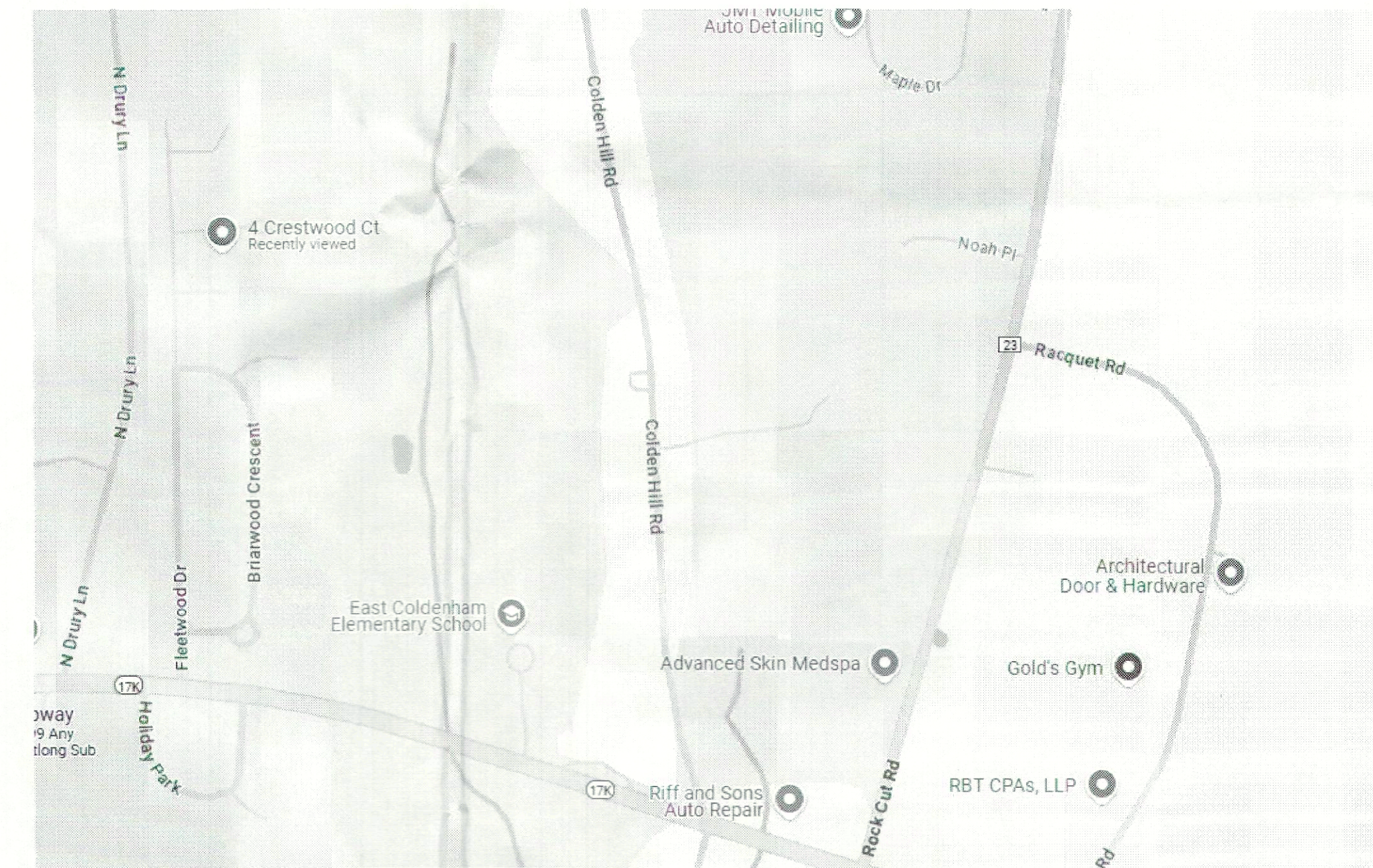


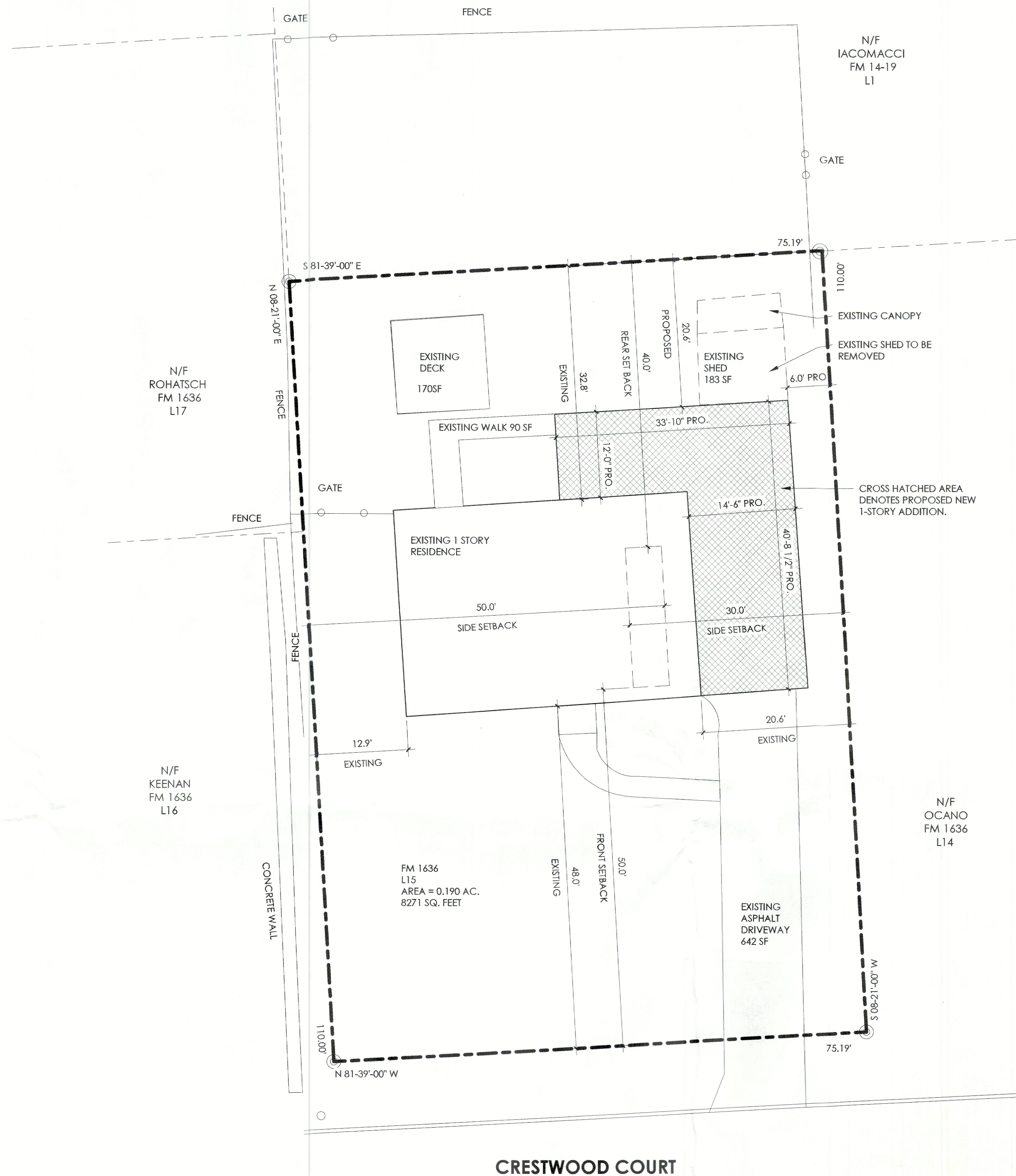
Zoning Districts

- R1, Residential
- R2, Residential
- R3, Residential
- AR, Agricultural
- RR, Reservoir
- B, Business
- IB, Interchange Business
- I, Industrial

3 PARTIAL ZONING MAP



4 LOCATION MAP



1 SITE PLAN

NOTE:
ALL SITE PLAN INFORMATION WAS TAKEN
FROM A SURVEY AS PREPARED BY:

OICELAND SURVEYING
946 ROUTE 376, UNIT 10
WAPPINGERS FALLS, NY 12590

SURVEY DATE: 6/24/24

ZONING INFORMATION

TOWNSHIP: TOWN OF NEWBURGH, NY
SECTION, BLOCK, LOT: 87-2-10
ZONE: R-1

	MIN. LOT AREA	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. FRONT YD.	MIN. REAR YD.	MIN. 1 SIDE YD.	MIN. BOTH SIDE YDS.	MAX BLDG. COVERAGE	MAX BLDG. HGT FEET	MAX LOT SURFACE COVERAGE
ORDINANCE REQUIREMENT:	40,000 SF	150 FT	150 FT	50 FT	40 FT	30 FT	80 FT	10 %	35 FT	20 %
EXISTING:	8,271 SF *	75.19 FT *	110 FT *	48.0 FT **	32.8 FT **	20.6 FT **	12.9 FT **	17.9 % **	18 FT	27.4 % **
PROPOSED:	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	20.6 FT**	6.0 FT **	NO CHANGE	24.1 %**	NO CHANGE	35 % **

* EXISTING SUB-STANDARD LOT/ NON-CONFORMING

** EXISTING NON-CONFORMING

**1 EXISTING, NON-CONFORMING, VARIANCE REQUESTED: FRONT (2' RELIEF),
REAR YARD (19.4' RELIEF), AND RIGHT SIDE (24.0' RELIEF).

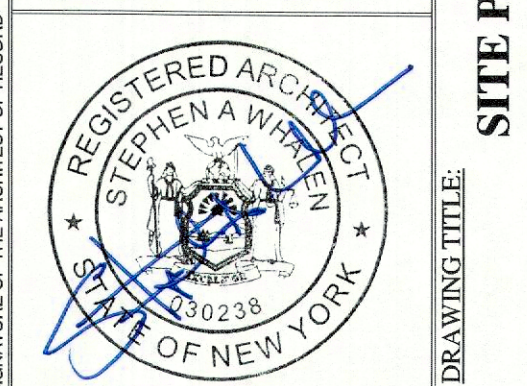
**2 MAX BUILDING COVERAGE VARIANCE REQUESTED.

**3 REQUIRES MAX SURFACE COVERAGE VARIANCE REQUESTED.

NOT FOR CONSTRUCTION.
FOR ZBA FILING ONLY.
07/07/2025

REVISIONS / ISSUE DATES	NO.	DESCRIPTION	BY	DATE

PROJECT NAME:
Addition For:
Iacomacci Residence
4 Crestwood Court
Newburgh, NY 12550



DRAWN BY:
BM/AA/JD

DATE:
06/03/2025

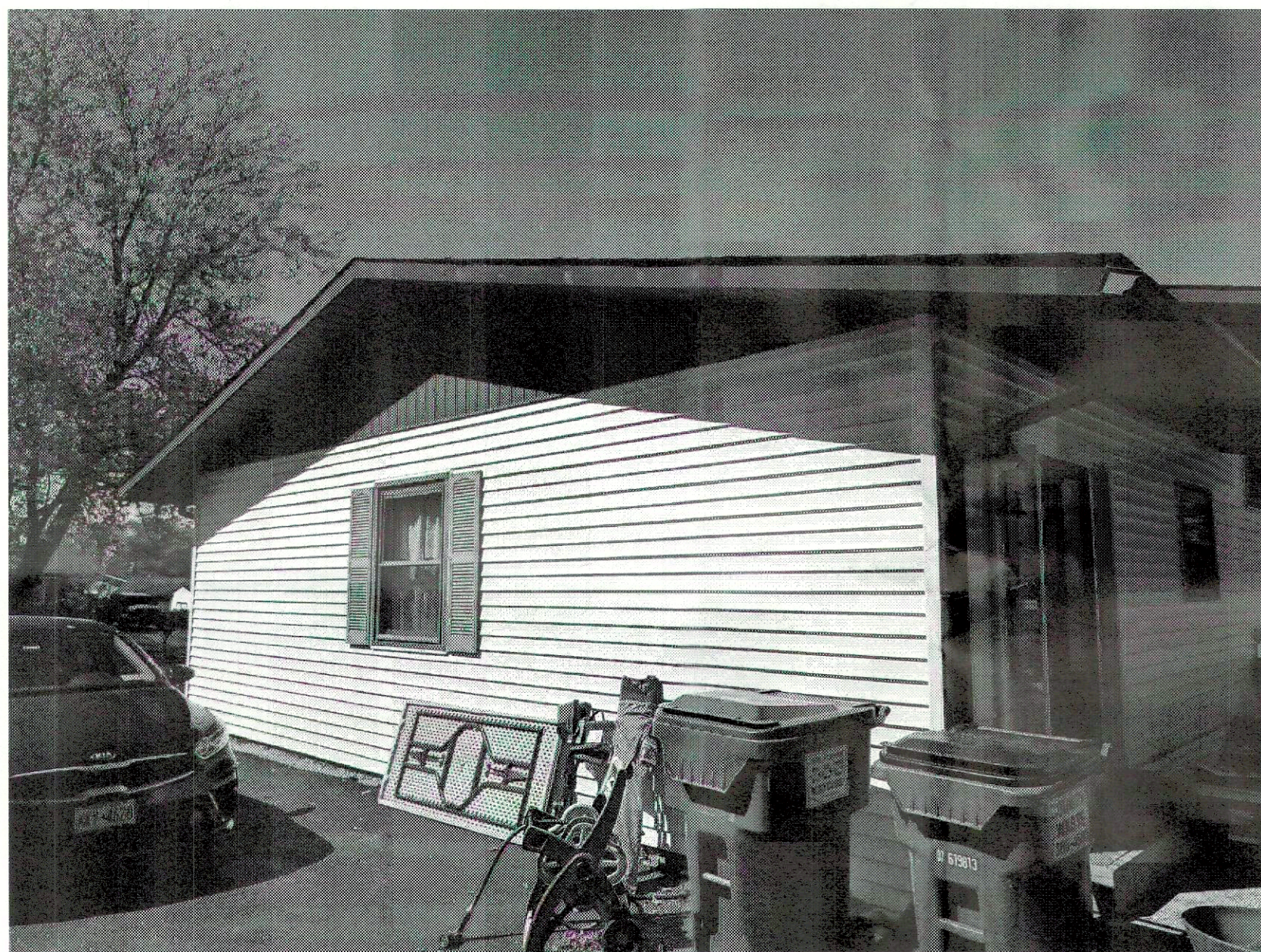
SHEET:
3 OF 11

SCALE:
As indicated

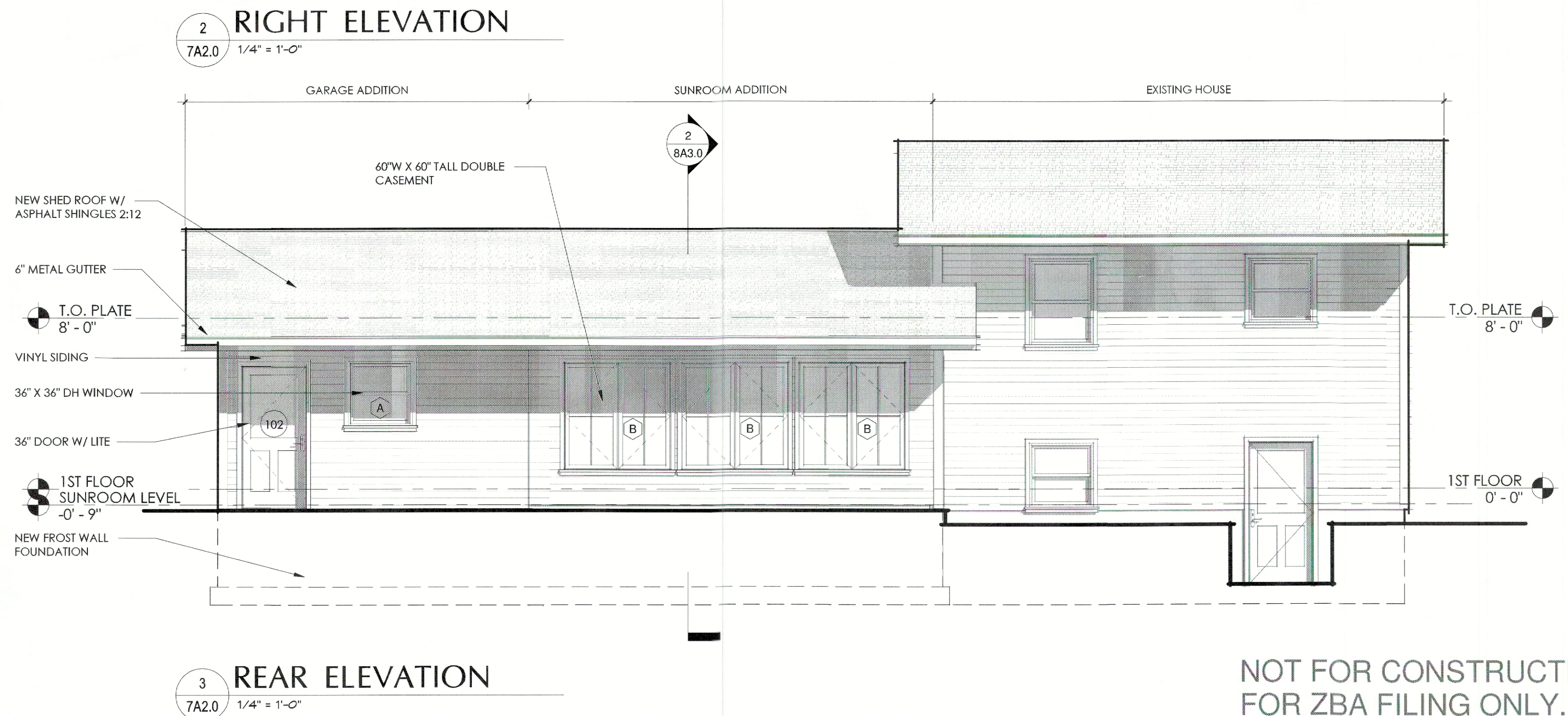
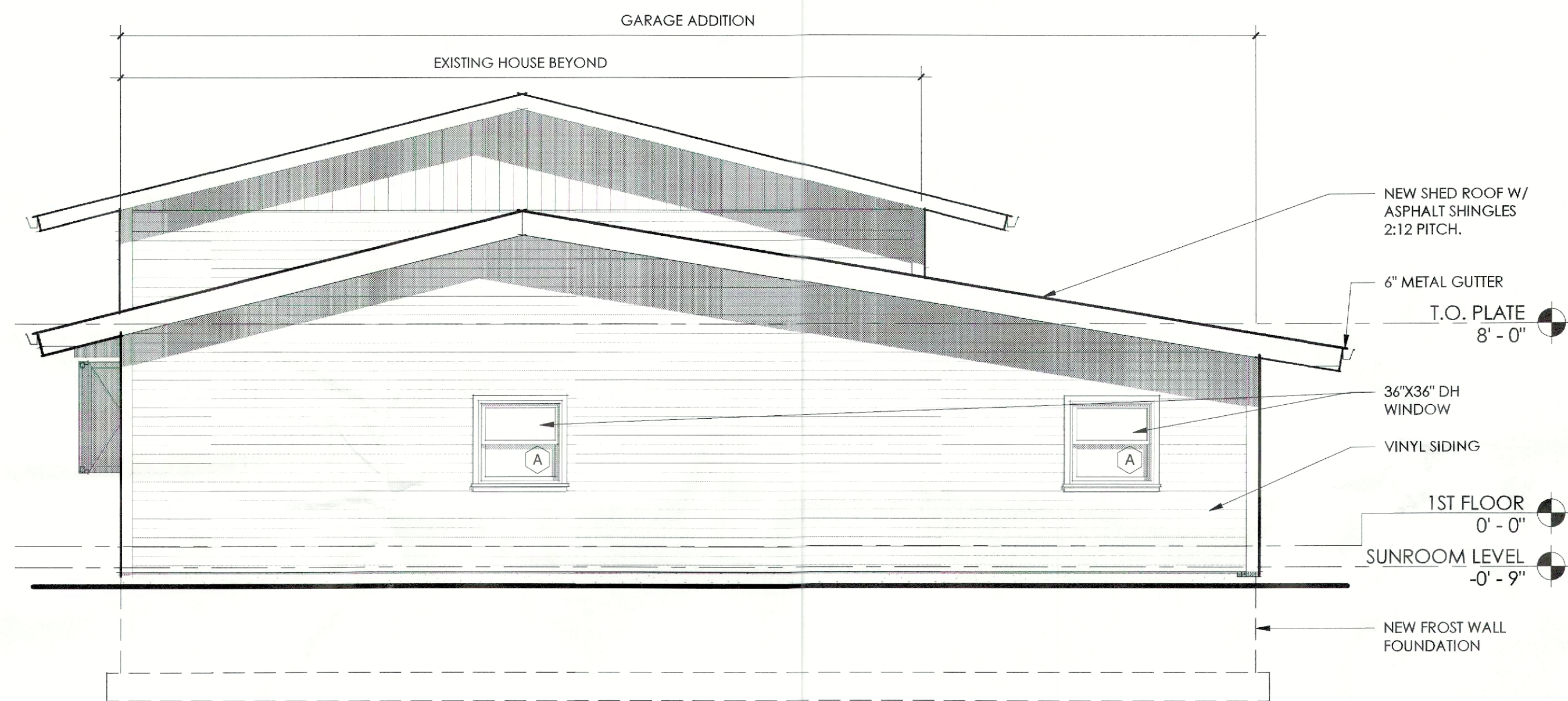
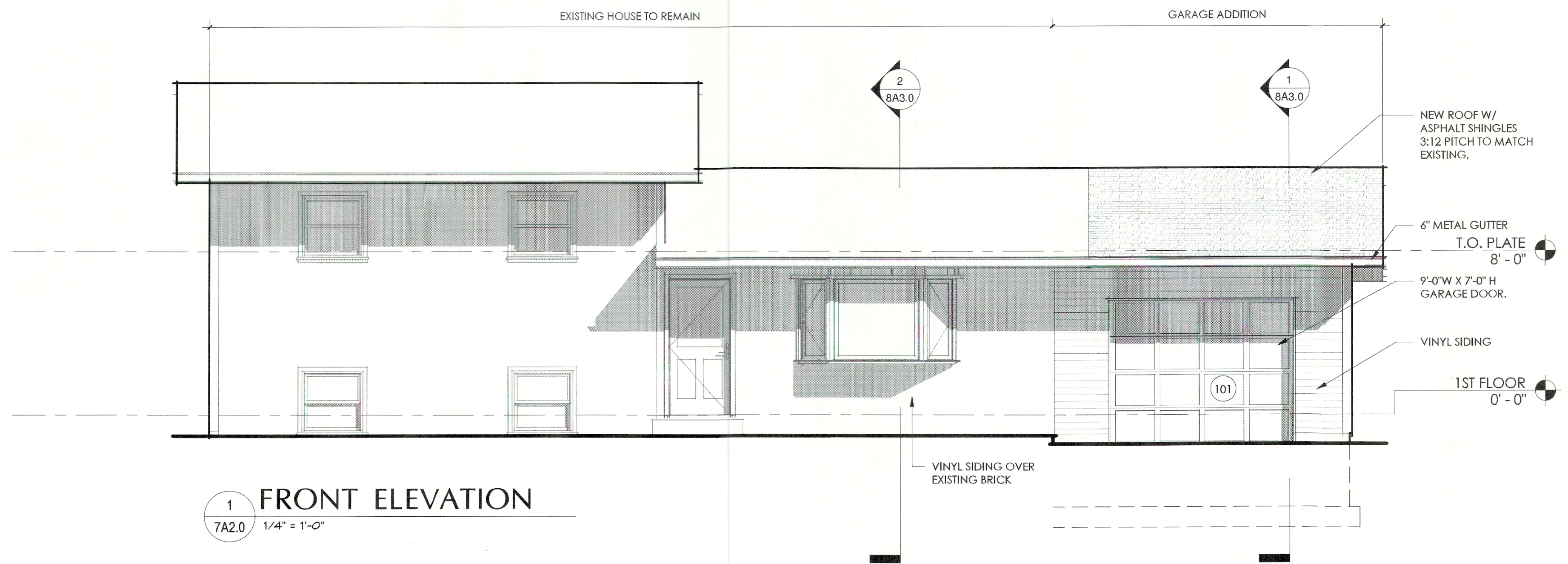
DRAWING NO:
3SP1.0

PROJECT PHASE:
CD

FOUNDATION PLAN & 1ST FLOOR PLAN



4 HOUSE PHOTOS
7A2.0 NO SCALE



NOT FOR CONSTRUCTION.
FOR ZBA FILING ONLY.
07/07/2025

WHALEN ARCHITECTURE plc
1141 ROUTE 55, SUITE A, LAGRANGEVILLE, NY 12540
(845) 337-4331
WHALENARCHITECTURE.COM

REVISIONS / ISSUE DATES

NO.	DESCRIPTION	BY	DATE

PROJECT NAME:
Addition For:
Iacomacci Residence
4 Crestwood Court
Newburgh, NY 12550

REGISTERED ARCHITECT
STEPHEN A. WHALEN
STATE OF NEW YORK
030236

THESE DRAWINGS ARE INSUFFICIENT FOR
SIGNATURE OF THE ARCHITECT OF RECORD

DRAWING TITLE:
EXTERIOR ELEVATIONS & HOUSE PHOTOS

DRAWN BY:
BM/AA/JD

DATE:
06/03/2025

DRAWING NO.
7A2.0

PROJECT PHASE:
CD

SHEET:
6 OF 11

SCALE:
As indicated