



ZONING DISTRICT BULK TABLE

ITEM	EXISTING		PROPOSED	
	LOT 43.12	LOT 36.12	LOT 43.12	LOT 36.12
MINIMUM LOT AREA	40,000 SF	226,229	625,195	2,768,703
MINIMUM LOT WIDTH (FT)	150	145.07	530+/-	2,930+/-
MINIMUM LOT DEPTH (FT)	150	765+/-	765+/-	595+/-
MINIMUM FRONT YARD (FT)	50	388.0	NA	NA
MINIMUM REAR YARD (FT)	40	228.1	228.1	NA
MINIMUM 1 SIDE YARD (FT)	30	86.9	86.9	NA
MINIMUM BOTH SIDE YARDS (FT)	80	159.1	315.0	NA
MAXIMUM DWELLING UNITS PER ACRE	NA	0.2	0.07	NA
MAXIMUM HABITABLE FLOOR AREA PER DWELLING UNIT (SF)	1,500	5,000+	5,000+	NA
MAXIMUM LOT BUILDING COVERAGE (%)	10	2.2	0.8	NA
MAXIMUM BUILDING HEIGHT (FT)	35	2 STRY -35'	2 STRY -35'	NA
MAXIMUM LOT SURFACE COVERAGE (%)	20	6.1	2.2	NA

AREA SUMMARY

TAX PARCEL NO.	EXISTING		PROPOSED	
	SF	AC	SF	AC
9-1-36.12	2,768,703	63.5607	2,369,737	54.4017
9-1-43.12	226,229	5.1935	625,195	14.3525
TOTAL AREA	2,994,932	68.7542	2,994,932	68.7542

- NOTES:**
- HORIZONTAL DATUM IS THE NEW YORK EAST STATE PLANE COORDINATE SYSTEM NAD 83. DIMENSIONS ARE IN SURVEY FEET.
 - 2013 CHAZEN SURVEY GEOREFERENCED TO THE NATIONAL SPATIAL REFERENCE NEW YORK STATE PLANE COORDINATE SYSTEM JUNE 2014 BORBAS SURVEYING & MAPPING.
 - EDUCATION LAW ARTICLE 145 SECTION 7209-2 IT IS A VIOLATION OF EDUCATION LAW ARTICLE 145 SECTION 7209-2 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.
 - FLOOD ZONE DATA SHOWN AS PER REFERENCE NO. 4.
 - THIS PLAN HAS BEEN DEVELOPED USING THE SURVEY BY CHAZEN ENGINEERING (SEE REFERENCE NO. 1) WHICH WAS USED IN PREPARATION OF BUCKEYE TERMINALS, LLC TAKING TITLE TO THE VARIOUS PARCELS BY DEEDS FROM HESS CORPORATION DATED DECEMBER 11, 2013 AND RECORDED DECEMBER 23, 2013.
 - BEARINGS SHOWN ON THIS MAP ARE REFERENCED TO NYSPLS NAD83 AND HAVE BEEN ROTATED FROM THE DEED BEARING BASE AS SHOWN ON THE SUBDIVISION MAP LISTED IN REFERENCE NUMBER 5.
- REFERENCES:**
- "924 RIVER ROAD ALTA/ACSM LAND TITLE SURVEY, LANDS OF AMERADA HESS CORPORATION, ET AL, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK", SHEET 3 OF 4, PREPARED BY CHAZEN ENGINEERING, DATED 11-05-2013, LAST REVISED 12-05-2013.
 - "MAP OF LANDS BELONGING TO THE ROSE BRICK COMPANY, ROBERT C. MARTIN PRESIDENT, JOSEPH H. ROSE SECRETARY, ROSETON, N.Y.", PREPARED BY CALDWELL AND GARRISON, DATED 1868.
 - SHEETS 24 AND 25 OF UNTITLED MAPS PROVIDED BY THE STATE OF NEW YORK SHOWING LANDS GRANTED UNDERWATER.
 - "924 RIVER ROAD, ALTA/ACSM LAND TITLE SURVEY, LANDS OF AMERADA HESS CORPORATION, ET AL, TOWNSHIP OF NEWBURGH, ORANGE COUNTY, NEW YORK", SHEETS 1-4, PREPARED BY CHAZEN ENGINEERING, DATED 11-05-2013.
 - "LOT LINE CHANGE / CONSOLIDATION PLAN, BUCKEYE TERMINALS, LLC, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK", SHEETS 1-2, PREPARED BY BORBAS SURVEYING AND MAPPING, LLC, REVISED TO MARCH 31, 2015, FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 25, 2015 AS MAP NO. 287-15.
 - "SUBDIVISION OF LANDS OF FNSN LLC, OAK STREET, TOWN OF NEWBURGH, NY" SHEETS 1-4, PREPARED BY ROBERT D. KALAKA, L.S. REVISED TO APRIL 8, 2003. FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MAY 20, 2003 AS MAP NO. 168-03.
 - "SURVEY MAP PREPARED FOR ERIC S. & TRISHA D. NAJORK, TOWN OF NEWBURGH, ORANGE COUNTY, N.Y." PREPARED BY ROBERT D. KALAKA, L.S. AND REVISED TO DECEMBER 14, 2010.

APPROVED BY THE PLANNING BOARD
TOWN OF NEWBURGH, ORANGE COUNTY, NY

CHAIRMAN _____ DATE _____

OWNER: _____
 APPLICANT: _____
 I/WE CONSENT TO THE FILING OF THIS MAP
 APPLICANT: ERIC NAJORK
 APPLICANT: TRISHA NAJORK
 DEED 9-1-43.12: ERIC NAJORK AND TRISHA NAJORK
 DEED DATE: JUNE 4, 2003
 LOT 9-1-36.12: ROSETON RIDGE, LLC
 DEED DATE: DECEMBER 18, 2015

MINOR SUBDIVISION-LOT LINE CHANGE
TAX PARCEL 9-1-36.12 & PARCEL 9-1-43.12
ERIC & TRISHA NAJORK
TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

BORBAS SURVEYING & MAPPING, LLC
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 Data Collection and Information Management Geographic Information Systems Certified
 Global Positioning System Certified OSHA Hazardous Waste Operation Certified

J. PETER BORBAS
 NEW YORK PROFESSIONAL LAND SURVEYOR 050566-1
 Date: JUNE 12, 2017

SCALE: AS SHOWN
 SHEET NO.: 1 OF 1
 FIELD BOOK: 2016-3/133
 JOB NO.: 140307
 PROJECT NAME: 140307
 DRAWING NO.: 140307_2017-06-123_NAJORK_MINOR_REV1