ZONING TABLE: ZONE NC

PIER PROPERTIES, LLC
#6 – EATING AND DRINKING PLACES, INCLUDING CATERING ESTABLISHMENTS

	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA (SQ.FT.)	10,000	325,291	337,853
LOT WIDTH	100	786	814
FRONT YARD DEPTH	40	57.5	N/A
SIDE YARD/TOTAL BOTH YARDS	15/35	9.4/N/A	36.8

R&D PROPERTIES
#8 – SERVICES ESTABLISHMENTS

	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA (SQ.FT.)	10,000	115,055	102,500
LOT WIDTH	100	245	220
FRONT YARD DEPTH	40	62.6	N/A
SIDE YARD/TOTAL BOTH YARDS	15/35	23/173	23/122.5

RECORD OWNERS:

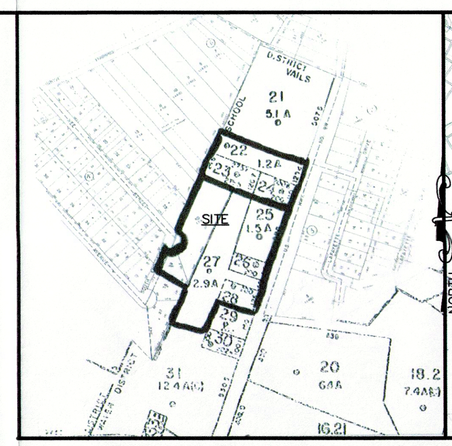
PIER PROPERTIES, LLC
2975 ROUTE 9W
NEW WINDSOR, NEW YOR 12553

R & D PROPERTIES OF NEW WINDSOR, LLC
2989 ROUTE 9W
NEW WINDSOR, NEW YORK, 12553

RECORD SUBDIVIDERS:

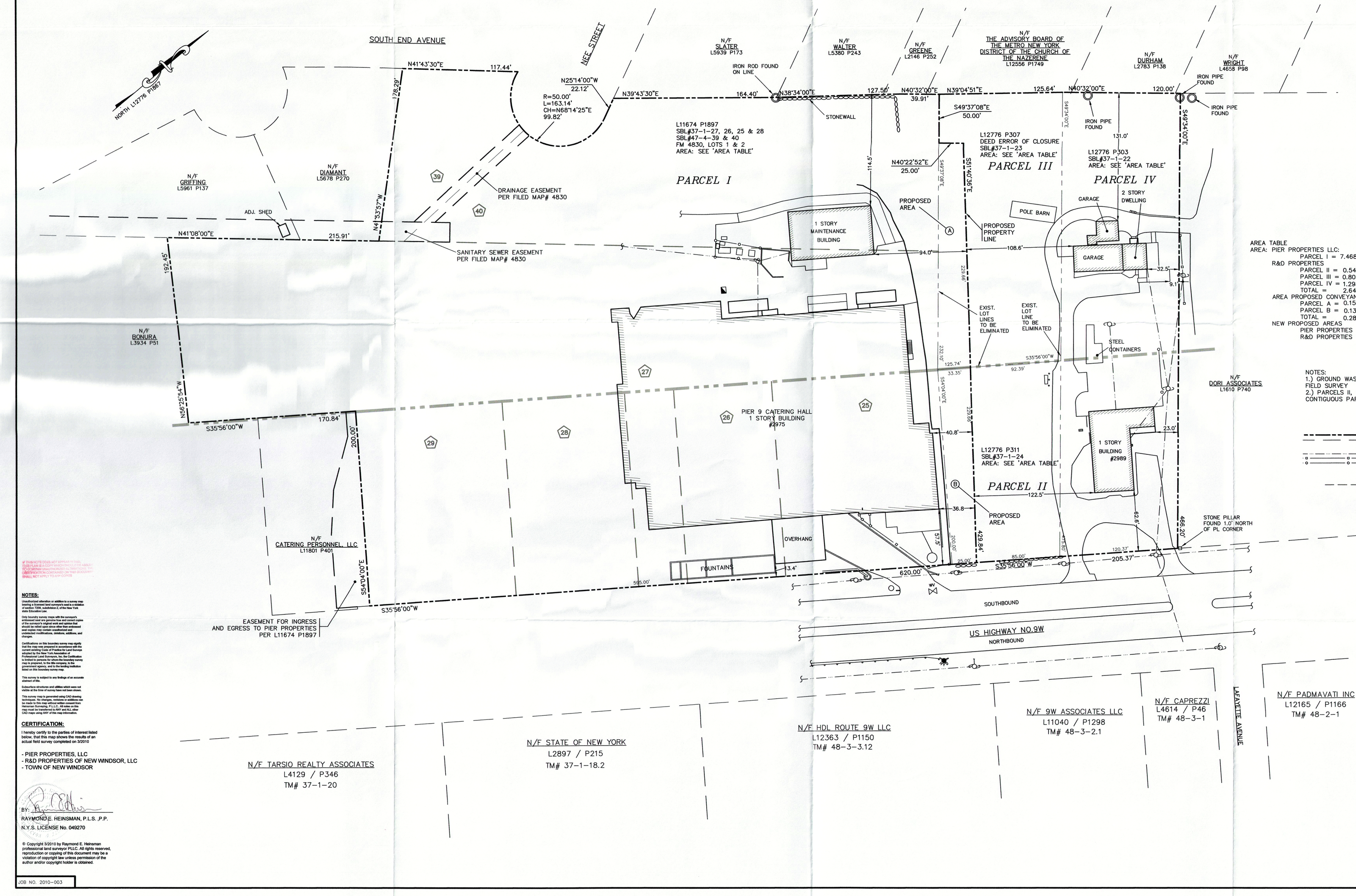
PIER PROPERTIES, LLC
2975 ROUTE 9W
NEW WINDSOR, NEW YOR 12553

R & D PROPERTIES OF NEW WINDSOR, LLC
2989 ROUTE 9W
NEW WINDSOR, NEW YORK, 12553



AREA MAP SCALE 1"=400'
ORANGE COUNTY TAX MAP

LOCATION MAP SCALE 1"=2,000'
USGS CORNWALL QUADRANGLE



AREA TABLE
AREA: PIER PROPERTIES LLC:
PARCEL I = 7.468±ARCRES | 325,291±SQ.FT.
R&D PROPERTIES
PARCEL II = 0.541±ACRES | 23,573±SQ.FT.
PARCEL III = 0.803±ACRES | 34,966±SQ.FT.
PARCEL IV = 1.298±ACRES | 56,520±SQ.FT.
TOTAL = 2.642±ACRES | 115,059±SQ.FT.
AREA PROPOSED CONVEYANCE
PARCEL A = 0.154±ACRES | 6,727±SQ.FT.
PARCEL B = 0.134±ACRES | 5,835±SQ.FT.
TOTAL = 0.288±ACRES | 12,562±SQ.FT.
NEW PROPOSED AREAS
PIER PROPERTIES = 7.756±ACRES | 337,853±SQ.FT.
R&D PROPERTIES = 2.354±ACRES | 102,497±SQ.FT.

NOTES:
1.) GROUND WAS SNOW COVERED AT TIME OF FIELD SURVEY
2.) PARCELS II, III & IV TO BECOME ONE CONTIGUOUS PARCEL

LEGEND
PROPERTY LINE
ADJACENT PROPERTY LINE
CATCH BASIN
UTILITY POLE
OVER HEAD WIRE
STOCKADE FENCE
CHAIN LINK FENCE
WATER HYDRANT
WATER VALVE
TAX MAP LOT NUMBER
TAX MAP LOT LINE

IF THIS NOTE DOES NOT APPEAR IN ONE OF THE SURVEY MAPS IN YOUR POSSESSION UNAUTHORIZED ALTERATIONS OR ADDITIONS TO SURVEY MAPS SHALL NOT APPLY TO ANY ENTITY.

NOTES:

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 New York state Education Law.

Only boundary survey maps with the surveyor's embossed seal are genuine lines and correct copies of the surveyor's original work and opinion that conform to the Code of Practice. Unauthorized seal copies may contain unauthorized and undetected modifications, deletions, additions, and changes.

Certifications on this boundary survey map signify that the survey was performed in accordance with the 2004 Standards of Practice for Land Surveys adopted by the New York Association of Professional Land Surveyors, Inc. the Certification is limited to persons for whom the boundary survey map is prepared, to the purchaser, to the title government agency, and to the lending institution listed on this boundary survey map.

This survey is subject to any findings of an accurate abstract of title.

Subsurface structures and utilities which were not visible at the time of survey have not been shown.

This survey map is generated using CAD drawing files. Any and all changes to these files that may be made to this map without written consent from Heinsman Surveying, P.L.L.C. All rules on this map made to the NWW and ALL other CAD maps using NWI of this map information.

CERTIFICATION:

I hereby certify to the parties of interest listed below, that this map shows the results of an actual field survey completed on 3/2010

- PIER PROPERTIES, LLC
- R&D PROPERTIES OF NEW WINDSOR, LLC
- TOWN OF NEW WINDSOR

BY:
RAYMOND E. HEINSMAN, P.L.S. ,P.P.
N.Y.S. LICENSE No. 049270

© Copyright 3/2010 by Raymond E. Heinsman professional land surveyor PLLC. All rights reserved. reproduction or copying of this document may be a violation of copyright law unless permission of the author and/or copyright holder is obtained.

JOB NO. 2010–003

FINAL LOT LINE REVISION
PREPARED FOR

PIER PROPERTIES, LLC AND R&D PROPERTIES

TOWN OF NEW WINDSOR
COUNTY OF ORANGE, N.Y.

RAYMOND E. HEINSMAN
PROFESSIONAL LAND SURVEYOR, P.L.L.C.
PMB 167, 1830 SOUTH ROAD, UNIT 24, WAPPINGERS FALLS, N.Y. 12590
P: 845.632.3819 | F: 845.632.3820 | WWW.HEINSMANSURVEYING.COM

DATE	SCALE	DRAWN BY	CHECKED BY	JOB No.	SHEET
04/02/2010	1"= 40'	MH/DS/JR	REH	2010–003	1 OF 1

PLANNING BOARD APPROVAL BOX
NW# 10-13
PIER PROPERTIES: SBL#37-1-27, 26, 25, & 28 847-4-39 & 40
R&D PROPERTIES: SBL#37-1-22, 23 & 24

APPROVAL GRANTED BY TOWN OF NEW WINDSOR
JUN 17 2010
By:
By:
Mark Schlesinger, Secretary

REV:
5/4/2010–LABELS & LINES

10-13

RECEIVED MAY 06 2010