

Full Size Site Plans

are available for viewing at the

Zoning Board of Appeals

Office located at

308 Gardnertown Road

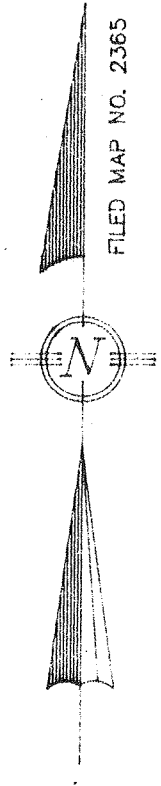
Newburgh, NY

845-566-4901

FILED MAP REFERENCE

MAP ENTITLED "SECTION "A" ORANGE LAKE ESTATES"
FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON
27 AUGUST 1968 AS MAP NO. 2365

MAP ENTITLED "LOT LINE CHANGE LANDS OF LEONETTE
AND PETRIZZO" FILED IN THE ORANGE COUNTY CLERK'S
OFFICE ON 30 OCTOBER 1996 AS MAP NO. 226-96



Parcel Area
77,623 S.F.
1.78 Ac.

LAKESIDE ROAD

EDGE ROAD

N 24° 31' 00" E
96.68'

S 69° 56' 30" E

236.79'

UTILITY
POLE

N/F
WATTS
L. 4362 P. 228
LOT NO. 1 BLK "B" F.M. 2365
SEC. 28 BLK. 3 LOT 1

CHAIN LINK FENCE

SHED

PAVED DRIVE

BOARD FENCE

43.4'

129.5'

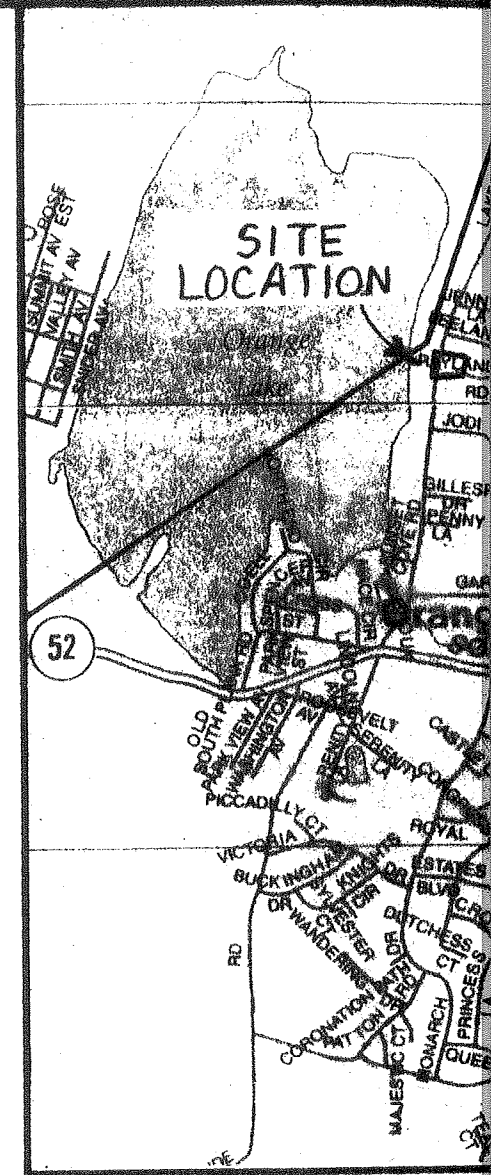
89.1'

NOTE:

PROPOSED BUILDING DIMENSIONS TAKEN FROM PLANS
 PREPARED BY LIEBMAN ASSOCIATES, DATED 4 OCTOBER
 2010, PROVIDED TO THE UNDERSIGNED BY THE OWNER

R 1 ZONE BULK REGULATIONS

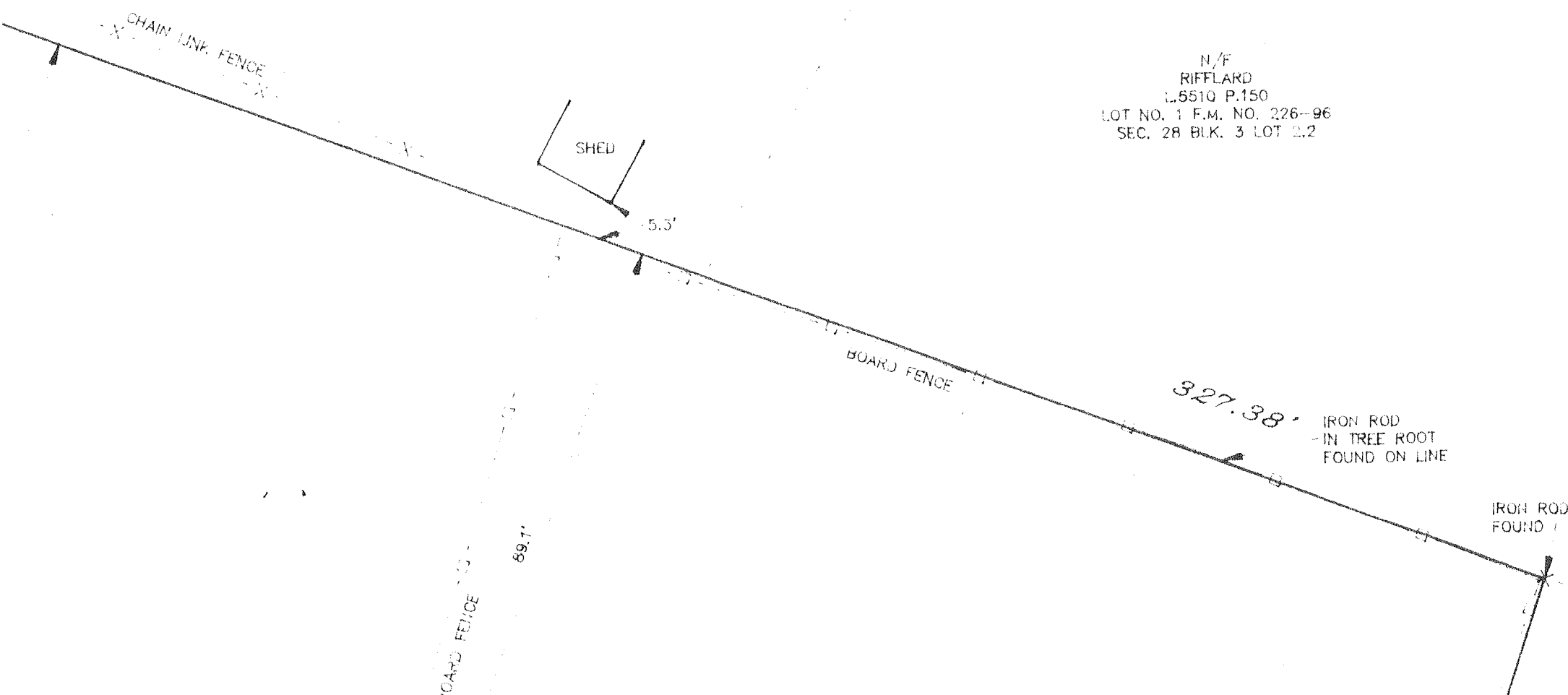
	REQUIRED	EXISTING	PROPOSED / NEW
LOT AREA	40,000 S.F.	77,623 S.F.	77,623 S.F.
LOT WIDTH	150'	232'±	232'±
LOT DEPTH	150'	334'±	334'±
FRONT YARD SETBACK	50'	43.4' (RESIDENCE)	35.4' (RESIDENCE)
REAR YARD SETBACK	40'	230.4' (RESIDENCE)	230.4' (RESIDENCE)
SIDE YARD SETBACK	30'/80'	95.6'/225.1' (RESIDENCE)	82.9'/212.4' (RESIDENCE)
HABITABLE FLOOR AREA	1500 S.F.	2200 S.F. (RESIDENCE)	2932 S.F. (RESIDENCE)
BUILDING COVERAGE	10%	0.40% (ALL BUILDINGS)	0.47% (ALL BUILDINGS)
BUILDING HEIGHT	35'	< 35' (ALL BUILDINGS)	< 35' (ALL BUILDINGS)
SURFACE COVERAGE	20%	1.14% (ALL APPLICABLE ITEMS)	1.21% (ALL APPLICABLE ITEMS)



LOCATION PLAN

N/F
 WATTS
 L.4362 P.228
 LOT NO. 1 BLK "B" F.M. 2365
 SEC. 28 BLK. 3 LOT 1

N/F
 RIFFLARD
 L.5510 P.150
 LOT NO. 1 F.M. NO. 226-96
 SEC. 28 BLK. 3 LOT 2.2



GENERAL NOTES

1. UNAUTHORIZED ALTERATION OR ADDITION TO LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY SHALL BE VALID TRUE COPIES.
3. CERTIFICATION SHALL RUN ONLY TO THE PERSON PREPARED AND ON HIS BEHALF TO THE AGENCY AND LENDING INSTITUTION LISTED HEREIN. NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS.

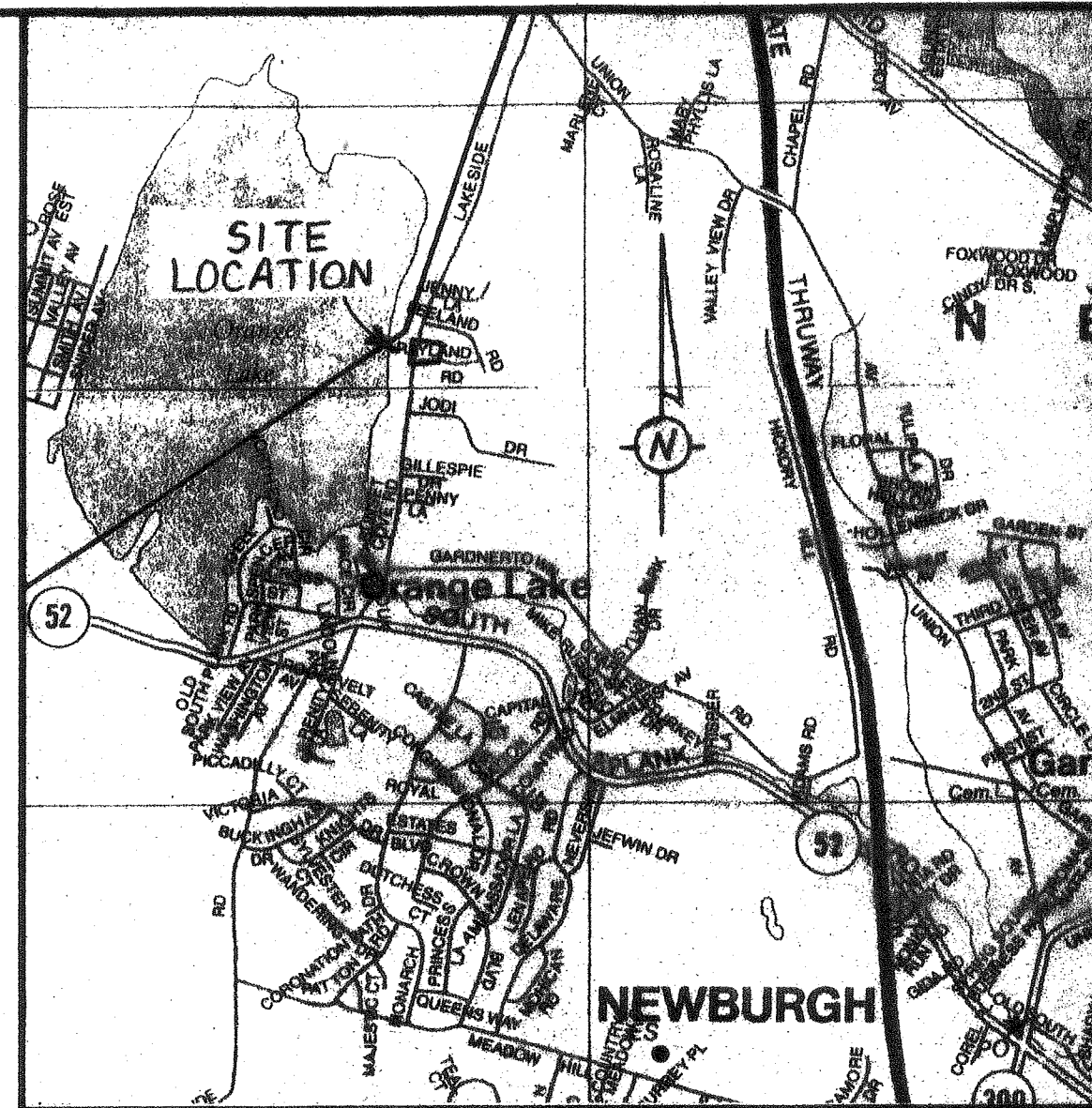
NOTE:

PROPOSED BUILDING DIMENSIONS TAKEN FROM PLANS
PREPARED BY LIEBMAN ASSOCIATES, DATED 4 OCTOBER
2010, PROVIDED TO THE UNDERSIGNED BY THE OWNER

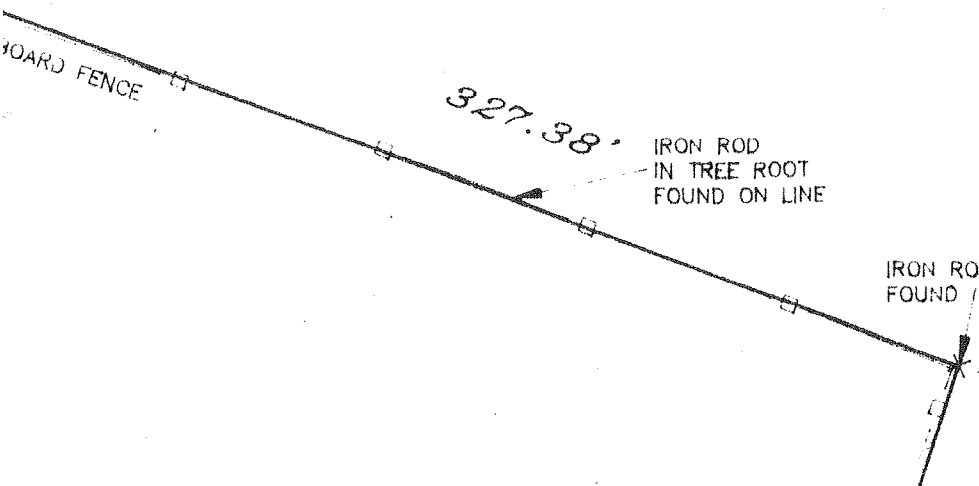
R 1 ZONE BULK REGULATIONS

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N/F
RIFFLARD
L.5510 P.150
LOT NO. 1 F.M. NO. 226-96
SEC. 28 BLK. 3 LOT 2.2

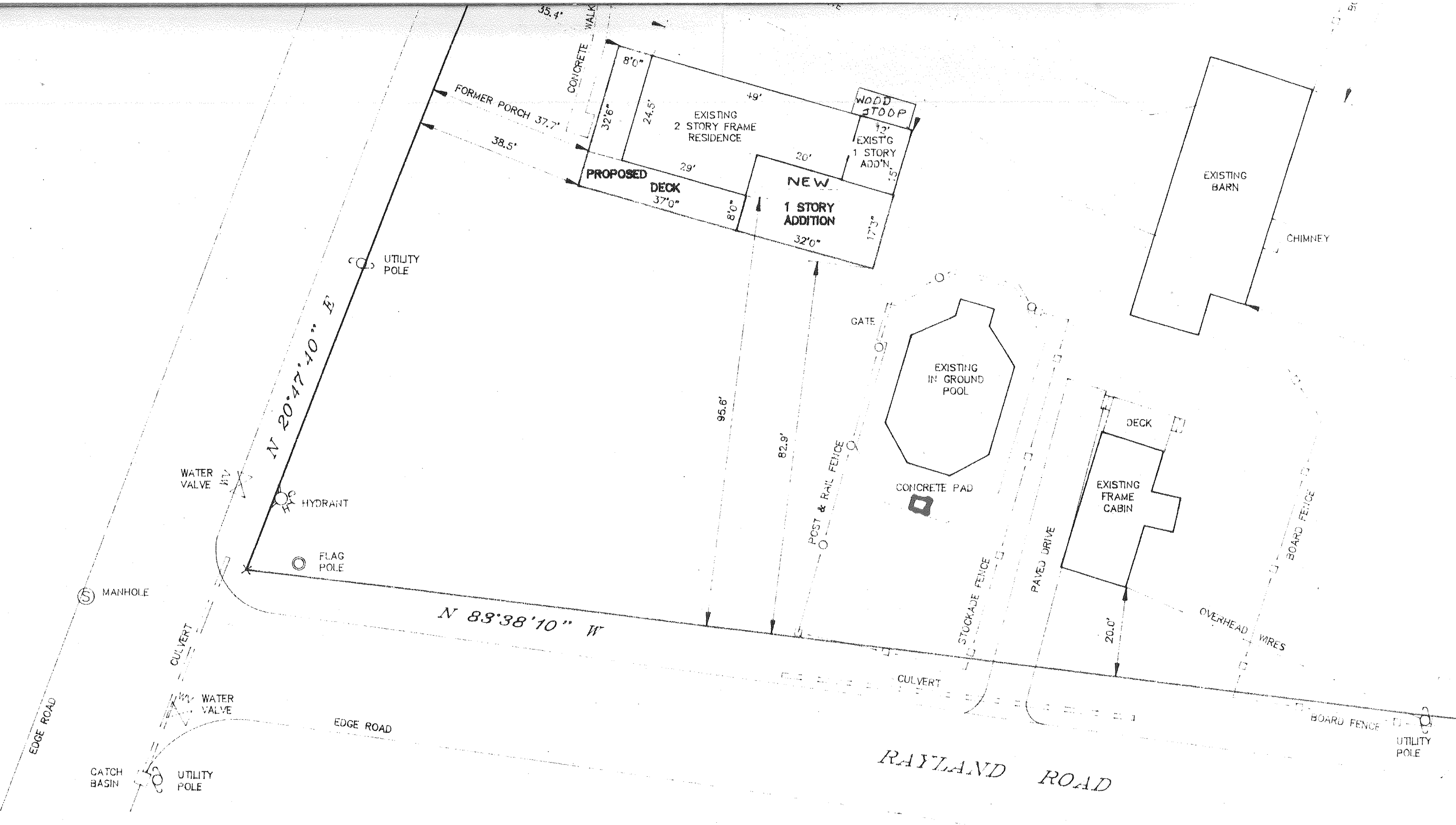


LOCATION PLAN SCALE: 1" = 2000' ±



GENERAL NOTES

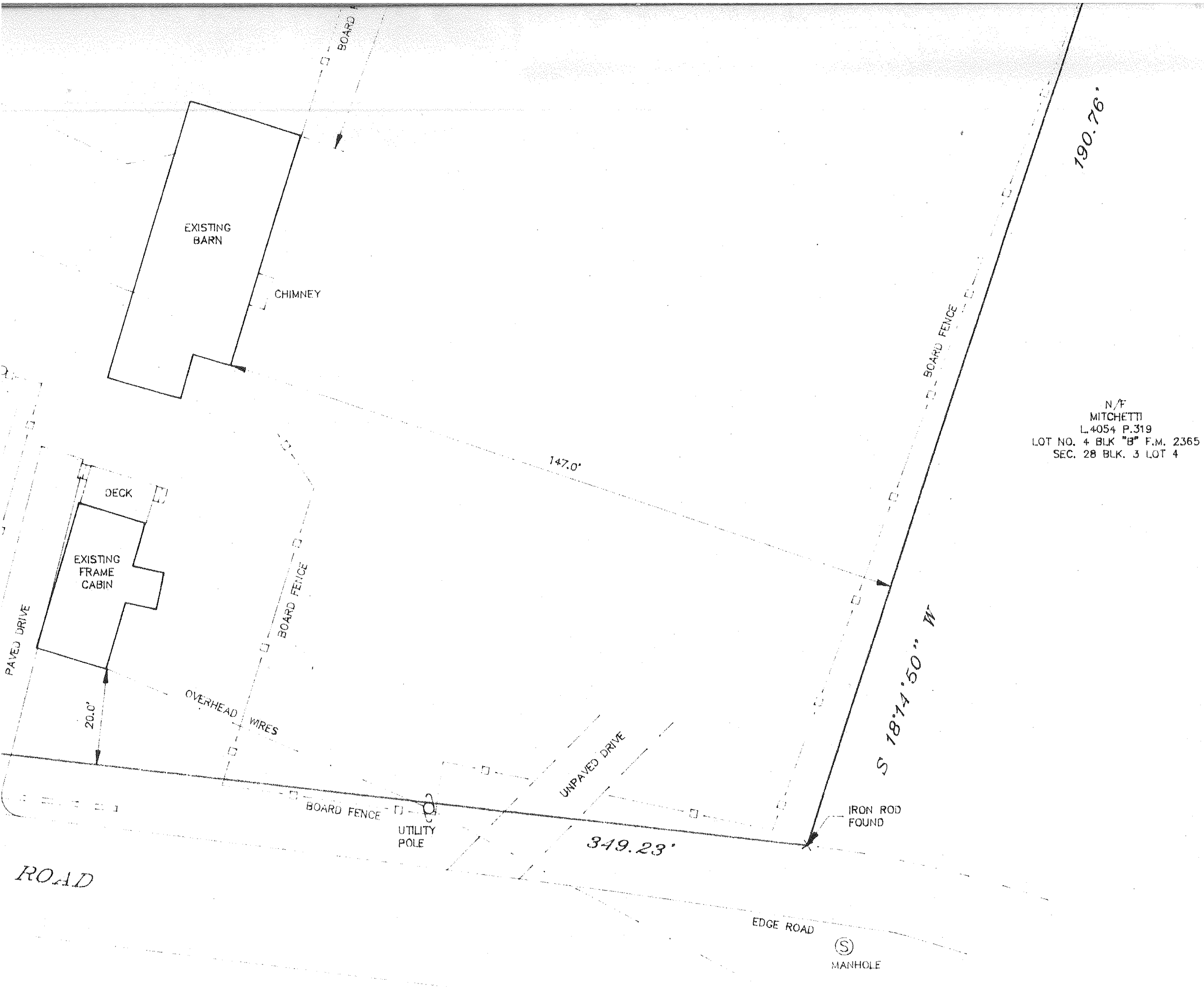
1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH AN ORIGINAL LAND SURVEYOR'S INKED SEAL, SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
3. CERTIFICATION SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



□ proposed gazebo

SPECIAL NOTES

1. SURVEYED IN ACCORDANCE WITH DEED MONUMENTATION FOUND AT THE TIME. SOURCE DEED: LIBER 4589 PAGE 28. TAX MAP DESIGNATION: SECTION 28. STREET ADDRESS: 340 LAKESIDE ROAD.
2. OFFSETS SHOWN ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.
3. NO CERTIFICATION IS MADE FOR ITEMS NOT SHOWN AT THE TIME OF SURVEY.
4. THIS SURVEY WAS PREPARED PRIOR TO THE ABSTRACT OF TITLE AND IS THEREFORE NOT VALID AS TO OTHER GRANTS NOT VISIBLE, IF ANY.



N/F
MITCHETTI
L.4054 P.319
LOT NO. 4 BLK "B" F.M. 2365
SEC. 28 BLK. 3 LOT 4

CERTIFICATION

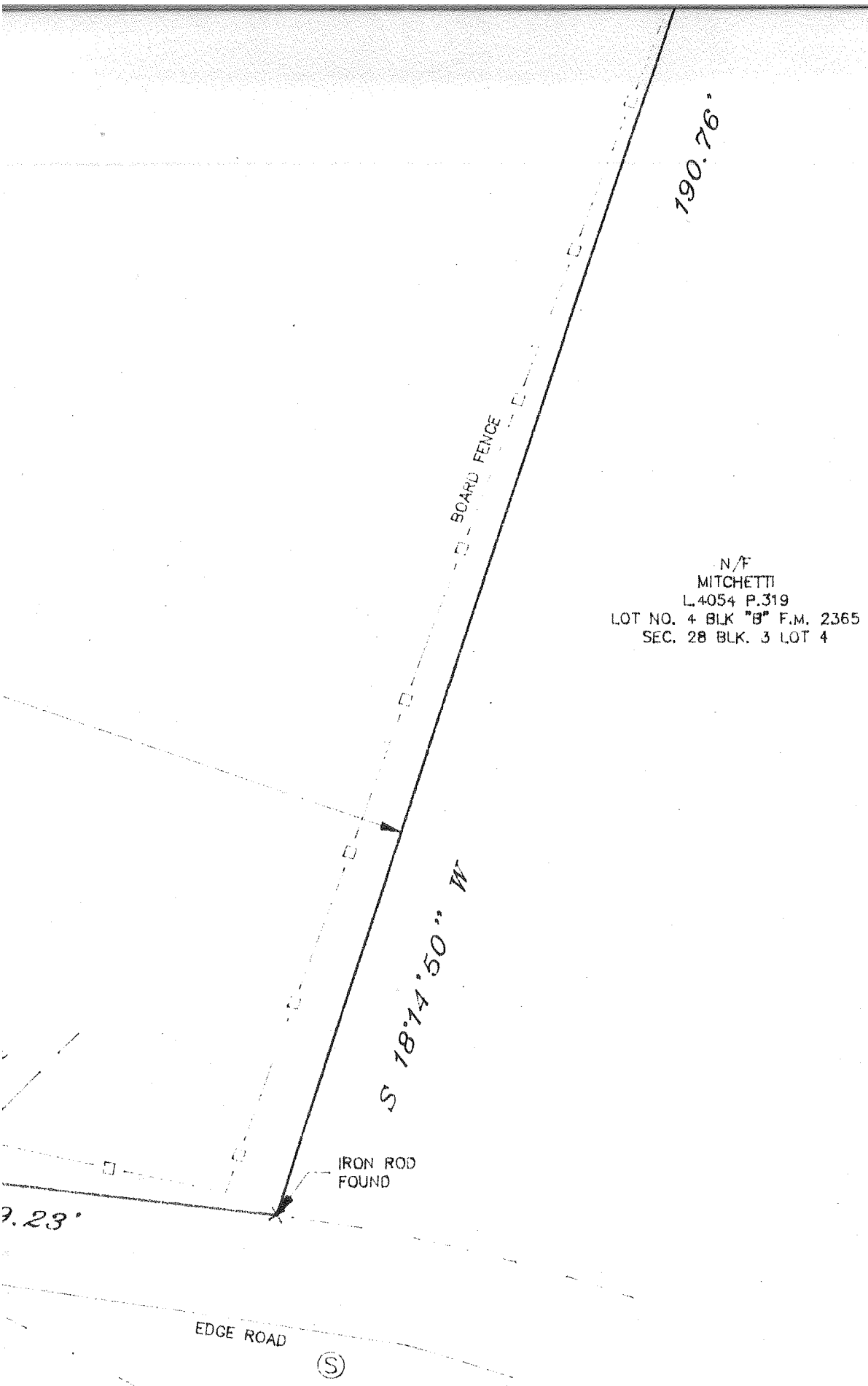
I hereby certify that this plan resulted from an actual survey of the indicated premises completed on 9/13/11 performed in accordance with the code of practice of the N.Y.S. Association of Professional Land Surveyors, to the best of my knowledge and belief, corrected. CERTIFIED TO: James Turner

William B. Hildreth Land Surveying, P.C. 407 SOUTH PLANK ROAD UNIT 3, NEWBURGH, N.Y. 12550 TEL: (846) 566-6650		SURVEY FOR: TOWN OF NEWBURGH
REVISIONS : ACAD:JIMTUR		
DATE	DESCRIPTION	
4/13/12	REVISED PER FIELD INSPECTION OF 13 APRIL 2012	Drawn: WBH Checked:

MANHOLE

SPECIAL NOTES

1. SURVEYED IN ACCORDANCE WITH DEEDS AND MAPS OF RECORD AND PHYSICAL MONUMENTATION FOUND AT THE TIME OF THE FIELD SURVEY.
SOURCE DEED: LIBER 4589 PAGE 285.
TAX MAP DESIGNATION: SECTION 28 BLOCK 3 LOT 5.
STREET ADDRESS: 340 LAKESIDE ROAD.
2. OFFSETS SHOWN ARE AT RIGHT ANGLES TO THE PROPERTY LINES, UNLESS OTHERWISE NOTED.
3. NO CERTIFICATION IS MADE FOR ITEMS NOT VISIBLE AT GROUND SURFACE AT THE TIME OF SURVEY.
4. THIS SURVEY WAS PREPARED PRIOR TO THE RECEIPT OF A TITLE REPORT OR ABSTRACT OF TITLE AND IS THEREFORE SUBJECT TO EASEMENTS AND OTHER GRANTS NOT VISIBLE, IF ANY.



CERTIFICATION

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 9 November 2010 performed in accordance with the code of practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.

CERTIFIED TO: James Turner



William B. Hildreth Land Surveying, P.C. 407 SOUTH PLANK ROAD UNIT 3, NEWBURGH, N.Y. 12550 TEL: (846) 586-6650		SURVEY FOR: JAMES TURNER	
REVISIONS : ACAD:JIMTUR		TOWN OF NEWBURGH ORANGE COUNTY NEW YORK	
DATE	DESCRIPTION	Drawn: WBH	BOUNDARY/LOCATION SURVEY
4/13/12	REVISED PER FIELD INSPECTION OF 13 APRIL 2012	Checked:	
		Scale: 1"=20'	
		Date: 16 Nov 2010	