NOTES:

1 - REFERENCE: MAP ENTITLED "PROPERTY SURVEY, PROPERTY OF ROBERT B. NEWKIRK" FILED AT THE ORANGE COUNTY CLERK'S OFFICE DECEMBER 20, 1974 AS MAP No. 3359.

2 - MAP ENTITLED "LANDS OF VASCELLO" FILED AT THE ORANGE COUNTY CLERK'S OFFICE JUNE 19, 1959 AS MAP No. 1807.

3 - TAX MAP DESIGNATION: TOWN OF NEW WINDSOR
SECTION 57, BLOCK 1, LOT 74.3 (DRAGOS)
SECTION 57, BLOCK 1, LOT 70 (GAZZOLA)

4 - ZONING DISTRICT: R-4

5 - OWNERS & APPLICANTS:
ROBERT C. & AMY T. DRAGOS
46 LAKESIDE DRIVE
NEW WINDSOR, N.Y. (LOT 74.3)
AUDREY J. ARMENDAREZ
F/K/A AUDREY J. GAZZOLA
VASCELLO ROAD
NEW WINDSOR, N.Y. (LOT 70)

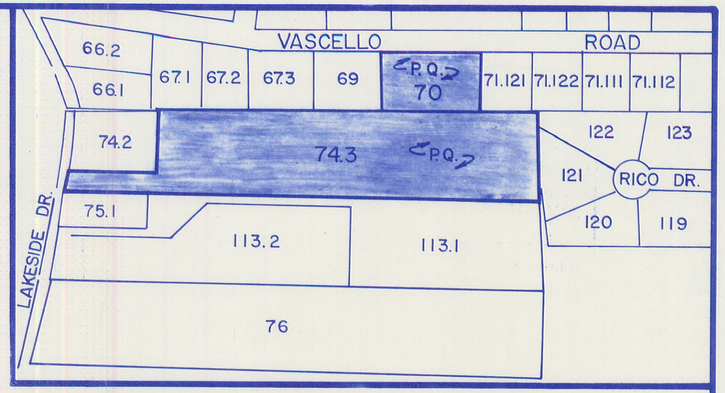
6 - THIS MAP HAS BEEN REVIEWED AND ( I ) WE CONCUR WITH THIS PLAT

7 - PUBLIC SEWER IS USED BY TAX LOT 74.3 AND AVAILABLE FOR TAX LOT 70. WATER SOURCE ON LOTS 74.3 IS A PRIVATE WELL AND LOT 70 HAS NO WATER SOURCE AT THIS TIME.

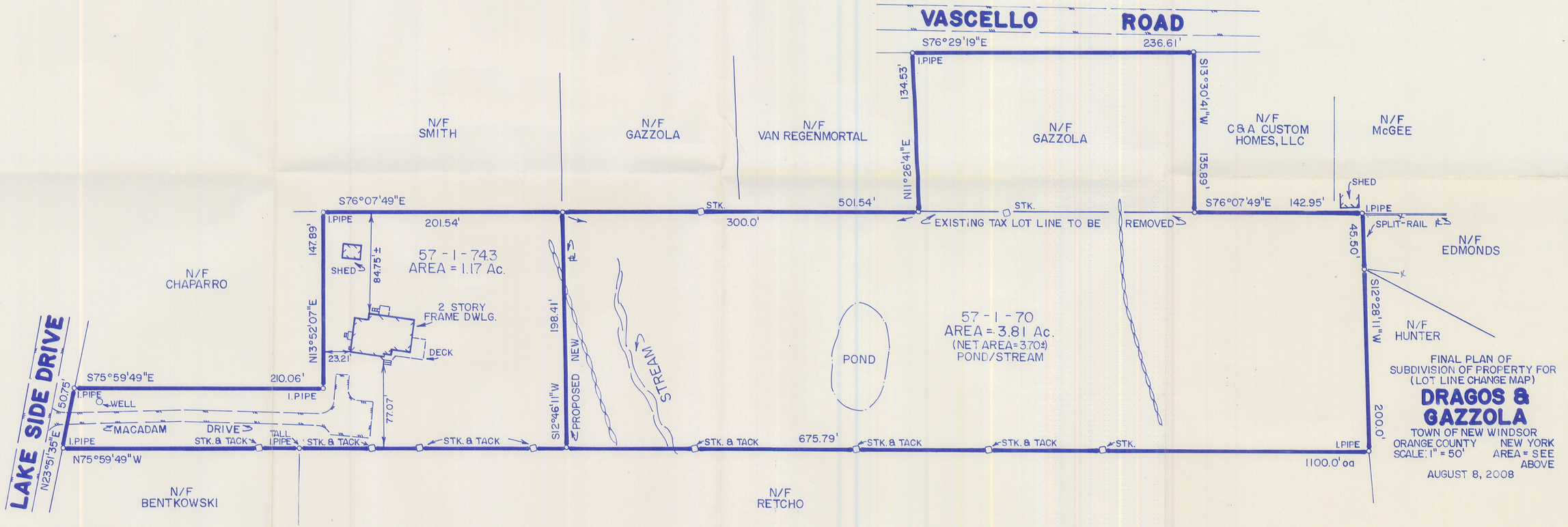
TABLE OF USE / BULK REGULATIONS
SUBURBAN RESIDENTIAL (R-4)

| | A | C | D | E | F | G | H | I | J | K | L |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | USES PERMITTED by RIGHT | MINIMUM LOT AREA (square feet unless otherwise designated) | MINIMUM LOT WIDTH (feet) | REQUIRED FRONT YARD DEPTH (feet) | REQUIRED SIDE YARD / TOTAL BOTH YARDS (feet) | REQUIRED REAR YARD DEPTH (feet) | REQUIRED STREET FRONTAGE (feet) | MAXIMUM BUILDING HEIGHT (feet) | FLOOR AREA RATIO | MINIMUM LIVABLE FLOOR AREA (square ft.) | DEVELOP-MENTAL COVERAGE (percentage) |
| 6 | One = family dwellings, not to exceed 1 dwelling on each lot (regardless of the availability of central water or central sewer) | 43,560 | 125 | 45 | 20/40 | 50 | 70 | 35 | N/A | 1,200 | 20 |
| | EXISTING LOT 74.3 | 4.26 AC. | 50.75± * | 23.21 * | | | | | | | |
| | PROPOSED LOT 74.3 | 1.17 AC. | 50.75± * | 23.21 * | | | | | | | |
| | EXISTING LOT 70 | 31,652 ☐ | 236± | | | | | | | | |
| | PROPOSED LOT 70 | 3.81 AC. | 236+ | | AS REQUIRED | | | | | | |

* PRE-EXISTING NON-CONFORMING




VICINITY MAP: SCALE: 1" = 200'




FINAL PLAN OF SUBDIVISION OF PROPERTY FOR (LOT LINE CHANGE MAP)

**DRAGOS & GAZZOLA**

TOWN OF NEW WINDSOR
ORANGE COUNTY NEW YORK
SCALE: 1" = 50' AREA = SEE ABOVE
AUGUST 8, 2008

I HEREBY CERTIFY THAT THIS MAP IS THE RESULT OF AN ACCURATE SURVEY COMPLETED BY ME ON AUGUST 8, 2008

STATE OF NEW YORK FRANK M. HOENS LICENSED LAND SURVEYOR 49314

FRANK M. HOENS, N.Y.S. P.L.S. LIC. No. 49314

09-04

FRANK M. HOENS
PROFESSIONAL LAND SURVEYOR
GOSHEN, NEW YORK

APPROVAL GRANTED BY TOWN OF NEW WINDSOR
MAY 26 2009
By: Richard Argenio, Chairman
By: Nat Schlesinger, Secretary

PLANNING BOARD APPROVAL BOX