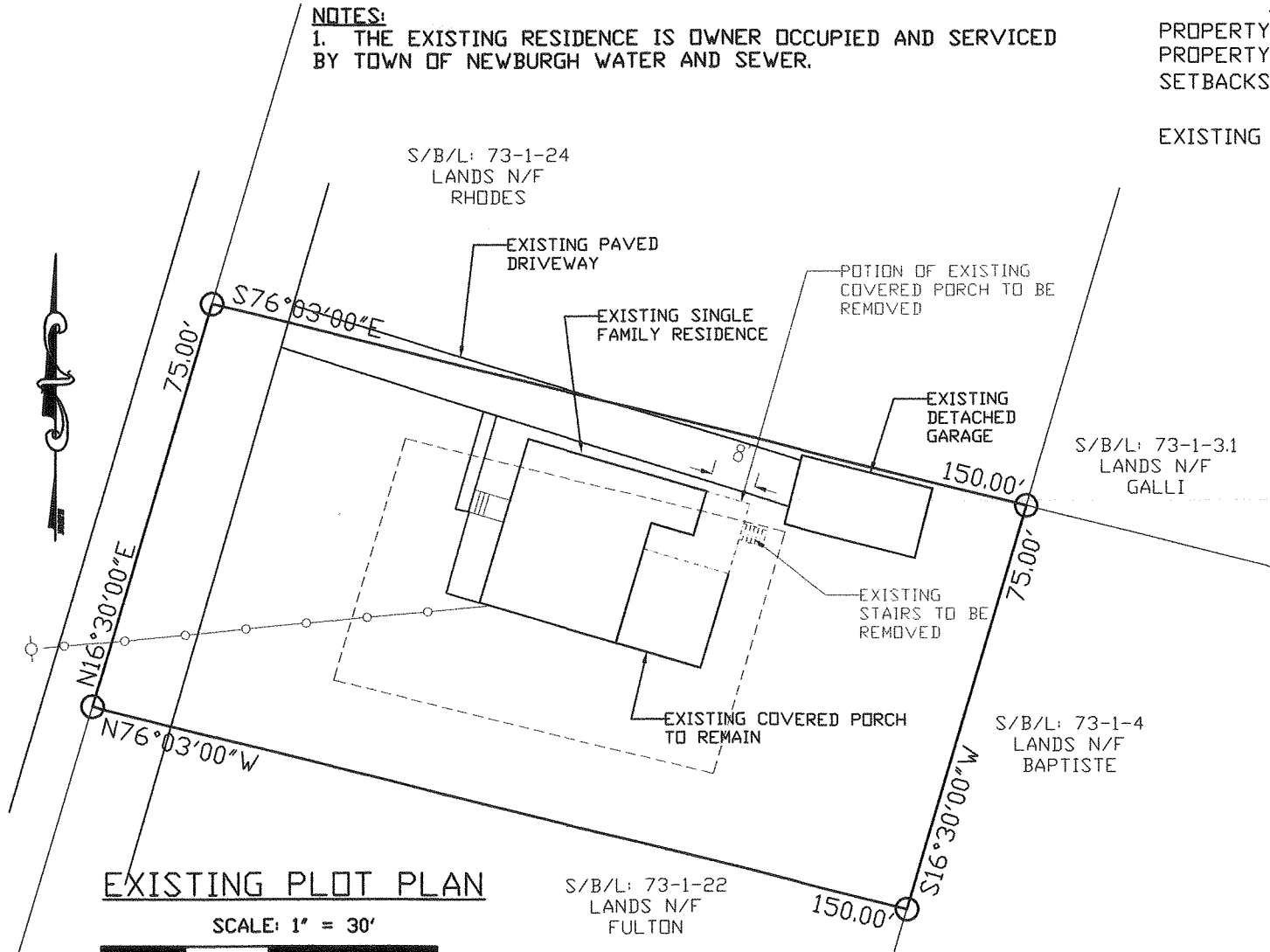
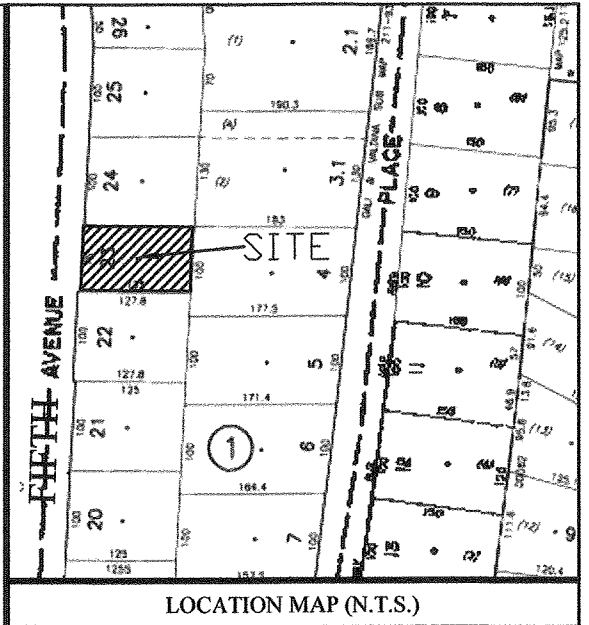


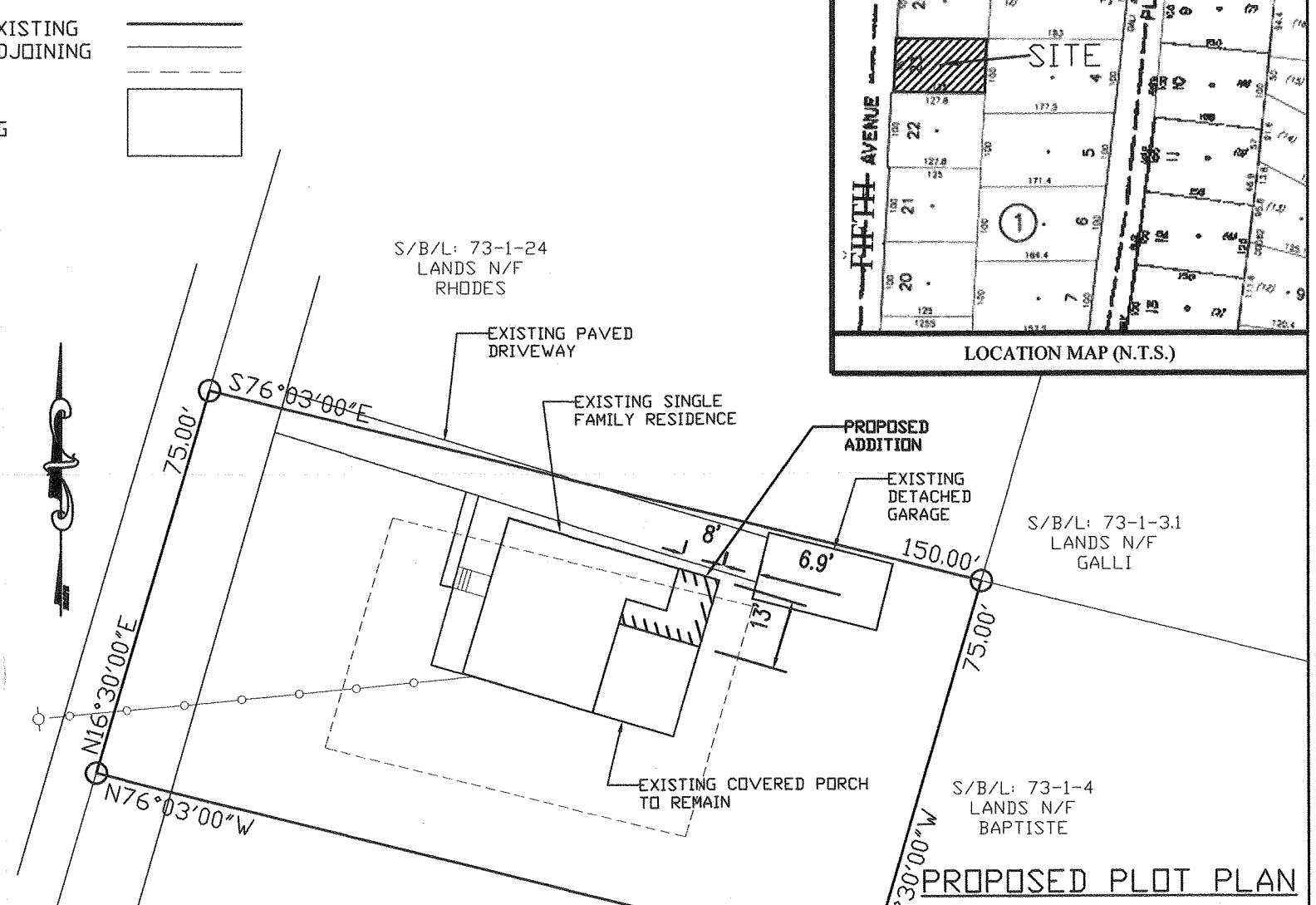
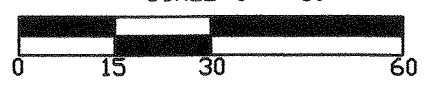
MAP REFERENCE
 ALL EXISTING FEATURES INCLUDING PROPERTY LINES, STRUCTURES, AND PHYSICAL FEATURES HAVE BEEN OBTAINED FROM A MAP PREPARED BY FRANK M. HOENS PROFESSIONAL LAND SURVEYOR TITLED "SURVEY OF PROPERTY FROM JAMES McWILLIAMS," AND DATED FEBRUARY 12, 1987.

NOTES:
 1. THE EXISTING RESIDENCE IS OWNER OCCUPIED AND SERVICED BY TOWN OF NEWBURGH WATER AND SEWER.

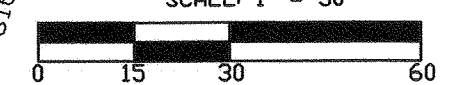
LEGEND
 PROPERTY LINE EXISTING
 PROPERTY LINE ADJOINING
 SETBACKS
 EXISTING BUILDING



EXISTING PLOT PLAN
 SCALE: 1" = 30'



PROPOSED PLOT PLAN
 SCALE: 1" = 30'



ZONING INFORMATION:
 R-3 ZONING DISTRICT W/ MUNICIPAL WATER AND SEWER

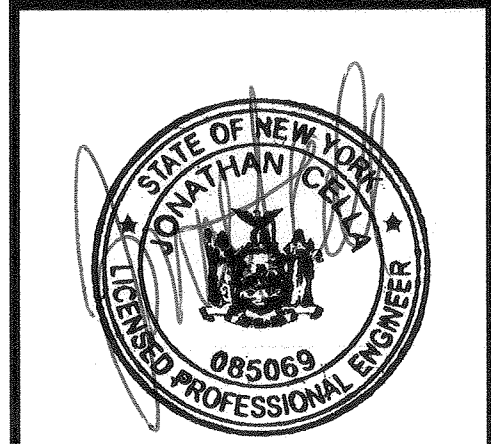
	REQUIRED	EXISTING	PROPOSED
LOT AREA	12,500 S.F.	11,239 S.F. ± *	11,239 S.F. ± *
LOT WIDTH (FEET)	85'	75'	75'
LOT DEPTH (FEET)	100'	150'	150'
FRONT YARD (FEET)	40'	61' ±	61' ±
SIDE / TOTAL SIDE YARD (FEET)	15' / 30'	9' ± * / 43' ±	9' ± ** / 43' ±
REAR YARD (FEET)	40'	47' ±	47' ±
MAXIMUM BUILDING HEIGHT	35'	< 35'	< 35'
LOT BUILDING COVERAGE	15%	11% ±	12% ±
LOT SURFACE COVERAGE	30%	24% ±	24% ±

*PRE-EXISTING NON-CONFORMING
 **VARIANCE REQUIRED INCREASING DEGREE OF NON-CONFORMITY
ACCESSORY BUILDING INFORMATION

	REQUIRED	EXISTING	PROPOSED
SIDE YARD SETBACK	5'	1' ± *	1' ± *
REAR YARD SETBACK (FEET)	5'	16'	16'
HEIGHT (FEET)	15'	< 15'	< 15'
MAXIMUM PERMITTED ACCESSORY AREA	D	277 S.F. ±	299 S.F. ±
ACTUAL ACCESSORY AREA (S.F.)	N/A	308 S.F. ± *	308 S.F. ± *
MAIN BUILDING SETBACK (FEET)	10'	14' ±	6' ± **

*PRE-EXISTING NON-CONFORMING
 **VARIANCE REQUIRED

NOTE
 1. ACCESSORY BUILDING ZONING REQUIREMENTS PER SECTION 185-15 OF THE TOWN OF NEWBURGH ZONING CODE CHAPTER 185.
 2. THE MAXIMUM AREA FOR AN ACCESSORY BUILDING IS COMPUTED AS SUCH:
 A = GROSS LOT AREA IN SQUARE FEET
 11,239 S.F.
 B = LIVABLE FLOOR AREA OF RESIDENCE IN SQUARE FEET
 EXISTING = 1,098 S.F.
 PROPOSED = 1,240 S.F.
 C = MINIMUM SIDE YARD PER ZONING DISTRICT
 15'
 D = TOTAL SQUARE FOOTAGE PERMITTED FOR ALL ACCESSORY BUILDINGS



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

PROPOSED ADDITION

LANDS OF:
 JAMES McWILLIAMS
 48 FIFTH AVENUE (S/B/L: 73-1-23)
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

JONATHAN CELLA, P.E.
 51 HUNT ROAD
 WALLKILL, NEW YORK 12589
 (845) 741-0263
 jonathancella@hotmail.com

DATE: 05-06-2014
 SCALE: AS NOTED
 SHEET NO.: 1 OF 1
 DRAWN BY: JJC

REVISIONS:
 1. 06/01/2014: PER TOWN CODE COMPLIANCE DEPT. COMMENTS
 2. 06/24/2014: FOR ZBA SUBMISSION