

# ZONING REGULATIONS

## ZONE: AR AGRICULTURE RESIDENTIAL

SINGLE FAMILY	LOT 4.14	LOT 5.12
MINIMUM REQUIREMENTS:		
LOT AREA.....40,000 SQ. FT.	157,445 Sq. Ft.	245,371 Sq. Ft.
LOT WIDTH.....150 FT.	750 FT.	387.0 FT.
LOT DEPTH.....150 FT.	280 FT.	612.4 FT.
FRONT YARD.....50 FT.	124 FT.	380.3 FT.
REAR YARD.....50 FT.	78 FT.	189.9 FT.
ONE SIDE YARDS.....30 FT.	140 FT.	61.5 FT.
BOTH SIDE YARDS.....80 FT.	CORNER LOT	145.8 FT.
MAXIMUM PERMITTED:		
BUILDING HEIGHT.....35 FT.	24 FT.	24 FT.
LOT BUILDING COVERAGE.....10%	1.1%	1.1%
LOT SURFACE COVERAGE.....20%	3.4%	7.0%

## TAX MAP DESIGNATION

SECTION 3, BLOCK 1 LOT 4.14

RECORD OWNER AND APPLICANT  
RAYMOND A. & BEVERLY A. WILLIAMS  
314 FOREST ROAD  
WALKILL, NEW YORK 12589

## DEED REFERENCE

LIBER 12772 PAGE 235

## EXISTING ACREAGE

193,445 SQ. FT.  
4.44 ± ACRES

## PROPOSED ACREAGE

157,445 SQ. FT.  
3.61 ± ACRES

TOTAL AREA = 402,816 Sq. Ft. - 9.24 ± Acres

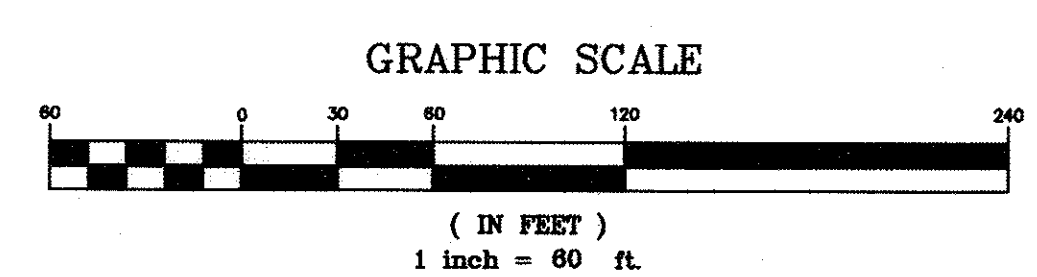
## NOTES:

- UPON THE FILING OF THIS MAP, NEW DEEDS ARE TO BE RECORDED IN THE ORANGE COUNTY CLERKS OFFICE FOR BOTH NEW PARCELS. THE ORANGE COUNTY TAX MAP DEPARTMENT WILL NOT MAKE CHANGES TO THEIR MAPS UNTIL THESE DEEDS ARE FILED.
- NO NEW BUILDINGS OR IMPROVEMENTS ARE PROPOSED.
- FROM THE BEST AVAILABLE KNOWLEDGE THERE ARE NO BURIED UTILITIES WITHIN OR ADJACENT TO THE LOT LINE CHANGE THAT WILL CAUSE ENCROACHMENTS.

## MAP REFERENCES:

- MAP ENTITLED "PLAN OF SUBDIVISION FOR KINGS HILL TERRACE" FILED IN THE ORANGE COUNTY CLERKS OFFICE ON OCTOBER 19, 1956 AS MAP NUMBER 1681.
- MAP ENTITLED "LOT LINE CHANGE - LANDS OF WILCO HOMES OF HUDSON VALLEY, INC. AND BEVERLY WILLIAMS", FILED IN THE ORANGE COUNTY CLERKS OFFICE ON NOVEMBER 14, 2000, AS MAP NUMBER 228-00.
- MAP ENTITLED "SUBDIVISION LANDS OF BEVERLY WILLIAMS AND WILCO HOMES OF HUDSON VALLEY", FILED IN THE ORANGE COUNTY CLERKS OFFICE ON JUNE 18, 2001, AS MAP NUMBER 121-01.
- MAP ENTITLED "SUBDIVISION SECTION II - LANDS OF BEVERLY A. WILLIAMS, RAYMOND A. WILLIAMS, AND RICHARD H. JR. AND KARA L. CAMPBELL" FILED IN THE ORANGE COUNTY CLERKS OFFICE ON OCTOBER 16, 2006, AS MAP NUMBER 926-06.

Map #24-13 Sheet 1  
Filed On 02/22/2013  
ORANGE COUNTY CLERK'S OFFICE



## OWNERS ENDORSEMENT

I, THE UNDERSIGNED, HAVE REVIEWED THE CONTENTS OF THIS MAP AND HEREBY CONCUR TO ALL THE TERMS AND CONDITIONS AS STATED HEREON, AND TO THE FILING OF THIS MAP.

Beverly A. Williams  
Beverly A. Williams  
Raymond A. Williams  
Richard H. Jr. and Kara L. Campbell

OCTOBER 31, 2012  
CERTIFY TO:  
BEVERLY A. WILLIAMS  
RAYMOND A. WILLIAMS  
RICHARD H. JR. AND KARA L. CAMPBELL

TO BE A TRUE SURVEY COMPLETED IN THE FIELD ON OCTOBER 31, 2012, AND THAT IT IS TO THE BEST OF MY KNOWLEDGE AND BELIEF CORRECT.

DANIEL P. YANOSH L.L.S.  
N.Y.S. LIC. # 49561

## SURVEY NOTES:

- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY IS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y. STATE EDUCATION LAW. 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.
- SUBJECT TO AN UP-TO-DATE ABSTRACT OF TITLE. SUBJECT TO UNDERGROUND UTILITIES AND EASEMENTS NOT RECORDED AND/OR NOT VISIBLE AT TIME OF FIELD SURVEY.

REVISED: DECEMBER 13, 2012 - NOTE # 3			
DANIEL P. YANOSH N.Y.S. L.S. 26 COUTANT ROAD - P.O. BOX 320 CIRCLEVILLE, NEW YORK 10919 PHONE #: (845) 361 - 4700 FAX #: (845) 361 - 4722			
SUBDIVISION - LOT LINE CHANGE			
BEVERLY A. WILLIAMS, RAYMOND A. WILLIAMS AND RICHARD H. JR. AND KARA L. CAMPBELL N.Y.S. HWY #300 & KINGS HILL TERRACE & FOX HILL ROAD			
TOWN OF NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK			
DRAWN BY: D.P.Y.	CHECKED BY: D.P.Y.	SCALE: 1" = 60'	DATE: OCT. 31, 2012
JOB #: 200065-2012			SHEET # 1 of 1