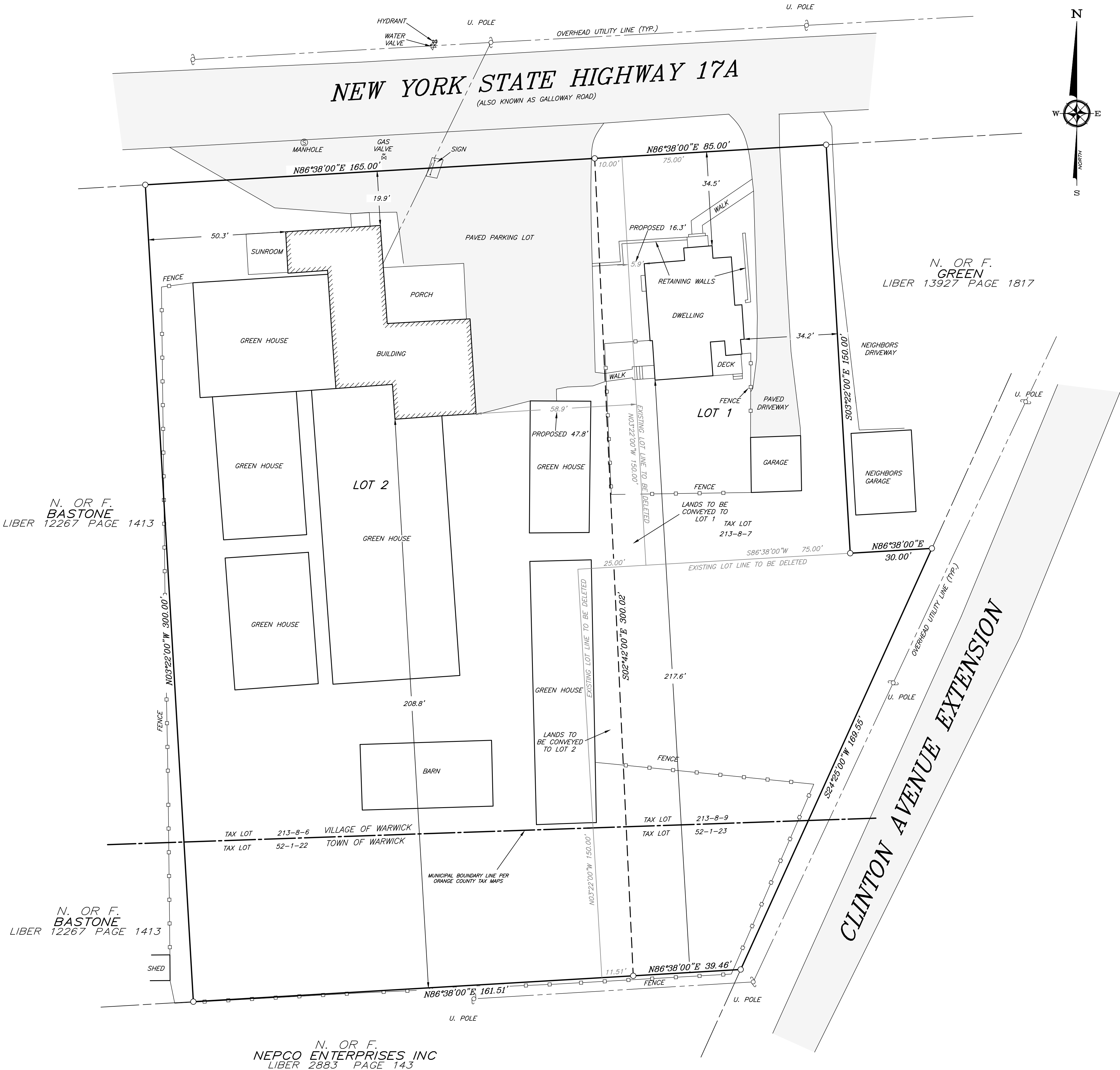




BULK TABLE ZONE (R) USE GROUP (P)			
	MINIMUM REQUIRED	LOT 1 PROPOSED	LOT 2 PROPOSED
MINIMUM LOT AREA (SQ.FT.)	20,000	24,596	48,976
LOT WIDTH (FT.)	100	85.4**	164.6
FRONT SETBACK (FT.)	35	34.5*	19.9*
TOTAL SIDE SETBACK (FT.)	50	50.5	98.1
SIDE YARD (FT)	10	16.3	47.8
REAR SETBACK (FT.)	35	217.6	208.2
STREET FRONTAGE (FT.)	80	85	165
MAX BUILDING HEIGHT (FT.)	35	N/A	N/A
DEVELOPMENT COVERAGE (%)	70	14	48
LOT DEPTH (FT.)	200	300.02	300.02

AREAS			
	EXISTING	CHANGE	PROPOSED
LOT 1 (TAX LOTS 7, 9, 23)	0.570±ACRES	-0.005±ACRES	0.565±ACRES
LOT 2 (TAX LOTS 6 & 22)	1.119±ACRES	+0.005±ACRES	1.124±ACRES

* PRE-EXISTING NON-CONFORMING CONDITION
** DECREASE IN EXISTING NON-CONFORMING CONDITION



NOTES:

1. TAX MAP DESIGNATION AND DEED REFERENCE:
- VILLAGE OF WARWICK
 - SECTION 213 BLOCK 8 LOT 6 LIBER 2271 PAGE 592
 - SECTION 213 BLOCK 8 LOT 7 LIBER 4489 PAGE 346
 - SECTION 213 BLOCK 8 LOT 9 LIBER 5671 PAGE 287
 - TOWN OF WARWICK
 - SECTION 52 BLOCK 1 LOT 22 LIBER 2271 PAGE 592
 - SECTION 52 BLOCK 1 LOT 23 LIBER 5671 PAGE 287
 - 2. WATER SUPPLY: VILLAGE WATER SUPPLY
 - 3. SEWAGE DISPOSAL: VILLAGE SEWER
 - 4. ZONING DISTRICT: RESIDENTIAL (R)
 - 5. UNLESS ILLUSTRATED AND NOTED BY POINT OF REFERENCE UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
 - 6. SURVEY SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF TITLE.
 - 7. MISSING PROPERTY CORNERS WERE NOT PLACED AS PART OF THIS SURVEY.
 - 8. RECORDED OWNERS AND APPLICANTS:
 - DAVID M. SLITER: 18 GALLOWAY RD WARWICK NY 10990
 - AMY B. SLITER: 18 GALLOWAY RD WARWICK NY 10990
 - CORWIN INC: 12-16 GALLOWAY RD WARWICK NY 10990

APPROVED FOR FILING

OWNER DATE

APPROVED AS A FINAL LOT LINE CHANGE PLAN BY A RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WARWICK ON

CHAIRMAN DATE

VILLAGE ENGINEER DATE

LOT LINE CHANGE FOR

DAVID M. SLITER
AMY B. SLITER
CORWIN INC.

IN THE TOWN AND VILLAGE OF WARWICK,
ORANGE COUNTY, N.Y.
FEBRUARY 23, 2024

GRAPHIC SCALE

