

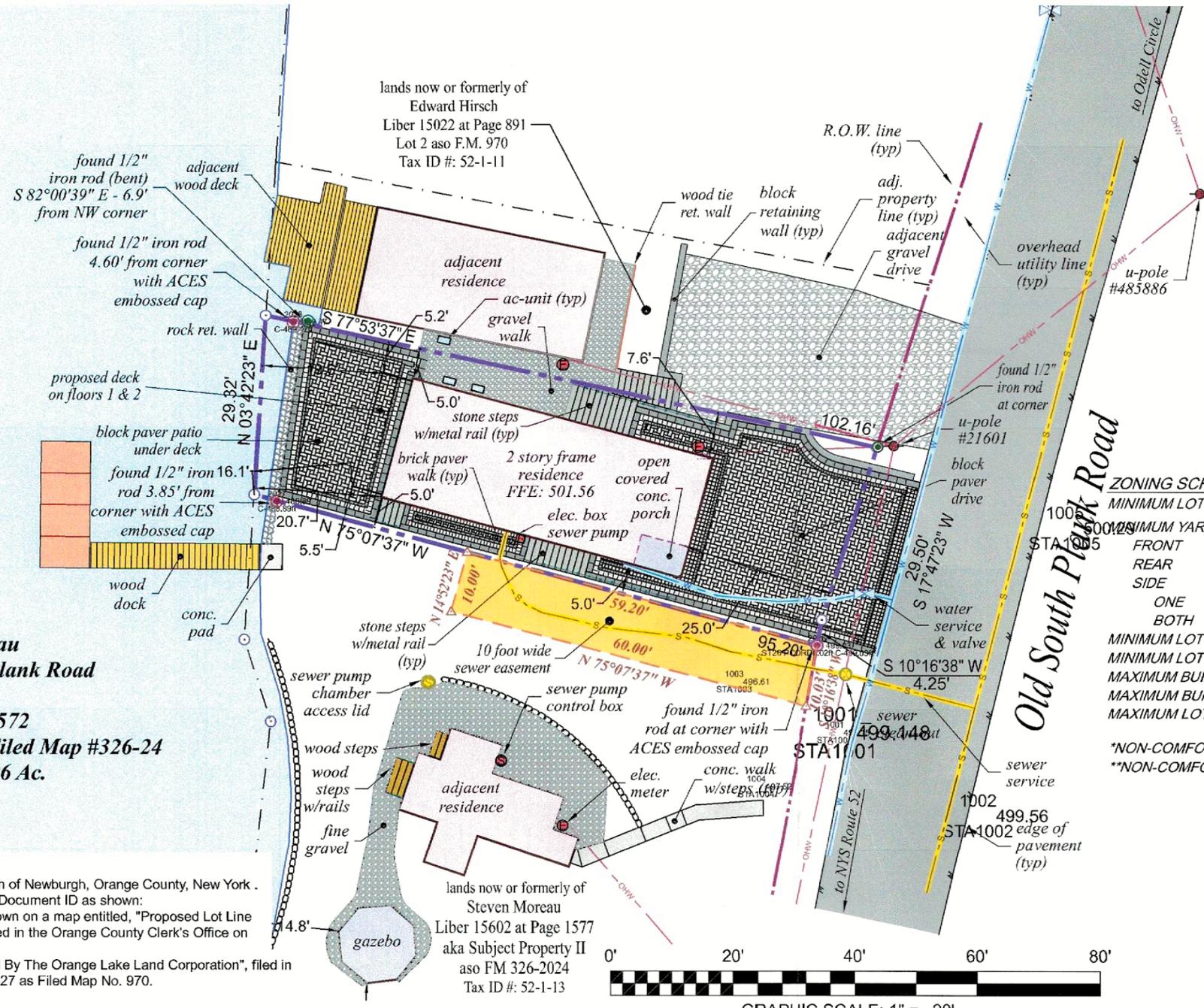
North
Basis of Bearings
per
NYS PCE - NAD83

Orange Lake

Subject Property:
Record Owner: Steven Moreau
911 Address: 50 Old South Plank Road
Tax Map ID: 52-1-12
Deed: Liber 15602 at Page 1572
Legal: Subject Property I - Filed Map #326-24
Area: 3,077.1 Sq. Ft. - 0.0706 Ac.

- REFERENCES:**
- The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York.
 - Various Deeds of Record - Liber and Page or Document ID as shown:
 - Subject parcel being Subject Property I as shown on a map entitled, "Proposed Lot Line Change of the lands of Steven D. Moreau", filed in the Orange County Clerk's Office on 07/15/2024 as Filed Map No. 326-2024.
 - A map entitled, "Map of Lakefront Lots Owned By The Orange Lake Land Corporation", filed in the County County Clerk's Office on 04-04-1927 as Filed Map No. 970.

- SURVEYOR'S NOTES:**
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 - Unauthorized alteration of an item in any way, or addition to a survey map for any person, unless acting under the direction of a licensed land surveyor, is a violation of section 7209, subdivision 2, of the New York State Education Law.
 - Only maps bearing the surveyor's signature overlaid with embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Anything other than copies with an embossed-seal and signature may contain unauthorized and undetectable modifications, deletions, additions, and changes, and are not to be relied upon. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.**
 - Certifications on this map signify that the map was prepared in accordance with the current 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 map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this map. he certifications herein are not transferable.
 - 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.
 - This survey is subject to the findings of a Title Report and or Title Search.
 - Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
 - Subject to any conditions, restrictions, covenants and/or right-of ways/easements of record, if any.



CERTIFICATION NOTES:
This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

SURVEYORS' CERTIFICATION:
I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 50 Old South Plank Road in the Town of Newburgh, County of Orange, State of New York. Completed on August 21, 2025, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

Signature _____ Date _____
Jonathan N. Millen, LLS
1229 Route 300 - Suite 3
Newburgh, NY 12550

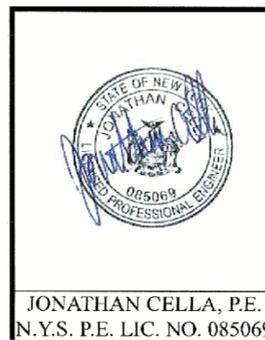
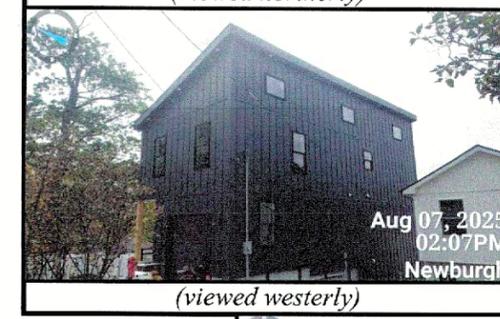
ZONING SCHEDULE FOR R-1

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 s.f.	**3077.07s.f.	**3077.07s.f.
MINIMUM YARDS (feet)			
FRONT	50'	**25'	**25'
REAR	40'	**20'	*16'
SIDE			
ONE	30'	**5'	**5'
BOTH	80'	**10'	**10'
MINIMUM LOT WIDTH (feet)	150'	**30'	**30'
MINIMUM LOT DEPTH (feet)	150'	**95'	**95'
MAXIMUM BUILDING HEIGHT	35'	<35'	<35'
MAXIMUM BUILDING SURFACE COVERAGE (%)	10%	**33%	**33%
MAXIMUM LOT SURFACE COVERAGE (%)	20%	**49%	*92%

*NON-COMFORMING VARIANCE REQUIRED
**NON-COMFORMING VARIANCE GRANTED 03/28/24

CERTIFIED TO:
I hereby certify to:
Steven Moreau
Town of Newburgh

NOTE:
Basis Of Bearings:
The horizontal Datum is the North American Datum of 1983 (NAD83). The project baseline bearing reference for Grid North was established by GPS observation performed on April 27th, 2022. The subject property lines are as per the latest record Deed and aligned to this datum.



JONATHAN CELLA, P.E.
N.Y.S. P.E. LIC. NO. 085069

ZBA APPLICATION		
SITE PLAN FOR Steven Moreau Tax ID: 52-1-12 aka 50 Old South Plank Road TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK		
JONATHAN CELLA, P.E. 51 HUNT ROAD WALKKILL, NEW YORK 12589		
DATE: 08-27-2025	DRAWN BY: RBM	
SCALE: 1"=20'	SHEET NO. : 1 OF 1	
REVISIONS: 1.12-05-25 revised per zba		