

ZONING SCHEDULE

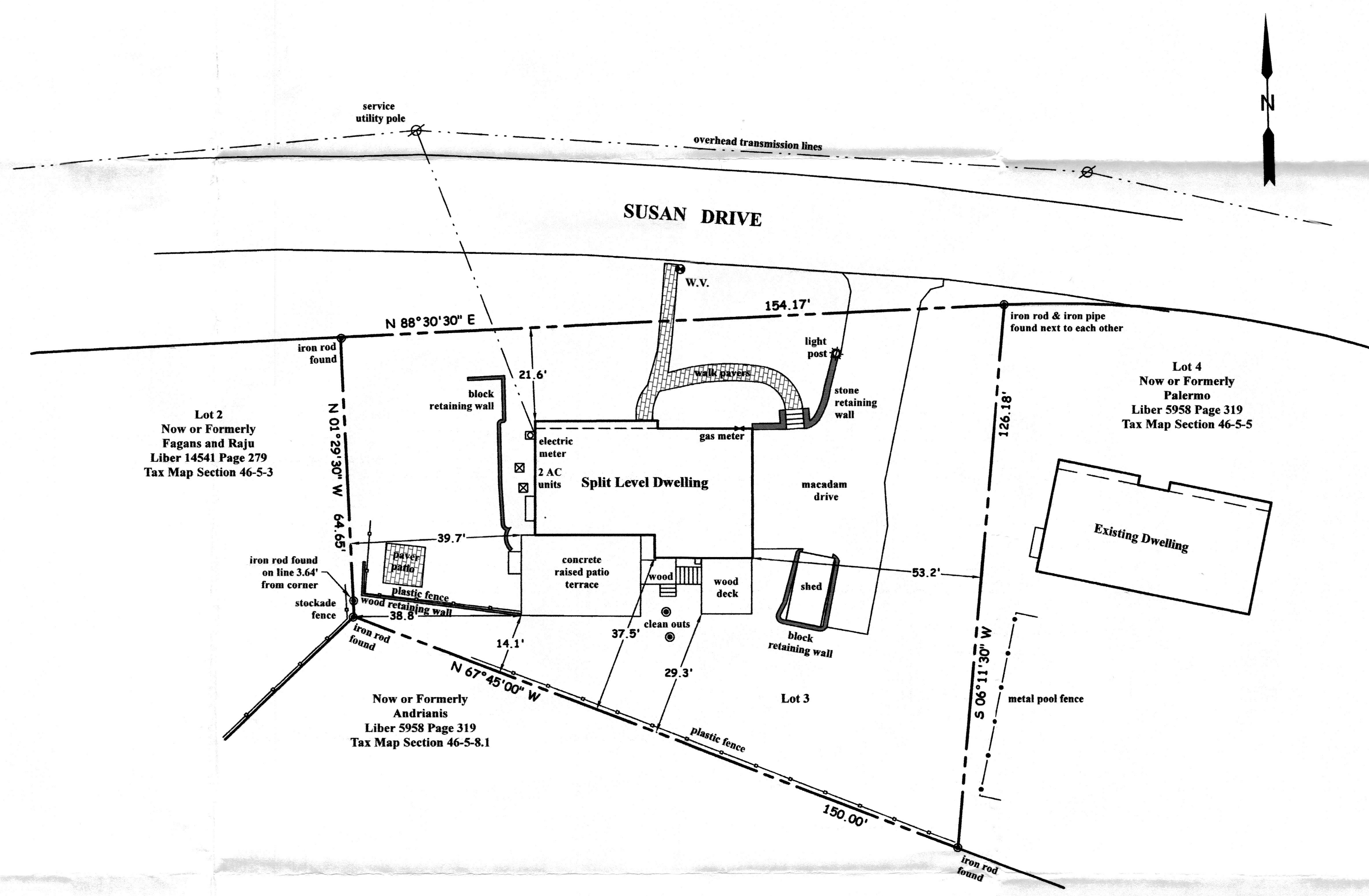
ZONE: R-1-RESIDENTIAL
BULK REGULATIONS OF R-1 ZONE - USE: C-1 SINGLE-FAMILY DWELLINGS NOT TO EXCEED 1 DWELLING UNIT PER LOT

BULK REGULATIONS: R-1 ZONE	REQUIRED	PROVIDED	VARIANCE REQ'D
MIN. LOT AREA	40,000 S.F.	14,079 S.F. *	
MIN. LOT WIDTH	150 FT.	147 FT. *	
MIN. LOT DEPTH	150 FT.	93 FT. *	
MIN. FRONT YARD DEPTH	50 FT.	21 FT. *	
MIN. REAR YARD DEPTH	40 FT.	14.1 FT.	25.9 FT.
MIN. SIDE YARD - ONE	30 FT.	38 FT.	
MIN. SIDE YARD - BOTH	80 FT.	91 FT.	

COVERAGES

LOT BUILDING COVERAGE (MAX.)	10% (1,407.9 S.F.)	12% (1,689.4 S.F.)	2% (281.58 S.F.)
LOT SURFACE COVERAGE (MAX.)	20% (2,815 S.F.)	32% (4,505 S.F.)	12% (1,690 S.F.)

* DENOTES EXISTING NON-CONFORMING CONDITION



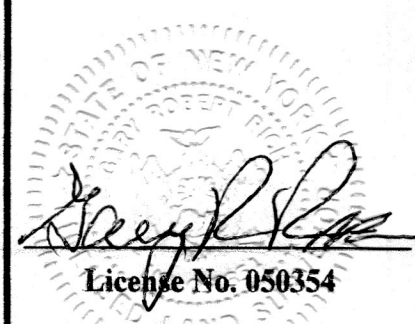
Revision	Date	Description
1	10/28/22	zoning added and variance req'd

Subject to an up to date abstract of title.
 Subject to easements and R.O.W.'s. of record and underground utilities.
 Copies of this survey not bearing the embossed seal of the land surveyor shall not be valid. Guarantees or certifications are not transferable to additional institutions or subsequent owners.
 Unauthorized alteration of this document in any way constitutes a violation of the New York State Education Law par 7202 (2).

Survey of Property for
DAVID L. JONES and MADELYN SHAW JONES
 Town of Newburgh Orange County, New York
 Scale: 1" = 20' September 21, 2022 Area: 0.3232 Acres

0 20' 40' 60'

REFERENCE: Being Lot 3 on map entitled "Plan of Subdivision of Delano Estates" Filed in the Orange County Clerks Office July 20, 1956 Map No. 1676 Deed Liber 14579 Page 1346; Tax Map Section 46-5-4



GARY R. RICH
 Licensed Land Surveyor
 24 Lang Drive Pine Bush, NY 12566
 grich@hvc.rr.com (845) 361-3022

PR 2022 44