

SURVEY PLAT

FOR LANDS OF:
ANTHONY C. MORIELLO LIVING TRUST

45 OLD POST ROAD
TOWN OF NEWBURGH,
COUNTY OF ORANGE, STATE OF NEW YORK

SCALE: 1" = 20 FEET
DATE: NOVEMBER 9, 2021

REVISED: JANUARY 12, 2022 - REQUESTED VARIANCE CORRECTED

TAX MAP DESIGNATION: SECTION 8, BLOCK 2, LOT 14
DEED REFERENCE: LIBER 14599 PAGE 833
TOTAL AREA: 18,535 Sq. Ft. or 0.4255 ± Acres

MAP REFERENCE:
BEING SHOWN AS LOT NUMBER 1 ON A SUBDIVISION MAP ENTITLED "MAP OF CEDAR HILL ACRES, TOWN OF NEWBURGH, ORANGE CO., N.Y." DATED APRIL 1957, PREPARED BY H.I. DORFMAN, PE & LS, AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JULY 5, 1957 AS MAP NUMBER 1711.

ZONING REGULATIONS:

ZONE: AR DISTRICT		VARIANCE REQUESTED:	
MINIMUM REQUIRED:	EXISTING:	EXISTING:	REQUESTED:
LOT AREA	40,000 S.F.	18,535 S.F.	
LOT WIDTH	150 FT.	100.0 FT.	
LOT DEPTH	150 FT.	151.0 FT.	
FRONT YARD	50 FT.	56.1 FT.	
REAR YARD	50 FT.	47.4 FT.	2.6 FT.
SIDE YARD	30 FT.	11.5 FT.	18.5 FT.
BOTH SIDE YARDS	80 FT.	53.3 FT.	26.7 FT.

MAXIMUM ALLOWED:
BUILDING COVERAGE 10% 9.7%
BUILDING HEIGHT 35 FT. < 35 FT.
SURFACE COVERAGE 20% 15.6%

BUILDING COVERAGE:
1795 S.F./18,535 S.F. = 9.7%
SURFACE COVERAGE:
2893 S.F./18,535 S.F. = 15.6%

CERTIFIED TO:
THE ANTHONY C. MORIELLO LIVING TRUST,
DATED JULY 8, 2019,
TO BE A TRUE SURVEY PERFORMED IN THE FIELD
NOVEMBER 5, 2021.

Margaret M. Hillriegel
MARGARET M. HILLRIEGEL L.S.
N.Y.S. LIC. No. 50253



CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY IS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y. STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

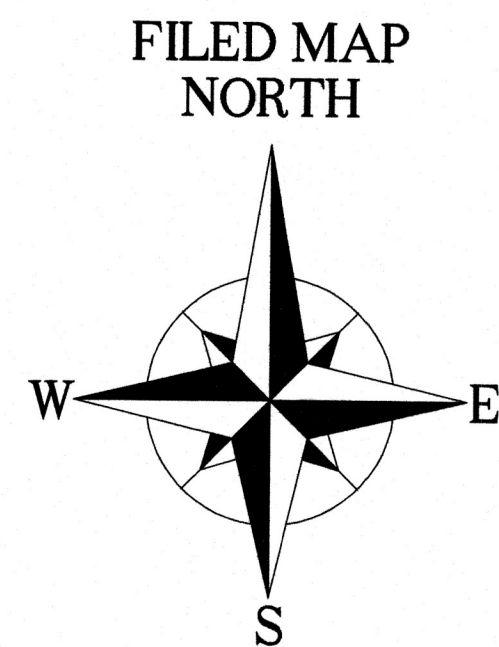
SUBJECT TO AN UP TO DATE ABSTRACT OF TITLE.
SUBJECT TO UNDERGROUND UTILITIES AND EASEMENTS NOT RECORDED AND/OR NOT VISIBLE AT THE TIME OF FIELD SURVEY.

LANDS NOW OR FORMERLY
REBECCA & TIBOR III BAN
SECTION 8, BLOCK 2, LOT 15
LIBER 13793 PAGE 921
18 CEDAR COURT

LANDS NOW OR FORMERLY
GARY & ANGELA GOGERTY
SECTION 8, BLOCK 2, LOT 10
LIBER 2195 PAGE 682
28 CEDAR COURT

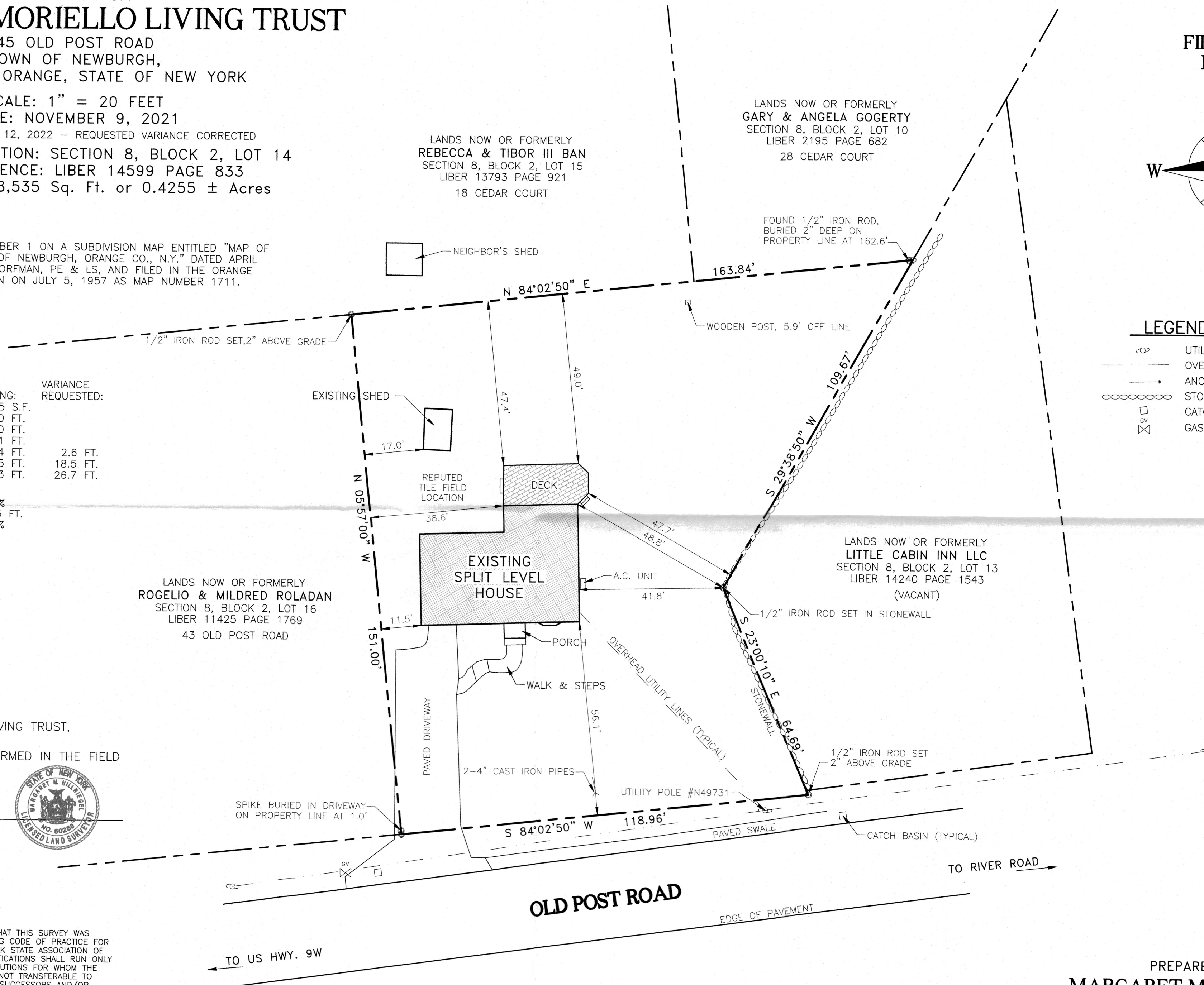
LANDS NOW OR FORMERLY
ROGELIO & MILDRED ROLADAN
SECTION 8, BLOCK 2, LOT 16
LIBER 11425 PAGE 1769
43 OLD POST ROAD

LANDS NOW OR FORMERLY
LITTLE CABIN INN LLC
SECTION 8, BLOCK 2, LOT 13
LIBER 14240 PAGE 1543
(VACANT)



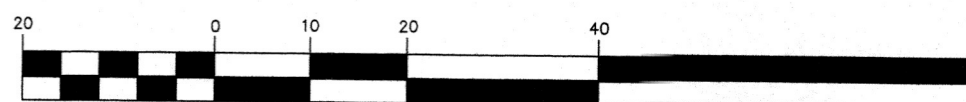
LEGEND

- UTILITY POLE
- OVERHEAD UTILITY LINES
- ANCHOR
- STONEWALL
- CATCH BASIN
- GAS VALVE



OLD POST ROAD

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

PROJECT #: 21-119

PREPARED BY:
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