

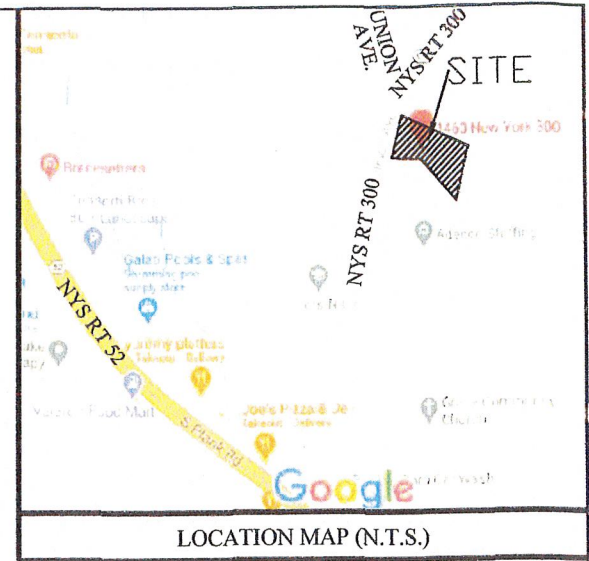
UNION AVENUE
UNION AVENUE EXTENSION
(N.Y.S. ROUTE 300)

- LEGEND**
- UTILITY POLE
 - OVERHEAD UTILITY LINES
 - ANCHOR
 - STONEWALL

CODE COMPLIANCE DEPARTMENT

OCT 16 2020

Sign X



LANDS NOW OR FORMERLY
CHARLES & MARY HOBEN
SECTION 63, BLOCK 1, LOT 44.1
LIBER 3490 PAGE 345
ROUTE 300

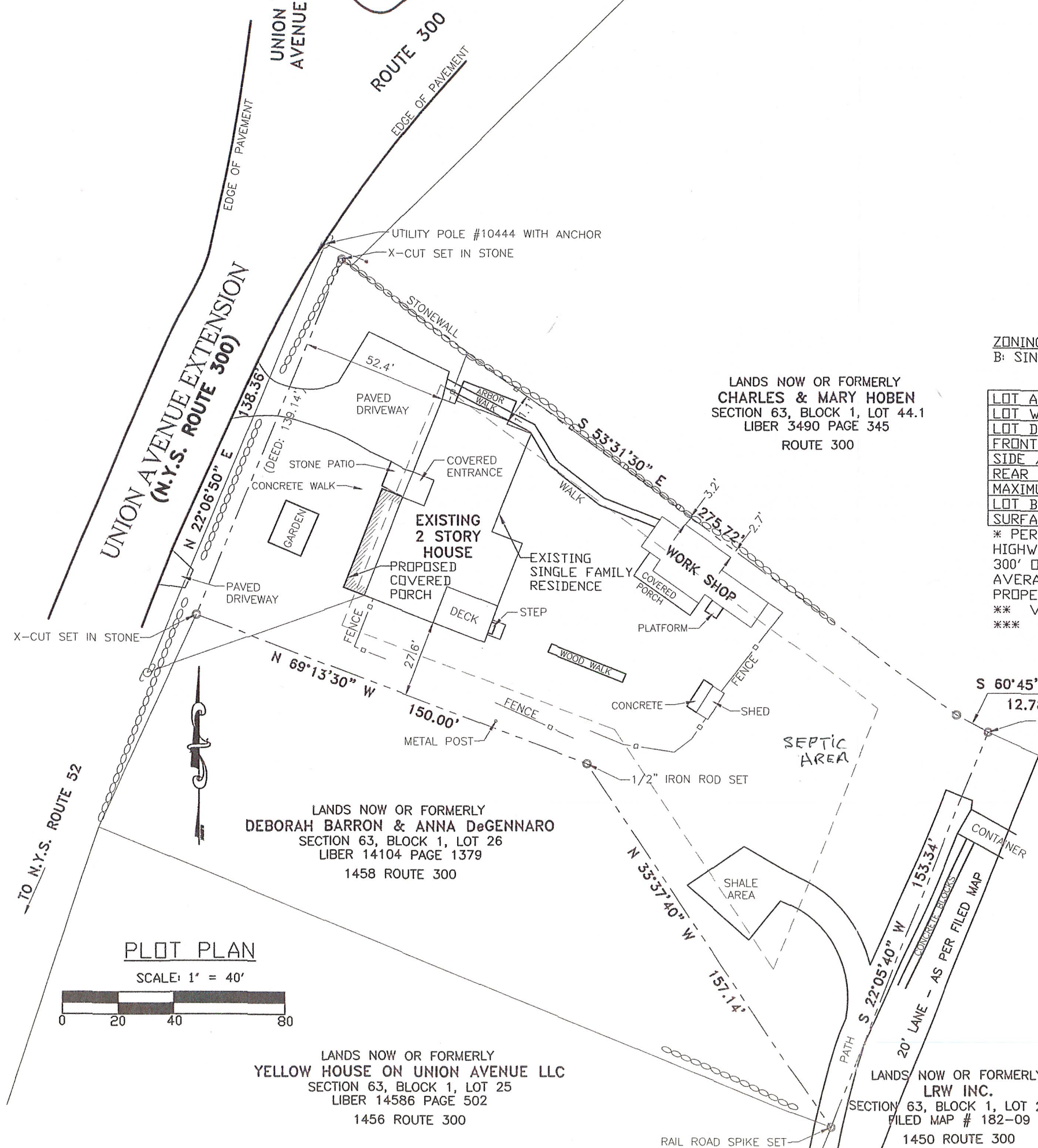
ZONING INFORMATION:
B: SINGLE FAMILY RESIDENTIAL SERVICED INDIVIDUAL SDS AND MUNICIPAL WATER

	REQUIRED	EXISTING	PROPOSED
LOT AREA (S.F.)	17,500 S.F.	33,726 S.F.	33,726 S.F.
LOT WIDTH (FEET)	100'	127'	127'
LOT DEPTH (FEET)	125'	279'±	279'±
FRONT YARD (FEET)	50'*	52'±	44.7'± **
SIDE / TOTAL SIDE YARD (FEET)	15' / 30'	11'*** / 38' ±	11'*** / 38' ±
REAR YARD (FEET)	40'	180'±	180'±
MAXIMUM BUILDING HEIGHT (FEET)	35'	< 35'	< 35'
LOT BUILDING COVERAGE (%)	25%	11% ±	11% ±
SURFACE COVERAGE (%)	50%	25% ±	25% ±

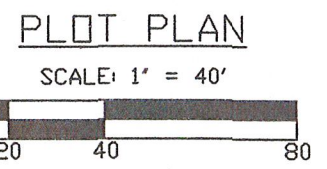
* PER SECTION 185-18-C-4-b REQUIRED FRONT YARD SETBACK ALONG STATE HIGHWAY SHALL BE 50 FEET AS AVERAGE SETBACKS OF BUILDINGS WITHIN 300' OF SUBJECT LOT ARE LESS THAN 50 FEET, WHICH IS GREATER THAN THE AVERAGE FRONT YARD SETBACK OF BUILDINGS WITHIN 300' OF THE SUBJECT PROPERTY.
** VARIANCE REQUIRED
*** PRE-EXISTING NON-COFORMING

MAP REFERENCE
ALL EXISTING FEATURES INCLUDING PROPERTY LINES, STRUCTURES, AND PHYSICAL FEATURES HAVE BEEN OBTAINED FROM A MAP PREPARED BY MARGARET M. HILLRIEGEL, LICENSED LAND SURVEYOR, TITLED "SURVEY PLAT FOR LANDS OF JOHN MATARAZA JR. AND PAULA MATARAZA," AND DATED SEPTEMBER 16, 2020.

NOTES:
1. THE PROPOSED CONSTRUCTION WILL NOT ALTER THE BEDROOM COUNT OF THE SUBJECT RESIDENCE.
2. THE EXISTING RESIDENCE IS SERVICED BY AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM AND MUNICIPAL WATER.



LANDS NOW OR FORMERLY
DEBORAH BARRON & ANNA DeGENNARO
SECTION 63, BLOCK 1, LOT 26
LIBER 14104 PAGE 1379
1458 ROUTE 300



LANDS NOW OR FORMERLY
YELLOW HOUSE ON UNION AVENUE LLC
SECTION 63, BLOCK 1, LOT 25
LIBER 14586 PAGE 502
1456 ROUTE 300

LANDS NOW OR FORMERLY
LRW INC.
SECTION 63, BLOCK 1, LOT 22.22
FILED MAP # 182-09
1450 ROUTE 300

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

PLOT PLAN FOR PROPOSED FRONT PORCH

RESIDENTIAL SITE PLAN FOR:
JOHN AND PAULA MATARAZA
1469 NYS ROUTE 300 (S/B/L: 63-1-27)
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JONATHAN CELLA, P.E.
51 HUNT ROAD
WALKKILL, NEWYORK 12589

DATE: 09-23-2020	(845) 741-0363 jonathancellas@hotmail.com	DRAWN BY: JJC
SCALE: AS NOTED		SHEET NO. : 1 OF 1

REVISIONS:
1. 10/12/2020: IN HOUSE REVISIONS