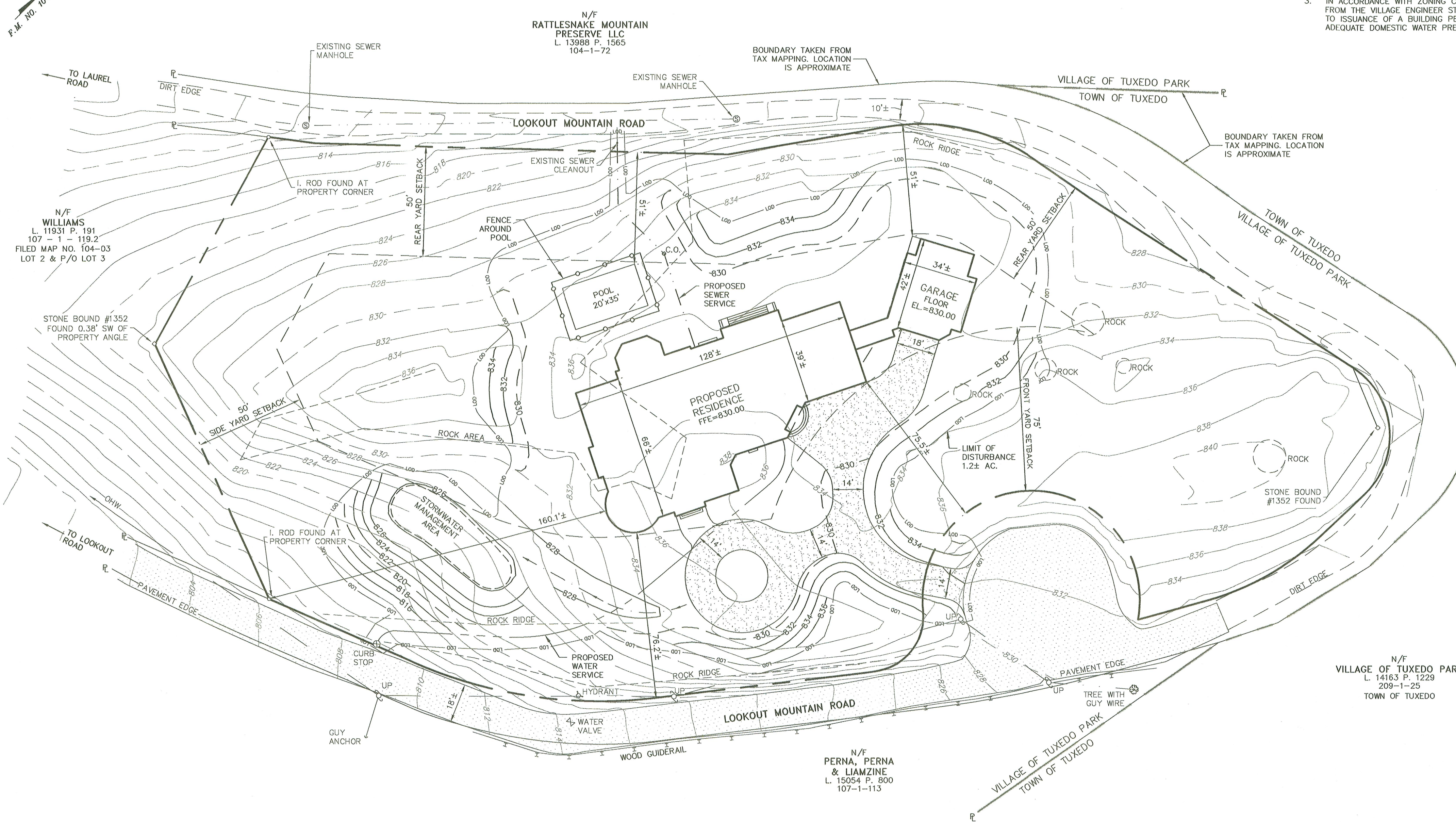


P.L. NO. 104-03

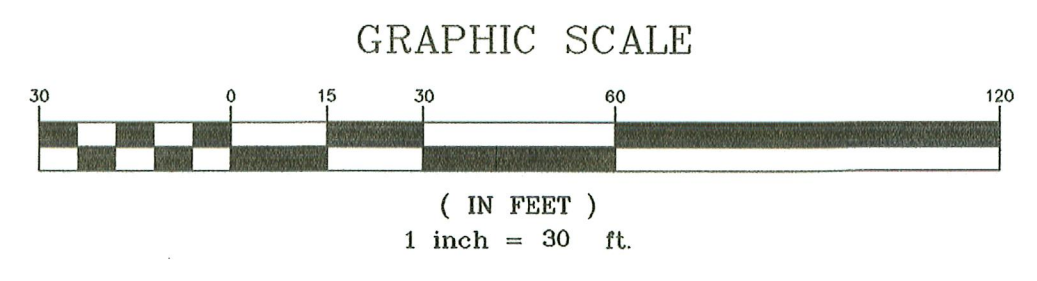


LEGEND

---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EXISTING ROAD EDGE OF PAVEMENT
---	EXISTING DIRT ROAD EDGE
---	EXISTING GUIDERAIL
---	EXISTING ROCK RIDGE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING OVERHEAD UTILITY WIRES
---	PROPOSED WATER SERVICE
---	PROPOSED SANITARY SEWER SERVICE
---	PROPOSED SWALE
---	PROPOSED LIMITS OF DISTURBANCE

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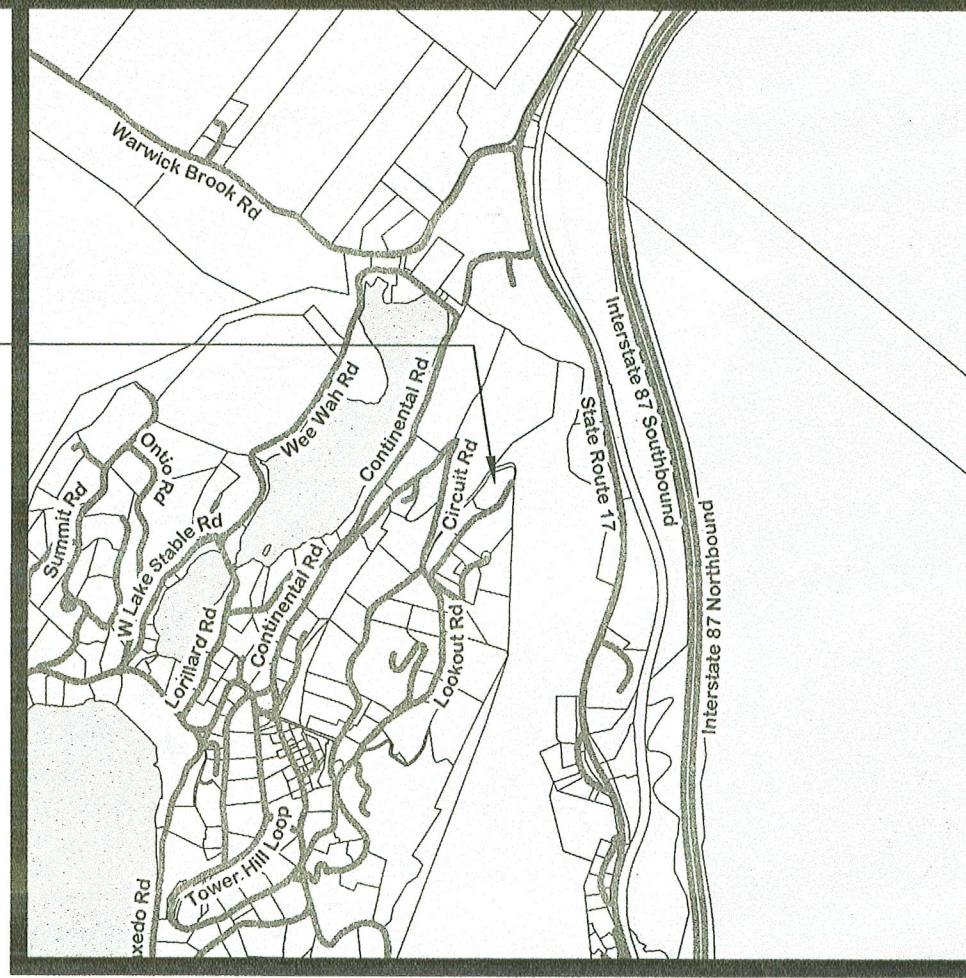
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NOTES:

- BOUNDARY TAKEN FROM SURVEY MAP ENTITLED "SURVEY PREPARED FOR MICHAEL MARESCA AND JESSICA MARESCA VILLAGE OF TUXEDO PARK ORANGE COUNTY, NEW YORK" PREPARED BY LANC & TULLY ENGINEERING AND SURVEYING, P.C. DATED APRIL 28, 2025.
- SITE TOPOGRAPHY ADOPTED IN PART FROM A SURVEY MAP ENTITLED "SURVEY PREPARED FOR JOHN S. LINDSAY, III VILLAGE OF TUXEDO PARK ORANGE COUNTY, NY" PREPARED BY LANC & TULLY ENGINEERING AND SURVEYING, P.C. DATED OCTOBER 9, 2000 AND LAST REVISED OCTOBER 3, 2002. TOPOGRAPHY FURTHER SUPPLEMENTED WITH FIELD DATA COLLECTED IN MAY 2019 BY LANC & TULLY ENGINEERING AND SURVEYING, P.C. CONTOUR ELEVATIONS ARE BASED ON APPROXIMATE U.S.G.S. DATUM.
- IN ACCORDANCE WITH ZONING CODE § 100-13.1 "ELEVATIONS" THIS PROJECT WILL REQUIRE A WRITTEN OPINION FROM THE VILLAGE ENGINEER STATING THAT ADEQUATE WATER PRESSURE EXISTS TO SERVICE THE DWELLING PRIOR TO ISSUANCE OF A BUILDING PERMIT. A WATER PRESSURE BOOSTER PUMP SYSTEM MAY BE REQUIRED TO PROVIDE ADEQUATE DOMESTIC WATER PRESSURE.

SITE



LOCATION PLAN
1 INCH = 2000 FEET

Village of Tuxedo Park
SITE PLAN TABLE - MINIMUM DATA REQUIREMENTS

Zoning District	A4 + Ridge Line & Precipice Overlay District (RLP-O)	Variance Needed					
Village Code Category	Village Code Section	Allowance Under Current Zoning Code	Existing Measurement	Proposed Measurement	Existing Non-Conforming	Feet	Percent
Lot Area	100-8	2 AC.	2.458± AC.				
Road Frontage	100-8	250'	> 440'				
Front Yard Setback	100-8	75'		75.5' ±			
Rear Yard Setback	100-8	50'		51' ±			
Side Yard Setback	100-8	50'		160' ±			
Footprint Ground Floor S.F.	100-8	1,200 S.F.		7,600± S.F.			
Decks/Porches	100-9	< 25% of ground floor area of associated building					
Lot coverage	100-11	< 25%	Max. permitted = 26,769 SF	15,266± SF 14.2%			
Driveway Sight Distances	100-18B	> 250'					
Driveway: Width	100-21	≥ 8' and/or ≤ 14'		14'			
Driveway: Adjacent Property Lines	100-21	10' min. separation		> 298'			
Driveway Grades	100-21	10% max		3% Average 8% Maximum			
Slope	100-12	max 75% lot area ≥ 20% slope	34% of lot exceeds 20% slope				
Ridge Line	100-13	Principle Structure: max. 50' above adjacent grade / 20' above ridge elev. Accessory Structure: max. 35' above adjacent grade / 20' above ridge elev.	Existing Ridge EL=840±	Proposed roof peak = EL 858± (18' above ridge elev.)			
Distance to Lake	100-8	100'	N/A				
Lake Frontage	100-8	N/A	N/A				
Fences: Distance from Road	100-18	> 5'					
Fences: Distance from Property Line	100-18	> 2'					
Building Height	100-10	Dwelling: Max. 3 1/2 stories / 70' Accessory structure: Max. 2 stories / 35'		Dwelling = 28' max. Accessory Garage = 28' max.			
Parking	100-6C	Max. 5 vehicles unless screened from view					
Other							

MICHAEL & JESSICA MARESCA
APPLICANT
107 - 1 - 120
(SECTION/BLOCK/LOT)

[Signature]
(SIGNATURE OF ENGINEER/ARCHITECT)
LANC & TULLY ENGINEERING AND SURVEYING, P.C.
(FIRM)
9-26-25
(DATE)

RECORD OWNER:
JESSICA MARESCA
27 TROTTERS LANE
MAHWAH, NJ 07430
L. 15780 P. 1741
107 - 1 - 120
FILED MAP NO. 104-03
P/O LOT 3

AREA:
2.458± AC.

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Engineering and Surveying, P.C.

P.O. Box 687, Rt. 207
Goshen, N.Y. 10924
(845) 294-3700

PRELIMINARY SITE PLAN
PREPARED FOR

MICHAEL & JESSICA MARESCA

VILLAGE OF TUXEDO PARK
ORANGE COUNTY, NEW YORK

Drawn By: MK
Checked By:
Scale: 1" = 30'
Tax Map No.: 107 - 1 - 120
Drawing No.: C30
B- 25 - 0054 - 01

Date: SEPTEMBER 19, 2025
Revisions: SEPTEMBER 26, 2025

CAD File: 25054-Siteplan
Layout: SITEPLAN
Sheet No.: 1 OF 1