

TOWN OF NEWBURGH PLANNING BOARD TECHNICAL REVIEW COMMENTS

PROJECT NAME: PROJECT NO.: PROJECT LOCATION:

REVIEW DATE: MEETING DATE: PROJECT REPRESENTATIVE:

A AMERICAN GRANITE & MARBLE 23-02 179 SOUTH PLANK ROAD SECTION 60, BLOCK 3, LOT 14.2 24 MARCH 2023 2 MARCH 2023 ACES SURVEYING, JONATHAN MILLEN, LLS

- 1. The project is seeking referral to the Zoning Board of Appeals for a variance to Section 185-30 Outdoor Storage cannot be any closer than 10 feet to a side or rear yard. Rear yard setback is proposed at 1.4 ft. where 10 ft. is required and side yard setback is proposed at 7.1 ft. where 10 ft. is required.
- 2. Applicant has sent out required Adjoiner's Notices.
- 3. County referral was made on 25 January 2023.

Respectfully submitted,

MHE Engineering, D.P.C.

Patrit & Afones

Patrick J. Hines Principal

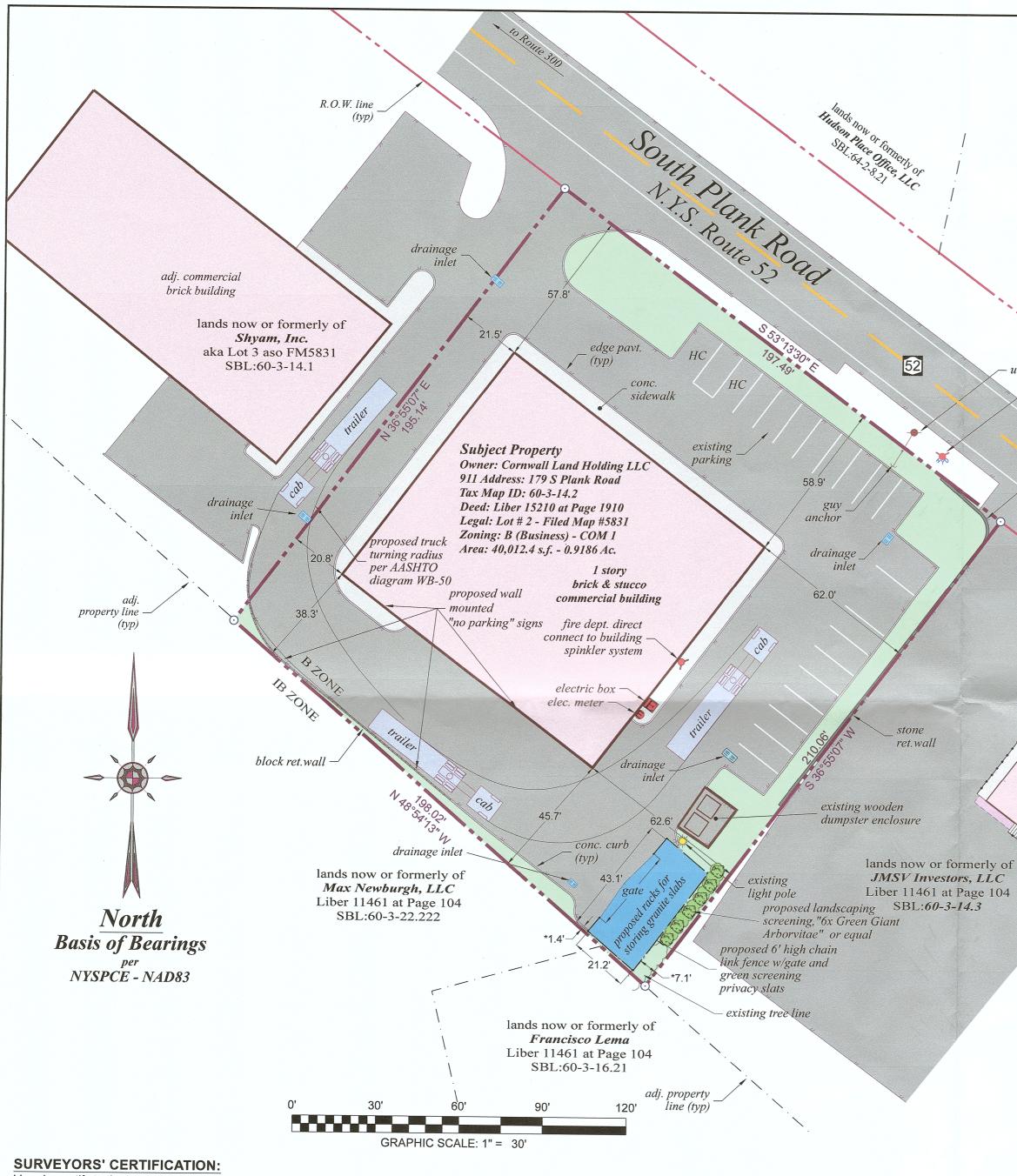
PJH/kbw

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553 845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337 570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com



I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Urban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 179 S Plank Road in the Town of Newburgh, County of Orange, State of New York. Completed on September 12, 2021, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information,

across property lines; title lines and lines of actual possession are the same".

accurate and correct. Except as shown hereon: "there are no encroachments either way

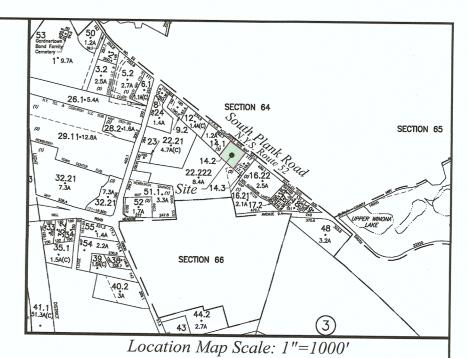
Owners Consent Note:

The undersigned owners of the property hereon state that they are familiar with this plan, its contents and its legends and hereby consent to all said terms and conditions as stated hereon and to the filing of this plan in the office of the clerk of the county of orange, if so required.

Jonathan N. Millen, LLS 1229 Route 300 - Suite 3 Newburgh, NY 12550

SIGNATURE

Cornwall Land Holding LLC 33 South Plank Road Newburgh, New York 12550



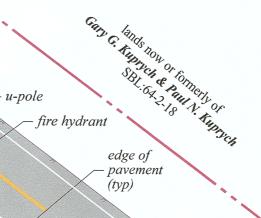
REFERENCES:

1. The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York 2. Various Deeds of Record - Liber and Page or Document ID as shown:

3. Subject parcel being Lot 2 as shown on a map entitled, "Proposed Subdivision - Site Plan Lands Of C.F.K.S. Associates", filed in the Orange County Clerk's Office on January 15, 1982 as Filed Map No. 5831.

ZONING	SCHEDULE
	COLLEDOLE

ZONE: B (D.1)	REQUIRED	PROVIDED
MINIMUM LOT AREA	15,000 sf.	40,012 sf.
MINIMUM YARDS (feet)		
FRONT	40'	57.77'
REAR	30'	37.81'
SIDE		
ONE	15'	15.83'
BOTH	30'	77.82'
SIDE-OUTDOOR STORAGE	10'	*7'
REAR-OUTDOOR STORAGE	10'	*1'
MINIMUM LOT WIDTH (feet)	100'	197'
MINIMUM LOT DEPTH (feet)	125'	200'
*NON CONFIRMING-VARIANCE REQUIRED		



conc. steps w/iron rail

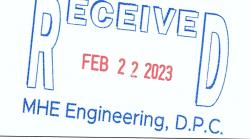
adj. commercial brick restaurant

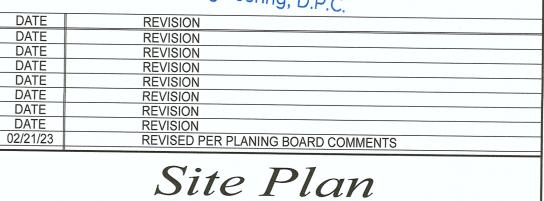
> Owner: Cornwall Land Holding LLC 33 South Plank Road Newburgh, New York 12550

Applicant: Juan Pena 179 South Plank Road Newburgh, NY 12550









of the lands of Cornwall Land Holding LLC



A American Granite & Marble

Automated Construction Enhanced Solutions, Inc. Professional Land Surveying 1229 Route 300 - Suite 3 - Newburgh, NY 12550 Office: 845-943-7198 Field: 914-906-8830 Web: acessurveying.com

Prepared For Tax Map Parcel 60-3-14.2 aka 179 South Plank Road situated in the

Town of Newburgh County of Orange , New York 12550 DATE: 12/13/2022 SCALE: 1"=30' JOB No. 22047AGM DRAWN BY: jnm