



North
Basis of Bearings
per
NYS PCE - NAD83

Parcel "C"
Tax Map ID #: 58-4-16
Zone: R2, Res.
1 Paddock Place

Lands of
Mary Pietrogallo
Liber 12889 at Page 1828

Existing Area
0.345 Acres
Area To Be Conveyed to Parcel "C" from Parcel "A"
0.253 Acres
Area To Be Conveyed to Parcel "C" from Parcel "B"
0.518 Acres
New Area Parcel "C" Per Lot Line Change
1.116 Acres

Parcel "A"
Tax Map ID #: 58-4-2
Zone: R2, Res.
5 Paddock Place

Lands of
Kara E. Pietrogallo
Liber 13820 at Page 1783

Existing Area
4.108 Acres
Area To Be Conveyed to Parcel "C" from Parcel "A"
0.253 Acres
Area To Be Conveyed to Parcel "B" from Parcel "A"
2.062 Acres
New Area Parcel "A" Per Lot Line Change
1.793 Acres

the lands now
or formerly of
Kenneth N. Miller
and Lorri A. Miller
Liber 13970 at Page 1085
Tax ID #: 58-4-17

ZONING INFORMATION
Use and Bulk Requirements Table
R-2 District - Schedule 4
Permitted Uses:

1. Single family dwellings, not to exceed
1 D/U per lot - with public sewer and public water systems.

	Required	Provided
Min. Lot Area(sq.ft.)	40,000	Parcel "C" 48,613
Min. Lot Width(feet)	150	116.5*
Min. Lot Depth(feet)	150	423
Min. Front Yard(feet)	50	58.4
Rear Yard:(feet)	40	322.2
Both Side Yards(feet)	30	12.8*
Min. Habitable Floor Area per D U(sq.ft.)	900	1,912
Max. Lot Building Coverage(percentage)	15%	3.1%
Building Height(feet)	-	31
Lot Surface Coverage: (percent)	30%	3.1%

* Denotes non-conforming items.

NOTE:

Basis Of Bearings:
The horizontal Datum is the North American Datum of 1983 (NAD83). The project baseline bearing reference for Grid North was established by GPS observation performed on July 22, 2021. The subject property lines are as per the latest record Deed and aligned to this datum.

REFERENCES:

- The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York.
- Various Deeds of Record - Liber and Page or Document ID as shown:
- A map entitled, "Meadow Hill Subdivision", filed in the Orange County Clerk's Office on 04-27-1964 as Filed Map No. 2043.

SURVEYORS' CERTIFICATION:

I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 1 Paddock Place in the Town of Newburgh, County of Orange, State of New York. Completed on November 29, 2021, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

[Signature]
Date
12/2/21

Jonathan N. Millen, LLS
1229 Route 300 - Suite 3
Newburgh, NY 12550

CERTIFICATION NOTES:

This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines.

Unless indicated otherwise, property corners were not set.

CERTIFIED TO:

I hereby certify to:
Mary Pietrogallo
Town of Newburgh



Sheet
1
of 2

Jonathan N. Millen, L.L.S.
N.Y. LIC. No. 050746



[Signature]

Plot Plan for Area Variance
of the lands of

Mary Pietrogallo

Automated Construction Enhanced Solutions, Inc.

Professional Land Surveying
1229 Route 300 - Suite 4 - Newburgh, NY 12550
Office: 845-943-5198 Field: 914-906-8830 E-Mail: jmillenlls@acesurveying.com

Tax ID: 58-4-16 aka 1 Paddock Place
Town of Newburgh, County of Orange, New York 12550
DATE: 12/02/2021 SCALE: 1"=40' JOB No. 20067EVA DRAWN BY: jmm