

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAT BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS PLAT NOT HAVING THE SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.

FIELD SURVEY UPDATE COMPLETED ON 4/30/24 AND 12/17/24.

I HEREBY CERTIFY ONLY TO THE PARTIES LISTED HEREON THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON 4/30/24 AND 12/17/24. I HAVE PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE ESTABLISHED BY THE N.Y.S. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC.

THIS CERTIFICATION DOES NOT RUN WITH TITLE TO THE LAND AND IS SUBJECT TO ANY STATE OF FACTS A TITLE SEARCH MAY REVEAL.

- * THE ESTATE OF PANO Z. PATSALOS & JUNE C. PATSALOS,
- * JANET ROSSBACH

OWNER'S ENDORSEMENT:

I, THE UNDERSIGNED, HAVE REVIEWED THE CONTENTS OF THIS MAP AND CONCUR WITH ALL OF THE TERMS AND CONDITIONS AS APPROVED AND STATED HEREON, AND AGREE TO THE FILING OF THIS MAP WITH THE ORANGE COUNTY CLERK.

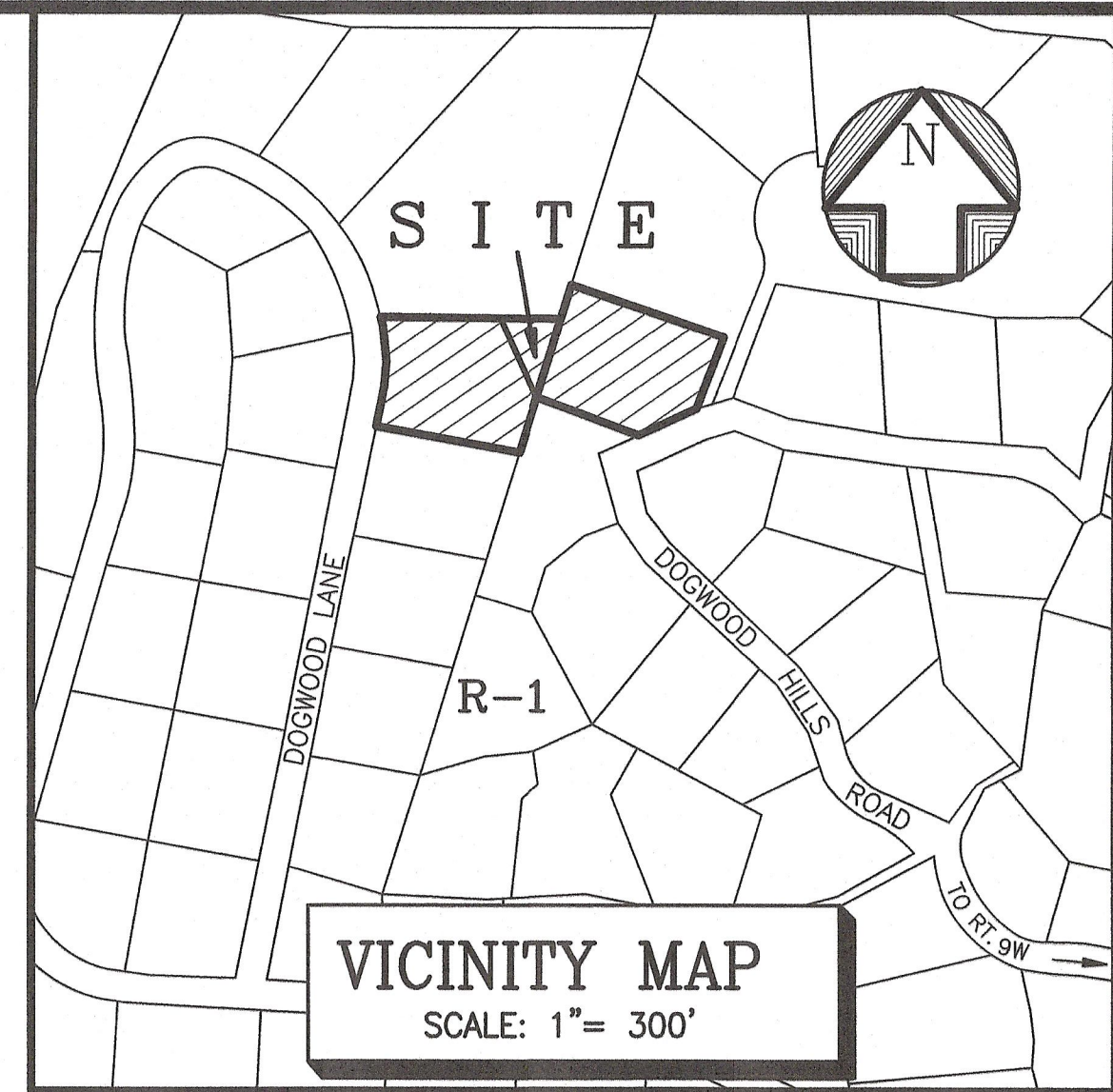
JANET ROSSBACH

ESTATE OF PANO Z. AND JUNE C. PATSALOS

BULK REQUIREMENTS: R-1 DISTRICT, USE GROUP C., 1.

MINIMUM REQUIREMENTS:	PARCEL "A"		PARCEL "C"	
	EXISTING	PROPOSED	EXISTING	PROPOSED
LOT AREA	40,000 SQ. FT.	51,728 SQ. FT.	50,098 SQ. FT.	55,920 SQ. FT.
LOT WIDTH	150 FT.	186.0'	205.0'	(UNCHANGED)
FRONT YARD	50 FT.	57.1'	125.4'	(UNCHANGED)
1 SIDE YARD	30 FT.	21.7'	18.2'	(UNCHANGED)
BOTH SIDE YARDS	80 FT.	92.9'	38.6'	(UNCHANGED)
REAR YARD	40 FT.	152.1'	84.0'	81.3'
STREET FRONTAGE	150 FT.	267.2'	254.4'	352.0'
MAXIMUM PERMITTED:				
BUILDING HEIGHT	35 FT.	LESS THAN 35' (UNCHANGED)	LESS THAN 35' (UNCHANGED)	LESS THAN 35' (UNCHANGED)
LOT BUILDING COVERAGE	10 %	6.4 %	7.2 %	6.2 %
MIN. LIVABLE FLOOR AREA	1,500 SQ. FT.	3,009 SQ. FT. (UNCHANGED)	2,180 SQ. FT. (UNCHANGED)	(UNCHANGED)
DEVELOPMENT COVERAGE	20 %	11.9 %	12.0 %	17.1 %

NOTE:
AN AREA VARIANCE WAS GRANTED FOR THE SIDE YARD SETBACK FOR PARCEL "A" AND PARCEL "C" BY THE TOWN OF NEWBURGH ZONING BOARD OF APPEALS ON JULY 24, 2025.



NOTES:

- 1) BEING A LOT LINE CHANGE OF LOT 4 & LOT 20, BLOCK 3, SECTION 78 AS SHOWN ON THE TOWN OF NEWBURGH TAX MAP. DEED LIBER 3203, PAGE 164 AND DEED LIBER 14803, PAGE 1361.
- 2) OWNER / APPLICANT: SBL 78-3-4: ESTATE OF PANO Z. & JUNE C. PATSALOS
128 DOGWOOD LANE
NEWBURGH, NY 12550
SBL 78-3-20: JANET ROSSBACH
28 DOGWOOD HILLS ROAD
NEWBURGH, NY 12550
- 3) PROPERTY ZONE: R - 1
- 4) PROPERTY AREA: SEE PLAT
- 5) PROPOSED USE: EXISTING SINGLE FAMILY HOMES
- 6) WATER SUPPLY: SBL 78-3-4: MUNICIPAL, SBL 78-3-20: PRIVATE WELL
- 7) SANITARY SEWAGE DISPOSAL: SBL 78-3-4 & 20: PRIVATE INDIVIDUAL SYSTEMS
- 8) THE WATER SUPPLY & SEWAGE DISPOSAL SYSTEMS OF BOTH PARCELS ARE UNAFFECTED BY THE PROPOSED LOT LINE CHANGE.
- 9) THE PURPOSE OF THE LOT LINE CHANGE IS TO ELIMINATE THE NEED OF A LICENSED AGREEMENT FOR AN ENCROACHING DRIVEWAY BY ACQUIRING A PARCEL IN FEE.
- 10) FROM THE BEST AVAILABLE KNOWLEDGE THERE ARE NO BURIED UTILITIES WITHIN OR ADJACENT TO THE LOT LINE CHANGE THAT WILL CAUSE ENCROACHMENTS OR CREATE VIOLATIONS TO STATE SANITARY HEALTH CODE.
- 11) AFTER FILING THIS MAP WITH THE ORANGE COUNTY REAL PROPERTY TAX SERVICE AGENCY, DEEDS SHALL BE RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE. THE APPLICANT SHALL COPY THE PLANNING BOARD ON ITS LETTER TRANSMITTING THE DEEDS TO THE ORANGE COUNTY CLERK FOR RECORDING, AND SHALL PROVIDE THE PLANNING BOARD WITH ANY RETURN CORRESPONDENCE REFLECTING EITHER ACCEPTANCE OR REJECTION OF SAID DEEDS.
- 12) THE LOCATION OF THE SEPTIC SYSTEMS AS SHOWN HEREON ARE APPROXIMATE BASED UPON OWNER TESTIMONY AND SUBJECT TO PHYSICAL VERIFICATION.

LOT LINE CHANGE PLAT OF LANDS OF ROSSBACH & PATSALOS

TOWN OF NEWBURGH
SCALE: 1" = 30'

ORANGE COUNTY, NEW YORK
MAY 9, 2025

STEVEN P. DRABICK P.L.S., PC
PROFESSIONAL LAND SURVEYOR
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CORNWALL, N.Y. 12518
(846) - 534 - 2208

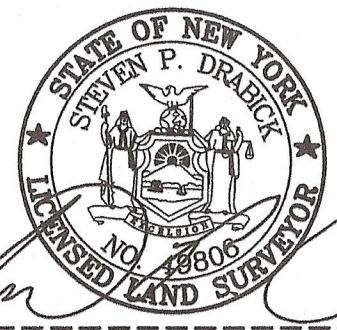
JOB NO. 2037-24

FOR USE BY PLANNING BOARD

SHEET 1 OF 1

REVISIONS

DATE	DESCRIPTION
7/25/25	SIDE YARD SETBACK PARCEL "C" NOTE OF VARIANCES GRANTED



STEVEN P. DRABICK, PLS NY LIC. #49806