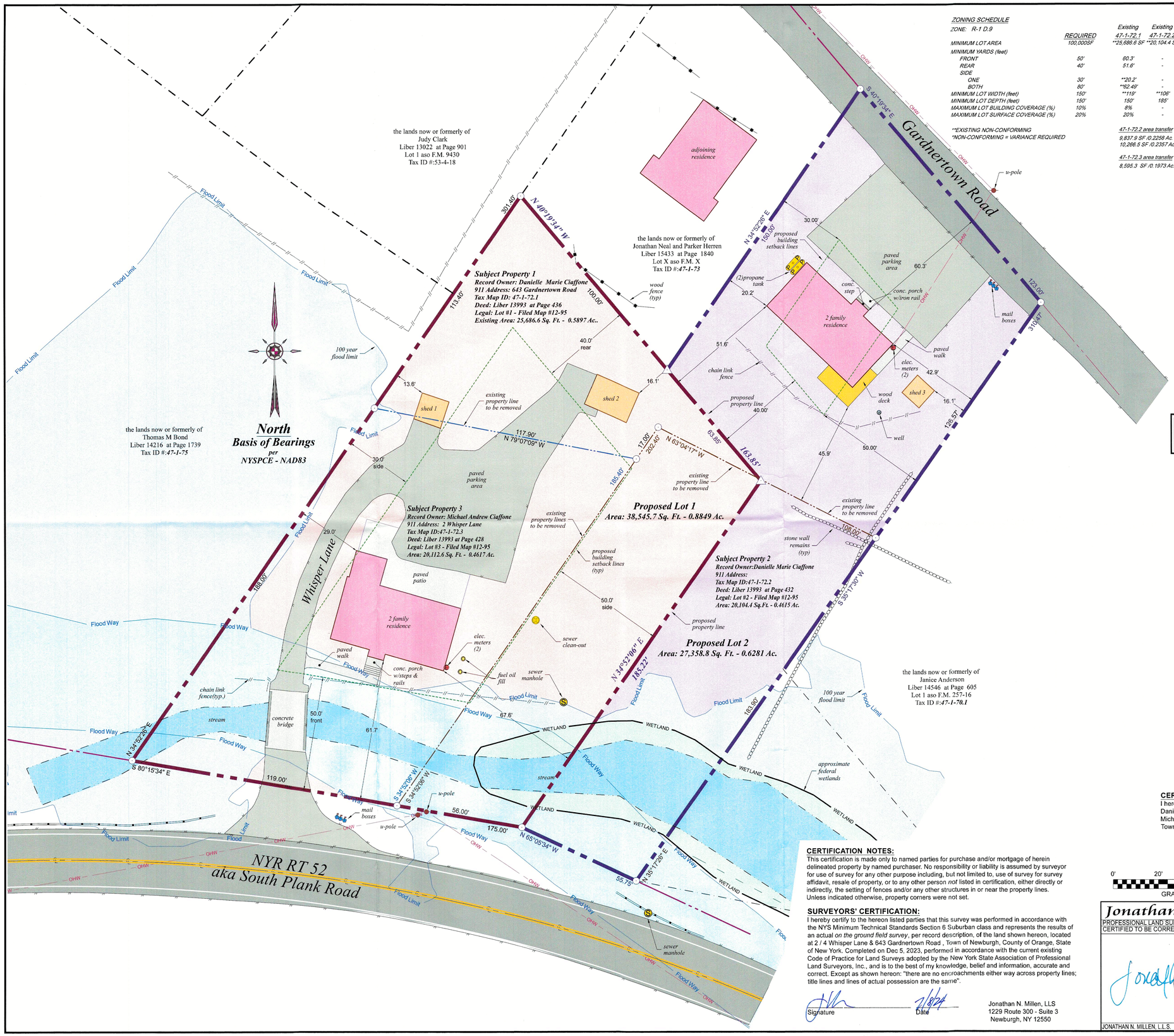

Location Map

Scale: 1"=200'

ZONING SCHEDULE

ZONE: R-1 D.9

	REQUIRED	Existing 47-1-72.1	Existing 47-1-72.2	Existing 47-1-72.3	Proposed Lot 1	Proposed Lot 2
MINIMUM LOT AREA	100,000SF	**25,686.6 SF	**20,104.4 SF	**20,112.6SF	*38,545.7 SF	*27,358.8 SF
MINIMUM YARDS (feet)						
FRONT	50'	60.3'	-	61.7'	61.7'	60.3'
REAR	40'	51.6'	-	63.0'	137.6'	51.6'
SIDE						
ONE	30'	**20.2'	-	**29.0'	*29'	*20.2'
BOTH	80'	**62.49'	-	45.9'	96.6'	62.49'
MINIMUM LOT WIDTH (feet)	150'	**119'	**106'	**113'	167'	*119'
MINIMUM LOT DEPTH (feet)	150'	150'	185'	171'	252'	150'
MAXIMUM LOT BUILDING COVERAGE (%)	10%	8%	-	8%	5.46%	5.45%
MAXIMUM LOT SURFACE COVERAGE (%)	20%	20%	-	**48%	*23.77%	17.22%

**EXISTING NON-CONFORMING
*NON-CONFORMING = VARIANCE REQUIRED

47-1-72.2 area transfer
9,837.9 SF /0.2258 Ac. to lot 1
10,266.5 SF /0.2357 Ac. to lot 2

47-1-72.3 area transfer
8,595.3 SF /0.1973 Ac. to lot 2

OWNERS ENDORSEMENT:

The undersigned owner of the property hereon states that they are familiar with this plan, and its contents, and hereby consent to all said terms and conditions as stated hereon and to the filing of this plan in the office of the Orange County Clerk.

Danielle Marie Ciaffone — Date

Michael Andrew Ciaffone — Date

OWNER INFORMATION

Name	*Address*	*Tax ID*
Danielle Marie Ciaffone	*643 Gardnertown Road Newburgh NY 12550*	**47-1-72.1 & 72.2**
Michael Andrew Ciaffone	*2 Whisper Lane Newburgh NY 12550*	**47-1-72.3**

TOWN OF NEWBURGH PLANNING BOARD ENDORSEMENT

Approved by resolution of the Planning Board subject to the conditions and requirements of said resolution.

Any change, erasure, modification or revision of this plan as approved shall void this approval.

Planning Board Chairman — Date

REFERENCES:

1. The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York .
2. Various Deeds of Record - Liber and Page or Document ID as shown:
3. Subject parcels being Lots 1-3 as shown on a map entitled, "Plan of Subdivision For Michael Andrew & Danielle Ciaffone Trust", filed in the Orange County Clerk's Office on Feb 8 1995 as Filed Map No. 12-95.
4. A map entitled, "Dubdivisin Detail Plan For Lands of Westport Management LLC", filed in the Orange County Clerk's Office on Sep 15 2016 as Filed Map No. 257-16.

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 date, 2022. The subject property lines are as per the latest record Deed and aligned to this datum.

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.

SURVEYORS' CERTIFICATION:

I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 5 Suburban class and represents the results of an actual *on the ground field survey*, per record description, of the land shown hereon, located at 2 / 4 Whisper Lane & 643 Gardnertown Road , Town of Newburgh, County of Orange, State of New York. Completed on Dec 5, 2023, 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 7/8/24

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

CERTIFIED TO:
I hereby certify to:
Danielle Marie Ciaffone
Michael Andrew Ciaffone
Town of Newburgh

0' 20' 40' 60' 80'
GRAPHIC SCALE: 1" = 20'

Jonathan N. Millen, LLS
PROFESSIONAL LAND SURVEYOR — N.Y. LIC. No. 050746
CERTIFIED TO BE CORRECT AND ACCURATE

STATE OF NEW YORK · JONATHAN N. MILLEN · 050746 · LICENSED LAND SURVEYOR

JONATHAN N. MILLEN, L.L.S.

DATE	REVISION
07/05/2024	ZBA Submission

Lot Line Revision

of the lands of

Ciaffone

Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
1229 Route 300 - Suite 4 - Newburgh, NY 12550
Office: 845-943-7198 Field: 914-906-8830 Web: acessurveying.com

Prepared For Tax Map Parcel

47-1-72.1,72.2 &72.3

aka 2 / 4 Whisper Lane & 643 Gardnertown Road

situated in the

Town of Newburgh

County of Orange , New York 12550

DATE: 05/28/24	SCALE: 1"=20'	JOB No. 23080CIA	DRAWN BY: jnm