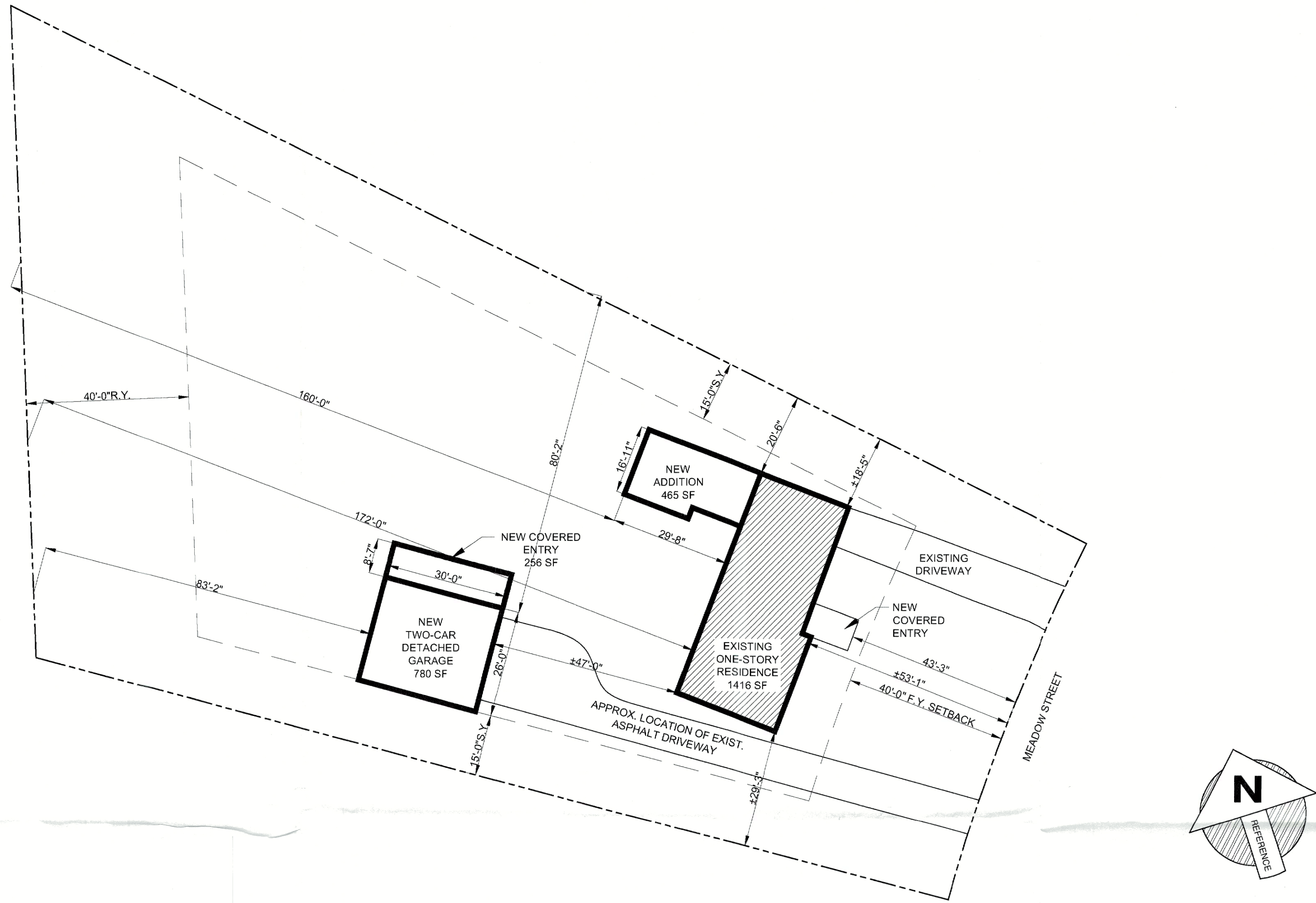


1 Site Plan
SP1.1 Scale: 1" = 20'-0"



BULK TABLE REQUIREMENTS				
ZONING INFORMATION	ZONE	R-3 (Residential)		
	Proposed Use	Single Family Dwelling w/ Public Water & Private Sewer		
	Permitted with:	By Right		
MINIMUM REQUIREMENTS				
	Required		Existing	Provided
Lot Area	15,000 SF		31,619 SF	31,619 SF
Lot Frontage	100 FT		*94.17 FT	*94.17 FT
Lot Width	100 FT		*94.17 FT	*94.17 FT
Lot Depth	125 FT		233.21 FT	233.21 FT
YARD SETBACKS				
	Required		Existing	Provided
Front	40 FT		52.5 FT	+/- 43.3 FT
Side	15 FT		18.5 FT/29.3 FT	HOUSE: 18.5 FT/29.3 FT GARAGE: 15 FT/80.2 FT
Rear	40 FT		172 FT	HOUSE: 160 FT GARAGE: 83.2 FT
MAXIMUM PERMITTED				
	Permitted		Existing	Provided
Building Coverage % & Allowed Area	HOUSE: 15% / 4,743 SF GARAGE: 998 SF		HOUSE: 4.5% / 1,416 SF GARAGE: N/A	HOUSE: 6.25% / 1,977 SF GARAGE: 1,036 SF**
Building Height	35 FT		HOUSE: 15.4 +/- FT	HOUSE: 15.4 FT GARAGE: 15.8 FT**
* INDICATES PRE-EXISTING NONCONFORMING CONDITION				
** INDICATES VARIANCE REQ'D				



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jason@jlichwick.com

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. NOTE: DO NOT SCALE



New Detached Garage

Marcos Perez and Perla Ventura
S.B.L.: 77-10-11
49 Meadow Street
Newburgh, NY 12550

For Zoning Board of Appeals Review and Approval

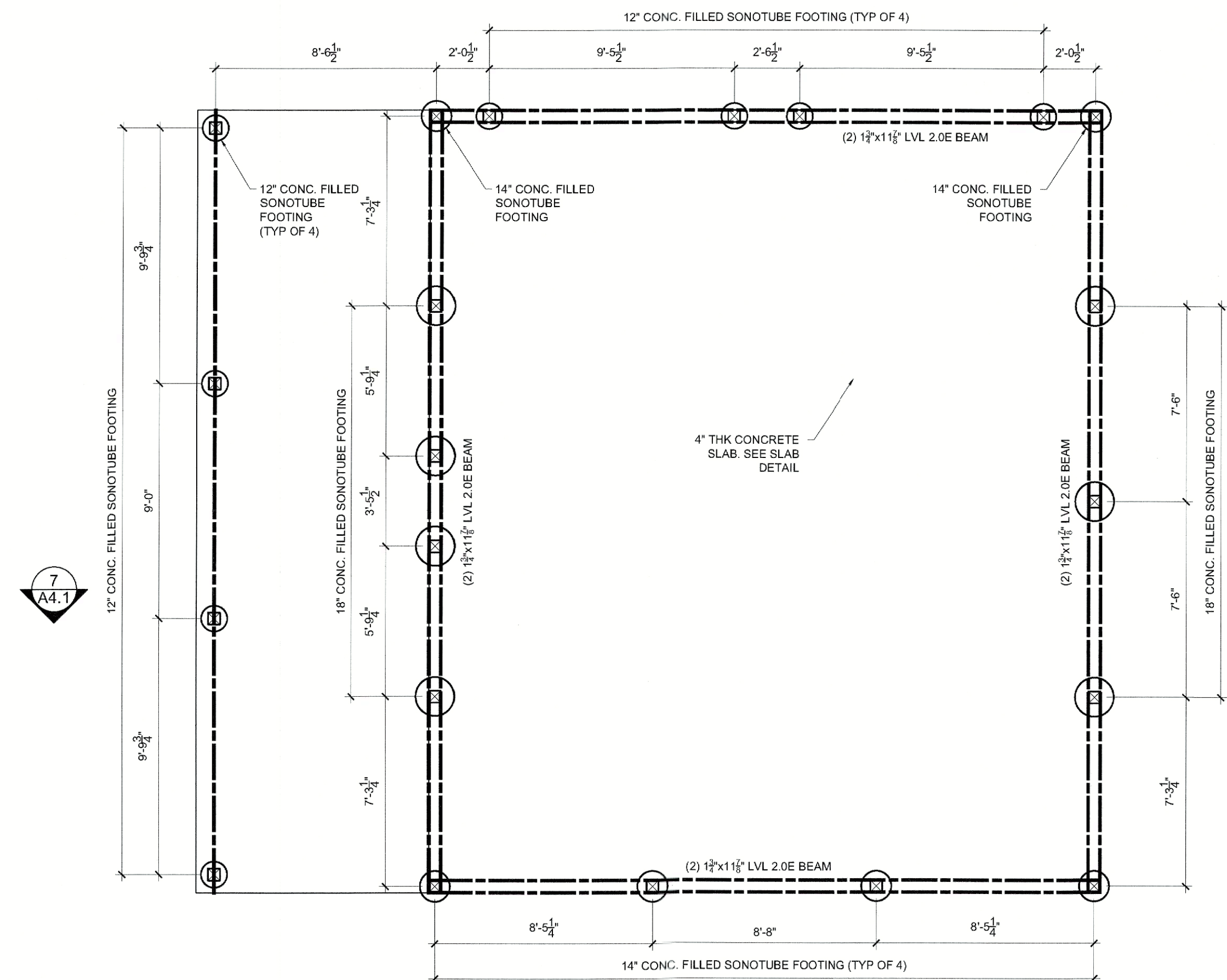
Date: 07.22.2026

Revisions:

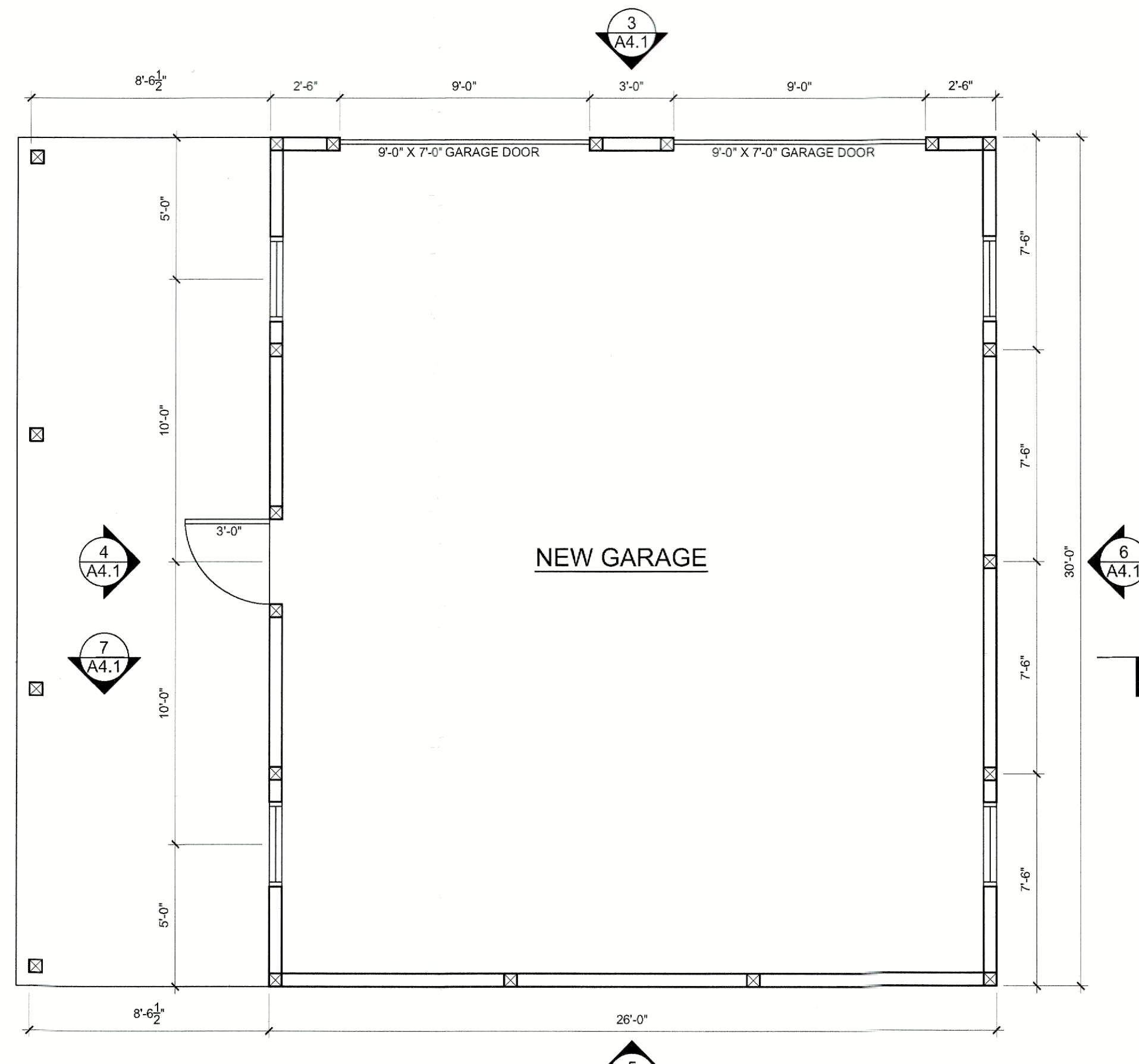
Drawn By: JL/AH

SP1.1

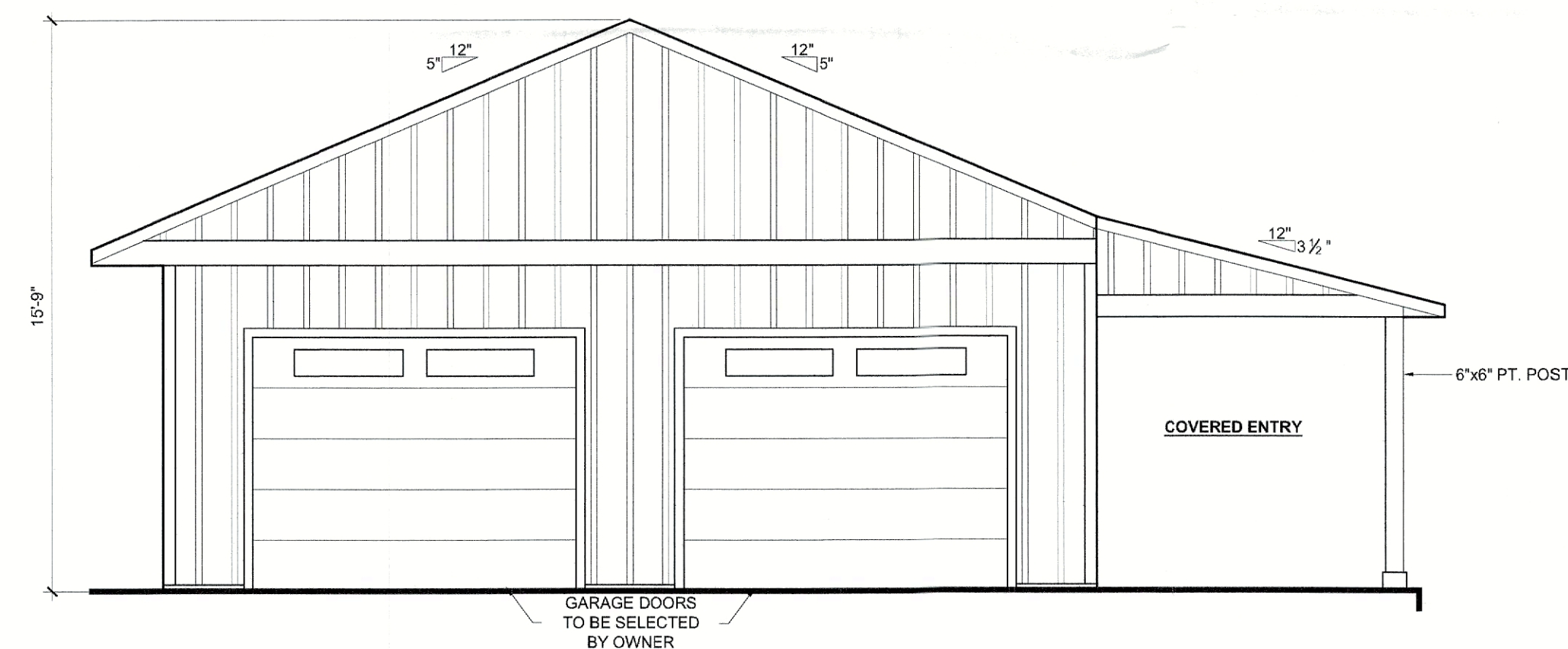
SITE PLAN



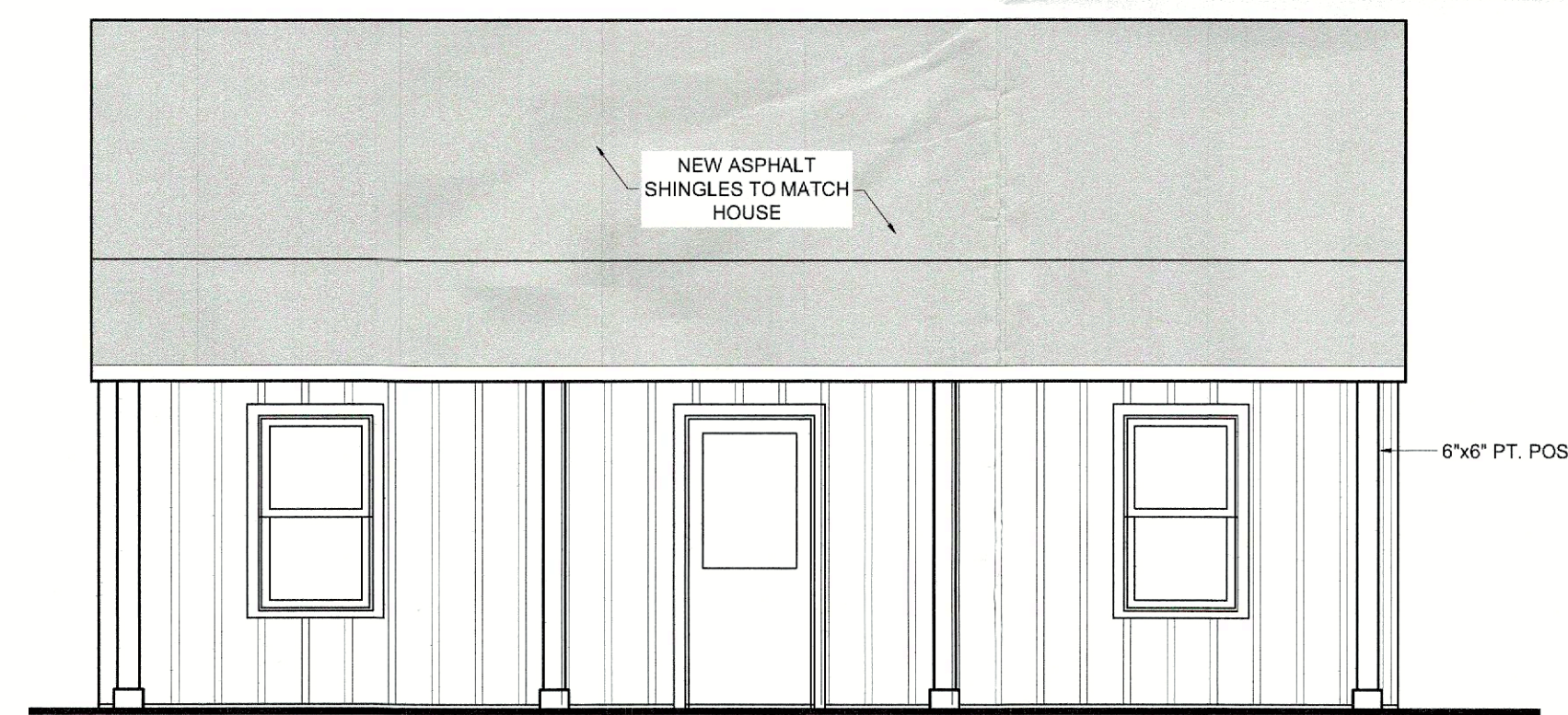
1 Proposed Footing Plan
A4.1 Scale: 1/4" = 1'-0"



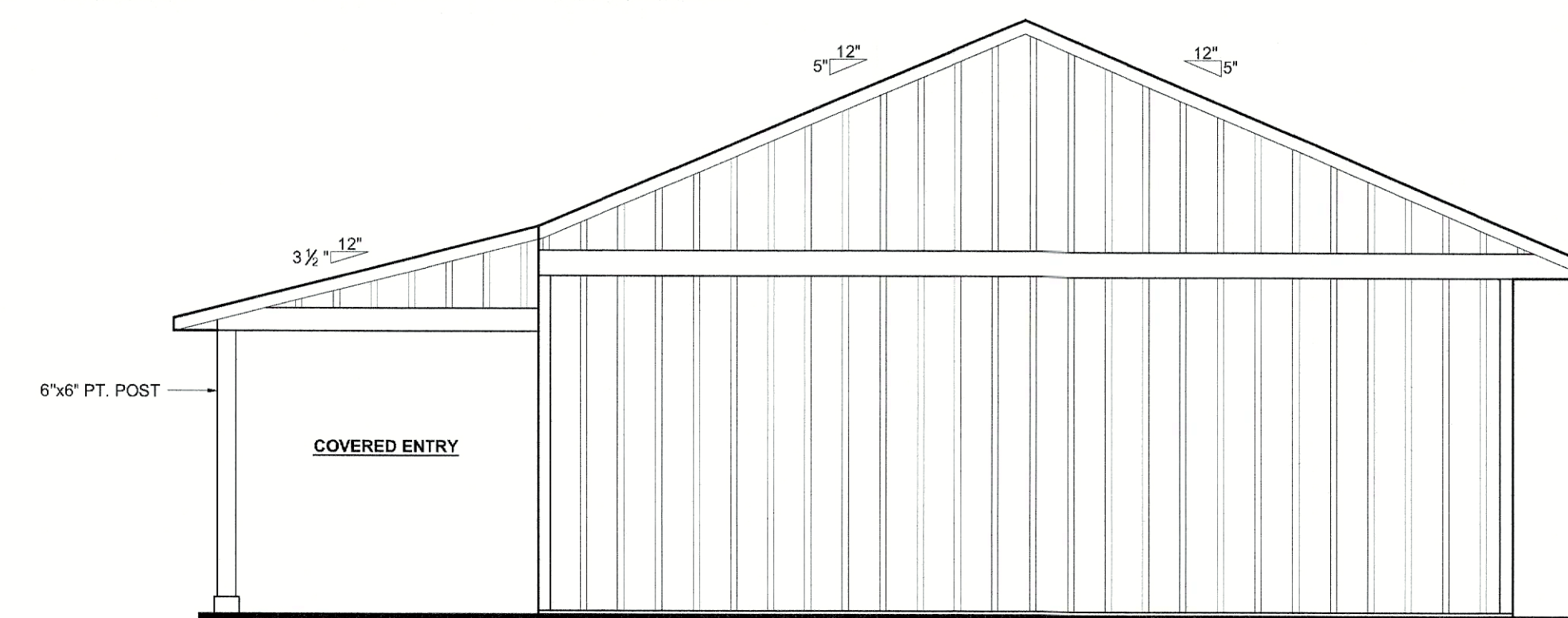
2 Proposed Garage Plan
A4.1 Scale: 1/4" = 1'-0"



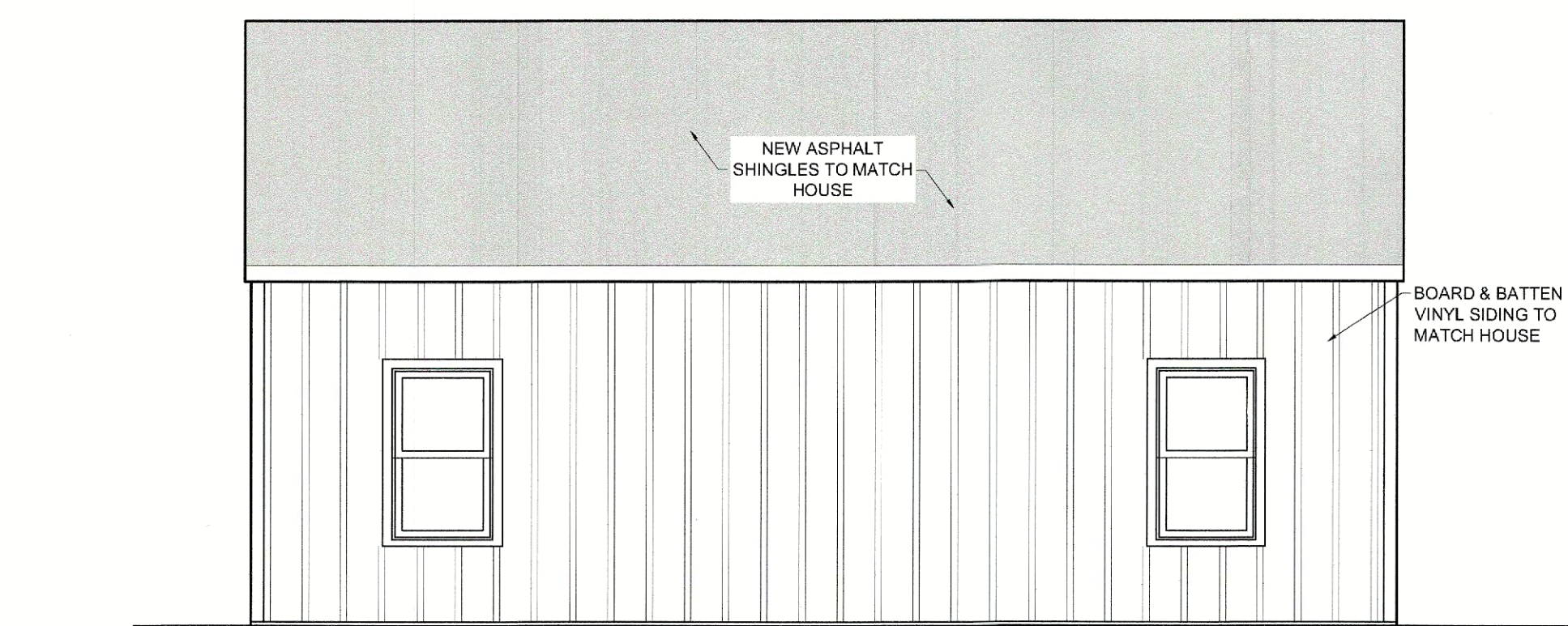
3 Proposed Front Elevation
A4.1 Scale: 1/4" = 1'-0"



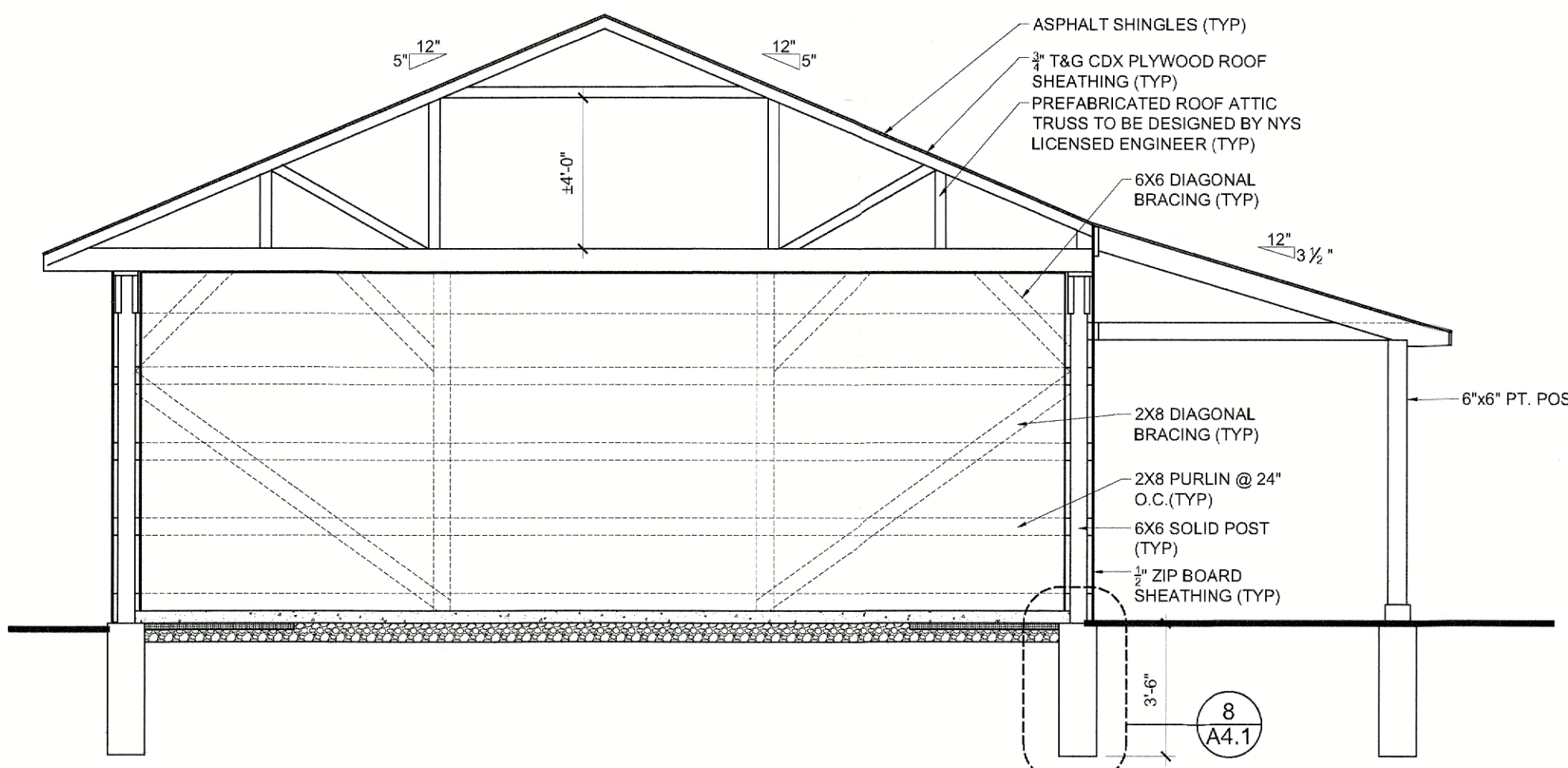
4 Proposed Side Elevation
A4.1 Scale: 1/4" = 1'-0"



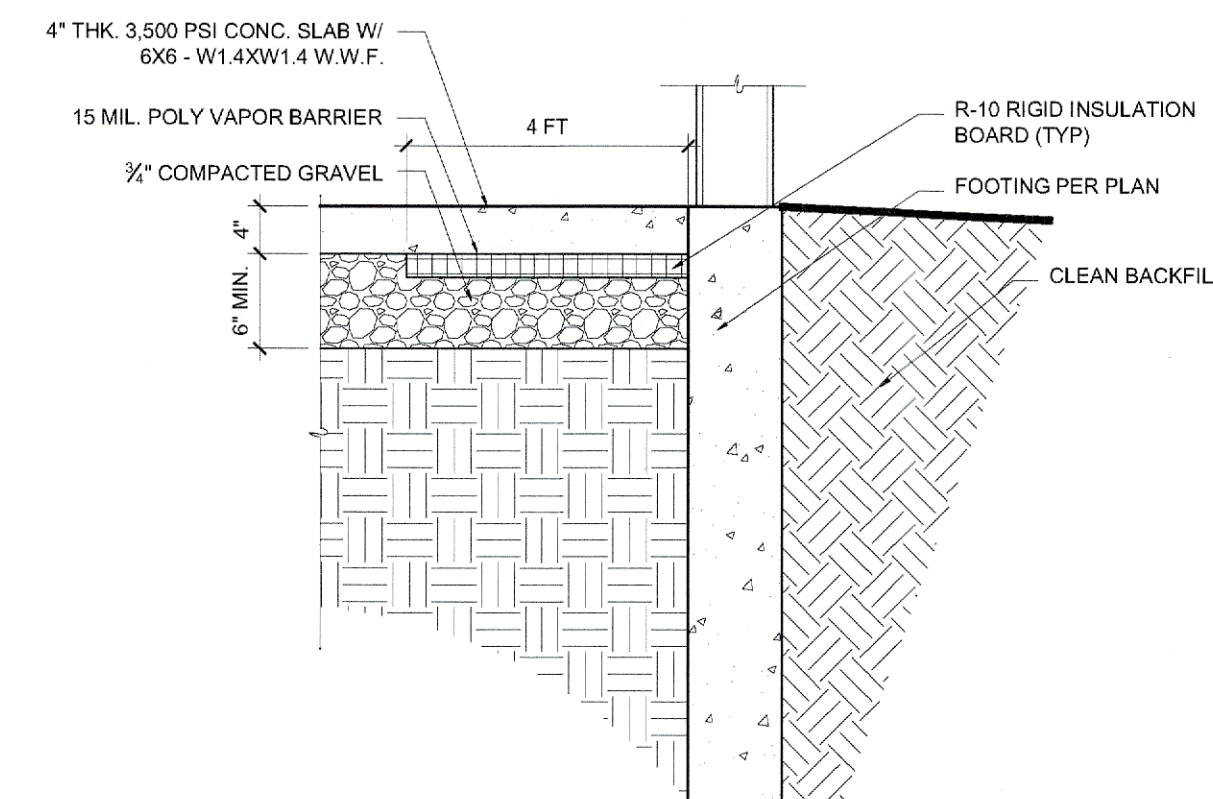
5 Proposed Rear Elevation
A4.1 Scale: 1/4" = 1'-0"



6 Proposed Side Elevation
A4.1 Scale: 1/4" = 1'-0"



7 Proposed Section Thru. Garage
A4.1 Scale: 1/4" = 1'-0"



8 Detail @ Garage Footing
A4.1 Scale: 3/4" = 1'-0"