

TABLE OF BULK REQUIRMENTS ZONING DISTRICT (R) RESIDENTIAL USE GROUP (B)			
	MINIMUM REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQ.FT.)	20,000	19,558.44*	19,558.44
LOT WIDTH (FT.)	100	100.01	100.01
FRONT SET BACK (FT.)	35	55.7	55.7
FRONT YARD (FT.)	35	55.7	55.7
SIDE SET BACK (FT.)	20	19.2*	7.4
TOTAL SIDE SETBACK (FT.)	50	42.2*	30.4
SIDE YARD (FT.)	10	4.7*	4.7
REAR SET BACK (FT.)	35	99.8	99.8
REAR YARD (FT.)	10	28.3	28.3
STREET FRONTYNGE (FT.)	80	100	100
MAX HEIGHT (FT.)	35	35	35
DEVELOPMENT COVERAGE (%)	35	22.4	24.6
LOT DEPTH (FT.)	125	200.01	200.01

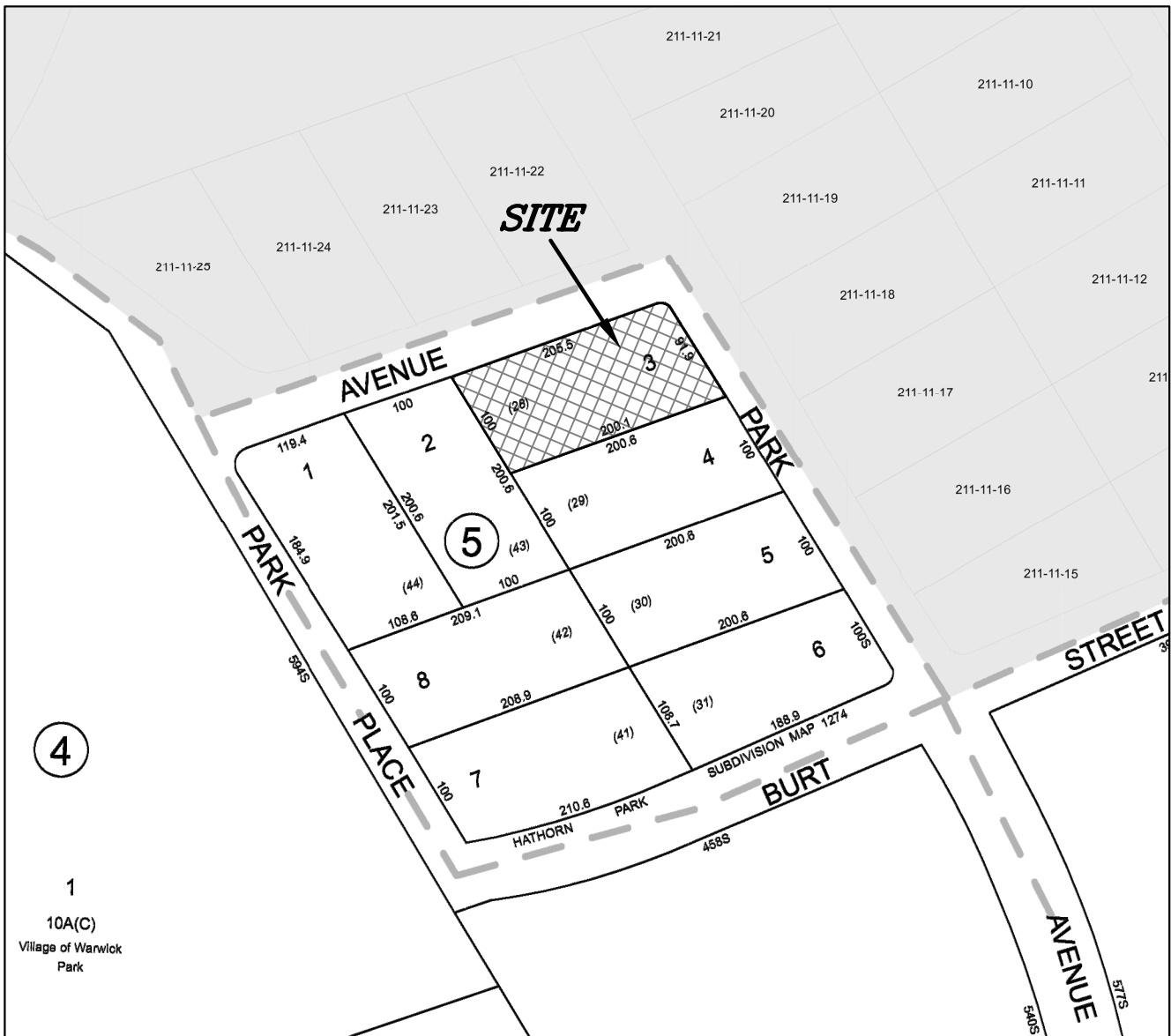
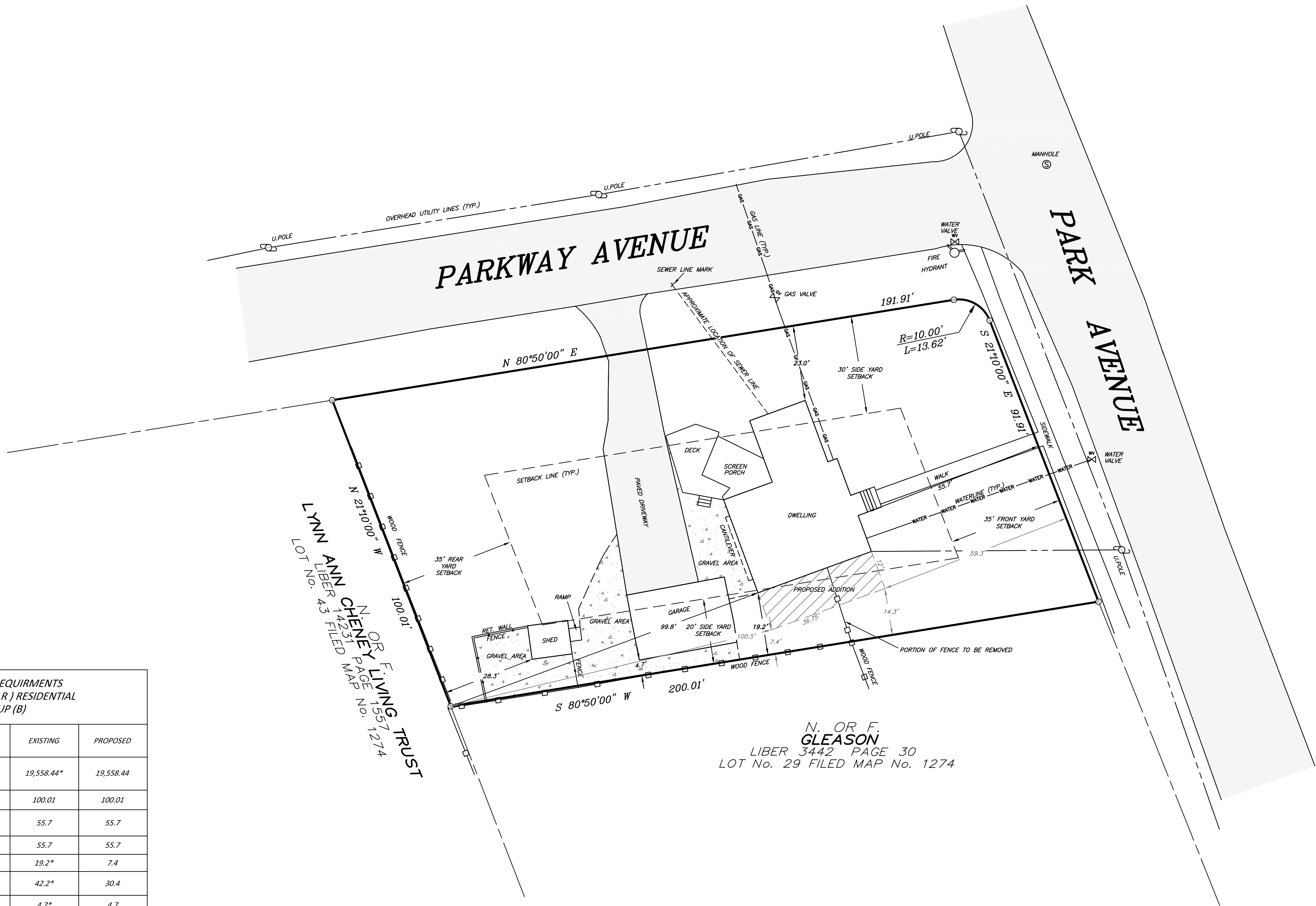
* PRE-EXISTING NON-CONFORMING CONDITON

MAP NOTES:

1. TAX MAP DESIGNATION: SECTION 214, BLOCK 5, LOT 3
2. DEED REFERENCE: LIBER 15566, PAGE 918
3. FILED MAP REFERENCE: BEING LOT NO. 28, AS SHOWN ON THAT CERTAIN MAP ENTITLED "A MAP OF HATHORN PARK, WARWICK, N.Y.," FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 8, 1944, AS MAP NO. 1274.
4. UNLESS ILLUSTRATED AND NOTED BY POINT OF REFERENCE UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
5. SURVEY SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF TITLE.
6. MISSING PROPERTY CORNERS WERE NOT PLACED AS PART OF THIS SURVEY.
7. UNDERGROUND UTILITY LINES SHOWN HEREON ARE PER MARK-OUT BY OTHERS.

REVISED: AUGUST 26, 2025
JOHN A. MCGLOIN, PROFESSIONAL LAND SURVEYOR
32 COLONIAL AVENUE, WARWICK, NEW YORK 10990
(845) 986-1262

FILE No. 90-269



VICINITY MAP

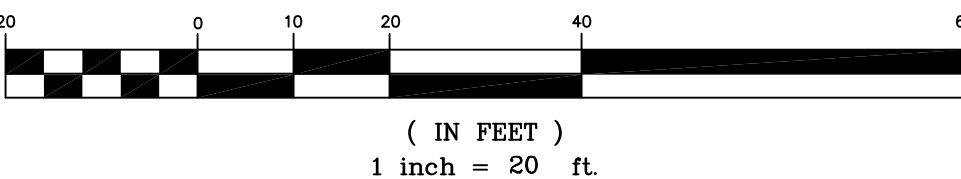
SCALE: 1" = 150'

SITE PLAN
FOR
**TIMOTHY J. SMITH
&
AMY F. SMITH**

VILLAGE OF WARWICK
AUGUST 12, 2025

ORANGE COUNTY, N.Y.
AREA = 0.449±ACRES

GRAPHIC SCALE



APPROVED AS A FINAL SITE PLAN BY A RESOLUTION
OF THE PLANNING BOARD OF THE VILLAGE OF
WARWICK ON _____

CHAIRMAN

DATE

VILLAGE ENGINEER

DATE

I HEREBY CERTIFY THAT THIS MAP IS THE
RESULT OF AN ACTUAL FIELD SURVEY
COMPLETED ON SEPTEMBER 11, 2024

COPIES OF THIS SURVEY NOT BEARING THE EMBOSSED SEAL OF THE
LAND SURVEYOR SHALL NOT BE VALID. GUARANTEES OF CERTIFICATIONS
ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT
OWNERS.
UNAUTHORIZED ALTERATION OF THIS DOCUMENT, IN ANY WAY, CONSTITUTES
A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, SECTION 7209,
SUB-DIVISION 2.

JOHN A. MCGLOIN, N.Y. LIC.#49689
PROFESSIONAL LAND SURVEYOR
32 COLONIAL AVENUE
WARWICK, NEW YORK 10990