

NOTE

- ACCESSORY BUILDING ZONING REQUIREMENTS PER SECTION 185-15 OF THE TOWN OF NEWBURGH ZONING CODE CHAPTER 185.
- THE MAXIMUM AREA FOR AN ACCESSORY BUILDING IS COMPUTED AS SUCH:  
A = GROSS LOT AREA IN SQUARE FEET  
33,160 S.F.  
B = LIVABLE FLOOR AREA OF RESIDENCE IN SQUARE FEET  
EXISTING = 1,416 S.F.  
PROPOSED = 1,416 S.F.  
C = MINIMUM SIDE YARD PER ZONING DISTRICT  
30'  
D = TOTAL SQUARE FOOTAGE PERMITTED FOR ALL ACCESSORY BUILDINGS  
TOTAL ALLOWED = 756 S.F.  
EXISTING = 186 S.F.  
ADDITIONAL PROPOSED = 900 S.F.  
TOTAL PROPOSED = 1,086 S.F.  
VARIANCE REQUESTED = 330 S.F.

MAP REFERENCE

- ALL EXISTING FEATURES HAVE BEEN OBTAINED FROM A MAP TITLED "BOUNDARY LOCATION SURVEY OF THE LANDS OF ROBERT AND TASHA VOLZ" PREPARED BY JONATHAN MILLEN, P.L.S., AND DATED MARCH 9, 2015.
- THE LOCATION OF THE EXISTING SEPTIC SYSTEM AND SEPTIC TANK SHOWN ON THESE PLANS HAS BEEN OBTAINED FROM A FIELD SKETCH PREPARED BY THE INSTALLER DATED 12/5/88.

NOTES:

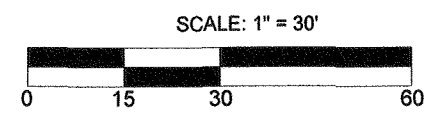
- THE PROPOSED CONSTRUCTION WILL NOT ALTER THE BEDROOM COUNT OF THE SUBJECT RESIDENCE.
- THE PROPOSAL IS FOR CONSTRUCTION OF A DETACHED GARAGE.

ZONING INFORMATION:  
R-1 SINGLE FAMILY RESIDENTIAL

	MINIMUM REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 S.F.	33,160 S.F. ±	33,160 S.F. ±
LOT WIDTH (FEET)	150'	137'±*	137'±*
LOT DEPTH (FEET)	150'	230'±	230'±
FRONT YARD (FEET)	50'	44'±	44'±
ONE SIDE YARD (FEET)	30'	37'±	37'±
TOTAL SIDE YARD (FEET)	80'	81'±	81'±
REAR YARD (FEET)	40'	163'±	163'±
HABITABLE FLOOR AREA	1,500 S.F.	1,416 S.F. ±*	1,416 S.F. ±*
LOT BUILDING COVERAGE	10%	5% ±	8% ±
HEIGHT (FEET)	35'	< 35'	< 35'
LOT SURFACE COVERAGE	20%	16% ±	18% ±

\*PRE-EXISTING NON-CONFORMING

PLOT PLAN



ACCESSORY BUILDING INFORMATION

	PERMITTED	EXISTING	PROPOSED
SIDE YARD SETBACK	5' MIN.	20'±	7'±
REAR YARD SETBACK (FEET)	5' MIN.	83'±	83'±
HEIGHT (FEET)	15' MAX.	<15'	18'±**
MAXIMUM PERMITTED ACCESSORY AREA	D	756 S.F.	756 S.F.
ACTUAL ACCESSORY AREA (S.F.)	N/A	186 S.F. ±	1,086 S.F.**
MAIN BUILDING SETBACK (FEET)	10'	68'±	24'±

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

SWIMMING POOL

	REQUIRED	EXISTING
SIDE YARD SETBACK	10'	8'±**

\*\*VARIANCE REQUIRED



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

PLOT PLAN FOR DETACHED GARAGE

RESIDENTIAL SITE PLAN FOR:  
ROBERT AND TASHA VOLZ  
489 LAKESIDE ROAD ROAD (S/B/L: 28-1-13.3)  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

JONATHAN CELLA, P.E.  
51 HUNT ROAD  
WALKKILL, NEWYORK 12589

DATE: 04-03-2015	(845) 741-0363 jonathancellah@hotmail.com	DRAWN BY: JJC
SCALE: AS NOTED		SHEET NO. : 1 OF 1

REVISIONS:

- 06/02/2015: FOR ZONING BOARD OF APPEALS SUBMISSION
- 06/10/2015: ADDED APPROXIMATE LOCATION OF EXISTING SDS
- 08/15/2015: FOR ZBA RESUBMISSION