



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

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

**PROJECT: AMER, DUCH, DELLAMARCO & PETROSKY LOT LINE CHANGE**  
**PROJECT NO.: 17-6**  
**PROJECT LOCATION: SECTION 20, BLOCK 1, LOT 134, 14.1 & 14.21**  
**REVIEW DATE: 10 FEBRUARY 2017**  
**MEETING DATE: 16 FEBRUARY 2017**  
**PROJECT REPRESENTATIVE: JONATHAN. MILLEN, AUTOMATED CONSTRUCTION**

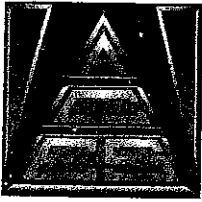
1. A proposed common drive easement across Parcel C-Tax Map 14.21 is proposed. This should be submitted to Mike Donnelly's office for review.
2. It appears that the right of way identified in comment 1 should also cross Parcel B. to provide access to Tax Lot 15.
3. The lot line change map should contain a note which states that the lot line change will not result in any encroachments on any of the resulting lots.
4. The lots which are subject to this lot line are currently vacant with the exception of Parcel A. which contains a single family residential house which meets all setbacks.
5. While lot line changes do not require Public Hearings they are subject to the Adjoiners Notice requirements and the notification must be mailed to all properties within 500 feet.

Respectfully submitted,

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

Patrick J. Hines  
Principal

PJH/kbw



# ACES

**Automated Construction Enhanced Solutions, Inc.**  
Professional Land Surveying • GPS Services • Engineering-Surveying & CAD Consulting

01/31/17

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

Attn: John Ewasutyn, Chairman

Re: **PROJECT SUMMARY:**

Type: **Line Change**

Owners: **Amer, Duch, Dellamarco & Petrosky**

Location: **2 Kathleen Heights, 63 Frozen Ridge, & Frozen Ridge Road**

Tax Parcels: **SBL: 20-1-134, 20-1-14.1, & 20-1-14.21**

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: **2017-06**

## PROJECT NARRATIVE

The proposed project involves two separate and individual lot line changes that will *convey* a total of **3.763** acres of land from **Tax Parcel 20-1-14.1**, containing **7.496** acres of mostly vacant land, unimproved with the exception of an old 34'x26' +/-barn, located at 63 Frozen Ridge Road (a Town Road). There are no private or public utilities serving this parcel. The areas be conveyed are as follows:

**2.633** acres of land, including an old barn, *to be conveyed to Tax Parcel 20-1-134*, designated as Lot 3 on Filed Map Number 239-01, 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.

**1.130** acres of land *to be conveyed to Tax Parcel 20-1-14.21*, a **4.136** acres parcel of vacant and unimproved land located on Frozen Ridge Road (no record of an address having been assigned), a Town Road. There are no private or public utilities serving this parcel.

As mutually agreed to by all 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 changes. 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,

  
  
 1/31/17

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

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**Integrity • Trust • Commitment • Excellence • Reliability • Community • Service**  
**Boundary • Geodetic/GPS • As-Built • Construction • FEMA/Flood Map • Site Planning • Subdivision • ALTA/ASCM • Route/ROW • Landfills**  
196 Sara Lane – Suite 102 • Newburgh, NY 12550  
Office: 845-943-7198 • Field: 914-906-8830  
E-Mail: [JMillenLLS@acessurveying.com](mailto:JMillenLLS@acessurveying.com) Web: [www://acessurveying.com](http://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:** 2017-06  
(Application fee returnable with this application)

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

Lot Line Change Lands of Amer, Duch, Dellamarco & Petrosky

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

<b>Name</b>	<u>Ihab A. &amp; Robin L Amer</u>	<u>Doris Duch</u>	<u>Anthony J. Dellamarco &amp;</u>
<b>Address</b>	<u>2 Kathleen Heights</u>	<u>63 Frozen Ridge Road</u>	<u>Lorraine Petrosky</u>
	<u>Newburgh, NY 12550</u>	<u>Newburgh, NY 12550</u>	<u>27 Windy Crest Road</u>
<b>Phone</b>	<u>845-764-3789</u>	<u>845-561-4535</u>	<u>Newburgh, NY 12550</u>
			<u>845-629-6015</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** jmillenlls@acessurveying.com

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

**Name** Automated Construction Enhanced Solutions, Inc.  
**Address** 196 Sara Lane, Ste 102  
Newburgh, NY 12550  
**Phone/Fax** 845-943-7198/845-566-0246

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

Kathleen Heights & Frozen Ridge Road, Newburgh, NY 12550

**6. Zone** R2, Res. **Fire District** FD008 Cronomer Valley  
**Acreage** 16.164 **School District** Newburgh

**7. Tax Map: Section** 20 **Block** 1 **Lot** 134, 14.1, & 14.21

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)  Proposed 20' Wide Common Driveway Easement   
 Tax ID 20-1-14.21

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

Signature  *Janet Powell Wells*  Title  *Pres.*   
Date:  *1/31/17*

**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, Dellamarco & Petrosky  
**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: Joseph A. Miller, P.E.  
 Licensed Professional

Date: 1/31/17

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 8/11/05  
 STATEMENT TO APPLICANTS

**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.

Anthony Dellamarco  
APPLICANT'S NAME (printed)

Anthony Dellamarco  
APPLICANTS SIGNATURE

1/31/17  
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).

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Lorraine Petrosky A/K/A

Lorraine Bellamarco

**APPLICANT'S NAME (printed)**

Lorraine Petrosky

Lorraine Bellamarco

**APPLICANTS SIGNATURE**

4/30/17

**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

ANTHONY J. DELLAMARCO

~~(OWNER)~~ \_\_\_\_\_, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT ~~63 FROZEN RIDGE ROAD~~ 27 WINDY CREST RD.

IN THE COUNTY OF ORANGE

AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF 27 WINDY CREST RD.  
~~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: 1/31/17.

Anthony Dellamarco  
OWNERS SIGNATURE

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

ANTHONY J. DELLAMARCO.  
OWNERS NAME (printed)

[Signature]  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

GARY A. GALATI  
WITNESS' NAME (printed)



PROXY

A/K/A LORRAINE DELLAMARCO

(OWNER) LORRAINE PETRO SKY, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT ~~63 FROZEN RIDGE ROAD~~ 27 WINDY CREST RD.

IN THE COUNTY OF ORANGE

AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF 27 WINDY CREST RD.  
~~63 FROZEN RIDGE ROAD~~

NEWBURGH, NY 12550

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PLANNING BOARD AND JONATHAN N. MILLEN, LLS IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 1/31/17.

*Lorraine Petrosky*  
*Lorraine Dellamarco*  
OWNERS SIGNATURE

LORRAINE PETROSKY A/K/A  
LORRAINE DELLAMARCO  
OWNERS NAME (printed)

*[Signature]*  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

GARY A. GALATI  
WITNESS' NAME (printed)

**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.

1/31/17  
DATED

Anthony Dellamarco  
APPLICANT'S NAME (printed)

Anthony Dellamarco  
APPLICANT'S SIGNATURE

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4/30/17

**DATED**

Lorraine Petrosky A/K/A  
Lorraine Dellamarco

**APPLICANT'S NAME (printed)**

Lorraine Petrosky A/K/A  
Lorraine Dellamarco

**APPLICANT'S SIGNATURE**

**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**

  1/31/17    
**DATED**

*Ferraine Petrosky A/K/A*  
*Ferraine Bellamarco*  
**INDIVIDUAL APPLICANT**

**CORPORATE OR PARTNERSHIP APPLICANT**

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

**FEE ACKNOWLEDGEMENT**

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*Ihab Amer*

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

*Ihab Amer*

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

*1/30 / 20 17*

\_\_\_\_\_  
**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) 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: 1/30/2017

Ihab Amer  
OWNERS SIGNATURE

Ihab Amer  
OWNERS NAME (printed)

Linda Alvarez  
WITNESS' SIGNATURE

Linda Alvarez  
WITNESS' NAME (printed)

NAMES OF ADDITIONAL  
REPRESENTATIVES

LINDA ALVAREZ  
Notary Public, State of New York  
Registration #01AL6293734  
Qualified in Orange County  
Commission Expires 12/6/2017

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

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DATED: 1/30/17

Rob: Amer  
OWNERS SIGNATURE

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

Robin L. Amer  
OWNERS NAME (printed)

Jennifer Vitale  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

JENNIFER S. VITALE  
Notary Public, State of New York  
WITNESS NAME (printed)  
Reg. No. 01V14817035  
Commission Expires March 14, 2018

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Robin L. Amer  
APPLICANT'S NAME (printed)

Rob. Amer  
APPLICANTS SIGNATURE

1/30/17  
DATE

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

1/30/2017

DATED

Ihab Amer

APPLICANT'S NAME (printed)

Ihab Amer

APPLICANT'S SIGNATURE

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

1/30/17

\_\_\_\_\_  
DATED

Robin L. Amer

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

Robin L. Amer

\_\_\_\_\_  
APPLICANT'S SIGNATURE



**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**

  1/30/17    
**DATED**

  *Rob. Lauer*    
**INDIVIDUAL APPLICANT**

**CORPORATE OR PARTNERSHIP APPLICANT**

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

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

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PLANNING BOARD AND JONATHAN N. MILLEN, LLS IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

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

Doris Duch  
OWNERS SIGNATURE

\_\_\_\_\_

Doris Duch  
OWNERS NAME (printed)

\_\_\_\_\_

Jonathan N. MilLEN  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

JONATHAN N. MILLEN  
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.

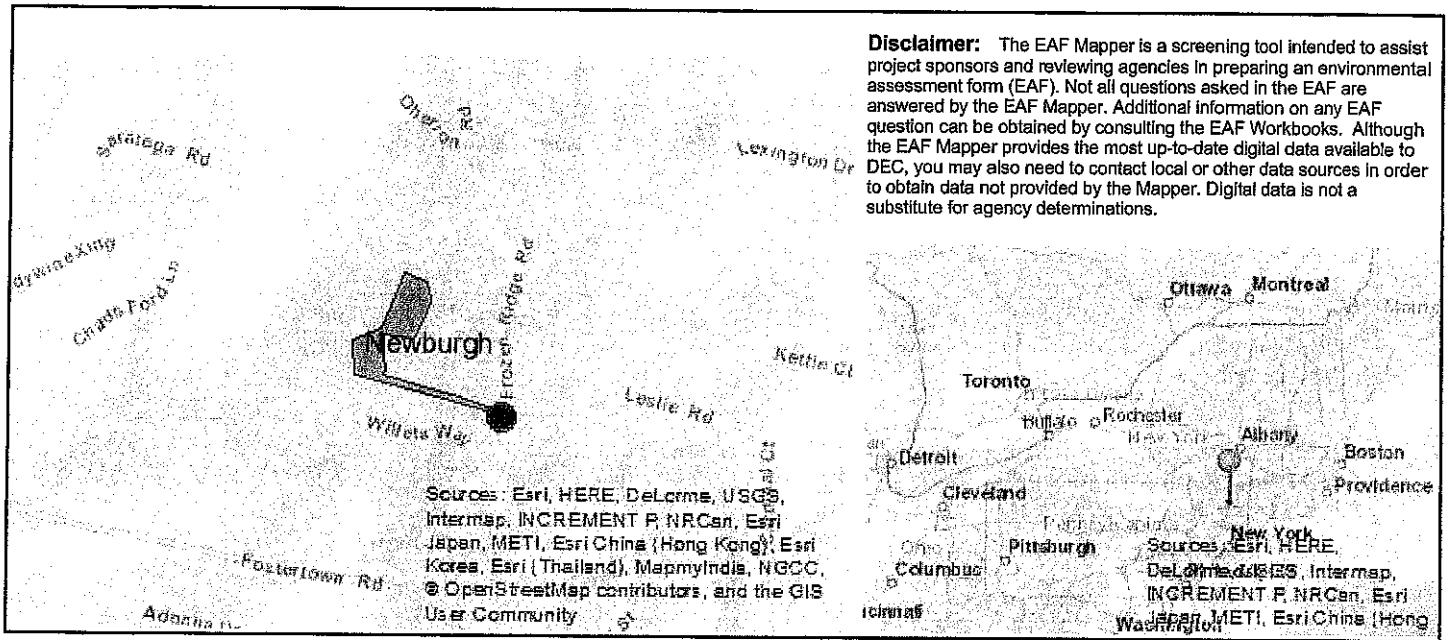
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
ACES Project # 16051AME			
Name of Action or Project: Lot Line Change Lands of Amer, Duch, Dellamarco & Petrosky			
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 <input 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 type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		7.163 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?		4.53 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? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <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? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO <input checked="" type="checkbox"/>	YES <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: _____ private well	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

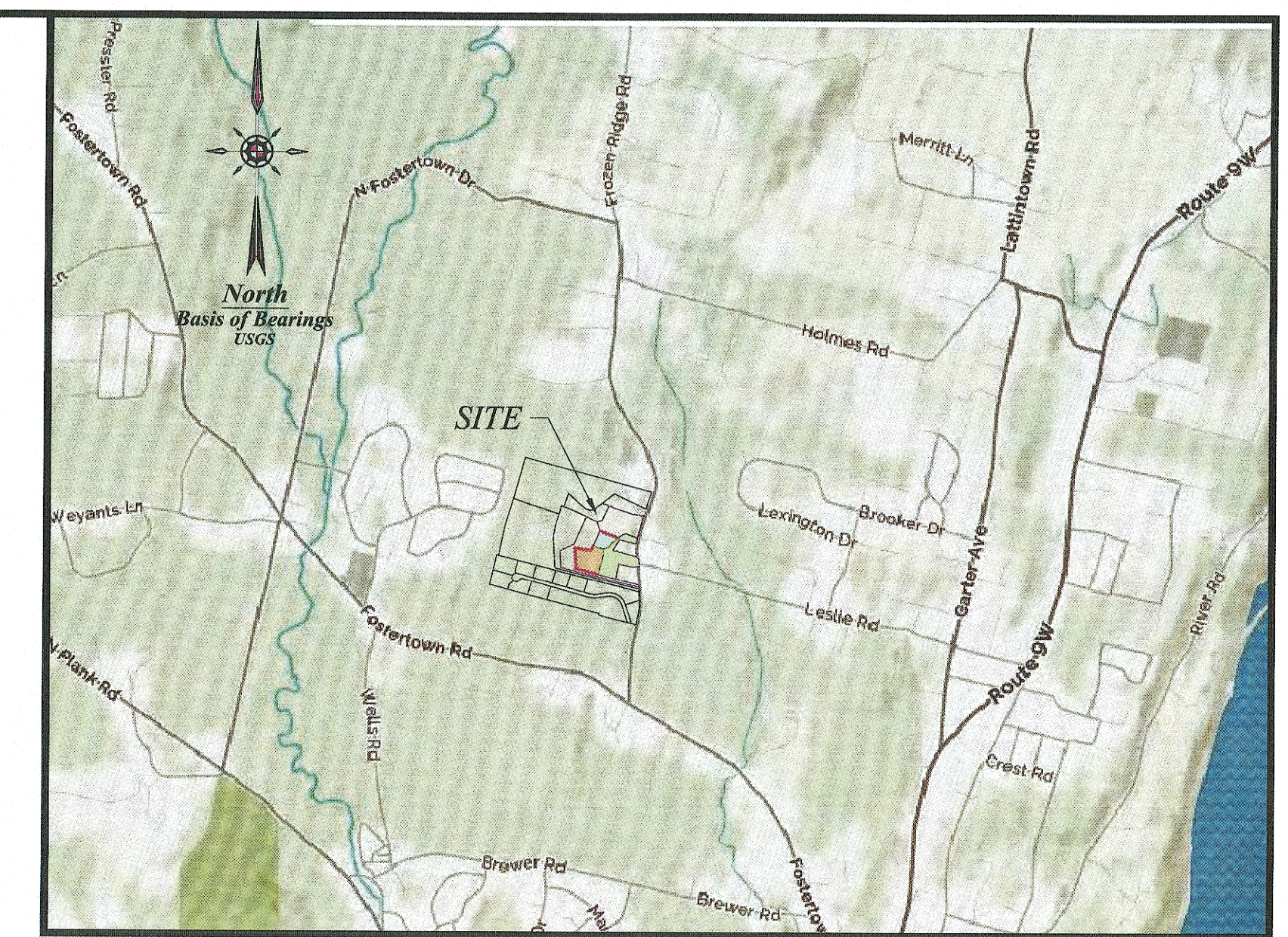
<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?          If Yes, explain purpose and size: _____          _____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></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><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></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><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></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></p>		<p>Date: <u>01/31/2017</u></p>
<p>Signature: _____</p>		





- Part 1 / Question 7 [Critical Environmental Area] No
- Part 1 / Question 12a [National Register of Historic Places] No
- Part 1 / Question 12b [Archeological Sites] No
- Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] 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





LOCATION MAP Scale: 1"=2000'

ZONING INFORMATION Use and Bulk Requirements Table R-2 District - Schedule 4

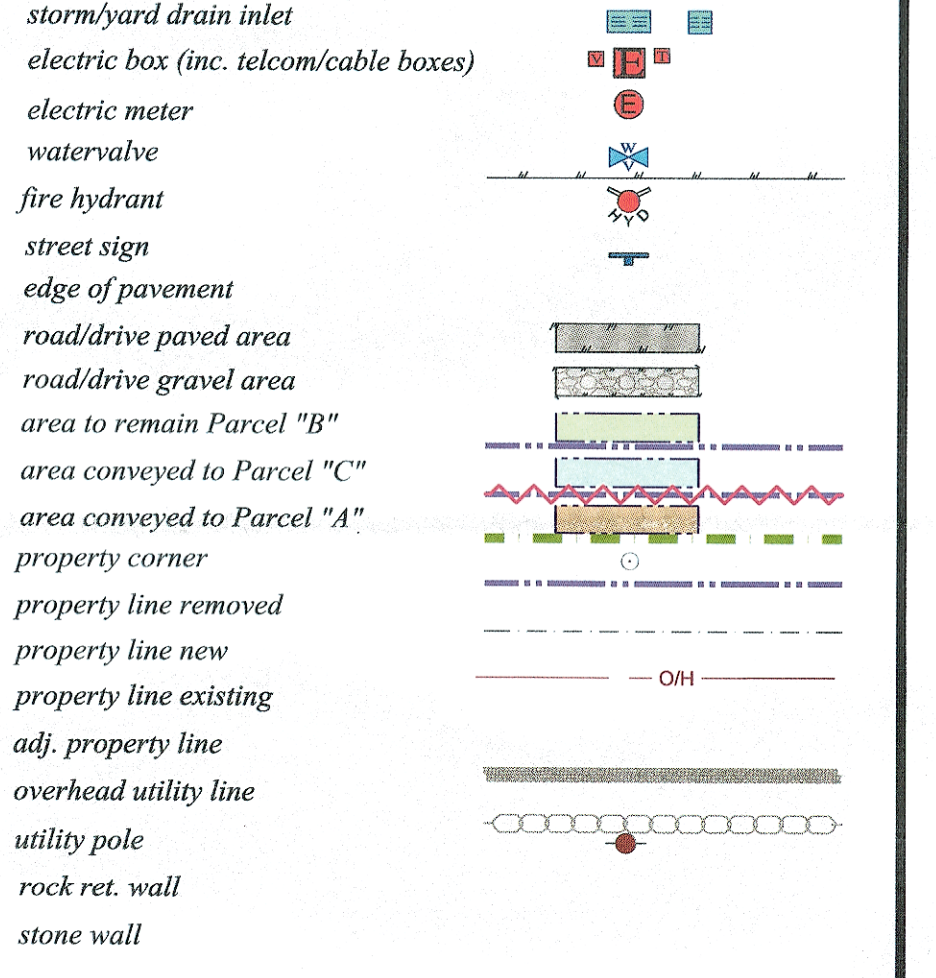
Table with 5 columns: Required, Provided, Parcel "A", Parcel "B", Parcel "C". Rows include Min. Lot Area, Min. Lot Width, Min. Lot Depth, Min. Front Yard, Rear Yard, 1 Side Yard, Both Side Yards, Min. Habitable Floor Area, Max. Lot Building Coverage, Building Height, and Lot Surface Coverage.

Permitted Uses: 1. Single family dwellings, not to exceed 1 DU per lot - without public sewer and public water systems. Note: Both Parcel "B" and Parcel "C" are 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.

COMMON DRIVEWAY EASEMENT LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Lists 10 common driveway easement lines with their respective bearings and distances.

LEGEND



TOWN OF NEWBURGH PLANNING BOARD ENDORSEMENT

Approved by resolution of the Planning Board subject to the conditions and requirements of said resolution. Any change, assurance, modification or revision of this plan as approved shall void this approval. Planning Board Chairman Date

OWNERS ENDORSEMENT

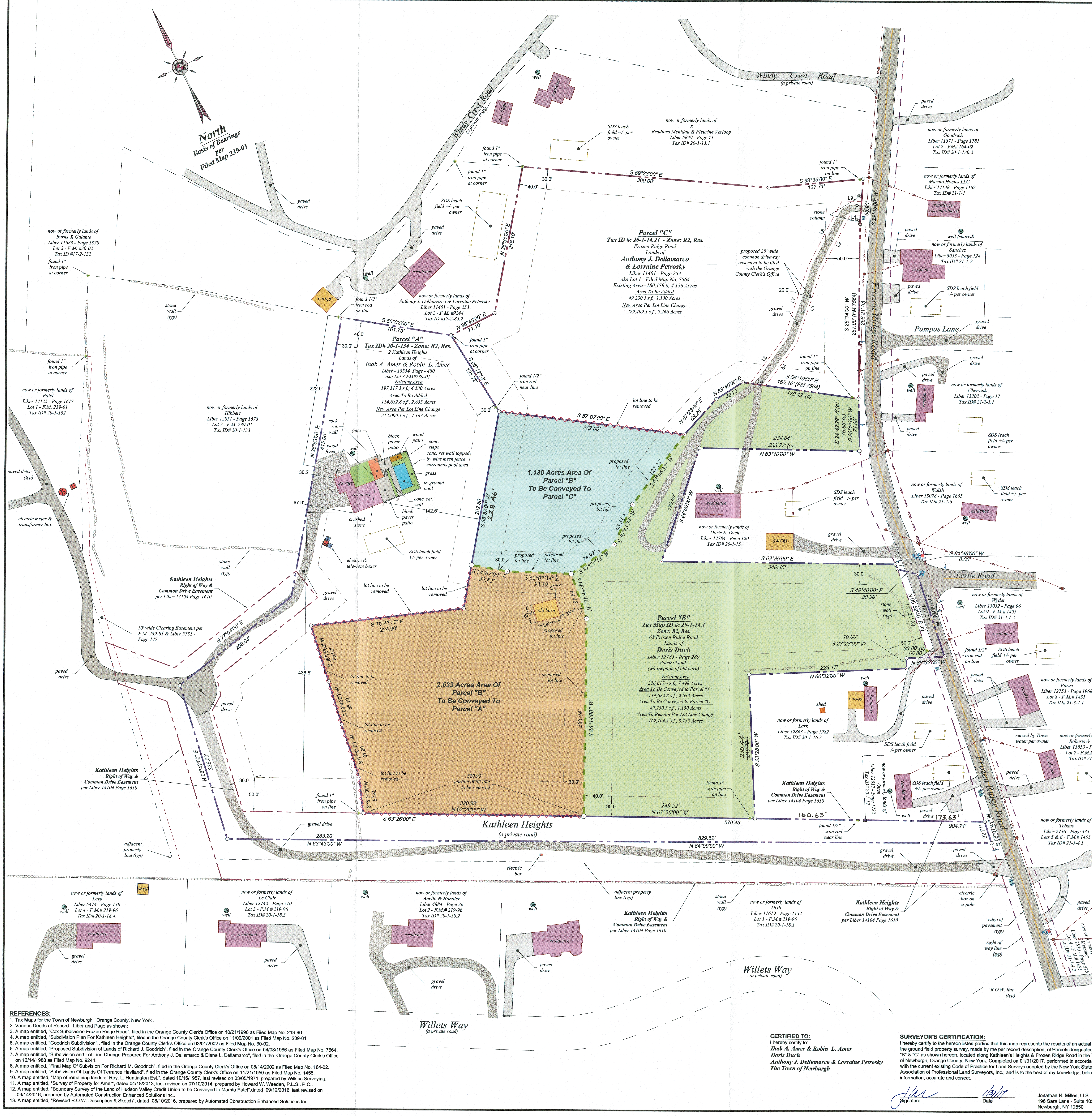
I hereby consent to the information depicted on this Lot Line Change Plan and all conditions noted thereon. I agree to the filing of this Plan by the Planning Board. Ihab A. Amer Date, Robin L. Amer Date, Doris Duch Date, Anthony J. Dellamarco Date, Lorraine Petrosky Date

OWNER INFORMATION

Table with 3 columns: Name, Address, Tax ID. Lists Ihab A. Amer & Robin L. Amer, Doris Duch, and Anthony J. Dellamarco & Lorraine Petrosky with their addresses and tax IDs.

Professional Land Surveyor Jonathan N. Millen, L.L.S. Signature and Date (1/31/17). Includes the State of New York Professional Land Surveyor seal.

TOWN OF NEWBURGH PLANNING BOARD PROJECT NUMBER 2017-06 Lot Line Change Lands of Amer, Duch, Dellamarco, & Petrosky Automated Construction Enhanced Solutions, Inc. Professional Land Surveying 196 Sara Lane - Suite 102 - Newburgh, NY 12550. Prepared For Tax Map Parcels 20-1-134, 20-1-141, & 20-1-14.21 aka 2 Kathleen Heights, 63 Frozen Ridge Road, & Frozen Ridge Road situated in the Town of Newburgh County of Orange, New York 12550. DATE: 01/31/2017 SCALE: 1"=50' JOB NO.: 1605TAME DRAWN BY: jmm



- 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, "Tax Subdivision Frozen Ridge Road", filed in the Orange County Clerk's Office on 10/21/1986 as Filed Map No. 219-96. 4. A map entitled, "Tax Subdivision Plan For Kathleen Heights", filed in the Orange County Clerk's Office on 11/05/2001 as Filed Map No. 209-01. 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 12/14/1988 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 Terrace Hamilton", filed in the Orange County Clerk's Office on 11/21/1983 as Filed Map No. 1465. 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 04/19/2013, last revised on 07/10/2014, prepared by Howard W. Weeden, P.L.S., P.C.. 12. A map entitled, "Boundary Survey of the Land of Hudson Valley Credit Union to be Conveyed to Mantia Paler" dated 09/12/2016, last revised on 09/14/2016, prepared by Automated Construction Enhanced Solutions Inc.. 13. A map entitled, "Revised R.O.W. Description & Sketch", dated 08/10/2016, prepared by Automated Construction Enhanced Solutions Inc..