



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

PROJECT NAME: ALVAREZ & JASON- 2 FAMILY SITE PLAN
PROJECT NO.: 2023-26
PROJECT LOCATION: SECTION 35, BLOCK 3, LOT 20/12 BERRY LANE
REVIEW DATE: 15 DECEMBER 2023
MEETING DATE: 21 DECEMBER 2023
PROJECT REPRESENTATIVE: A.C.E.S. SURVEYING/ JONATHAN MILLEN, LLS

1. The project proposes the conversion of an existing single-family residence to a two-family residence. Project is located in the R-1 Zone. Existing lot size is 45,267 +/- square feet, where 100,000 square feet is required in accordance with the R-1 Table of Use in Bulk Requirements D.9. Zoning schedule depicted for the R-1 Zone should identify the requirements in the R-1 Zoning District Schedule D.9., currently a single-family dwelling requirements are depicted in the Bulk Table which is not appropriate for the proposed use.
2. Application identifies that the adjoining parcel, Tax Lot 11 encroaches on the subject property with a driveway, a shed and the reputed subsurface sanitary sewer disposal system. Continued use of this use should be discussed with the Planning Board Attorney.
3. A garage is depicted on the site. No access is shown to the garage.
4. Comments from the Highway Superintendent regarding the size of the driveway at Berry Lane should be received.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in dark ink, appearing to read 'Patrick J. Hines', written in a cursive style.

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



A.C.E.S.

Town of Newburgh - Planning Board
1496 NY-300
Newburgh, NY 12550

11/13/23

Attn: John Ewasutyn, Chairman
Re: **PROJECT SUMMARY:**
Type: **Residential Site Plan**
Owner: **Romel Alvarez and Thai Jason**
Location: **12 Berry Lane**
Tax Parcel: **35-3-20**
Zoning: **R-1**
ACES Project No: 22065ALV
Town Project Number: 23-26

PROJECT NARRATIVE

The subject parcel is an existing single family residence located in the R1 zoning district at 12 Berry Lane with an existing well and septic system. The existing septic system was inspected and found to have collapsed in on itself. As such it is no longer viable. The applicant is submitting a Site Plan requesting the Planning Board to consider approving the conversion of the existing Single Family Residence to a Two-Family Residence. They are proposing a complete renovation of said residence and having a new septic system installed. The Site Plan will require the consideration of the Zoning Board for existing non-conforming area variances. Additionally, the adjacent parcel to the northeast contains a single family residence with the entire septic system as well as portions of the driveway and shed encroaching on the applicant's parcel. We would like to discuss what options are available to have those issues resolved.

Respectfully Yours,

The seal is circular with the text "STATE OF NEW YORK" at the top, "JONATHAN N. MILLEN" in the center, and "LICENSED LAND SURVEYOR" at the bottom. The number "030746" is also visible within the seal.

Jonathan N. Millen, L.L.S., President

Integrity • Trust • Commitment • Excellence • Reliability • Community • Service
Boundary • Geodetic/GPS • As-Built • Construction • FEMA/Flood Map • Site Planning • Subdivision • ALTA/ASCM • Route/ROW • Landfills
1229 Route 300 – Suite 4 • Newburgh, NY 12550
Office: 845-943-7198 • Field: 914-906-8830
E-Mail: JMillenLLS@acessurveying.com Web: www://acessurveying.com

**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:** 23-26
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):
2 family residential site plan of the lands of Romel Alvarez and Thai Jason

2. Owner of Lands to be reviewed:

Name	<u>Romel Alvarez and Thai Jason</u>
Address	<u>2 Onderdonk RD</u>
	<u>Suffern, NY 10901</u>
Phone	<u>845-709-5284</u>

3. Applicant Information (If different than owner):

Name	_____
Address	_____

Representative	<u>Jonathan N. Millen, LLS/ACES</u>
Phone	<u>845-943-7198</u>
Fax	_____
Email	<u>jmillenlls@acessurveying.com</u>

4. Subdivision/Site Plan prepared by:

Name	<u>Jonathan N. Millen, LLS/ACES</u>
Address	<u>1229 Route 300 - Suite 4 - Newburgh, NY 12550</u>

Phone/Fax	<u>845-943-7198</u>

5. Location of lands to be reviewed:
12 Berry Lane

6. Zone <u>R1</u>	Fire District <u>NEWBURGH</u>
Acreeage <u>1AC</u>	School District <u>CRONOMER VALLEY</u>

7. Tax Map: Section 35 **Block** 5 **Lot** 20

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 1

Lot line change _____

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) _____

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

Signature Jonathan V. Mills Title LLS

Date: 11/30/23

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

2 family residential site plan of the lands of Romel Alvarez and Thai Jason

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. 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. N/A 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. N/A 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. N/A Show existing or proposed easements (note restrictions)
20. 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. Lot area (in sq. ft. for each lot less than 2 acres)
23. Number of lots including residual lot
24. N/A 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. 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. 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. NONE Number of acres to be cleared or timber harvested
33. NONE Estimated or known cubic yards of material to be excavated and removed from the site
34. NONE 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. 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: Jonathan Y Miller, L.P.S.
Licensed Professional

Date: 11/30/23

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):

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.

Romel Alvaez

APPLICANT'S NAME (printed)



APPLICANTS SIGNATURE

10/6/23

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) Romel Alvaez & Thai Jason, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 4 Onderdonk RD Suffern, NY 10901
IN THE COUNTY OF Rockland
AND STATE OF NY
AND THAT HE/SHE IS THE OWNER IN FEE OF 8 BERRY LANE

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND Jonathan N. Millen, LLS/ACES IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 10/6/23


OWNERS SIGNATURE

Romel Alvaez & Thai Jason
OWNERS NAME (printed)

THAI JASON
WITNESS' SIGNATURE

**NAMES OF ADDITIONAL
REPRESENTATIVES**

WITNESS' NAME (printed)

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: 2 family residential site plan of the lands of Romel Alvarez and Thai Jason			
Project Location (describe, and attach a location map): 12 Berry Lane, SBL 35-3-20			
Brief Description of Proposed Action: Existing residence on parcel to be renovated into a 2 family residence with a new septic system to replace existing collapsed septic system.			
Name of Applicant or Sponsor: Romel Alvarez and Thai Jason		Telephone: 845-709-5284	
Address: 4 Onderdonk RD		E-Mail: romel_alvarez80@hotmail.com	
City/PO: Suffern		State: NY	Zip Code: 10901
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"/>
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: Newburgh Planning Board/Zoning Board of Appeals			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.04 acres b. Total acreage to be physically disturbed? _____ 0.05 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.04 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 type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Existing Well	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Existing septic is collapsed. New system is proposed per Site Plan submittal.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

334600 34-2-61.1
Cronomer Valley Fire District
296 N Plank Rd
Newburgh NY 12550

334600 35-3-21.2
JMS Rehab Realty, LLC
11 American Way
Newburgh NY 12550

334600 35-3-3.22
MKJC Realty, LLC
208 S Plank Rd
Newburgh NY 12550

334600 35-3-8
CNS Estates, LLC
P.O. Box 44
Monsey NY 10952

334600 34-2-49.2
Tamara J Mitchell
13 Berry Ln
Newburgh NY 12550

334600 35-3-7
Mickey R Yannone
2 Bridge St
Newburgh NY 12550

334600 35-3-20
Romel Alvarez
Thai Jason
4 Onderdonk Rd
Suffern NY 10901

334600 35-3-12
Gizzarelli & Wagner LLC
1658 Route 300
Newburgh NY 12550

334600 35-4-2
295 North Plank Road Llc
295 North Plank Rd
Newburgh NY 12550

334600 35-3-10.2
Doriann Previti
Stephanie Previti
6 Berry Ln
Newburgh NY 12550

334600 35-3-11
Jeffery M O'Rourke
Nishelle M O'Rourke
8 Berry Ln
Newburgh NY 12550

334600 35-3-13
Alfred E Clapper Jr.
1650 Route 300
Newburgh NY 12550

334600 35-3-22.4
Tasha S Jackson
Michael Brown Jr
14 Berry Ln
Newburgh NY 12550

334600 35-3-22.2
Solomon Butler
18 Berry Ln
Newburgh NY 12550

334600 35-3-19
Thomas J Lucey
43 Pischke Rd
Campbell Hall NY 10916

334600 35-3-14
Alejandro Garcia
Raul Garcia Balbuena
33 Paffendorf Dr
Newburgh NY 12550

334600 35-3-18
Thomas J Lucey III
43 Pischke Rd
Campbell Hall NY 10916

334600 35-3-17
LSF9 Master US Bank, NA, As Trustee for
Participation Trust
3701 Regent Blvd Ste 200
Irving TX 75063

334600 35-3-22.1
Kevin M Sutton
Kimberly Kelly-Sutton
20 Berry Ln
Newburgh NY 12550

334600 34-2-49.3
Shanita S Guin
11 Berry Ln
Newburgh NY 12550

334600 34-2-48
Thomas E Stotesbury
21 Berry Ln
Newburgh NY 12550

334600 34-2-49.1
Pamela Frontera
15 Berry Ln
Newburgh NY 12550

334600 35-3-22.3
Jose Enrique Paramo-Garcia
Wendy Patricia Lopez-Moreno
16 Berry Ln
Newburgh NY 12550

334600 34-2-47.1
Mel Frontera L.E.
Valeri Frontera L.E.
17 Berry Ln
Newburgh NY 12550

334600 34-2-49.42
Richard E Rahuba
Maria T Rahuba
9 Berry Ln
Newburgh NY 12550

334600 35-3-21.1
Parrott Realty, LLC
319 N Plank Rd
Newburgh NY 12550

334600 35-3-6
Mickey R Yannone
2 Bridge St
Newburgh NY 12550

334600 35-5-5
Cronomer Valley Fire Dept
296 N Plank Rd
Newburgh NY 12550

334600 35-4-3.1
Linda M Weller
Donald W Weller
293 N Plank Rd
Newburgh NY 12550

334600 35-4-1.111
ENTN, LLC
155 N Plank Rd
Newburgh NY 12550

**Town of Newburgh
Office of the Assessor
1496 Route 300
Newburgh, NY 12550**

Done 10/3/23
BA

SEC 35 BLK 3 LOT 20

pg. 1 of 2

334600 35-3-4.2
Gizzarelli & Wagner LLC
1658 Route 300
Newburgh NY 12550

334600 34-2-50
Hessari Realty Holdings LLC
289 N Plank Rd Ste 2
Newburgh NY 12550

334600 35-3-16
PHM Property LLC
55 Quaker Ave
Cornwall NY 12518

334600 34-2-45
YM&YH Developers LLC
1156 59th St
Brooklyn NY 11219

334600 34-2-51
CBPS II, LLC
208 S Plank Rd
Newburgh NY 12550

334600 35-5-6
Cronomer Valley Fire Dept
296 N Plank Rd
Newburgh, NY 12550

**Town of Newburgh
Office of the Assessor
1496 Route 300
Newburgh, NY 12550**

*Done 10/3/23
[Signature]*

SEC 35 BLK 3 LOT 22

Pg. 2 of 2

SEPTIC DESIGN CRITERIA:

1. NO. OF BEDROOMS- 5max
2. SEPTIC TANK DESIGN- 1,500gal min
3. STABILIZED PERCOLATION RATE- 8-10min./inch
4. FLOW RATE (GALS /DAY)- 550
5. DESIGN LENGTHS: (4) 28' Eljen rows =112lf(104lf required)

P1★24" 06/01/2022
min:sec
1:47
3:05
2:40
2:32

D1★60" 05/26/2022
0-6" topsoil
6"-36" gravelly loam
36"-60" clay loam w/gravel
no rock, no mottling, no water

P3★24" 06/01/2022
min:sec
13:00
13:50
13:45

D2★56" 05/26/2022
0-4" topsoil
4"-36" gravelly loam
36"-56" clay loam w/gravel
no rock, no mottling, no water

P4★24" 06/01/2022
min:sec
2:45
3:45
3:35
3:50

D3★50" 05/26/2022
0-4" topsoil
4"-36" silty loam
36"-50" clay loam w/gravel
no rock, no mottling, no water

P5★24" 06/01/2022
min:sec
7:50
8:40
8:15

D4★53" 05/26/2022
0-4" topsoil
4"-53" silty clay loam
no rock, no mottling, no water

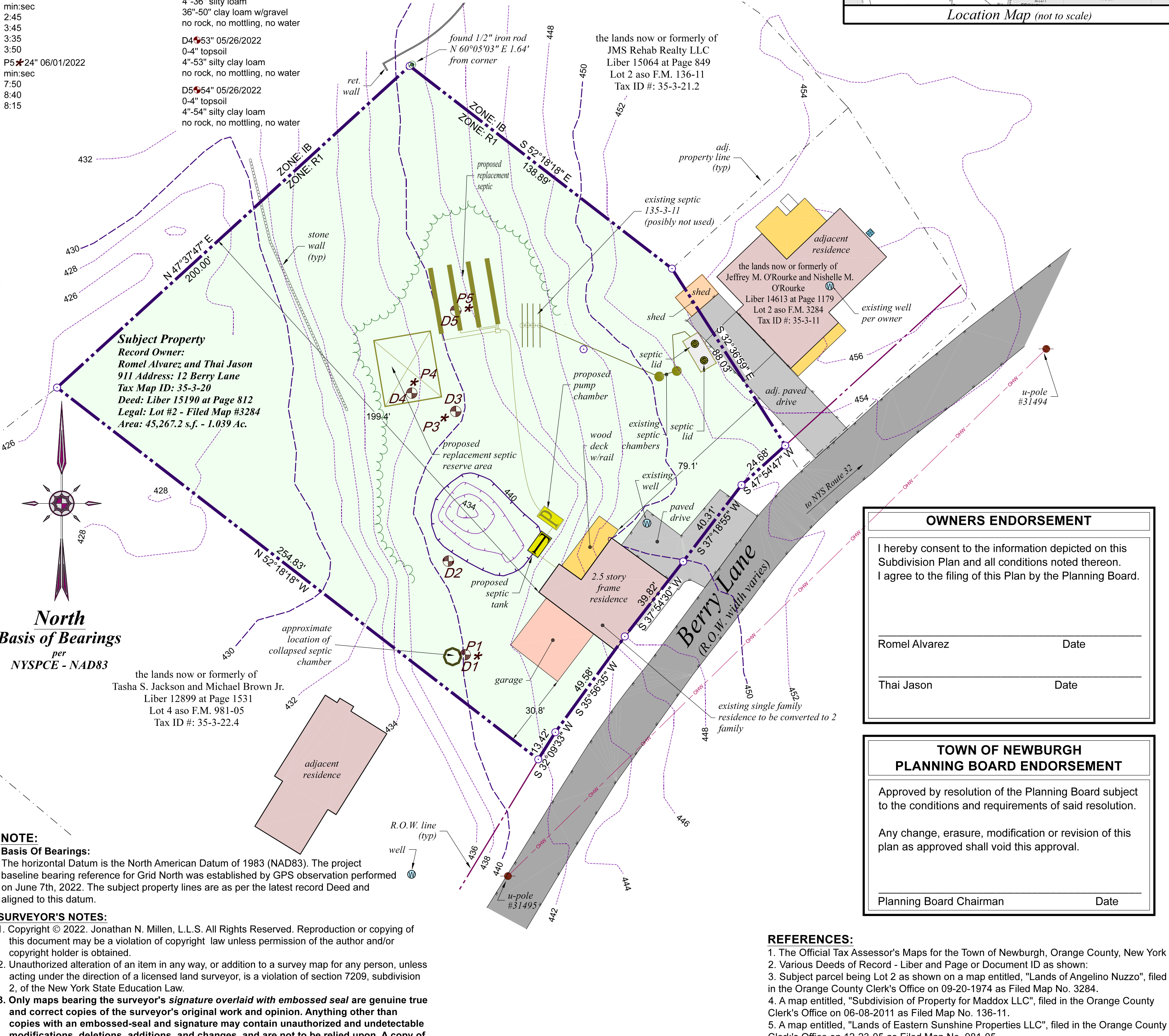
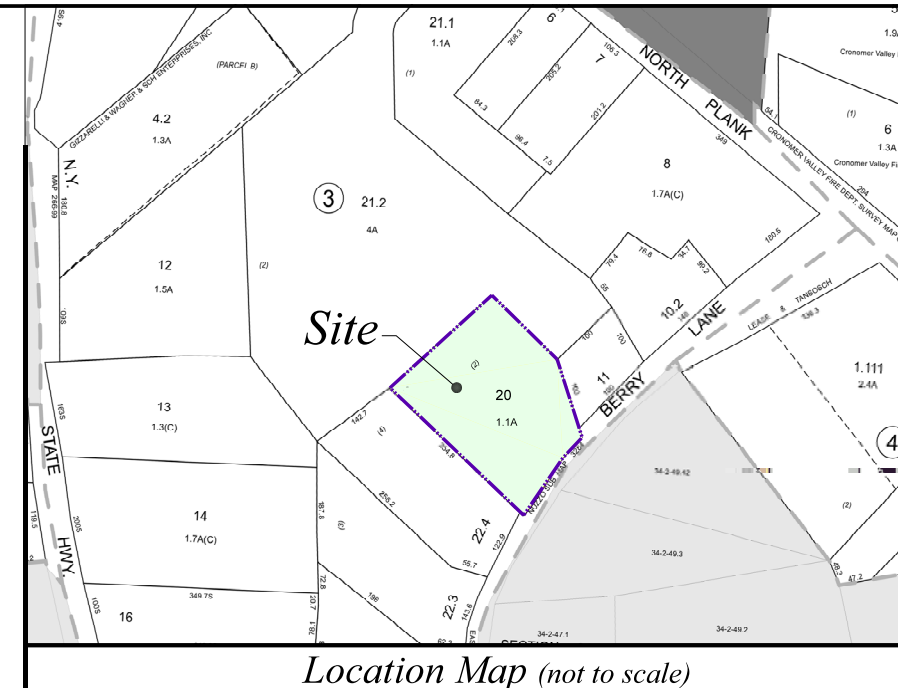
D5★54" 05/26/2022
0-4" topsoil
4"-54" silty clay loam
no rock, no mottling, no water

ZONING SCHEDULE

ZONE: R-1 (2 family conversion)

	REQUIRED	EXISTING
MINIMUM LOT AREA	40,000 s.f.	45,267.2s.f.
MINIMUM YARDS (feet)		
FRONT	50'	**0'
REAR	40'	199.4'
SIDE		
ONE	30'	30.8'
BOTH	80'	109.9'
MINIMUM LOT WIDTH (feet)	150'	169'
MINIMUM LOT DEPTH (feet)	150'	239'
MAXIMUM IMPERVIOUS COVERAGE (%)	20%	**31%
MAXIMUM BUILDING HEIGHT	35'	20'
MAXIMUM BUILDING COVERAGE (%)	10%	8.9%

**EXISTING NON-COMFORMING



Subject Property
Record Owner:
Romel Alvarez and Thai Jason
911 Address: 12 Berry Lane
Tax Map ID: 35-3-20
Deed: Liber 15190 at Page 812
Legal: Lot #2 - Filed Map #3284
Area: 45,267.2 s.f. - 1.039 Ac.

North
Basis of Bearings
per
NYS PCE - NAD83

the lands now or formerly of
Tasha S. Jackson and Michael Brown Jr.
Liber 12899 at Page 1531
Lot 4 aso F.M. 981-05
Tax ID #: 35-3-22.4

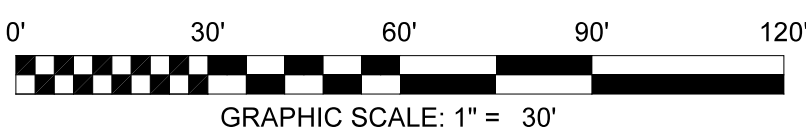
NOTE:
Basis Of Bearings:
The horizontal Datum is the North American Datum of 1983 (NAD83). The project baseline bearing reference for Grid North was established by GPS observation performed on June 7th, 2022. The subject property lines are as per the latest record Deed and aligned to this datum.

- SURVEYOR'S NOTES:**
1. Copyright © 2022. Jonathan N. Millen, L.L.S. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and/or copyright holder is obtained.
 2. Unauthorized alteration of an item in any way, or addition to a survey map for any person, unless acting under the direction of a licensed land surveyor, is a violation of section 7209, subdivision 2, of the New York State Education Law.
 3. Only maps bearing the surveyor's signature overlaid with embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Anything other than copies with an embossed-seal and signature may contain unauthorized and undetectable modifications, deletions, additions, and changes, and are not to be relied upon. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.
 4. Certifications on this map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this map.
 5. The certifications herein are not transferable.
 6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
 7. This survey is subject to the findings of a Title Report and or Title Search.
 8. Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
 9. Subject to any conditions, restrictions, covenants and/or right-of ways/easements of record, if any.

SURVEYORS' CERTIFICATION:
I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 12 Berry Lane in the Town of Newburgh, County of Orange, State of New York. Completed on Sep 11, 2023, 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, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

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

CERTIFIED TO:
I hereby certify to:
Romel Alvarez
Thai Jason
The Town of Newburgh



Jonathan N. Millen, LLS

PROFESSIONAL LAND SURVEYOR N.Y. LIC. No. 050746
CERTIFIED TO BE CORRECT AND ACCURATE



OWNERS ENDORSEMENT

I hereby consent to the information depicted on this Subdivision Plan and all conditions noted thereon. I agree to the filing of this Plan by the Planning Board.

Romel Alvarez _____ Date _____
Thai Jason _____ Date _____

TOWN OF NEWBURGH PLANNING BOARD ENDORSEMENT

Approved by resolution of the Planning Board subject to the conditions and requirements of said resolution.

Any change, erasure, modification or revision of this plan as approved shall void this approval.

Planning Board Chairman _____ Date _____

- 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, "Lands of Angelino Nuzzo", filed in the Orange County Clerk's Office on 09-20-1974 as Filed Map No. 3284.
 4. A map entitled, "Subdivision of Property for Maddox LLC", filed in the Orange County Clerk's Office on 06-08-2011 as Filed Map No. 136-11.
 5. A map entitled, "Lands of Eastern Sunshine Properties LLC", filed in the Orange County Clerk's Office on 12-23-05 as Filed Map No. 981-05.

CERTIFICATION NOTES:
This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

2 Family Residential Site Plan
of the lands of
Romel Alvarez and Thai Jason

Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
1229 Route 300 - Suite 4 - Newburgh, NY 12550
Office: 845-943-7198 Field: 914-906-8830 Web: accessurveying.com

Prepared For Tax Map Parcel
35-3-20
aka 12 Berry Lane
situated in the
Town of Newburgh
County of Orange, New York 12550

DATE: 11-29-2023 SCALE: 1"=30' JOB No. 22065ALV DRAWN BY: jsm