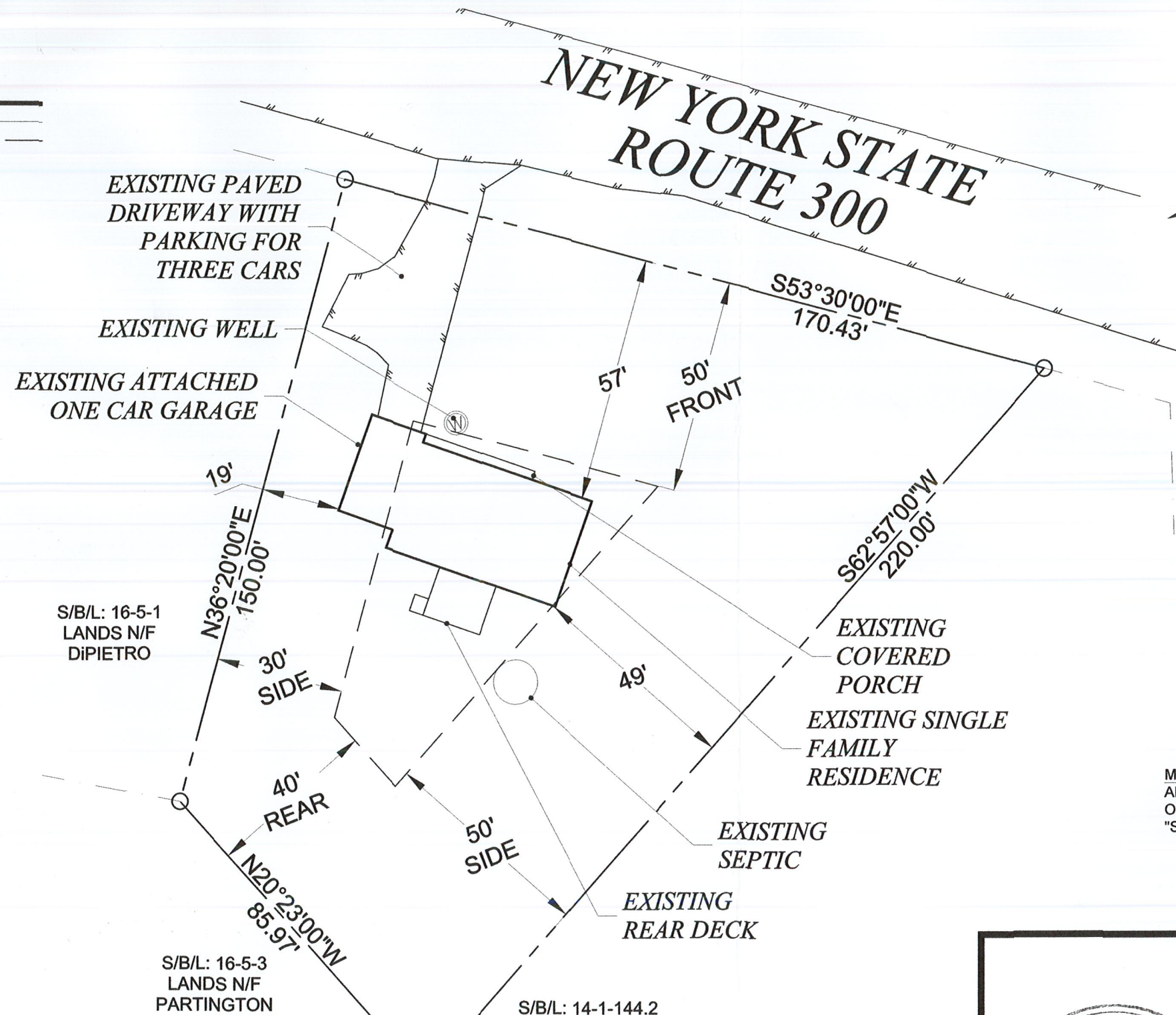
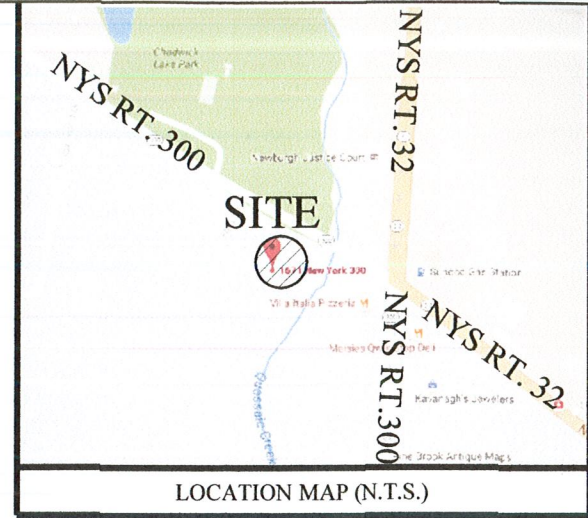
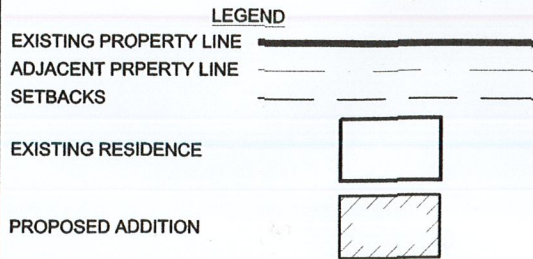


Full Size Site-Building Plans
are available for viewing at the

Zoning Board of Appeals
Office located at
308 Gardnertown Road
Newburgh, NY

845-566-4901



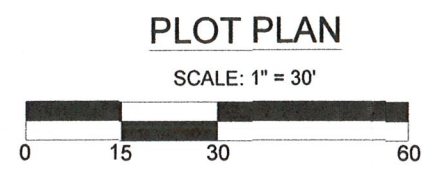
- NOTE**
1. THE EXISTING RESIDENCE ON THE SUBJECT PROPERTY IS A THREE (3) BEDROOM RESIDENCE AND HAS A CURRENT CERTIFICATE OF OCCUPANCY.
 2. ALL PROPOSED CONSTRUCTION IS INTERIOR AND ASSOCIATED WITH ACCESSORY APARTMENT.
 3. THE EXISTING RESIDENCE IS SERVICED BY AN INDIVIDUAL WELL AND SEWAGE DISPOSAL SYSTEM.
 4. THE TOTAL BEDROOM COUNT OF THE RESIDENCE WILL REMAIN THREE BEDROOMS UPON COMPLETION OF ACCESSORY APARTMENT BY REMOVING ONE EXISTING BEDROOM IN THE MAIN RESIDENCE.
 5. THEREFORE THERE WILL BE NO ADDITIONAL FLOWS INTRODUCED AND THE EXISTING SDS IS SUFFICIENT.
 6. THE RESIDENCE WILL BE OWNER OCCUPIED.
 7. THERE IS SUFFICIENT OFF STREET ON SITE PARKING FOR FOUR (4) CARS.

MAP REFERENCE
 ALL EXISTING PROPERTY LINES AND PHYSICAL FEATURES HAVE BEEN OBTAINED FROM A MAP PREPARED BY HOWARD WEEDEN, P.L.S., TITLED "SURVEY OF PROPERTY FOR MULLINGS," AND DATED AUGUST 11, 2011.

ZONING INFORMATION:
 R2 DISTRICT SINGLE FAMILY RESIDENTIAL

	MINIMUM REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 S.F.	22,175 S.F.*	22,175 S.F.**
LOT WIDTH (FEET)	150'	145'±*	145'±*
LOT DEPTH (FEET)	150'	173'±	173'±
FRONT YARD (FEET)	50'	57'±	57'±
ONE SIDE YARD (FEET)	30'	18'±*	18'±*
TOTAL SIDE YARD (FEET)	80'	67'±*	67'±*
REAR YARD (FEET)	40'	72'±	78'±
HABITABLE FLOOR AREA PER DWELLING UNIT	900 S.F.	1,646 S.F.	2,346 S.F.
LOT BUILDING COVERAGE (%)	15%	7% ±	7% ±
BUILDING HEIGHT (FEET)	35'	<35'	<35'
LOT SURFACE COVERAGE (%)	30%	12% ±	12% ±

*PRE-EXISTING NON-CONFORMING
 **PRE-EXISTING NON-CONFORMING / VARIANCE REQUIRED



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

PLOT PLAN FOR PROPOSED ACCESSORY APARTMENT

RESIDENTIAL SITE PLAN FOR:
 DEAN MULLINGS
 1671 NEW YORK STATE ROUTE 300 (S/B/L: 16-5-2)
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

JONATHAN CELLA, P.E.
 51 HUNT ROAD
 WALLKILL, NEWYORK 12589
 (845) 741-0363
 jonathancella@hotmail.com

DATE: 10-25-2016

SCALE: AS NOTED

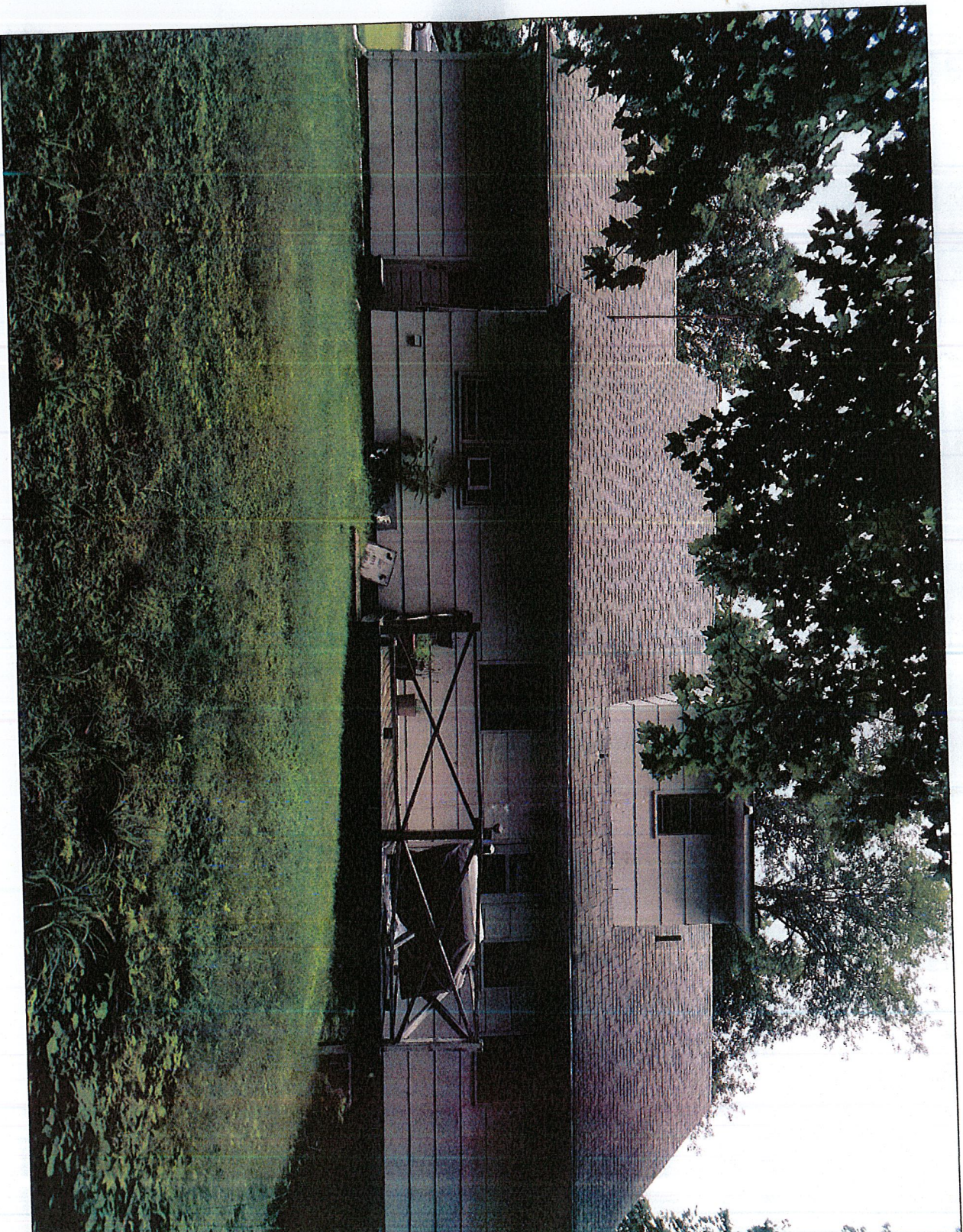
REVISIONS: 08-30-2017: IN HOUSE REVISIONS

DRAWN BY: JJC

SHEET NO.: 1 OF 1



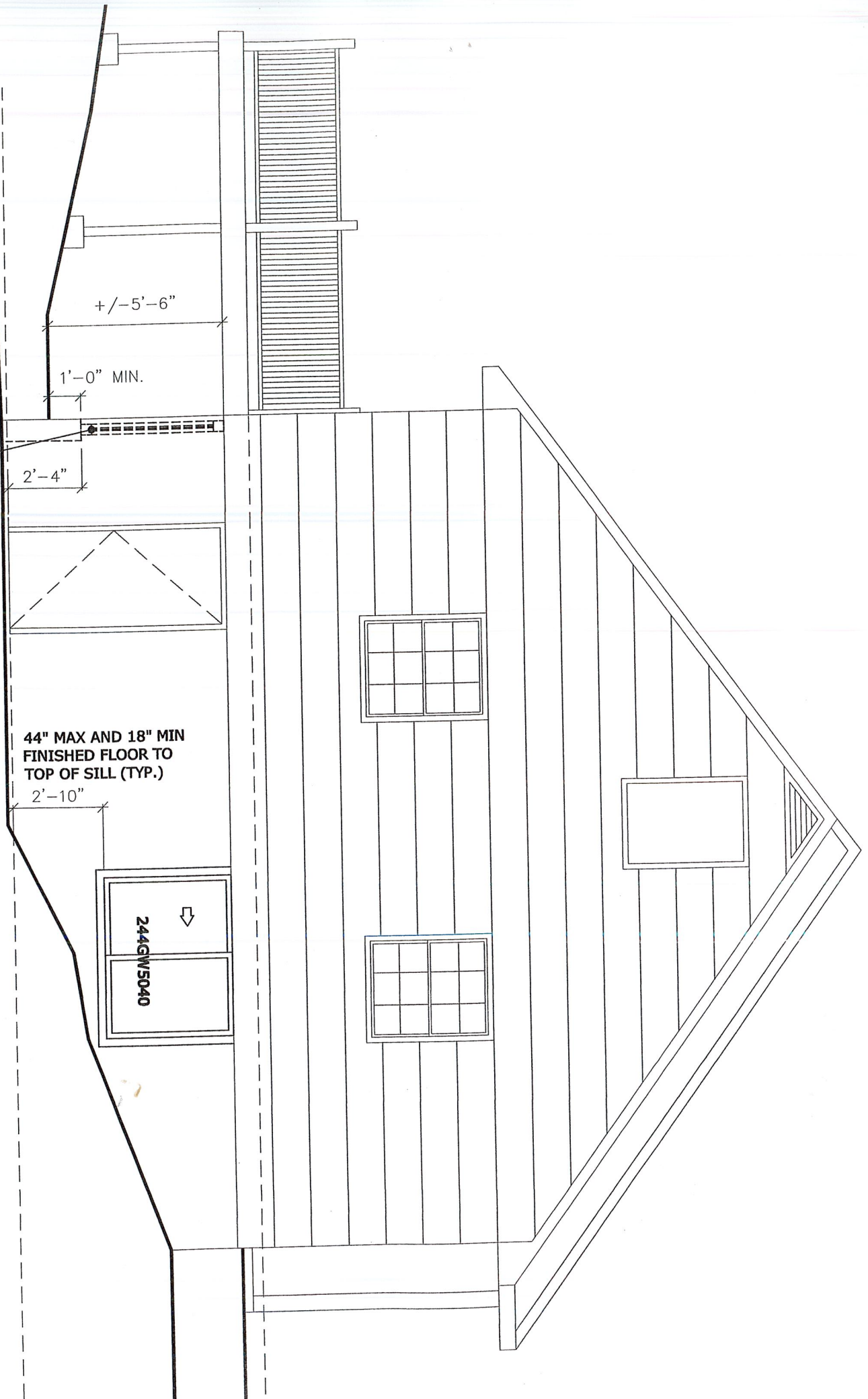
EXISTING FRONT VIEW



EXISTING REAR VIEW

INTO
R THE
FREE

✓ PERMITS (7)
MC

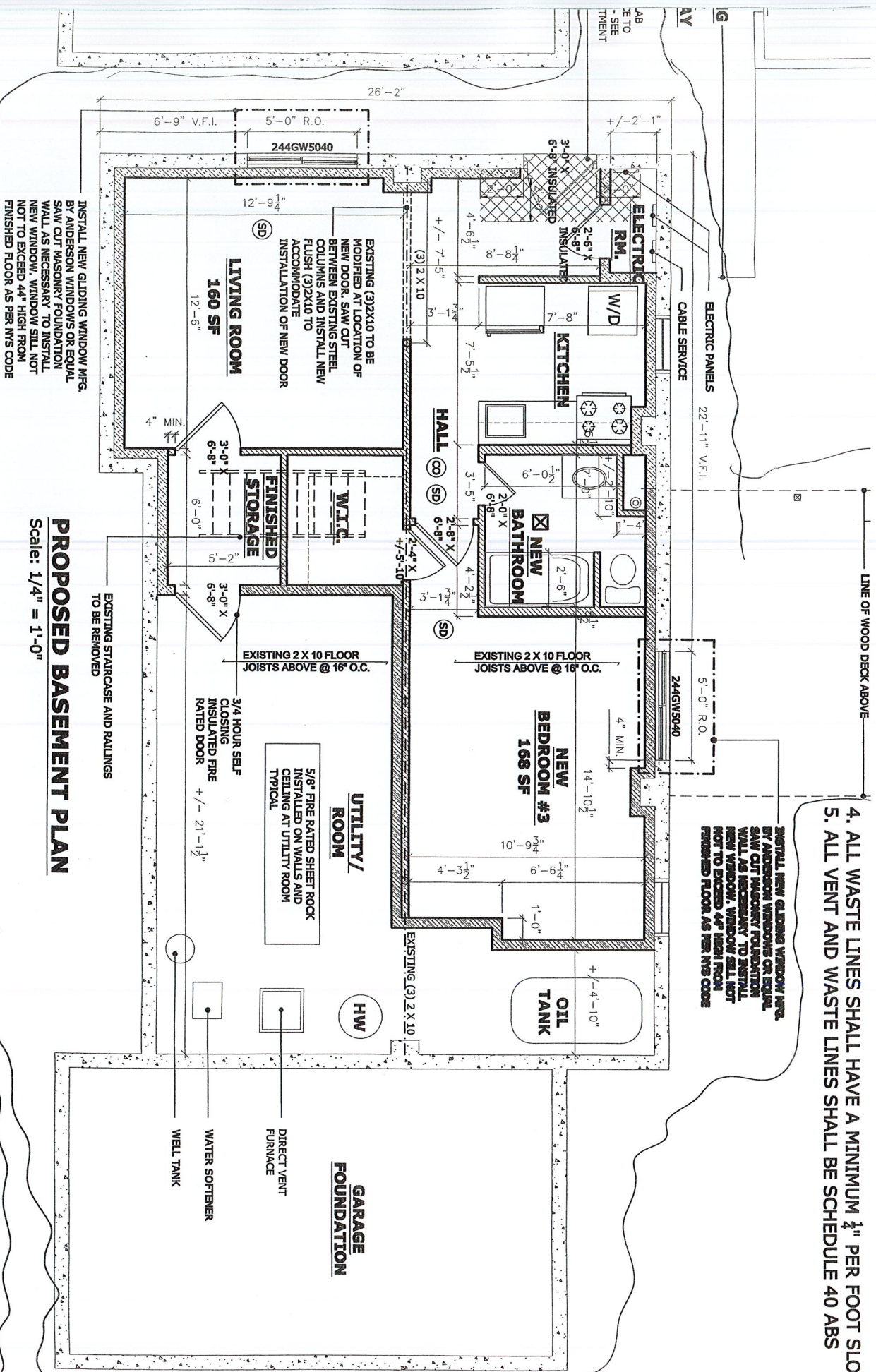


NEW GLIDING WINDOW BEYOND -
SEE PROPOSED PLAN FOR SIZE
AND LOCATION

PROPOSED LEFT SIDE VIEW

4. ALL WASTE LINES SHALL HAVE A MINIMUM $\frac{1}{4}$ " PER FOOT SLOPE
5. ALL VENT AND WASTE LINES SHALL BE SCHEDULE 40 ABS

INSTALL NEW GLIDING WINDOW MFG. BY ANDERSON WINDOWS OR EQUAL. SAW CUT MASONRY FOUNDATION WALL AS NECESSARY TO INSTALL NEW WINDOW. WINDOW SILL NOT TO EXCEED 44" HIGH FROM FINISHED FLOOR AS PER IBC CODE



INSTALL NEW GLIDING WINDOW MFG. BY ANDERSON WINDOWS OR EQUAL. SAW CUT MASONRY FOUNDATION WALL AS NECESSARY TO INSTALL NEW WINDOW. WINDOW SILL NOT TO EXCEED 44" HIGH FROM FINISHED FLOOR AS PER IBC CODE

PROPOSED BASEMENT PLAN

Scale: 1/4" = 1'-0"

REVISED 10/03/16