

Full Size Site-Plot Plan

are available for viewing at the

Zoning Board of Appeals

Office located at

308 Gardnertown Road

Newburgh, NY

845-566-4901



N 40°21'6" E
83.55'

S 26°51'50" E

TO GRANDE VISTA COURT
(PRIVATE ROAD)

233.57'



WELL EXISTING



CATCH BASIN

36.54'

66.06'

227'

ZONING

ZONE: R3

MINIMUM L

MINIMUM Y

FRONT

REAR

SIDE

ONE

BOTH

MINIMUM L

MINIMUM L

ZONING SCHEDULE

ZONE: R3

MINIMUM LOT AREA

MINIMUM YARDS (feet)

FRONT

REAR

SIDE

ONE

BOTH

MINIMUM LOT WIDTH (feet)

MINIMUM LOT DEPTH (feet)

HOUSE

REQUIRED

PROVIDED

40,000SF

72,596SF

50'

121'

40'

-

30'

36'

80'

102'

150'

194'

150'

391'

ACCESSORY

REQUIRED

POOL

SHED

-

-

-

NOT PERMITTED

*92'

*38'

5'

-

-

5'

50'

92'

-

-

-

-

-

-

-

-

-

* = EXISTING NON CONFORMING

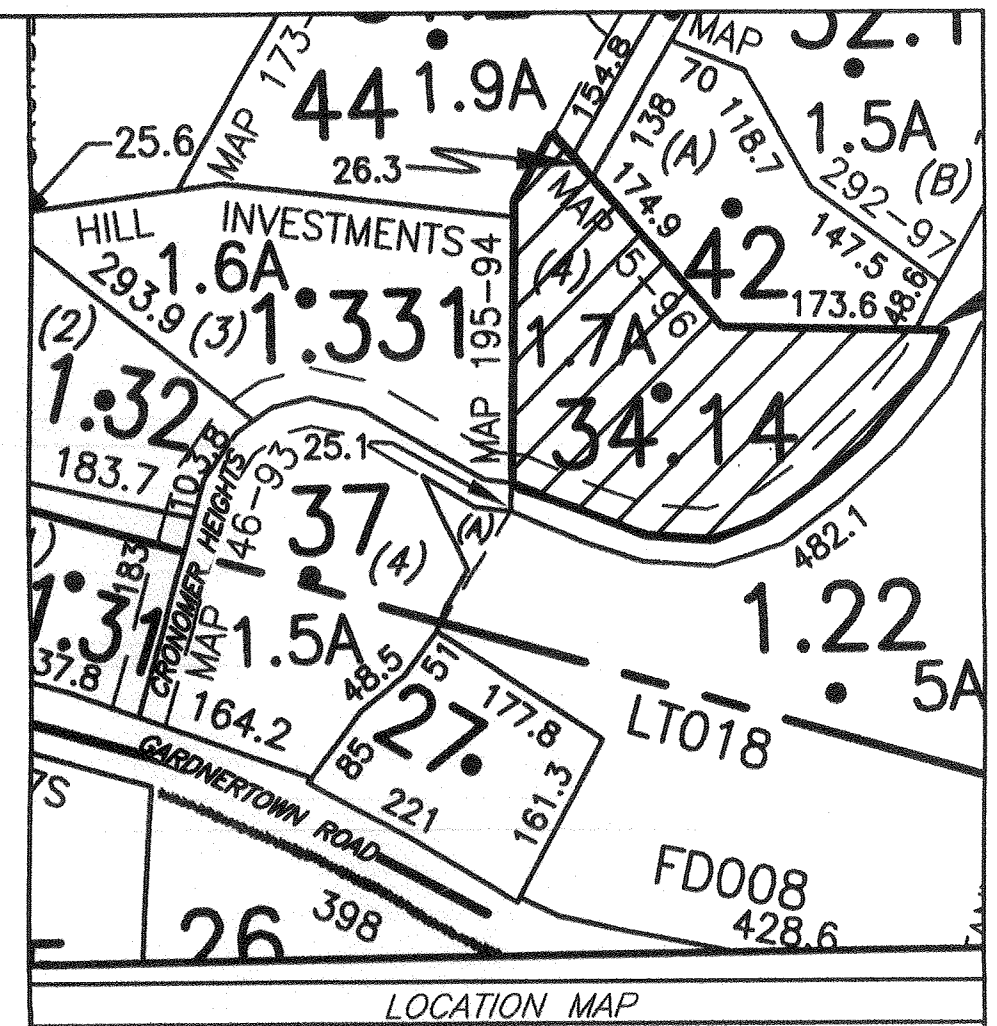
MAP REFERENCE

1. EXISTING PROPERTY LINES AND HOUSE LOCATION PER A SURVEY MAP PERFORMED BY DANIEL P. YANOSH LLS LAST REVISED 03/28/97
2. EXISTING SEPTIC LOCATION PER THE SEPTIC "AS-BUILT" PLAN PREPARED BY CUOMO ENGINEERING ON FILE IN THE TOWN OF NEWBURGH BUILDING DEPARTMENT.

<u>HOUSE</u>	
<u>REQUIRED</u>	<u>PROVIDED</u>
40,000SF	72,596SF
50'	121'
40'	-
30'	36'
80'	102'
150'	194'
150'	391'

<u>ACCESSORY</u>		
<u>REQUIRED</u>	<u>POOL</u>	<u>SHED</u>
-	-	-
NOT PERMITTED	*92'	*38'
5'	-	-
5'	50'	92'
-	-	-
-	-	-
-	-	-

* = EXISTING NON CONFORMING



MAP REFERENCE

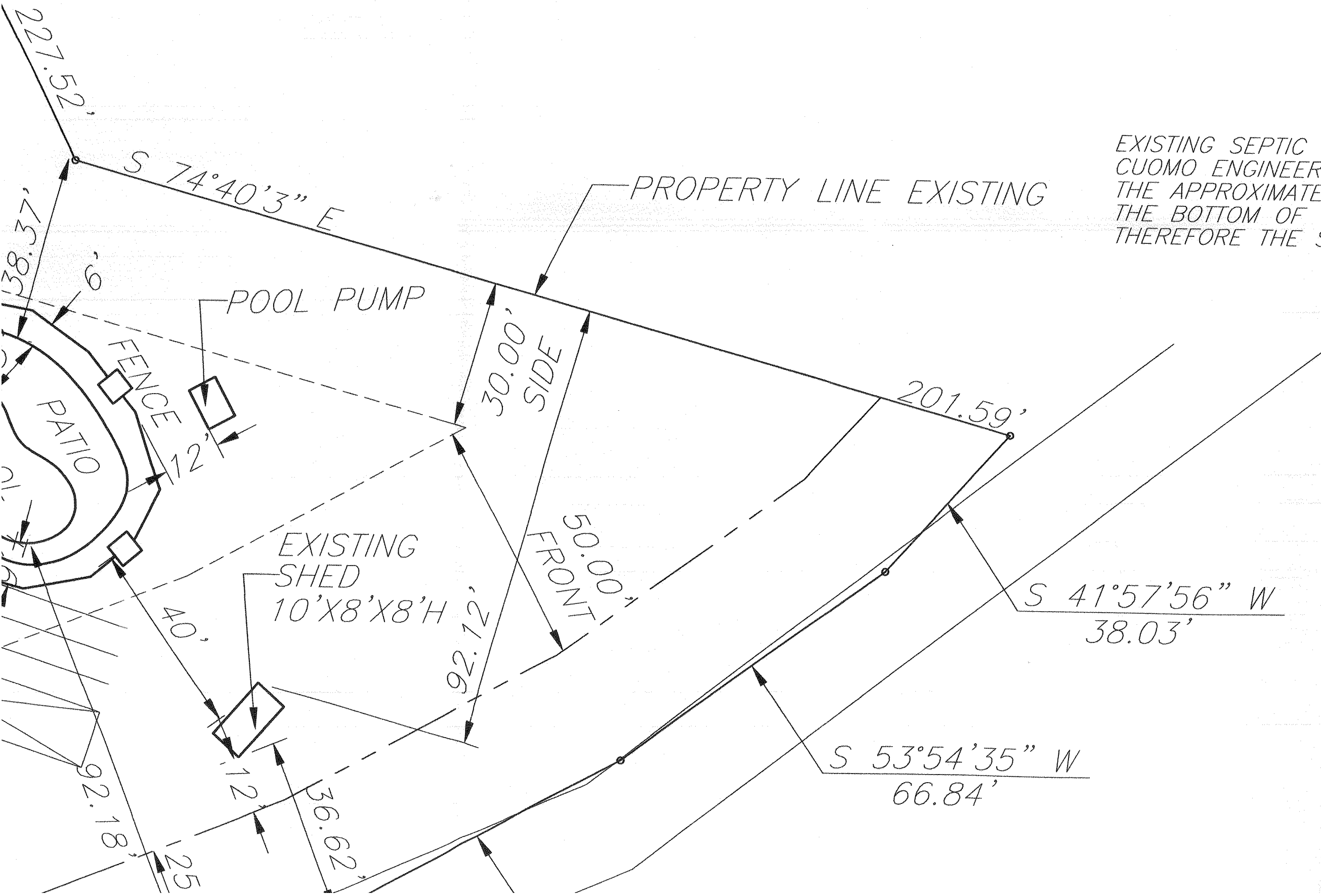
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SEPTIC LOCATI

EXISTING SEPTIC LOCATION SHOWN IS PER CUOMO ENGINEERING, ON FILE IN THE TOWN OF NEWBURGH. THE APPROXIMATE SEPARATION BETWEEN THE BOTTOM OF THE POOL IS AT A HIGHER ELEVATION THEREFORE THE SEPTIC SYSTEM WILL NOT A



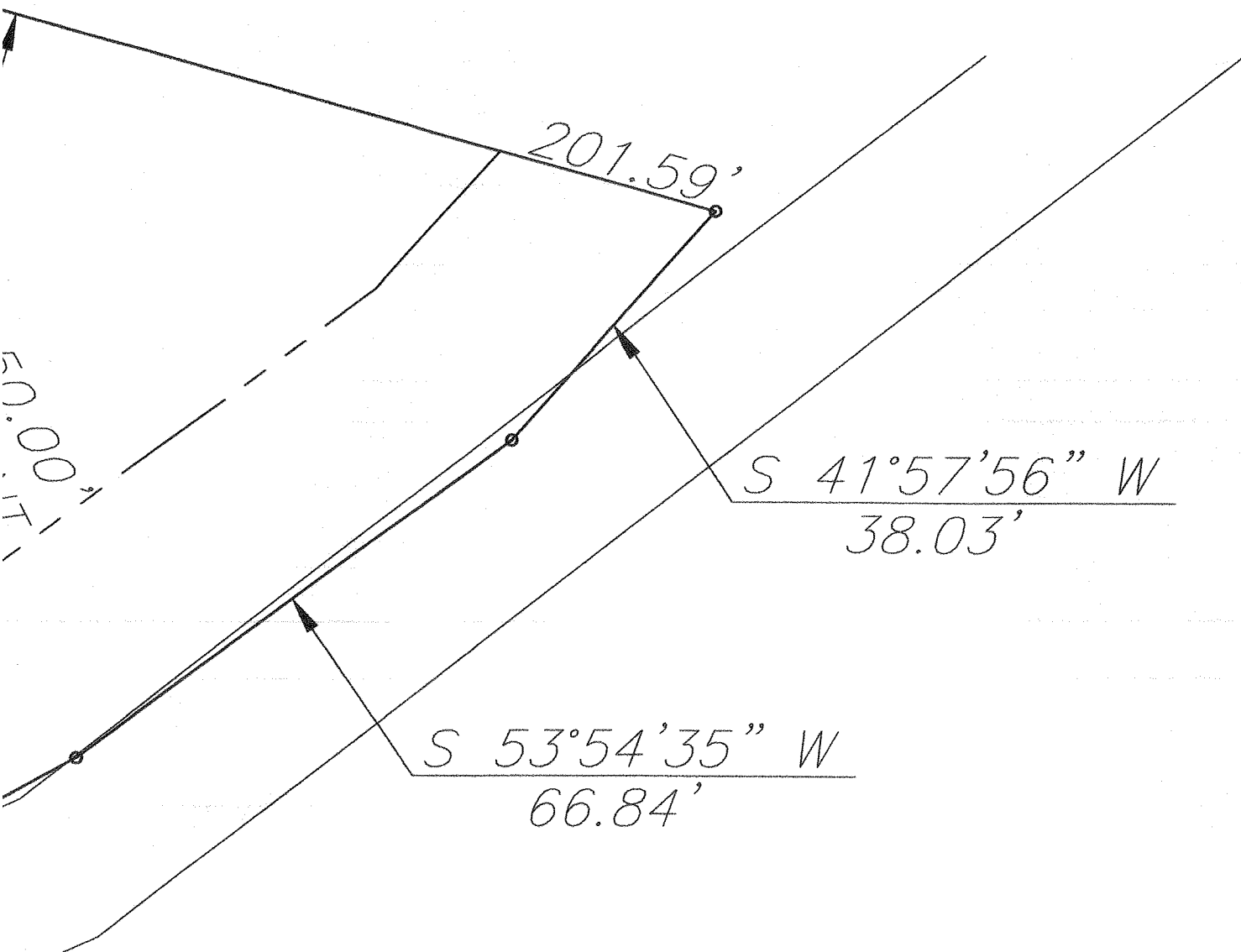
MAP REFERENCE

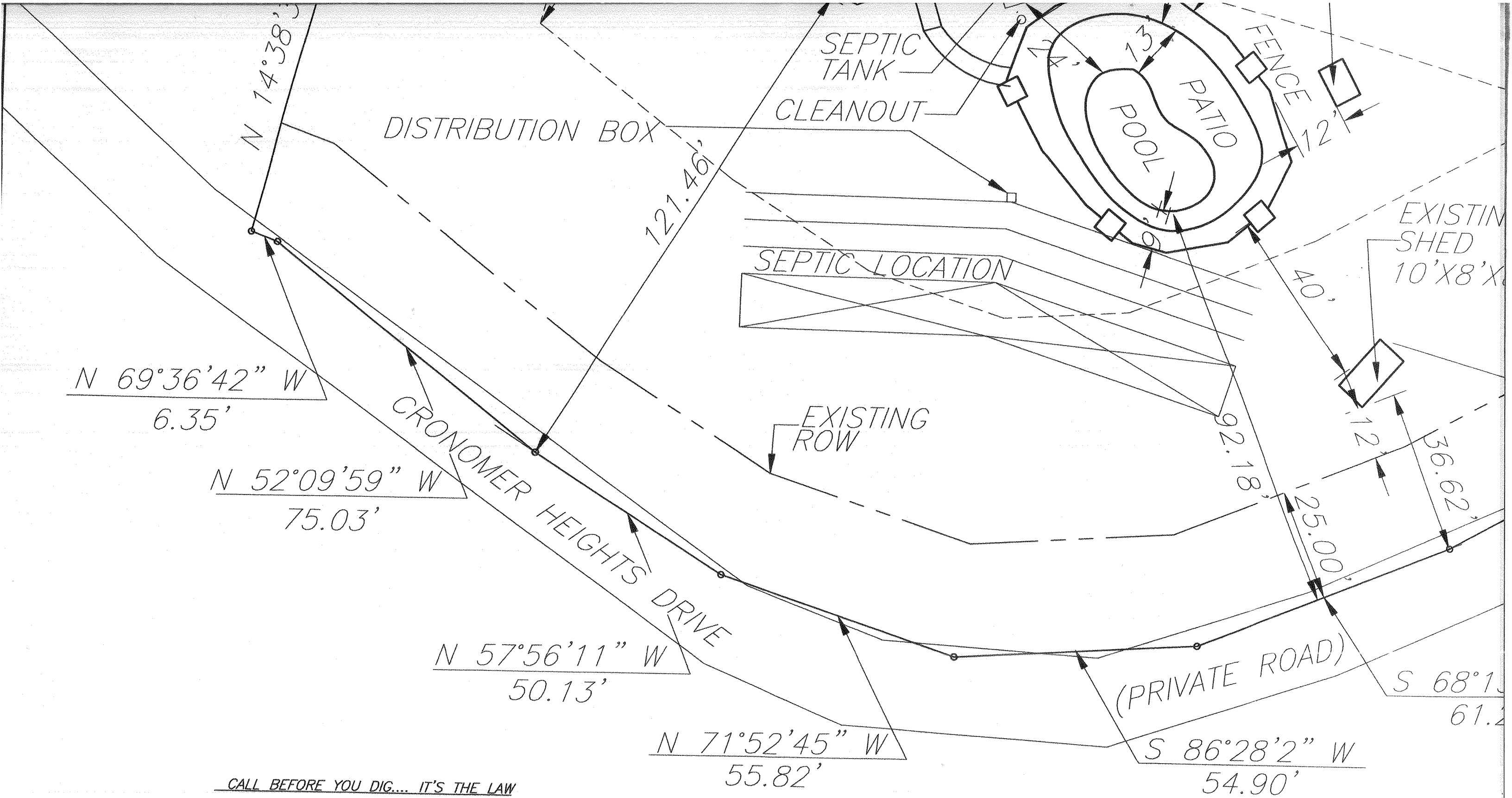
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SEPTIC LOCATION

EXISTING SEPTIC LOCATION SHOWN IS PER THE SEPTIC "AS-BUILT" PLAN PREPARED BY CUOMO ENGINEERING, ON FILE IN THE TOWN OF NEWBURGH BUILDING DEPARTMENT. THE APPROXIMATE SEPARATION BETWEEN THE SEPTIC AND POOL IS 9±. THE BOTTOM OF THE POOL IS AT A HIGHER ELEVATION THAN THE SEPTIC FIELD, THEREFORE THE SEPTIC SYSTEM WILL NOT ADVERSELY IMPACT THE POOL.

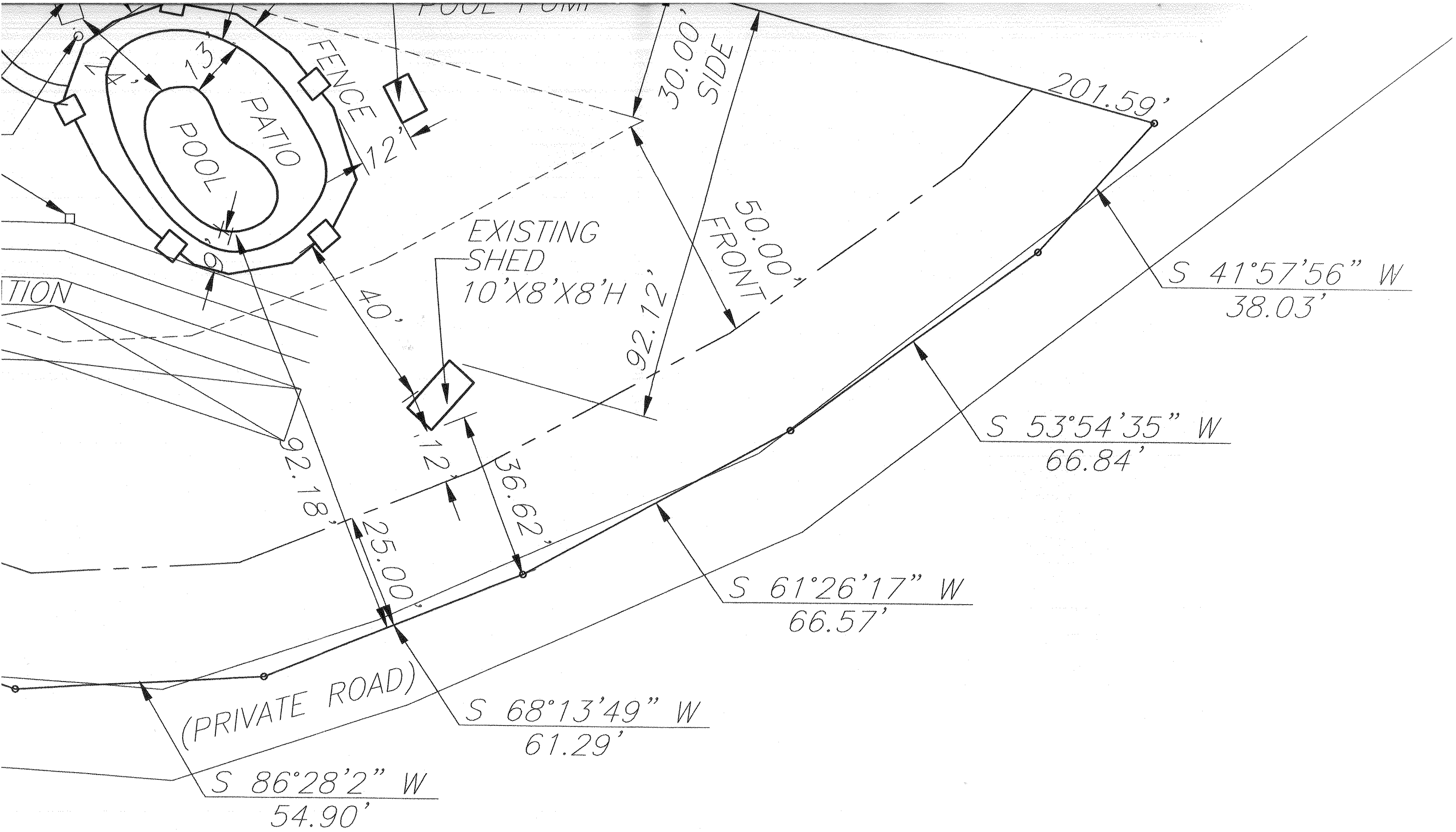
— PROPERTY LINE EXISTING





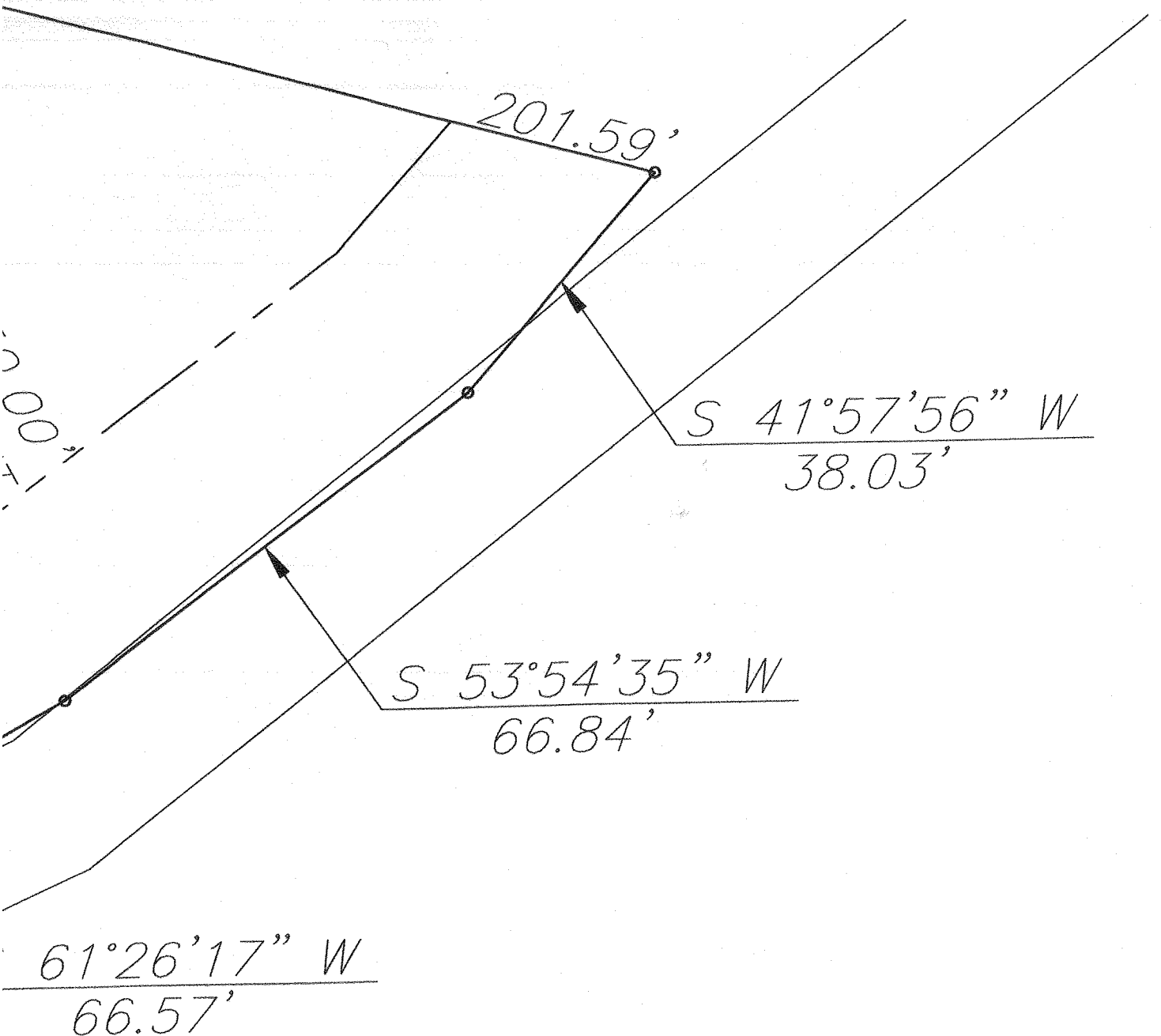
CALL BEFORE YOU DIG... IT'S THE LAW

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY- TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 811

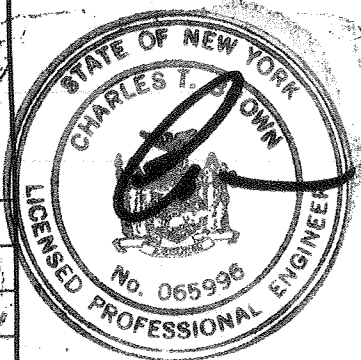


REVISIONS			
REV.:	DATE:	BY:	DESCRIPTION:
3	02/27/18	RBM	ZBA APPLICATION
2	02/13/18	RBM	ADDED ADDITION DIMENSIONS
1	02/02/18	RBM	ADDED ADDITION DIMENSIONS





THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

ENGINEER	TALCOTT ENGINEERING DESIGN PLLC		
	1 GARDNERTOWN ROAD NEWBURGH, NY 12550 (845)-569-8400 (FAX)(845)-569-4583 TALCOTTDESIGN12@GMAIL.COM		
	PLOT PLAN FOR: KATHY FELICELLO 89 CRONOMER HEIGHTS DRIVE, SBL; 75-1-34.14 TOWN OF NEWBURGH, ORANGE COUNTY, NY		
CHARLES T. BROWN, P.E.	DATE 02/01/18	SCALE 1" = 20'	JOB NUMBER 18020-KFO
		SHEET NUMBER 1 OF 1	

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