

**North**  
Basis of Bearings  
per  
GRID NAD 83 - NYS PCE

the lands now or formerly of  
Douglas Williams  
Liber 14434 at Page 1888  
Lot 18 aso F.M. 2043  
Tax ID #: 58-5-18

found 1" iron rod  
N 37°50'09" W  
6.58' from corner

set 5/8" iron  
rod at corner

the lands now or formerly of  
Nancy Detz  
Liber 2423 at Page 187  
Lot 6 aso F.M. 2043  
Tax ID #: 58-5-6

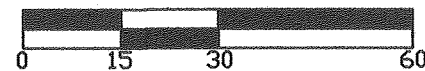
**Subject Property**  
Record Owner: Joshua Soule and  
Paula Soule  
911 Address: 5 Pony Terrace  
Tax Map ID: 58-5-17  
Deed: Liber 12908 at Page 643  
Legal: Lot #17 - Filed Map #2043  
Area: 15,651.6 s.f. - 0.359 Ac.

the lands now or formerly of  
Khalid Mahmood and Donna  
Lee Mahmood  
Liber 14423 at Page 141  
Lot 7 aso F.M. 2043  
Tax ID #: 58-5-7

the lands now or formerly of  
Chris Kellermueller and  
Kim M. Kellermueller  
Liber 14352 at Page 1649  
Lot 16 aso F.M. 2043  
Tax ID #: 58-5-16

**PLOT PLAN**

SCALE: 1" = 30'

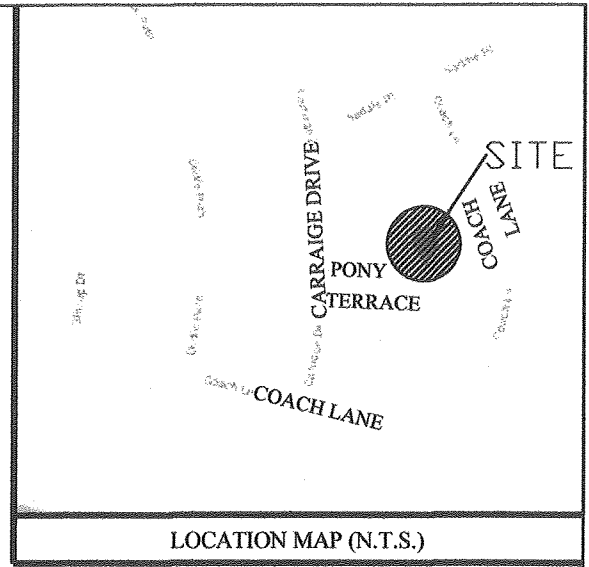
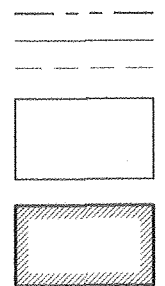


**LEGEND**

PROPERTY LINE EXISTING  
PROPERTY LINE ADJOINING  
SETBACK

EXISTING BUILDING

PROPOSED ADDITION



**ZONING INFORMATION:**

R-2 DISTRICT - SINGLE FAMILY RESIDENTIAL WITH MUNICIPAL WATER AND SEWER

	REQUIRED	EXISTING	PROPOSED
LOT AREA	15,000 S.F.	15,651.6 S.F.	15,651.6 S.F.
LOT WIDTH (FEET)	100'	118.2'	118.2'
LOT DEPTH (FEET)	125'	108.7'±**	108.7'±**
FRONT YARD (FEET)	40'	37.8'*	36.2'***
SIDE / TOTAL SIDE YARD (FEET)	15' / 30'	35.5' / 72.7'	14.51'*** / 51.7'
REAR YARD (FEET)	40'	34.5'	31.67'***
MAXIMUM BUILDING HEIGHT	35'	<35'	<35'
LOT BUILDING COVERAGE	15%	7% ±	12% ±
LOT SURFACE COVERAGE	30%	15%	20%
HABITABLE FLOOR AREA	900 S.F.	995 S.F.	1,779 S.F.

\*PRE-EXISTING NON-CONFORMING  
\*\* VARIANCE REQUIRED

**MAP REFERENCE**

ALL EXISTING FEATURES INCLUDING PROPERTY LINES, STRUCTURES, AND PHYSICAL FEATURES HAVE BEEN OBTAINED FROM A MAP PREPARED BY JONATHAN MILLEN, P.L.S., TITLED "BOUNDARY RETRACEMENT OF THE LANDS OF JOSHUA SOULE AND PAULA SOULE" DATED AUGUST 13, 2021.

**NOTES:**

1. THE EXISTING RESIDENCE IS SERVICED BY MUNICIPAL WATER AND SEWER.
2. THE EXISTING RESIDENCE IS THREE (3) BEDROOMS.
3. THE PROPOSED ADDITION IS ONE BEDROOM AND THEREFORE THE RESIDENCE WILL HAVE A TOTAL OF FOUR (4) BEDROOMS.
4. THE EXISTING RESIDENCE WILL REMAIN OWNER OCCUPIED AND THE PROPOSED ADDITION WILL BE AN ACCESSORY APARTMENT.

**JONATHAN CELLA, P.E.**  
N.Y.S. P.E. LIC. NO. 085069

**PLOT PLAN FOR PROPOSED ADDITION**

RESIDENTIAL SITE PLAN FOR:  
LANDS OF SOULE  
5 PONY TERRACE (S/B/L: 58-5-17)  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

JONATHAN CELLA, P.E.  
51 HUNT ROAD  
WALLKILL, NEWYORK 12589  
(845) 741-0363  
jonathancellahotmail.com

DATE: 01-01-23  
SCALE: AS NOTED  
REVISIONS:  
1. 2023-02-06 IN HOUSE REVISIONS  
2. 2023-04-01 FOR ZBA SUBMISSION

DRAWN BY: JJC  
SHEET NO.: 1 OF 1