



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

PROJECT NAME: DAN LEGHORN FIRE ENGINE CO. – LOT LINE CHANGE
PROJECT NO.: 22-19
PROJECT LOCATION: LAKESIDE ROAD & GARDNERTOWN ROAD
SECTION 51, BLOCK 10, LOT 1, 10 & 11.2
REVIEW DATE: 29 JULY 2022
MEETING DATE: 4 AUGUST 2022
PROJECT REPRESENTATIVE: MECURIO-NORTON-TAROLLI-MARSHALL

1. The Orange Lake Fire District operates a Fire Training Facility located off of Lakeside Road adjacent to the Dan Leghorn Engine Company. The Fire Company intends on transferring ownership of the Fire Training Facility to the Fire District. Fire Districts are separate political subdivision in the State of New York. The balance of the project subject to the lot Line change, which is in common ownership with the Fire Company will be transferred to the Fire Company lot located at Lakeside Road creating a 9.88 total parcel area.
2. Under the lot line change the Dan Leghorn Fire Company is also transferring .19 acres of property to an adjoining residential lot in order to clean up a former encroachments of the driveway and provide some additional buffer between the proposed Fire District Lot.
3. The lot Line change with Tax Map Parcel 1 requires approval from the ZBA for pre-existing, non-conforming bulk requirements on that lot. The lot has two front yards, Lakeside Road 46 feet and Gardnertown Road 12 feet where 50 is required. In addition, the lot size in the R-1 Zone requires 40,000 square feet where 30,886 square feet is proposed.
4. No construction is proposed with the exception of a relocation of a shed on to the Fire District Lot.
5. Adjoiners Notices must be submitted.
6. Lot line changes are Type 2 Actions under SEQRA.
7. The Chart contained in the Narrative should be added to the plan depicting existing and proposed lot sizes.

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

Lawrence J. Marshall, P.E.

John Tarolli, L.S.

Zachary A. Peters, P.E.

Project Narrative

For

Lot Line Change for Dan Leghorn Fire Engine Company and William D. Lynn, Jr. & Stacey Lynn

Lakeside Road & Gardnertown Road
Town of Newburgh
Orange County, New York
PB #22-19

Prepared for:

Dan Leghorn Fire Company of Orange Lake, Inc.
426 South Plank Road
Newburgh, NY 12550

Prepared by:

Mercurio-Norton-Tarolli-Marshall
Engineering & Land Surveying P.C.
45 Main Street – PO Box 166
Pine Bush, NY 12566



Zachary A. Peters, P.E.
PE 093918

Prepared:

July 18, 2022



I. Site Characteristics

A. Site Location

The project site is located in the Town of Newburgh, Orange County, New York. The project site is located on the easterly side of Lakeside Road and the southerly side of Gardnertown Road. The project site consists of Town of Newburgh Tax Map Parcels: Section 51, Block 10, Lots 1, 10, & 11.2. The project involves approximately 11.6-acres of land located in the B and R-1 zoning districts.

B. Existing Development & Conditions

Tax Parcel 51-10-1 (Lands of Lynn) contains an existing single-family dwelling. Based on a review of the Orange County Property Description Report the parcel is served by private water and sewer service. The lot accesses Lakeside Road by an existing private driveway. The site is primarily lawn, with some overgrown brush and woods along the easterly property line. Based upon the current zoning map, the parcel is located within the R-1 zoning district.

Tax Parcel 51-10-10 (Lands of Dan Leghorn Fire Engine Company of Orange Lake, Inc.) contains existing fire training structures and associated improvements. The parcel accesses Lakeside Road by an existing gravel drive. There is existing lawn in the area of the existing fire training facility, but the majority of the parcel consists of overgrown brush and woods. The southerly property line is bound by the Bushfield Creek, a class C stream. Based on a review of the New York State Department of Environmental Conservation (NYSDEC) Environmental Resource Mapper, the southeasterly portion of the site is encumbered by a portion of NYSDEC Freshwater Wetland NB-22. Based upon a review of the current zoning map, the parcel is located within the B zoning district, except for the land within approximately 220-feet of Gardnertown Road, which is located within the R-1 zoning district.

Tax Parcel 51-10-11.2 (Lands of Dan Leghorn Fire Engine Company of Orange Lake, Inc.) contains the Dan Leghorn Engine Co. No. 1 fire station for the Orange Lake Fire District and associated improvements. Based upon the current zoning map, the parcel is located within the B zoning district.

II. Proposed Development

A. Lot Line Changes

The proposed project involves two (2) lot line changes between the three (3) existing tax parcels. Lot Line Change Parcel A consists of 8,433 square feet (0.19 acres) of land to be conveyed from Tax Parcel 51-10-10 (Lands of Dan Leghorn Fire) to Tax Parcel 51-10-1 (Lands of Lynn). Lot Line Change Parcel B consists of 278,004 square feet (6.38 acres) of land to be conveyed from Tax Parcel 51-10-10 (Lands of Dan Leghorn Fire) to Tax Parcel 51-10-11.2 (Lands of Dan Leghorn Fire).

A summary of the proposed development is included in the table below:



Lot	Existing Area		Proposed Area	
	Sq. Ft.	Acres	Sq .Ft.	Acres
51-10-1	22,458	0.516	30,886	0.706
51-10-10	328,525	7.542	42,087	0.96
51-10-11.2	-	±3.50	-	±9.88

No new tax lots will be created. Excepting the relocation of an existing shed near the fire training facility, no proposed physical disturbance or improvements are associated with this project.

The primary purpose of the project is to convey the portion of proposed Tax Parcel 51-10-10 containing the existing fire training facility to the Orange Lake Fire District.



**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):

LOT LINE CHANGE FOR DAN LEIGHTON FIRE ENGINE COMPANY AND
WILLIAM D. LYNN, JR. & STACEY LYNN

2. Owner of Lands to be reviewed: & APPLICANT:

Name DAN LEIGHTON FIRE ENGINE COMPANY OF ORANGE LAKE, INC.
Address 426 SOUTH PLANK ROAD
NEWBURGH, NY 12550
Phone (845) 541-8772 (c/o VINCENT SPAMPINATO)

3. Applicant Information (If different than owner): [SAME AS ABOVE, AND]

Name WILLIAM D. LYNN JR. & STACEY LYNN
Address 312 LAKESIDE ROAD
NEWBURGH, NY 12550

Representative MERURIO-NORTON-TAROLI-MARSHALL (MNTM)
Phone (845) 744-3620
Fax _____
Email MNTM@MNTM.CO (*NOT .COM)

4. Subdivision/Site Plan prepared by:

Name MERURIO-NORTON-TAROLI-MARSHALL (MNTM)
Address PO BOX 166 - 45 MAIN STREET
PINE BUSH, NY 12566
Phone/Fax (845) 744-3620

5. Location of lands to be reviewed:

LAKESIDE ROAD & GARDNERTOWN ROAD

6. Zone B & R-1 **Fire District** ORANGE LAKE
Acreage ± 11.6 ACRES **School District** NEWBURGH

7. Tax Map: Section 51 **Block** 10 **Lot** 1, 10, & 11.2

8. Project Description and Purpose of Review:

Number of existing lots 3 Number of proposed lots 3
Lot line change X
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 KNOWN

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

Signature [Signature] Title Committee CHAIR

Date: 7/18/22

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.

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

 NONE

 NAME, ADDRESS, RELATIONSHIP OR INTEREST
(financial or otherwise)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

 TOWN BOARD
 PLANNING BOARD
 ZONING BOARD OF APPEALS
 ZONING ENFORCEMENT OFFICER
 BUILDING INSPECTOR
 OTHER

7/18/22
DATED

INDIVIDUAL APPLICANT



CORPORATE OR PARTNERSHIP APPLICANT

BY: _____
Pres (Pres.) (Partner) (Vice-Pres.)
Committee Chair (Sec.) (Treas.)

PROXY

DAN LEGHORN FIRE ENGINE COMPANY OF ORANGE LAKE, INC.
(OWNER) (C/O VINCENT SPAMPINATO), DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 426 SOUTH PLANK ROAD

IN THE COUNTY OF ORANGE

AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF _____

TAX PARCELS 51-10-10 & 11.2

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

MERIBUS-NOZZA-TACOLI-MARSHALL
PLANNING BOARD AND ENGINEERING & LAND SURVEYING IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 7/18/22

[Signature]
OWNERS SIGNATURE

Vincent Spampinato
OWNERS NAME (printed)

[Signature]
WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

ZACHARY A. PETERS
WITNESS' NAME (printed)

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.

Vincent Spaurina
APPLICANT'S NAME (printed)

[Signature]
APPLICANTS SIGNATURE

7/18/22
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).

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.

7/18/22

DATED



APPLICANT'S NAME (printed)



APPLICANT'S SIGNATURE

AGRICULTURAL DATA STATEMENT

(Required pursuant to Agricultural and Markets Law §305-a for applications for site plan approvals, use variances and subdivision approvals that will occur on property within a County Agricultural District containing an active farm operation or on property with boundaries within five hundred feet of an active farm operation located in a County Agricultural District)

Name and address of the applicant: DAN LEGHORN FIRE ENGINE COMPANY
OF ORANGE LAKE, INC. (c/o VINCENT SPAMPINATO)

Description of the proposed project: TWO (2) LOT LINE CHANGES

Location of the proposed project: LAKESIDE ROAD & GARDNERTOWN ROAD

Name(s) and address(es) of any owner(s) of land within a County Agricultural District containing active farming operations and located within five hundred feet of the boundary of the project property: N/A

A tax map or other map showing the site of the proposed project relative to the location of the identified farm operations must be attached to this form.



APPLICANT'S SIGNATURE

7/18/22

DATE

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: Lot Line Change for Dan Leghorn Fire Engine Company of Orange Lake, Inc. and William D. Lynn & Stacey Lynn			
Project Location (describe, and attach a location map): Lakeside Road & Gardnertown Road, Town of Newburgh, Orange County			
Brief Description of Proposed Action: The project involves two (2) lot line changes between three (3) existing tax parcels. The primary purpose of the project is to convey the portion of proposed Tax Parcel 51-10-10, containing the existing fire training facility, to the Orange Lake Fire District. No additional development or disturbance is proposed.			
Name of Applicant or Sponsor: Dan Leghorn Fire Engine Company of Orange Lake, Inc. (c/o Vincent Spampinato)		Telephone: (845) 541-8742	
Address: 426 South Plank Road		E-Mail:	
City/PO: Newburgh		State: NY	Zip Code: 12550
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 type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: County GML Review (if applicable)		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		±11.6 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		±11.6 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Fire House			
<input type="checkbox"/> Parkland			

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink, appearing to read "Patrick J. Hines".

Patrick J. Hines
Principal

PJH/em

Lawrence J. Marshall, P.E.
John Tarolli, P.E., L.S.

Zachary A. Peters, P.E.
Kenneth W. Vriesema, L.S.

Owner's Endorsement

I, William Lynn hereby certify that I am the owner in fee,
or _____ (official title) of _____
and reside at 272 Lakeside RD Newburgh N.Y.

which is the owner in fee of the premises herein described:

Town of Newburgh Tax Parcel: 51-10-1

I hereby authorize Dan Leghorn Fire Engine Company of Orange Lake, Inc.
(c/o Vincent Spampinato, Committee Chair) and
Mercurio-Norton-Tarolli-Marshall, Engineering & Land Surveying, P.C. (MNTM) to represent
the foregoing project for the premises described above at the meetings of said board.

7/18/22
Dated

[Signature]
Owner's Signature



TOWN OF NEWBURGH PLANNING BOARD

LOT LINE CHANGE FOR DAN LEGHORN
FIRE ENGINE COMPANY AND WILLIAM D. LYNN, JR.
PROJECT NAME ? STACEY LYNN

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

30. x Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. 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. Number of acres to be cleared or timber harvested
33. Estimated or known cubic yards of material to be excavated and removed from the site
34. Estimated or known cubic yards of fill required
35. The amount of grading expected or known to be required to bring the site to readiness
36. 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.
 N/A
37. 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.
 N/A
38. List of property owners within 500 feet of all parcels to be developed (see attached statement).

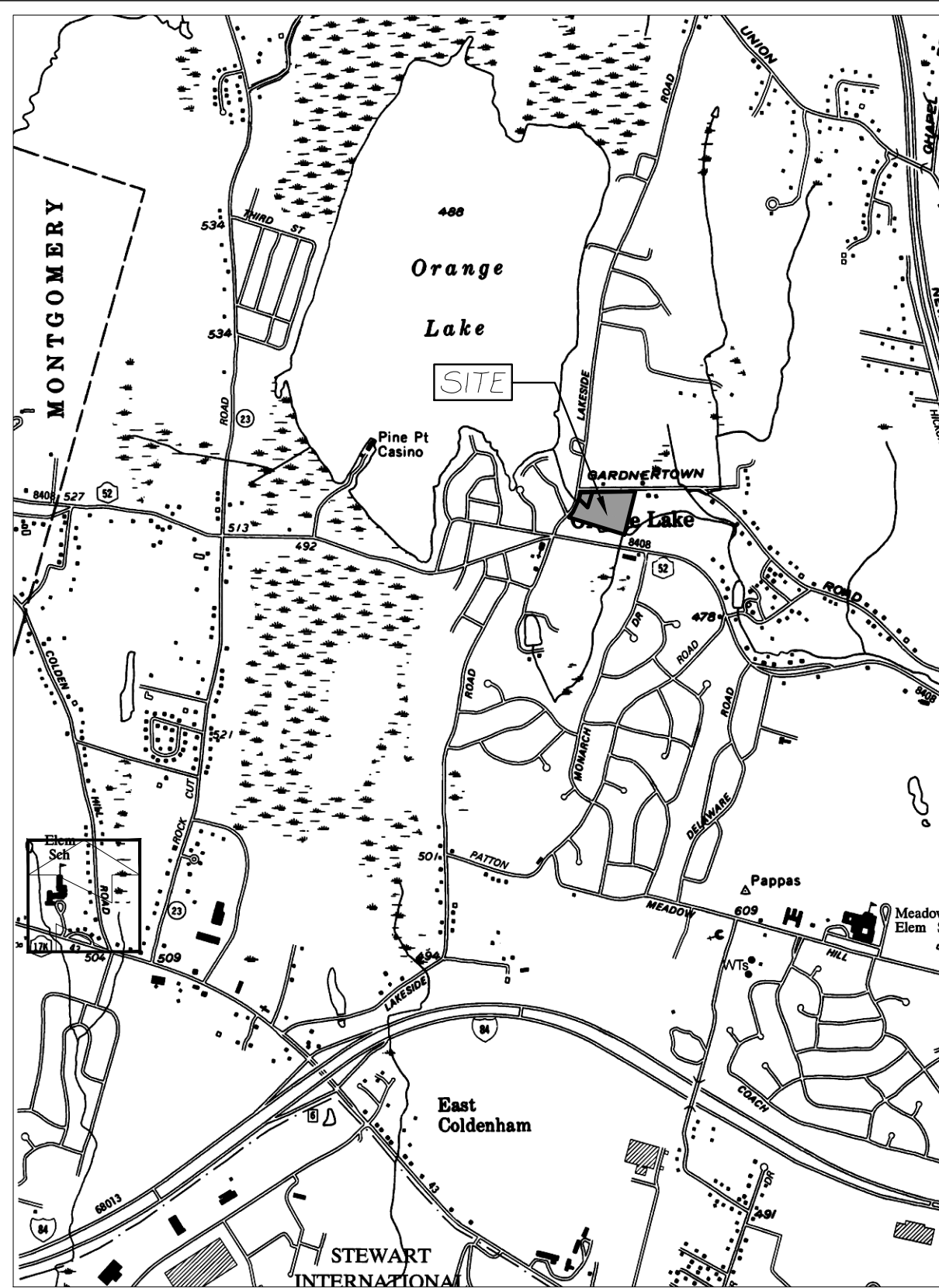
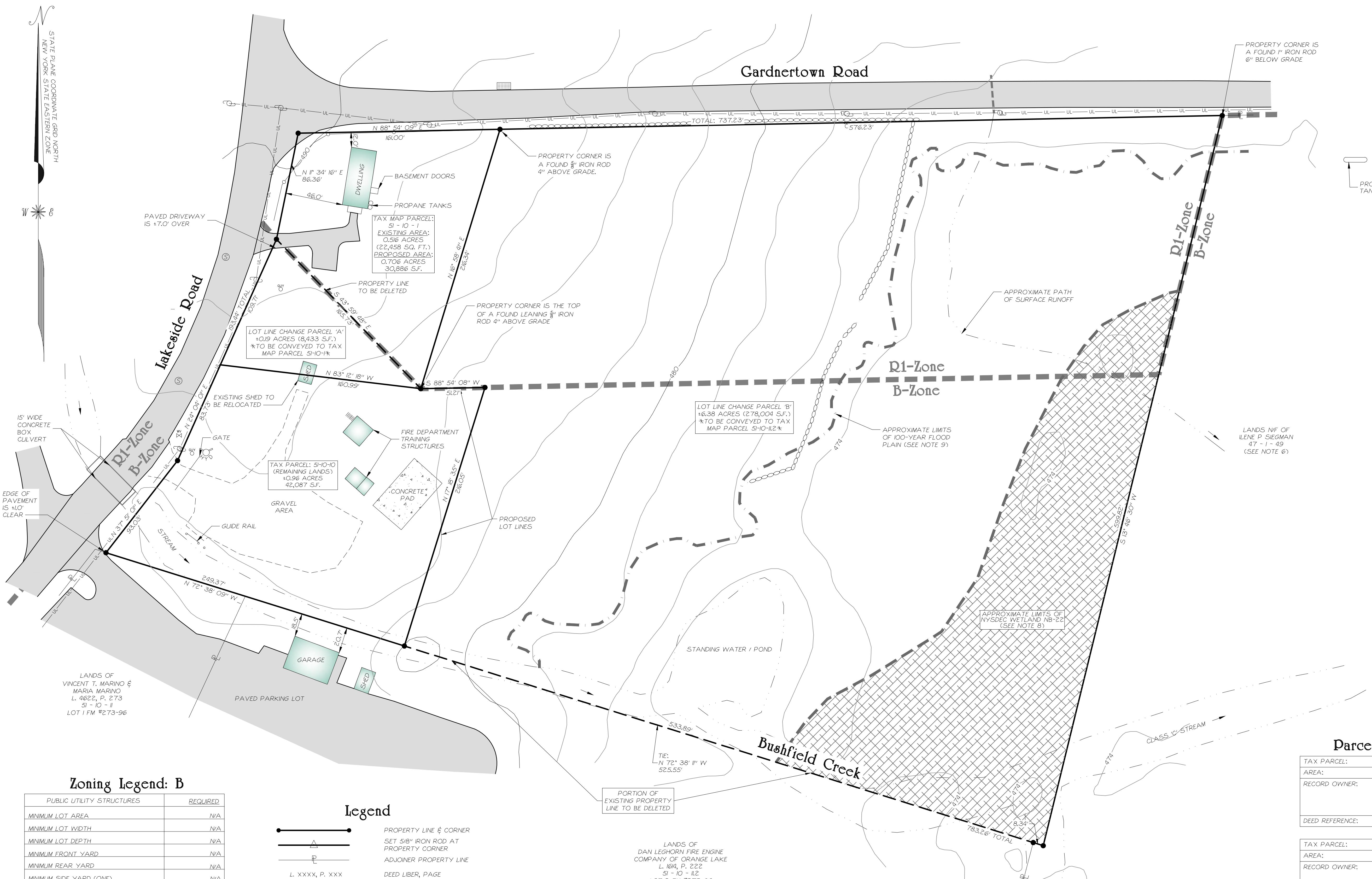
The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: Zachary A. Perros ZACHARY A. PERROS, P.E.
 Licensed Professional

Date: 7/18/22

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):



Location Map
SCALE: 1" = 2,000'

- Notes:**
- 1.) THE INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF TAX PARCELS 51-10-1 & 10 COMPLETED BY MERCURIO-NORTON-TAROLLI-MARSHALL ENGINEERING & LAND SURVEYING, P.C. ON NOVEMBER 10, 2021.
 - 2.) SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.
 - 3.) SUBJECT TO UTILITY GRANTS OF RECORD.
 - 4.) SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF ANY ADJOINING ROAD FOR USE AS A PUBLIC HIGHWAY.
 - 5.) VERTICAL DATUM IS NAVD88.
 - 6.) THERE WAS NO DEED OF RECORD AVAILABLE DURING THE TIME OF THE SURVEY FOR TAX MAP PARCEL 47-1-49.
 - 7.) CONTOUR INFORMATION BASED UPON ORANGE COUNTY GIS DATA.
 - 8.) APPROXIMATE LIMITS OF NYSDEC WETLAND NB-22 ARE SHOWN AS PER THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) ENVIRONMENTAL RESOURCE MAPPER.
 - 9.) APPROXIMATE LIMITS OF 100-YEAR FLOOD ZONE SHOWN AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, PANEL 136E OF 630 FOR THE TOWN OF NEWBURGH, COMMUNITY NUMBER 360627.

Parcel Information

TAX PARCEL:	51-10-1
AREA:	0.516 ACRES (22,458 SQ. FT.)
RECORD OWNER:	WILLIAM D. LYNN, JR & STACEY LYNN 312 LAKESIDE ROAD, NEWBURGH, NY 12550
DEED REFERENCE:	LIBER 14708, PAGE 502
TAX PARCEL:	51-10-10
AREA:	7.542 ACRES (328,525 SQ. FT.)
RECORD OWNER:	DAN LEHORN FIRE ENGINE COMPANY OF ORANGE LAKE 134 LAKESIDE ROAD NEWBURGH, NY 12550
DEED REFERENCE:	LIBER 1844, PAGE 37
TAX PARCEL:	51-10-12
AREA:	13.50 ACRES
RECORD OWNER:	DAN LEHORN FIRE ENGINE COMPANY OF ORANGE LAKE 134 LAKESIDE ROAD NEWBURGH, NY 12550
DEED REFERENCE:	LIBER 1844, PAGE 222
MAP REFERENCE:	LOT 2, FILED MAP #273-96

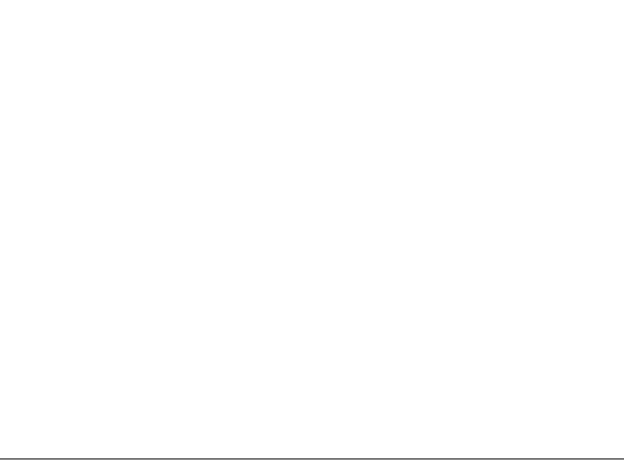
OWNER CERTIFICATION:
I HAVE REVIEWED THIS PLAN AND HEREBY CONSENT TO ITS FILING IN THE ORANGE COUNTY CLERK'S OFFICE.

WILLIAM D. LYNN, JR.

STACEY LYNN

DAN LEHORN FIRE ENGINE COMPANY OF ORANGE LAKE, INC.

TOWN OF NEWBURGH PROJECT NO. 22-19



PLANNING BOARD APPROVAL

Zoning Legend: B

PUBLIC UTILITY STRUCTURES	REQUIRED
MINIMUM LOT AREA	N/A
MINIMUM LOT WIDTH	N/A
MINIMUM LOT DEPTH	N/A
MINIMUM FRONT YARD	N/A
MINIMUM REAR YARD	N/A
MINIMUM SIDE YARD (ONE)	N/A
MINIMUM SIDE YARD	N/A
MINIMUM HABITABLE FLOOR AREA	N/A
MAXIMUM LOT BUILDING COVERAGE	40%
MINIMUM BUILDING HEIGHT	35'
MAXIMUM LOT SURFACE COVERAGE	50%

Zoning Legend: R1

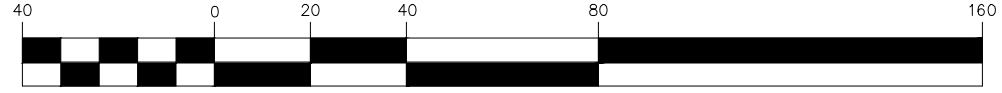
SINGLE-FAMILY DWELLING	REQUIRED
MINIMUM LOT AREA	40,000 S.F.
MINIMUM LOT WIDTH	150'
MINIMUM LOT DEPTH	150'
MINIMUM FRONT YARD	50'
MINIMUM REAR YARD	40'
MINIMUM SIDE YARD (ONE)	30'
MINIMUM SIDE YARD	80'
MINIMUM HABITABLE FLOOR AREA	1,500 S.F.
MAXIMUM LOT BUILDING COVERAGE	10%
MINIMUM BUILDING HEIGHT	35'
MAXIMUM LOT SURFACE COVERAGE	20%

Legend

- PROPERTY LINE & CORNER
- SET 5/8" IRON ROD AT PROPERTY CORNER
- ADJOINER PROPERTY LINE
- L. XXXX, P. XXX DEED LIBER, PAGE
- XX-X-XX TAX PARCEL DESIGNATION (SECTION - BLOCK - LOT)
- UL-S-UL EXISTING UTILITY POLE & LINE
- XX" EXISTING CULVERT & SIZE
- STONE WALL
- CHAIN LINK FENCE
- WELL LOCATION
- WATERCOURSE
- EXISTING GUY ANCHOR
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- APPROXIMATE LOCATION OF EXISTING BUILDING / STRUCTURE
- WELL LOCATION



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

FLD WK: KMW
MAP CK: NAM

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES."
"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."

NO.	DATE	REVISION	BY

Survey Map & Lot Line Change for Dan Lehorn Fire Engine Company of Orange Lake, Inc. and William D. Lynn, Jr. & Stacy Lynn

MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING & LAND SURVEYING
PO BOX 166 45 MAIN STREET PINE BUSH NY 12566
P: (845) 744-3620 F: (845) 744-3805 MNTM@MNTM.CO

THIS MAP IS INCOMPLETE AND INVALID WITHOUT ALL SHEETS IN THE PLAN SET.
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK
DRAFTED BY: NAM
DATE: NOVEMBER 15, 2021
PROJECT: 4757LLC
SHEET: 1 / 1