

Full Size Site Plans

are available for viewing at the

Zoning Board of Appeals

Office located at

308 Gardnertown Road

Newburgh, NY

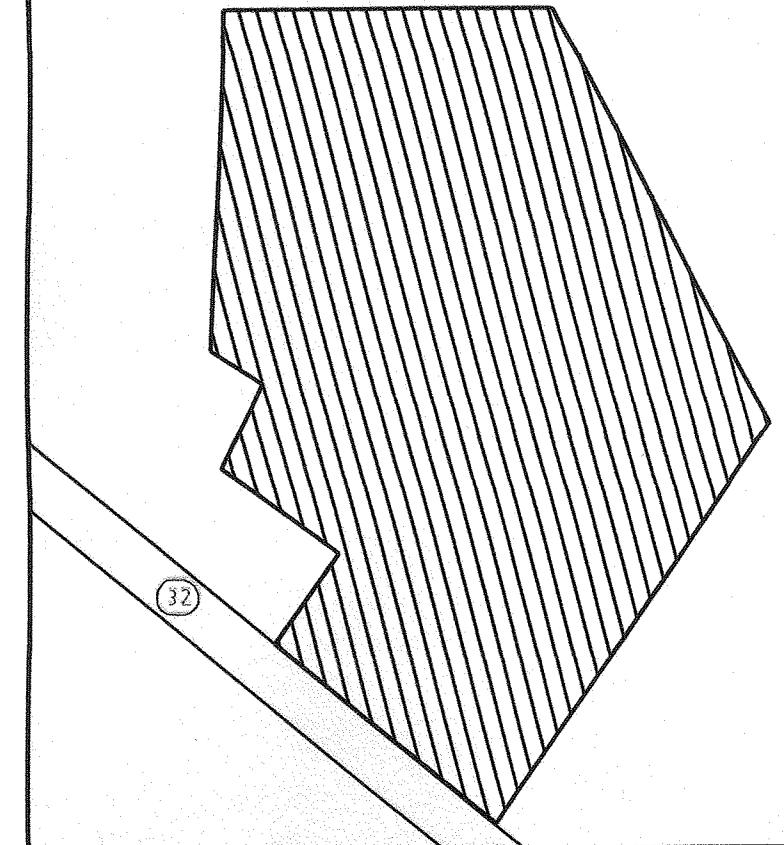
845-566-4901

ZONING SCHEDULE

ZONE: B (D-2)

	<u>REQUIRED</u>	<u>RESIDENCE</u>	<u>OFFICE</u>
MINIMUM LOT AREA	15,000SF(0.34AC)	3.0 ACRES	3.0 ACRES
MINIMUM YARDS (feet)			
FRONT	60'	**48.31'	79.52'
REAR	30'	267'	296'
SIDE			
ONE	15'	65.05'	**13.82'
BOTH	30'	154.19'	156.17'
MINIMUM LOT WIDTH (feet)	100'	179'MIN.	179'MIN.
MINIMUM LOT DEPTH (feet)	125'	368'MIN.	368'MIN.
MAXIMUM LOT SURFACE COVERAGE (%)	80-85%	60%	60%
MAXIMUM HEIGHT			
HEIGHT (feet)	35'	>35'	>35'

** VARIANCE REQUIRED



LOCATION MAP

LEGEND

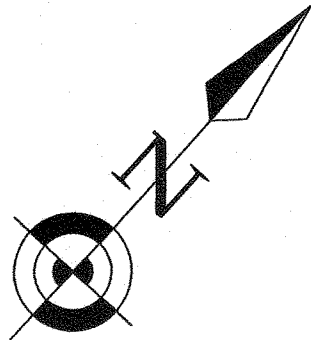
- ——— ○ PROPERTY LINE EXISTING
- — — — — PROPERTY LINE ADJOINING

EXISTING CONTOURS (2') COUNTY GIS

RECORD OWNER'S CONSENT NOTE:

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREOF STATE

MAP ENTITLED
DIVISION PLAN LANDS OF
SOUND ASSOCIATES"
IN THE ORANGE COUNTY CLERK'S OFFICE
ON MARCH 10, 1987 AS MAP #8146



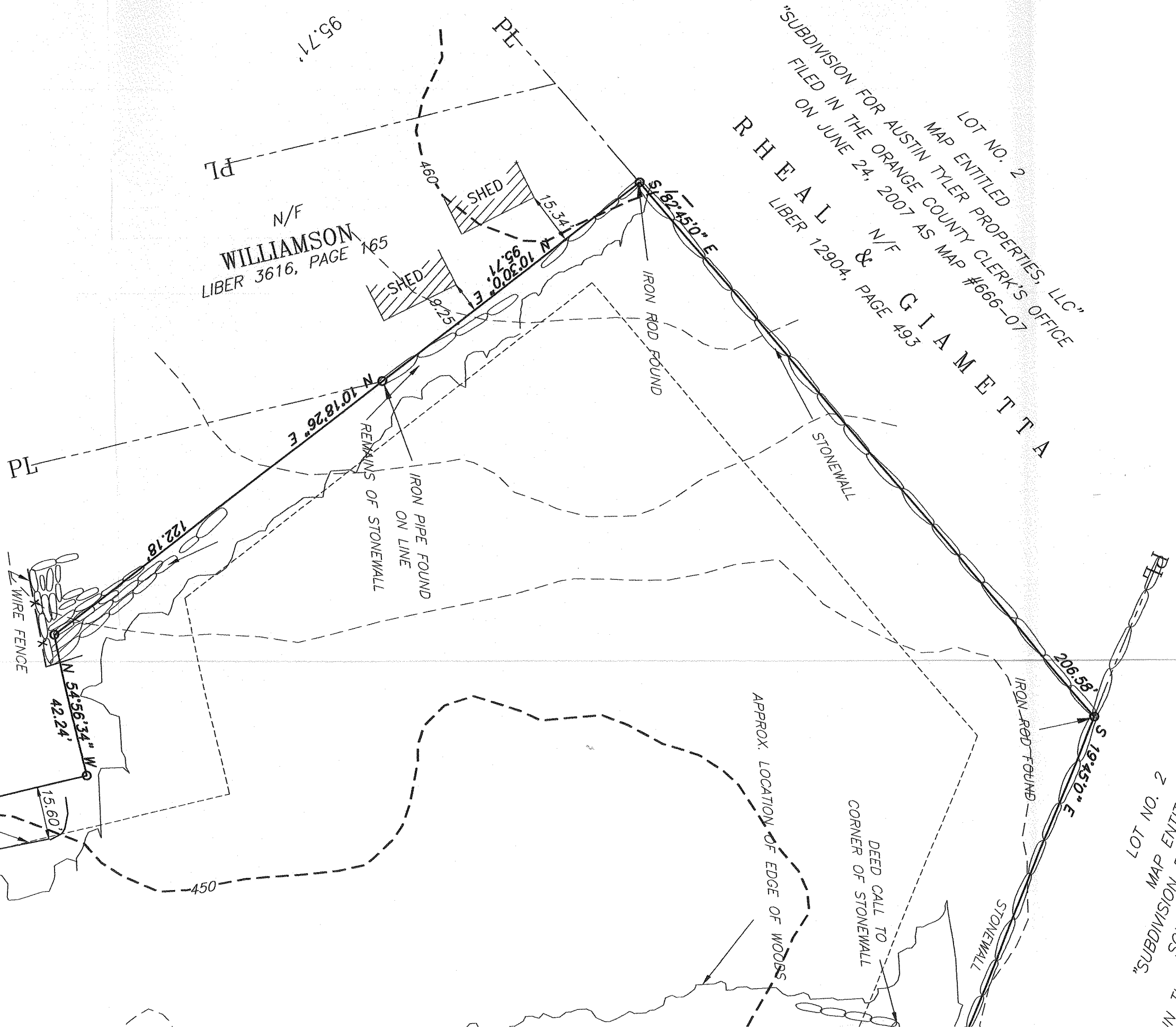
N/F
DECKER
 LIBER 13061, PAGE 390

N/F
WILLIAMSON
 LIBER 3616, PAGE 165

LOT NO. 2
 MAP ENTITLED
 "SUBDIVISION FOR AUSTIN TYLER PROPERTIES, LLC"
 FILED IN THE ORANGE COUNTY CLERK'S OFFICE
 ON JUNE 24, 2007 AS MAP #666-07
R H E A L & G I A M E T T A
 LIBER 12904, PAGE 493

LOT NO. 2
 MAP ENTITLED
 "SUBDIVISION PLAN LANDS OF
 SOUND ASSOCIATES"
 IN THE ORANGE COUNTY CLERK'S OFFICE
 ON MARCH 10, 1987 AS MAP #8146

FRAME 2 CAR
 GARAGE TO BE
 TO BUSINESS C



ZONING SCHEDULE
 ZONE: B (D-2)

MINIMUM LOT AREA
 MINIMUM YARDS (FEET)
 FRONT
 REAR
 SIDE
 SIDE
 ONE
 BOTH
 MINIMUM LOT WIDTH
 MINIMUM LOT DEPTH
 MAXIMUM LOT SURFACE
 MAXIMUM HEIGHT
 HEIGHT (feet)

** VARIANCE

"SUBDIVISION FOR AUCTION"
FILED IN THE ORANGE COUNTY
RECORDS ON JUNE 24, 2004
N/F
LIBER 12904, PAGE 49

R H E A L

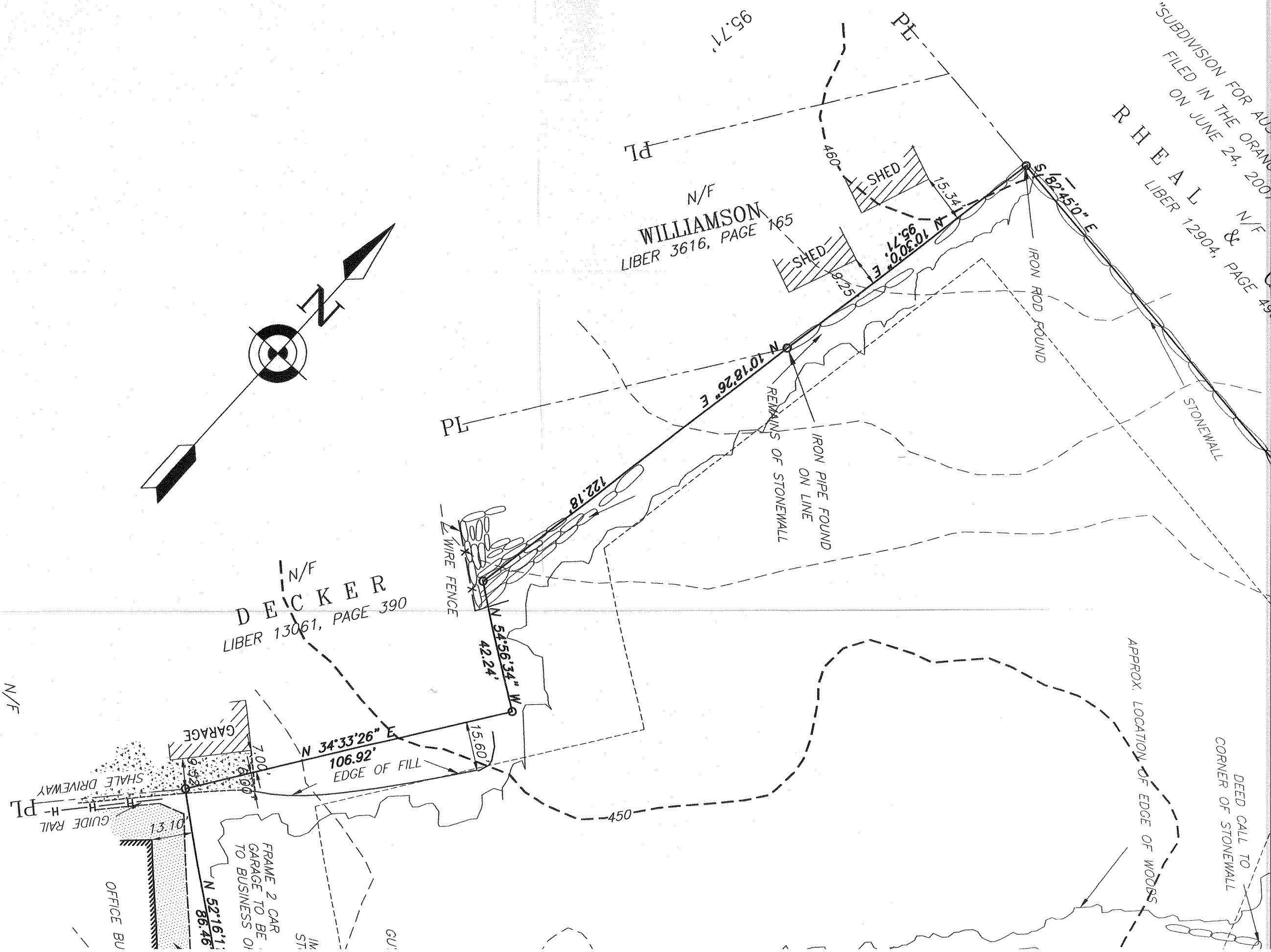
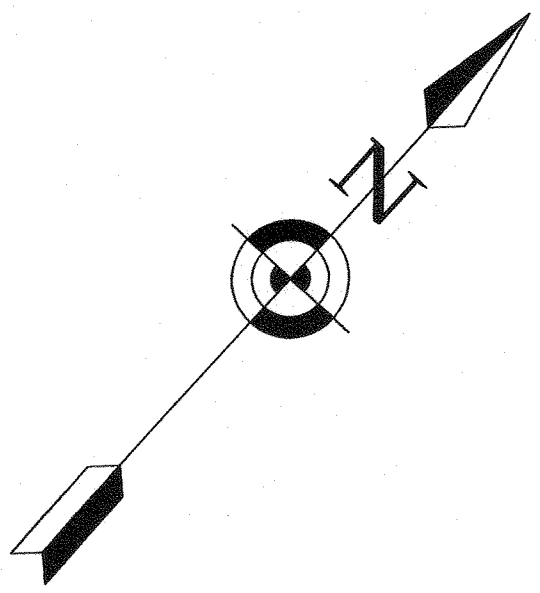
N/F
WILLIAMSON
LIBER 3616, PAGE 165

N/F
DECKER
LIBER 13061, PAGE 390

N/F
KENNEDY
LIBER 5141, PAGE 240

N 41°12'53"
92.40'
(118.80' DEED TO
OF ROAD)

NORTH PLAN



DEED CALL TO
CORNER OF STONEMALL

APPROX. LOCATION OF EDGE OF WOODS

IRON ROD FOUND

IRON PIPE FOUND
ON LINE

REMAINS OF STONEMALL

WIRE FENCE

EDGE OF FILL

FRAME 2 CAR
GARAGE TO BE
TO BUSINESS OF

OFFICE BU

GUIDE RAIL








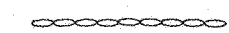

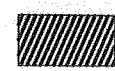
SHALE DRIVEWAY

GARAGE

STONEMALL

MAP
DIVISION R
SOUND ASSU
IN THE ORANGE COU
ON MARCH 10, 1987
M A R C O
LIBER 4971, PAGE 1

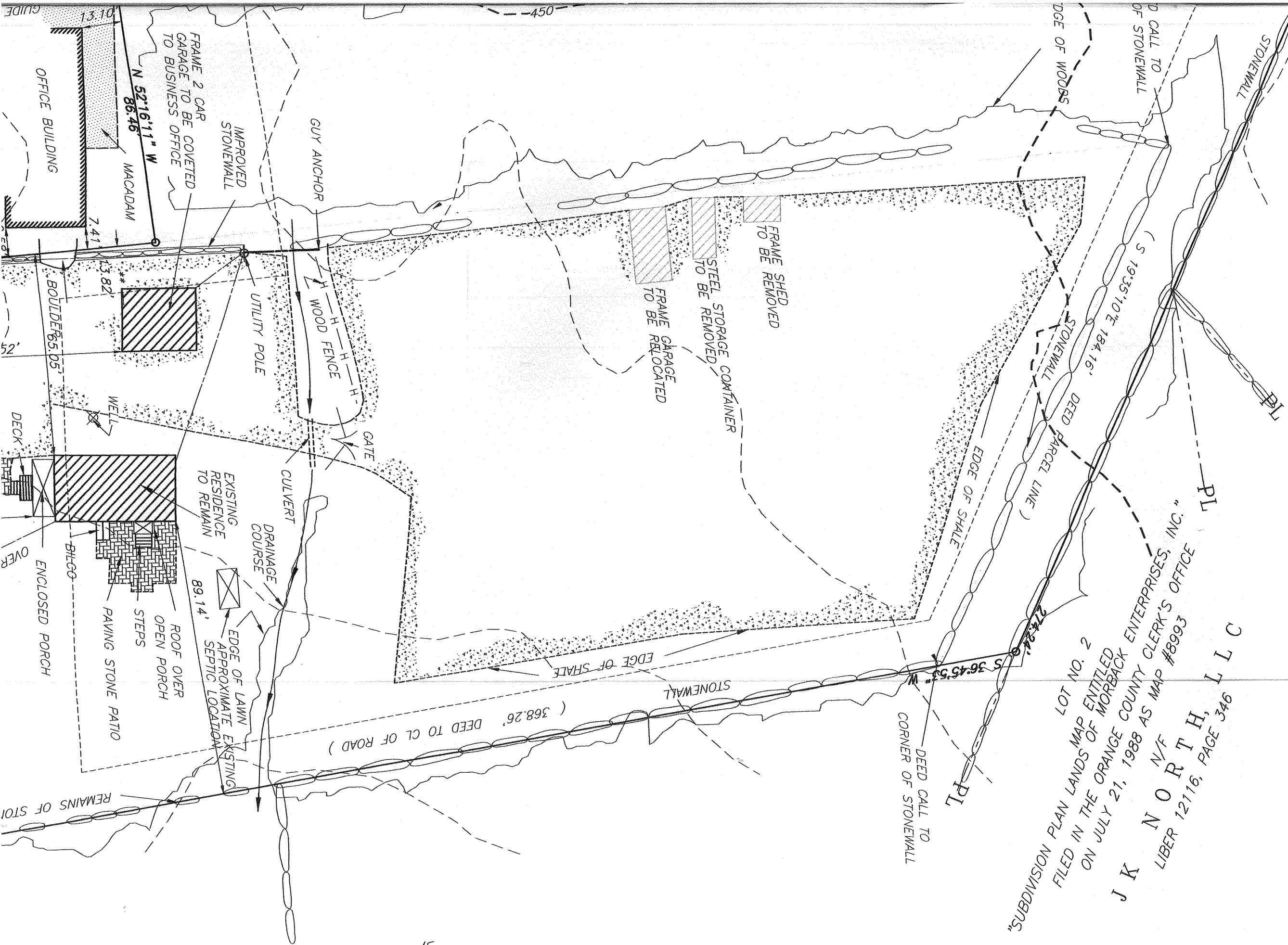
LEGEND

-  PROPERTY LINE EXISTING
-  PROPERTY LINE ADJOINING
-  EXISTING CONTOURS (2') COUNTY GIS
-  EXISTING CONTOURS (10') COUNTY GIS
-  SETBACKS
-  WATER/POND/STREAM
-  UTILITY POLE
-  STONEWALL
-  WELL EXISTING
-  BUILDING EXISTING

RECORD OWNER'S CONSENT NOTE:

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

MONICA & JOSE MOZO
43 TAFT AVENUE
NEWBURGH, NY 12550



MAP N/F
 "SUBDIVISION A
 FILED IN THE SOUND ASS
 SOUND ASS
 LIBER 4971, PAGE 10, 1987

LOT NO. 2
 "SUBDIVISION PLAN LANDS MAP ENTITLED
 FILED IN THE ORANGE COUNTY CLERK'S OFFICE
 ON JULY 21, 1988 AS MAP #8993
 J K NORTH, LLC
 LIBER 12116, PAGE 346

N/F
 J K NORTH, LLC
 2000. PAGE 1795

PLANK ROAD

(N 46°22'07" W 189.50' DEED PARCEL LINE)

(N.Y.S. ROUTE



SUBDIVISION PLAN NO. 2
 MAP ENTITLED
 "LANDS OF MORBACK COUNTY
 FILED IN THE ORANGE COUNTY
 ON JULY 21, 1988
 J K

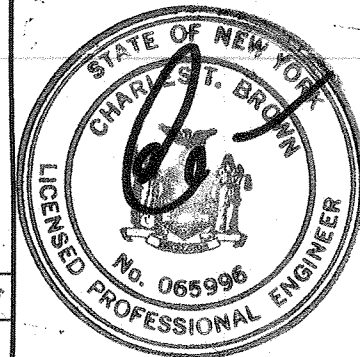
N/F
 J K NORTH, LLC
 12200, PAGE 1795

THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

ENGINEER

TALCOTT ENGINEERING DESIGN PLLC

1 GARDNERTOWN ROAD
 NEWBURGH, NY 12550
 (845)-569-8400
 (FAX)(845)-569-4583
 TALCOTTDESIGN12@GMAIL.COM



CHARLES T. BROWN, P.E.

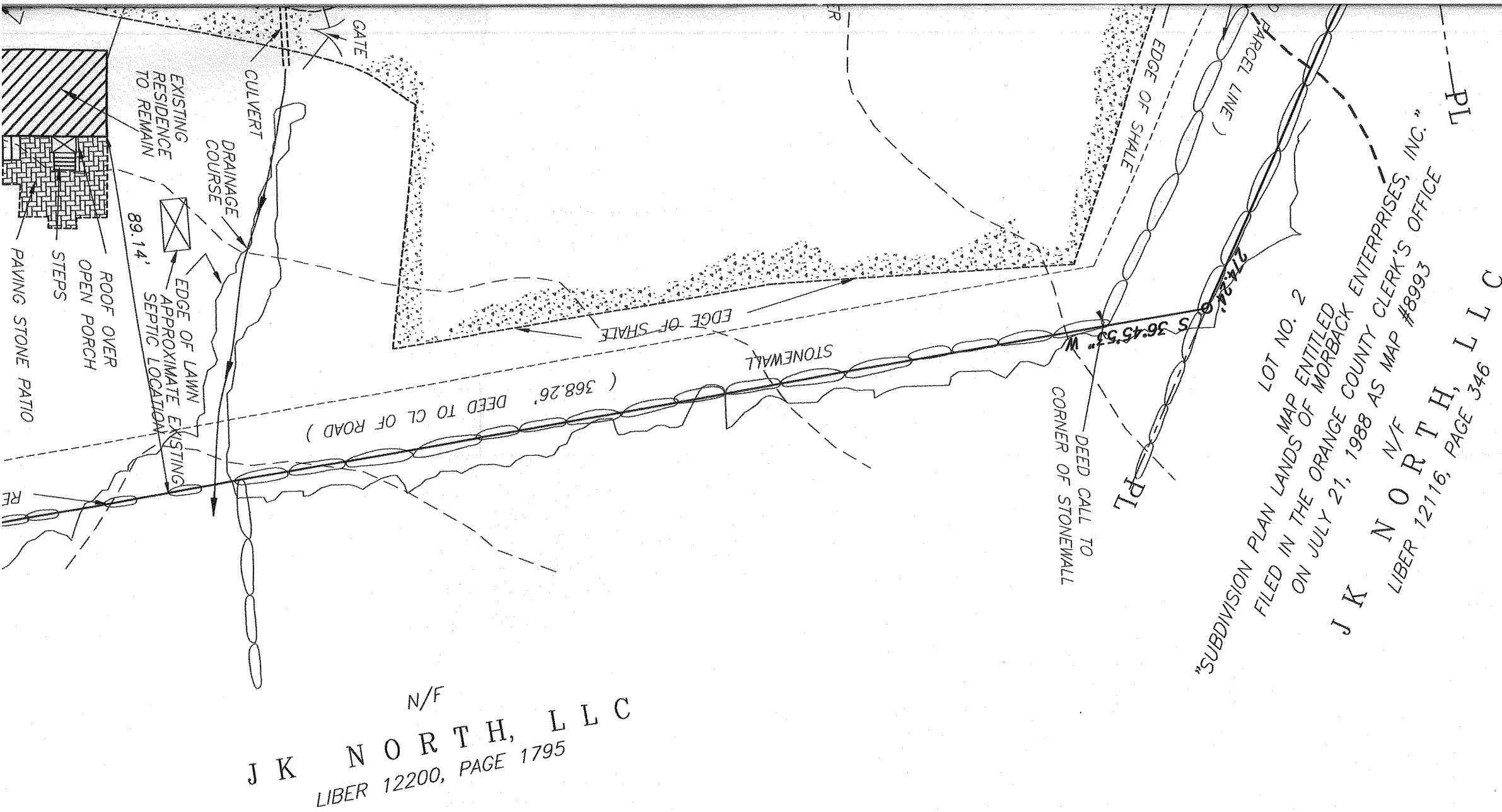
**ZBA APPLICATION FOR:
 MOZO PROPERTIES**

**286 NORTH PLANK ROAD, SBL: 34-2-55
 TOWN OF NEWBURGH, ORANGE COUNTY, NY**

REVISIONS			
REV.:	DATE:	BY:	DESCRIPTION:

DATE 08/12/16	SCALE 1"=30'	JOB NUMBER 16073-MZP	SHEET NUMBER 1 OF 1
------------------	-----------------	-------------------------	------------------------

S
 LLC"



N/F
 JK NORTH, LLC
 LIBER 12200, PAGE 1795

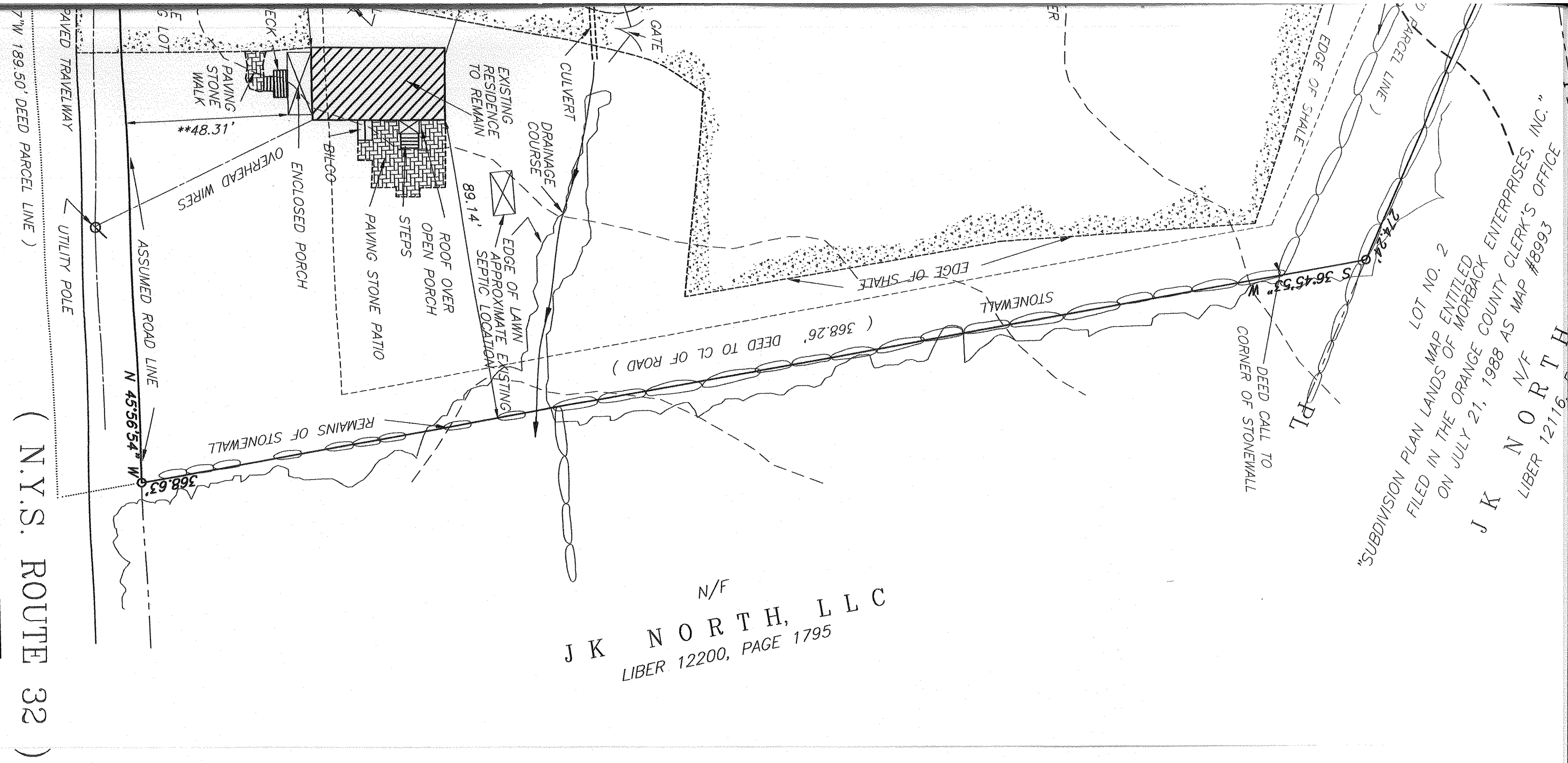
PL
 PL
 LOT NO. 2
 "SUBDIVISION PLAN LANDS MAP ENTITLED
 FILED IN THE ORANGE COUNTY CLERK'S OFFICE
 ON JULY 21, 1988 AS MAP #8993"
 N/F
 JK NORTH, LLC
 LIBER 12116, PAGE 346

BEFORE YOU DIG... IT'S THE LAW

BEFORE YOU DIG OR PLANTING A TREE, YOU
 MUST CHECK FOR UNDERGROUND UTILITY LINES AND CABLES. IF
 YOU DO NOT USE THESE LINES, THE RESULTS CAN BE DANGEROUS
 TO YOU. CALL 811 TO DIG, TOLL FREE, 811

MAP REFERENCE

EXISTING FEATURES EXCLUDING PROPERTY LINES, BUILDINGS, DRIVEWAYS AND STONE WALLS
 ARE PER A SURVEY PERFORMED BY STEVEN P. DRABICK, PLS ENTITLED "MOZO PROPERTIES, LLC"
 DATED NOVEMBER 13 2014.



(N.Y.S. ROUTE 32)

"SUBDIVISION PLAN LANDS OF MORBACK ENTERPRISES, INC."
 LOT NO. 2
 FILED IN THE ORANGE COUNTY CLERK'S OFFICE,
 ON JULY 21, 1988 AS MAP #8993
 J K NORTH
 N/F
 LIBER 12116

N/F
 J K NORTH, LLC
 LIBER 12200, PAGE 1795

CALL BEFORE YOU DIG... IT'S THE LAW

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY- TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 811

MAP REFERENCE

EXISTING FEATURES EXCLUDING PROPERTY LINES, BUILDINGS, DR... ARE PER A SURVEY PERFORMED BY STEVEN P.DRABICK,PLS ENT... DATED NOVEMBER 13 2014.