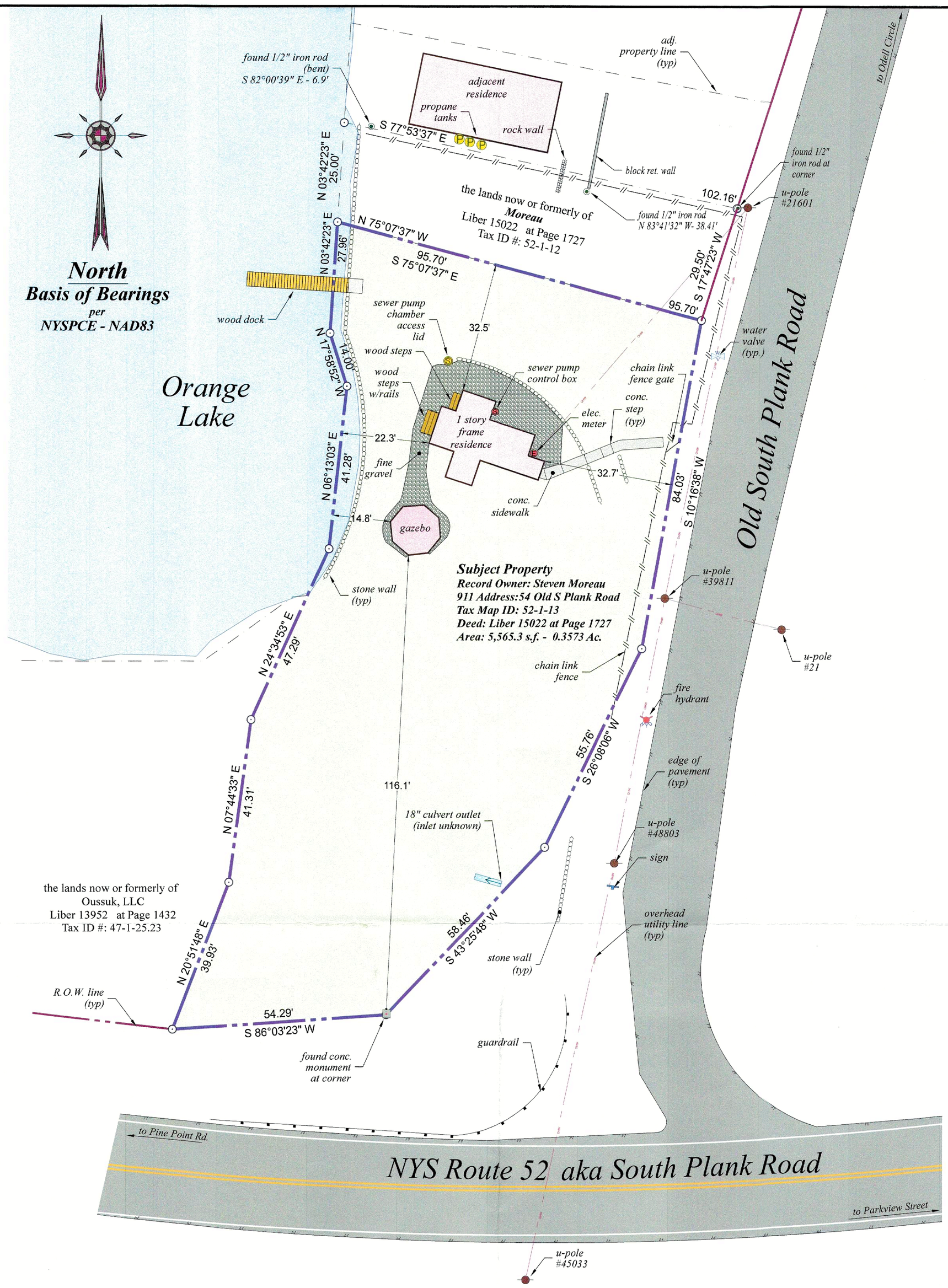

ZONING SCHEDULE

ZONE: R-1

	REQUIRED	EXISTING
MINIMUM LOT AREA	40,000SF	*5,565.3SF
MINIMUM YARDS (feet)		
FRONT	50'	*32'
REAR	40'	*22'
SIDE		
ONE	30'	32'
BOTH	80'	-
MINIMUM LOT WIDTH (feet)	150'	189'
MINIMUM LOT DEPTH (feet)	150'	*85'
MAXIMUM IMPERVIOUS COVERAGE (%)	20%	11%
MAXIMUM BUILDING COVERAGE (%)	10%	9%

*EXISTING NONCOMFORMING

0' 20' 40' 60' 80'

GRAPHIC SCALE: 1" = 20'

Jonathan N. Millen, LLS

PROFESSIONAL LAND SURVEYOR
CERTIFIED TO BE CORRECT AND ACCURATE

N.Y. LIC. No. 050746

STATE OF NEW YORK · JONATHAN N. MILLEN · 050746 · LICENSED LAND SURVEYOR

8/29/22

Area Variance

of the lands of

Steven Moreau

Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
1229 Route 300 - Suite 4 - Newburgh, NY 12550
Office: 845-943-7198 Field: 914-906-8830 Web: acessurveying.com

Prepared For Tax Map Parcel
52-1-13
54 Old S Plank Road
situated in the
Town of Newburgh
County of Orange , New York 12550

DATE: 08/24/2022	SCALE: 1"=20'	JOB No. 22051DEC	DRAWN BY: jnm