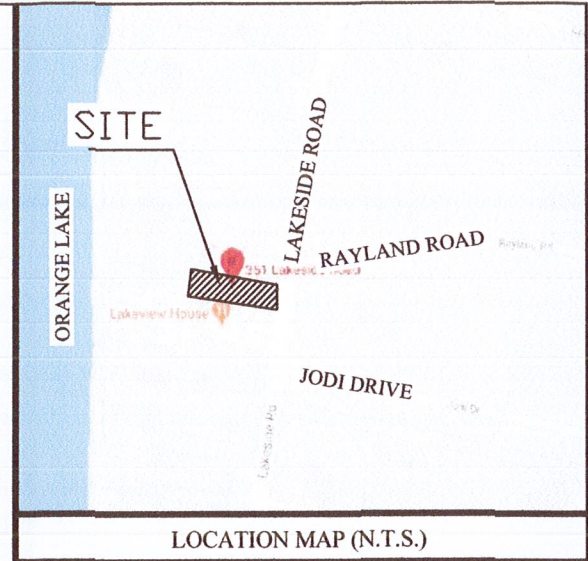


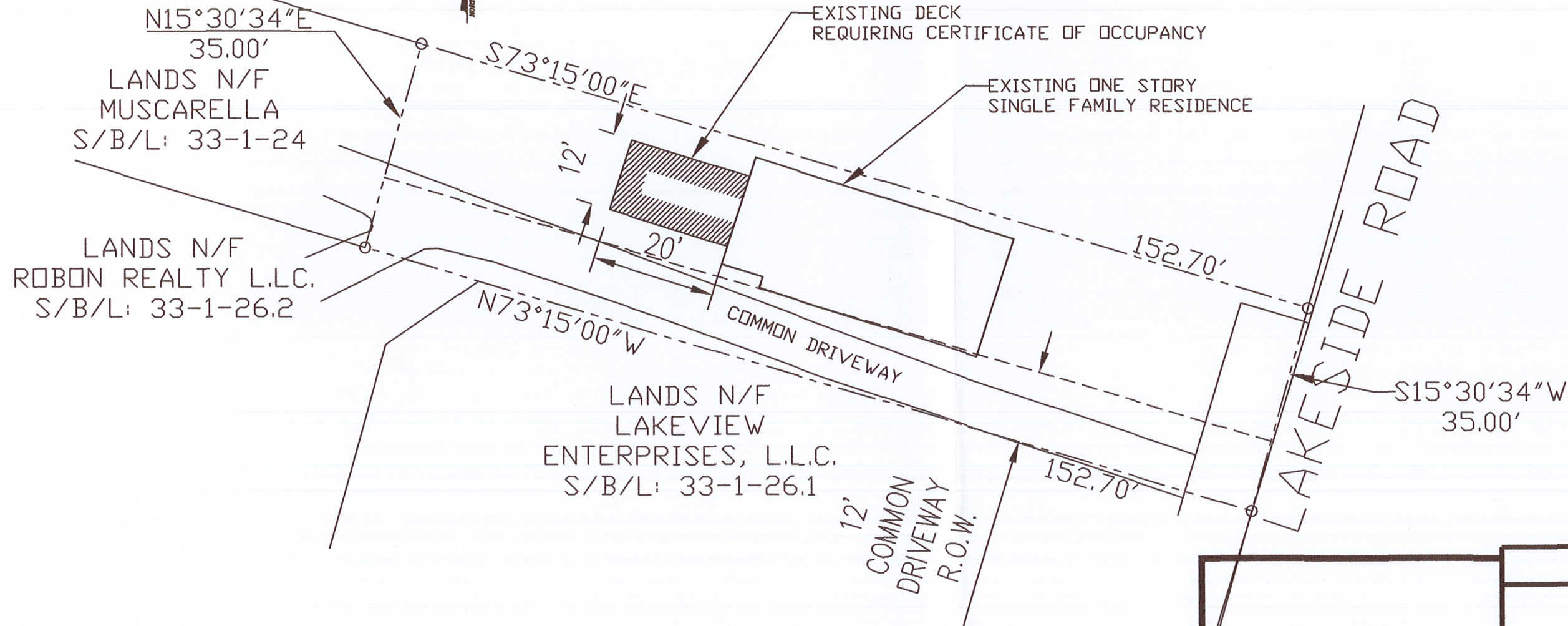
ZONING INFORMATION:
R-1 DISTRICT - SINGLE FAMILY RESIDENTIAL W/ MUNICIPAL WATER AND SEWER

	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 S.F.	5,343 S.F.*	5,343 S.F.*
LOT WIDTH (FEET)	150'	35'*	35'*
LOT DEPTH (FEET)	150'	152'	152'
FRONT YARD (FEET)	50'	49'±*	49'±**
SIDE / TOTAL SIDE YARD (FEET)	30' / 80'	2'±*/13'±*	2'±**/13'±**
REAR YARD (FEET)	40'	57'±*	37'±**
MAXIMUM BUILDING HEIGHT	35'	< 20'	< 20'
LOT BUILDING COVERAGE	10%	17% ±	17% ±**
LOT SURFACE COVERAGE	20%	55% ±**	65% ±**
HABITABLE FLOOR AREA	1,500 S.F.	900 S.F.±	900 S.F.±

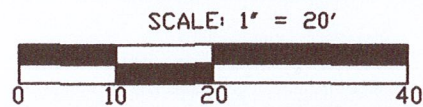
*PRE-EXISTING NON-CONFORMING
**AREA VARIANCE REQUIRED



LANDS N/F
LAVINIA
S/B/L: 33-1-23



PLOT PLAN



LEGEND

- PROPERTY LINE EXISTING (dashed line)
- PROPERTY LINE ADJOINING (solid line)
- EXISTING BUILDING (hatched rectangle)
- PROPOSED DECK (solid rectangle)

MAP REFERENCE
ALL EXISTING FEATURES INCLUDING PROPERTY LINES, STRUCTURES, AND PHYSICAL FEATURES HAVE BEEN OBTAINED FROM A MAP PREPARED BY PETER R. HUSTIS, L.L.S., TITLED "MAP OF SURVEY FOR ROSEANN FARROW," DATED AUGUST 26, 2004.

- NOTES:**
- THE PROPOSED CONSTRUCTION WILL NOT ALTER THE BEDROOM COUNT OF THE SUBJECT RESIDENCE.
 - THE EXISTING RESIDENCE IS SERVICED BY MUNICIPAL WATER AND SEWER.

JONATHAN CELLA, P.E.
N.Y.S. P.E. LIC. NO. 085069

PLOT PLAN FOR EXISTING DECK

RESIDENTIAL SITE PLAN FOR:
ROSEANN FARROW
351 LAKESIDE ROAD (S/B/L: 33-1-25)
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JONATHAN CELLA, P.E.
51 HUNT ROAD
WALLKILL, NEWYORK 12589
(845) 741-0363
jonathancell@hotmail.com

DATE: 08-12-2019	DRAWN BY: JJC
SCALE: AS NOTED	SHEET NO.: 1 OF 1

REVISIONS:
1. 8-13-2019: IN HOUSE REVISIONS
2. 10-2-2019: FOR ZBA SUBMISSION