

TOWN OF NEWBURGH ZONING MAP
SCALE: 1" = 1,000'
SOURCE: TOWN OF NEWBURGH ZONING MAP

OWNER/APPLICANT JOHN DEMARCO
9 ANCHOR DRIVE, NEWBURGH NY 12550

TAX LOT SBL: 121-1-17
±0.98 ACRES

BULK TABLE

ZONING DISTRICT: R-1 (RESIDENTIAL DISTRICT)
PERMITTED PRINCIPAL USE: SINGLE FAMILY DWELLINGS

MINIMUM	REQUIRED	PROPOSED	PROPOSED
LOT AREA	40,000 S.F.	±42,723 S.F.	OK
FRONT YARD	50'	119.0'	OK
REAR YARD	40'	40.5'	OK
SIDE YARD			
ONE	30'	31.0'	OK
BOTH	80'	81.5'	OK
LOT WIDTH	150'	150.0'	OK
LOT DEPTH	150'	279.3'	OK
MAXIMUM			
BUILDING COVERAGE	10%	11.6% (4,958 S.F. / 42,723 S.F.)	1.6% VARIANCE REQUIRED
LOT SURFACE COVERAGE	20%	19.9% (8,481 S.F. / 42,723 S.F.)	OK
BUILDING HEIGHT	35'	2 STORIES/ 30' (PER ARCH.)	OK

NOTES:

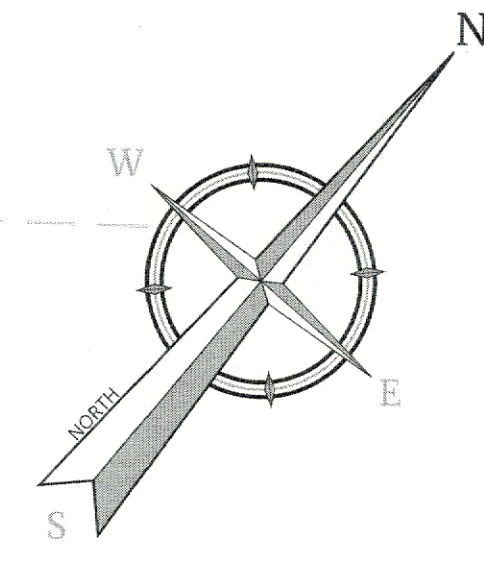
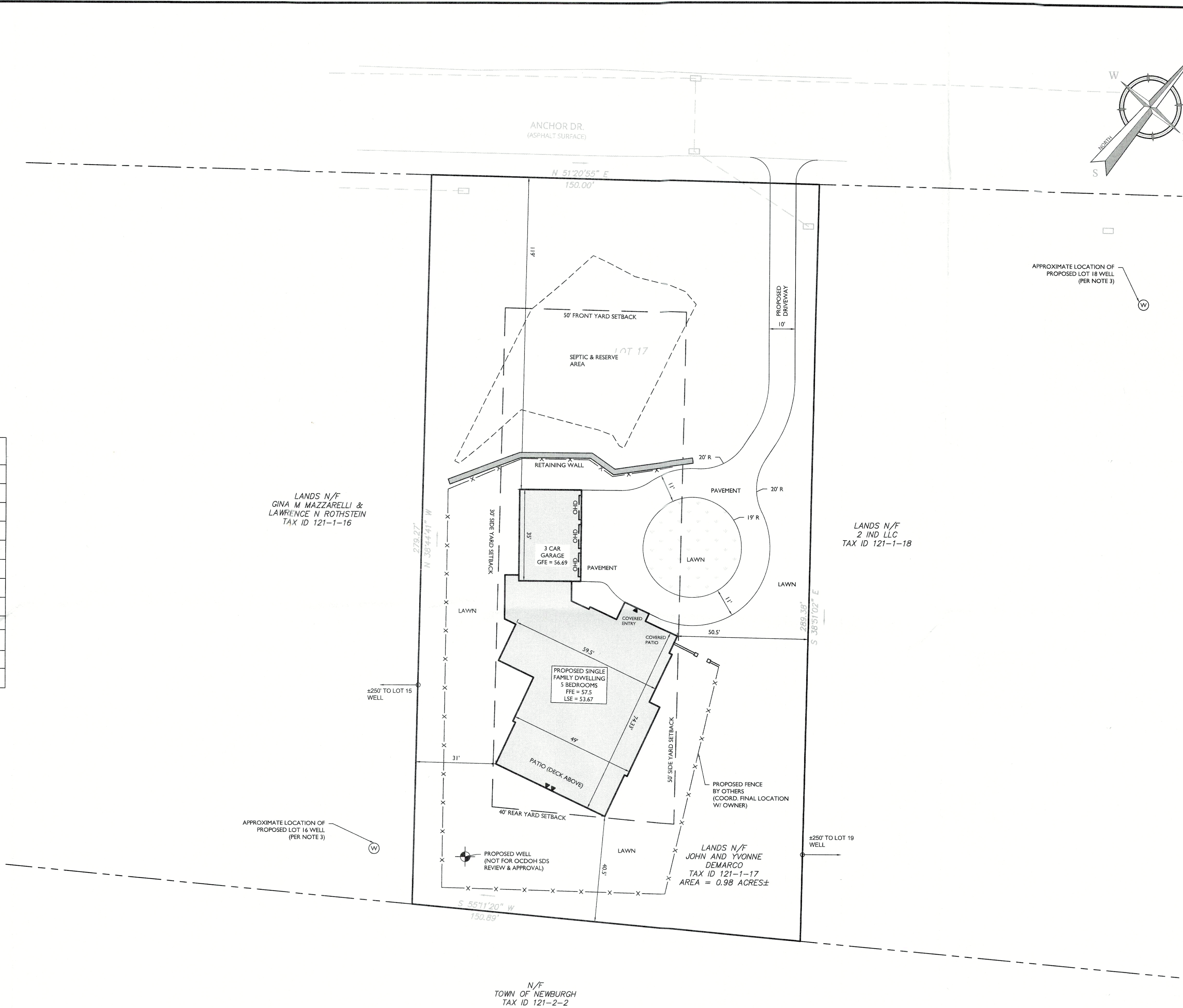
- ALL WELLS AND SEPTIC SYSTEMS WITHIN 300' OF THIS PROJECT HAVE BEEN LOCATED AND ARE SHOWN ON THE PLANS.
- THE OWNER/APPLICANT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES, INCLUDING NYSDEC WELL COMPLETION REPORT.
- INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD DOMESTIC PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN 1 YEAR OF AVAILABILITY.
- A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL INSPECT THE SANITARY FACILITIES (WATER SUPPLY, ANY WATER TREATMENT, AND SEWAGE DISPOSAL FACILITIES) AT THE TIME OF CONSTRUCTION, PRIOR TO OCCUPANCY OF THE HOUSE. THE ENGINEER SHALL CERTIFY TO THE ORANGE COUNTY DEPARTMENT OF HEALTH AND THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES ARE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ANY SEPTIC TANK JOINTS ARE SEALED AND TESTED FOR WATER TIGHTNESS. A COPY OF THE NYSDEC WELL COMPLETION REPORT MUST ALSO BE PROVIDED.
- ORANGE COUNTY DEPARTMENT OF HEALTH PLAN IS LIMITED TO FIVE YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISIONS REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.

LEGEND

PROJECT SITE	EXISTING
ADJACENT PROPERTY LINES	---
SEPTIC AREA	---
SETBACK LINE	---

REFERENCE:

- SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR JOHN DEMARCO" PREPARED BY COLLIER'S ENGINEERING & DESIGN, DATED 10/21/21.
- ARCHITECTURAL PLANS FOR DEMARCO RESIDENCE PROVIDED BY DEGRAW & DEHAAN ARCHITECTS VIA EMAIL ON SEPT. 20, 2022.
- AMENDED TWO LOT SUBDIVISION FOR HUDSON LANDINGS CORP. SECTION 121 BLOCK 1 LOTS 16 & 17 BY MASER CONSULTING P.A. DATED 10/8/08 & SIGNED BY THE TOWN OF NEWBURGH PLANNING BOARD ON 2/2/09.



APPROXIMATE LOCATION OF PROPOSED LOT 18 WELL (PER NOTE 3)

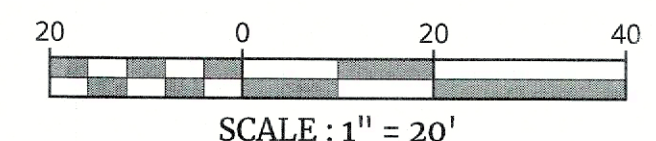
LANDS N/F
GINA M MAZZARELLI &
LAWRENCE N ROTHSTEIN
TAX ID 121-1-16

LANDS N/F
2 IND LLC
TAX ID 121-1-18

LANDS N/F
JOHN AND YVONNE
DEMARCO
TAX ID 121-1-17
AREA = 0.98 ACRES±

N/F
TOWN OF NEWBURGH
TAX ID 121-2-2

SITE PLAN IS INCOMPLETE AND INVALID
UNLESS ACCOMPANIED BY EACH OF THE
OTHER SHEETS IN THE SET.



Colliers
Engineering & Design
www.colliersengineering.com
Copyright © 2022 Colliers Engineering & Design. All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were rendered or to whom it is entitled. This drawing may not be copied, revised, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as **MASER**
CONSULTING ENGINEERING & DESIGN
811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATION, REPAIRING, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
Know what's below.
Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION
1	03/10/22	REVISED PER SEPTIC DESIGN FOR OCCDH SUBMISSION	MAS		
2	06/08/22	REVISED PER SEPTIC COMMENTS	MAS		
3	09/01/22	REVISED PER OCCDH COMMENTS	MAS		
4	10/06/22	REVISED FOR 5-BEDROOM SEPTIC DESIGN AND PER UPDATED BUILDING DECK FOOTPRINT	CDR		

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF ARTICLE 145, SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

Cory D. Robinson
Cory Daniel Robinson
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A. #: 0017609

PLOT PLAN
FOR
JOHN DEMARCO
ANCHORAGE LOT 17
SECTION 121
BLOCK 1
LOT 17
TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK STATE

Colliers
Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN CT,
P.C. DOING BUSINESS AS MASER
CONSULTING ENGINEERING & DESIGN

SCALE AS SHOWN	DATE 12/07/2021	DRAWN BY MAS	CHECKED BY CDR
PROJECT NUMBER: 06010071	DRAWING NAME: C-LAY1		

SHEET TITLE
PLOT PLAN
SHEET NUMBER:
1 of 3