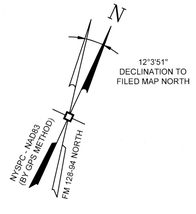


BULK REQUIREMENTS

TOWN OF NEWBURGH - ZONING DISTRICT R3, RESIDENTIAL
PROPOSED USE: SINGLE FAMILY (WITH PUBLIC WATER)

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	66.8 FEET
SIDE YARD (ONE / BOTH)	> 15 / 30 FEET	> 46 / 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	30 %	19.0%

* REQUIRES A VARIANCE

GENERAL NOTES:

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:

A. A MAP ENTITLED, "MINOR SUBDIVISION LANDS OF JOSEPH ZAPPONE AND BRIDGET N. AURECCHIONE", DATED JANUARY 15, 1994 BY GERALD ZIMMERMAN, LS AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON AUGUST 10, 1994 AS MAP NUMBER 128-94.

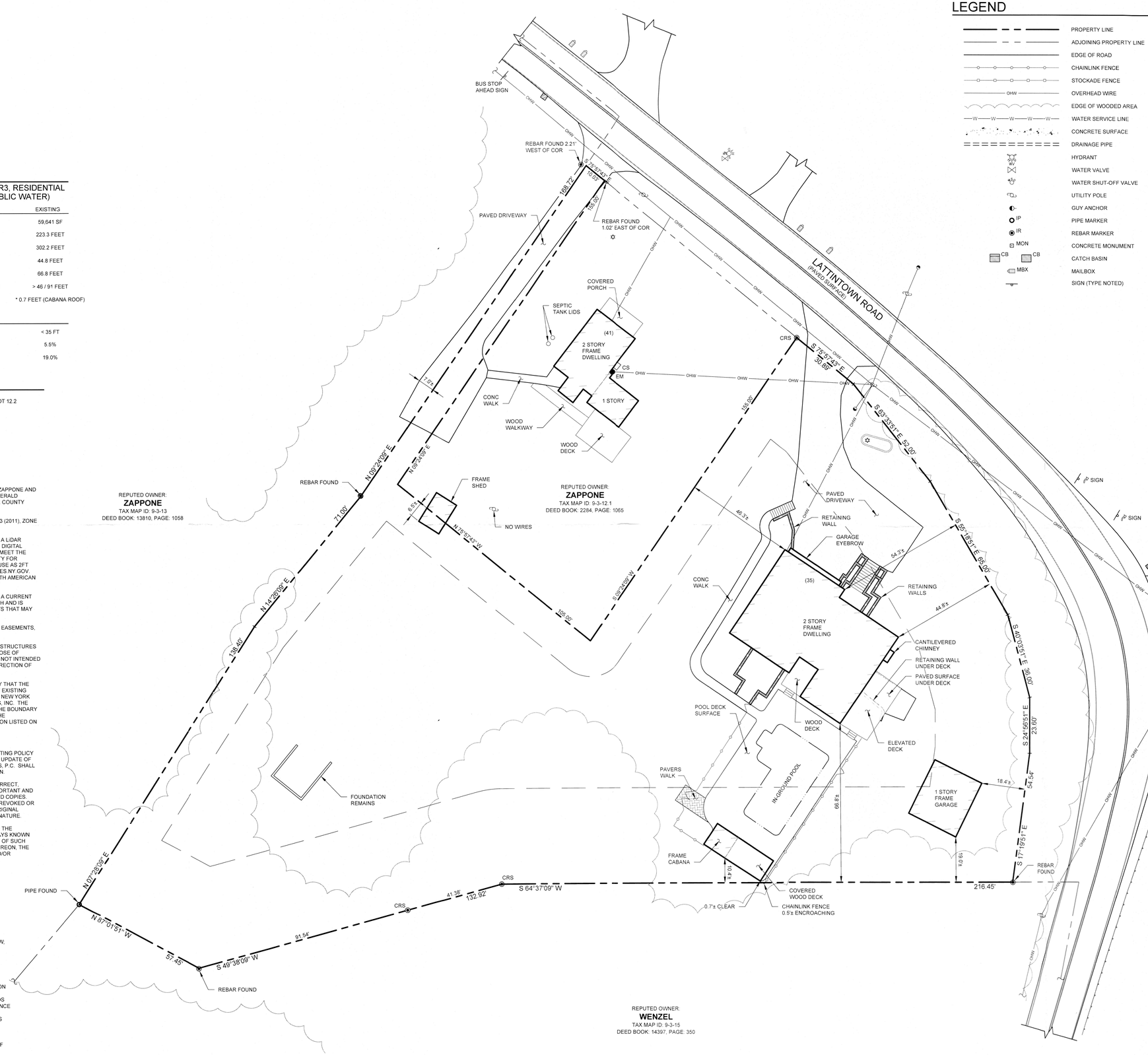
5. THIS SURVEY IS BASED ON NEW YORK STATE PLANE NAD 83 (2011), ZONE 3101 DATUM (USFT) DERIVED FROM GPS OBSERVATIONS.
6. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A LIDAR COLLECTION "SOUTHEAST 4 COUNTY 2022" A YEAR 2022 1M DIGITAL ELEVATION MODEL (DEM) BY THE STATE OF NEW YORK TO MEET THE MINIMUM STANDARD SET FORTH BY THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS), FOR USE AS 2FT CONTOURS. THE DEM WAS ACQUIRED FROM ORTHOS.DHSES.NY.GOV. 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 WHATEVER STATEMENT OF FACTS THAT MAY BE REVEALED IN SUCH REPORTS.
8. SUBJECT TO ANY UNWRITTEN 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 WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO THE PERSONS FOR WHOM THE BOUNDARY 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 HEREON ARE NOT TRANSFERABLE.
12. ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REFERENCING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY ENGINEERING & SURVEYING PROPERTIES, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.
13. UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT, INCORRECT, ERRONEOUS, OR MISLEADING INFORMATION OR OMIT 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 OF SUCH IMPROVEMENTS ARE NOT ALWAYS KNOWN 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;

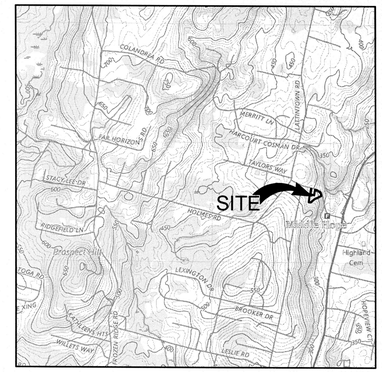
THAT THIS SURVEY MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, BASED ON DATA CONTAINED IN DEEDS OR MAPS OF RECORD LISTED HEREON, TOGETHER WITH EVIDENCE FOUND IN THE FIELD, AND THAT THERE 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.



LEGEND

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



LOCATION MAP

USGS NEWBURGH QUADRANGLE MAP
SCALE: 1" = 2000'

No.	DATE	DESCRIPTION
0	06/30/25	LR/BDB
1	09/03/25	ISSUED AS A SURVEY FOR LOT 9-3-12.2

DRAWING STATUS	ISSUE DATE: 09/03/25		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☐ CONCEPT APPROVAL	N/A	OF	N/A
☐ PLANNING BOARD APPROVAL	1	OF	1
☐ OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
☑ OTHER: SURVEY	N/A	OF	N/A
☐ 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, PC. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

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

20 0 10 20 40
1 inch = 20 ft.

ENGINEERING & SURVEYING PROPERTIES
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MONTGOMERY, NY 12549
Ph: (845) 457-7727
WWW.EP-PC.COM

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	

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Date Printed: Sep 03, 2025, 3:42pm