



MINIMUM BUILDING REQUIREMENTS	REQUIRED	EXISTING
LOT AREA	15,000 SF	59,641 SF
LOT WIDTH	100 FEET	223.3 FEET
LOT DEPTH	125 FEET	302.2 FEET
FRONT YARD	40 FEET	44.8 FEET
REAR YARD	40 FEET	68.8 FEET
SIDE YARD (ONE / BOTH)	> 15 / 30 FEET	> 45 / 91 FEET
ACCESSORY STRUCTURE	> 5 FEET	* 0.7 FEET (CABANA ROOF)

MAXIMUM ALLOWABLE		
BUILDING HEIGHT	35 FT	< 35 FT
LOT COVERAGE (BUILDINGS)	15 %	5.5%
IMPERVIOUS COVERAGE * REQUIRES A VARIANCE	30 %	19.0%

1. TAX MAP IDENTIFICATION NUMBER: SECTION 9, BLOCK 3, LOT 12.2
2. TOTAL AREA OF SUBJECT PARCELS: 1.369 ACRES
3. DEED REFERENCE:  
DEED LIBER 2284, PAGE 1065
4. RECORD OWNER & APPLICANT:  
JOSEPH & BRIDGET ZAPPONE  
35 LATTINTOWN ROAD  
NEWBURGH, NY 12550
5. MAP REFERENCES:

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5. THIS SURVEY IS BASED ON NEW YORK STATE PLANE NAD 83 (2011), ZONE 3101 DATUM (USFT) DERIVED FROM GPS OBSERVATIONS.

THE TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A LEAD COLOR PHOTOGRAMMETRIC AIR PHOTOGRAPHIC SURVEY OF THE ELEVATION MODEL (DEM) BY THE STATE OF NEW YORK TO MEET THE MINIMUM STANDARD SET FORTH BY THE AMERICAN SOCIETY FOR PHOTOGAMMETRY AND REMOTE SENSING (ASPRS), FOR USE AS ZENITH ANGLE DEM. THE DEM WAS ACQUIRED FROM OPTHOSS DATA SETS. THE CONTOURS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM of 1988.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE OR DOCUMENTS FROM A TITLE SEARCH AND IS THEREFORE SUBJECT TO ANY SUCH STATEMENT OF FACTS THAT MAY BE REVEALED IN SUCH REPORTS
8. SUBJECT TO ANY WRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS OF RECORD
9. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE SPECIFIC PURPOSE OF INTERPRETATION OF COMPLIANCE WITH ZONING AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENTS TO THE LAND
10. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP IS ACCORDANT WITH THE BEST AVAILABLE INFORMATION, THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC., THE SURVEY METHOD IS IN ACCORDANCE WITH THE STANDARDS OF THE NEW YORK SURVEY MAP IS PREPARED TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
11. CERTIFICATIONS HEREBY ARE NOT TRANSFERABLE.
12. ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REFERRING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY ENGINEERING & SURVEYING PROPERTIES, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREIN.
- UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT, INCORRECT, MISLEADING, OR OTHERWISE UNRELIABLE INFORMATION OF IMPORTANT AND RELEVANT INFORMATION. DO NOT RELY ON UNAUTHORIZED COPIES. THE SEAL, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED OR OTHERWISE VOID ON ALL UNAUTHORIZED COPIES. ALL ORIGINAL DOCUMENTS BEAR AN ORIGINAL IMPRESSION AND INK SIGNATURE.
14. ALL UNDERGROUND UTILITIES AND/OR IMPROVEMENTS OR THE ENCROACHMENT THEREON HAVE BEEN IDENTIFIED BY THE SURVEYOR AND OFTEN MUST BE ESTIMATED IF THE ENCROACHMENT OF SUCH UNDERGROUND IMPROVEMENTS EXIST OR ARE SHOWN HEREON. THE ENCROACHMENTS OF SUCH UNDERGROUND UTILITIES AND/OR IMPROVEMENTS ARE NOT COVERED BY THIS CERTIFICATE.

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW

JOSEPH ZAPPONE;  
BRIDGET ZAPPONE;  
TOWN OF NEWBURGH;

THAT THIS SURVEY MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, BASED ON DATA CONTAINED IN DEEDS OR MAPS OF RECORD LISTED HEREON, TOGETHER WITH EVIDENCE FOUND IN THE FIELD, AND THAT THERE ARE NO SURFACE ENCROACHMENTS EXCEPT AS OTHERWISE SHOWN HEREON, AS COMPLETED ON JUNE 24, 2025.

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S  
EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF  
THE SURVEYOR'S ORIGINAL WORK AND OPINION.

REPUTED OWNER:  
**ZAPPONE**  
TAX MAP ID: 9-3-13  
DEED BOOK: 13810, PAGE: 1058

REPUTED OWNER:  
**ZAPPONE**  
TAX MAP ID: 9-3-12.1  
DEED BOOK: 2284, PAGE: 1065

REPUTED OWNER:  
**WENZEL**  
TAX MAP ID: 9-3-15  
ED BOOK: 14397, PAGE: 350

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	EDGE OF ROAD
	CHAINLINK FENCE
	STOCKADE FENCE
	OVERHEAD WIRE
	EDGE OF WOODED AREA
	WATER SERVICE LINE
	CONCRETE SURFACE
	DRAINAGE PIPE
	HYDRANT
	WATER VALVE
	WATER SHUT-OFF VALVE
	UTILITY POLE
	GUY ANCHOR
	PIPE MARKER
	REBAR MARKER
	CONCRETE MONUMENT
	CATCH BASIN
	MAILBOX
	SIGN (TYPE NOTED)



USGS NEWBURGH QUADRANGLE MAP  
SCALE: 1" = 2000'

[illegible]

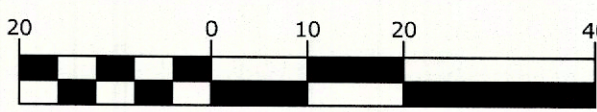
DRAWING STATUS		ISSUE DATE: 09/03/25	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER	
<input type="checkbox"/> CONCEPT APPROVAL		N/A	OF N/A
<input type="checkbox"/> PLANNING BOARD APPROVAL		1	OF 1
<input type="checkbox"/> OCOBH REALTY SUBDIVISION APPROVAL		N/A	OF N/A
<input type="checkbox"/> OCOBH WATERMAIN EXTENSION APPROVAL		N/A	OF N/A
<input type="checkbox"/> NYSDEC APPROVAL		N/A	OF N/A
<input type="checkbox"/> NYSDOT APPROVAL		N/A	OF N/A
<input checked="" type="checkbox"/> OTHER: <u>SURVEY</u>		N/A	OF N/A
<input type="checkbox"/> FOR BID / CONSTRUCTION		N/A	OF N/A

THIS PLAN AND ALL THE INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE BY WHOM THE SERVICES WERE CONTRACTED OR TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ENGINEERING & SURVEYING PROPERTIES, P.C. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

A COPY OF THIS DOCUMENT  
WITHOUT A PROPER  
APPLICATION OF THE  
LICENSED PROFESSIONAL  
LAND SURVEYOR'S  
EMBOSSED SEAL SHOULD  
BE ASSUMED TO BE AN  
UNAUTHORIZED COPY.

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

BRIAN D. BABCOCK, L.S.  
NEW YORK STATE LICENSE # 050830



1 inch = 20 ft.

**ENGINEERING  
& SURVEYING  
PROPERTIES**  
Achieving Successful Results  
with Innovative Designs

## BOUNDARY SURVEY

ZAPPONE  
35 & 41 LATTINTOWN ROAD  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

JOB #:	2202.01	DRAWN BY:	BDB	S-1
DATE:	06/26/25	SCALE:	1" = 20'	
REVISION:	1 - 09/03/25	TAX LOT:	9-3-12.1 & 12.2	

S-1