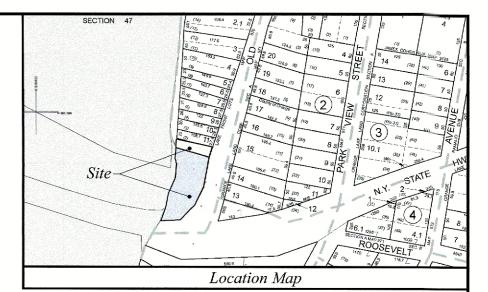
approximate	ZONING SCHEDULE: 52-1-12			
R.O.W. line	ZONE: R-1	REQUIRED	EXISTING **2,672.9s.f.	PROPO
Orange  Lake found 1/2" iron rod rock wall adj.  wood tie property line (typ)	MINIMUM LOT AREA MINIMUM YARDS (feet)	40,000 s.f.	2,072.98.1.	*3,077.
Lake found 1/2" iron rod wood tie property line found 1/2" iron rod (hourt)	FRONT REAR	50' 40'	-	*24. *20.
S 82°00'39" E - 6.9'	SIDE ONE	30'	-	*5
	BOTH MINIMUM LOT WIDTH (feet)	80' 150'	- **28.2'	*10 *3 <u>2</u>
Edward Hirsch Liber 15022 at Page 891 Lot 2 aso F.M. 970	MINIMUM LOT DEPTH (feet) MAXIMUM IMPERVIOUS COVERAGE (%)	150' 20%	**99.0' -	*99 *63
Subject Property I  Lot 2 aso F.M. 970  Tax ID #: 52-1-11  proposed  proposed  proposed  proposed  proposed  proposed	MAXIMUM BUILDING HEIGHT MAXIMUM LOT BUILDING COVERAGE (%)	35' 10%	-	<3 *32
Record Owner: Steven Moreau  paved  chain link  chain link  prive  drive	MAXIMUM LOT SURFACE COVERAGE (%)	20%	-	*49
Tax Map ID: 52-1-12    Dand: Liber 15051 at Page 1727   #21601	**EXISTING NON-COMFORMING *NON-COMFORMING VARIANCE REQUIRED	7		
Legal: Lot #1 - Filed Man #970 God Journal 1/2" iron rod				
John ID Corner	ZONING SCHEDULE 52-1-13			
stone wall	ZONE: R-1	REQUIRED	EXISTING	PROP
/ Sewer pump   lot line	MINIMUM LOT AREA MINIMUM YARDS (feet)	40,000SF	**15,565.3SF	*15,16
wood dock   Chamber   change   5.0'   95.70'   water   service   service   access   lid   28.3'	FRONT REAR	50' 40'	**32.7' **22.3'	*32 *22
conc pad	SIDE ONE	<i>30'</i>	32.5'	*28
wood steps — sewer numn / fence gate ] sewer main	BOTH MINIMUM LOT WIDTH (feet)	80' 150'	- 189'	- 18
steps control box	MINIMUM LOT DEPTH (feet) MAXIMUM LOT BUILDING COVERAGE (%)	150' 10%	**85' 3%	*8 3:
	MAXIMUM LOT SURFACE COVERAGE (%)	20%	8%	89
Testucine ( )	**EXISTING NON-COMFORMING *NON-COMFORMING VARIANCE REQUIRED	,		
22.3 fine gravel 32.7 33.7 33.7 33.7 3 32.7				
North gazebo				
Basis of Bearings				
per NYSPCE - NAD83				
Subject Property II  Record Owner: Steven Moreau  911 Address: 54 Old S Plank Road  Tax Map ID: 52-1-13  Deed: Liber 15022 at Page 1727  Existing Area:   Description:  Library Tax Moreau  U-pole  #21	REFERENCES:  1. The Official Tax Assessor's Maps for the Town of N 2. Various Deeds of Record - Liber and Page or Docur 3. Subject parcel being Lot 1 as shown on a map entit Orange Lake Land Corporation", filed in the Orange Filed Map No. 970.	ment ID as shown: led, "Map of Lakefron	t Lots Owned By Th	
116.1'  CERTIFIED TO:   hereby certify to:   Steven Moreau   Town of Newburgh   Town of N	SURVEYOR'S NOTES:  1. Copyright © 2024. Jonathan N. Millen, L.L.S. A of this document may be a violation of copyrig and/or copyright holderis obtained.  2. Unauthorized alteration of an item in any way, unless acting under the direction of a licensed subdivision 2, of the New York State Educatio  3. Only maps bearing the surveyor's signatur genuine true and correct copies of the surveyoring that the members unauthorized and undetectable modification and are not to be relied upon. A copy of this of the surveyor's embossed seal should be 4. Certifications on this map signify that the map	or addition to a su land surveyor, is a n Law. The overlaid with enveyor's original with enveyor's original with enveyor's deletions, additions, additions additional addit	rivey map for any a violation of section of	re copy.
Oussuk, LLC Liber 13952 at Page 1432 Tax ID #: 47-1-25.23  overhead utility line (typ)	existing Code of Practice for Land Surveys and Professional Land Surveyors, Inc. The certific is prepared, to the title ompany, to the governilisted on this map.he certifications herein are right 6. The location of underground improvements or often must be estimated. If any underground in shown, the improvements or encroachments at 7. This survey is subject to the findings of a Title 8. Surveyed as per deeds, prior survey maps, file monumentation found at the site.  9. Subject to any conditions, restrictions, covenal	ation is limited to p mental agency, and not transferable. encroachments ar mprovements or er are not covered by Report and or Title ad maps, physical e	persons for whomed to the lending in the not always known croachments exist this certificate. Search. evidence and existing the serior of the	n the map nstitution wn and ist or are sting
54.29' S 86°03'23" W	if any.			
found conc. monument at corner	Jonathan N. PROFESSIONAL LAND SURVEYOR CERTIFIED TO BE CORRECT AND A		N.Y. LIC. N	
NYS Route 52 aka South Plank Road  to Parkview Street  to Parkview Street	forallier.	OF NEW CONTROL OF NEW	ller	U
u-pole		CAND SO.		

## NG SCHEDULE: 52-1-12

ZONE: R-1			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOTAREA	40,000 s.f.	**2,672.9s.f.	*3,077.23s.f.
MINIMUM YARDS (feet)			
FRONT	50'	-	*24.6′
REAR	40'	-	*20.7'
SIDE			
ONE	30'	-	*5'
ВОТН	80'	-	*10'
MINIMUM LOT WIDTH (feet)	150'	**28.2'	*32.4'
MINIMUM LOT DEPTH (feet)	150'	**99.0'	*99.0'
MAXIMUM IMPERVIOUS COVERAGE (%)	20%	-	*63%
MAXIMUM BUILDING HEIGHT	35'	-	<35'
MAXIMUM LOT BUILDING COVERAGE (%)	10%	-	*32%
MAXIMUM LOT SURFACE COVERAGE (%)	20%	-	*49%

### NG SCHEDULE 52-1-13

ZONE. N-1	REQUIRED	EXISTING	PROPOSEL
MINIMUM LOT AREA	40,000SF	**15,565.3SF	*15,161.2sf
MINIMUM YARDS (feet)			
FRONT	50'	**32.7'	*32.7'
REAR	40'	**22.3'	*22.3'
SIDE			
ONE	30'	32.5'	*28.3'
BOTH	80'	-	-
MINIMUM LOT WIDTH (feet)	150'	189'	185'
MINIMUM LOT DEPTH (feet)	150'	**85'	*85'
MAXIMUM LOT BUILDING COVERAGE (%)	10%	3%	3%
MAXIMUM LOT SURFACE COVERAGE (%)	20%	8%	8%



## OWNERS ENDORSEMENT: 52-1-12&13

The undersigned owner of the property hereon states that they are familiar with this plan, and its contents, and hereby consent to all said terms and conditions as stated hereon and to the filing of this plan in the office of the Orange County Clerk.

Steven D. Moreau

Date

## **TOWN OF NEWBURGH** PLANNING BOARD ENDORSEMENT

Approved by resolution of the Planning Board subject to the conditions and requirements of said resolution.

Any change, erasure, modification or revision of this plan as approved shall void this approval.

Planning Board Chairman

Date

- Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York
- ious Deeds of Record Liber and Page or Document ID as shown oject parcel being Lot 1 as shown on a map entitled, "Map of Lakefront Lots Owned By The
- inge Lake Land Corporation", filed in the Orange County Clerk's Office on 04-04-1927 as ed Map No. 970.

- yright © 2024. Jonathan N. Millen, L.L.S. All Rights Reserved. Reproduction or copying is document may be a violation of copyright law unless permission of the author l/or copyright holderis obtained.
- authorized alteration of an item in any way, or addition to a survey map for any person, ess acting under the direction of a licensed land surveyor, is a violation of section 7209, division 2, of the New York State Education Law.
- y maps bearing the surveyor's signature overlaid with embossed seal are uine true and correct copies of the surveyor's original work and opinion. thing other than copies with an embossed-seal and signature may contain uthorized and undetectable modifications, deletions, additions, and changes, are not to be relied upon. A copy of this document without a proper application he surveyor's embossed seal should be assumed to be an unauthorized copy.
- ifications on this map signify that the map was prepared in accordance with the current essional Land Surveyors, Inc. The certification is limited to persons for whom the map the same". epared, to the title ompany, to the governmental agency, and to the lendi d on this map.he certifications herein are not transferable.
- location of underground improvements or encroachments are not always known and en must be estimated. If any underground improvements or encroachments exist or are wn, the improvements or encroachments are not covered by this certificate.
- survey is subject to the findings of a Title Report and or Title Search.
- veyed as per deeds, prior survey maps, filed maps, physical evidence and existing numentation found at the site.
- ject to any conditions, restrictions, covenants and/or right-of ways/easements of record,

## Basis Of Bearings:

The horizontal Datum is the North American Datum of 1983 (NAD83). The project baseline bearing reference for Grid North was established by GPS observation performed on April 27th, 2022. The subject property lines are as per the latest record Deed and aligned to this datum.

## CERTIFICATION NOTES:

This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 50 Old South Plank Road in the Town of Newburgh, County of Orange, State of New York. Completed on July 3rd, 2023, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown ting Code of Practice for Land Surveys adopted by the New York State Association of hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are

Signature

Jonathan N. Millen, LLS 1229 Route 300 - Suite 3 Newburgh, NY 12550

REVISION

03/11/2024 MISC. CHANGES & ADDITIONS PER PLANNING BOARD COMMENTS

# Proposed Lot Line Change of the lands of

## Steven D. Moreau

Automated Construction Enhanced Solutions, Inc. Professional Land Surveying 1229 Route 300 - Suite 4 - Newburgh, NY 12550 Office: 845-943-7198 Field: 914-906-8830 Web: acessurveying.com

> Prepared For Tax Map Parcel 52-1-12&13 50 & 54 Old South Plank Road

situated in the Town of Newburgh

County of Orange , New York 12550

DATE: 02/01/24 SCALE: 1"=20' JOB No.23052MOR

DRAWN BY: jnm