

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

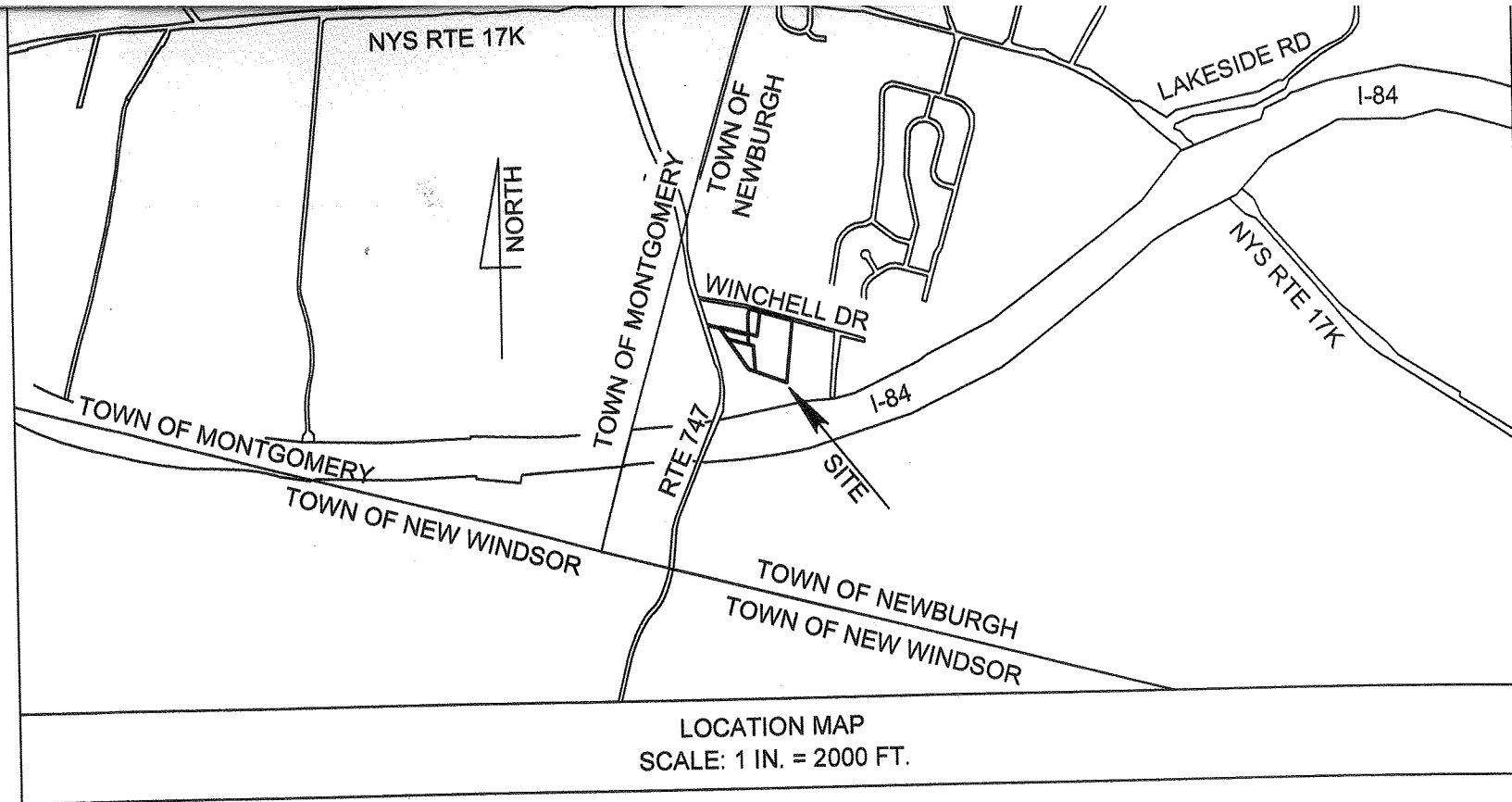
LEGEND:

Ⓝ - DENOTES LOT NOS AS PER A MAP ENTITLED "SUBDIVISION OF LANDS OF CATHERINE WEDDELL IN THE TOWN OF NEWBURGH, ORANGE COUNTY, N.Y.," PREPARED BY JOHN J. DRAGAN LS, LAST REVISED JULY 15, 1988 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE AUGUST 10, 1989 AS MAP NO. 9591.

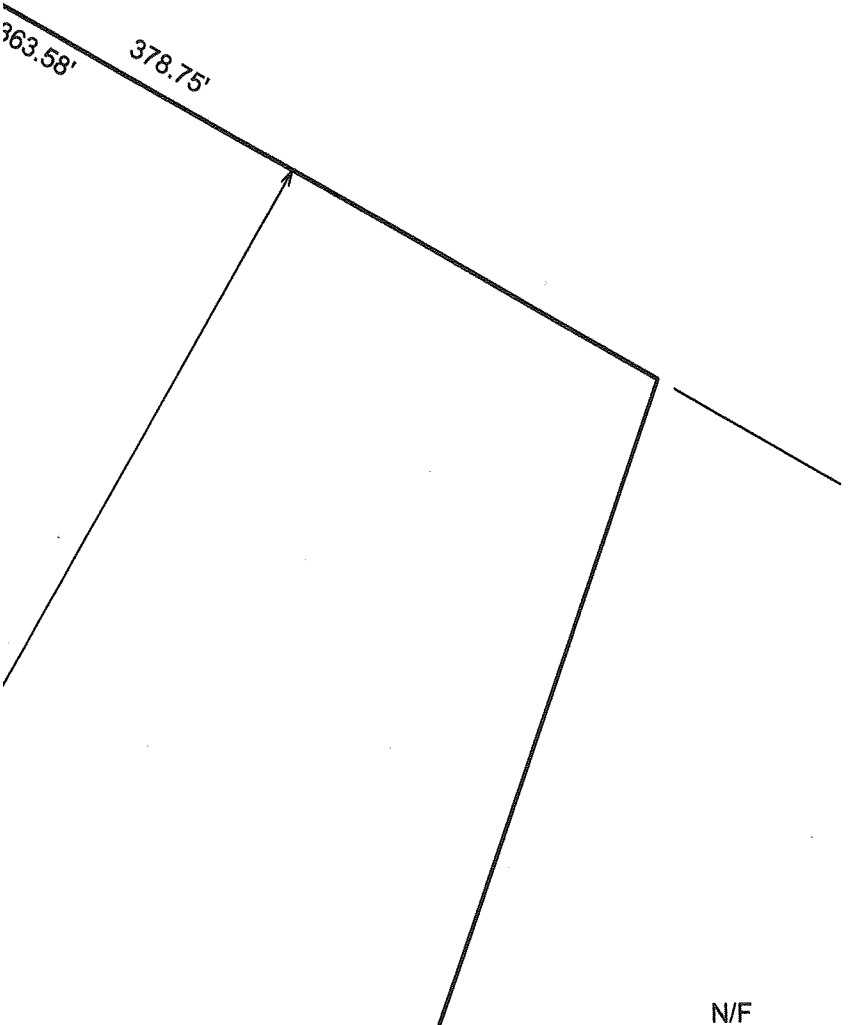
Ⓜ - EXISTING WELL

— — — — — STONEWALL

Ⓝ - DENOTES LOT NOS. AS PER A MAP ENTITLED "SUBDIVISION OF LANDS OF THOMAS D. WEDDELL IN THE TOWN OF NEWBURGH, ORANGE COUNTY, N.Y.," PREPARED BY JOHN J. DRAGAN, PE & LS, DATED MARCH 27, 1980, LAST REVISED APRIL 19, 1980 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE MAY 15, 1980 AS MAP NO. 5261.



LOCATION MAP
SCALE: 1 IN. = 2000 FT.



ZONE -R1: REGULATION	MIN. REQUIRED	MIN. PROPOSED S/B/L 89-1-10.1	MIN. PROPOSED S/B/L 89-1-10.2	MIN. PROPOSED S/B/L 89-1-77.1	MIN. PROPOSED S/B/L 89-1-77.2
LOT AREA	40,000 SQ. FT.	*31,203 SQ. FT. +/-	2.03 AC. +/-	5.08 AC. +/-	40,815 SQ. FT. +/-
LOT WIDTH	150 FT.	256 FT. +/-	277 FT. +/-	663 FT. +/-	150 FT.
LOT DEPTH	150 FT.	187 FT. +/-	290 FT. +/-	320 FT. +/-	268 FT. +/-
FRONT YARD	50 FT.	*23 FT. +/-	173 FT. +/-	112 FT. +/-	180 FT. +/-
REAR YARD	40 FT.	116 FT. +/-	70 FT. +/-	151 FT. +/-	52 FT. +/-
ONE SIDE YARD	30 FT.	49 FT. +/-	101 FT. +/-	160 FT. +/-	37 FT. +/-
BOTH SIDE YARDS	80 FT.	147 FT. +/-	212 FT. +/-	569 FT. +/-	97 FT. +/-

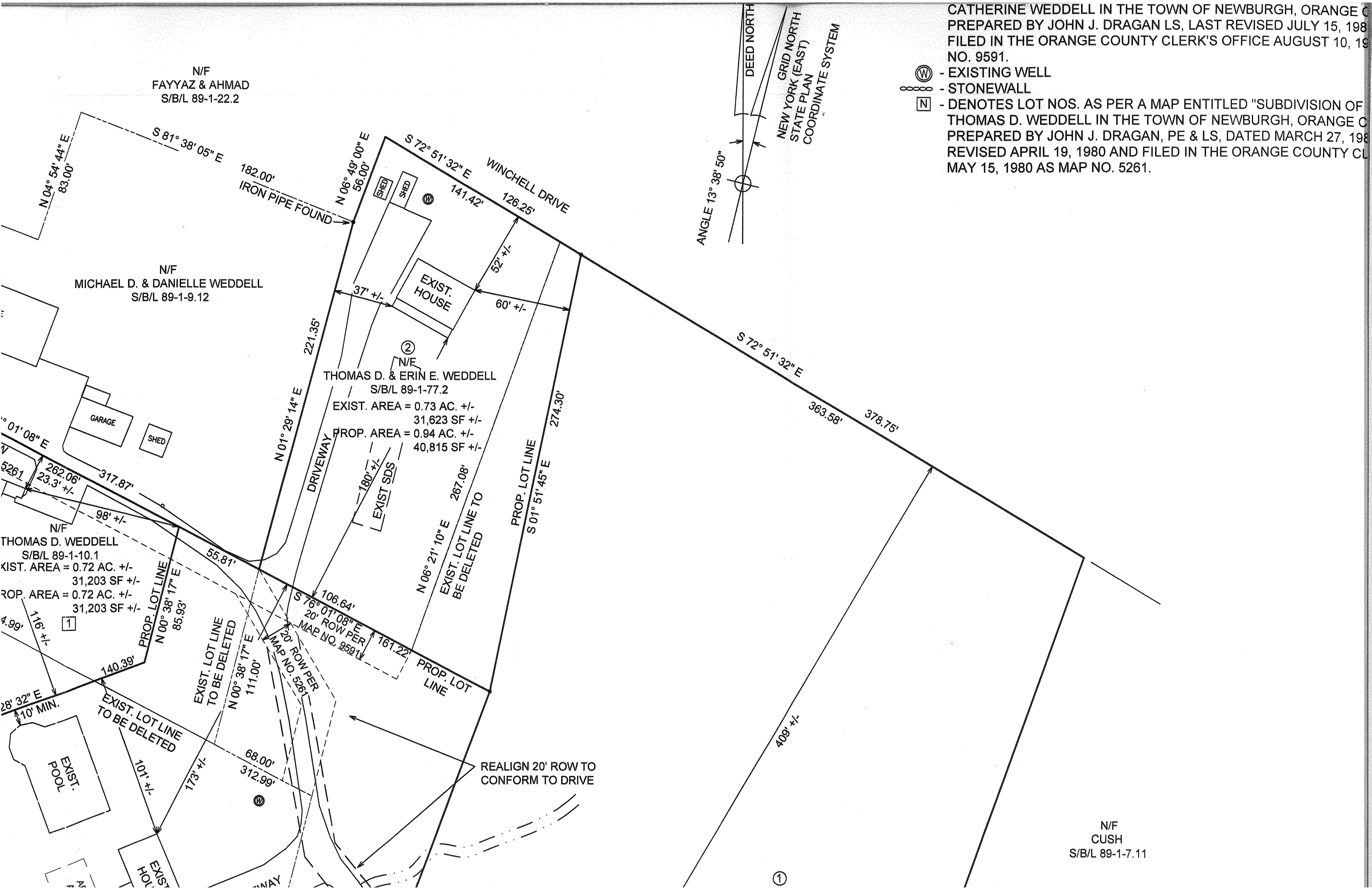
*EXISTING AREA AND SETBACK

NOTES:

- OWNERS AND APPLICANTS:
 - S/B/L 89-1-10.1 (6 HERITAGE LANE)
THOMAS D. WEDDELL
12 HERITAGE LANE
ROCK TAVERN, NY 12575
 - S/B/L 89-1-10.2 (12 HERITAGE LANE)
MICHELE WEDDELL
12 HERITAGE LANE
ROCK TAVERN, NY 12575
 - S/B/L 89-1-77.1 (14 HERITAGE LANE)
CATHERINE E. WEDDELL
14 HERITAGE LANE
ROCK TAVERN, NY 12575
 - S/B/L 89-1-77.2 (7 HERITAGE LANE)
THOMAS D. WEDDELL AND ERIN E. WEDDELL
7 HERITAGE LANE
ROCK TAVERN, NY 12575
- TAX MAP DATA: SECTION 89 BLOCK 1 LOTS 10.1, 10.2, 77.1 AND 77.2
- FROM THE BEST AVAILABLE KNOWLEDGE, THERE ARE NO BURIED UTILITIES WITHIN OR ADJACENT TO THE LOT LINE CHANGE THAT WILL CAUSE ENCROACHMENTS OR CREATE VIOLATIONS OF THE STATE SANITARY HEALTH CODE.

CATHERINE WEDDELL IN THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK
 PREPARED BY JOHN J. DRAGAN LS, LAST REVISED JULY 15, 1980
 FILED IN THE ORANGE COUNTY CLERK'S OFFICE AUGUST 10, 1980
 NO. 9591.

① - EXISTING WELL
 --- - STONEWALL
 [N] - DENOTES LOT NOS. AS PER A MAP ENTITLED "SUBDIVISION OF THOMAS D. WEDDELL IN THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK
 PREPARED BY JOHN J. DRAGAN, PE & LS, DATED MARCH 27, 1980
 REVISED APRIL 19, 1980 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE
 MAY 15, 1980 AS MAP NO. 5261.



TO
INTERNATIONAL BLVD. NYS RTE. 17K
NYS ROUTE 747
TO
NYS RTE. 207

EASEMENT OF UNDEFINED
WIDTH CONVEYED BY DEED
(B693 P453) TO ALEXANDER
M. AND IDA G. WEDDELL

HERITAGE LANE

N 12° 22' 20" W
40.04'

N 12° 18' 43" W
108.19'
CONC. POST
REMAINS

S 83° 19' 39" E 151.27'
IRON PIPE FOUND

N 04° 54' 44" E
83.00'

N/F
FAYYAZ & AHMAD
S/B/L 89-1-22.2

N/F
MICHAEL D. & DANIELLE WEDDELL
S/B/L 89-1-9.12

N/F
THOMAS D. & ERIN E. WEDDELL
S/B/L 89-1-77.2

EXIST. AREA = 0.73 AC. +/-
31,623 SF +/-
PROP. AREA = 0.94 AC. +/-
40,815 SF +/-

N/F
THOMAS D. WEDDELL
S/B/L 89-1-10.1
EXIST. AREA = 0.72 AC. +/-
31,203 SF +/-
PROP. AREA = 0.72 AC. +/-
31,203 SF +/-

N/F
NYS DEPT. OF WATER SUPPLY G & E
NEW YORK CITY DEPT. OF WATER
S/B/L 89-1-20
CATSKILL AQUEDUCT

RELOCATE SHED 5' MIN
FROM PROPERTY LINES

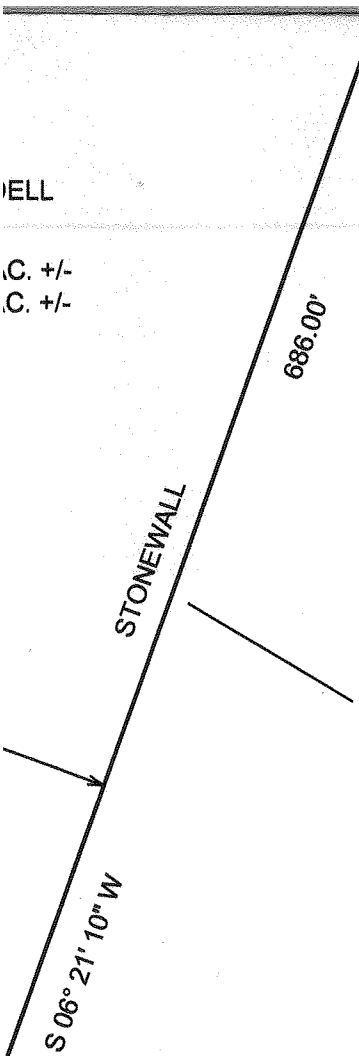
REALIGN 20' ROW TO
CONFORM TO DRIVE

ANGLE 13° 38' 50"



CUSH
S/B/L 89-1-7.11

WEDDELL
C. +/-
C. +/-



N/F
MARTIN
S/B/L 89-1-8.22

4. AFTER FILING THIS MAP WITH THE ORANGE COUNTY REAL PROPERTY TAX SERVICE AGENCY, DEEDS SHALL BE RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE. THE APPLICANT SHALL COPY THE PLANNING BOARD ON ITS LETTER TRANSMITTING THE DEEDS TO THE ORANGE COUNTY CLERK FOR RECORDING AND SHALL PROVIDE THE PLANNING BOARD WITH ANY RETURN CORRESPONDENCE REFLECTING EITHER ACCEPTANCE OR REJECTION OF SAID DEEDS.

I HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THE MAP SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON JANUARY 19, 2015.

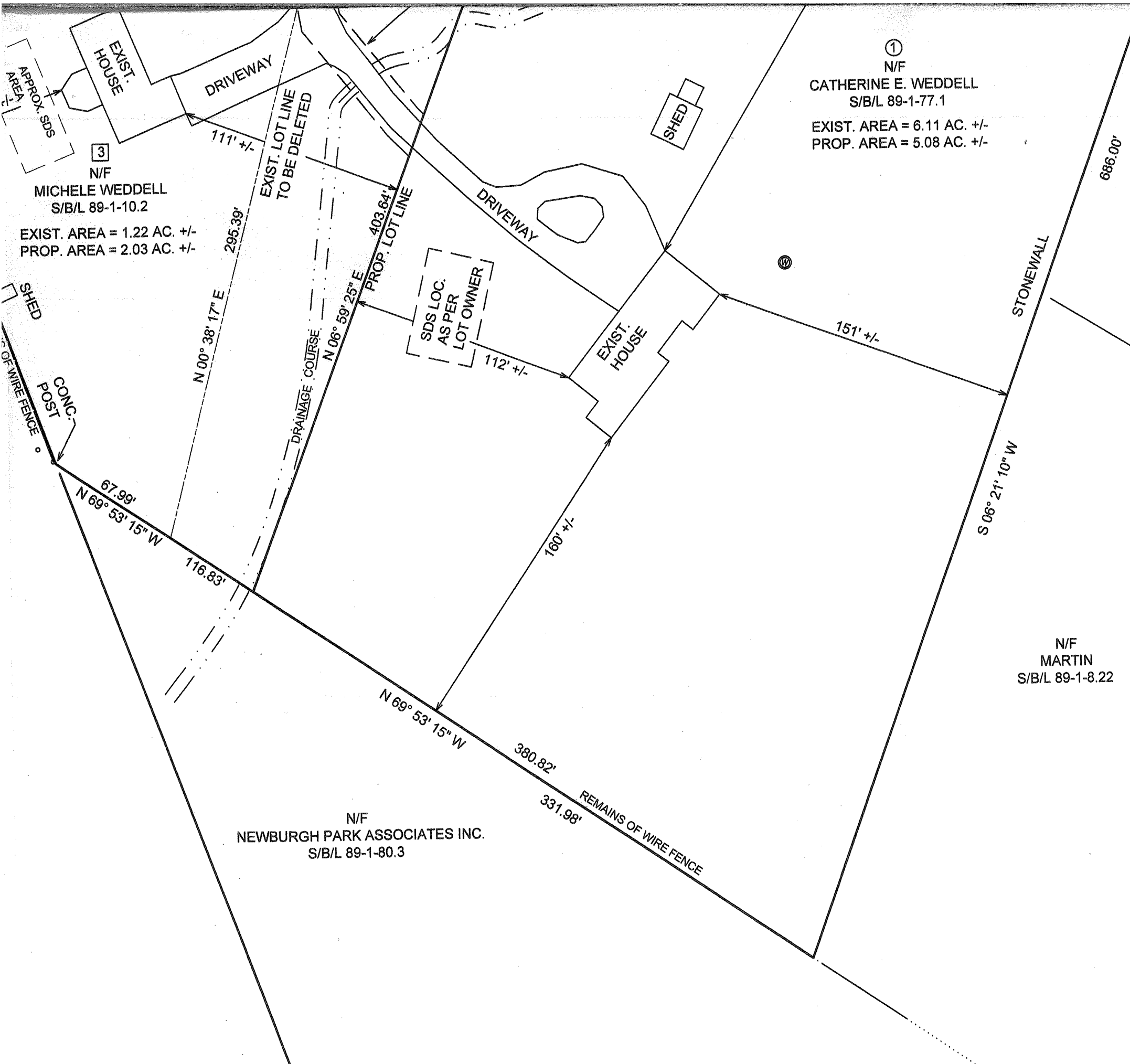
TOWN OF NEWBURGH PLANNING BOARD
THOMAS D. WEDDELL
MICHELE WEDDELL
CATHERINE E. WEDDELL
ERIN E. WEDDELL

LOT LINE CHANGE PLAN
 LANDS OF
WEDDELL
 HERITAGE LANE, TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK
 DATE: JANUARY 7, 2015 SCALE: 1 IN. = 50 FT.

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PREPARED BY:
VINCENT J. DOCE ASSOCIATES
 SURVEYORS - ENGINEERS - PLANNERS
 242 SOUTH PLANK ROAD, NEWBURGH, NY 12550
 TEL. (845) 561-1170 FAX (845) 561-7738





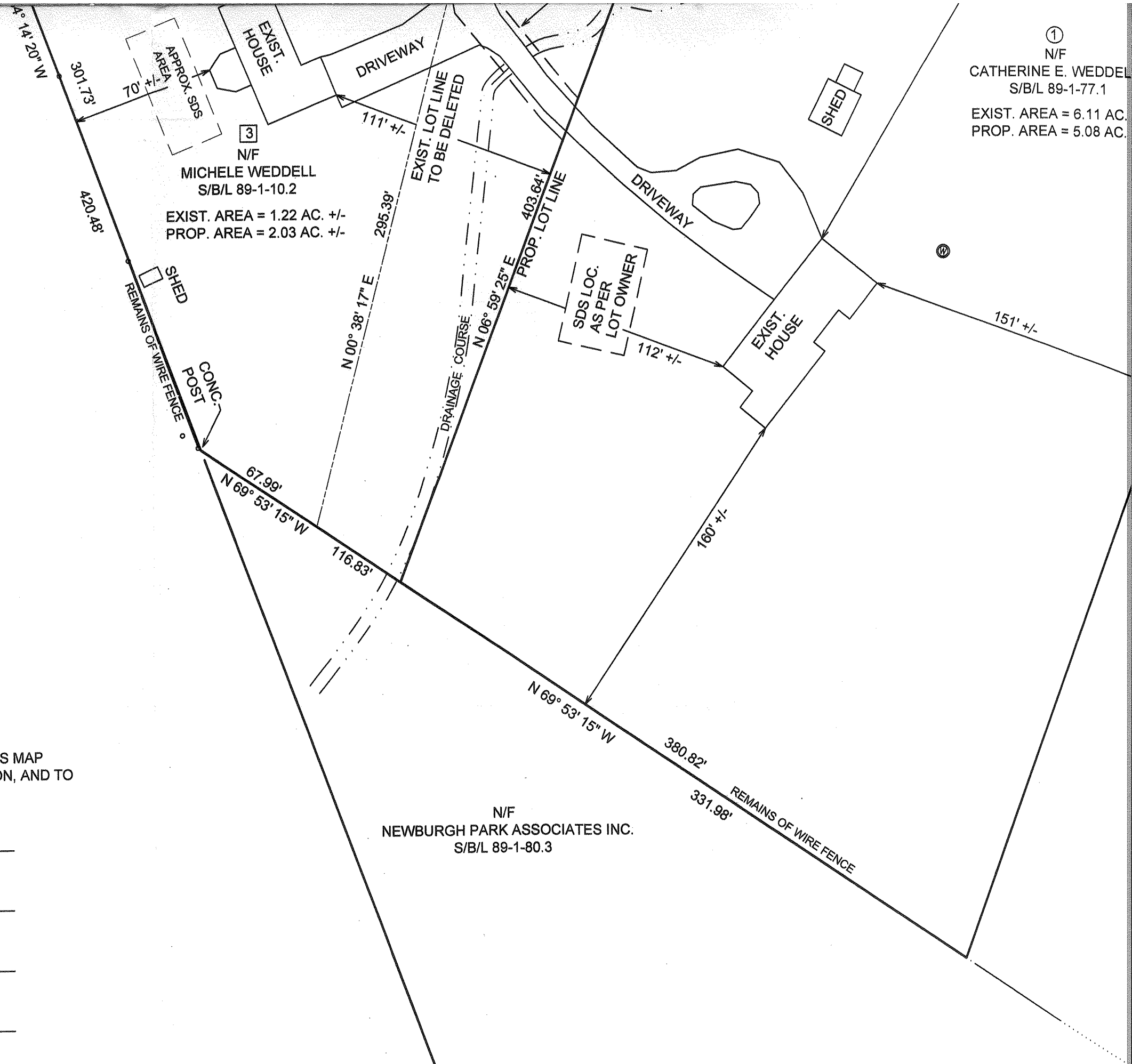
3
N/F
MICHELE WEDDELL
S/B/L 89-1-10.2
EXIST. AREA = 1.22 AC. +/-
PROP. AREA = 2.03 AC. +/-

1
N/F
CATHERINE E. WEDDELL
S/B/L 89-1-77.1
EXIST. AREA = 6.11 AC. +/-
PROP. AREA = 5.08 AC. +/-

N/F
NEWBURGH PARK ASSOCIATES INC.
S/B/L 89-1-80.3

N/F
MARTIN
S/B/L 89-1-8.22

11/13/15	ZONE TABLE



OWNER'S ENDORSEMENT:

I, THE UNDERSIGNED, HAVE REVIEWED THE CONTENTS OF THIS MAP AND CONCUR WITH ALL TERMS AND CONDITIONS AS STATED HEREON, AND TO THE FILING OF THIS MAP.

MICHELE WEDDELL

THOMAS D. WEDDELL

ERIN E. WEDDELL

CATHERINE E. WEDDELL