

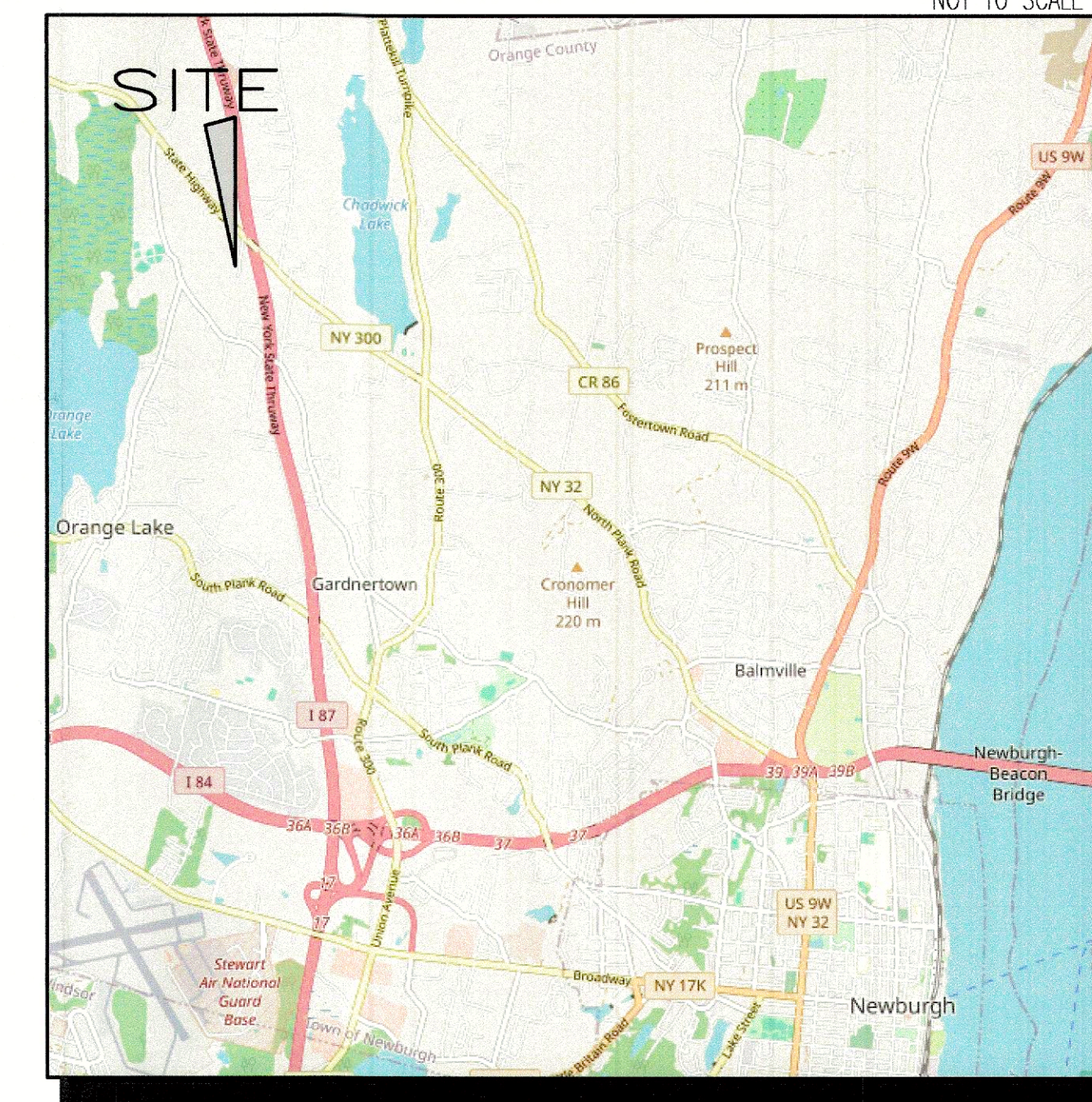
N 89°33'56" W  
307.92'

now of formerly lands of  
Amodeo  
Liber - 2205 Page - 219  
Tax ID# 14-3-2.2  
aka Lot 2 FM# 58-95

now of formerly lands of  
Tersillo  
iber - 1736 Page - 1007  
Tax ID# 14-3-7  
aka Lot 4 FM# 9242

SURVEY NOTES:

1. COPYRIGHT 2025 BARAK MILES. ALL RIGHTS RESERVED.
2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENTLY EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED TO THE TITLE EMPLOYED TO THE GOVERNMENT AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
7. SUBJECT TO AN UP TO DATE ABSTRACT OF TITLE, SUBJECT TO UNDERGROUND EASEMENTS AND EASEMENTS NOT RECORDED AND/OR NOT VISIBLE AT TIME OF FIELD SURVEY.
8. BASIS OF BEARINGS DETERMINED BY GPS OBSERVATIONS ON-SITE, DATUM NAD83, NY STATE PLANE, ZONE 3101 EAST.



ZONING INFORMATION INGLE FAMILY RESIDENTIAL (R-1)			
	REQUIRED	LOT 1 (EXISTING HOUSE)	LOT 1 PROPOSED GARAGE
LOT AREA:	40,000 SF	90,561 SF	90,561 SF
DWELLING UNITS: 3.5			
LOT WIDTH:	150'	307'	307'
LOT DEPTH:	150'	267'	267'
FRONT YARD:	50'	58'	79.35'
REAR YARD:	40'	199'	199'
1 SIDE YARD:	30'	67'	22.64'
BOTH SIDE YARDS:		104'	181'
HABITABLE FLOOR AREA:	4,500 SF	4,142 SF	3,345 SF
LOT BUILDING COVERAGE:	10%	4.5%	6.8%
BUILDING HEIGHT:	35'	35'	30' - 9 1/2"
LOT SURFACE COVERAGE:	20%	8.3%	8.3%

ACCESSORY BUILDING INFORMATION	
PROPOSED GARAGE:	+2016 SF
PROPOSED STORAGE:	+1329 SF (2ND FLOOR ATTIC INCLUDED)
EXISTING SHED:	+490 SF
TOTAL:	3,835 SF

**OWNER'S ENDORSEMENT:**  
I, THE UNDERSIGNED, HAVE REVIEWED THE CONTENTS OF THIS  
MAP AND HEREBY CONCUR WITH ALL THE TERMS AND CONDITIONS AS  
STATED HEREON, AND TO THE FILING OF THIS MAP.

NICK DILEMME

## SITE PLAN

Client: Nick DiLemme

O.C.T.M. No. 14-3-22.11

SURVEY OF:  
LOT 1, FM 214-00 recorded in the Orange County Clerk's Office.

12 Deer Run Road

Town of Newburgh  
County of Orange, New York

PROJECT No. 0240071136DD  
FIELD WORK DATE: May 14, 2024

LAST REVISED: FEB. 12, 2025

185-15 Accessory Building. [Amended 8-16-2010 by L.L. No. 6-2010]

AN ACCESSORY USE TO PRINCIPAL RESIDENTIAL USE, AS LISTED IN ARTICLE IV, SCHEDULES OF DISTRICT REGULATIONS, USE TABLE, COLUMN A, THAT IS HOUSED WITHIN AN ACCESSORY BUILDING SHALL BE LIMITED TO A MAXIMUM OF 1000 SQUARE FEET OR TO A LOWER NUMBER AS MAY BE DETERMINED BY THE FOLLOWING FORMULA:

$$\frac{A + (B \times C)}{100} = D$$

$$90,561 + (4142 \times 30) / 100 = 2,148 \text{ SF (1,000 MAXIMUM)}$$

PROPOSED GARAGE: 2,016 SF  
PROPOSED STORAGE: 1,329 SF  
EXISTING SHED: 492 SF

A= GROSS AREA OF LOT IN SQUARE FEET. (90,561 SF)  
B= LIVABLE FLOOR AREA OF RESIDENCE IN SQUARE FEET. (4,142 SF)  
C= MINIMUM REQUIREMENT IN THE ZONING DISTRICT FOR ONE SIDE YARD, IN FEET. (30')  
D= TOTAL SQUARE FOOTAGE PERMITTED FOR ALL ACCESSORY BUILDINGS.

EXISTING LIVING AREA  
FIRST FLOOR: 2103 SF  
SECOND FLOOR: 2039 SF  
TOTAL: 4142 SF

UNFINISHED BONUS: 572 SF

