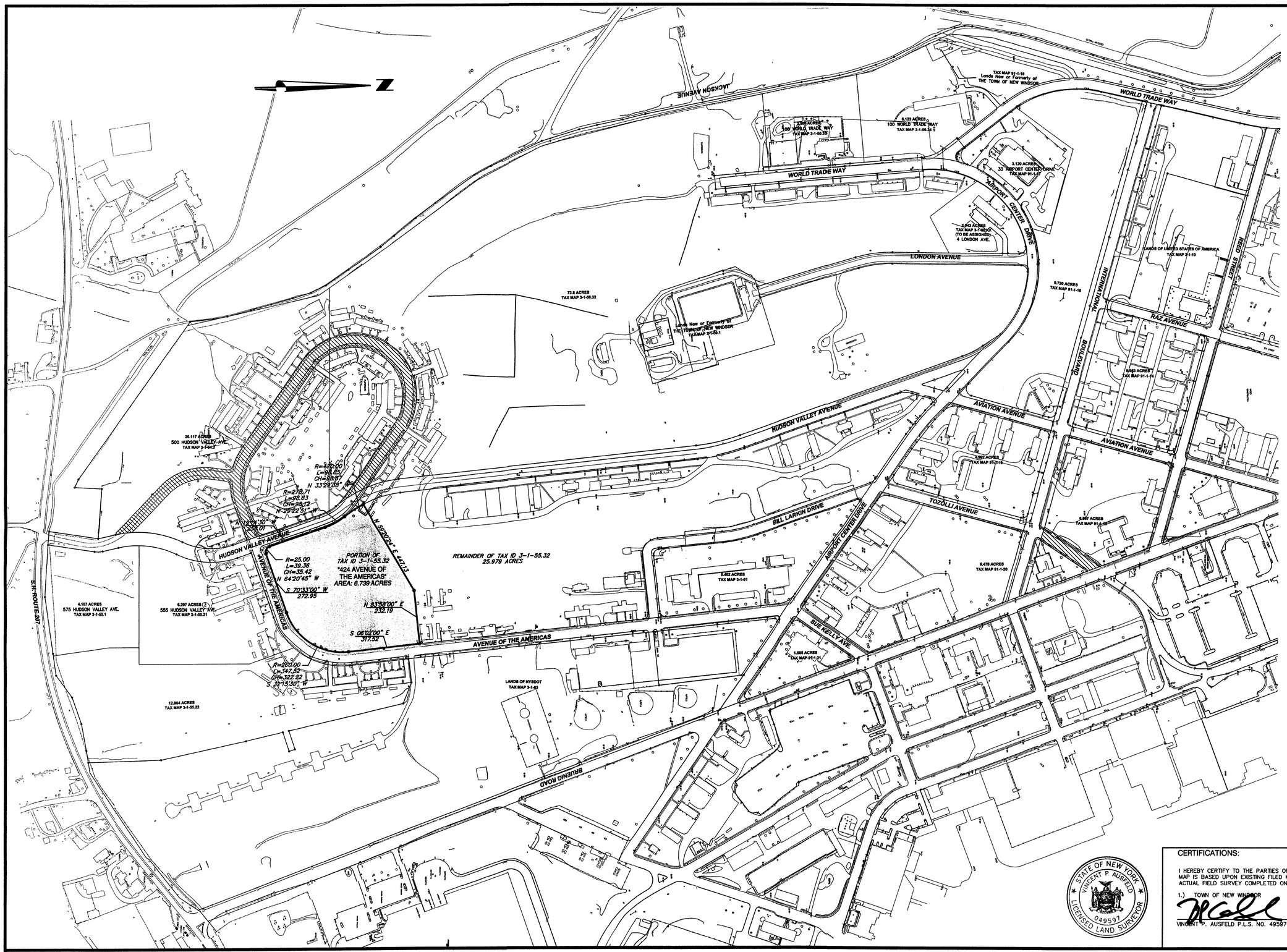

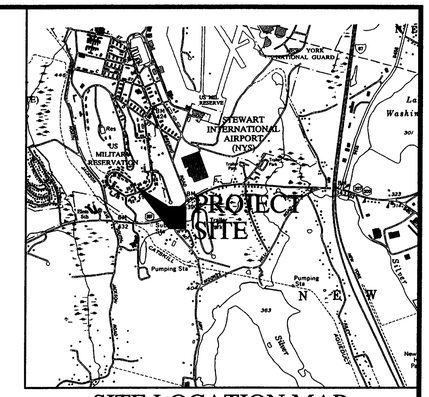

SITE LOCATION MAP

NOT TO SCALE

GENERAL NOTES:

1. THE INTENTION OF THIS MAP IS TO SUBDIVIDE TAX MAP PARCEL 3-1-50.32 INTO TWO PARCELS CONTAINING 6.739 ACRES AND 25.979 ACRES.
2. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR AN UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.
3. PLANIMETRICS AS SHOWN HEREON IS BASED UPON AERIAL PHOTOGRAMMETRIC MAPPING PREPARED BY ERDMAN ANTHONY ASSOCIATES (MAP REF. 1). ANY IMPROVEMENTS SINCE THEN, ARE NOT SHOWN HEREON.
4. PRESENT ZONING: AP-1
5. TAX MAP DATA: TOWN OF NEW WINDSOR, SECTION 3, BLOCK 1, PARCEL 50.32.

MAP REFERENCES:

1. MAP ENTITLED "STEWART ARMY OUTPOST – NEWBURGH, NY." PREPARED BY ERDMAN ANTHONY CONSULTING ENGINEERS DATED DECEMBER 9, 1992.
2. MAP ENTITLED "REAL PROPERTY LAND AQUISITION SURVEYS FOR TOWN OF NEW WINDSOR" DATED OCTOBER 1, 1999, PREPARED BY EDWARD T. ZABACK, LLS
3. APPROPRIATION MAPS, STEWART INTERNATIONAL AIRPORT, PIN 8062.05, PREPARED FOR NYSDOT:

   MAP NO. 511, PARCEL NOS. 539, 540 541 542 AND 543
   MAP NO. 513, PARCEL NO. 552
   MAP NO. 514, PARCEL NO. 553
   MAP NO. 515, PARCEL NO. 554
   MAP NO. 516, PARCEL NO. 555
   MAP NO. 517, PARCEL NO. 556

APPLICANT:
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y.

OWNER:
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y.

SITE STATISTICS:

ZONING DISTRICT: AP-1

PERMITTED USE: PROFESSIONAL OFFICE

	REQUIRED	PROPOSED	
		424 AVENUE OF THE AMERICAS	REMAINING PORTIONS OF LOT "M"
LOT AREA, MIN	40,000 SF	292588.85 SF (6.72 AC)	14.27 AC
LOT WIDTH	100'	460.3'± (NORTH) 508.5'± (WEST)	480'±
SET BACKS:			
FRONT YARD	30'	32.9'± (WEST) 143.2'± (SOUTH)	N/A
REAR YARD	15'	223.8'±	N/A
SIDE YARD: ONE/BOTH	20' / 40'	193.7'± (NORTH)	N/A
BLDG HT.	90'	35'	N/A
DEV COVERAGE, MAX	85%	154,058.08 SF OR 53%	LESS THAN 85%
PARKING REQ'MT	1 SPACES / 200 SF	65,000 SF / 200 =325 SPACES REQ'D 326 SPACES PROVIDED (INCLUDE 8 HC SPACES)	N/A

BAR SCALE
200 0 100 200 400
1 inch = 200 ft.

STATE OF NEW YORK
VINCENT P. AUSFELD
049597
LICENSED LAND SURVEYOR

CERTIFICATIONS:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST BELOW THAT THIS MAP IS BASED UPON EXISTING FILED MAPS OF RECORD AND AN ACTUAL FIELD SURVEY COMPLETED ON FEBRUARY 20, 2003.

1.) TOWN OF NEW WINDSOR

VINCENT P. AUSFELD P.L.S. NO. 49597

TOWN OF NEW WINDSOR APPROVAL

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THE Chazen COMPANIES
Engineers/Surveyors
Planners
Environmental Scientists

CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

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rev.	date	description

424 AVENUE OF THE AMERICAS

SUBDIVISION PLAT OF THE TOWN OF NEW WINDSOR TAX MAP PARCEL 3-1-50.32

TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK

drawn	checked VPA
date 1/18/07	scale 1"=200'
project no. 30512.00	
sheet no. S1	

Drawing Name: S:\3-30500-30599\30512_00\SVY\DWG\30512.00-SUB-S1_recover.dwg
Xref's Attached: XTB_30512.00_H24x36; XBM-NYIP-BNDRY; 2005-ROW-base
Date Printed: Jan 15, 2007, 5:51pm