

REPUTED OWNER:
WEISS
TAX MAP #217-2-4.1
DEED LIBER: 14530, PAGE: 462

REPUTED OWNER:
FALK
TAX MAP #217-3-6
DEED LIBER: 2017, PAGE: 912

REPUTED OWNER:
18 SKYTOP ROAD LLC
TAX MAP #217-3-7
DEED LIBER: 13367, PAGE: 728

REPUTED OWNER:
HART
TAX MAP #217-2-6
DEED LIBER: 4849, PAGE: 174

GENERAL NOTES:
SUB-SURFACE STRUCTURES WHERE NOT VISIBLE OR READILY APPARENT, WILL NOT BE SHOWN AND THEIR EXTENT WILL NOT BE CERTIFIED.

THE OFFSETS FROM PROPERTY LINES SHOWN HEREON ARE NOT INTENDED TO GUIDE IN THE ERECTION OF POLES, FENCES, RETAINING WALLS, BUILDING ADDITIONS, OR ANY OTHER STRUCTURES OR PLANTINGS AND SHOULD NOT BE USED FOR SUCH PURPOSES.

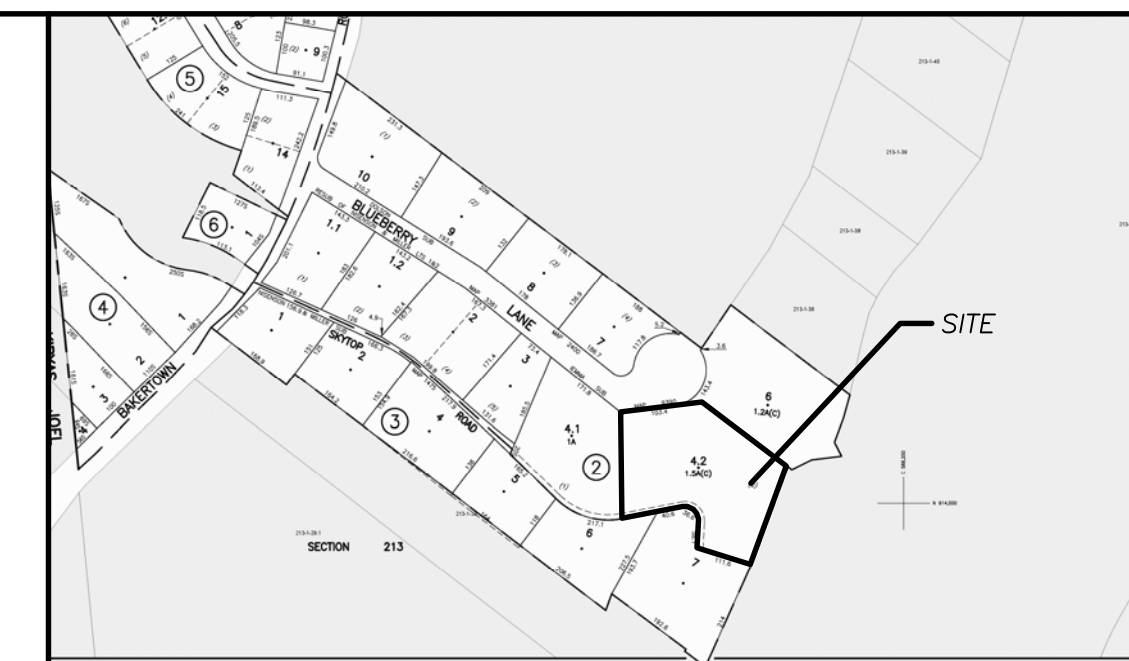
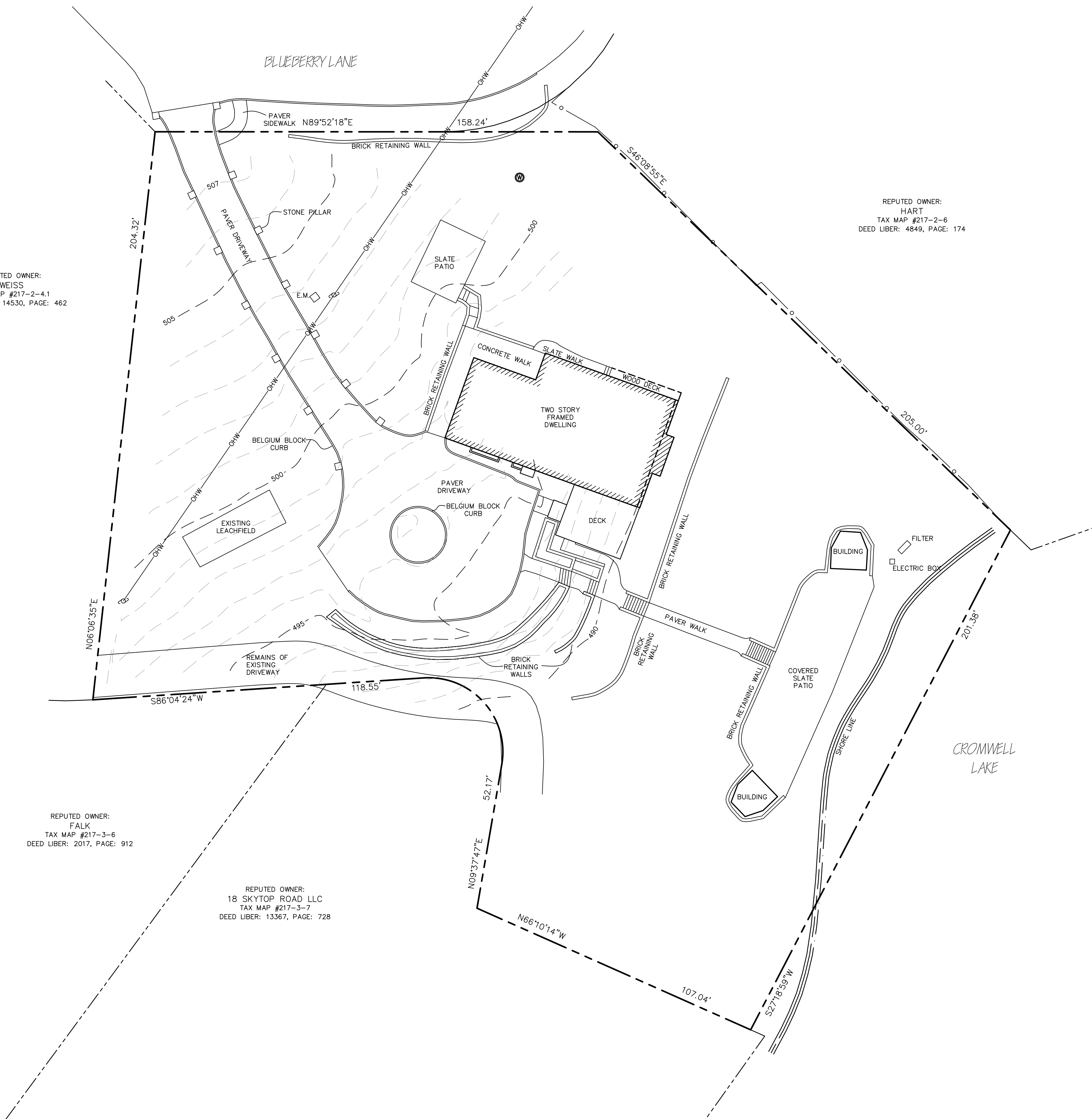
SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS.

ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REFERENCING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY FUSCO ENGINEERING AND LAND SURVEYING, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.

TO: YAAKOV FRIEDMAN
YOEL EKSTEIN

I HEREBY CERTIFY THAT THIS IS AN ACTUAL SURVEY COMPLETED IN THE FIELD ON JANUARY 26, 2021

Ernest Johnson
ERNEST JOHNSON, P.L.S.
NEW YORK LICENSE NO. 50041



LOCATION MAP
N.T.S.

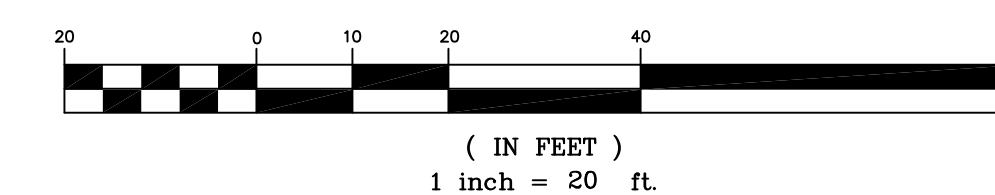
REFERENCE

TAX MAP DATA: SECTION 217 BLOCK 2 LOT 4.2
DEED LIBER: 14550, PAGE: 1503
BEING LOT 2 ON A MAP ENTITLED "MINOR SUBDIVISION: RONALD AND FELICIA IEMMA" FILED IN THE ORANGE COUNTY CLERKS' OFFICE ON MARCH 15, 1989 AS MAP NUMBER 9390.

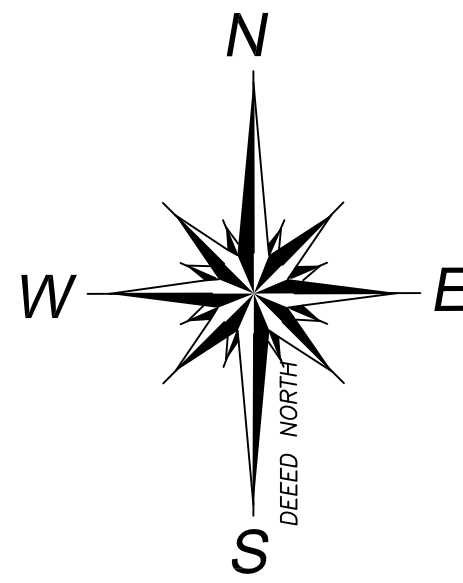
LEGEND

- PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- CHAIN LINK FENCE
- OHW- OHW OVERHEAD UTILITIES
- - - CONTOUR LINE MAJOR
- - - CONTOUR LINE MINOR
- UTILITY POLE
- E.M. ELECTRIC METER
- ⊕ WELL

GRAPHIC SCALE



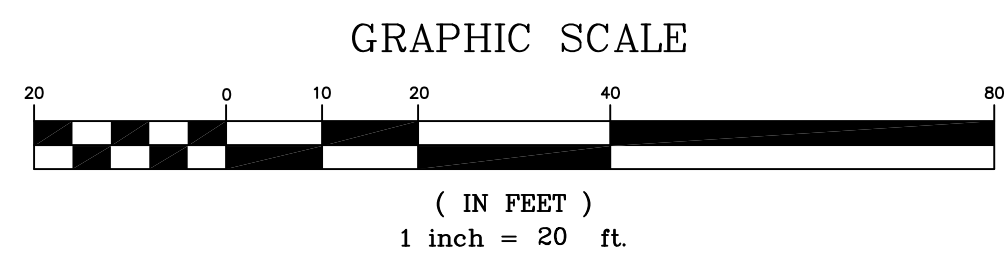
INITIALS	DATE	ISSUED FOR
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 FUSCO ENGINEERING & LAND SURVEYING, P.C. CONSULTING ENGINEERS 233 EAST MAIN ST. MIDDLETOWN, NY 10940 PHONE: (845) 344-5863 FAX: (845) 956-5865		
PROJECT TITLE: SURVEY OF PROPERTY FOR FRIEDMAN		
VILLAGE OF WOODBURY	APPROVED BY: EJ	SCALE: 1"=20'
PREPARED FOR: YAAKOV FRIEDMAN 32 BLUEBERRY LANE HIGHLAND MILLS, NY 10930	REVIEWED BY: EJ	REVISION DATE: 07/30/20
	DRAWN BY: NM	DATE: 07/30/20
		ADDRESS OF PROPERTY: 32 BLUEBERRY LANE VILLAGE OF WOODBURY ORANGE COUNTY NEW YORK
		STATE OF NEW YORK COUNTY OF ORANGE
		REFERENCE NUMBER: 19-271
		SHEET NUMBER: 1
		PAGE 1 OF 3



REPUTED OWNER:
WEISS
TAX MAP #217-2-4.1
DEED LIBER: 14530, PAGE: 462

REPUTED OWNER:
FALK
TAX MAP #217-3-6
DEED LIBER: 2017, PAGE: 912

REPUTED OWNER:
18 SKYTOP ROAD LLC
TAX MAP #217-3-7
DEED LIBER: 13367, PAGE: 728



ZONING REQUIREMENTS										
ZONE: R-2A										
	MIN. LOT AREA	LOT WIDTH	FRONT SETBACK	SIDE SETBACK	BOTH SIDE YARDS	REAR YARD	COVERAGE (PERCENT)	BUILDING HEIGHT	LOT FRONTAGE	
REQUIRED	2 ACRES	125'	40'	30'	60'	50'	20%	35'	**132'	
EXISTING	1.49 ACRES	158'	79'	114'	235'	81'	19%	25'	**158'	

*DENOTES PRE-EXISTING NON-COMFORMING LOT COVERAGE PERCENTAGE.
**DENOTES LOT FRONTAGE REDUCTION TO 132'.

ZONING REQUIREMENTS										
ZONE: R-3A ZONE SP USE #15										
	MIN. LOT AREA	LOT WIDTH	FRONT SETBACK	SIDE SETBACK	BOTH SIDE YARDS	REAR YARD	COVERAGE (PERCENT)	BUILDING HEIGHT	LOT FRONTAGE	
REQUIRED	1 ACRE	125'	50'	30'	60'	50'	10%	35'		
PROPOSED	1.49 ACRES	158'	79'	114'	235'	81'	*19%	25'		

*DENOTES PRE-EXISTING NON-COMFORMING LOT COVERAGE PERCENTAGE.

HOURS OF OPERATION:

8 AM - 9 AM
30 MINUTES @ SUNSET

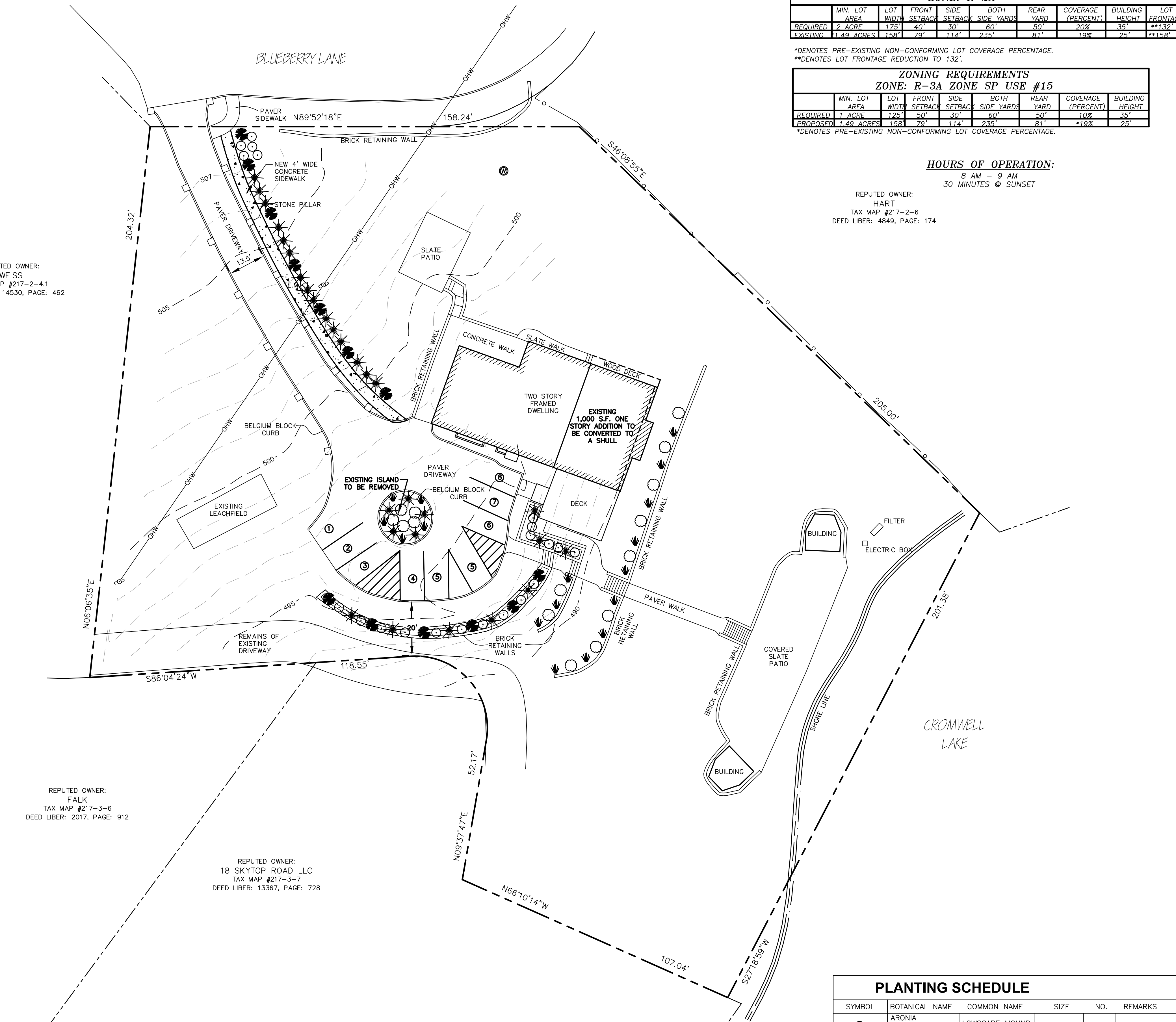
REPUTED OWNER:
HART
TAX MAP #217-2-6
DEED LIBER: 4849, PAGE: 174

PARKING
1 PER 200 S.F. OF GROSS FLOOR AREA OR 1 PER 3 SEATS, WHICHEVER IS GREATER, UNLESS THIS REQUIREMENT PLACES A SUBSTANTIAL BURDEN ON THE RELIGIOUS EXERCISE OF A PERSON, RELIGIOUS ASSEMBLY OR INSTITUTION. IN SUCH CASE, THE PLANNING BOARD SHALL HAVE DISCRETION TO DETERMINE THE APPROPRIATE AMOUNT OF PARKING UNDER THE CIRCUMSTANCES.
RESIDENTIAL UNIT = 2 SPACES PER UNIT
EXISTING 3,611± S.F. RESIDENTIAL DWELLING = 2 PARKING SPACES REQUIRED
1,000 S.F. ADDITION - PLACE OF WORSHIP = 12 SEATS PROPOSED
1 SPACE PER EVERY 3 SEAT = 12 SEATS / 3 SEATS = 4 SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED = 6 SPACES REQUIRED
8 SPACES PROVIDED

LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY BASED ON SURFACE EVIDENCE AND EXISTING PLANS. THE INFORMATION GIVEN ON THE SURVEY PERTAINING TO UTILITIES AND SUBSTRUCTURES IS NOT CERTIFIED AS TO THE ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE DESIGNING OR CONSTRUCTING IMPROVEMENTS.

SUBJECT TO A 16.5' WIDE RIGHT-OF-WAY IN FAVOR OF FALK (TM 217-3-6), PER LIBER 2017, PAGE 912. THERE IS NO MENTION OF ANY RIGHTS-OF-WAY OR EASEMENTS OVER THE SUBJECT PARCEL IN FAVOR OF NOW OR FORMERLY SHAFER & SHACHNOW (TM 217-3-7), PER LIBER 5923, PAGE 273, LIBER 2608, PAGE 237 OR LIBER 12402, PAGE 1610. PRESCRIPTIVE RIGHTS OR AN EASEMENT OF NECESSITY MAY EXIST OVER THE GRAVEL EXTENSION OF SKYTOP ROAD TO PROVIDE EGRESS AND INGRESS FOR NOW OR FORMERLY SHAFER & SHACHNOW.

PRESCRIPTIVE RIGHTS MAY EXIST FOR OVERHEAD UTILITY WIRES THROUGH THIS SITE SERVING OTHER PROPERTIES.



VILLAGE OF WOODBURY PLANNING BOARD
SITE PLAN APPROVAL GRANTED
SUBJECT TO ALL CONDITIONS SET FORTH
IN FINAL RESOLUTION
Date _____ Chair _____

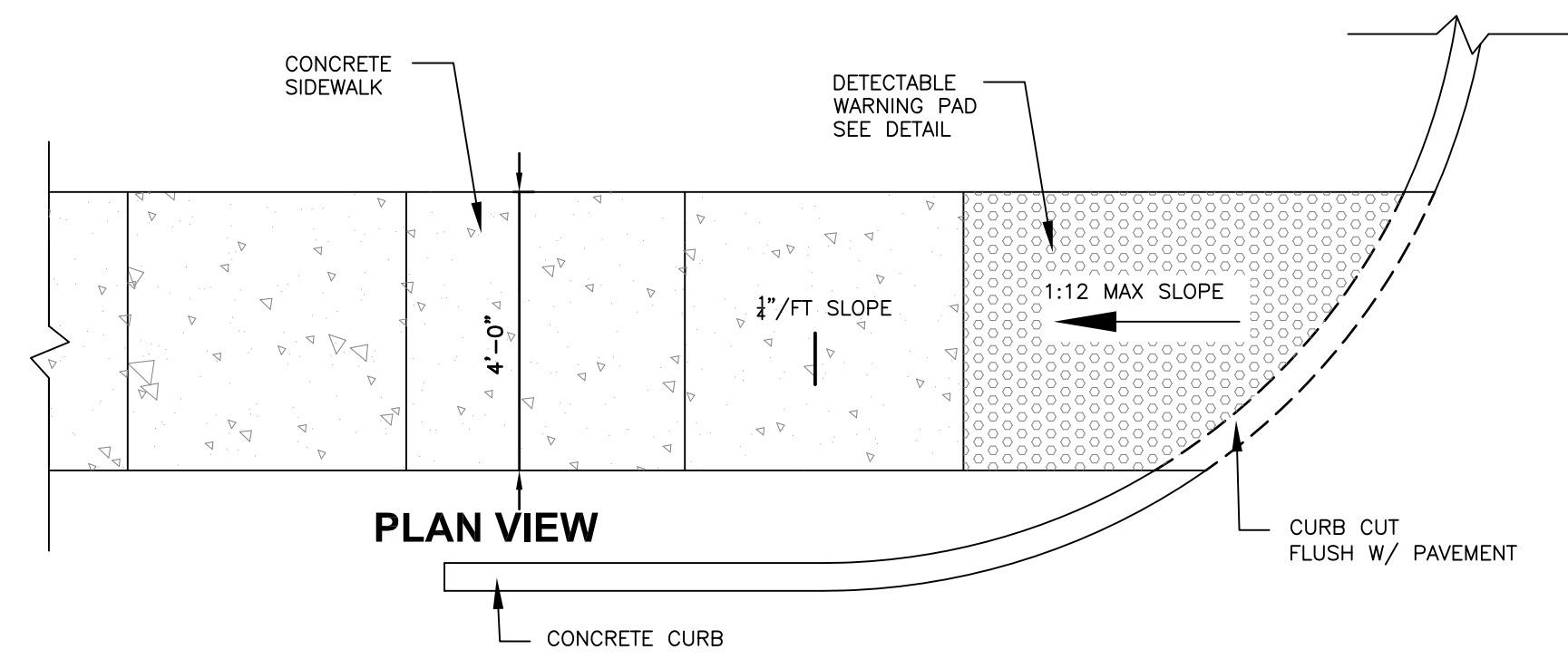
SYMB	DATE	ISSUED FOR

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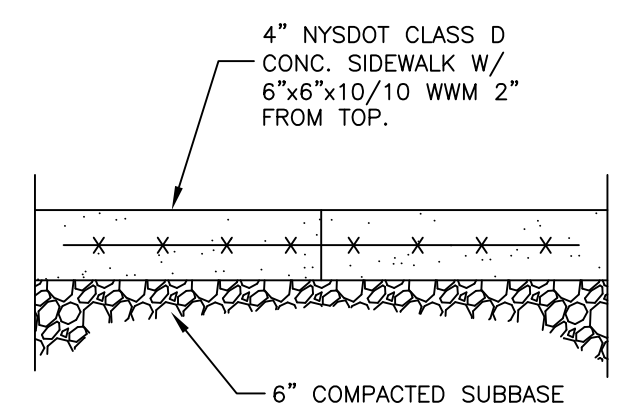
FUSCO ENGINEERING & LAND SURVEYING, P.C.
CONSULTING ENGINEERS
333 EAST MAIN ST.
MIDDLETOWN, NY 10940
PHONE: (845) 344-5863
FAX: (845) 956-5865

PLANTING SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NO.	REMARKS
○	ARONIA MELANOCARPO LOWSCAPE MOUND CHOKEBERRY	LOWSCAPE MOUND CHOKEBERRY	15"-18"	21	SHRUB
○	BUXUS SPRINTER	SPRINTER BOXWOOD	18" MIN.	15	SHRUB
✿	DIERVILLA COOL SPLASH HONEYSUCKLE	COOL SPLASH HONEYSUCKLE	#3 CAN	17	SHRUB
✿	ARBORVITAE THUJA	EMERALD GREEN ABORATIVE	24"	13	SHRUB
✿	NEPETA FAASSENII	PERSIAN BLUE CATNIP	#2 CAN	28	PERENNIAL

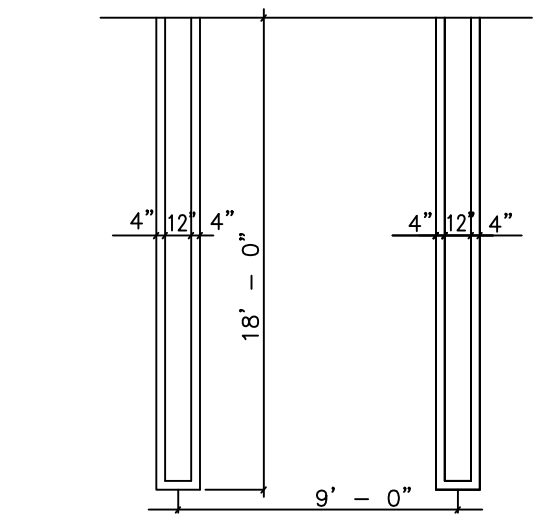
PROJECT TITLE: SECTION 217, BLOCK 2, LOT 4.2
32 BLUEBERRY LANE
DRAWING TITLE: SITE PLAN FOR YAAKOV FRIEDMAN
STATE OF NEW YORK COUNTY OF ORANGE
PREPARED FOR: YAAKOV FRIEDMAN
32 BLUEBERRY LANE
HIGHLAND MILLS, NY 10930
APPROVED BY: AAF
SCALE: 1"=20'
DESIGNED BY: AAF
REVISION DATE: 7/21/20
DRAWN BY: JMH
DATE: 11/22/19
REFERENCE NUMBER: 19-271
SHEET NUMBER: 2
PAGE 2 OF 3



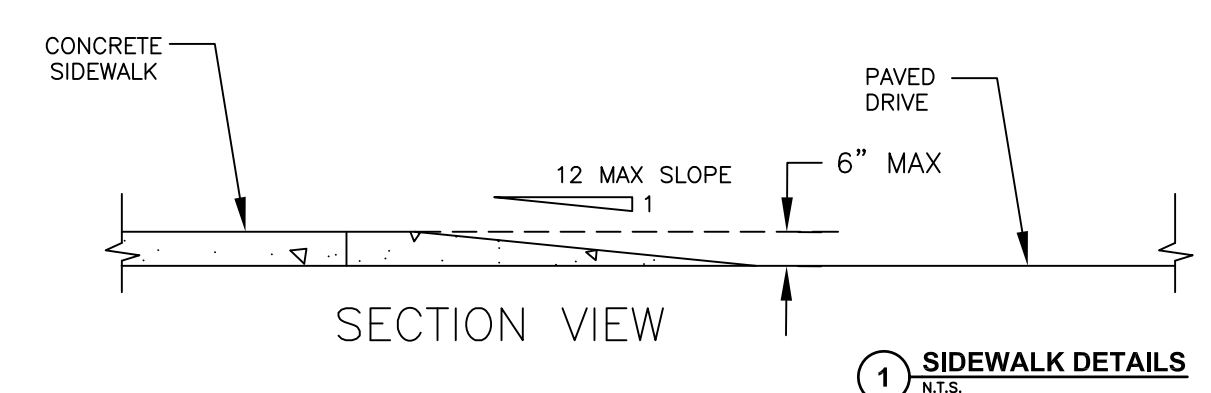
TYPICAL DROP CURB SIDEWALK ACCESS RAMP DETAIL
N.T.S.



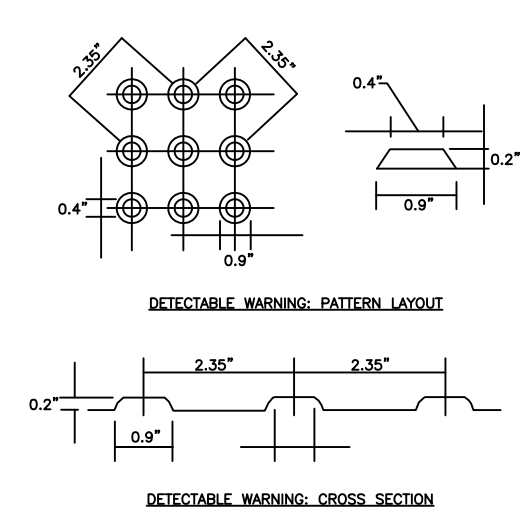
TYPICAL SIDEWALK DETAIL
N.T.S.



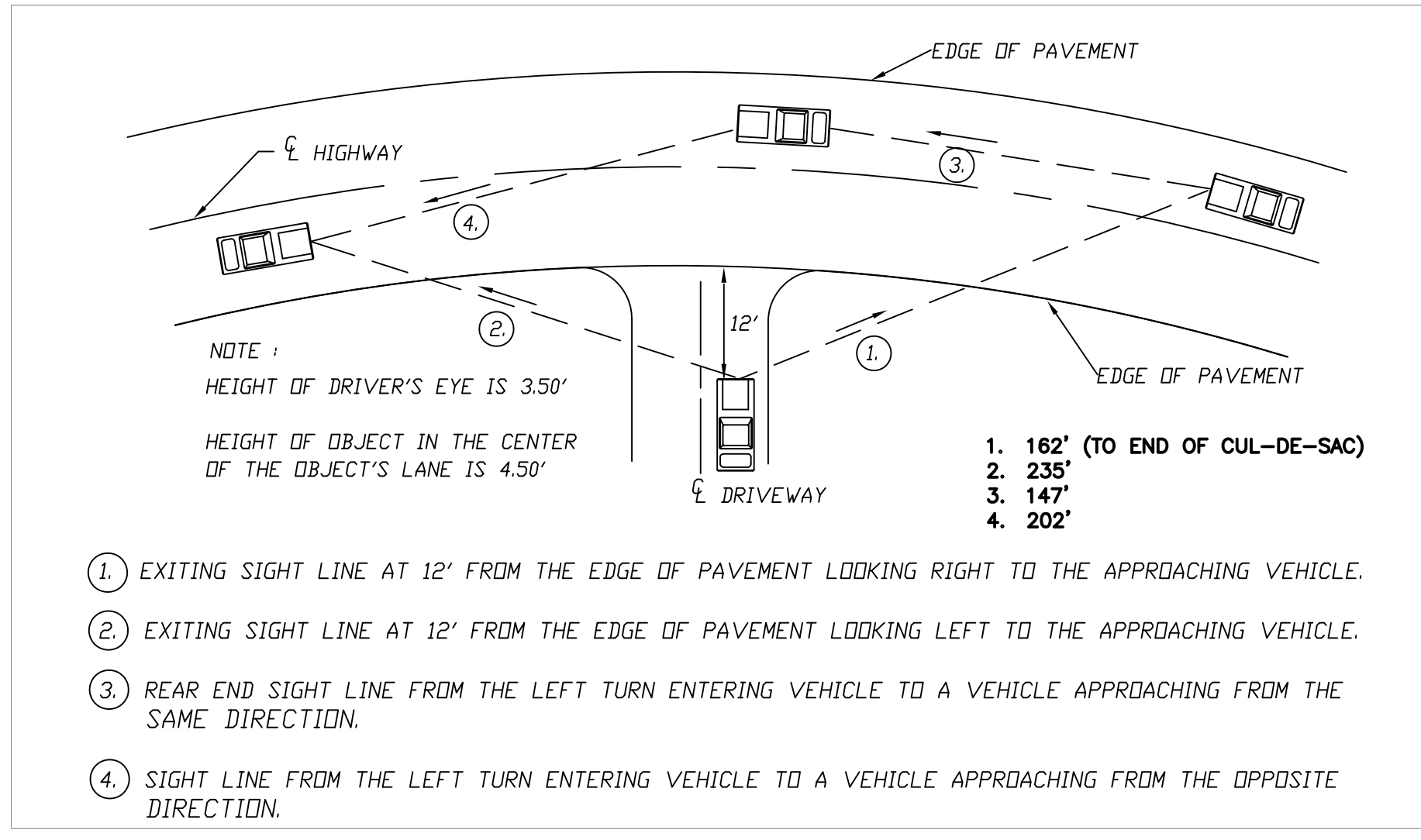
NOTE: THE HANDICAP SIGNS SHALL STATE "BY PERMIT ONLY"
TYPICAL PARKING STRIPING DETAIL
N.T.S.



1. SIDEWALK DETAILS
N.T.S.



3. DETECTABLE WARNING PAD DETAIL
N.T.S.



NOT TO SCALE
SIGHT LINE CRITERIA DETAIL

VILLAGE OF WOODBURY PLANNING BOARD
SITE PLAN APPROVAL GRANTED
SUBJECT TO ALL CONDITIONS SET FORTH
IN FINAL RESOLUTION
Date _____ Chair _____

2	5/12/21	REVISED AS PER H2M REVIEW LETTER DATED NOVEMBER 19, 2020
1	2/18/20	REVISED AS PER H2M REVIEW LETTER DATED 2/14/20 & NP&V LETTER DATED 2/12/20
SYMB	DATE	ISSUED FOR

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MIDDLETOWN, NY 10940
PHONE: (845) 344-5863
FAX: (845) 956-5865

SEAL: PROJECT TITLE: SECTION 217, BLOCK 2, LOT 4.2
32 BLUEBERRY LANE

DRAWING TITLE: DETAILS
VILLAGE OF WOODBURY SITE PLAN FOR YAAKOV FRIEDMAN STATE OF NEW YORK
COUNTY OF ORANGE

PREPARED FOR: YAAKOV FRIEDMAN 32 BLUEBERRY LANE HIGHLAND MILLS, NY 10930	APPROVED BY: AAF	SCALE: N.T.S.	REFERENCE NUMBER: 19-271
DESIGNED BY: AAF	REVISION DATE: 5/12/21	DATE: 11/22/19	SHEET NUMBER: 3
DRAWN BY: JMH			PAGE 3 OF 3