

ZONING SCHEDULE

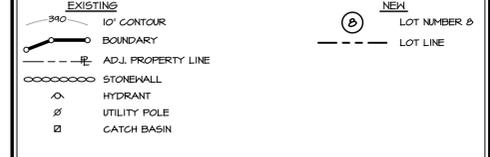
ZONE A-R - AGRICULTURAL RESIDENTIAL
SINGLE FAMILY DWELLINGS, NOT TO EXCEED 1 DWELLING UNIT PER LOT

BULK REGULATIONS	REQUIRED	PROVIDED				
		LOT 3	LOT 6	LOT 7	LOT 8	LOT 9
MIN. LOT AREA	40,000 S.F.	43,683 S.F.	48,612 S.F.	47,064 S.F.	65,612 S.F.	49,424 S.F.
MIN. LOT WIDTH	150 FT.	234 FT.	156 FT.	150 FT.	163 FT.	634 FT.
MIN. LOT DEPTH	150 FT.	108 FT.	315 FT.	313 FT.	342 FT.	1528 FT.
MIN. FRONT YARD DEPTH	50 FT.	53 FT.	52 FT.	51 FT.	81 FT.	102 FT.
MIN. SIDE YARD - ONE	30 FT.	77 FT.	30 FT.	31 FT.	31 FT.	55 FT.
MIN. SIDE YARD - BOTH	20 FT.	178 FT.	45 FT.	44 FT.	100 FT.	574 FT.
MIN. REAR YARD DEPTH	50 FT.	85 FT.	218 FT.	216 FT.	136 FT.	161 FT.
MAX. BUILDING HEIGHT	35 FT.	35 FT. MAX.				
LOT BUILDING COVERAGE	10 %	4.5 %	4.5 %	4.2 %	3.3 %	0.2 %
LOT SURFACE COVERAGE	20 %	8.2 %	8.5 %	8.3 %	8.0 %	0.8 %

NOTES

- ALL DRIVEWAY CUTS ARE SUBJECT TO REVIEW AND APPROVAL OF THE TOWN SUPERINTENDENT OF HIGHWAYS AND MUST CONFORM TO SECTION 161-34 OF THE TOWN CODE OF ORDINANCES.
- IN THE CONSTRUCTION OF THE NEW HOMES, EVERY ATTEMPT SHALL BE MADE TO ELIMINATE AN EXPOSED FOUNDATION WALL ON THE FRONT ELEVATION OF THE RESIDENCE. THIS CAN BE ACCOMPLISHED BY EXTENDING THE EXTERIOR FINISH OF THE FIRST FLOOR OVER ANY EXPOSED FOUNDATION WALL. ALSO, BY CONSTRUCTING A MASONRY GARDEN WALL ALONG THE FRONT ELEVATION TO INSURE THAT THE FINAL GRADE ALONG THE FRONT ELEVATION DOES NOT SLOPE DOWNWARD AND REMAINS IMMEDIATELY BELOW THE LEVEL OF THE FIRST FLOOR FRAMING.
- WHERE AVAILABLE FROM ON-SITE SOURCES, RETAINING WALLS SHALL BE CONSTRUCTED OF LAID-UP STONE. IF SOURCES ARE NOT SUFFICIENT, MASONRY UNITS WILL BE PERMITTED.
- A CONDITION OF SUBDIVISION APPROVAL IS THAT THE FOUNDATION OF EACH LOT SHALL BE STAKED OUT BY A N.Y.S. LICENSED LAND SURVEYOR TO INSURE THAT THE LOCATION OF THE NEW RESIDENCE CONFORMS TO THE TOWN OF NEWBURGH ZONING SETBACKS.
- PRIOR TO CONSTRUCTION ON ANY LOT, THE LIMITS OF VEGETATION CLEARING SHALL BE CLEARLY DELINEATED ON THE LOT WITH PROTECTIVE FENCING. IN LOCATING OF THE FENCING, CARE SHALL BE TAKEN TO PROTECT THE ROOT SYSTEM OF THE TREES DESIGNATED FOR PRESERVATION. IF THESE LIMITS ARE VIOLATED, THE DEVELOPER OR THE LOT OWNER SHALL BE REQUIRED TO PROVIDE ADDITIONAL OR REPLACEMENT LANDSCAPING TO THE SATISFACTION OF THE PLANNING BOARD LANDSCAPE ARCHITECT.
- ANY PERMANENT PROJECT IDENTIFICATION SIGNS, OR ENTRANCE WALLS WILL REQUIRE ARCHITECTURAL APPROVAL FROM PLANNING BOARD.

LEGEND



NOTES

- ZONING DISTRICT: AR, AGRICULTURAL RESIDENTIAL
- RECORD OWNER & APPLICANT: MARK GREINER & DAVID GREINER
134 LATTINTOWN ROAD
NEWBURGH, NEW YORK 12550
- TAX MAP DESIGNATION: SECTION 7, BLOCK 1 LOT 22.25
RECORD OWNER: MARK GREINER & DAVID GREINER
134 LATTINTOWN ROAD
NEWBURGH, NEW YORK 12550
- TOTAL PARCEL AREA: 26.74 ACRES
- NUMBER OF NEWLY CREATED RESIDENTIAL LOTS: 5 LOTS, BECAUSE SECTION 1 OF THE PREVIOUSLY APPROVED GREINER SUBDIVISION CONSISTED OF 4 LOTS, THE NUMBERING SEQUENCE OF THE SECTION 2 LOTS BEGIN WITH LOT NO. 5.
- ALL LOTS WILL BE SERVICED BY INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS.
- NO LOT OR REMAINING LANDS TO BE FURTHER SUBDIVIDED WITHOUT APPROVAL FROM THE TOWN OF NEWBURGH.
- THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 62 DAYS OF THE LAST APPROVAL.
- THE DESIGN AND LOCATIONS OF SANITARY FACILITIES (WATER AND SEWER SYSTEMS) SHALL NOT BE CHANGED FROM THAT INDICATED ON THESE DRAWINGS.
- INDIVIDUAL SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD DOMESTIC PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER IS REQUIRED WITHIN ONE YEAR OF AVAILABILITY.
- THE PROJECT SITE DOES NOT LIE WITHIN ANY PUBLIC WATER SUPPLY WATERSHED.
- THE PURCHASER OF EACH LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ITS SANITARY FACILITIES.
- TOPOGRAPHY SHOWN IS FROM CONTROLLED AERIAL PHOTOGRAMMETRIC SURVEY.
- THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROX. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS.
- UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.P.O.) SECTION 114B OF THE PUBLIC SERVICE LAW ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 53 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING. UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-462-1962. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.
- PROPERTY ADJACENT TO LOTS 5 THROUGH 9 IS IN ACTIVE AGRICULTURAL OPERATION AND PRODUCTION AND RESIDENTS MUST BE AWARE THAT SUCH PROPERTY IS PROTECTED BY NEW YORK STATE 'RIGHT TO FARM LAWS' AS REGULATED BY THE DEPARTMENT OF AGRICULTURE AND MARKETS. FROM TIME TO TIME DURING AND PRIOR TO THE NORMAL GROWING SEASON LAND AND CROPS MAY BE SPRAYED FROM THE GROUND OR BY AIR. MANURE MAY BE APPLIED, AND PERIODIC NOISE MAY OCCUR FROM MACHINERY OPERATION AT VARIOUS TIMES THROUGHOUT THE YEAR. RESIDENTS SHOULD BE AWARE OF THIS ACTION BY THE ADJACENT PROPERTY OWNERS.

CROSS GRADING EASEMENT

WHILE NOT FORMALLY DESCRIBED ON THE SUBDIVISION PLAN, EACH INDIVIDUAL LOT OWNER IS GRANTED A CROSS GRADING EASEMENT OVER ANY ADJUTING LOT FOR THE PURPOSE OF ENTERING THE ADJUTING LOT FOR THE GRADING REQUIRED FOR THE DEVELOPMENT OF EACH INDIVIDUAL LOT. SHOULD THE GRADING OF ANY LOT DIFFER FROM THAT INDICATED ON THE SITE DEVELOPMENT / GRADING PLAN, A FLOTT PLAN INDICATING THE NEW GRADING OF THE LOT SHALL BE PREPARED AND SUBMITTED TO THE BUILDINGS INSPECTOR FOR REVIEW AND APPROVAL. THE CROSS GRADING EASEMENT FOR EACH INDIVIDUAL LOT SHALL EXPIRE UPON THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE TOWN OF NEWBURGH FOR THAT LOT.

THE PARCEL COMPRISING THE GREINER SUBDIVISION - SECTION 2 IS PART OF AN ACTIVE ORCHARD AND THAT SOIL MITIGATION, IN ACCORDANCE WITH THE PROCEDURES DESCRIBED ON SHEET 4 IS REQUIRED PRIOR TO OCCUPANCY.

TOWN OF NEWBURGH PLANNING BOARD
STAMP OF APPROVAL

GREINER SUBDIVISION
- SECTION 2 -

SUBDIVISION PLAN

DRAWINGS ARE INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY DRAWINGS 1 OF 4 THROUGH 4 OF 4.

William B. Hildreth
Land Surveying, P.C.
407 SOUTH PLANE ROAD UNIT 3, NEWBURGH, N.Y. 12550
TEL: (845) 586-6629

REVISIONS	DESCRIPTION	ACAD.	LATI

DATE: 7-17-2012
JOB NO: 03-009

RECORD OWNER'S CERTIFICATE

THE UNDERSIGNED OWNER OF THE PROPERTY HERE-ON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS MAP.

SIGNED THIS _____ DAY OF _____, 2012

MARK D. GREINER

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN RESULTED FROM AN ACTUAL FIELD SURVEY OF THE INDICATED PREMISES COMPLETED ON 21 JUNE 2003, PERFORMED IN ACCORDANCE WITH THE CODE OF PRACTICE ADOPTED BY THE N.Y.S. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC., AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT.

WILLIAM B. HILDRETH, L.L.S.

