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CONSULTING ENGINEERS D.P.C.

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**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT: NOTT/VITOLO LOT LINE CHANGE
PROJECT NO.: 19-15
PROJECT LOCATION: SECTION 4, BLOCK 1, LOT 31.2 & 74
REVIEW DATE: 7 AUGUST 2019
MEETING DATE: 15 AUGUST 2019
PROJECT REPRESENTATIVE: VALDINA CONSULTING ENGINEERS

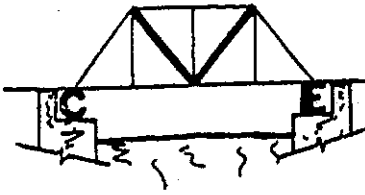
1. NYS DEC wetland validation block should be signed by DEC representative.
2. Copies of the variance issued 26 March 1987 should be provided for the Boards review. Pre-existing non-conforming Bulk Requirements were apparently issued a variance in 1987, which would remain in effect at this time.
3. The project is located in the Town's Chadwick Lake Critical Environmental Area, however no construction or alteration of the site is proposed.

Respectfully submitted,

***McGoey, Hauser and Edsall
Consulting Engineers, D.P.C.***

Patrick J. Hines
Principal

PJH/kbw



VALDINA CONSULTING ENGINEERS

4 PLEASANT VIEW AVENUE
NEWBURGH, N.Y. 12550

565-4447

JUL 9 2019
FAX 565-4428

MCCOY, HAUSER AND ERSALL
CONSULTING ENGINEERS, P.C.

NOTT/VITOLO LOT LINE CHANGE

PROJECT NARRATIVE

Mr. Kenyon Nott proposes to purchase a two± (2±) acre parcel from the adjoining Estate of Rezero Vitolo's thirty two± (32±) acre parcel and combine it with his existing eight tenths± (0.8±) of an acre parcel.

This two (2±) acre parcel is either in either the NYSDEC wetlands or its one hundred (100) foot buffer.

As noted on the plan, any action within the wetlands, or its buffer, will require a NYSDEC Wetlands Permit and Mr. Nott is aware of this requirement.

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550**

DATE RECEIVED: _____ **TOWN FILE NO:** _____
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):

NOTT/VITOLO Lot Line Change

2. Owner of Lands to be reviewed:

Name	<u>Kenyon Nott</u>	<u>Reziero Vitolo</u>
Address	<u>81 Mill Street</u>	<u>87 Mill Street</u>
	<u>Wallkill, NY 12589</u>	<u>Wallkill, NY 12589</u>
Phone	<u>845-549-8520</u>	

3. Applicant Information (If different than owner):

Name _____
Address _____

Representative Valdina Consulting Engineers
Phone 845-575-4447
Fax 845-565-4428
Email fivirpels@aol.com

4. Subdivision/Site Plan prepared by:

Name Valdina Consulting Engineers
Address 4 Pleasant View Avenue
Newburgh, NY 12550
Phone/Fax 845-565-4447/845-565-4428

5. Location of lands to be reviewed:

North side of Mill Street opposite the Heinsman Lane intersection.

6. Zone RR **Fire District** Plattekill
Acreeage 0.8±/31.9± **School District** Wallkill Central

7. Tax Map: Section 4 **Block** 1 **Lot** 31.2/74

8. Project Description and Purpose of Review:

Number of existing lots 2 Number of proposed lots 2

Lot line change 2± acre parcel from Vitolo to Nott

Site plan review _____

Clearing and grading _____

Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) None

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature *Kyle Skes* Title Owner/Applicant

Date: 7/1/19

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

TOWN OF NEWBURGH PLANNING BOARD

NOTT/VITOLO Lot Line Change

PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees
4. Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

1. Name and address of applicant
2. N/A Name and address of owner (if different from applicant)
3. Subdivision or Site Plan and Location
4. Tax Map Data (Section-Block-Lot)
5. Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. Date of plan preparation and/or plan revisions
9. Scale the plan is drawn to (Max 1" = 100')
10. North Arrow pointing generally up

11. X Surveyor,s Certification
12. X Surveyor's seal and signature
13. X Name of adjoining owners
14. X Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. X Flood plain boundaries
16. N/A Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. X Metes and bounds of all lots
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. N/A Show existing or proposed easements (note restrictions)
20. N/A Right-of-way width and Rights of Access and Utility Placement
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. X Lot area (in sq. ft. for each lot less than 2 acres)
23. X Number of lots including residual lot
24. X Show any existing waterways
25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
- * 26. X Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. X Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. X Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. X Show topographical data with 2 or 5 ft. contours on initial submission

* Will be on Final Plat.

30. N/A Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. N/A If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. N/A Number of acres to be cleared or timber harvested
33. N/A Estimated or known cubic yards of material to be excavated and removed from the site
34. N/A Estimated or known cubic yards of fill required
35. N/A The amount of grading expected or known to be required to bring the site to readiness
36. N/A Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
-
-

37. N/A Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
-
-

38. List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: Frank J. Valdeno
Licensed Professional

Date: 5/20/19

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date): 7/26/18

FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Kenyon Nott
APPLICANT'S NAME (printed)

Thayne S. Co
APPLICANTS SIGNATURE

7/1/19
DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PROXY

(OWNER) Keynon Nott, DEPOSES AND SAYS THAT HE/~~SHE~~

RESIDES AT 81 Mill Street, Wallkill

IN THE COUNTY OF Orange

AND STATE OF New York

AND THAT HE/~~SHE~~ IS THE OWNER IN FEE OF Tax Map Parcel: Section 4,

Block 1, Lot 31.2

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND Valdina Consulting Engineers IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 7/1/19

Keynon Nott
OWNERS SIGNATURE

Keynon Nott
OWNERS NAME (printed)

Frank J. Valdina Jr.
WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

Frank J. Valdina Jr.
WITNESS' NAME (printed)

PROXY

Carmella Vitolo DEPOSES AND SAYS THAT HE/ SHE

RESIDES AT 87 Mill Street, Wallkill

IN THE COUNTY OF ORANGE

AND STATE OF NEW YORK

AND THAT HE/SHE IS THE FIDUCIARY OF Tax Map Parcel:

Section 4, Block 1, Lot 74

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND Valdina Consulting Engineers IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 6/18/19


FIDUCIARY'S SIGNATURE

Carmella Vitolo
FIDUCIARY'S NAME (printed)


WITNESS' SIGNATURE

WITNESS' NAME (printed)

NAME OF ADDITIONAL
REPRESENTATIVES

PROXY

Gaetana Dascoli DEPOSES AND SAYS THAT HE/ SHE

RESIDES AT 87 Mill Street, Wallkill

IN THE COUNTY OF ORANGE

AND STATE OF NEW YORK

AND THAT HE/SHE IS THE FIDUCIARY OF Tax Map Parcel:

Section 4, Block 1, Lot 74

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Valdina Consulting Engineers IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 6/18/19


FIDUCIARY'S SIGNATURE

Gaetana Dascoli
FIDUCIARY'S NAME (printed)


WITNESS' SIGNATURE

WITNESS' NAME (printed)

NAME OF ADDITIONAL
REPRESENTATIVES

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

7/1/19
DATED

Kenyon Nott
APPLICANT'S NAME (printed)

Kenyon Nott
APPLICANT'S SIGNATURE

Short Environmental Assessment Form

Part 1 - Project Information

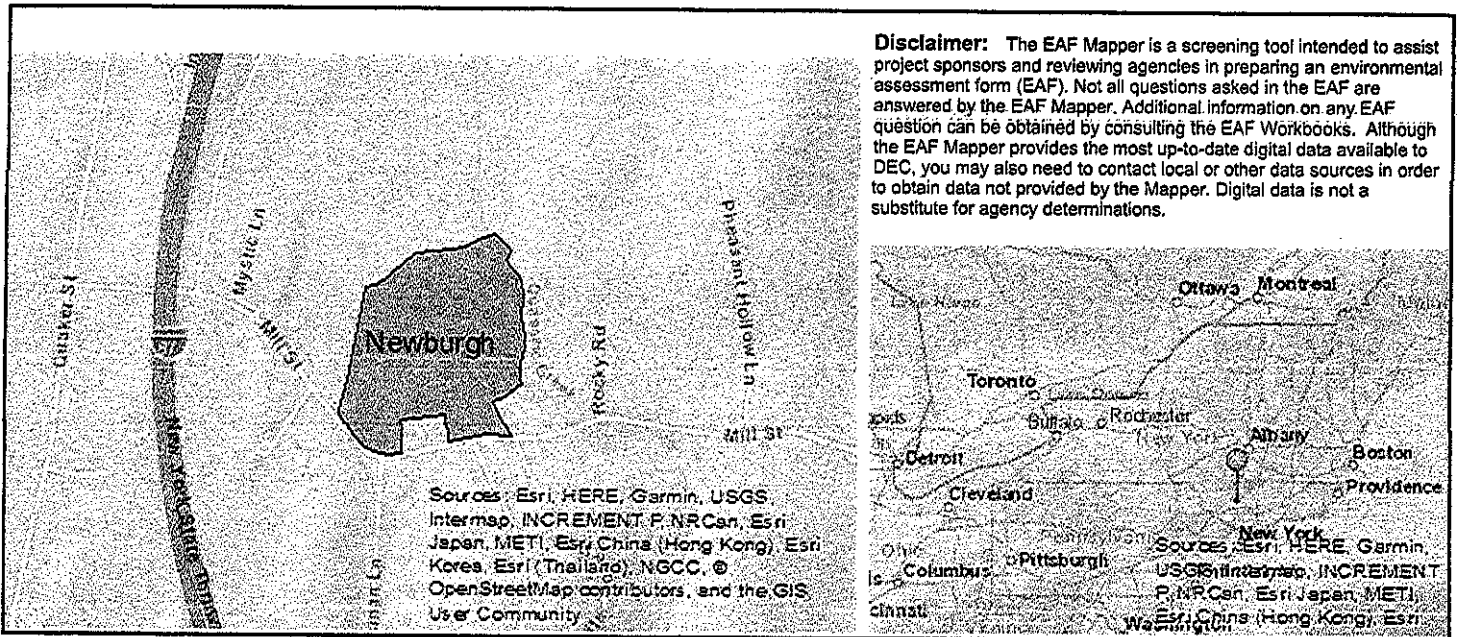
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Nott / Vitolo lot Line Change			
Project Location (describe, and attach a location map): North Side of Mill Street opposite Heinsman Lane Intersection			
Brief Description of Proposed Action: Lot Line Change to transfer a two (2) acre parcel from Vitolo to Nott.			
Name of Applicant or Sponsor: Kenyon Mott		Telephone: 845-594-8520	
		E-Mail:	
Address: 81 Mill Street			
City/PO: Wallkill		State: New York	Zip Code: 12589
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Newburgh Planning Board Approval			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.8 / 31.9 acres	
b. Total acreage to be physically disturbed?		0.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.8 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Kenyon Nott</u> Date: <u>7/1/19</u></p> <p>Signature: <u><i>Ken Nott</i></u></p>		



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Chadwick Lake Reservoir, Reason:Development threat to public health, Agency:Newburgh, Town of, Date:5-21-87
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

Project: Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Project: _____
 Date: _____

**Short Environmental Assessment Form
 Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

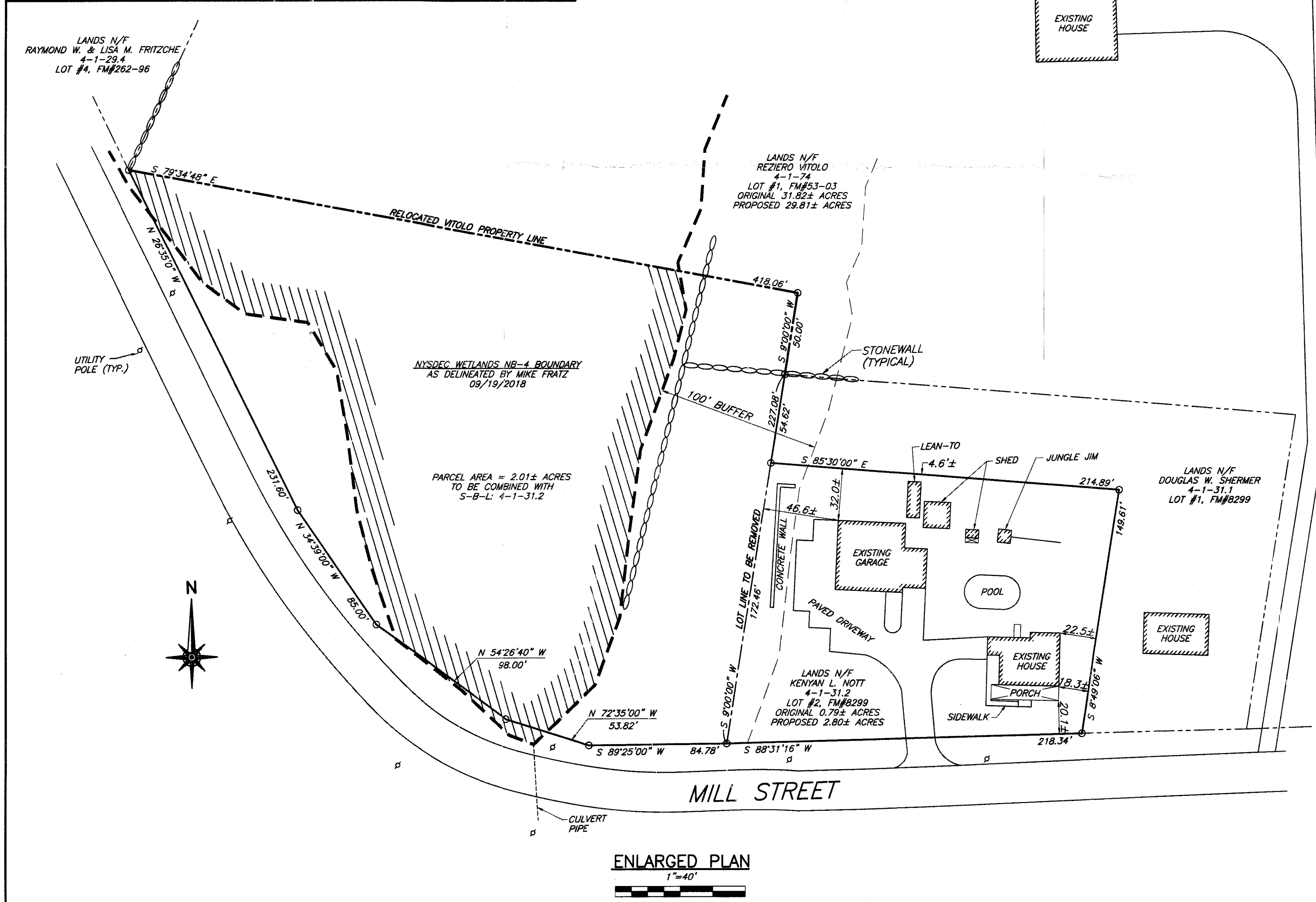
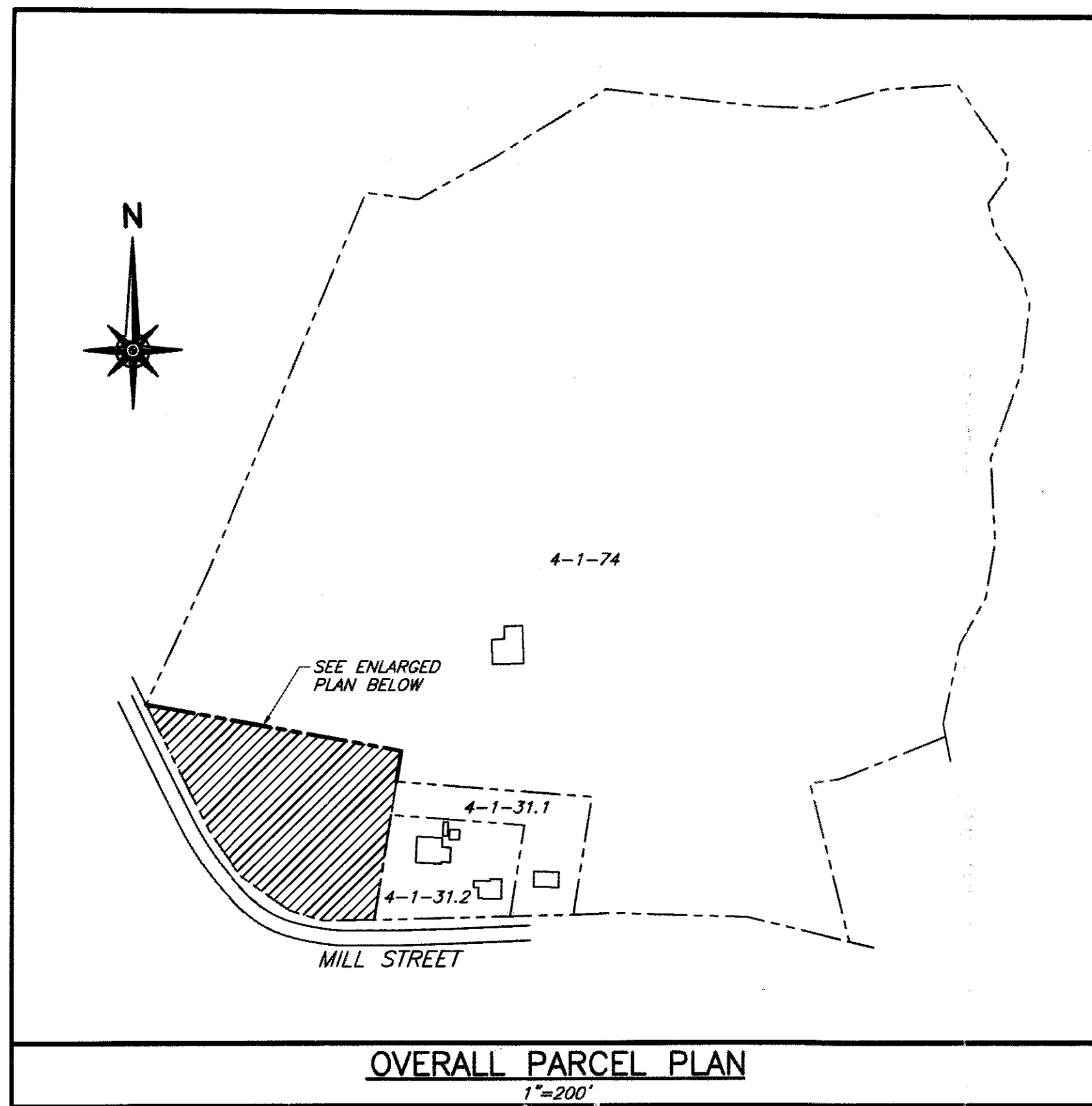
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date

Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer

Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM



ESTATE OF REZIERO VITOLO CONSENT NOTE:
THE UNDERSIGNED FIDUCIARIES OF THE ESTATE OF REZIERO VITOLO PROPERTY HEREBY STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND 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.

S-B-L: 4-1-74
GAETANA DASCOLI
87 MILL STREET
WALKKILL, NY 12589

S-B-L: 4-1-74
CARMELLA VITOLO
87 MILL STREET
WALKKILL, NY 12589

KENYAN L. NOTT CONSENT NOTE:
THE UNDERSIGNED OWNERS OF THE PROPERTY HEREBY STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND 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.

S-B-L: 4-1-31.2
KENYAN L. NOTT
87 MILL STREET
WALKKILL, NY 12589

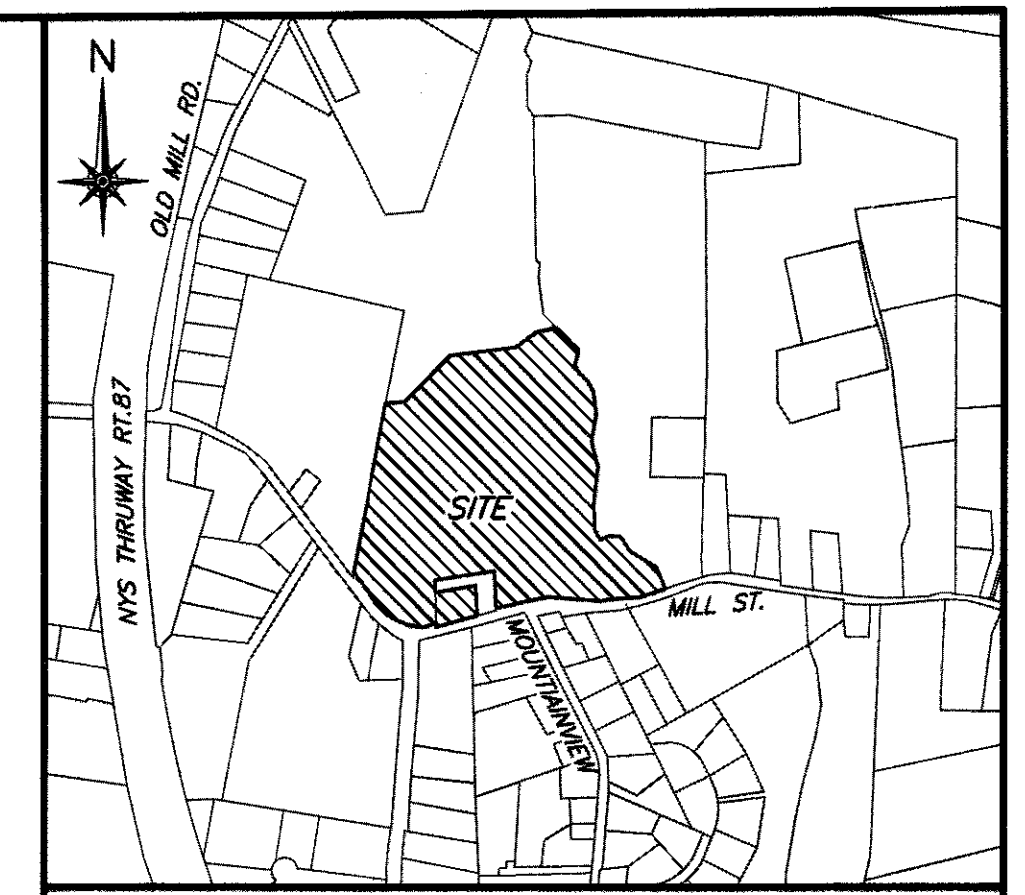
CERTIFICATION:
I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED IN THE FIELD ON OCTOBER 6, 2018 BY ANTHONY D. VALDINA, L.S.

SURVEY NOTES:

- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE N.Y. STATE EDUCATION LAW.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INK SEAL SHALL BE CONSIDERED TO BE VALID COPIES.
- UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
- SURVEYED IN ACCORDANCE WITH FILED MAPS, DEEDS, AND PHYSICAL MONUMENTATION FOUND AT THE TIME OF SURVEY.
- SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN UP TO DATE TITLE ABSTRACT REPORT.

MAP REFERENCES:

- A MAP ENTITLED "SUBDIVISION PLAN FOR FRANKLYN & ALICE LUZER" FILED IN THE ORANGE COUNTY CLERK'S OFFICE 05/28/1987 AS MAP #9299.
- A MAP ENTITLED "SUBDIVISION PLAN LANDS OF JOSEPH COSTA" FILED IN THE ORANGE COUNTY CLERK'S OFFICE 12/06/1996 AS MAP #262-96.
- A MAP ENTITLED "LANDS OF VITOLO" FILED IN THE ORANGE COUNTY CLERK'S OFFICE 05/03/2003 AS MAP #53-03.



ZEN
1662 ROUTE 300, SUITE 138
NEWBURGH, NEW YORK 12550
(845)-629-1567 (phone)

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- - - L-T LINE TO BE REMOVED
- [Hatched Box] EXISTING BUILDINGS

TOWN: NEWBURGH
ZONE: RR
TOTAL ACREAGE: 32.61±
SINGLE FAMILY

REQUIRED	4-1-31.2 EXISTING	4-1-31.2 PROPOSED	4-1-74 EXISTING	4-1-74 PROPOSED
MINIMUM LOT AREA	2 ACRES	0.79± ACRES	2.80± ACRES	31.82± ACRES
MINIMUM YARDS				
FRONT	60'	*20.1±	*20.1±	60'+
REAR	100'	*32.0±	*32.0±	100'+
SIDE 1	50'	*18.3±	*18.3±	50'+
SIDE BOTH	100'	*46.6±	100'+	100'+
MINIMUM LOT				
WIDTH	200'	218±	640±	200'+
DEPTH	300'	*150±	150±	300'+
% LOT COVERAGE	10%	27%	8%	0%
% BUILDING COVERAGE	10%	11%	3%	0%
BUILDING HEIGHT	35' MAX	<35'	<35'	<35'

* EXISTING VARIANCES APPROVED BY ZBA 03/26/1987

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION
THE FRESHWATER WETLAND BOUNDARY AS REPRESENTED ON THESE PLANS ACCURATELY DEPICTS THE LIMITS OF FRESHWATER WETLAND NB-4 AS DELINEATED BY MIKE FRATZ ON 09/19/18.

DEC STAFF: _____ SURVEYOR: ANTHONY D. VALDINA, L.S.
DATE: _____

WETLAND BOUNDARY DELINEATION AS VALIDATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REMAINS VALID FOR 10 YEARS UNLESS EXISTING EXEMPT ACTIVITIES, AREA HYDROLOGY, OR LAND USE PRACTICES CHANGE (e.g. AGRICULTURAL TO RESIDENTIAL). AFTER 10 YEARS THE BOUNDARY MUST BE REVALIDATED BY DEC STAFF. REVALIDATION MAY INCLUDE A NEW DELINEATION AND SURVEY OF THE WETLAND BOUNDARY. ANY PROPOSED CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEARING OR OTHER REGULATED ACTIVITY IN THE FRESHWATER WETLAND OR WITHIN 100 FEET OF THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN REQUIRES A PERMIT FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION UNDER ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW (FRESHWATER WETLANDS ACT) PRIOR TO COMMENCEMENT OF WORK.

SURVEYOR
ANTHONY D. VALDINA, L.S.

LANDS OF NOTT & VITOLO
LOT LINE CHANGE
PLOT PLAN
MILL STREET, SBL: 4-1-(31.2 & 74)
TOWN OF NEWBURGH, ORANGE COUNTY, NY

VALDINA
CONSULTING ENGINEERS
4 PLEASANT VIEW AVE., NEWBURGH, N.Y.

DATE: 11/06/2018 SCALE: 1" = 40' JOB NUMBER: 18-098-FVA SHEET NUMBER: 1 OF 1

2. REVISED 07/05/2019; EXTENDED NYSDEC WETLAND BUFFER
1. REVISED 05/17/2019; REVISED OWNER'S CONSENT NOTE.