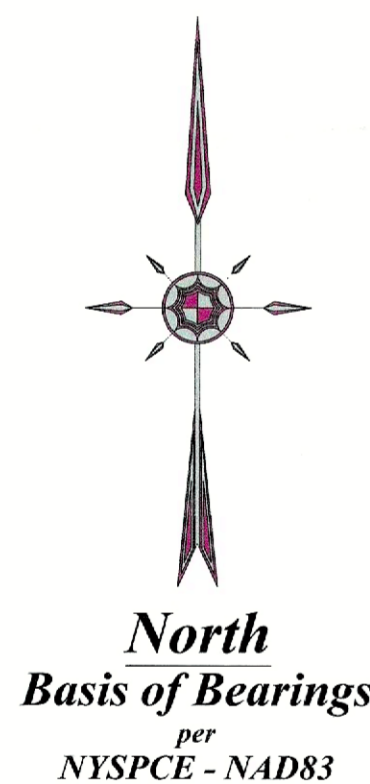


**REFERENCES:**  
 1. The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York  
 2. Various Deeds of Record - Liber and Page or Document ID as shown:  
 3. Subject parcel being Lot 2 as shown on a map entitled, "Proposed Subdivision - Site Plan Lands Of C.F.K.S. Associates", filed in the Orange County Clerk's Office on January 15, 1982 as Filed Map No. 5831.

**ZONING SCHEDULE**

ZONE:	REQUIRED	PROVIDED
B (D.1)		
MINIMUM LOT AREA	15,000 sf.	40,012 sf.
MINIMUM YARDS (feet)		
FRONT	40'	57.77'
REAR	30'	37.81'
SIDE		
ONE	15'	15.83'
BOTH	30'	77.82'
SIDE-OUTDOOR STORAGE	10'	*7'
REAR-OUTDOOR STORAGE	10'	*1'
MINIMUM LOT WIDTH (feet)	100'	197'
MINIMUM LOT DEPTH (feet)	125'	200'

\*NON CONFIRMING-VARIANCE REQUIRED



**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 Urban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 179 S Plank Road in the Town of Newburgh, County of Orange, State of New York. Completed on September 12, 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: *[Handwritten Signature]*  
 Date: 3/7/23

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

**Owners Consent Note:**  
 The undersigned owners of the property hereon state that they are familiar with this plan, its contents and its legends and hereby consent to all said terms and conditions as stated hereon and to the filing of this plan in the office of the clerk of the county of orange, if so required.

SIGNATURE \_\_\_\_\_

Cornwall Land Holding LLC  
 33 South Plank Road  
 Newburgh, New York 12550

**Owner:**  
 Cornwall Land Holding LLC  
 33 South Plank Road  
 Newburgh, New York 12550

**Applicant:**  
 Juan Pena  
 179 South Plank Road  
 Newburgh, NY 12550

**Jonathan N. Millen, L.L.S.**  
 PROFESSIONAL LAND SURVEYOR  
 CERTIFIED TO BE CORRECT AND ACCURATE N.Y. LIC. No. 050748



DATE	REVISION
02/21/23	REVISED PER PLANING BOARD COMMENTS

**Site Plan**  
 of the lands of  
**Cornwall Land Holding LLC**  
 prepared for  
**A American Granite & Marble**

**Automated Construction Enhanced Solutions, Inc.**  
**Professional Land Surveying**  
 1229 Route 300 - Suite 3 - Newburgh, NY 12550  
 Office: 845-943-7198 Field: 914-906-8830 Web: accessurveying.com

Prepared For Tax Map Parcel  
**60-3-14.2**  
 aka 179 South Plank Road  
 situated in the  
**Town of Newburgh**  
 County of Orange, New York 12550  
 DATE: 12/13/2022 SCALE: 1"=30' JOB No. 22047AGM DRAWN BY: jnm