

ZONING SCHEDULE: 52-1-12

ZONE: R-1

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 s.f.	**2,672.9s.f.	*3,077.23s.f.
MINIMUM YARDS (feet)			
FRONT	50'	-	*24.6'
REAR	40'	-	*20.7'
SIDE			
ONE	30'	-	*5'
BOTH	80'	-	*10'
MINIMUM LOT WIDTH (feet)	150'	**28.2'	*32.4'
MINIMUM LOT DEPTH (feet)	150'	**99.0'	*99.0'
MAXIMUM IMPERVIOUS COVERAGE (%)	20%	-	*63%
MAXIMUM BUILDING HEIGHT	35'	-	<35'
MAXIMUM LOT BUILDING COVERAGE (%)	10%	-	*32%
MAXIMUM LOT SURFACE COVERAGE (%)	20%	-	*49%

**EXISTING NON-COMFORMING
*NON-COMFORMING VARIANCE REQUIRED

ZONING SCHEDULE 52-1-13

ZONE: R-1

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000SF	**15,565.35SF	*15,161.2sf
MINIMUM YARDS (feet)			
FRONT	50'	**32.7'	*32.7'
REAR	40'	**22.3'	*22.3'
SIDE			
ONE	30'	32.5'	*28.3'
BOTH	80'	-	-
MINIMUM LOT WIDTH (feet)	150'	189'	185'
MINIMUM LOT DEPTH (feet)	150'	**85'	*85'
MAXIMUM LOT BUILDING COVERAGE (%)	10%	3%	3%
MAXIMUM LOT SURFACE COVERAGE (%)	20%	8%	8%

**EXISTING NON-COMFORMING
*NON-COMFORMING VARIANCE REQUIRED

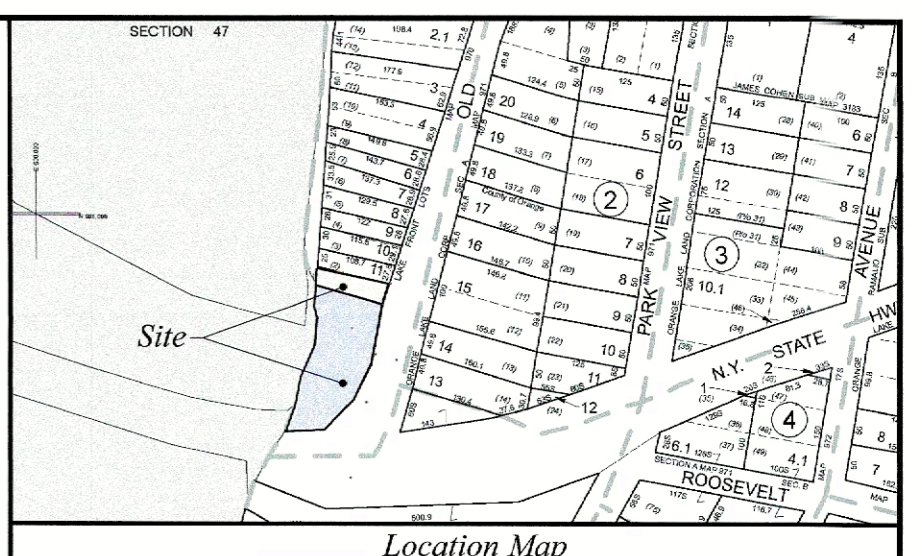
REFERENCES:

- The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York.
- Various Deeds of Record - Liber and Page or Document ID as shown:
- Subject parcel being Lot 1 as shown on a map entitled, "Map of Lakefront Lots Owned By The Orange Lake Land Corporation", filed in the Orange County Clerk's Office on 04-04-1927 as Filed Map No. 970.

SURVEYOR'S NOTES:

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- Unauthorized alteration of an item in any way, or addition to a survey map for any person, unless acting under the direction of a licensed land surveyor, is a violation of section 7209, subdivision 2, of the New York State Education Law.
- Only maps bearing the surveyor's signature overlaid with embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Anything other than copies with an embossed seal and signature may contain unauthorized and undetectable modifications, deletions, additions, and changes, and are not to be relied upon. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.
- Certifications on this map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this map. The certifications herein are not transferable.
- The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
- This survey is subject to the findings of a Title Report and or Title Search.
- Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
- Subject to any conditions, restrictions, covenants and/or right-of ways/easements of record, if any.

CERTIFIED TO:
I hereby certify to:
Steven Moreau
Town of Newburgh



OWNERS ENDORSEMENT: 52-1-12&13

The undersigned owner of the property hereon states that they are familiar with this plan, and its contents, and hereby consent to all said terms and conditions as stated hereon and to the filing of this plan in the office of the Orange County Clerk.

Steven D. Moreau _____ Date _____

TOWN OF NEWBURGH PLANNING BOARD ENDORSEMENT

Approved by resolution of the Planning Board subject to the conditions and requirements of said resolution.

Any change, erasure, modification or revision of this plan as approved shall void this approval.

Planning Board Chairman _____ Date _____

NOTE:

Basis of Bearings:
 The horizontal Datum is the North American Datum of 1983 (NAD83). The project baseline bearing reference for Grid North was established by GPS observation performed on April 27th, 2022. The subject property lines are as per the latest record Deed and aligned to this datum.

CERTIFICATION NOTES:

This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

SURVEYORS' CERTIFICATION:

I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 50 Old South Plank Road in the Town of Newburgh, County of Orange, State of New York. Completed on July 3rd, 2023, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines, title lines and lines of actual possession are the same".

Signature _____ Date _____
 Jonathan N. Millen, LLS
 1229 Route 300 - Suite 3
 Newburgh, NY 12550

DATE	REVISION
03/11/2024	MISC. CHANGES & ADDITIONS PER PLANNING BOARD COMMENTS

Proposed Lot Line Change
 of the lands of
Steven D. Moreau

Jonathan N. Millen, LLS
 PROFESSIONAL LAND SURVEYOR
 CERTIFIED TO BE CORRECT AND ACCURATE
 N.Y. LIC. No. 050746



Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
 1229 Route 300 - Suite 4 - Newburgh, NY 12550
 Office: 845-943-7198 Field: 914-906-8830 Web: accessurveying.com
 Prepared For Tax Map Parcel
 52-1-12&13
 50 & 54 Old South Plank Road
 situated in the
 Town of Newburgh
 County of Orange, New York 12550