

OWNER:
 ELAINE GERACI REVOCABLE LIVING TRUST
 272 FROZEN RIDGE ROAD
 NEWBURGH, NY 12550
 TM • 6-1-88.2

APPLICANT:
 GERALD CANFIELD
 SUSAN CANFIELD
 109 FIREMANS LANE EXTENTION
 NEWBURGH, NY 12550

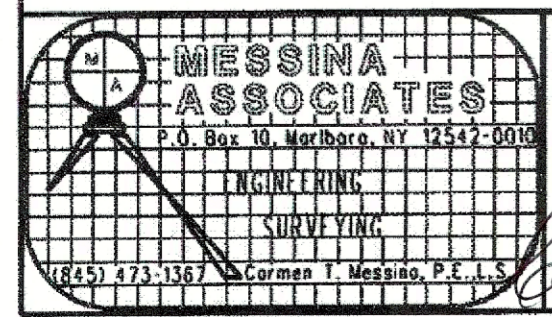
I HEREBY CERTIFY THAT THIS SUBDIVISION
 PLAT WAS PREPARED BY ME, AND WAS MADE
 FROM AN ACTUAL SURVEY COMPLETED BY ME
 ON 10/15/2024.

CARMEN T. MESSINA, L.S. #49340 DATE

THE UNDERSIGNED OWNER OF THIS PROPERTY
 HERON STATES THAT SHE IS FAMILIAR WITH
 THIS MAP AND ITS CONTENTS AND HEREBY
 CONSENTS TO THE FILING OF THIS MAP WITH
 THE OFFICE OF THE ORANGE CO. CLERK

ELAINE GERACI DATE

| REGULATIONS | DISTRICT | LOT | | | |
|---------------|-----------|---------------|-----------|-----------|------------|
| | | AR | LOT #1 | LOT #2 | LOT #3 |
| MIN LOT AREA | 40,000 SF | 40,351 SF | 88,484 SF | 87,920 SF | 384,896 SF |
| MIN YARDS | | | | | |
| FRONT YARD | 50 FT | 26.7' EXIST | 87.3 FT | 78.9 FT | |
| REAR YARD | 50 FT | 175.1 FT | 315.5 FT | 245.5 FT | |
| SIDE YARD | | | | | |
| ONE | 30 FT | 88.0 FT EXIST | 87.8 FT | 44.1 FT | |
| BOTH | 80 FT | 102.3 FT | 125.0 FT | 187.5 FT | |
| MIN LOT WIDTH | 150 FT | 160.0 FT | 185.0 FT | 250.0 FT | |
| MIN LOT DEPTH | 150 SF | 250.0 FT | 440.4 FT | 360.0 FT | NONE |
| | REQUIRED | PROPOSED | PROPOSED | PROPOSED | PROPOSED |



Carmen T. Messina

SUBDIVISION
 FOR
GERACI
 TOWN OF NEWBURGH ORANGE CO. NEW YORK
 SCALE: 1" = 80' DATE: 12/27/2024
 REV: 2/10/25
 LOT SHOWN IS LOT # 2, SEBASTION & MARY GERACI SUBDIVISION