

**GENERAL NOTES:**

1. PROPOSED LOT LINE ADJUSTMENT BETWEEN TAX LOTS 71 - 5 - 18.1 AND 71 - 5 - 8 REAR PROPERTY BOUNDARIES RESULTING IN THE TRANSFER OF 2,589.23± SQUARE FEET.
2. NO NEW CONSTRUCTION IS PROPOSED AS PART OF THIS ACTION; TRANSFER OF LAND ONLY FOR EXISTING RESIDENTIAL DEVELOPED LOTS.
3. ZONING DISTRICT: R-3 RESIDENTIAL
4. LOT 71 - 5 - 8 IS A PRE-EXISTING, NON-CONFORMING LOT TO AREA AND SIDE AND FRONT YARD SETBACKS. THE PRE-EXISTING, NON-CONFORMING CONDITIONS ARE NOT WORSENERD BY THE PROPOSED LOT LINE ADJUSTMENT.

**SURVEY NOTES:**

1. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
2. SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
3. REFERENCE:  
MAP ENTITLED "SECTION D. WINONA LAKE DEVELOPMENT CO., TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK," DATED OCTOBER 24, 1925, AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 9, 1925 AS FILED MAP NO. 988.

**RECORD OWNERS:**

|  |  |
|--|--|
| MYNAH ENTERPRISES, LLC<br>55 SOUTH PLANK ROAD<br>NEWBURGH, NEW YORK 12550<br>L. 14638 P. 363<br>71 - 5 - 8 | GEORGE L. BOWEN & TERRI A. BOWEN<br>18 BROOKSIDE AVENUE<br>NEWBURGH, NEW YORK 12550<br>L. 14320 P. 1630<br>71 - 5 - 18.1 |
|--|--|

LOTS 32, 33, 34 & 35  
ON FILED MAP NO. 968

**TABLE OF ZONING REQUIREMENTS**  
R-3 RESIDENTIAL (WITH PUBLIC WATER AND SEWER)

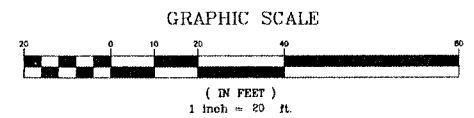
|  | REQUIRED | PROPOSED<br>17-5-18.1 | PROPOSED<br>17-5-8 |
|--|----------|-----------------------|--------------------|
| MINIMUM                                |          |                       |                    |
| LOT SIZE (SQ.FT.)                      | 12,500   | 26,369.78±            | 9,525.25±*         |
| LOT WIDTH (FT.)                        | 85       | 120                   | 50*                |
| LOT DEPTH (FT.)                        | 100      | 200±                  | 180±               |
| FRONT YARD (FT.)                       | 40       | 36.8±*                | 30.7*              |
| REAR YARD (FT.)                        | 40       | 104.6±                | 111.3±             |
| SIDE YARD (FT.) (ONE/BOTH)             | 15/30    | 15.4/65.4±            | 9.0/19.3±*         |
| MAXIMUM                                |          |                       |                    |
| BUILDING HEIGHT (FT.)                  | 40       | <40                   | <40                |
| DEVELOPMENT COVERAGE (%)               | 12       | <1±                   | 4.3±               |
| BUILDING COVERAGE % / FLOOR AREA RATIO | 5/0.05   | <5/0.05               | 4.3/0.04±          |

\*PRE-EXISTING NON-CONFORMING LOT AND/OR SETBACK

**AREAS:**

| TAX PARCEL:           | ORIGINAL AREA: | PROPOSED AREA: |
|-----------------------|----------------|----------------|
| TAX LOT 71 - 5 - 18.1 | 28,959.01± SF  | 26,369.78± SF  |
| TAX LOT 71 - 5 - 8    | 6,936.02± SF   | 9,525.25± SF   |

TOWN OF NEWBURGH  
PLANNING BOARD NO.



**OWNER'S CONSENT NOTE:**

THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREON STATE THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS, LEGENDS AND NOTATIONS, AND HEREBY AGREE AND CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

OWNER(S) SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER(S) SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION:**

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON MARCH 5, 2021.

MYNAH ENTERPRISES, LLC  
BY: *Rooney C. Knowlton, L.S.*  
ROONEY C. KNOWLTON, L.S.  
NEW YORK STATE LICENSE NO. 50276

COPIES FROM THE ORIGINAL OF THIS DOCUMENT NOT MARKED WITH AN ORIGINAL OF THE PROFESSIONAL ENGINEER'S AND/OR LAND SURVEYOR'S STAMP OR EMBOSSED SEAL SHALL NOT BE CONSIDERED VALID, TRUE COPIES.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.



LANC & TULLY  
ENGINEERING AND SURVEYING, P.C.  
P.O. Box 687, Rt. 207  
Goshen, N.Y. 10924  
(845) 294-3700

DATE: MARCH 24, 2021

LOT LINE ADJUSTMENT  
PREPARED FOR

MYNAH ENTERPRISES, LLC  
AND  
GEORGE & TERRI BOWEN  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

Scale: 1" = 20'  
Drawing No.: B-21-0026-01