

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

17-1-53.3  
 F. GIRONDA  
 556 P. 239

150.54'

SBL: 104-1-4  
 N/F VAN HOUTEN & WILCOX  
 L. 12114 P. 787  
 (F.M. LOT 4, BLOCK B)

N 8° 11' 45" E

S 67° 02' 30" E

81.5'±

N 67° 02' 30" W

47.5'±

17.9'±

26'-0"

24'-0"

PROPOSED BUILDING ADDITION

EXISTING DWELLING

PROP. PORCH

PORCH

EXIST. PAVERS

38.3'±

8'-6"

76.2'±

PAVED DRIVE

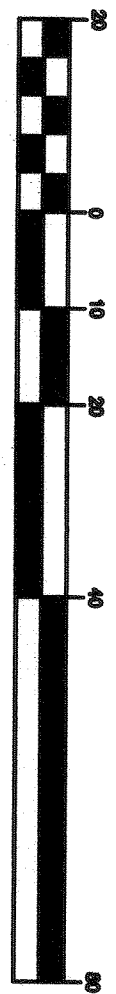
PAVED DRIVE

- LEGEND**
- = STONE WALL
  - = WOODEN FENCE LINE
  - ▭ = BUILDING
  - ⊕ = UTILITY POLE
  - ⊙ = WELL
  - ⊞ = AIR CONDITIONER

SBL: 104-1-6  
 N/F GRENIS  
 L. 5920 P. 27  
 (F.M. LOT 6, BLOCK B)

202.31' (SURVEY)  
 202.33' (DEED & F.M.)  
 REBAR FOUND

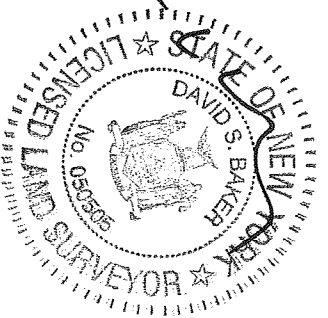
ELEC



GRAPHIC SCALE

CERTIFIED TO:  
 J.T. MCANUS INC.

DATE:

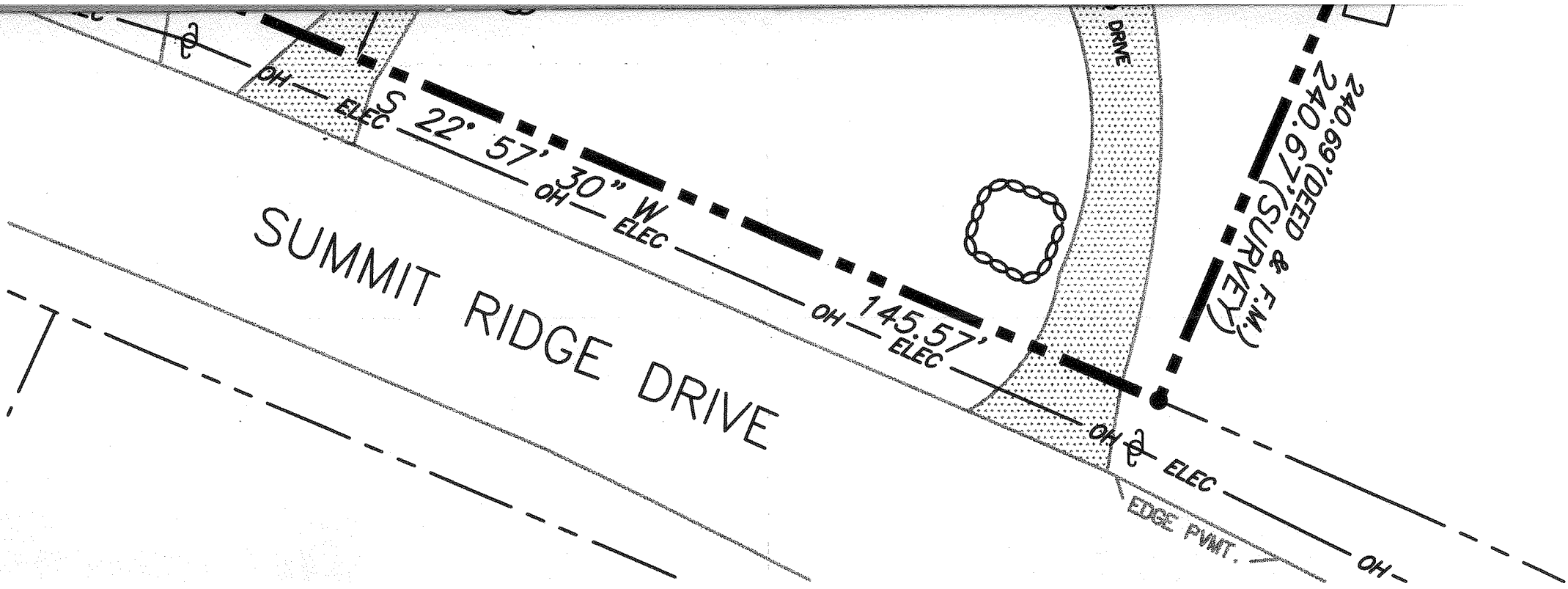


DAVID S. BAKER, L.S.  
 N.Y.S. LIC. NO. 050505

**SURVEY NOTES**

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, subdivision 2 of the New York State education law.
2. Only copies from the original of this survey marked with an original of the land surveyor's seal shall be considered valid copies. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.
3. Underground improvements or encroachments if any are not shown hereon.
4. Subject to covenants, assessments, restrictions of record and the findings of an accurate abstract of title.
5. Certifications on this boundary survey map signify that the map was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc.
6. Guarantees or certifications indicated hereon shall run only to the persons for whom the survey is prepared and on his behalf to the title company, governmental agency and the lending institution. Guarantees or certifications are not transferable to additional institutions or subsequent owners.
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BULK REQUIREMENTS		SINGLE FAMILY DWELLING	
R2 DISTRICT - SCHEDULE 4	REQUIRED	PROVIDED	
MINIMUM LOT AREA	40,000 S.F.	32,245± S.F. *	
MINIMUM FRONT YARD	50 FT.	76.2 FT.	
MINIMUM SIDE YARD	30 FT.	17.9 FT. **	
BOTH SIDE YARDS	80 FT.	56.2 FT. **	
MINIMUM REAR YARD	40 FT.	81.5 FT.	

\* PRE-EXISTING CONDITIONS NON-CONFORMING  
 \*\* VARIANCE REQUIRED: "PROVIDED" SIDE YARDS ARE CALCULATED FROM THE SOUTHWESTERLY CORNER OF THE PROPOSED ADDITION AND THE NORTHEASTERLY CORNER OF THE EXISTING DWELLING.  
 \*PROVIDED" FRONT YARD GIVEN FROM THE SOUTHEASTERLY CORNER OF THE PROPOSED ADDITION.

**RECORD OWNER**

JESUS R. PACQUING & ANDROMIDA S. PACQUING  
 9 SUMMIT RIDGE DRIVE  
 NEWBURGH, NEW YORK 12550

**TAX MAP NO.**

TOWN OF NEWBURGH  
 SECTION: 104  
 BLOCK: 1  
 LOT: 5

**DEED REFERENCE**

LIBER 5017 PAGE 147

**MAP REFERENCE**

BEING LOT NO. 5, BLOCK "A" ON A CERTAIN MAP ENTITLED "PLAN OF SUBD., SUMMIT RIDGE SECTION 'B'", TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK, FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NO. 2547 ON AUGUST 5, 1970.

**AREA**

32,242± S.F.  
 OR .74± AC.

**NOTES**

- 1) FIELD SURVEY COMPLETED ON 05/29/15.
- 2) BASIS OF BEARINGS IS NEW YORK STATE PLANE, EASTERN ZONE (NAD 83), DETE BY RTK GPS METHODOLOGY UTILIZING THE NYS DOT RTN NETWORK.

DATE:	REVISION:	BY:

SHEET NO. 1 OF 1	SURVEY & PLOT PLAN	
SCALE: 1" = 20'	FOR	
DATE: 06/04/15	#9 SUMMIT RIDGE DRIVE	
DRAWING NAME: 40032A	TOWN OF NEWBURGH	
DRAWN BY: VAD/KAJ	ORANGE COUNTY, NEW YORK	
JOB NO.: 4040032		

**Engineering and Land Surveying, P.C.**

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