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WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

**PROJECT: AMER & DUCH LOT LINE CHANGE**  
**PROJECT NO.: 20-13**  
**PROJECT LOCATION: SECTION 20, BLOCK 1, LOT 134.2 & 14.3**  
**REVIEW DATE: 30 OCTOBER 2020**  
**MEETING DATE: 5 NOVEMBER 2020**  
**PROJECT REPRESENTATIVE: JONATHAN MILLEN, PLS**

1. Lot line changes are considered Type II Actions under SEQRA. No further SEQRA review is required.
2. It involves the conveyance of 1.545 acres of property between two adjoining parcels. The lot line change does not result in any bulk table deficiencies resulting.
3. The standard lot line note regarding “no encroachments or utilities” should be added to the plans.

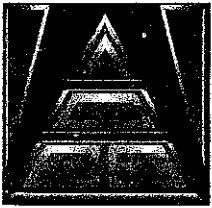
Respectfully submitted,

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

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Patrick J. Hines  
Principal

PJH/kbw



# ACES

**Automated Construction Enhanced Solutions, Inc.**

Professional Land Surveying • GPS Services • Engineering-Surveying & CAD Consulting

10/05/20

Town of Newburgh  
Planning Board  
308 Gardnertown Road  
Newburgh, NY 12550

Attn: John Ewasutyn, Chairman

Re: **PROJECT SUMMARY:**

Type: **Line Change**

Owners: **Ihab & Robin Amer, & Doris Duch**

Location: **2 Kathleen Heights, & Frozen Ridge Road**

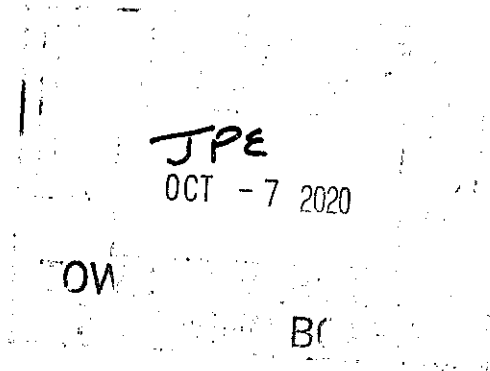
Tax Parcels: **SBL: 20-1-134.2, & 20-1-14.3**

Zoning: **R-2 for all parcels (per Zoning Map Oct. 2012)**

Water & Sewer Service: **Private (individual wells and septic systems)**

ACES Project: **16051AME**

Town Project:



20-13

## PROJECT NARRATIVE

The proposed project involves a lot line change that will convey a total of 1.545 acres of land from Tax Parcel 20-1-14.13, containing 3.665 acres of vacant unimproved land located at Frozen Ridge Road (a Town Road) to Tax Parcel 20-1-134.2. There are no private or public utilities serving this parcel. The areas to be conveyed are as follows:

1.545 acres of land to be conveyed to Tax Parcel 20-1-134.2, designated as Parcel "A" on Filed Map Number 133-17, containing 4.530 acres of land with a single family residence, served by a private well and sewage disposal system and located at 2 Kathleen Heights, a Private Road.

As mutually agreed to by both parties there are no proposed improvements to any of the parcels associated with this application. All parcels are Zoned R2, Residential and all bulk zoning requirements will be met as per the proposed lot line change. There are no appeals or relief associated with this project.

Attached please find 14 Planning Board Applications, 14 Plans, 14 copies of the SEAF form, along with this narrative and checks for the application fees (\$550) and escrow (\$1500).

Respectfully Yours,


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:** 2020-13  
(Application fee returnable with this application)

**1. Title of Subdivision/Site Plan (Project name):**  
Lot Line Change Lands of Amer & Duch.

**2. Owner of Lands to be reviewed:**

<b>Name</b>	<u>Ihab A. &amp; Robin L Amer</u>	<u>Doris Duch</u>
<b>Address</b>	<u>2 Kathleen Heights</u>	<u>63 Frozen Ridge Road</u>
	<u>Newburgh, NY 12550</u>	<u>Newburgh, NY 12550</u>
<b>Phone</b>	<u>845-764-3789</u>	<u>845-561-4535</u>

**3. Applicant Information (If different than owner):**

**Name** \_\_\_\_\_  
**Address** \_\_\_\_\_  
\_\_\_\_\_

**Representative** Jonathan N. Millen - Automated Construction Enhanced Solutions, Inc.  
**Phone** 914-906-9930  
**Fax** 845-566-0246  
**Email** jmilenlls@acessurveying.com

**4. Subdivision/Site Plan prepared by:**

**Name** Automated Construction Enhanced Solutions, Inc.  
**Address** 1229 Route 300, Ste 4  
Newburgh, NY 12550  
**Phone/Fax** 845-943-7198

**5. Location of lands to be reviewed:**

Kathleen Heights & Frozen Ridge Road, Newburgh, NY 12550

**6. Zone** R2, Res. **Fire District** FD008 Cronomer Valley  
**Acreege** 10.828 **School District** Newburgh

**7. Tax Map: Section** 20 **Block** 1 **Lot** 134.2, 14.13

**8. Project Description and Purpose of Review:**

Number of existing lots \_\_\_\_\_ Number of proposed lots \_\_\_\_\_  
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) 20' Wide Common Driveway Easement per Filed Map #133-17  
Tax ID 20-1-14.212

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

Signature *Shahamir* Title *Owner*

Date: *10/5/2020*

**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).**

**TOWN OF NEWBURGH PLANNING BOARD**

Lot Line Change Lands of Amer & Duch

**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.  X  Environmental Assessment Form As Required
2.  X  Proxy Statement
3.  X  Application Fees
4.  X  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.  X  Name and address of applicant
2.  X  Name and address of owner (if different from applicant)
3.  X  Subdivision or Site Plan and Location
4.  X  Tax Map Data (Section-Block-Lot)
5.  X  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.  X  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.  X  Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8.  X  Date of plan preparation and/or plan revisions
9.  X  Scale the plan is drawn to (Max 1" = 100')
10.  X  North Arrow pointing generally up

11. X Surveyor,s Certification
12. X Surveyor's seal and signature
13. X Name of adjoining owners
14. N/A 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. 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. X Show existing or proposed easements (note restrictions)
20. X 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. N/A Lot area (in sq. ft. for each lot less than 2 acres)
23. N/A 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. X Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. N/A 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. N/A 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. 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.

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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.

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

By: Jonathan N. Millen  
 Licensed Professional

Date: 10/05/20

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.

**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.

*Ihab Amer*

\_\_\_\_\_  
**APPLICANT'S NAME (printed)**

*Ihab Amer*

\_\_\_\_\_  
**APPLICANTS SIGNATURE**

*10/5/2020*

\_\_\_\_\_  
**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) DORIS DUCH, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 63 FROZEN RIDGE ROAD  
IN THE COUNTY OF ORANGE  
AND STATE OF NEW YORK  
AND THAT HE/SHE IS THE OWNER IN FEE OF 63 FROZEN RIDGE ROAD  
NEWBURGH, NY 12550

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

DATED: Oct. 4/2020

Doris Duch  
OWNERS SIGNATURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Doris Duch  
OWNERS NAME (printed)

Ihab Amer  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

Ihab Amer  
WITNESS' NAME (printed)

**PROXY**

(OWNER) IHAB A. AMER, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 2 KATHLEEN HEIGHTS, TOWN OF NEWBURGH  
IN THE COUNTY OF ORANGE  
AND STATE OF NEW YORK  
AND THAT HE/SHE IS THE OWNER IN FEE OF 2 KATHLEEN HIGHTS  
NEWBURGH, NY 12550

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

DATED: 10/4/2020

Ihab Amer  
OWNERS SIGNATURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Ihab Amer  
OWNERS NAME (printed)

Doris Duch  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

Doris Duch  
WITNESS' NAME (printed)

**PROXY**

(OWNER) ROBIN L. AMER, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 2 KATHLEEN HEIGHTS, TOWN OF NEWBURGH  
IN THE COUNTY OF ORANGE  
AND STATE OF NEW YORK  
AND THAT HE/SHE IS THE OWNER IN FEE OF 2 KATHLEEN HIGHTS  
NEWBURGH, NY 12550

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

DATED: \_\_\_\_\_

10/4/2020

Rob L Amer  
OWNERS SIGNATURE

Robin L. Amer  
OWNERS NAME (printed)

Doris Duch  
WITNESS' SIGNATURE

Doris Duch  
WITNESS' NAME (printed)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
NAMES OF ADDITIONAL  
REPRESENTATIVES

**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:

    X        **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**
- X                        **PLANNING BOARD**
- ZONING BOARD OF APPEALS**
- ZONING ENFORCEMENT OFFICER**
- BUILDING INSPECTOR**
- OTHER**

10/15/2020  
**DATED**

  
\_\_\_\_\_  
**INDIVIDUAL APPLICANT**

\_\_\_\_\_  
**CORPORATE OR PARTNERSHIP APPLICANT**

**BY:** \_\_\_\_\_  
(Pres.) (Partner) (Vice-Pres.)  
(Sec.) (Treas.)

**Short Environmental Assessment Form**  
**Part 1 - Project Information**

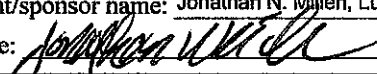
**Instructions for Completing**

**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.

<b>Part 1 - Project and Sponsor Information</b>			
ACES Project # 16051AME			
Name of Action or Project: Lot Line Change Lands of Amer & Duch			
Project Location (describe, and attach a location map): 63 Frozen Ridge Road, Newburgh, NY 12550			
Brief Description of Proposed Action: Lot Line Change for purposes of conveying property.			
Name of Applicant or Sponsor: Doris Duch		Telephone: 845-561-4535	
		E-Mail: n/a	
Address: 63 Frozen Ridge Road			
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 checked="" type="checkbox"/>
			YES <input 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:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		2.121 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?		3.665 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation service(s) 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 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	YES	
	<input type="checkbox"/>	<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: _____ Vacant land, no proposed development.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ Vacant land, no proposed development.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<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)?          If Yes, explain purpose and size: _____          _____          _____</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?          If Yes, describe: _____          _____          _____</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?          If Yes, describe: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Jonathan N. Millen, LLS</u> Date: <u>10/05/2020</u></p> <p>Signature: <u></u></p>		

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Gamin, USGS, Intermap, INCREMENTP, NR Can, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



**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.

<b>Part 1 - Project and Sponsor Information</b>			
ACES Project # 16051AME			
Name of Action or Project: Lot Line Change Lands of Amer & Duch			
Project Location (describe, and attach a location map): 2 Kathleen Heights, Newburgh, NY 12550			
Brief Description of Proposed Action: Lot Line Change for purposes of increasing property size.			
Name of Applicant or Sponsor: Ihab A. & Robin L. Amer		Telephone: 845-764-3789	
		E-Mail: ROBIHAB@YAHOO.COM	
Address: 2 Kathleen Heights			
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	YES
		<input checked="" type="checkbox"/>	<input 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:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		8.707 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?		7.163 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<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			

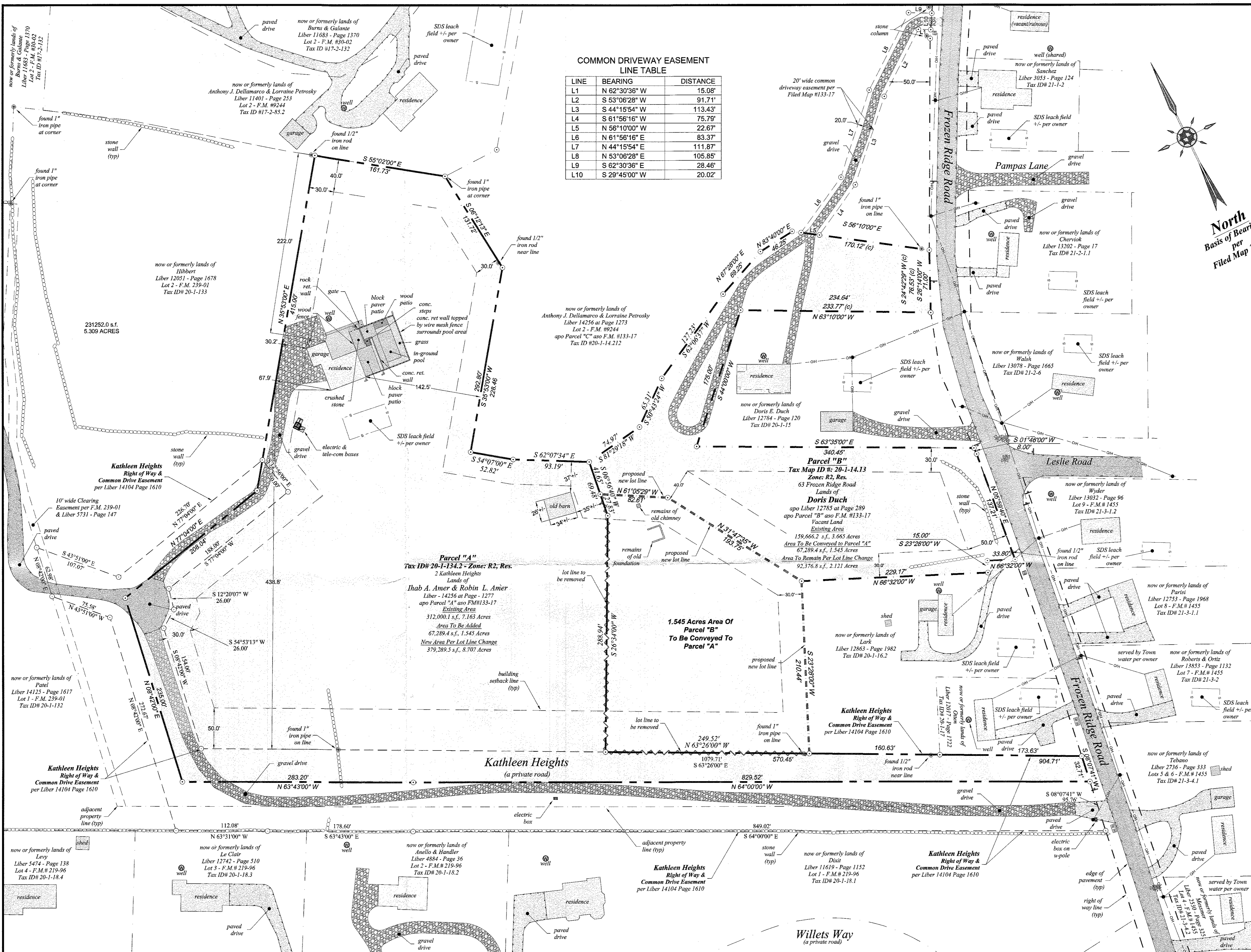
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<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	YES	
	<input type="checkbox"/>	<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: _____ private well	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ private septic disposal system	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<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)?          If Yes, explain purpose and size: _____          _____          _____</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?          If Yes, describe: _____          _____          _____</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?          If Yes, describe: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Jonathan N. Miller, LLS</u> Date: <u>10/05/2020</u></p> <p>Signature: <u><i>Jonathan N. Miller</i></u></p>		

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

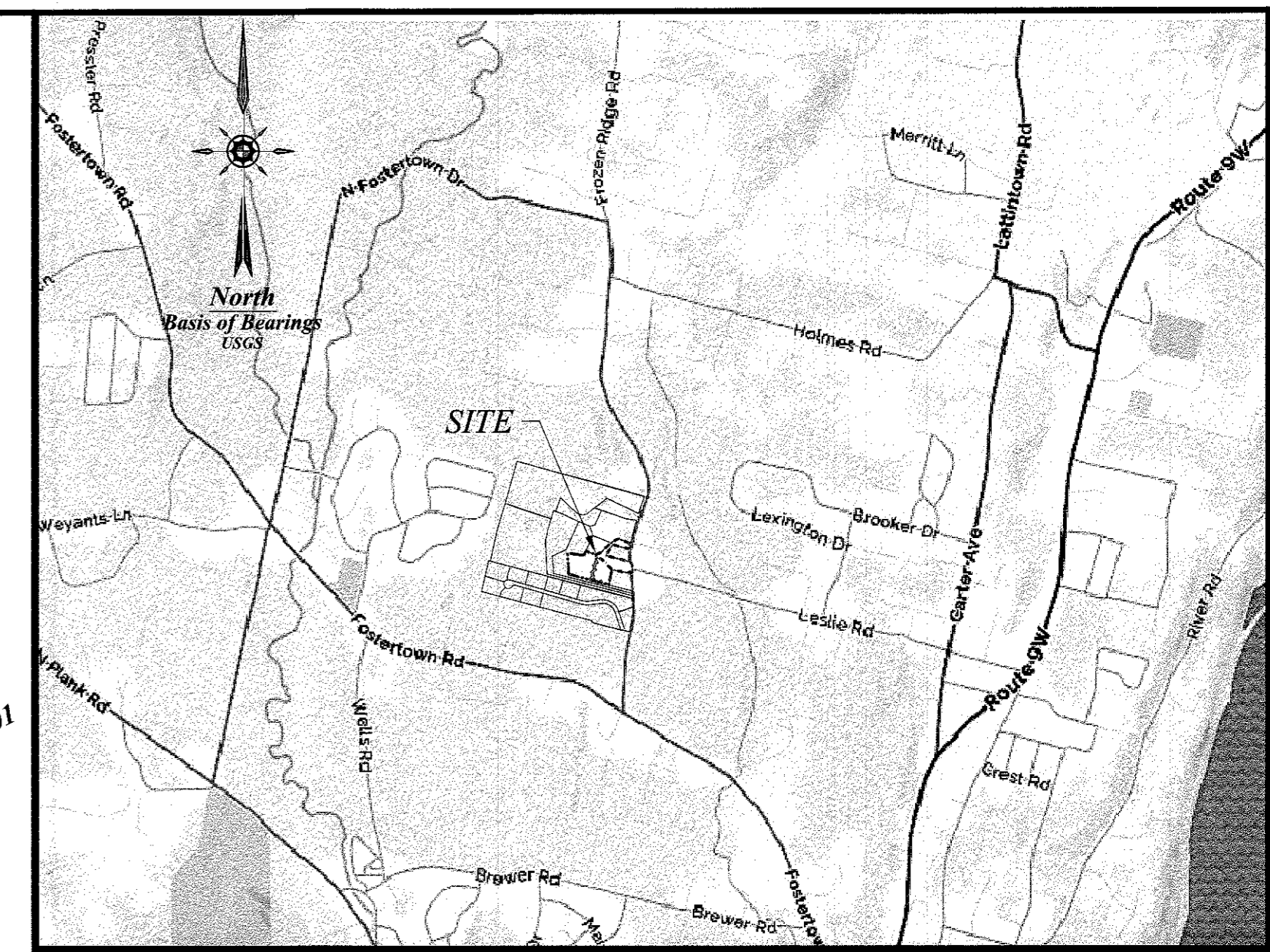
Garmin, USGS, Intermap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



**COMMON DRIVEWAY EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 62°30'36" W	15.08'
L2	S 53°06'28" W	91.71'
L3	S 44°15'54" W	113.43'
L4	S 61°56'16" W	75.79'
L5	N 56°10'00" W	22.67'
L6	N 61°56'16" E	83.37'
L7	N 44°15'54" E	111.87'
L8	S 53°06'28" E	105.85'
L9	S 62°30'36" E	28.46'
L10	S 29°45'00" W	20.02'



**ZONING INFORMATION**  
Use and Bulk Requirements Table  
R-2 District - Schedule 4  
Permitted Uses:

1. Single family dwellings, not to exceed 1 D/U per lot - without public sewer and public water systems

	Required	Provided	Provided
Parcel "A"	379,265	92,377	
Parcel "B"			92,377
Min. Lot Area: (sq.ft.)	40,000	379,265	92,377
Min. Lot Width: (feet)	150	252	163
Min. Lot Depth: (feet)	150	760	520
Min. Front Yard: (feet)	50	438	-
Rear Yard: (feet)	40	222	-
1 Side Yard: (feet)	30	30.2	-
Both Side Yards: (feet)	80	172.2	-
Min. Habitable Floor Area per D/U: (sq.ft.)	900	3,165	-
Max. Lot Building Coverage: (percent)	15%	0.7%	0%
Building Height: (feet)	-	22	-
Lot Surface Coverage: (percent)	30%	2.5%	0%

Note:  
Parcel "B" is vacant land.  
There are no proposed improvements. All parcels shown hereon are in Zoning District R-2.  
No areas within the three subject parcels are in a floodplain, nor contain wetlands, or steep slopes.

**OWNERS ENDORSEMENT**

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

*Ihab A. Amer* 10/5/2020  
Date

*Robin L. Amer* 10/5/2020  
Date

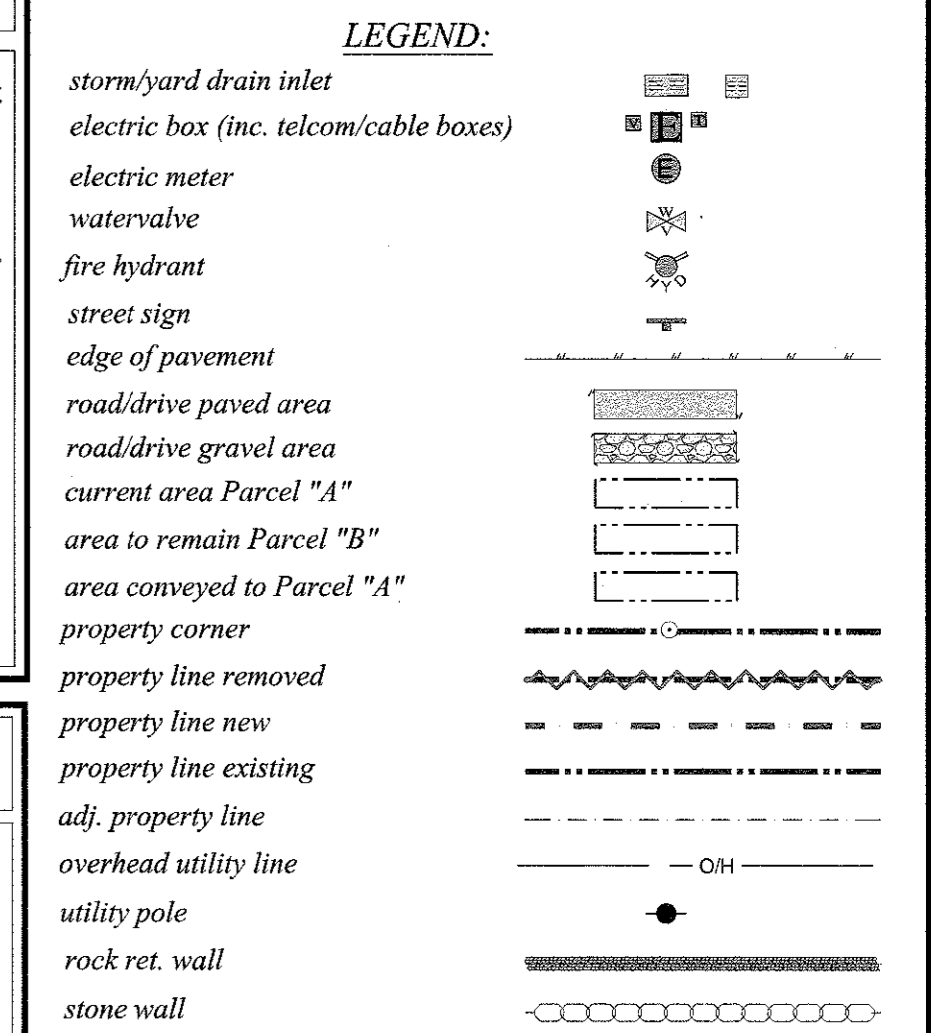
*Doris Duch* 10/5/2020  
Date

**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. Tax Maps for the Town of Newburgh, Orange County, New York.
  2. Various Deeds of Record - Liber and Page as shown:
  3. A map entitled, "Cox Subdivision Frozen Ridge Road", filed in the Orange County Clerk's Office on 10/21/1996 as Filed Map No. 219-96.
  4. A map entitled, "Subdivision Plan For Kathleen Heights", filed in the Orange County Clerk's Office on 11/09/2001 as Filed Map No. 239-01
  5. A map entitled, "Goodrich Subdivision", filed in the Orange County Clerk's Office on 03/01/2002 as Filed Map No. 30-02.
  6. A map entitled, "Proposed Subdivision of Lands of Richard J. Goodrich", filed in the Orange County Clerk's Office on 04/08/1986 as Filed Map No. 7564.
  7. A map entitled, "Subdivision and Lot Line Change Prepared For Anthony J. Dellamarco & Diane L. Dellamarco", filed in the Orange County Clerk's Office on 12/14/1998 as Filed Map No. 9244.
  8. A map entitled, "Final Map Of Subdivision For Richard M. Goodrich", filed in the Orange County Clerk's Office on 08/14/2002 as Filed Map No. 164-02.
  9. A map entitled, "Subdivision Of Lands Of Terrance Haviland", filed in the Orange County Clerk's Office on 11/21/1950 as Filed Map No. 1455.
  10. A map entitled, "Map of remaining lands of Roy L. Huntington Est.", dated 10/16/1957, last revised on 03/05/1971, prepared by Wilkins Surveying.
  11. A map entitled, "Survey of Property for Amer", dated 04/18/2013, last revised on 07/10/2014, prepared by Howard W. Weeden, P.L.S., P.C.
  12. A map entitled, "Revised R.O.W. Description & Sketch", dated 08/10/2018, prepared by Automated Construction Enhanced Solutions Inc..
  13. A map entitled, "Boundary Survey of the Land of Hudson Valley Credit Union to be Conveyed to Mamta Patel", dated 09/12/2016, last revised on 09/14/2016, prepared by Automated Construction Enhanced Solutions Inc..
  14. A map entitled, "Lot Line Change - Lands of Amer, Duch, Dellamarco, & Petrosky", filed in the Orange County Clerk's Office on 05/22/2017 as Filed Map No. 133-17.

**CERTIFIED TO:**  
I hereby certify to:  
**Ihab A. Amer & Robin L. Amer**  
**Doris Duch**  
**SURVEYOR'S CERTIFICATION:**  
I hereby certify to the herein listed parties that this map represents the results of an actual on the ground field property survey, made by me per record description, of Parcels designated "A" & "B" as shown hereon, located along Kathleen's Heights & Frozen Ridge Road in the Town of Newburgh, Orange County, New York. Completed on 01/18/2020, 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.

*Jonathan N. Millen* 10/6/20  
Signature Date

Jonathan N. Millen, LLS  
196 Sara Lane - Suite 102  
Newburgh, NY 12550

**OWNER INFORMATION**

Name	Address	Tax ID
Ihab A. Amer & Robin L. Amer	2 Kathleen Heights	20-1-134.2
Doris Duch	63 Frozen Ridge Road	20-1-14.13

**Jonathan N. Millen, L.L.S.**  
PROFESSIONAL LAND SURVEYOR  
CERTIFIED TO BE CORRECT AND ACCURATE  
N.Y. LIC. No. 056746

TOWN OF NEWBURGH PLANNING BOARD PROJECT NUMBER

**Lot Line Change**  
Lands of  
**Amer & Duch**

Automated Construction Enhanced Solutions, Inc.  
Professional Land Surveying  
196 Sara Lane - Suite 102 - Newburgh, NY 12550  
Office: 845-943-5198 Field: 914-906-8830 E-Mail: jmillen@acesurveying.com

Prepared For Tax Map Parcels  
**20-1-134.2 & 20-1-14.13**  
aka 2 Kathleen Heights, 63 Frozen Ridge Road, & Frozen Ridge Road situated in the  
Town of Newburgh  
County of Orange, New York 12550

DATE: 09/24/2020 SCALE: 1"=60' JOB No.: 18051AME DRAWN BY: jmm