

Full Size Site Plans

are available for viewing at the

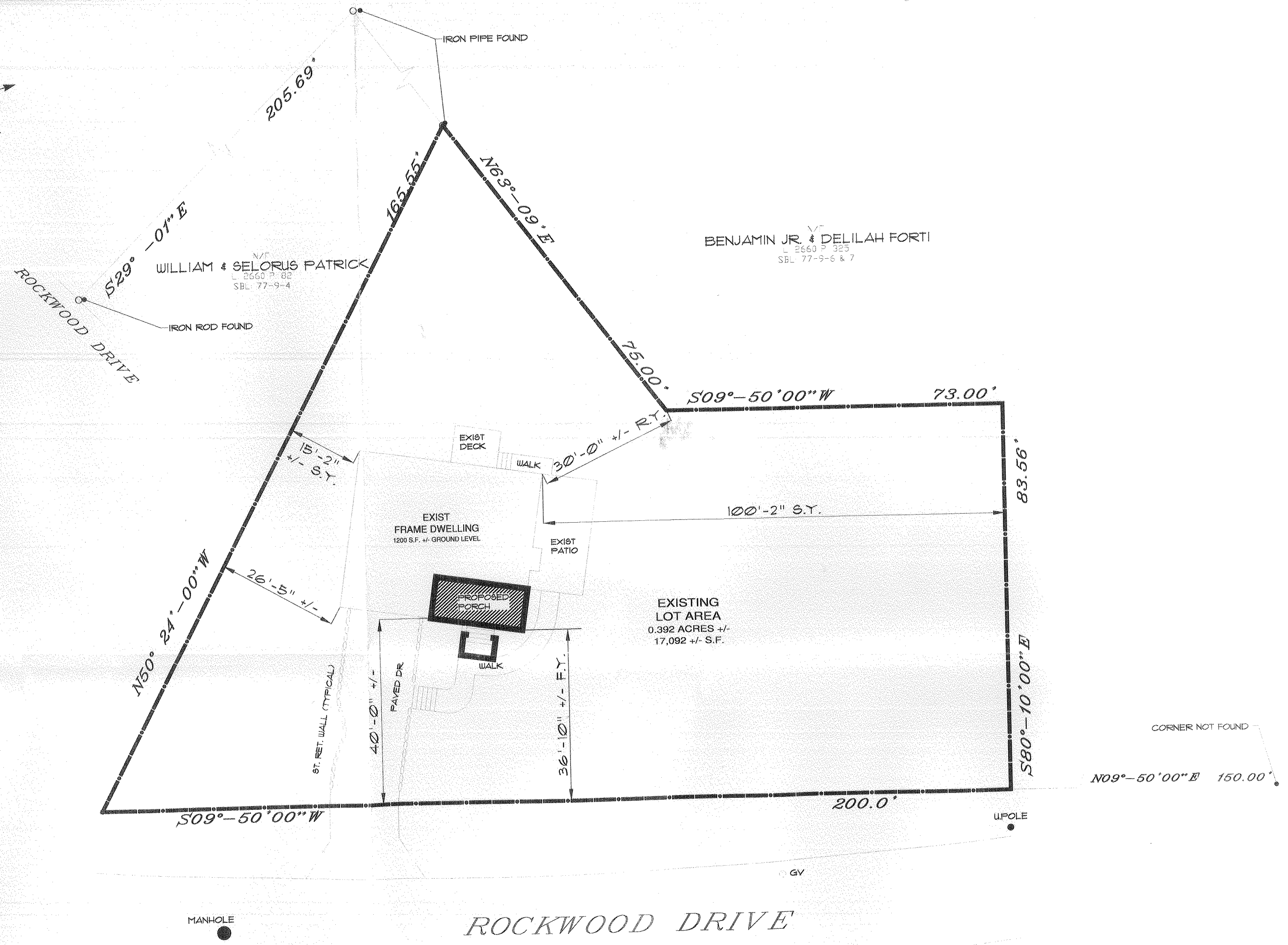
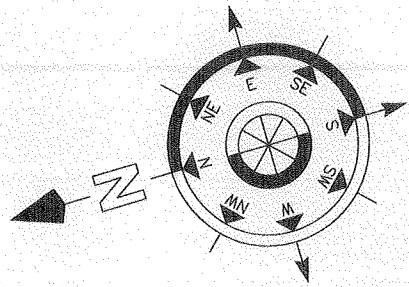
Zoning Board of Appeals

Office located at

308 Gardnertown Road

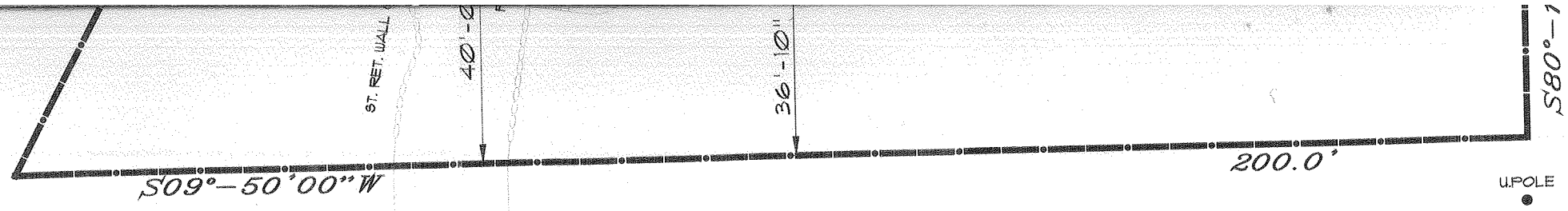
Newburgh, NY

845-566-4901



CHESTNUT LANE

ROCKWOOD DRIVE



CORNER NOT FOUND
N09°-50'00\"/>

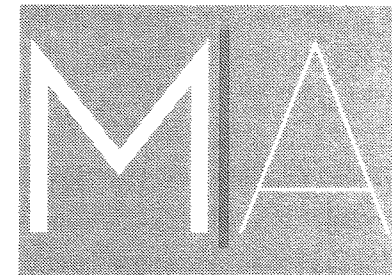
MANHOLE

ROCKWOOD DRIVE

WOOD ST.

NOTE: INFORMATION ON THIS PLAN HAS
PROPERTY SURVEY PREPARED BY ANTHONY
NYS LIC. # 049120 FOR MR. ROBERT
DATED: OCTOBER 12,

1
S-1 Site Plan
Scale: 1" = 20'-0"



MINUTA ARCHITECTURE

554 TEMPLE HILL ROAD
 NEW WINDSOR, NY 12553
 P: 845.565.0055 F: 845.565.6622
 info@minutaarchitecture.com

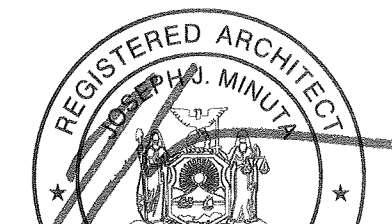
BULK TABLE REQUIREMENTS

ZONING INFORMATION	ZONE : R-3 (Suburban Residential)		
	Proposed Use : Single Family Dwelling		
	Permitted with: By Right		
MINIMUM REQUIREMENTS			
	Required	Provided	Proposed
Lot Area	12,500 SF.	17,092 SF +/-	NO CHANGE
Lot Width	85 FT	200 FT	NO CHANGE
Street Frontage	N/A	N/A	N/A
Min. Livable SF	900 SF	1,200 SF +/-	NO CHANGE
YARD SETBACKS			
	Required	Provided	Proposed
Front	40 FT	40 FT	** 36.9 FT +/-
Rear	40 FT	30 FT +/-	NO CHANGE
Side	15 FT	15.2 FT +/-	NO CHANGE
Both	30 FT	115.4 FT +/-	NO CHANGE
MAXIMUM PERMITTED			
	Permitted	Provided	Proposed
F.A.R.	15% / 2,563.8 SF	9.13% / 1,560 SF +/-	10.18% / 1,740 SF +/-
Developmental Coverage	20% / 3,418.4 SF	15.714% / 2,685.8 SF +/-	16.767% / 2,865.8 SF +/-
Building Height	35 FT	21 FT +/-	NO CHANGE

* INDICATES PRE-EXISTING NONCONFORMING CONDITION
 ** INDICATES VARIANCE REQ'D

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. NOTE: DO NOT SCALE

SEAL

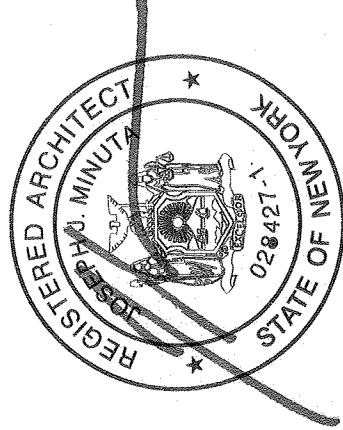


ANE

15.2 FT +/-	NO CHANGE
115.4 FT +/-	NO CHANGE
Provided	Proposed
9.13% / 1560 SF +/-	10.18% / 1,740 SF +/-
15.714% / 2,685.8 SF +/-	16.767% / 2,865.8 SF +/-
21 FT +/-	NO CHANGE

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED. THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
NOTE: DO NOT SCALE

SEAL



Celentano Porch Addition

For Permit and Construction

Robert Celentano
Sect 77, Blk 9, Lot 5
1 Rockwood Dr.
Newburgh, NY 12550

Date: 01/25/17

Revisions:

Drawn By: TK

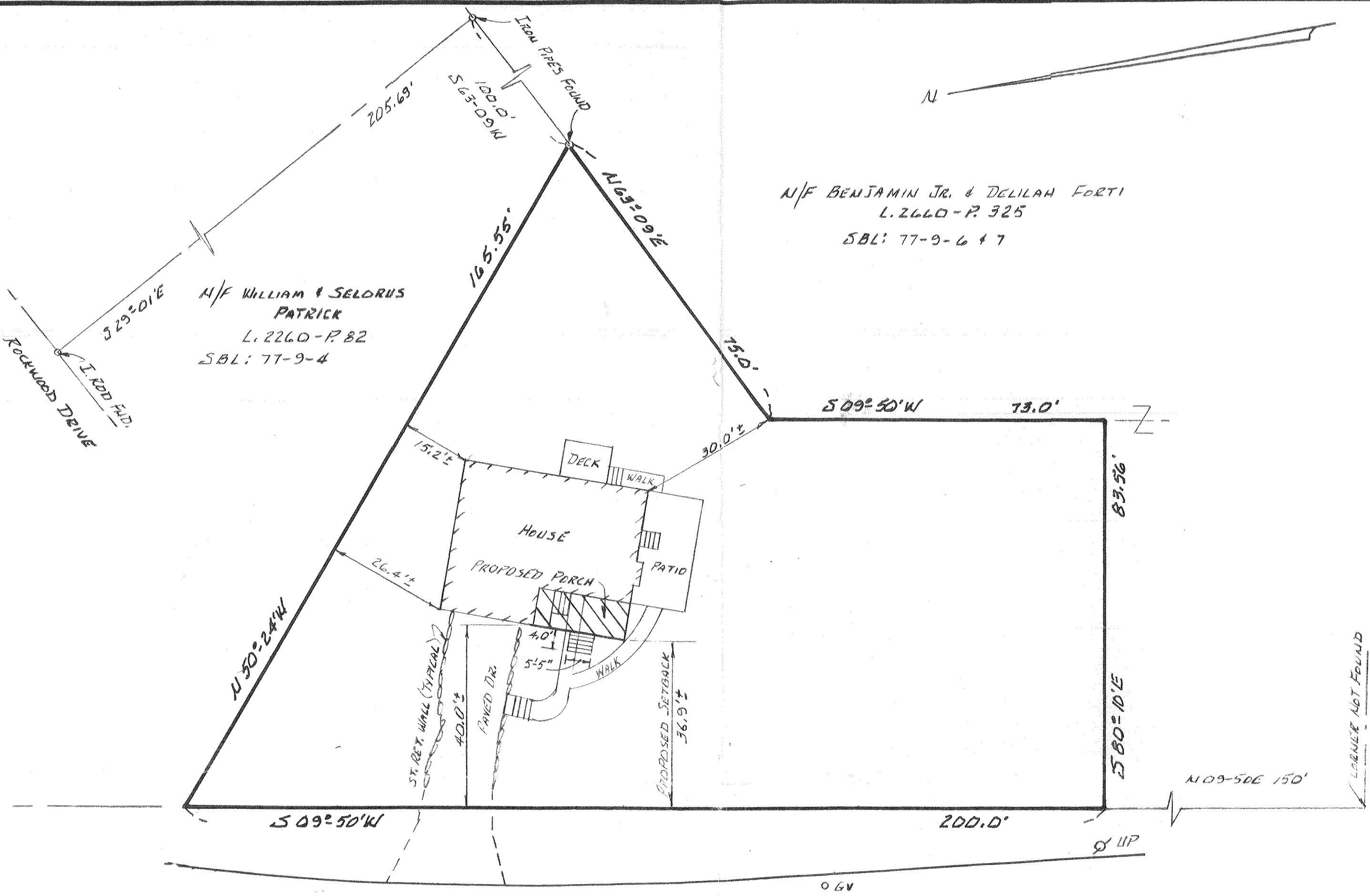
**Dig Safely.
New York**

- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

800-962-7962
www.digsafelynewyork.com

S-1

1 of 1



N/F BENJAMIN JR. & DELILAH FORTI
 L. 2260-P. 325
 SBL: 77-9-6 + 7

N/F WILLIAM & SELORUS
 PATRICK
 L. 2260-P. 82
 SBL: 77-9-4

ROCKWOOD DRIVE
 I. ROD FID.

CHESTNUT LANE
 CORNER NOT FOUND

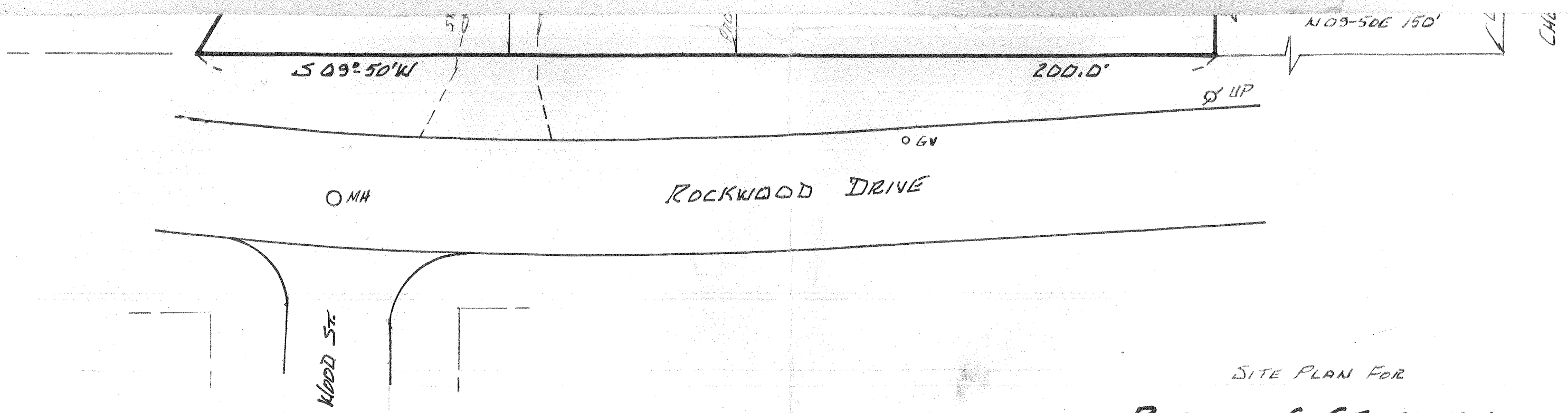
○ MH

ROCKWOOD DRIVE

○ GV

○ UP

N



SITE PLAN FOR
ROBERT G. CELENTANO
 (#1 ROCKWOOD DR.)

TOWN OF NEWBURGH • ORANGE CO. • NEW YORK

SCALE: 1" = 20'

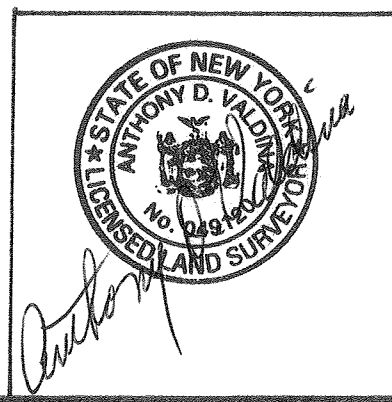
DATE: 12 OCT. 2015

REV.: 13 JAN. 2017

REVISED PROPOSED SETBACK

NOTES:

- 1) Unauthorized alterations or additions to this map is a violation of section 7209(2) of the New York State Education law.
 Copies of this map not having the original ink or embossed seal of the Land Surveyor shall not be valid.
 Guarantees or certification are not transferable to additional institutions or subsequent owners.
 Subject to grants, easements and right - of - ways of record, if any.
 Not responsible for utilities on, over or under the lands and not visible at time of survey.
- 2) Deed Reference: Liber 13223-Page 255
- 3) Tax Map Desig.: Sec. 77-BIK. 9-Lot 5
- 4) Field survey Completed on 7 Oct. 2015
- 5) Property Area = 17,092 ± Sq. Ft.



JOB No.: 15-16

Anthony D. Valdina, LS, P.C.

Land Surveying
 4 Pleasant View Avenue
 Newburgh, New York 12550

Ph: (845) 561-8367
 Fax: (845) 565-4428

IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS "CARRYING ON AS AN ARCHITECT" TO ALTER ANY ARCHITECTURAL DRAWING OR CONTRACT DOCUMENTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY SUCH ALTERATION SHALL BE AT THE ALTERER'S SOLE RISK AND THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION AND A SPECIFIC RESCINDMENT OF THE ORIGINAL CONTRACT SHALL BE OBTAINED.



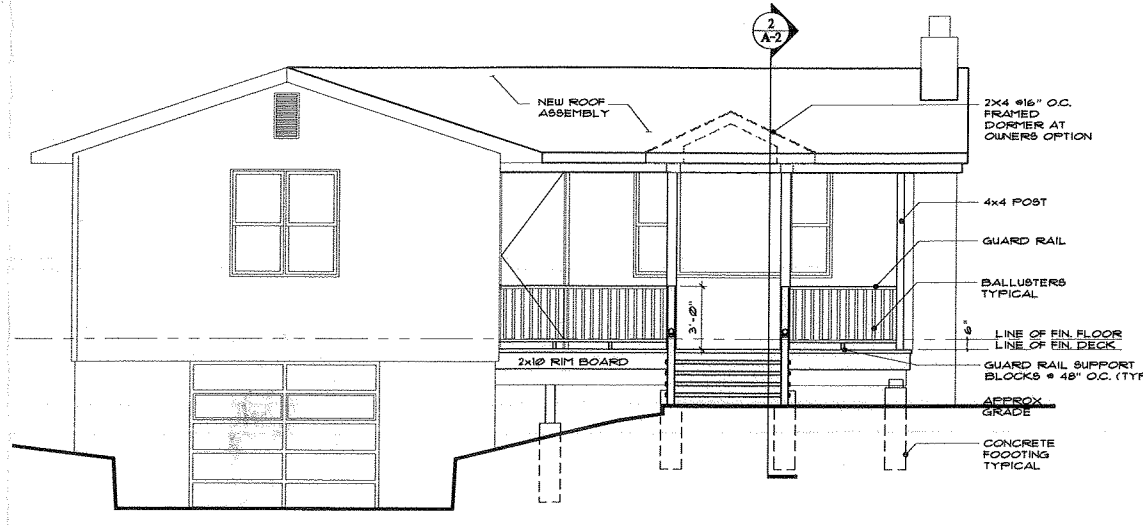
Celentano Porch Addition
 Date: 02/25/15
 Revisions:
 Drawn By: TK
 For Permit and Construction

Date: 02/25/15
 Revisions:

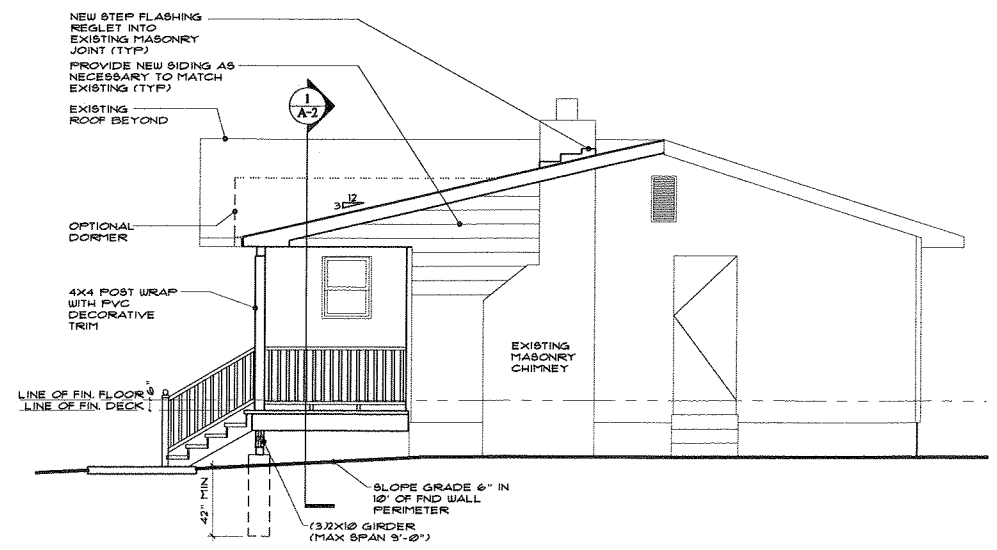
Drawn By: TK

A-1

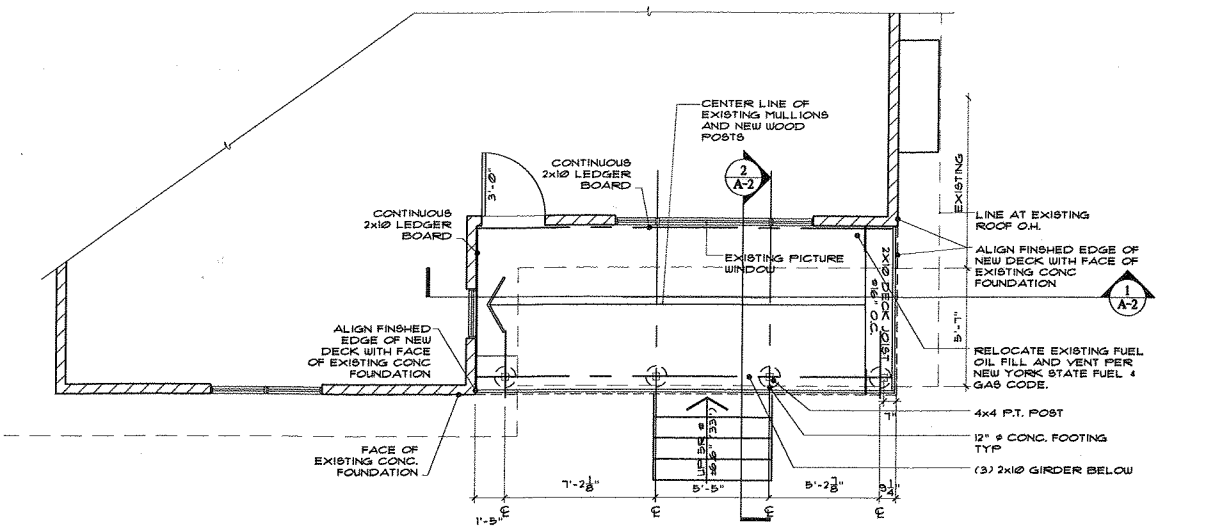
Dig Safely. New York
 Call Before You Dig
 Mark the Right Place
 Confirm Utility Response
 Respect The Marks
 Dig With Care
 800-962-7962
 www.digsafelynewyork.com



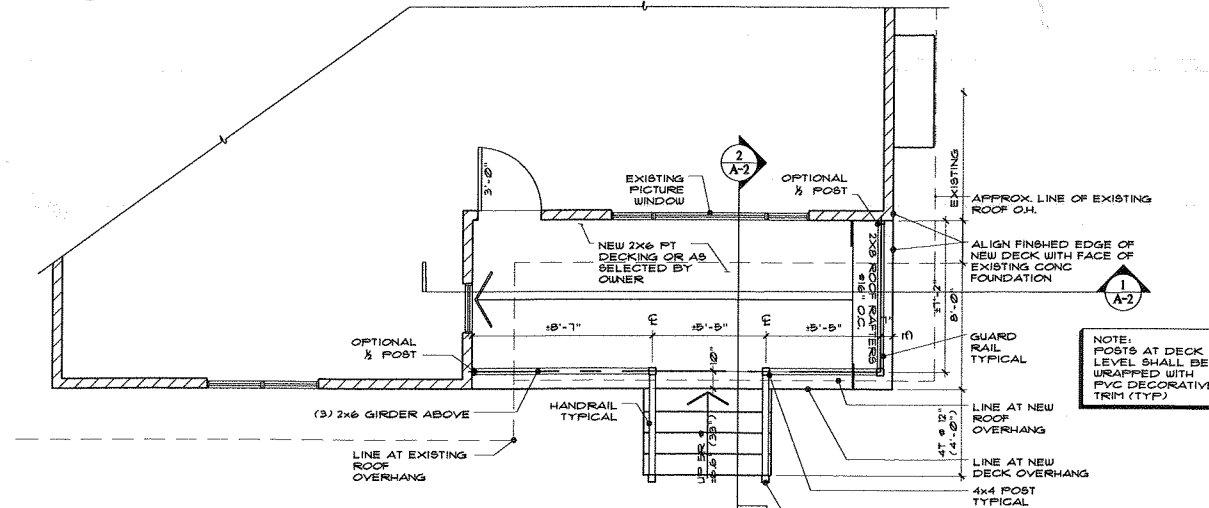
5 FRONT ELEVATION
 Scale: 1/4" = 1'-0"



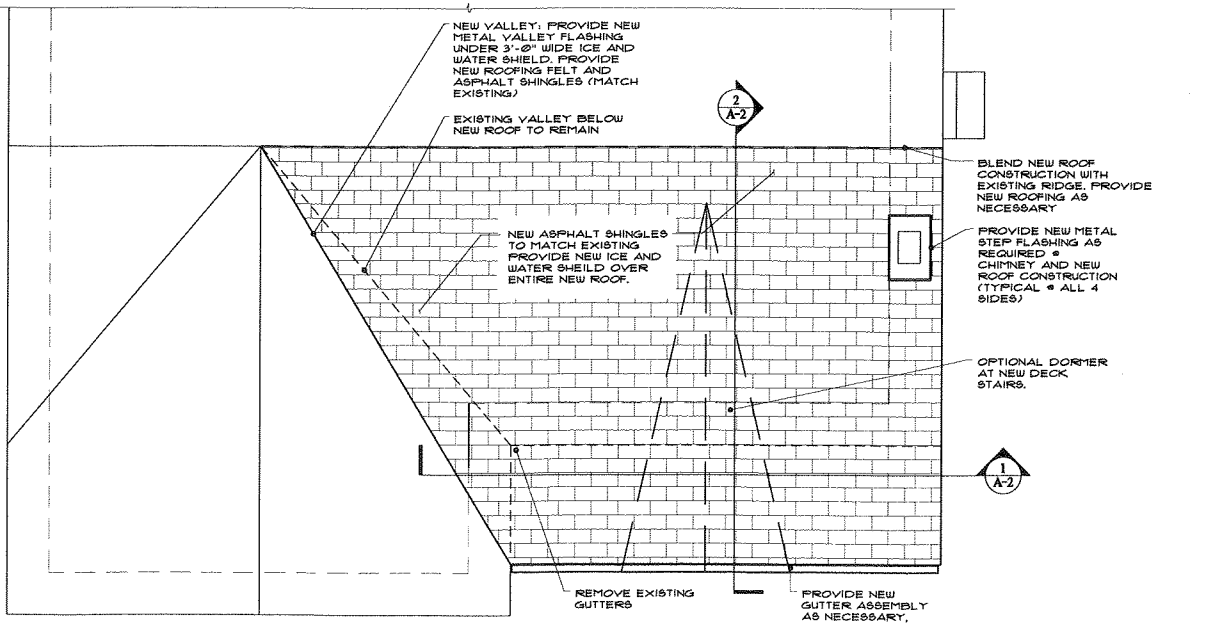
4 SIDE ELEVATION
 Scale: 1/4" = 1'-0"



1 PARTIAL FRAMING PLAN
 Scale: 1/4" = 1'-0"



2 PARTIAL FIRST FLOOR PLAN
 Scale: 1/4" = 1'-0"



3 PARTIAL ROOF PLAN
 Scale: 1/4" = 1'-0"

2/3/2015 Project: 15114, CelentanoCAD15114, Celentano Dwg, CD, 02/25/15, dwg, A-1, 6/27/2015 3:02:45 PM
 1:1, COPYRIGHT 2015 Minuta Architecture, PLLC - ALL RIGHTS RESERVED - FOR USE ONLY BY THE OWNER AND SITE LISTED