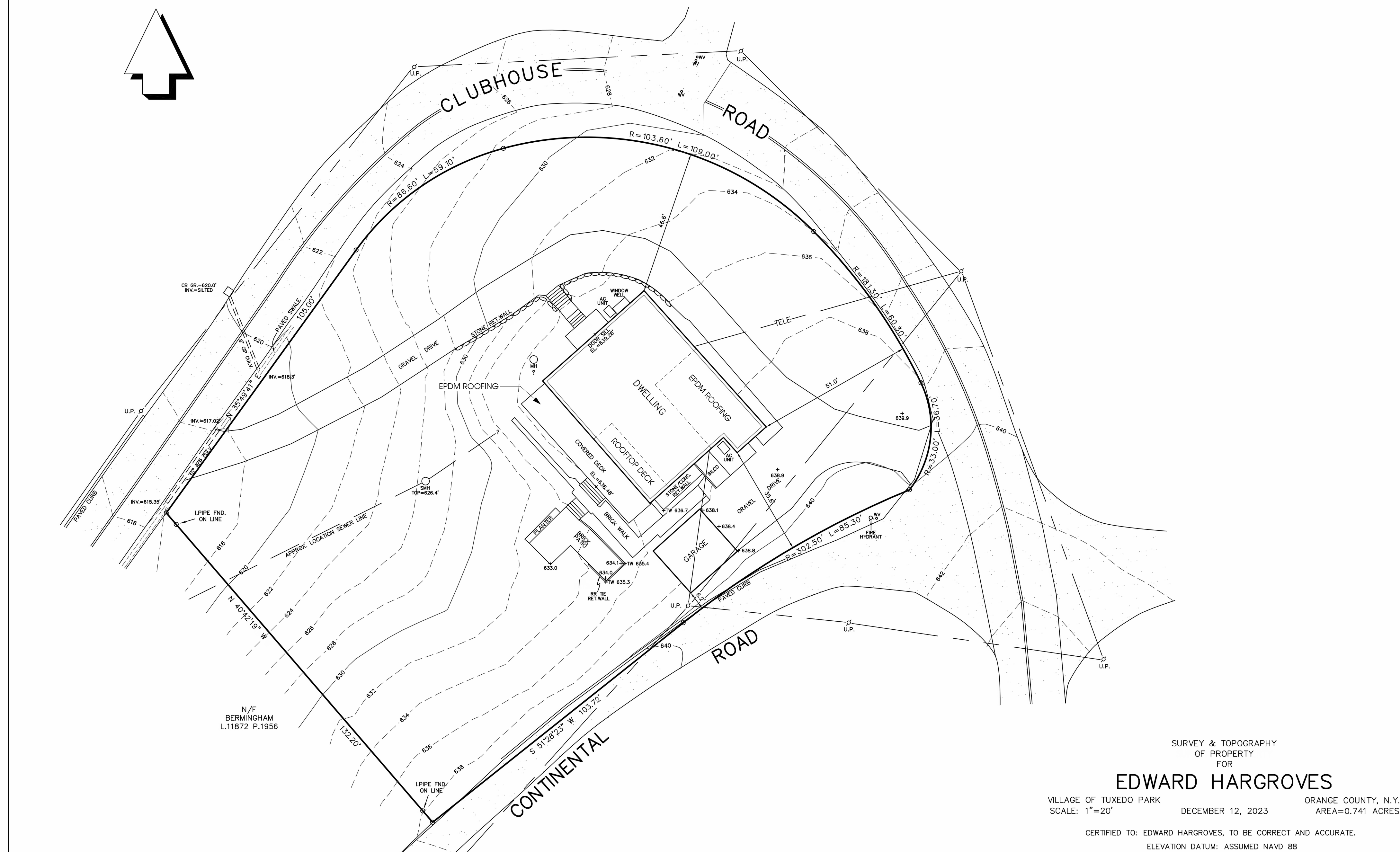


SECTION 107 BLOCK 1 LOT 23



ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS/HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW SECTION 7209 (2).

SUBJECT TO ALL RIGHT OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

SUBJECT TO WHATEVER STATE OF FACTS A COMPLETE SEARCH OF TITLE MAY REVEAL.

CERTIFICATIONS SHALL RUN ONLY TO THE PARTIES SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.

NOTE: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. WE MAKE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. WE FURTHER DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

OR23-119

SURVEY & TOPOGRAPHY
OF PROPERTY
FOR
EDWARD HARGROVES
VILLAGE OF TUXEDO PARK ORANGE COUNTY, N.Y.
SCALE: 1"=20' DECEMBER 12, 2023 AREA=0.741 ACRES

CERTIFIED TO: EDWARD HARGROVES, TO BE CORRECT AND ACCURATE.
ELEVATION DATUM: ASSUMED NAVD 88

JAMES A. DILLIN, PLS
PROFESSIONAL LAND SURVEYOR
GOSHEN, NEW YORK

ARCHITECTURE
MASTER PLANNING
INTERIOR DESIGN



**HUDSON
DESIGN**

1949 ROUTE NINE
GARRISON, NEW YORK
10524

PHONE: 845-424-4810
FAX: 845-424-4815
www.hudsondesign.pro

NEW CONSTRUCTION
/ALTERATIONS FOR:
HARGROVES RESIDENCE
44 CLUBHOUSE ROAD
TUXEDO PARK, NY 10987

Proj. #23-029
Surveyor: James A. Dillin, PLS

UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, § 69.5b, IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ARCHITECT. IF ANY ITEM IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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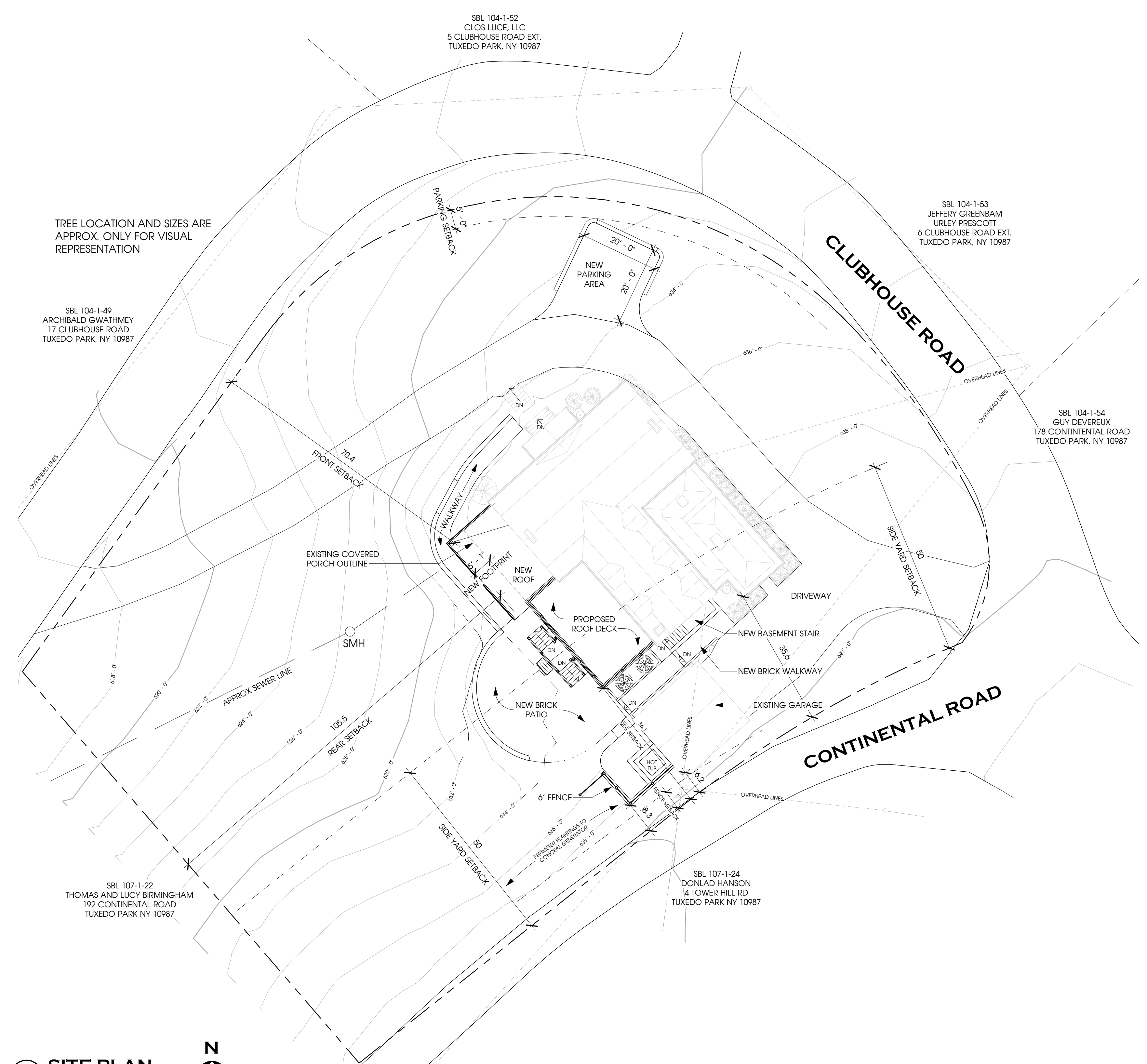
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EXISTING SITE
PLAN

SP-1

Proj. #23-029
HARGROVES RESIDENCE



1 SITE PLAN
1/16" = 1'-0"



A101 Attachment 2
Attachment B
Village of Tuxedo Park
SITE PLAN TABLE - MINIMUM DATA REQUIREMENTS

Village Code Category	Village Code Section	Allowance Under Current Zoning Code	Existing Condition	Proposed Condition	Existing Non-Conforming	Variance Requested	
						Feet	Percent
Lot Area	100-8	3/4	.741	.741	Yes		
Road Frontage	100-8	150'	300'	300'			
Front Yard Setback	100-8	75'	46'	46'	Yes		
Rear Yard Setback	100-8	50'	109'	106'			
Side Yard Setback	100-8	50'	6.2'	6.2' / 8.3'	Yes	41.7'	83.4%
Footprint Ground Floor Total	100-8	1,000 sf	3,076	3,186			
Decks/Porches	100-9	796.5 sf 25% of ground floor	645 sf	90 sf			
Lot Coverage	100-11	max 25% of lot	26%	31%	Yes		6%
Driveway Sight Distance	100-18B	min 250'		NO CHANGE			
Driveway Grade	100-21	max 10%		NO CHANGE			
Driveway Adjacent Property Lines	100-21	min 10'		NO CHANGE			
Slope	100-12	no construction 15% otherwise 10% max		NO CHANGE			
Ridge Line	100-13	n/a		NO CHANGE			
Distance to Lake	100-8	n/a		NO CHANGE			
Lake Frontage	100-8	n/a		NO CHANGE			
Accessory Use Building/Shed	100-48C 7C	5'	6.2'	6.2'			
Fences Road	100-18	5' to roadway	n/a	7.6'			
Fences Property Line	100-18	2' to property	n/a	8.6'			
Driveway Width	100-21	14' max 8' min		NO CHANGE			
Building Height	100-10	3 1/2 stories or 70 feet	3 stories 37'	NO CHANGE			
Parking	100-8C	min 5' from property line	5.5'	5'			
Other							

James Copeland
(Applicant)
107-1-23
(Section/Block/Lot)

[Signature]
(Signature of Engineer or Architect)
Hudson Design
(Firm)
3.5.24
(Date)

Note: Table must be prepared, dated and signed by Applicant's Architect or Engineer and Affixed to the site plan.
Revised: June 10, 2009

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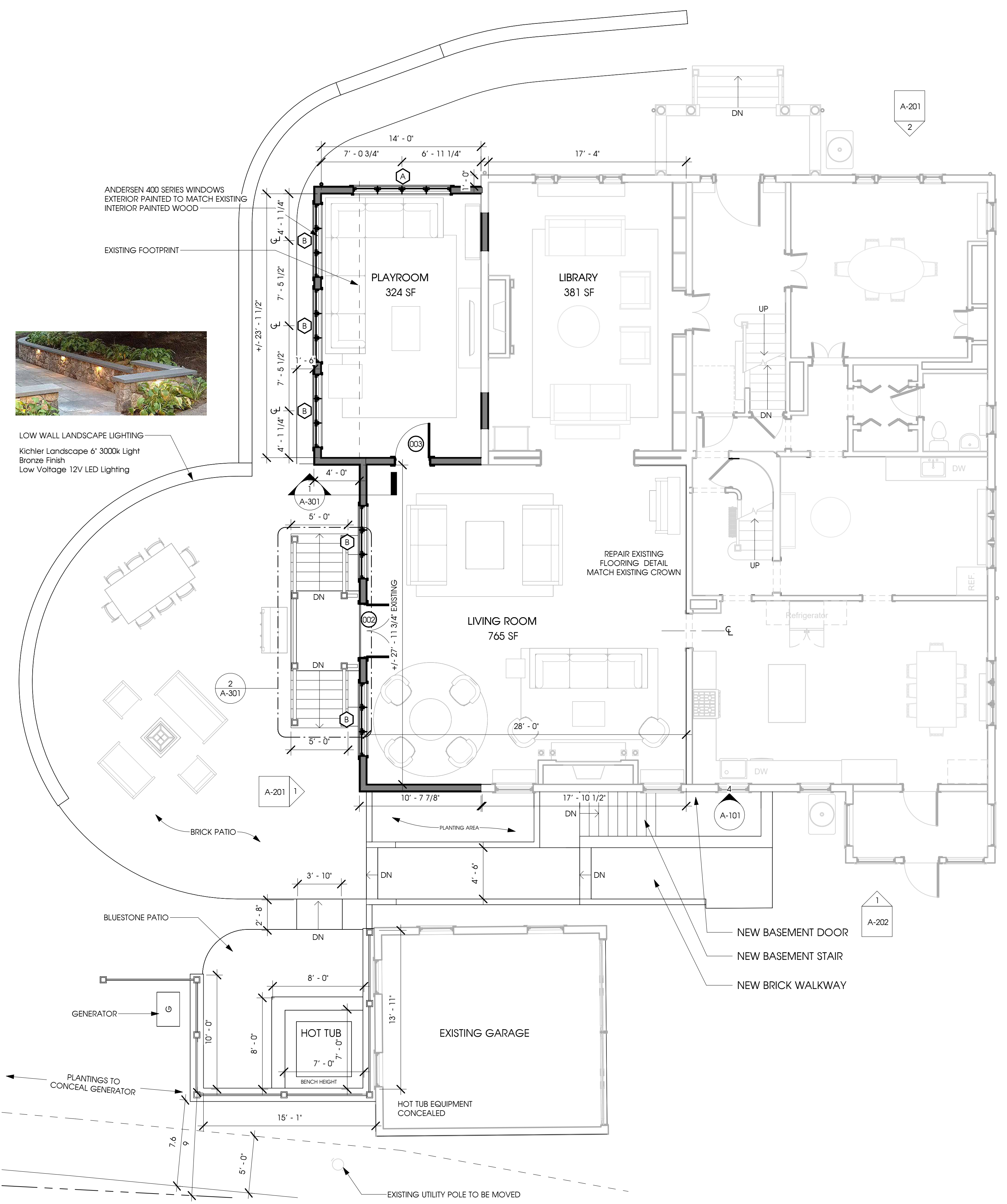
BAR 02/20/2024
BZA 03/12/2024 APPROVED
BAR REV. 2 04/05/2024

PROPOSED SITE PLAN

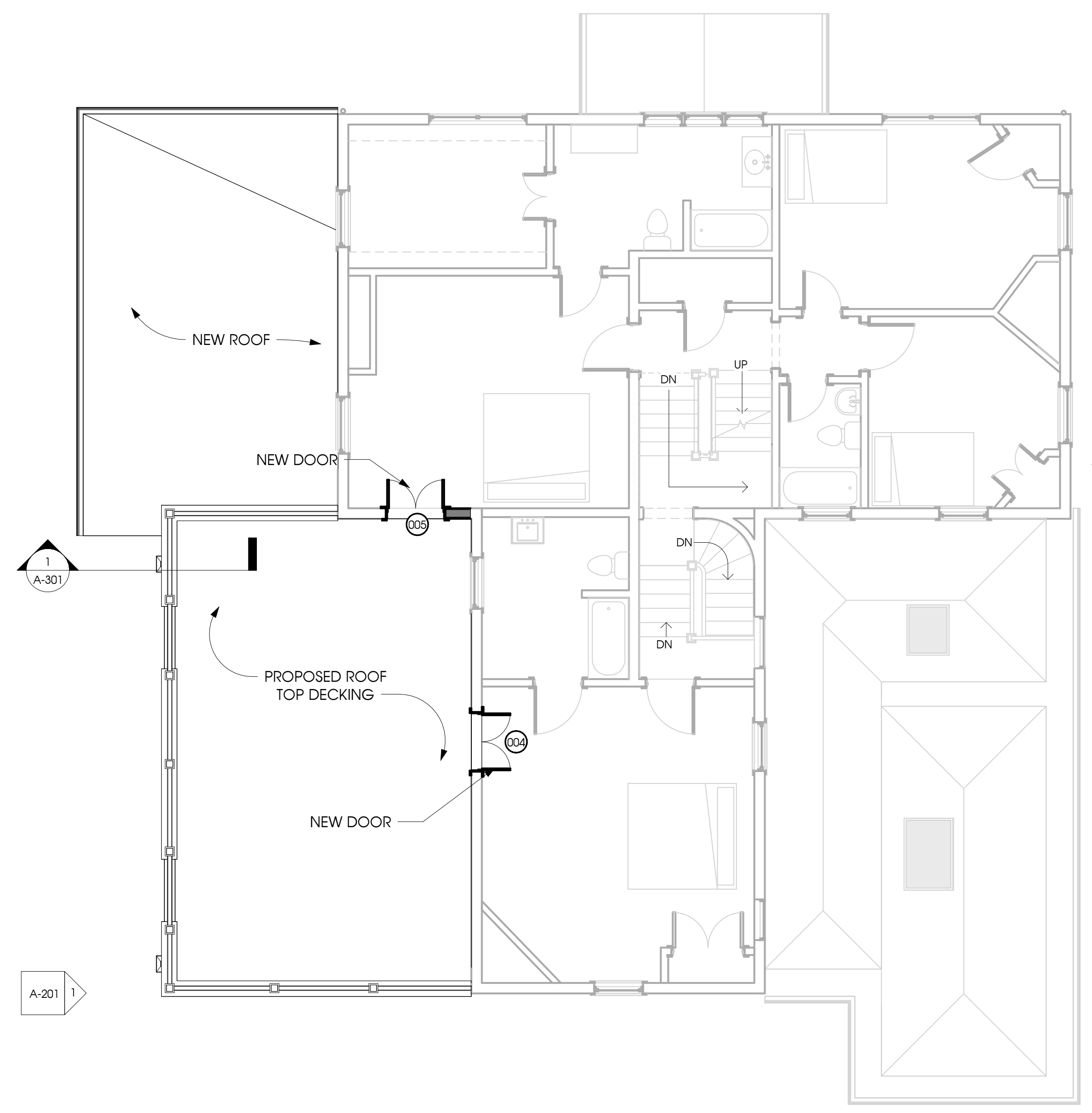
SP-2

Proj. #23-029
HARGROVES RESIDENCE

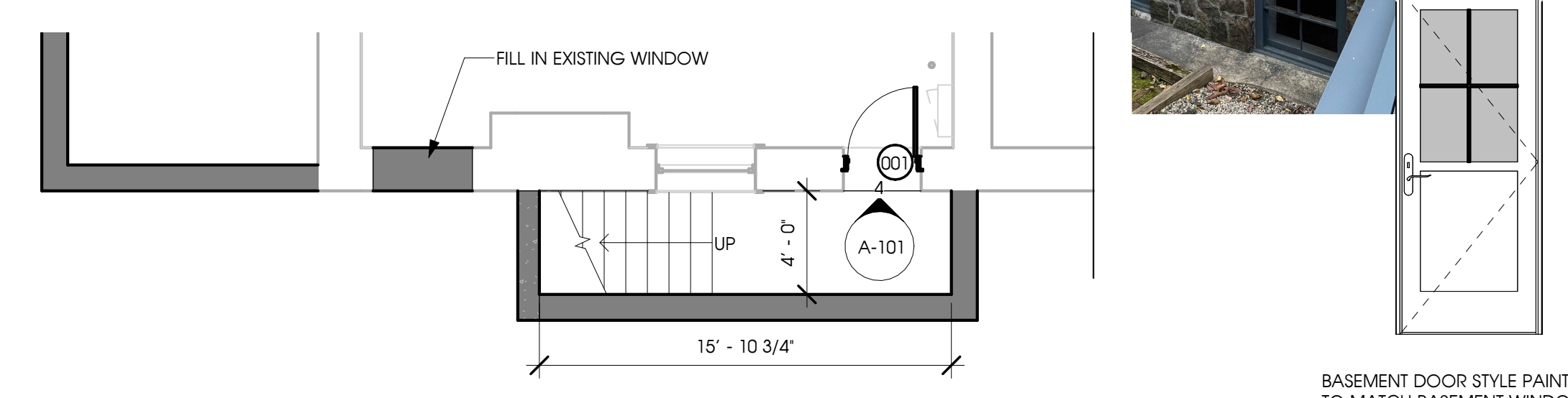
WALL LEGEND	
EXISTING WALL TO REMAIN	
NEW WALLS	



1 FIRST FLOOR PLAN
3/16" = 1'-0"



2 SECOND FLOOR PLAN
3/16" = 1'-0"



3 BASEMENT
3/16" = 1'-0"

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BAR REV. 2 04/05/2024

FLOOR PLANS

A-101

Proj. #23-029
HARGROVES RESIDENCE



1 PROPOSED - WEST ELEVATION
3/16" = 1'-0"



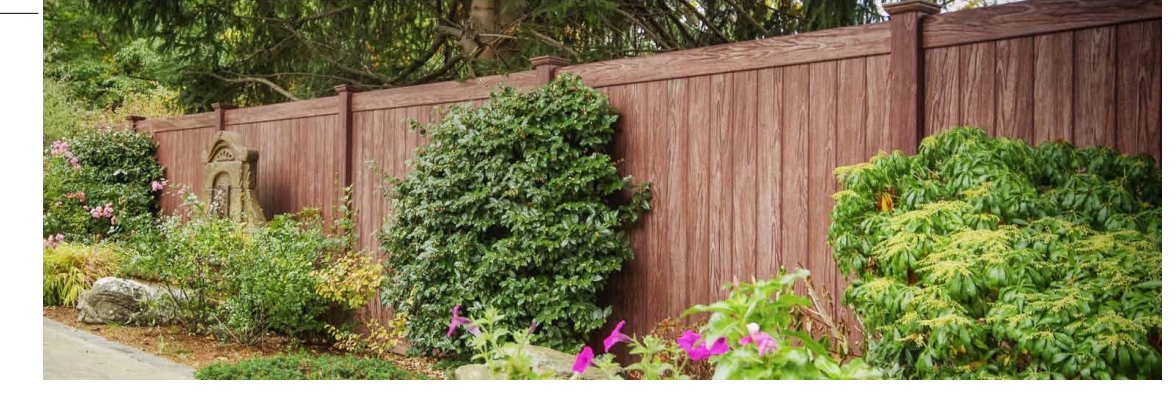
EXISTING - WEST ELEVATION



2 PROPOSED - NORTH ELEVATION
3/16" = 1'-0"



EXISTING - NORTH ELEVATION



TONGUE & GROOVE FENCE



EXISTING - NORTH / WEST ELEVATION

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EXTERIOR
ELEVATIONS

A-201

Proj. #23-029
HARGROVES RESIDENCE



GRASPABLE
DECORATIVE HANDRAIL

COLONIAL BALUSTER

6' BOX NEWEL POST

RAILING DETAIL



RAILING TO MATCH

SHUTTER TO MATCH EXISTING

TRIM TO MATCH EXISTING

SIDING TO MATCH EXISTING

THICK STONE VENEER
FOUNDATION

BLUESTONE CAP

STONE WALL

FIRST FLOOR
639.26

PATIO
635.17

NEW CONSTRUCTION

1 PROPOSED - SOUTH ELEVATION
3/16" = 1'-0"



EXISTING - SOUTH ELEVATION

EXISTING - SOUTH ELEVATION



FIRST FLOOR
639.26

NOTE: NO CHANGE TO THIS ELEVATION

2 PROPOSED - EAST ELEVATION
3/16" = 1'-0"



EXISTING - EAST ELEVATION

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EXTERIOR
ELEVATIONS

A-202

Proj. #23-029
HARGROVES RESIDENCE



1 PROPOSED - WEST PERSPECTIVE



EXISTING - WEST



2 PROPSOED - REAR PATIO



EXISTING - REAR PATIO



3 PROPOSED - PERSPECTIVE

EXISTING TREE LOCATION AND SIZES ARE APPROX. ONLY FOR VISUAL REPRESENTATION

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BAR 02/20/2024

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EXTERIOR
PERSPECTIVES

A-901

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HARGROVES RESIDENCE