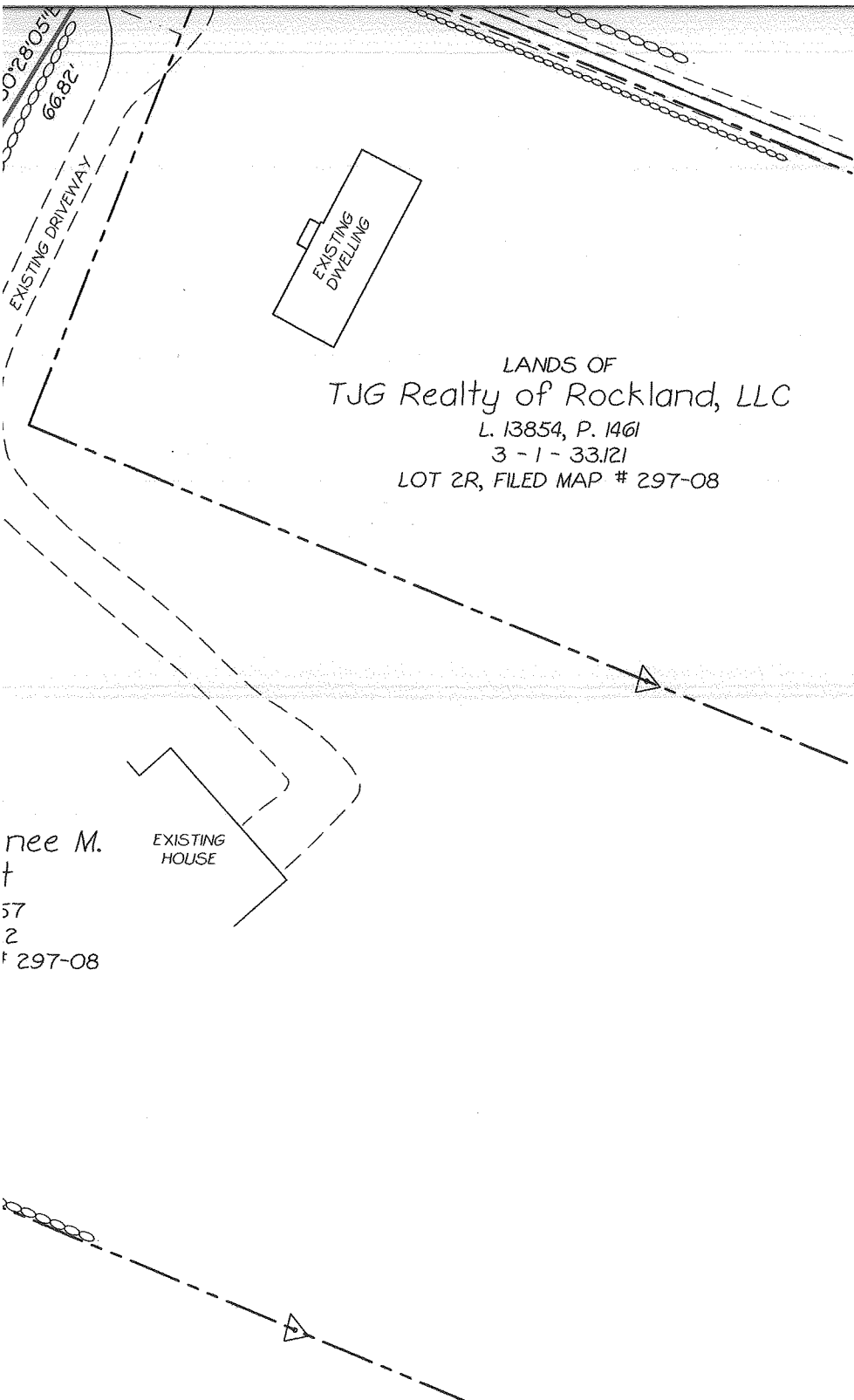
PROPOSED NEW PROPERTY LINE

APPROXIMATE LOCATION OF A 33' WIDE
EASEMENT IN FAVOR OF AMERICAN TELEPHONE
AND TELEGRAPH CO., LIBER 1046, PAGE 410. THIS
DEED IS A GENERAL DESCRIPTION AND NO MAP
WAS FOUND ON FILE IN THE ORANGE COUNTY
CLERK'S OFFICE.

LANDS OF
Regina Shanta
Sexton & Marco
Antonio Smith

L. 13943, P. 1378
3-1-33.11





STONEWALL
APPROX. LOCATION ADJOINERS BUILDING

Zoning Legend AR

	3-1-33.22			3-1-33.11	
	REQUIRED	EXISTING	PROPOSED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SQ. FT.	114,889 SQ. FT.	60,859 SQ. FT.	226,997 SQ. FT.	281,027 SQ. FT.
MINIMUM LOT WIDTH	150'	359'	190'	150'	150'
MINIMUM LOT DEPTH	150'	313'	313'	150'	150'
MINIMUM YARDS					
FRONT	50'	62.7'	62.7'	50'	50'
SIDE - ANY ONE	30'	26.7'	26.7'	15'	15'
SIDE - TOTAL FOR BOTH	80'	308'	163.4'	309'	309'
REAR	50'	217.0'	217.0'	209'	209'
HABITABLE FLOOR AREA PER DWELLING UNIT	900 SQ. FT.	±900 SQ. FT.	±900 SQ. FT.	>900 SQ. FT.	>900 SQ. FT.
MAXIMUM LOT BUILDING COVERAGE	10%	<10%	<10%	<10%	<10%
MAXIMUM BUILDING HEIGHT	35'	<35'	<35'	<35'	<35'
MAXIMUM LOT SURFACE COVERAGE	20%	<20%	<20%	<20%	<20%

Total Area = 7.85 Acres

Survey & Lot Change of Lands of Kevin DeGroat

RECORD OWNER: KEVIN DEGROAT, 80 FOREST ROAD, WALLKILL, NY 12589
DEED REFERENCE: LIBER 14204, PAGE 743
TAX MAP REFERENCE: SECTION 3, BLOCK 1, LOT 33.122

and Lands of

Regina S. Sexton & Marco A. Smith

RECORD OWNER: REGINA SHANTA SEXTON & MARCO ANTONIO SMITH, 68 FOREST RD., WALLKILL, NY 12589
DEED REFERENCE: LIBER 13943, PAGE 1378
TAX MAP REFERENCE: SECTION 3, BLOCK 1, LOT 33.11

Situate in the Town of Newburgh
Orange County, New York State

Scale 1"=60' January 2017

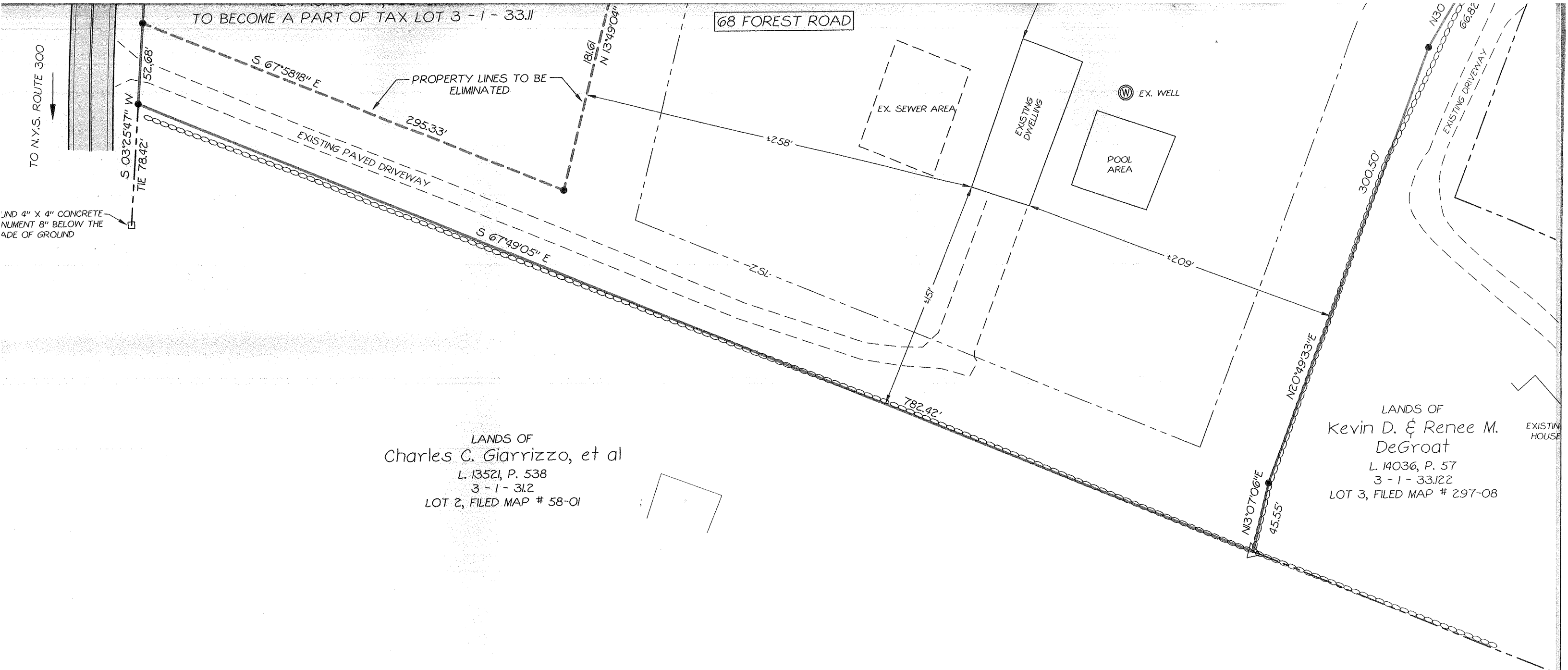
NO.	DATE	DESCRIPTION	BY

I HEREBY CERTIFY TO KEVIN DEGROAT AND REGINA S. SEXTON & MARCO A. SMITH THAT THIS MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED BY MERCURIO-NORTON-TAROLLI-MARSHALL, ENGINEERING & LAND SURVEYING, P.C. ON JANUARY 25, 2016

John Tarolli

TM
Tarolli-Marshall
LAND SURVEYING

Pine Bush, NY 12566
5 Email: mntm@mntm.co



TO N.Y.S. ROUTE 300

TO BECOME A PART OF TAX LOT 3 - 1 - 33.11

68 FOREST ROAD

LANDS OF
Charles C. Giarrizzo, et al
L. 1352, P. 538
3 - 1 - 31.2
LOT 2, FILED MAP # 58-01

LANDS OF
Kevin D. & Renee M.
DeGroat
L. 14036, P. 57
3 - 1 - 33.122
LOT 3, FILED MAP # 297-08

ADDITION TO A SURVEY MAP
THESE EMBOSSED SEALS ARE A
VISION 2, OF THE NEW YORK
REPLACING OF THIS SURVEY
OR EMBOSSED SEAL
COPIES."
SIGNIFY THAT THIS SURVEY
AND THE EXISTING CODE OF
ADOPTED BY THE NEW YORK
PROFESSORIAL LAND SURVEYORS. SAID
THOSE NAMED INDIVIDUALS
THIS SURVEY WAS PREPARED.
SUBJECT TO ADDITIONAL
ASSIGNMENTS AND/OR ASSIGNS,

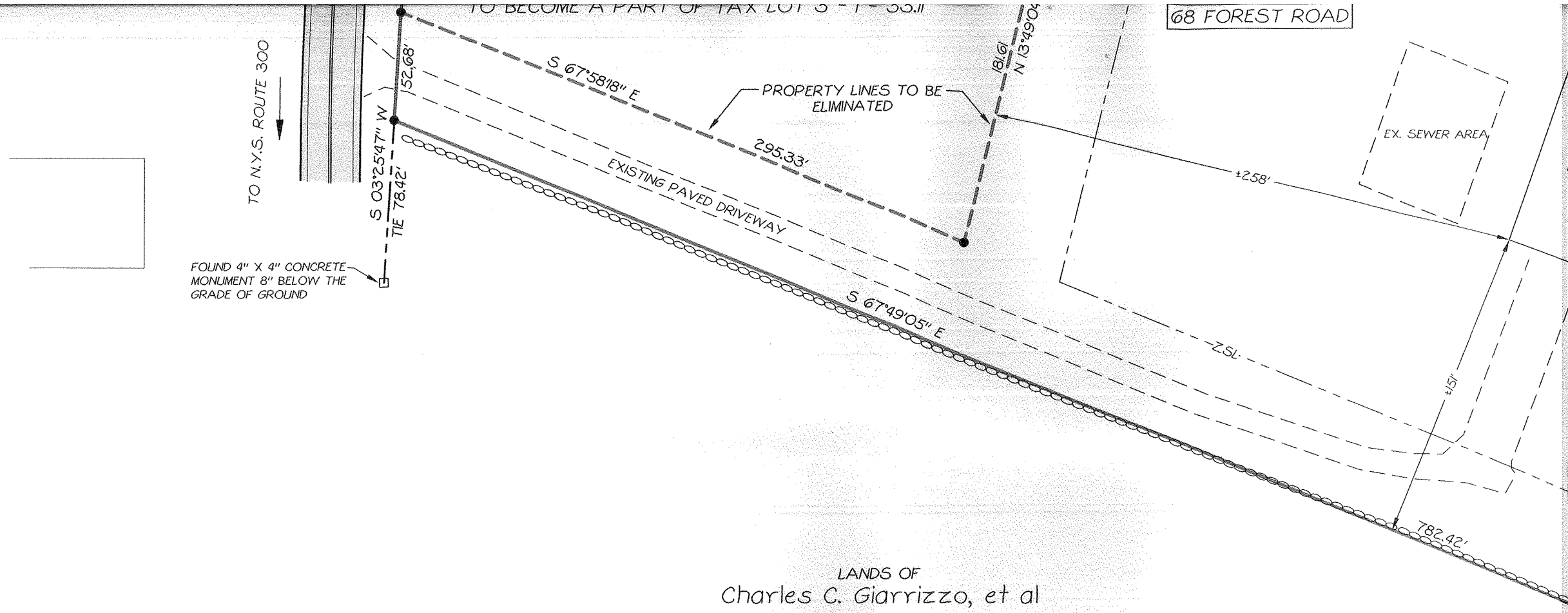
I HAVE REVIEWED THE PLAN AND AGREE TO ITS
FILING IN THE COUNTY CLERK'S OFFICE

REGINA S. SEXTON

MARCO A. SMITH

KEVIN DEGROAT

MNTM
Mercurio-Norton-Tarolli-M
ENGINEERING - LAND SURVEYING
PO Box 166, 45 Main Street, Pine Bush, NY 12566
P: (845)744.3620 F:(845)744.3805 Email: mntm@mtm.com



FOUND 4" X 4" CONCRETE MONUMENT 8" BELOW THE GRADE OF GROUND

LANDS OF
 Charles C. Giarrizzo, et al
 L. 13521, P. 538
 3 - 1 - 312
 LOT 2, FILED MAP # 58-01

" UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
 " ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES."
 "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 FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."

I HAVE REVIEWED THE PLAN AND AGREE TO ITS FILING IN THE COUNTY CLERK'S OFFICE

 REGINA S. SEXTON

 MARCO A. SMITH

 KEVIN DEGROAT

Forest
COUNTY ROAD 23
COUNTY HIGHWAY LINE R.O.W. MAP NO. 10
EAST COLDENHAM - ULSTER COUNTY LINE
(PART III) COUNTY ROAD 23.

EX. SHALE DRIVEWAY

EX. SHALE DRIVEWAY

EX. SHALE DRIVEWAY 878.21' TOTAL

FOUND 4" X 4" CONCRETE MONUMENT 3" BELOW THE GRADE OF GROUND

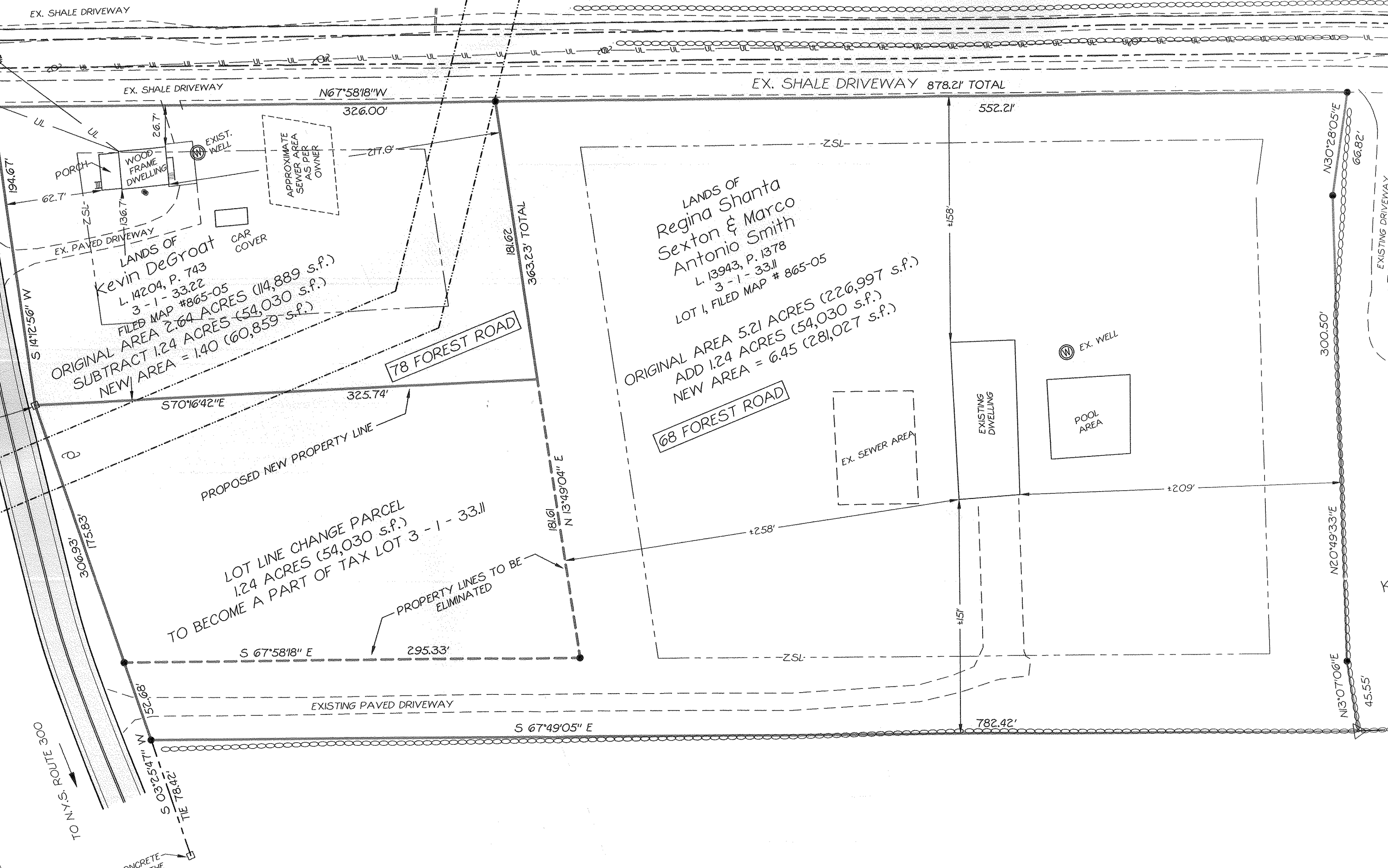
FOUND 4" X 4" CONCRETE MONUMENT 8" BELOW THE GRADE OF GROUND

LANDS OF Kevin DeGroot
L. 14204, P. 743
3-1-33.22
FILED MAP #865-05
ORIGINAL AREA 2.64 ACRES (114,889 s.f.)
SUBTRACT 1.24 ACRES (54,030 s.f.)
NEW AREA = 1.40 (60,859 s.f.)

LANDS OF Regina Shanta Sexton & Marco Antonio Smith
L. 13943, P. 1378
3-1-33.11
LOT 1, FILED MAP # 865-05
ORIGINAL AREA 5.21 ACRES (226,997 s.f.)
ADD 1.24 ACRES (54,030 s.f.)
NEW AREA = 6.45 (281,027 s.f.)

LOT LINE CHANGE PARCEL
1.24 ACRES (54,030 s.f.)
TO BECOME A PART OF TAX LOT 3-1-33.11

TO N.Y.S. ROUTE 300



INS OF ... et al