

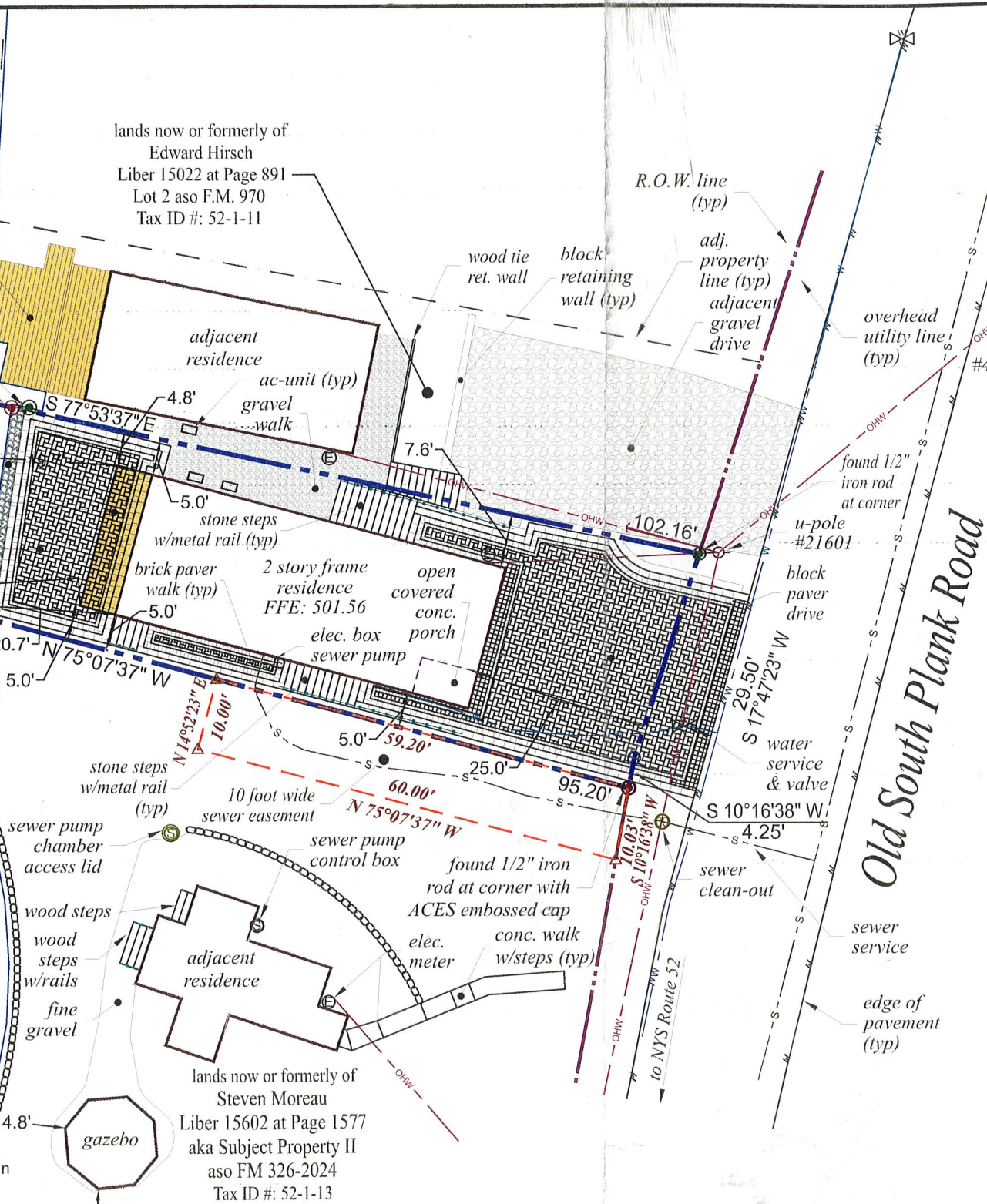
North
Basis of Bearings
per
NYS PCE - NAD83

Orange Lake

Subject Property:
Record Owner: Steven Moreau
Address: 50 Old South Plank Road
Fax 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:
Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York.
Previous 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
1/15/2024 as Filed Map No. 326-2024.
Map entitled, "Map of Lakefront Lots Owned By The Orange Lake Land Corporation", filed in
Orange County Clerk's Office on 04-04-1927 as Filed Map No. 970.

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Certifications on this map signify that the map was prepared in accordance with the current
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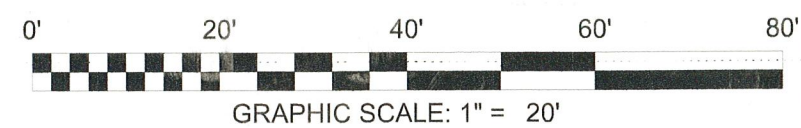
ZONING SCHEDULE FOR R-1

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

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

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

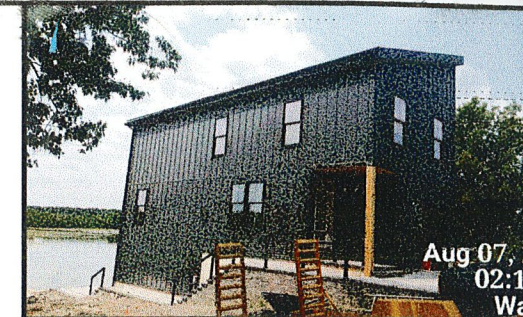
NOTE:
Basis Of Bearings:
The horizontal Datum is the North American Datum of 1983 (NAD83). The
project baseline bearing reference for Grid North was established by GPS
observation performed on April 27th, 2022. The subject property lines are
per the latest record Deed and aligned to this datum.



Jonathan N. Millen, LLS
N.Y. LIC. No. 050746

DATE	REVISION
10/08/2025	per CC comments
09/25/2025	proposed deck
08/31/2025	add sewer easement

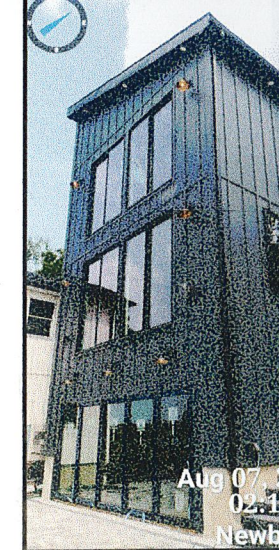
Site Plan
of the lands of
Steven Moreau



(viewed northerly)



(viewed westerly)



(viewed northeasterly)