

R1-DISTRICT

TABLE OF ZONING REQUIREMENTS

MINIMUM REQUIREMENTS	LOT AREA	LOT WIDTH	ACCESS. BUILDINGS	LOT DEPTH	FRONT YARD	ONE SIDE YARD	BOTH SIDE YARDS	REAR YARD	LOT BLD COVER	LOT SURF. COVERAGE
EACH LOT	40,000 SF	150'	5'/10'	150'	50'	30'	80'	40'	10%	20%

* 5' FROM PROPERTY LINE/10' FROM BUILDING

LOTS AND BUILDINGS AS SHOWN

LOT NO. (AS SHOWN)	LOT AREA	LOT WIDTH	ACCESS. BUILDINGS	LOT DEPTH	FRONT YARD	ONE SIDE YARD	BOTH SIDE YARDS	REAR YARD	LOT BLD COVER	LOT SURF. COVERAGE
EXISTING LOT	16,728± SF *	159'	5'/1.5' Δ	125'*	40.8'±*	30.7'±	N/A	60.7'±	19% Δ	22% Δ

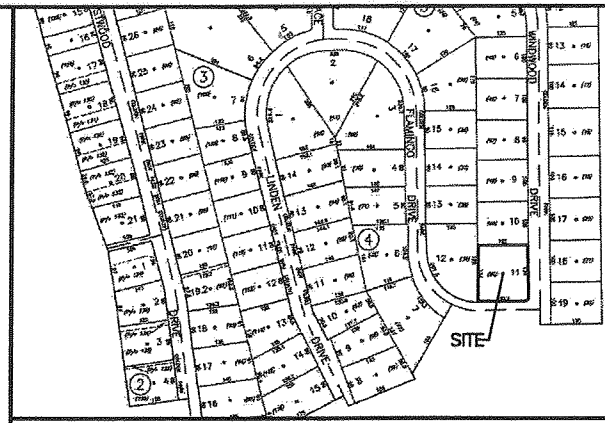
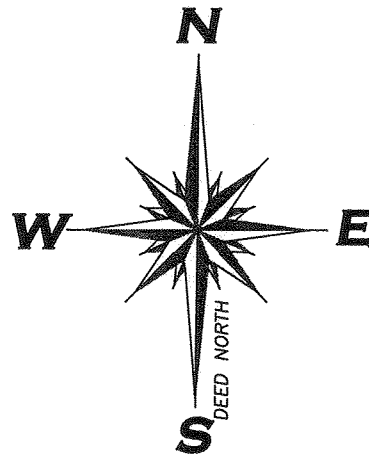
* INDICATES PRE-EXISTING NON CONFORMING

Δ THE EXISTING SHED IS 1.5' FROM THE DECK THAT IS CONNECTED TO THE DWELLING, REQUIRES A VARIANCE. THE EXISTING SHED IS 27' FROM THE EXISTING DWELLING.

Δ THE PROPOSED SHED IS LOCATED WITHIN THE FRONT YARD AND REQUIRES A VARIANCE. THE PROPOSED SHED ADDS 2% TO BUILDING AND SURFACE LOT COVERAGE, LOT BUILDING COVERAGE WITHOUT THE PROPOSED SHED WOULD BE 17%. LOT SURFACE COVERAGE WITHOUT THE SHED WOULD BE 20%.

REPUTED OWNER:
MURPHY
TAX MAP #90-5-12
DEED LIBER: 13362, PAGE: 1844

REPUTED OWNER:
HERNANDEZ & HIDALGO
TAX MAP #90-5-10
DEED LIBER: 13757, PAGE: 109



LOCATION MAP
N.T.S.

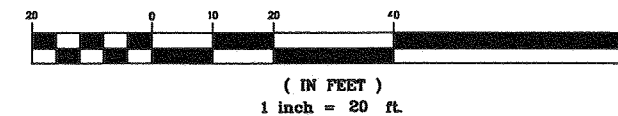
REFERENCE

TAX MAP DATA: SECTION 17 BLOCK 1 LOT 52
DEED LIBER: 2016 PAGE: 6730

LEGEND

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- VINYL FENCE
- ⊗ GAS VALVE
- ⊗ CATCH BASIN
- ⊗ UTILITY POLE
- OHW — OVERHEAD WIRES
- ⊗ MANHOLE
- - - BUILDING SETBACK LINES

GRAPHIC SCALE



GENERAL NOTES:

SUB-SURFACE STRUCTURES WHERE NOT VISIBLE OR READILY APPARENT, WILL NOT BE SHOWN AND THEIR EXTENT WILL NOT BE CERTIFIED.

THE OFFSETS FROM PROPERTY LINES SHOWN HEREON ARE NOT INTENDED TO GUIDE IN THE ERECTION OF POLES, FENCES, RETAINING WALLS, BUILDING ADDITIONS, OR ANY OTHER STRUCTURES OR PLANTINGS AND SHOULD NOT BE USED FOR SUCH PURPOSES.

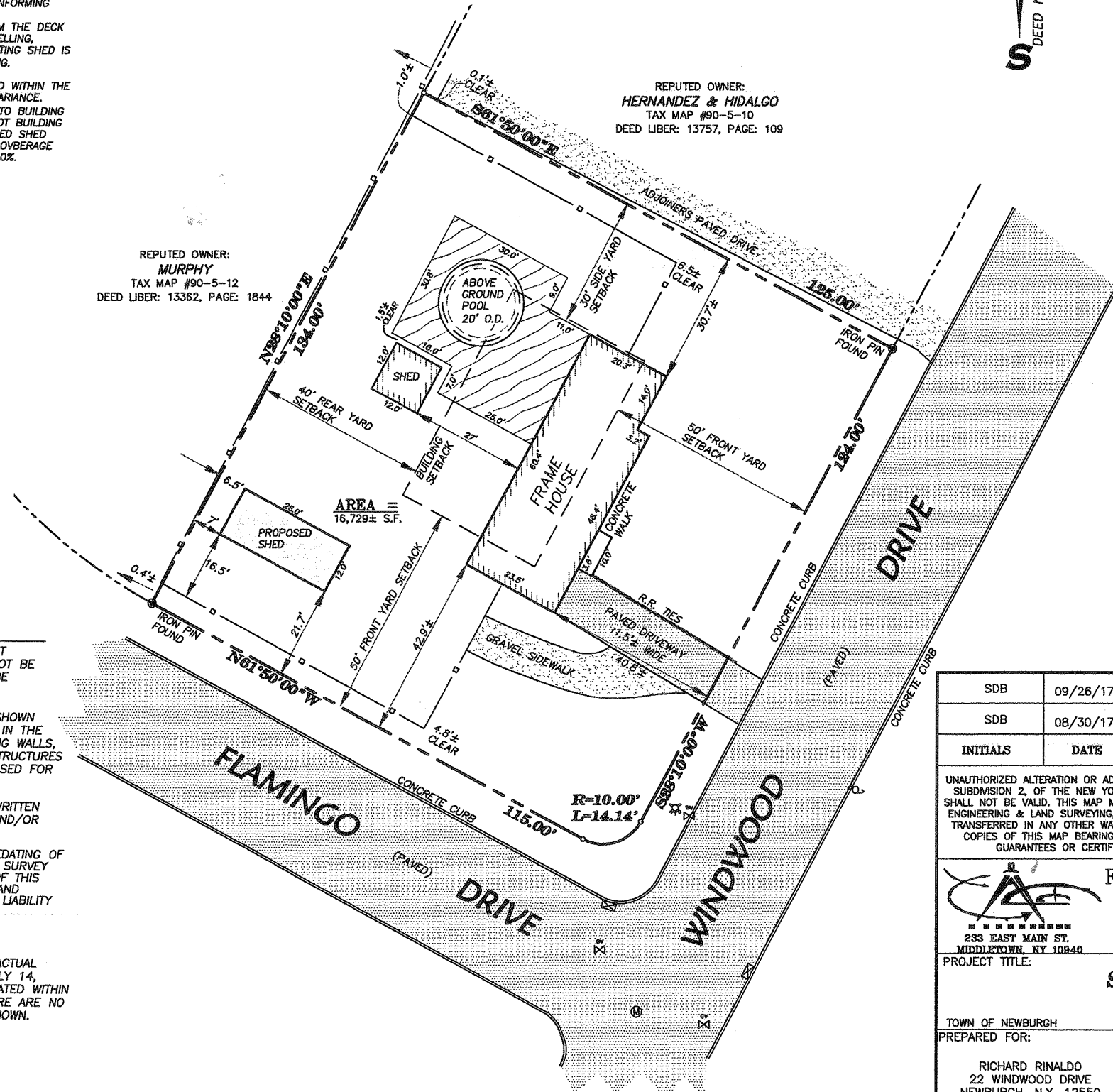
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TO: RICHARD RINALDO;

I HEREBY CERTIFY THAT THIS IS AN ACTUAL SURVEY COMPLETED IN THE FIELD ON JULY 14, 2017 AND THAT THE BUILDINGS ARE LOCATED WITHIN THE BOUNDS OF THE LOT AND THAT THERE ARE NO SURFACE ENCROACHMENTS EXCEPT AS SHOWN.

Ernest Johnson
ERNEST JOHNSON, P.L.S.
NEW YORK LICENSE NO. 50041



INITIALS	DATE	ISSUED FOR
SDB	09/26/17	ADDED DIMENSIONS
SDB	08/30/17	BULK TABLE REQUIREMENTS

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FUSCO ENGINEERING & LAND SURVEYING, P.C.
CONSULTING ENGINEERS

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PHONE (845) 344-5863
FAX (845) 956-5865

PROJECT TITLE:
SITE PLAN OF PROPERTY FOR RICHARD RINALDO

TOWN OF NEWBURGH	PREPARED FOR:	APPROVED BY:	SCALE:	ADDRESS OF SUBJECT PROPERTY:	STATE OF NEW YORK COUNTY OF ORANGE
	RICHARD RINALDO 22 WINDWOOD DRIVE NEWBURGH, N.Y. 12550	EJ	1"=20'	22 WINDWOOD DRIVE TOWN OF NEWBURGH ORANGE COUNTY, N.Y.	REFERENCE NUMBER: 17-248
		REVIEWED BY: EJ	REVISION DATE: 09/26/17		SHEET NUMBER: 1
		DRAWN BY: SDB	DATE: 07/14/17		PAGE 1 OF 1