Tax Map Data:

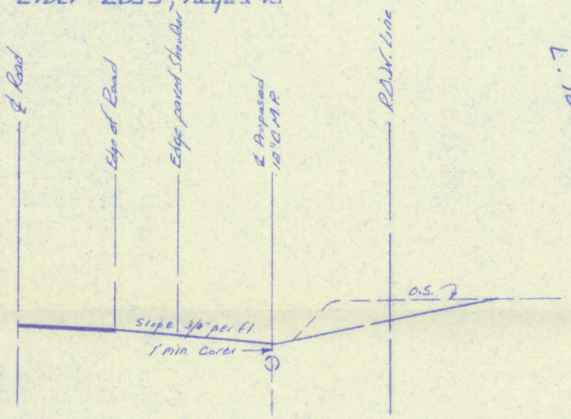
Section : 4
Block : 2
Lot : 3.13

N

Deed

Deed Reference:

Liber 2055, Page 245



Proposed Driveway Profile
Scale: 1" = 10'

N/F Fischer
L. 2098, P. 813

S 27° 26' 07" E 138.67'

Iron Pin

Area: 35,854 S.F.

N 40° 28' 35" E 260.00'

N/F Clegg
L. 1827, P. 5

S 35° 08' 10" W 260.00'

N/F Automotive Brake Co. of Newburgh, Inc.
L. 1934, P. 291

Union Ave ~ Orange County Hwy. 69

589.0'

68.2'

33.0'

40.0'

20'

10'

22'

10'

6 Spaces

employee Parking Area

Grade to drain

Proposed Automotive Refinish Shop

Proposed Swale

60'

Planter

Grade to drain

55.0'

6 Spaces

6 Spaces

Hemlocks 6' O.C.

Iron Pipe

N 31° 03' 00" W 161.00'

30'

Curb Cut

Curb Cut

existing unpaved Swale

proposed 50' L.F. 18" CMP

unpaved Shoulder

unpaved shoulder

To N.Y.S. Rte 207

New York State Route 300 ~ Temple Hill Road

To Vails Gate

5' Radius

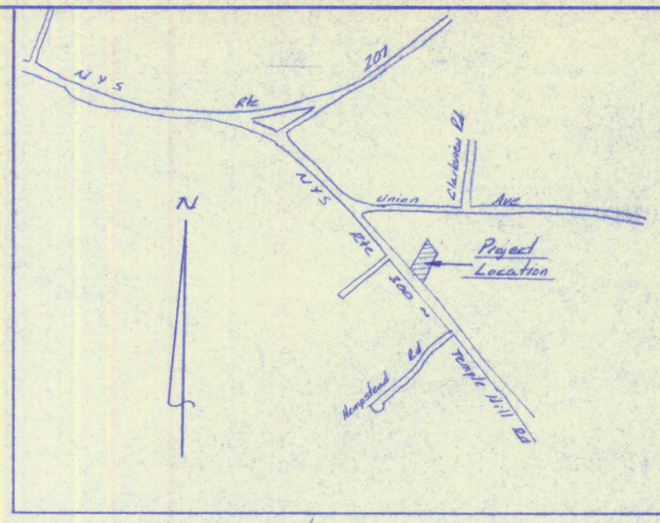
120' to the ℄'s of two driveways, opposite each other, south of this proposed driveway

℄ to ℄

Monument

Iron Pin

Edge Pin



Location Map

Zoning District - P. I: Planned Industrial

	Minimum Required	Provided
Lot Area:	40,000 S.F.	35,854 S.F.
Lot Width:	150'	143'
Front Yard:	50'	55'
Side Yard:	15'/40'	33'/73'
Rear Yard:	20'	68.2'

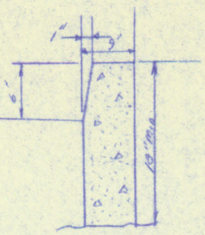
Parking Requirements

Automotive repair garage
4 Spaces for each work Bay Plus
1 space for each 300 S.F. of additional Floor area
Spaces required: 2 Bays @ 4 ea. = 8
3000 S.F. @ 1/300 = 10

Spaces provided: 18 exterior parking spaces
Plus interior storage for 10 cars

Site Plan APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 7-10-85
BY Henry Scheible

HENRY F. SCHEIBLE
SECRETARY



Curb Detail
Scale: None

To Eugene Hecht, Elaine Hecht, Key Bank of South Eastern New York, N.A., Kar-Vin Abstract Corp. and Commonwealth Land Title Insurance Co. certified to be a correct and accurate survey.

May 1, 1985

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies.
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.
4. Underground improvements or encroachments, if any, are not shown hereon.

LICENSED LAND SURVEYOR
PATRICK T. KENNEDY
No. 49219
STATE OF NEW YORK

Lic. No. 49219

Patrick T. Kennedy, L.S.
5 Riverview Ave. • New Windsor • New York 12550

SCALE: 1" = 20'	APPROVED BY:	DRAWN BY
DATE: May 1, 1985		REVISED June 19, 1985 July 2, 1985

Survey & Site Plan for
Eugene Hecht & Elaine Hecht

Town of New Windsor
Orange County • New York

DRAWING NUMBER 85-300

18 X 24 PRINTED ON NO. 1000H CLEARPRINT