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August 13, 2015

**VIA HAND DELIVERY**

Ms. Grace Cardone, Chairperson  
Town of Newburgh Zoning Board of Appeals  
1496 Route 300  
Newburgh, New York 12550

RE: Polhamus Subdivision  
65 Balmville Road  
Tax Lot 43-3-34.2  
Town of Newburgh, Orange County, N.Y.  
MC Project No. 13001929A

Dear Chairperson Cardone:

Based on the Zoning Board Appeals meeting of July 23, 2015, below and attached is a description of additional information requested by the board for the above referenced project:

1. The applicant's attorney spoke with the Planning Board Engineer, Mr. Pat Hines regarding the question raised by Mr. Darren Scalzo about the need for dedication of right-of-way along Chestnut Lane and Balmville Road. Based on this conversation, Mr. Hines confirmed that it is the Planning Board's practice to require a land dedication of 25 feet from the centerline of the road for all subdivisions, even those which are proposed on existing Town of Newburgh roads. Per this dedication requirement, the proposed Sketch Subdivision Map has been revised. Due to this dedication requirement the proposed lot size for Lot #1 and Lot #2 were reduced to 20,174.9 square feet and 31,811.1 square feet respectively. Both lots still require a variance from the minimum allowed LOT AREA (40,000 square feet) in the R-1 Zone. Additionally, this plan modification required one other variance for proposed Lot #1. Proposed Lot #1 will also require a front yard variance for the existing home. Within the R-1 Zone, the minimum front yard setback is 50 feet; the front yard provided is 46 feet.
2. Attached for your reference is mapping and information regarding sizes of nearby Tax lots. The areas referenced are from Balmville Road, Chestnut Road, Lester Road and Atwood Lane. For comparison, we have highlighted in the table, those lots which have areas less than those proposed as part of this application.
3. Attached is a copy of a property survey prepared for the applicant by Timothy M. McCabe, L.S., P.C. and dated latest revision August 2, 2005. This map depicts the 2



Ms. Grace Cardone, Chairperson  
MC Project No. 13001929A  
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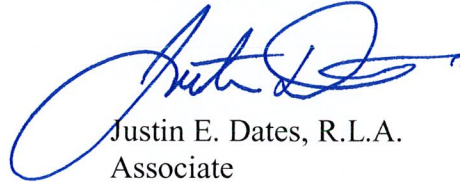
(two) lots (Tax Lot 43-3-31 and 43-3-34) prior to the consolidation into a single lot as it exists today. This map also called out a potential lot line adjustment which was never executed.

4. Attached please find additional photographs of the existing tennis court and gazebo which clearly depict the relationship between these two amenities and the applicant's desire to keep both.

If you or any of the board members have any questions regarding the above, please feel free to call me at 845.564.4495, Ext. 3804.

Very Truly Yours,

MASER CONSULTING P.A.

A handwritten signature in blue ink, appearing to read 'Justin E. Dates', is written over the typed name and title.

Justin E. Dates, R.L.A.  
Associate

JED/jm

Enclosures

cc: Peter Polhamus, w/enclosures  
Dominic Cordisco, Esq., w/enclosures

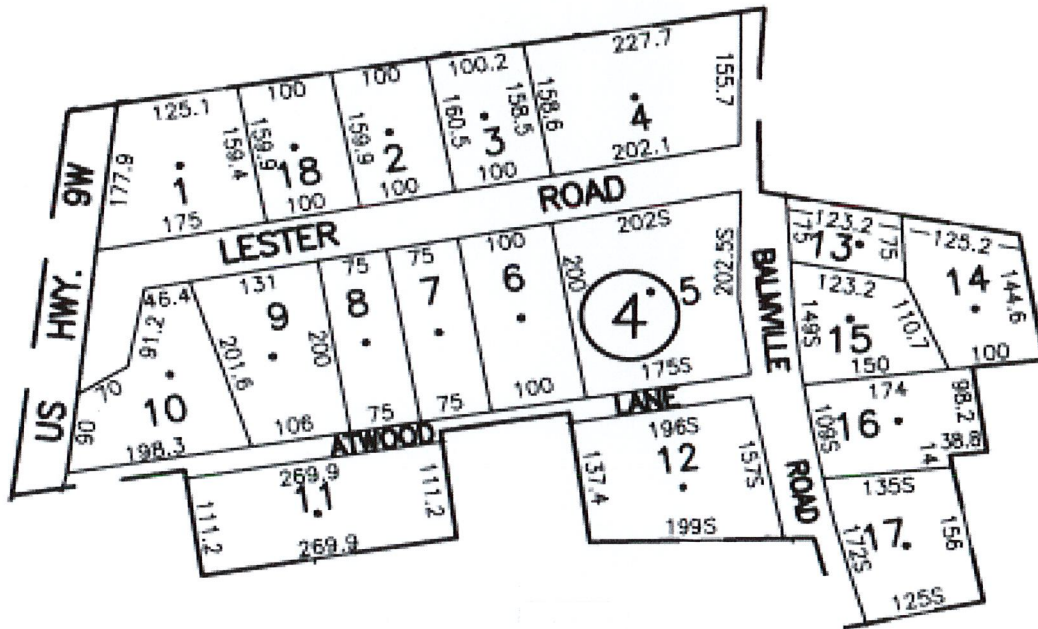
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# Polhamus Subdivision

MC Project No.: 13001929A

Date: 13-Aug-15

Tax Lot Number	Street Address	Lot Area (ac)
43-4-1	5124 Route 9W	0.72
43-4-18	Lester Road	0.37
43-4-2	6 Lester Road	0.37
43-4-3	4 Lester Road	0.37
43-4-4	75 Balmville Road	0.72
43-4-5	73 Balmville Road	0.93
43-4-6	3 Lester Road	0.46
43-4-7	5 Lester Road	0.34
43-4-8	7 Lester Road	0.34
43-4-9	9 Lester Road	0.60
43-4-10	Lester Road & St Hwy 9W	0.58
43-4-11	16 Atwood Lane	0.69
43-4-12	71 Balmville Road	0.71



Reference:

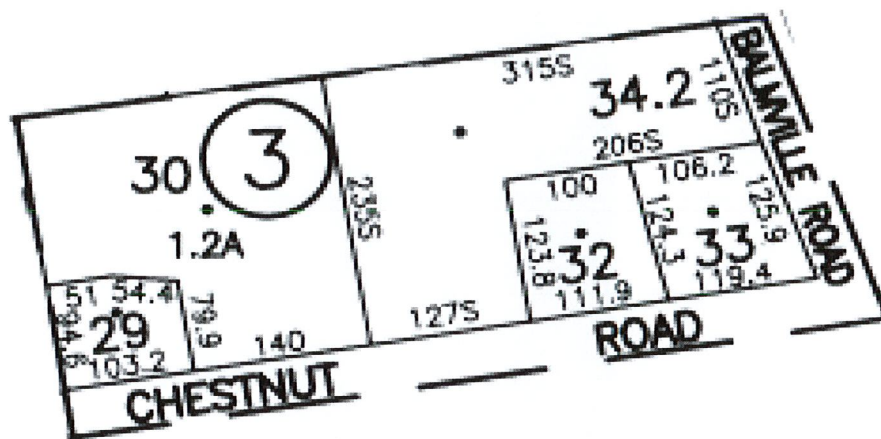
The above information was taken from available Orange County Tax Maps and on-line Real Property reports.

## Polhamus Subdivision

MC Project No.: 13001929A

Date: 13-Aug-15

Tax Lot Number	Street Address	Lot Area (ac)
43-3-34.2	65 Balmville Road (Applicant's Parcel)	1.31
43-3-32	Chestnut Lane	0.32
43-3-33	63 Balmville Road	0.34
43-3-30	6 Chestnut Lane	1.20
43-3-29	8 Chestnut Lane	0.22



### Reference:

The above information was taken from available Orange County Tax Maps and on-line Real Property reports.











