

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

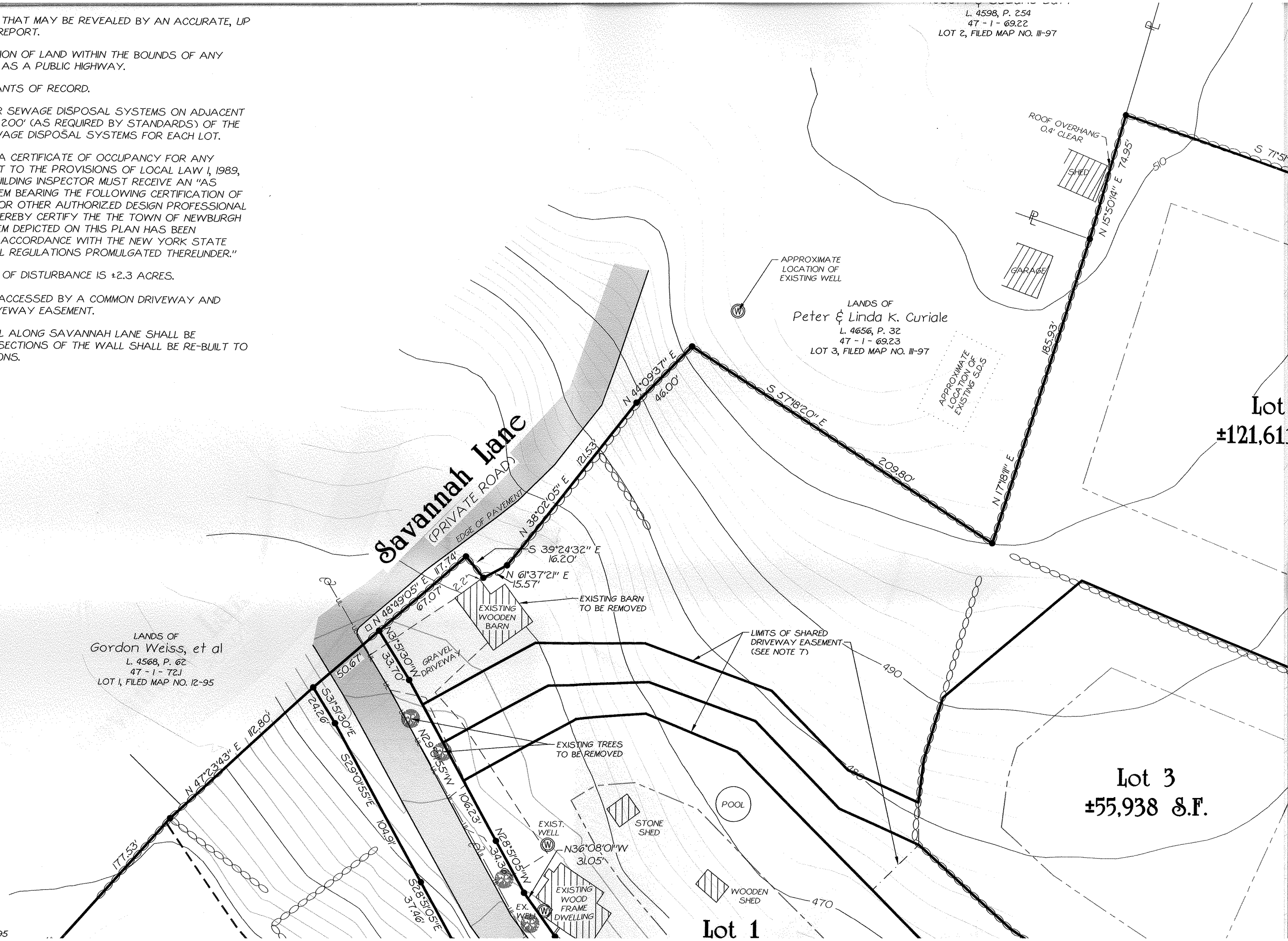
- 1.) SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.
- 2.) SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF ANY ADJOINING ROADS FOR USE AS A PUBLIC HIGHWAY.
- 3.) SUBJECT TO UTILITY GRANTS OF RECORD.
- 4.) THERE ARE NO WELLS OR SEWAGE DISPOSAL SYSTEMS ON ADJACENT PROPERTIES WITHIN 100' OR 200' (AS REQUIRED BY STANDARDS) OF THE PROPOSED WELLS AND SEWAGE DISPOSAL SYSTEMS FOR EACH LOT.
- 5.) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY SEWERAGE SYSTEM SUBJECT TO THE PROVISIONS OF LOCAL LAW I, 1989, THE TOWN OF NEWBURGH BUILDING INSPECTOR MUST RECEIVE AN "AS BUILT" PLAN OF SUCH SYSTEM BEARING THE FOLLOWING CERTIFICATION OF A PROFESSIONAL ENGINEER OR OTHER AUTHORIZED DESIGN PROFESSIONAL AS SET FORTH ABOVE: "I HEREBY CERTIFY THE THE TOWN OF NEWBURGH THAT THE SEWERAGE SYSTEM DEPICTED ON THIS PLAN HAS BEEN DESIGNED AND INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE PUBLIC HEALTH LAW AND ALL REGULATIONS PROMULGATED THEREUNDER."
- 6.) THE APPROXIMATE AREA OF DISTURBANCE IS ±2.3 ACRES.
- 7.) LOTS 1, 3, & 4 SHALL BE ACCESSED BY A COMMON DRIVEWAY AND SUBJECT TO A COMMON DRIVEWAY EASEMENT.
- 8.) THE EXISTING STONEWALL ALONG SAVANNAH LANE SHALL BE PRESERVED. ANY DAMAGED SECTIONS OF THE WALL SHALL BE RE-BUILT TO PRE-CONSTRUCTION CONDITIONS.

L. 4598, P. 254
47-1-69.22
LOT 2, FILED MAP NO. III-97

LANDS OF
Peter & Linda K. Curiale
L. 4656, P. 32
47-1-69.23
LOT 3, FILED MAP NO. III-97

LANDS OF
Gordon Weiss, et al
L. 4568, P. 62
47-1-72.1
LOT 1, FILED MAP NO. 12-95

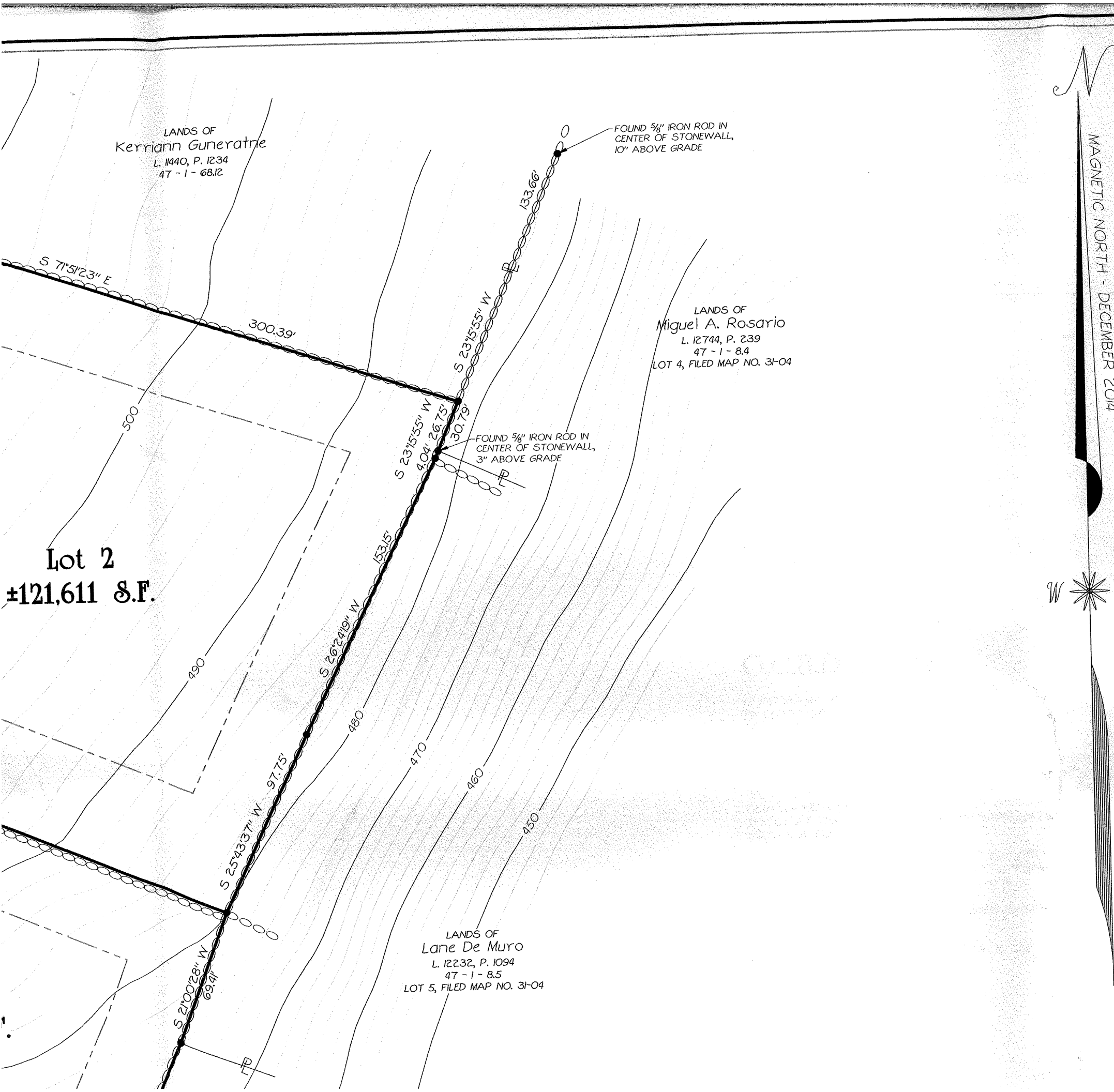
LANDS OF
Gordon Weiss
L. 4599, P. 303
47-1-72.2
LOT 2, FILED MAP NO. 12-95



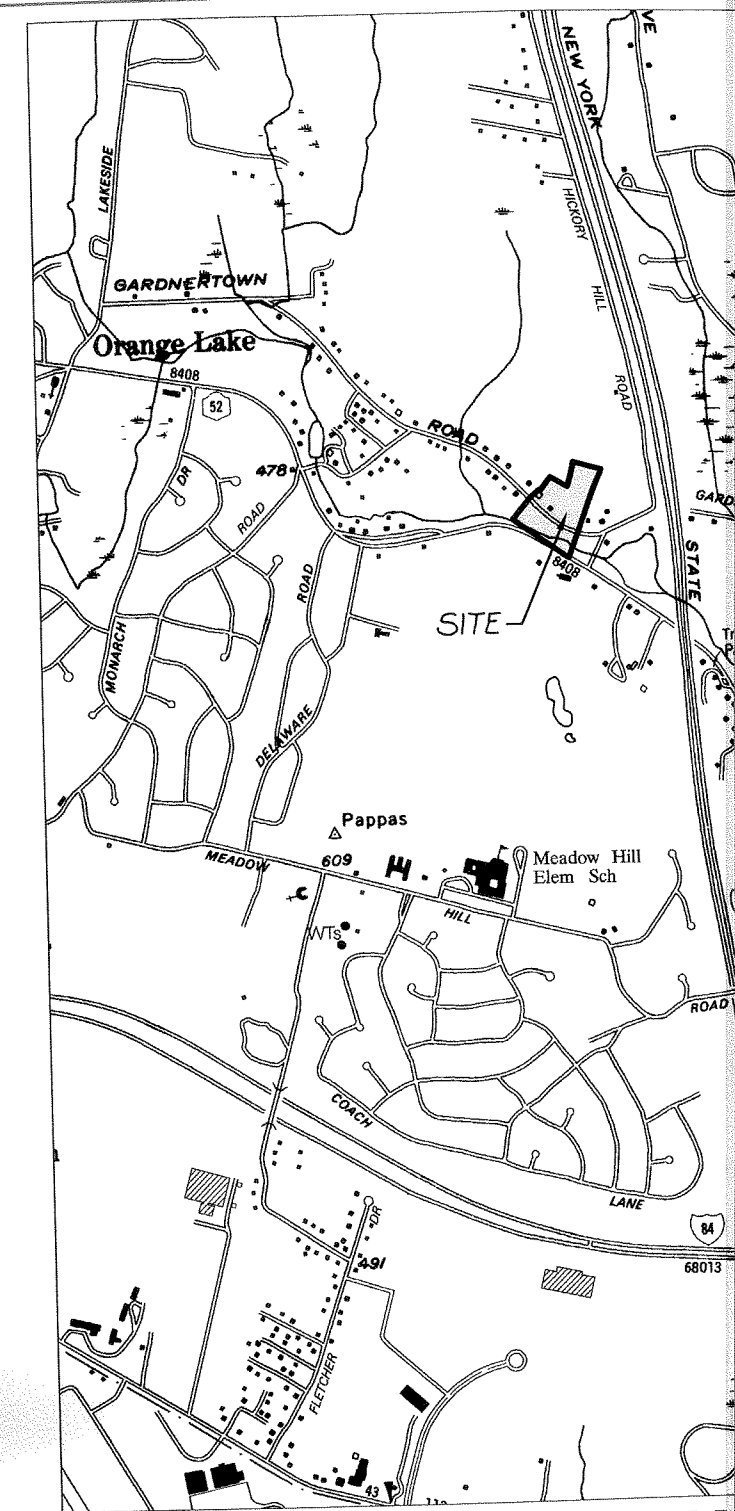
Lot 1

Lot 3
±55,938 S.F.

Lot
±121,611



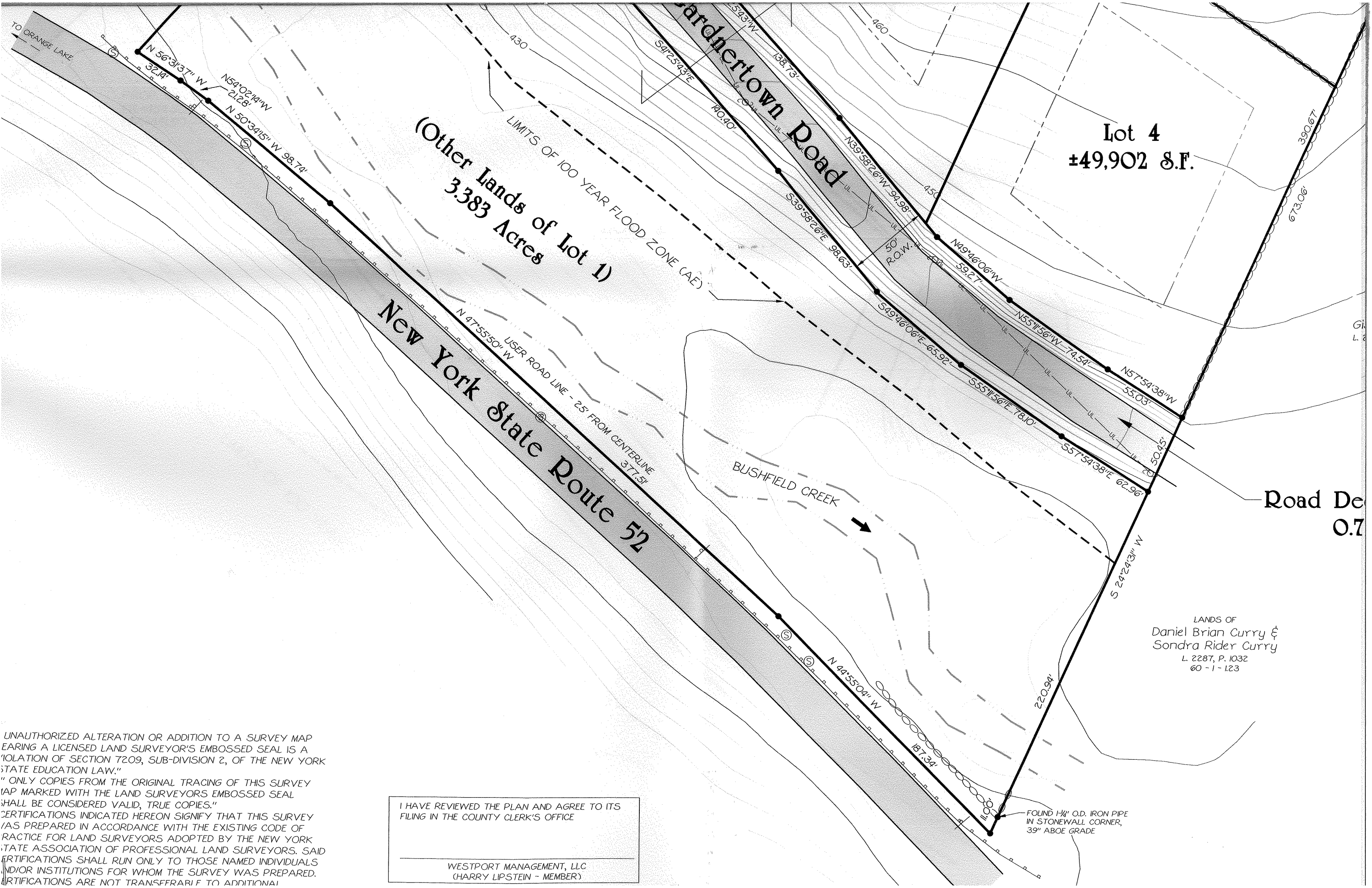
MAGNETIC NORTH - DECEMBER 2014



Location Map
SCALE: 1" = 2,000'

Legend

- PROPERTY LINE & CORNER
- SET 5/8" IRON ROD
- UTILITY LINE AND POLE
- ADJOINER'S PROPERTY



Lot 4
±49,902 S.F.

(Other Lands of Lot 1)
3.383 Acres

New York State Route 52

Hardertown Road

BUSHFIELD CREEK

Road De
0.7

LANDS OF
Daniel Brian Curry &
Sondra Rider Curry
L. 2287, P. 1032
60-1-123

FOUND 1-1/4" O.D. IRON PIPE
IN STONEWALL CORNER,
39" ABOVE GRADE

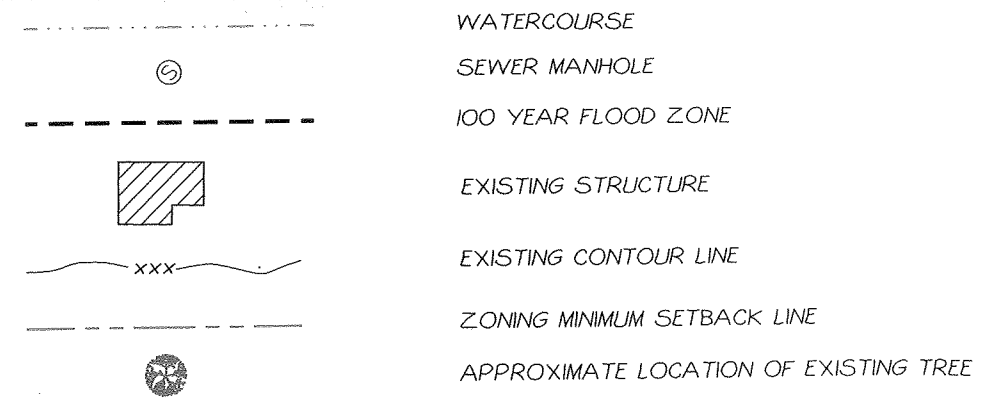
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP
BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A
VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK
STATE EDUCATION LAW."

" ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY
MAP MARKED WITH THE LAND SURVEYORS EMBOSSED SEAL
SHALL BE CONSIDERED VALID, TRUE COPIES."

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY
WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF
PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK
STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID
CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS
AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL

I HAVE REVIEWED THE PLAN AND AGREE TO ITS
FILING IN THE COUNTY CLERK'S OFFICE

WESTPORT MANAGEMENT, LLC
(HARRY LIPSTEIN - MEMBER)



Zoning Legend R-1

SINGLE FAMILY

	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4
MINIMUM LOT AREA	40,000 SQ. FT.	40,821 SQ. FT.	121,611 SQ. FT.	55,938 SQ. FT.	52,065 SQ. FT.
MINIMUM LOT WIDTH	150'	297'	264'	248'	202'
MINIMUM LOT DEPTH	150'	151.7'	268'	185'	218'
MINIMUM YARDS					
FRONT	50'	2' *	63'	56'	135'
SIDE - ANY ONE	30'	86'	108'	62'	48'
SIDE - TOTAL FOR BOTH	80'	307'	231'	135'	138'
REAR	40'	142'	172'	132'	45'
HABITABLE FLOOR AREA PER DWELLING UNIT	1500 SQ. FT.	>1500 SQ. FT.	>1500 SQ. FT.	>1500 SQ. FT.	>1500 SQ. FT.
MAXIMUM LOT BUILDING COVERAGE	10%	4.6%	1.4%	3.2%	3.4%
MAXIMUM BUILDING HEIGHT	35'	<35'	<35'	<35'	<35'
MAXIMUM LOT SURFACE COVERAGE	20%	7.6%	7.0%	10.4%	14.0%
MINIMUM BUILDABLE AREA (WITHIN ZONING SETBACK)	10,000 S.F.	11,491 S.F.	35,852 S.F.	20,391 S.F.	15,394 S.F.

*FRONT SETBACK ON LOT 1 IS FROM EXISTING DWELLING TO EDGE OF 50'-WIDE GARDNERTOWN ROAD R.O.W.

Total Area = 10.324 Acres

TOWN OF NEWBURGH PROJECT #2015-12

Survey Map & Subdivision Sketch Plan for Lands of Westport Management, LLC

NO.	DATE	DESCRIPTION	BY
2	7-2-15	PB COMMENTS	ZAP
1	6-4-15	PRELIMINARY SUBDIVISION SKETCH	ZAP

I HEREBY CERTIFY TO WESTPORT MANAGEMENT, LLC THAT THIS MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED BY MERCURIO-NORTON-TAROLLI-MARSHALL, ENGINEERING & LAND SURVEYING, P.C. ON JANUARY 12, 2015

Alphonse Mercurio

I HEREBY CERTIFY THAT EACH PROPOSED SEWER SYSTEM & WATER FACILITY SHOWN ON THIS PLAN IS DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE NEW YORK STATE DEPARTMENTS OF HEALTH AND ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS AND FURTHER THAT SUCH DESIGN IS BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON EACH LOT AT THE LOCATION SHOWN. THE INSTALLATION OF EACH PROPOSED SEWER SYSTEM & WATER

RECORD OWNER: WESTPORT MANAGEMENT, LLC; 33 SOUTH PLANK ROAD, NEWBURGH, NY 125
DEED REFERENCE: LIBER 13846, PAGE 88

TAX MAP REFERENCE: SECTION 47, BLOCK 1, LOT 70

Situat in the Town of Newburgh
Orange County, New York State
Scale 1"=50' April 2015



Savannah Lane
(PRIVATE ROAD)
EDGE OF PAVEMENT

Gardnertown Road

Lot 1

Lot 4

LANDS OF
Peter & Linda K. Curridale
L. 4656, P. 32
47-1-69.23
LOT 3, FILED MAP NO. III-97

APPROXIMATE
LOCATION OF
EXISTING S...

APPROXIMATE
LOCATION OF
EXISTING WELL

INV.=462.25

INV.=460.00

PROP. CB.
FR.=454.50
INV.=451.50

PORTIONS OF EXISTING
GRAVEL DRIVE TO BE
REMOVED

EXISTING DRIVEWAY
ENTRANCE (TO BE REMOVED)
440

EXISTING
WOOD
FRAME
DWELLING

STONE
SHED

WOODEN
SHED

POOL

PROPOSED PRIVATE
DRIVEWAY

PROPOSED 15'-WIDE
COMMON DRIVEWAY

PROPOSED 15" HDPE
DRIVEWAY

EXISTING TREES
TO BE REMOVED

EXISTING DRIVEWAY
RANGE (TO REMAIN)

LIMITS OF 100 YEAR FLOOD ZONE

430

460

470

490



Lot 2

Lot 3

PROPOSED LIMITS OF DISTURBANCE (SEE NOTE 6)

PROPOSED PRIVATE DRIVEWAY

LANDS OF
LOPE DE MUÑO
L 12232, P. 1094
47-1-85
LOT 5, FILED MAP NO. 31-04

6 @ 55' = 330 L.F.

5 @ 55' = 275 L.F.

7 @ 55' = 385 L.F.

100' MIN.

100' MIN.

510

500

490

470

460

450

GARAGE

SHED

P

P

P

P

24

3B

3A

2B

2A

DT 21

DT 22

DT 32

DT 31

(M)

(M)

15

490

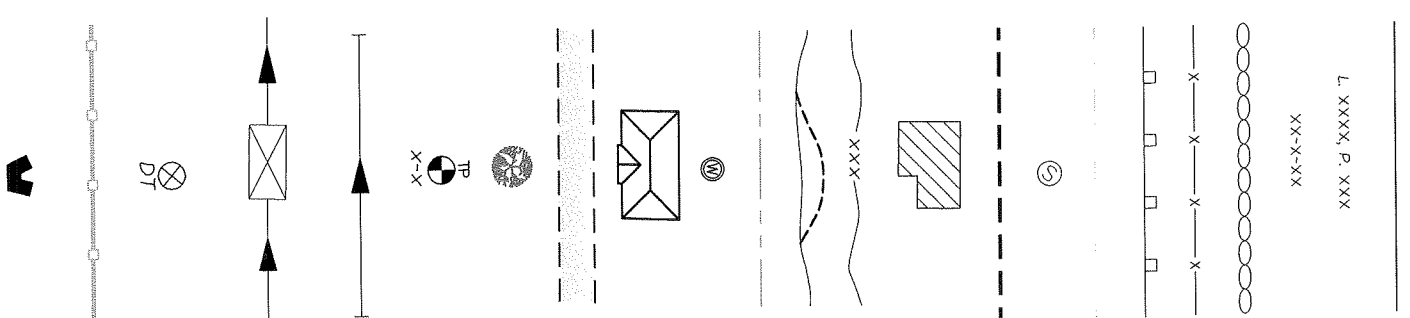
PROPERTIES WITHIN 100' OR 200' (AS REQUIRED BY STANDARDS) OF THE PROPOSED WELLS AND SEWAGE DISPOSAL SYSTEMS FOR EACH LOT.

5.) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY SEWERAGE SYSTEM SUBJECT TO THE PROVISIONS OF LOCAL LAW 1, 1989, THE TOWN OF NEWBURGH BUILDING INSPECTOR MUST RECEIVE AN "AS BUILT" PLAN OF SUCH SYSTEM BEARING THE FOLLOWING CERTIFICATION OF A PROFESSIONAL ENGINEER OR OTHER AUTHORIZED DESIGN PROFESSIONAL AS SET FORTH ABOVE: "I HEREBY CERTIFY THE TOWN OF NEWBURGH THAT THE SEWERAGE SYSTEM DEPICTED ON THIS PLAN HAS BEEN DESIGNED AND INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE PUBLIC HEALTH LAW AND ALL REGULATIONS PROMULGATED THEREUNDER."

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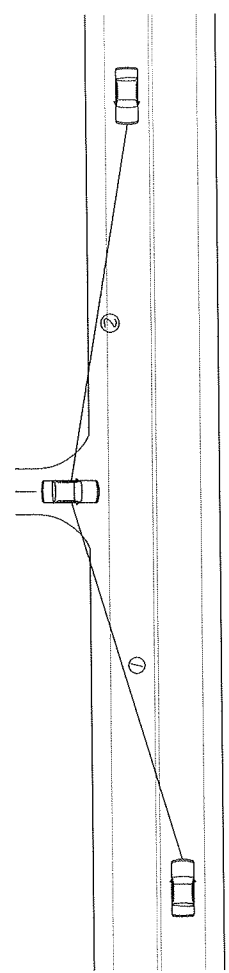
O.C.H.D. Notes:

- 1.) INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD DOMESTIC PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN ONE (1) YEAR OF AVAILABILITY.
- 2.) ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO FIVE (5) YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- 3.) THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE LAST APPROVAL OF FINAL PLANS.
- 4.) THE PROJECT PARCEL HAS NOT BEEN SUBDIVIDED WITHIN THE LAST THREE YEARS.
- 5.) NO PORTION OF THE PROJECT PARCEL LIES WITHIN A PUBLIC WATERSHED.



Driveway Sight Distance Table

GARDNERTOWN ROAD POSTED SPEED LIMIT: 30 MPH			
LOCATION	SIGHT LINE	DISTANCE	NOTES
A	1	480'	LIMITED BY EMBANKMENT AT EXISTING DWELLING
	2	274'	LIMITED BY BUSHES & EMBANKMENT AT EXISTING DWELLING
B	1	525'	LIMITED BY BUSHES & EMBANKMENT AT EXISTING DWELLING
	2	190'	LIMITED BY BUSHES & EMBANKMENT AT EXISTING DWELLING
C	1	585'	LIMITED BY BUSHES & EMBANKMENT AT EXISTING DWELLING
	2	130'	LIMITED BY BUSHES & EMBANKMENT AT EXISTING DWELLING



Zoning Legend R-1

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