

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT, VA & CT)
PATRICK J. HINES
LYLE R. SHUTE, P.E. LEED-AP (NY, NJ, PA)

Main Office
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

Principal Emeritus:
RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

PROJECT: DAWES OPEN DEVELOPMENT AREA
PROJECT NO.: 18- 08
PROJECT LOCATION: SECTION 6, BLOCK 1, LOT 4
REVIEW DATE: 9 AUGUST 2018
MEETING DATE: 16 AUGUST 2018
PROJECT REPRESENTATIVE: BROOKS & BROOKS

1. The project is before the Planning Board for approval of a Town Law 280a Open Development Area. Access to the proposed lot will be via easement through adjoining lots in Ulster County. The current 24+/- lot does not have any frontage on a public or private road.
2. The Applicant's representatives have addressed our previous comments dated 30 May 2018.
3. A Lead Agency circulation has been sent to other interested involved agencies. Town of Plattekill Planning Board has responded back consenting to the Town of Newburgh being Lead Agency and suggesting that plans be sent to Ulster County Department of Planning and DPW. This has been accomplished by the Applicants representative.
4. Mike Donnelly's comments on the Access and Maintenance Agreement should be received.
5. This project was referred to the Planning Board by the Town Board. The Planning Board may wish to comment on the number of lots and/or residential structures which can be built on the Open Development Area lot.

Based on the above this office takes no exception to the Planning Board granting the 280a access to the parcel.

Respectfully submitted,

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

Patrick J. Hines
Principal
PJH/kbw

MEMORANDUM

TO: Town of Newburgh Planning Board
FROM: Patricia P. Brooks, L.S.
RE: Our file #7860 Open Development of Lands of Craig and Gwen Dawes
DATE: June 08, 2018

The following information is submitted to the Town of Newburgh Planning Board for review in connection with the application of Open Development of lands of Craig and Gwen Dawes and are in response to the McGoey, Hauser, and Edsall Review Comments dated May 30, 2018:

1. The numbers have been added to the Right of Way boundaries to correspond with the metes and bounds table.
2. Application was made to CHG&E for the driveway access and we are awaiting a permit.
3. Subsurface sanitary sewage disposal design will be performed after the establishment of the Open Development as no building permit may be obtained unless the area is established.
4. A full boundary survey will be completed after it is determined that a building permit can be issued on the parcel.
5. Brooks & Brooks Land Surveyors, P.C. will contact the jurisdictional emergency services agencies, Cronomer Valley Fire Department and Plattekill Fire Department.
6. Topographic information has been added along the driveway access.
7. Brooks & Brooks Land Surveyors, P.C. will contact the Town Building department to determine a 911 address.
8. A proxy from the landowner of the two affected tax parcels in Ulster County has been included in this revised submission.
9. The map has been revised to show the end of the Town maintained Lester Clerk Road.
10. The petition has been revised to correct the right of way width to twenty-five feet.
11. The attached driveway easement and maintenance document has been prepared by the applicants attorney and will be filed in the offices of both the Ulster County Clerk and Orange County Clerk.

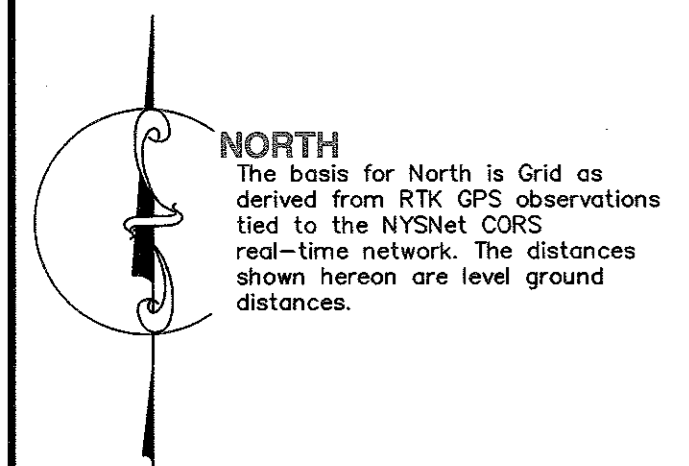
Thank you for your continued review and consideration of this project.

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A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise
and a NY City Certified Women's Business Enterprise

Member:

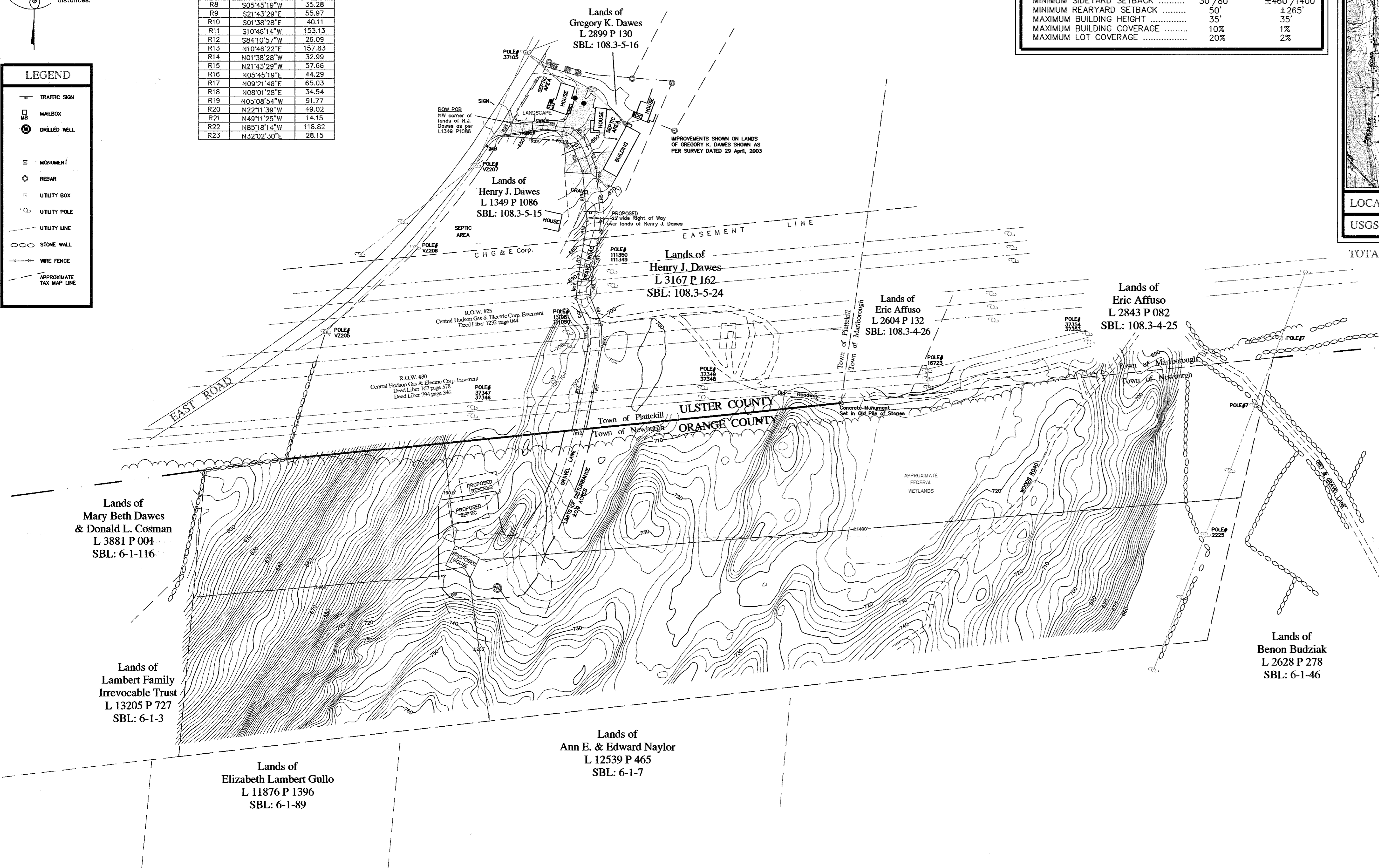
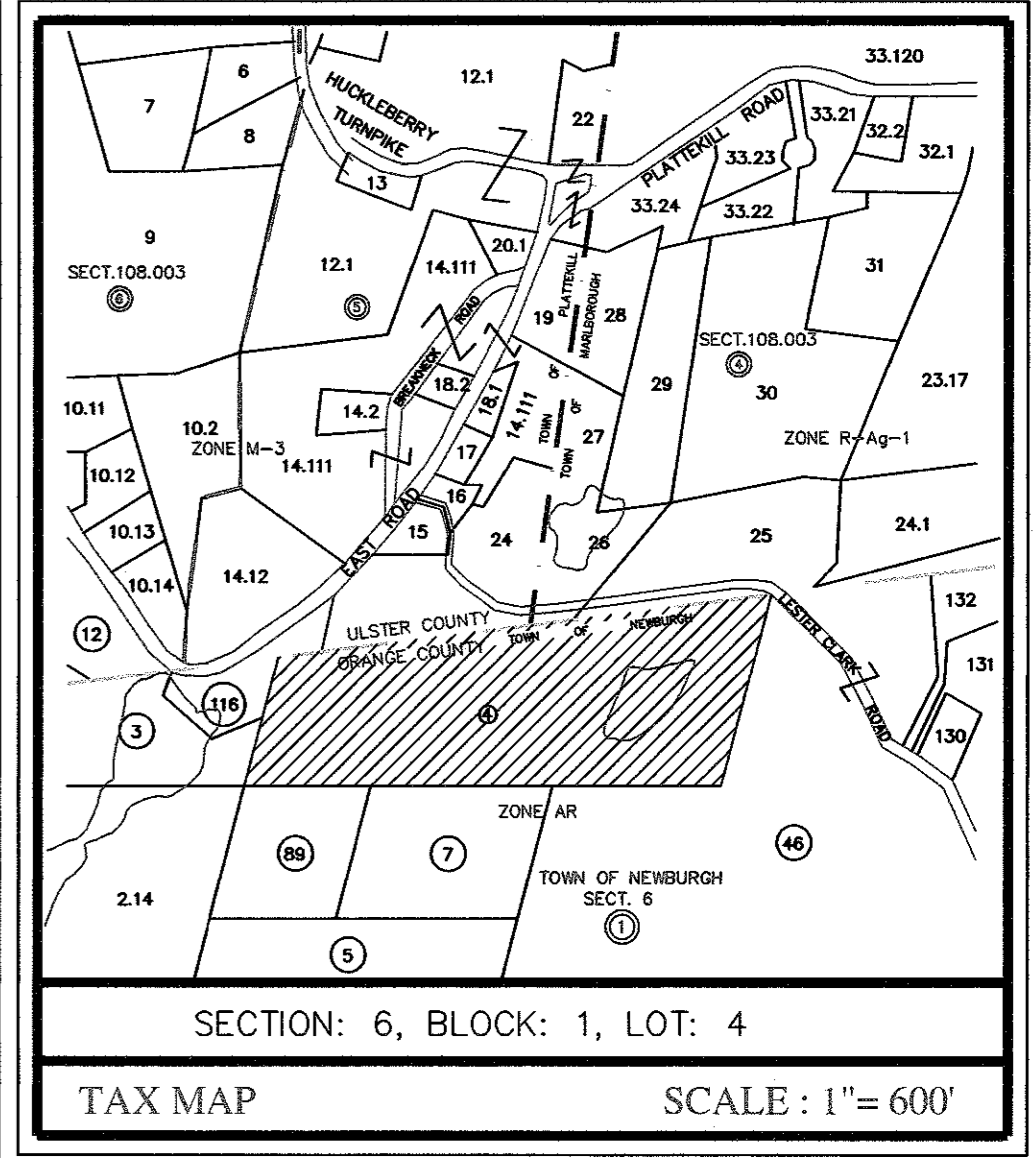
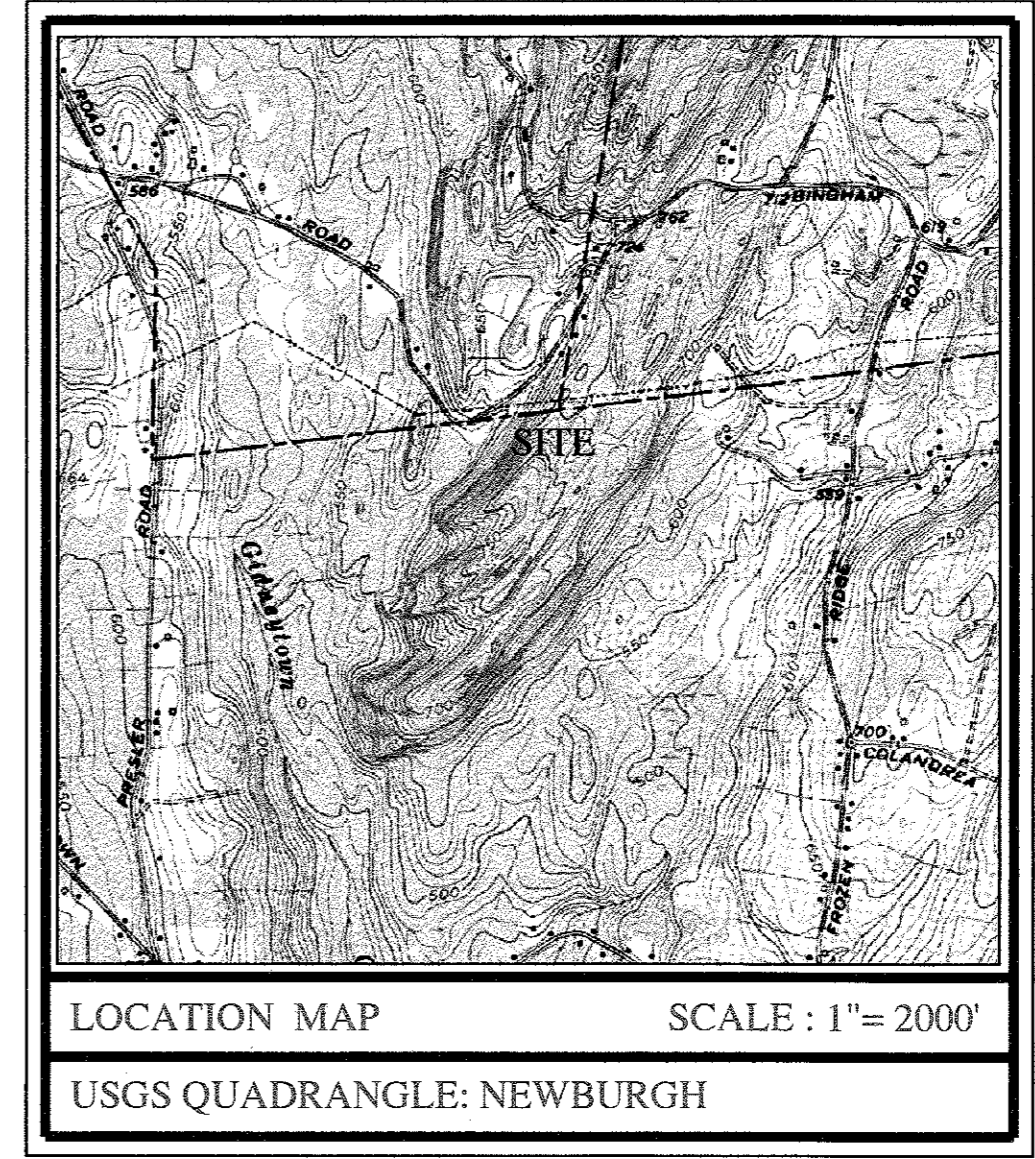
National Society of Professional Surveyors -New York State Association of Professional Land Surveyors
American Planning Association-New York Planning Federation
NYS GIS Association



LINE	BEARING	LENGTH
R1	S85°18'14"E	112.04
R2	S49°11'24"E	28.30
R3	S22°11'39"E	58.77
R4	S05°08'54"E	23.96
R5	S05°08'54"E	74.44
R6	S08°01'28"W	37.72
R7	S09°14'54"W	66.64
R8	S05°45'19"W	35.28
R9	S21°43'29"E	55.97
R10	S01°38'28"E	40.11
R11	S10°49'14"W	153.13
R12	S84°10'52"W	26.09
R13	N10°48'22"E	157.83
R14	N01°38'28"W	32.99
R15	N21°43'29"E	57.66
R16	N05°45'19"E	44.29
R17	N09°21'46"E	65.03
R18	N08°01'28"E	34.54
R19	N05°08'54"W	91.77
R20	N22°11'39"W	49.02
R21	N49°11'25"W	14.15
R22	N85°18'14"W	116.82
R23	N32°02'30"E	28.15

	REQUIRED	PROPOSED
ZONING DISTRICT	AR	C
MINIMUM LOT AREA	40,000 SqFt	±21.5 Acres
MINIMUM LOT WIDTH	150'	±1900'
MINIMUM LOT DEPTH	150'	±520'
MINIMUM FRONTYARD SETBACK	50'	±190'
MINIMUM SIDEYARD SETBACK	30'/80'	±460'/1400'
MINIMUM REARYARD SETBACK	50'	±265'
MAXIMUM BUILDING HEIGHT	35'	1%
MAXIMUM BUILDING COVERAGE	10%	1%
MAXIMUM LOT COVERAGE	20%	2%

LEGEND	
	TRAFFIC SIGN
	MAILBOX
	DRILLED WELL
	MONUMENT
	REBAR
	UTILITY BOX
	UTILITY POLE
	UTILITY LINE
	STONE WALL
	WIRE FENCE
	APPROXIMATE TAX MAP LINE



- NOTES:
- 1) 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 New York State Education Law.
 - 2) 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.
 - 3) Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.
 - 4) Subject to whatever state of facts a complete Search of Title may reveal.
 - 5) Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Professional Land Surveyors as adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the parties so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.
 - 6) Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.
 - 7) Parcel contains federal wetlands approximately shown hereon and is thereby subject to all regulations promulgated thereunder.
 - 7) 2' Contours and Elevations based on NYS GIS 2014 3 County 1 meter Lidar dataset and field location-(and are-not design grade).

- MAP REFERENCE:
- 1) "Map of Lot Line Revision Between Lands of Gregory K. Dawes and Henry Joseph Dawes" filed with the Ulster County Clerk's Office on as Filed Map No.
 - 2) "Survey of Property for Parr" dated 15 May, 1992 by Howard W. Weeden, LS
 - 3) "Central Hudson Gas & Electric Corp. 311 Line" sheets 2 and 3 of 12, dated 17 February, 2015 by Maser Consulting, P.A.

DEED REFERENCE: RECORD OWNER:

Richard J. Smith	Craig S. & Gwen M. Dawes
- to -	P.O. Box 682
Craig S. & Gwen M. Dawes	Walkkill, NY 12589
Deed Liber 14286 Page 1968	
Dated 28 July, 2017	
Filed 01 August, 2017	



BROOKS & BROOKS
Land Surveyors, P.C.

11 Main Street,
Highland, NY 12528
845-691-7339

Patricia Paul Brooks, L.S. Registration No. 49795
Richard C. Brooks, L.S. Registration No. 49600

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on 08 December, 2017 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors.

BY: Patricia Paul Brooks, L.S. map check 1-04-18
© Copyright 2017, by Brooks & Brooks L.S., P.C. planning check
19 December, 2017 PROJ#7860, DWG#7860-00.DWG closure check

REVISED: 11 June, 2018 - address comments

OWNER'S CERTIFICATION

The undersigned, owner or owner's authorized representative of the property shown on this plat, does hereby certify that he/she has reviewed this plat, is familiar with this map, its contents and its notes and hereby consents to all said terms and conditions as stated hereon and agrees to file this map with the Orange County Clerk.

Signature _____ Date _____

Signature _____ Date _____

PLANNING BOARD ENDORSEMENT

Approved by resolution of the Planning Board of the Town of Newburgh, subject to all conditions and requirements of said resolution. Any change, erasure, modification, or revision of this plat as approved shall void this approval.

Chairperson - Town Planning Board _____ Date _____

MAP OF PROPOSED LOT LINE REVISION AND OPEN DEVELOPMENT OF LANDS OF

CRAIG S. & GWEN M. DAWES

- SITUATE -
TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK