

Full Size Plans

are available for viewing at the

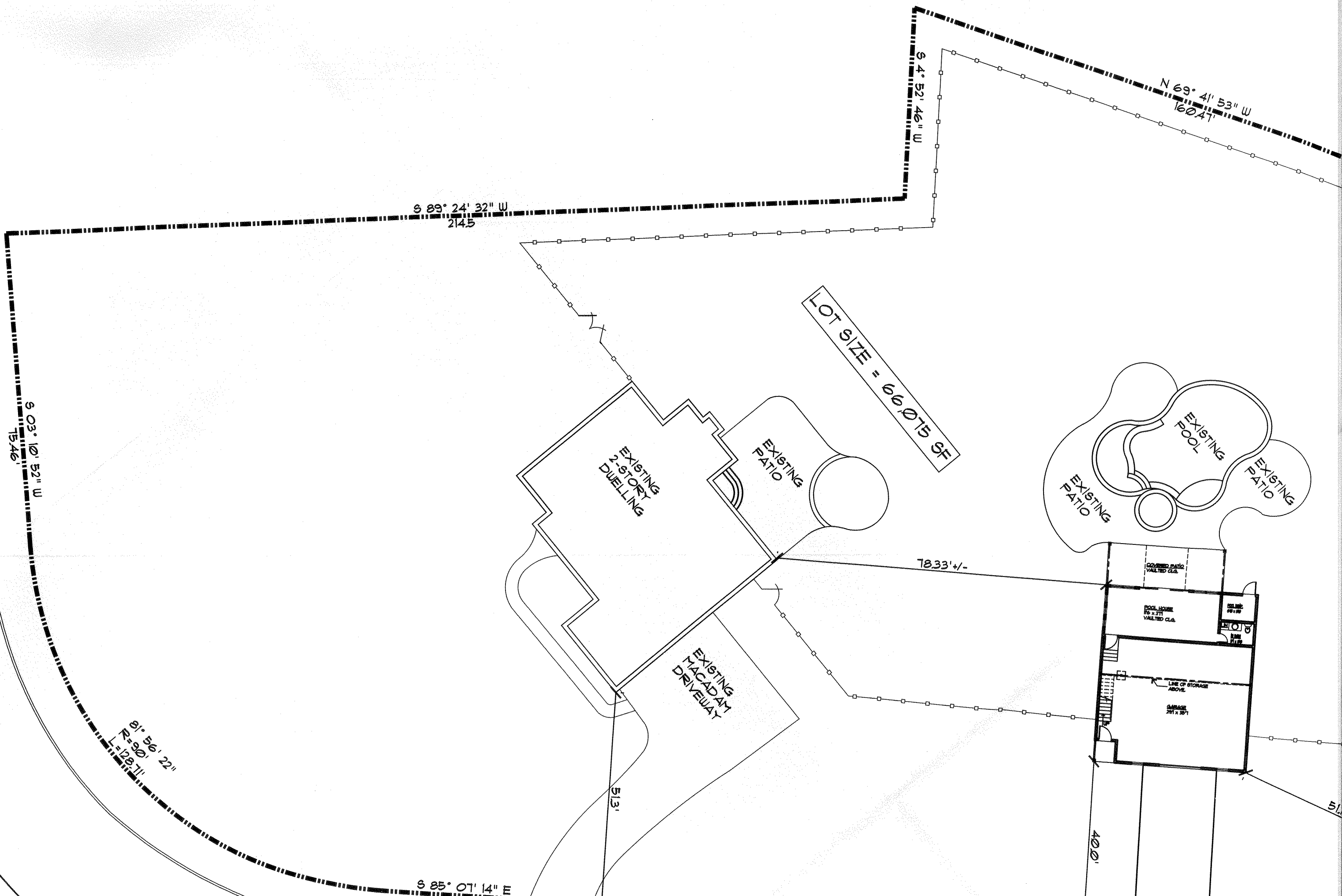
Zoning Board of Appeals

Office located at

308 Gardnertown Road

Newburgh, NY

845-566-4901



LOT SIZE = 66,075 SF

EXISTING 2-STORY DUELLING

EXISTING PATIO

EXISTING POOL

EXISTING PATIO

EXISTING PATIO

EXISTING MACADAM DRIVEWAY

COVERED PATIO VAULTED C.E.

POOL HOUSE 20 x 27 VAULTED C.E.

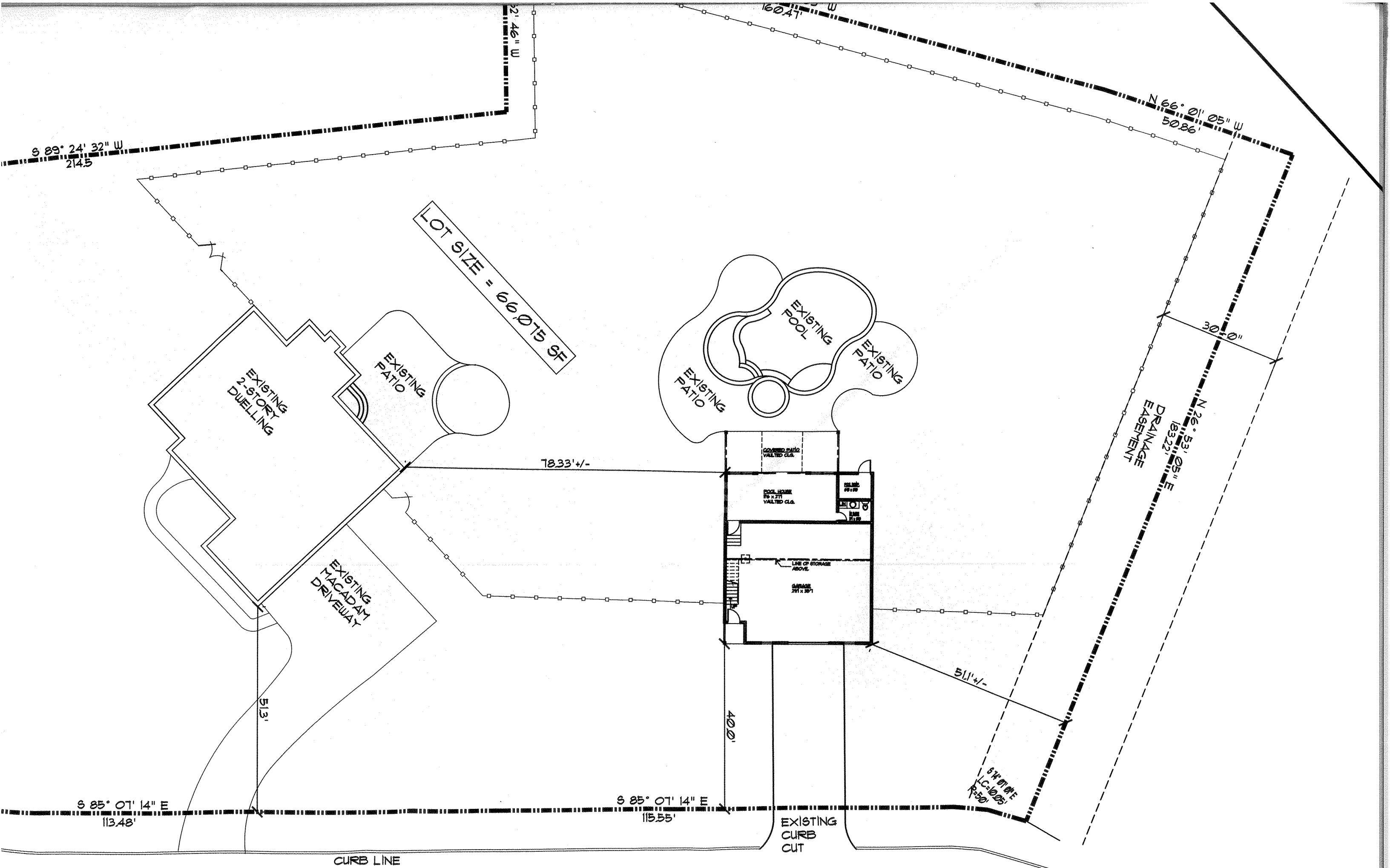
DECK 10 x 10

GARAGE 261 x 357

LINE OF STORAGE ABOVE

400'

PLAN



S 89° 24' 32" W
214.5

21.46" W

160.47' W

N 66° 01' 05" W
50.86'

LOT SIZE = 66,075 SF

EXISTING
2-STORY
DWELLING

EXISTING
PATIO

EXISTING
POOL
EXISTING
PATIO

78.33' +/-

EXISTING
MACADAM
DRIVEWAY

COVERED PATIO
VALUED C.L.A.

POOL HOUSE
19 x 27'
VALUED C.L.A.

BATH
5' x 7'

TOILET
5' x 7'

LINE OF STORAGE
ABOVE

GARAGE
20' x 30'

DRAINAGE
EASEMENT

30'-0"

N 26° 53' 05" E
183.22'

51.1' +/-

S 74° 01' 04" E
LC=100'
R=50'

S 85° 07' 14" E
113.48'

S 85° 07' 14" E
115.55'

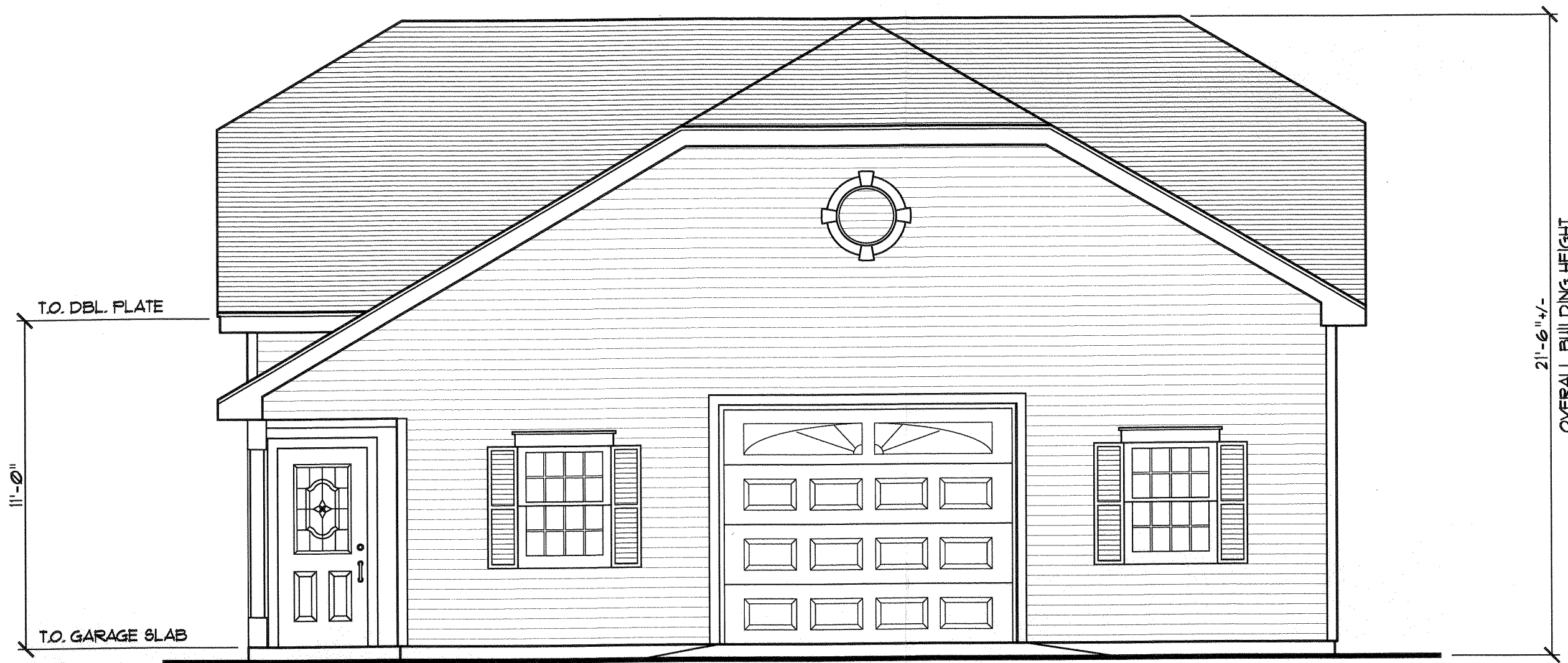
EXISTING
CURB
CUT

CURB LINE

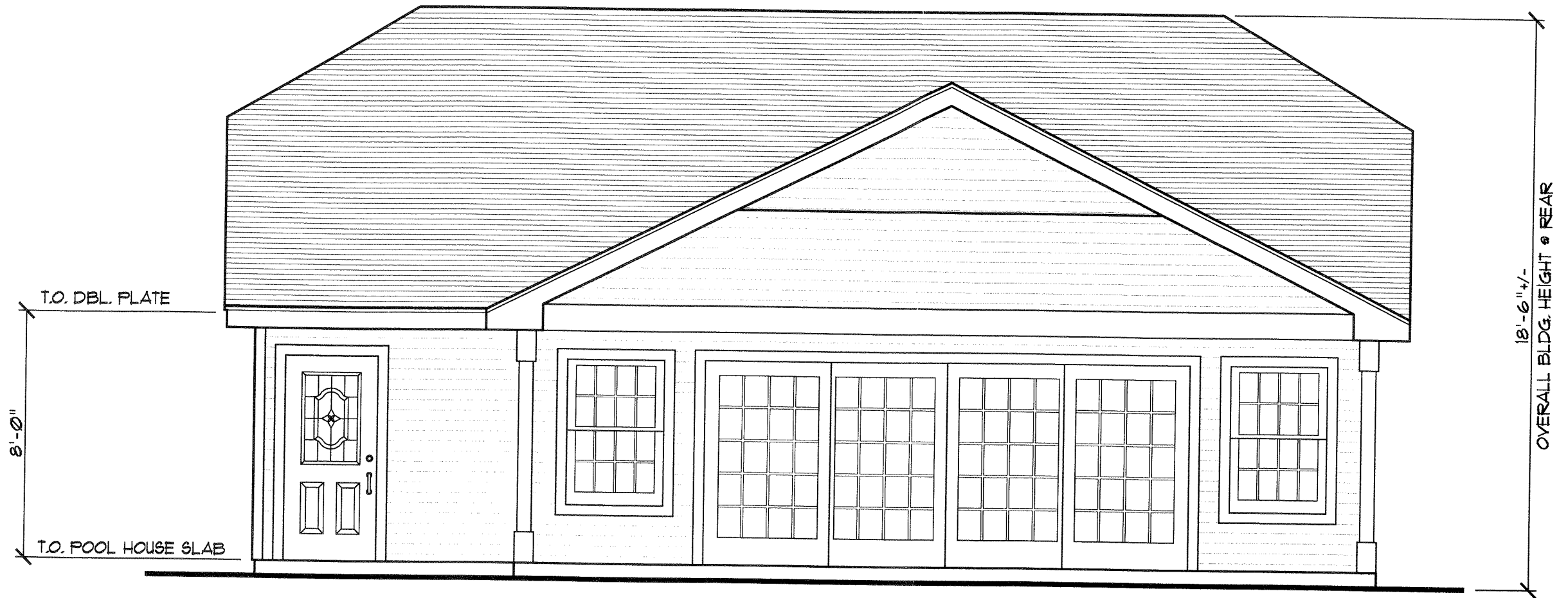
ZONING DATA
 ZONE - R-3 RESIDENTIAL W/ MUNICIPAL WATER
 - LOT AREA - 6000¹⁵ SF
 - LOT BUILDING COVERAGE - 6% - (PERMITTED 15%)
 - LOT SURFACE COVERAGE - 14 1/2% - (PERMITTED 30%)
 ACCESSORY BUILDINGS
 MAX. HEIGHT ALLOWED - 15' - PROPOSED HEIGHT - 21'-6" W/
 MAX. AREA ALLOWED - 1000 SF - PROPOSED - 1508 SF
 SETBACK FRONTING STREET - EXISTING HOUSE 513' - PROPOSED 40'

THOMAS J. FIOLA
ARCHITECT -
 PLLC
 CENTRAL VALLEY, NY 10917
 (518) 928-9367
 TJF@YAHOO.COM

REVISION D	
No:	
DATE:	7-21-15
DRAWN BY:	T



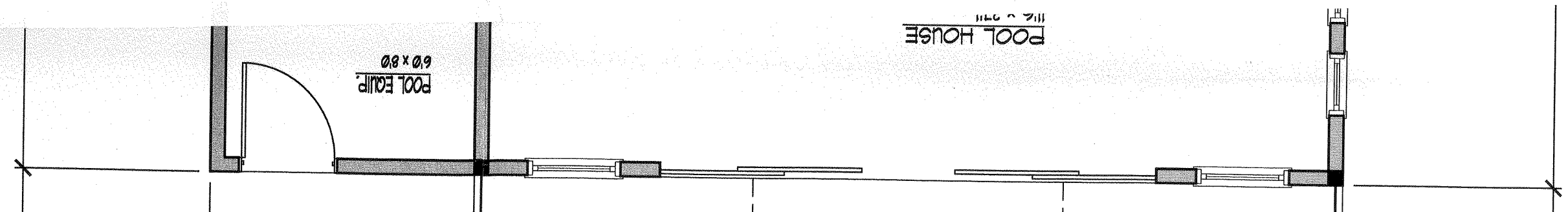
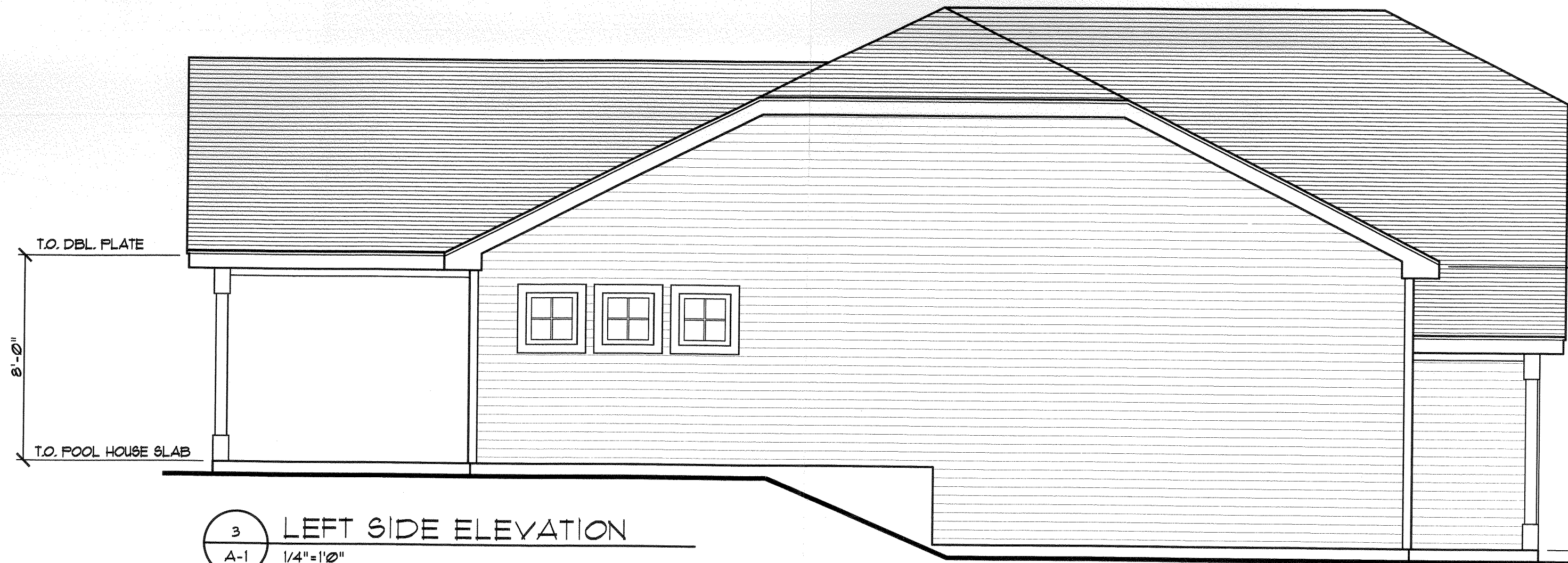
1 FRONT ELEVATION
A-1 1/4" = 1'0" 1508 SF

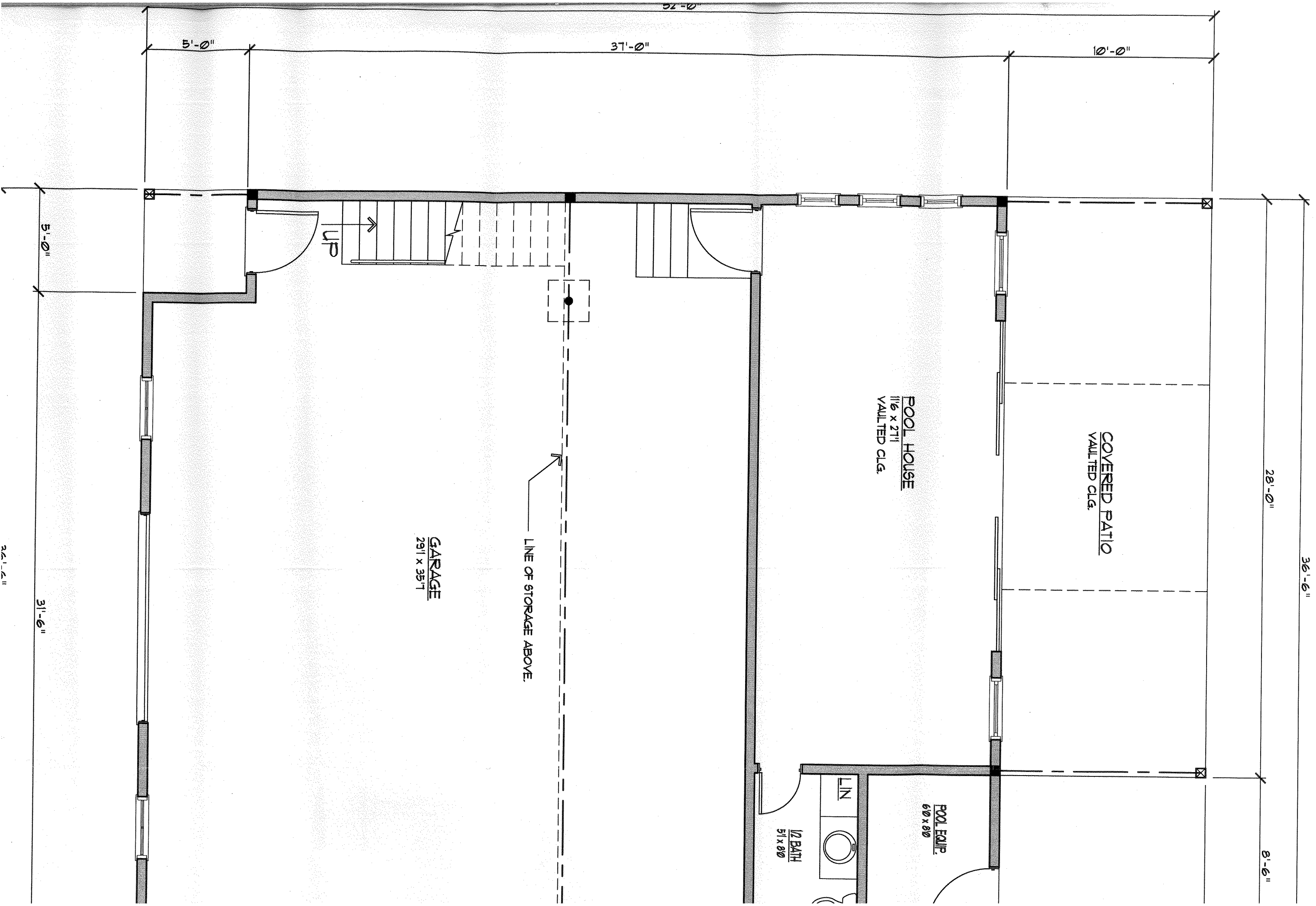


2
A-1

REAR ELEVATION

1/4" = 1'0"





36'-6"

28'-0"

8'-6"

COVERED PATIO
VAULTED CLG.

POOL HOUSE
11'6" x 27'1"
VAULTED CLG.

POOL EQUIP.
6'0" x 8'0"

1/2 BATH
5'1" x 8'0"

LIN

GARAGE
29'1" x 35'7"

LINE OF STORAGE ABOVE.

UP

5'-0"

37'-0"

10'-0"

5'-0"

31'-6"

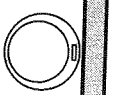
24'-2"

POOL HOUSE
11'6" x 27'
VAULTED CLG.

POOL EQUIP.
6'0" x 8'0"

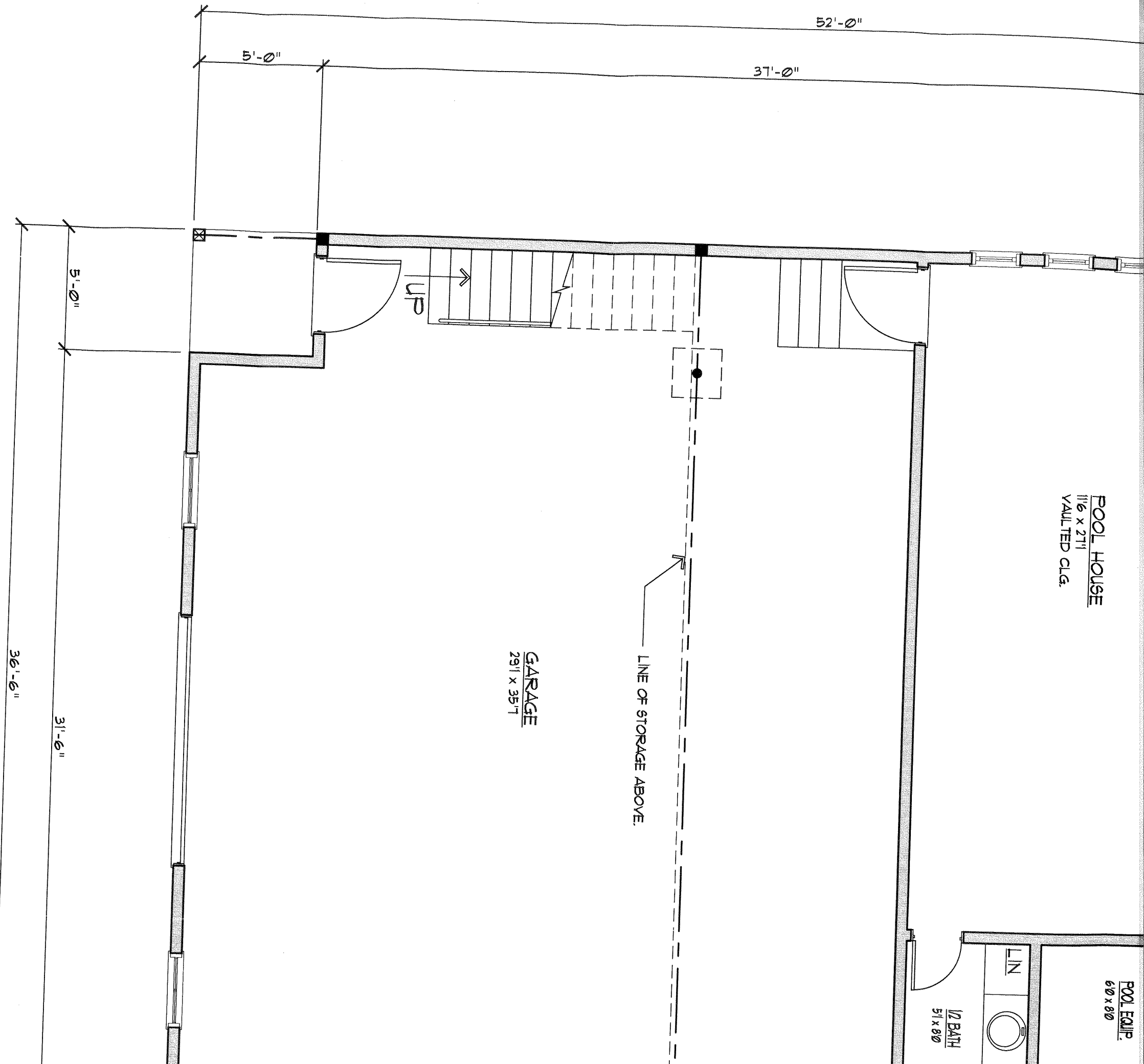
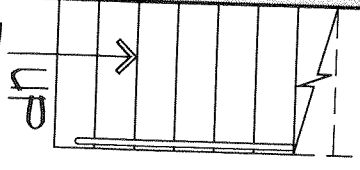
1/2 BATH
5'1" x 8'0"

LN



LINE OF STORAGE ABOVE.

GARAGE
29'1" x 35'7"



4
A-1

FLOOR PLAN

1508 SF

11'-0"

52'-0"

37'-0"

5'-0"

5'-0"

36'-6"

31'-6"

36'-6"

28'-0"

8'-6"

10'-0"

COVERED PATIO
VAULTED CLG.

POOL HOUSE
11'6" x 27'1"
VAULTED CLG.

POOL EQUIP.
6'0" x 8'0"

LIN

1/2 BATH
5'1" x 8'0"

LINE OF STORAGE ABOVE.

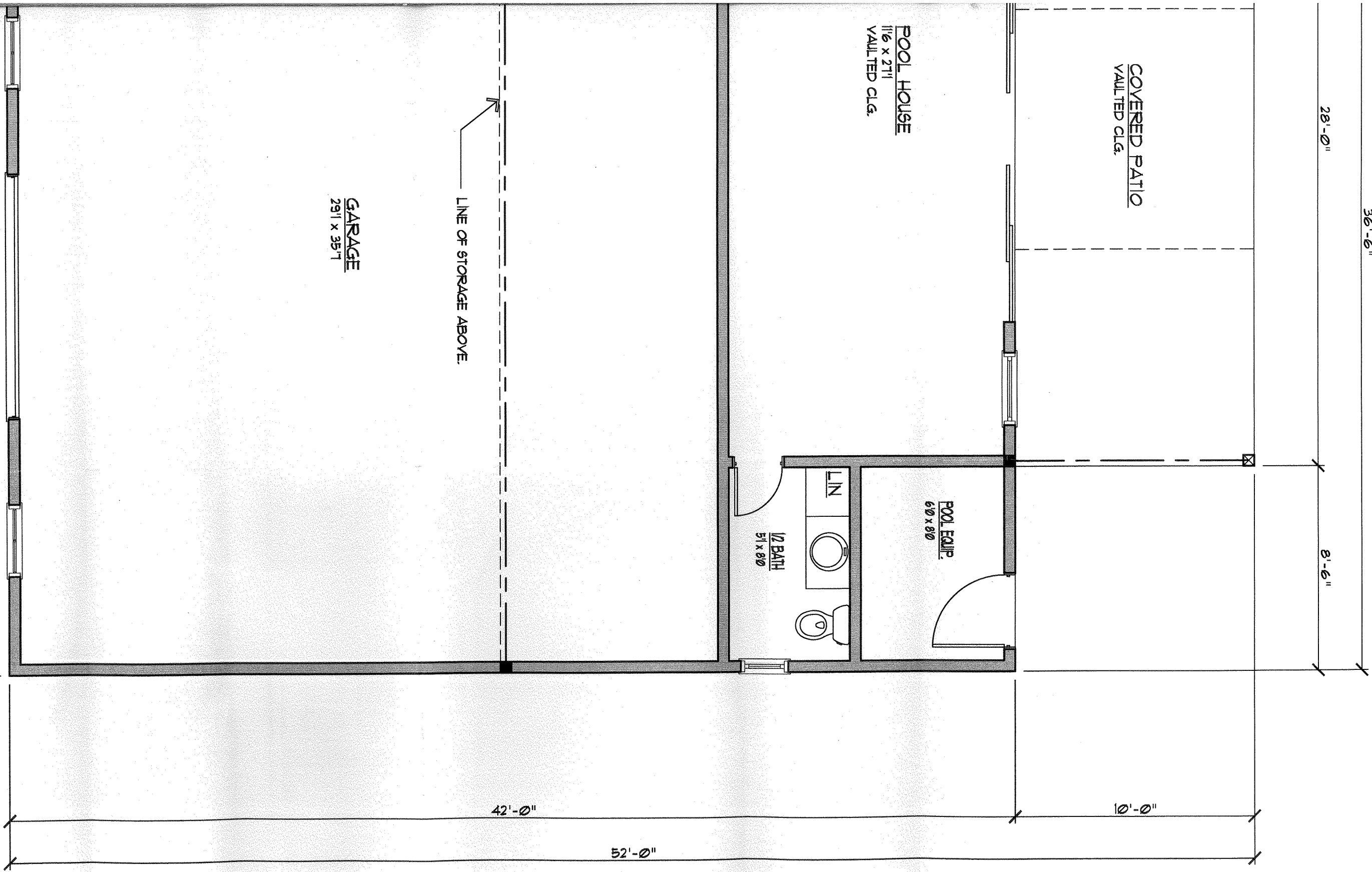
GARAGE
29'1" x 35'1"

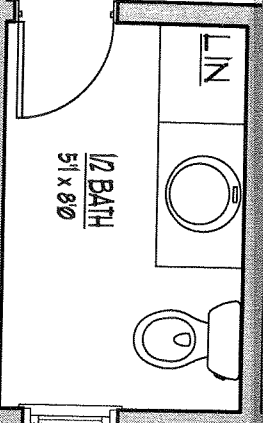
52'-0"

42'-0"

31'-6"

36'-6"





LINE OF STORAGE ABOVE.

GARAGE
29'1" x 35'1"

31'-6"

36'-6"

1508 SF

52'-0"

42'-0"

