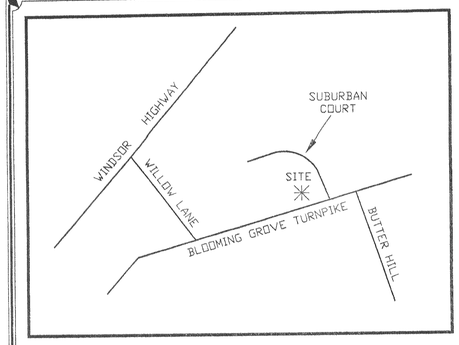


LOCATION MAP
NOT TO SCALE

BULK TABLE FOR PO ZONING DISTRICT
PROFESSIONAL OFFICE-USE A-5

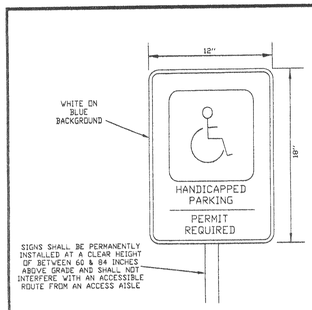
REQUIREMENTS	REQUIRED	EXISTING
MINIMUM LOT AREA	43,560 s.f.	15,000 s.f. **
MINIMUM LOT WIDTH	125 ft.	100 ft. **
FRONT YARD SETBACK	45 ft.	74.2 ft.
SIDE YARD SETBACK	20ft/40ft	14.8ft/35.6ft **
REAR YARD SETBACK	50 ft.	19.0 ft. *
STREET FRONTAGE	70 ft.	100 ft.
MAX. BUILDING HEIGHT	35 ft.	19 ft.
FLOOR AREA RATIO	N/A	N/A
DEVELOPMENTAL COVERAGE	80%	67%

* VARIANCE GRANTED IN JULY 2007
** EXISTING NON-CONFORMING

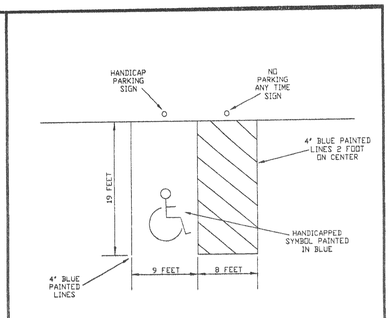
PARKING REQUIREMENTS
TOWN OF NEW WINDSOR

REQUIREMENTS	REQUIRED	EXISTING
PARKING SPACE SIZE	9'0" X 19'0"	9'0" X 19'0"
REQUIRED H.C. PARKING	1	1
REQUIRED PARKING	1/150sf = 3740/150 = 25	19 (total of 20 *)

* VARIANCE FOR FIVE (5) SPACES WAS GRANTED IN 2003



HANDICAPPED PARKING SIGN DETAIL
NOT TO SCALE



HANDICAPPED PARKING SPACE DETAIL
NOT TO SCALE

BEARING BASIS:
NORTH ORIENTATION IS BASED ON DATUM ESTABLISHED FROM FILED MAP OR DEED OF RECORD.

DEED OF RECORD:
BEING LIBER 12223 PAGE 672, FILED WITH OFFICE OF THE ORANGE COUNTY CLERK.

TAX LOT DESIGNATION:
SECTION 46, BLOCK 2, LOT 50.1, AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS.

GENERAL MAP NOTES:
1. THIS SURVEY IS SUBJECT TO ANY RECORDED AND/OR UN-RECORDED COVENANTS, RESTRICTIONS, EASEMENTS, RIGHT-OF-WAYS, AND AGREEMENTS, IF ANY.
2. UNLESS ILLUSTRATED AND NOTED BY A POINT OF REFERENCE, UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
3. ALL BUILDING AND IMPROVEMENT OFFSETS SHOWN ARE AT RIGHT ANGLES TO PROPERTY LINES.
4. ALL HEDGES AND GROUND COVER ON THE SITE MAY NOT BE SHOWN ON THIS SURVEY.

NEW YORK STATE HIGHWAY ROUTE 94

LANDS NOW OR FORMERLY
PLANNED PARENTHOOD
LIBER 2747 PAGE 242
LOT 2, MAP NO. 2796

PAVED PARKING AREA

PLANTER

FRAME BUILDING

UPOLE

EDGE OF PAVEMENT

PLASTIC FENCE

18.9'

5.7'

N07°43'00"W 150.00'

1 BOLT FOUND

CAPPED IRON FOUND

WATER VALVES

100.00'

PAVED PRIVATE DRIVEWAY

20.8'

EMPLOYEE ONLY SIGN

GAS METER

ELECTRIC METER

74.2'

24.8'

WOODEN TRASH BIN

PAVED PARKING AREA

EDGE OF PAVEMENT

HANDICAP PARKING

HANDICAP PARKING SIGN

HANDICAP ENTRANCE

1 1/2 STORY FRAME BUILDING NO. 530

AC UNIT

AC UNIT

EXISTING PARKING SPACES 9' X 19'

PROPOSED PARKING SPACES TO BE 9' X 19'

NO PARKING ANY TIME SIGN

WOODEN STEPS

CLEANOUT

EXISTING PARKING SPACES 9' X 19'

PROPOSED PARKING SPACES TO BE 9' X 18'

PAVED PARKING AREA

EXISTING PARKING SPACES 9' X 19'

PROPOSED PARKING SPACES TO BE 9' X 18'

DRAIN

NOTE:
AS PER ENGINEERS REQUEST PARKING TO BE STRIPED AS 9' X 18' NOT 9' X 19' NEXT TIME LOT IS TO BE SEALED AND STRIPED.

RAILROAD TIE CURB

CONCRETE STEPS

49.2'

8.0'

14.1'

32.3'

19.0'

LOT 1
MAP NO.
2796

AC UNIT

18.9'

S82°17'00"W

N82°17'00"E

100.00'

WOODEN SIGN

1/2" IRON FOUND

S07°43'00"E 150.00'

NAIL FOUND

STOP SIGN

FIRE HYD.

STONE CURB

MANHOLE

MANHOLE

25 FOOT WIDE SEWER and DRAINAGE EASEMENT

LANDS NOW OR FORMERLY
ROLLING ACRES
LIBER 12470 PAGE 606
LOT 11, MAP NO. 55-06

SUBURBAN COURT

AS-BUILT SURVEY PREPARED FOR
BLOOM
LOCATED IN THE TOWN OF NEW WINDSOR
ORANGE COUNTY NEW YORK
SCALE: 1"= 10' JULY 28, 2008

SCALE IN FEET

REVISIONS:
SEPTEMBER 15, 2008- ADDED TOWN ENGINEERS REVIEW COMMENTS
APRIL 2, 2009 - ADDED EXISTING SIGNS

LOT AREA= 0.344 ACRES

CERTIFICATION:
I, ANTHONY A. SORACE, P.L.S., DO HEREBY CERTIFY IN MY PROFESSIONAL OPINION, ONLY TO PARTIES LISTED BELOW THAT THIS SURVEY IS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON JULY 26, 2008 AND COMPLIES WITH EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF LAND SURVEYORS. THIS CERTIFICATION DOESN'T RUN WITH TITLE TO THE LAND AND IS NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, LENDING INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.

- PETER E. BLOOM
- DANIEL J. BLOOM
- KEVIN D. BLOOM
-
-
-

LICENCE TO USE SURVEY:
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE ABOVE MENTIONED PARTIES. THIS SURVEY IS LICENSED FOR A SINGLE USE ONLY AND THE LICENSED MATERIAL REMAINS THE PROPERTY OF THE SURVEYOR. USE, COPYING OR DISTRIBUTION WITHOUT THE EXPRESSED CONSENT OF THE SURVEYOR IS PROHIBITED.

SURVEY No. 0252 AS-BUILT

SURVEYOR:

ANTHONY A. SORACE, P.L.S. LIC. No. 50187

SURVEY IS VOID WITHOUT MY RAISED IMPRESSION SEAL

OWNER - APPLICANT	OWNERS CERTIFICATION
DANIEL J. BLOOM PETER E. BLOOM KEVIN D. BLOOM 530 BLOOMING GROVE TURNPIKE P.O. BOX 4323 NEW WINDSOR, NEW YORK 12553	THE UNDERSIGNED, OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE OF THE PROPERTY SHOWN ON THIS PLAN, DOES HEREBY CERTIFY THAT HE OR SHE HAS REVIEWED THIS PLAN, AND IS FAMILIAR WITH THIS MAP, ITS CONTENTS, ITS NOTES AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON. SIGNATURE 4/17/09 DATE

PLANNING BOARD ENDORSEMENT

(TOWN APPLICATION NUMBER: 07-13)

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

MAY 12 2009

CHAIRPERSON - TOWN PLANNING BOARD DATE

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH AN ORIGINAL LAND SURVEYORS RAISED EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THE ALTERATION OF THIS SURVEY MAP BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING, CONFUSING AND NOT IN THE GENERAL WELFARE AND BENEFIT OF THE PUBLIC. IT IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

07-13

(845) 496-3367
ANTHONY A. SORACE, P.L.S.
PROFESSIONAL LAND SURVEYOR
ROCK TAVERN, NEW YORK - 12575
© 2006 BY ANTHONY A. SORACE, P.L.S.

RECEIVED APR 2 0 2009