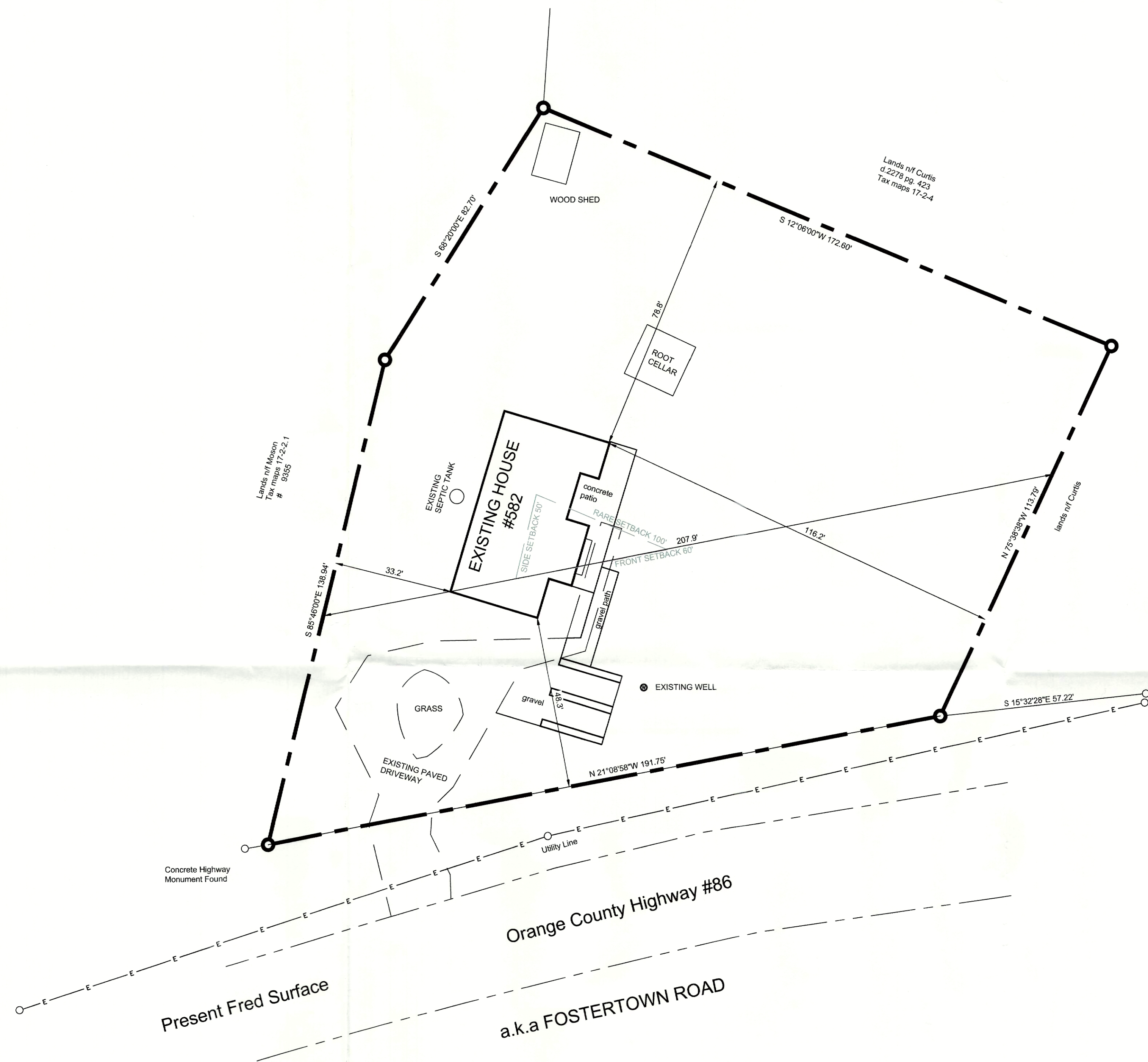
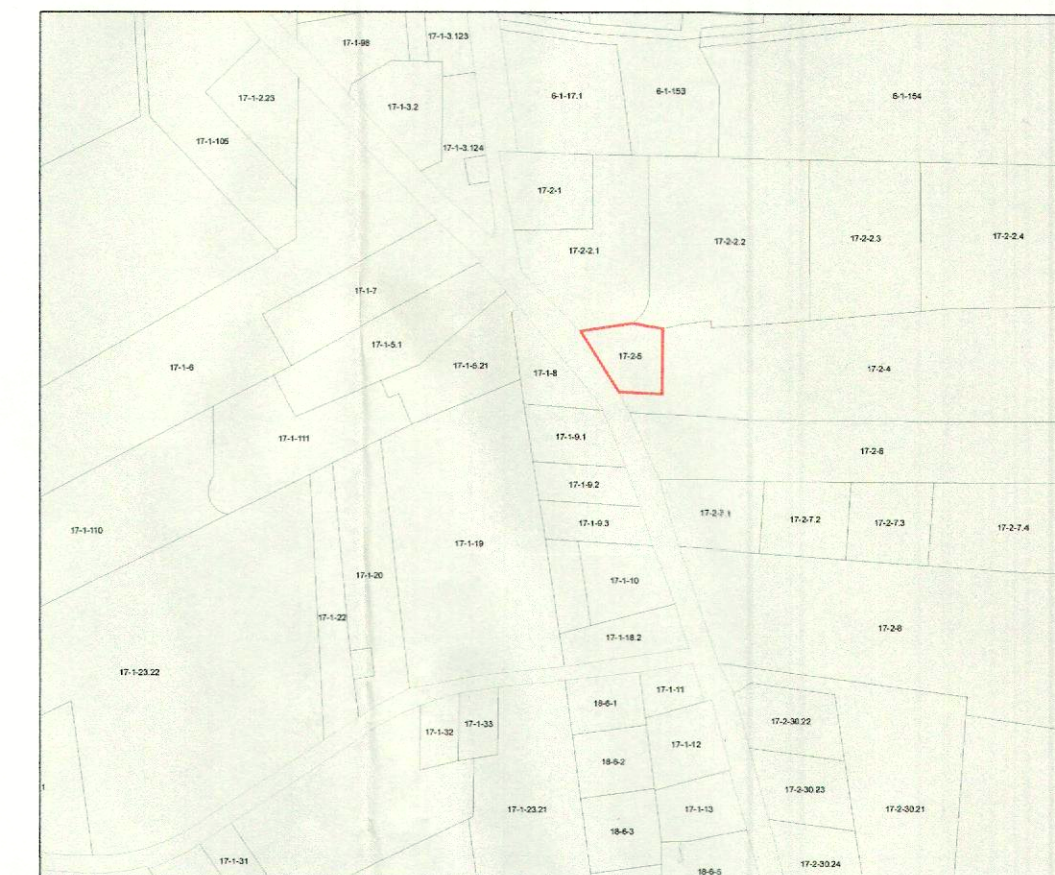




1 PLOT PLAN
C-1 SCALE: 1"=20'

NOTES:

1. RENOVATION OF EXISTING HOUSE. NO CHANGE IN USE OR FOOTPRINT.
2. ZONING DISTRICT: R-5
LOT AREA: 29,185 SF / 0.67 Ac.
WATER: PRIVATE
SEWER: PRIVATE
3. Surveyor Certification: Cesar Lemus Fidelity National Title Insurance The Judicial Title Insurance Agency LLC that this map is based upon a field survey
4. Surveyor Notes: NO underground improvements shown; Subject to all Utility Company easements; LOT lines based upon deed and found iron pipes



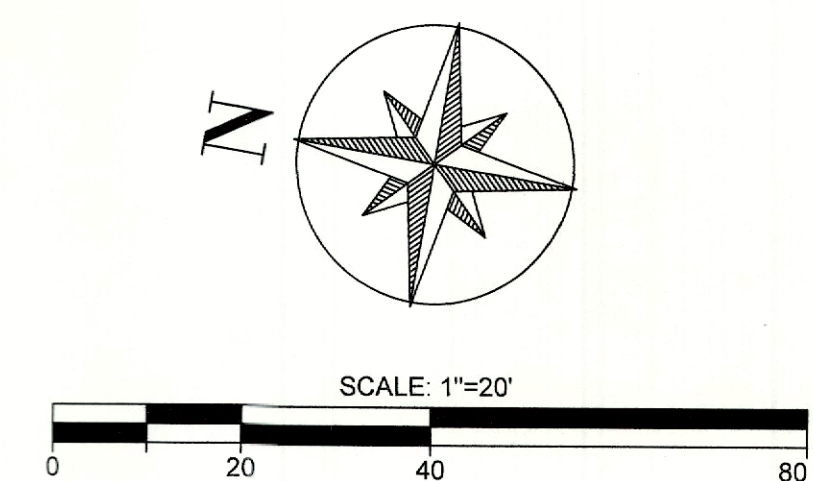
2 VICINITY MAP
C-1 SCALE: 1"=500'

ZONING TABLE				
SECTION, LOT, BLOCK:	17-2-5			
ZONE:	RR, RESERVOIR			
PROPOSED USE:	SINGLE-FAMILY DWELLING			
MINIMUMS REQUIRED				
	REQUIRED	EXISTING	PROPOSED	VARIANCES REQUESTED
LOT AREA (AC)	2	0.67 (E)	NO CHANGE	1.33(V)
LOT WIDTH (FT)	200	207.9	NO CHANGE	
FRONT SETBACK (FT)	60	48.3 (E)	NO CHANGE	11.7(V)
REAR SETBACK (FT)	100	78.8 (E)	NO CHANGE	21.2(V)
SIDE SETBACK (ONE / TOTAL FT)	0	33.2 (E)/149.4	NO CHANGE	16.8(V)
MAXIMUMS PERMITTED				
LOT BUILDING COVERAGE (%)	10	5	NO CHANGE	
LOT SURFACE COVERAGE (%)	10	10.2 (E)	11.5 (V)	1.5 (V)
BUILDING HEIGHT (FT / STORIES)	35	20	30	

(E) - EXISTING NON-CONFORMITY
(V) - VARIANCE REQUESTED

REFERENCES:

1. PLAN IS BASED ON SURVEY OF LANDS FOR LEMUS Town of Newburgh State of New York BY DANIEL J. O'BRIEN, P.L.S., DATED APRIL 14, 2023.
County of Orange file # 23-59 Survey Map
2. Deed liber 15364 page 224 Orange County highway maps County Road #86 Fostertown Road R.O.W. parcel No.53 October 19, 1964



REVISION	BD SUBMISSION
DATE	08.05.2025 09.02.2025
No.	1 2



DAVID NIEMOTKO ARCHITECTS, P.C.
167 STAGE ROAD
MONROE, NEW YORK 10950
Ph: (845) 774-7523
www.niemotkoarchitects.com

NOTE
FOR AUTHENTICITY
SEAL MUST BE ORIGINAL AND
SIGNATURE MUST
BE IN COLOR-BOTH CANNOT BE
COPIED

FOR REVIEW

SHEET TITLE	PLOT PLAN	
	RENOVATION OF SINGLE-FAMILY HOUSE	
	582 FOSTERTOWN ROAD NEWBURGH NY 12550	
PROJECT	CESAR LEMUS	
CLIENT	582 FOSTERTOWN ROAD NEWBURGH NY 12550	

SCALE:	
DRAWN BY:	X.X.
CHECKED BY:	D.N.
JOB #	
PLOT DATE:	mm/dd/yyyy

SHEET No.
C-1
PAGE 1 OF 1