



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

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)
MATTHEW J. SICKLER, P.E. (NY & PA)
PATRICK J. HINES

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

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

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

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

PROJECT: BARRON/MONACO
PROJECT NO.: 2016-08
PROJECT LOCATION: SECTION 28, BLOCK 1, LOT 25
SECTION 125, BLOCK 1, LOT 13
REVIEW DATE: 12 MAY 2016
MEETING DATE: 19 MAY 2016
PROJECT REPRESENTATIVE: ENGINEERING AND SURVEYING PROPERTIES

1. Preexisting non-conforming bulk compliance issues exist with tax lot 25. Lot area, lot width, and 1 side yard, potentially rear yard are deficient in the existing condition. Rear yard area will become compliant based on the current lot line proposal. Mike Donnelly's comments regarding lot line versus subdivision preexisting non-conforming protection should be received.
2. The proposed area to be added to tax lot 13 would cause an encroachment on the water supply well on lot 25. Fifteen foot separation is required for a well to a property line. Proposed lot geometry should be modified to provide for a compliant well separation.
3. A portion of the lot to be transferred to tax lot 25 from tax lot 13 appears to be encumbered by a conservation easement formed when the Mountain Lake Estates subdivision was created. The property being transferred to Lot 25 may be encumbered by the conservation easement as well.

Respectfully submitted,

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

Patrick J. Hines
Principal

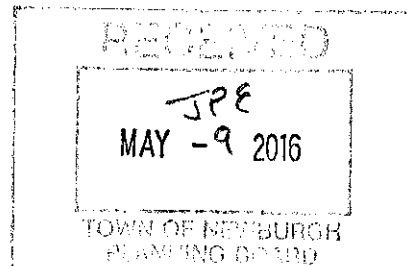


www.EngineeringPropertiesPC.com
71 Clinton Street
Montgomery, NY 12549
phone: (845) 457-7727
fax: (845) 457-1899

PAT HINES

May 5, 2016

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



2016-08

ATTN: John Ewasutyn, Chairman

**RE: W.O. #1110.01
BARRON & FRANCO/MONACO
416 ROCK CUT ROAD / 26 COPPER ROCK ROAD LOT LINE CHANGE
TAX LOT # 28-1-25 & 125-1-13**

Dear Mr. Ewasutyn:

Please find attached 12 copies of the lot line change plan, 12 copies of the short EAF and 12 copies of the application package. This application and the attached plans are being submitted on behalf of Ailin and Stephanie Barron of 26 Copper Rock Road (Tax lot 125-1-13, ±1.8 acres) and Gianna and John Franco and Nicolas Monaco of 416 Rock Cut Road (Tax lot 28-1-25, ±0.61 acres) in proposition of a Lot Line Change. Both properties are within the R1 Residential Zoning District.

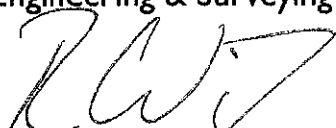
It was discovered during the survey of the Barron's property in July of 2013 that the adjoining property along the westerly line, that of Franco/Monaco had incorrectly assumed the limits of their land to the east. As a result of this assumption, approximately 45 feet of lawn, a wire mesh fence and miscellaneous chattels of Franco/Monaco currently occupy the Lands of Barron.

The applicants are proposing to resolve the current situation by swapping land, utilizing a Lot Line Change. Barron would convey the 0.120 acre lawn/fence area to Franco/Monaco and Franco/Monaco would convey 0.068 acres to Barron.

Franco/Monaco would benefit by reclaiming their lawn/fence area and reducing a pre-existing non-conforming Lot Area. The Barrons would benefit as their property would now adjoin Mrs. Barrons mother's property (Nickolan) and they would have clear title to all their holdings. If you have any additional questions and/or comments please don't hesitate to contact this office.

Sincerely,

Engineering & Surveying Properties, PC


Ross Winglovitz, P.E.

Site Design and Development • Land Surveying • Environmental Planning and Permitting
Construction Support • Project Management • Client Advocating and Representation • Municipal Engineering

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550**

DATE RECEIVED: _____ **TOWN FILE NO:** _____
(Application fee returnable with this application)

1. **Title of Subdivision/Site Plan (Project name):**
Barron & Franco / Monaco Lot Line Change
2. **Owner of Lands to be reviewed:**
Name Barron & Franco / Monaco
Address 26 Copper Rock Road / 416 Rock Cut Road
Walden, NY 12586
Phone _____
3. **Applicant Information (If different than owner):**
Name Engineering & Surveying Properties, P.C.
Address 71 Clinton Street
Montgomery, New York 12549
Representative Brian Babcock
Phone 845-457-7727
Fax 845-457-1899
Email brian@ep-pc.com
4. **Subdivision/Site Plan prepared by:**
Name Engineering & Surveying Properties, PC
Address 71 Clinton Street
Montgomery, NY 12549
Phone/Fax 845-457-7727
5. **Location of lands to be reviewed:**
Rock Cut Road, Town of Newburgh
Copper Rock Road, Town of Newburgh
6. **Zone** R-1 **Fire District** Orange Lake Fire
Acreage 0.67 **School District** Wallkill
1.84
7. **Tax Map: Section** 28 **Block** 1 **Lot** 25
125 1 13

8. Project Description and Purpose of Review:

Number of existing lots 2 Number of proposed lots 2
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) Yes, Conservation Easement on 125-1-13

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

Signature _____ Title LS

Date: 05-05-2016

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.

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: Barron & Franco/Monaco Lot Line Change			
Project Location (describe, and attach a location map): 26 Copper Rock Road / 416 Rock Cut Road, Walden, NY 12586			
Brief Description of Proposed Action: Lot line change on Town of Newburgh Tax lots 28-1-25 and 125-1-13 transferring +/- 0.052 acres			
Name of Applicant or Sponsor: Brian Babcock		Telephone: 845-457-7727 E-Mail: brian@ep-pc.com	
Address: 71 Clinton Street			
City/PO: Montgomery		State: New York	Zip Code: 12549
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: Town of Newburgh Planning Board		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		2.51 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?		2.51 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

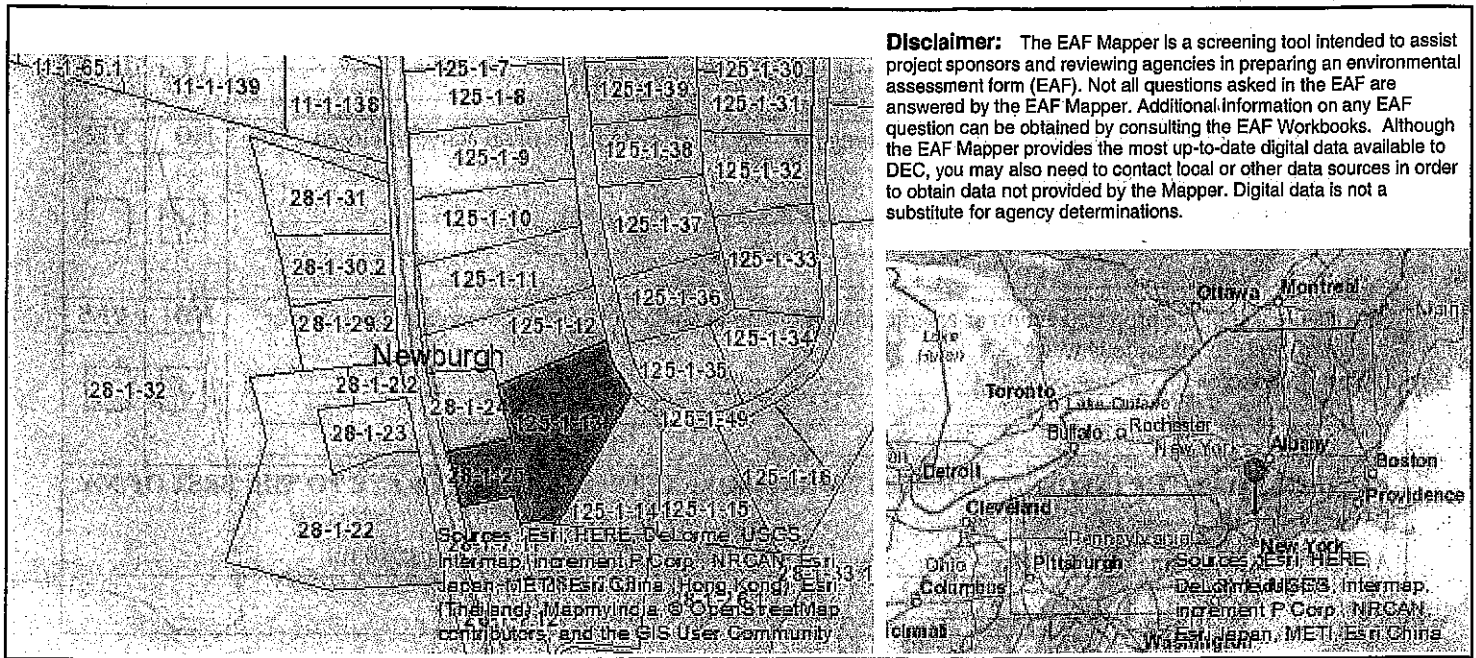
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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: N/A _____	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: _____ N/A _____	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: _____ N/A _____	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 type="checkbox"/>	<input checked="" 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 checked="" 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: _____	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>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Ross Winglovitz, PE Date: 05/04/2016

Signature: 



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]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
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

TOWN OF NEWBURGH PLANNING BOARD

Barron & Franco/Monaco Lot Line Change

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. NA 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. NA Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. NA Flood plain boundaries
16. NA 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. X Lot area (in sq. ft. for each lot less than 2 acres)
23. X 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. X Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. N/A Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. X 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.
-
-
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. N/A 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: Brian Babcock, LS
Licensed Professional

Date: 05-05-2016

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.

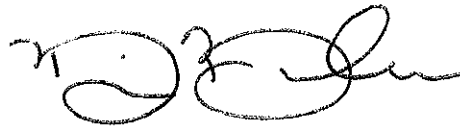
Prepared (insert date):

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.

Brian Babcock

APPLICANT'S NAME (printed)



APPLICANTS SIGNATURE

05-05-2016

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

Allin Barron
(OWNER) ~~Stephanie Barron~~ ^{Sybil} Nickolan-Barron, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 26 Copper Rock Road, Walden, NY 12586

IN THE COUNTY OF Orange

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF 26 Copper Rock Road, Walden, NY 12586

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND Engineering & Surveying Properties, P.C IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 4/4/16

Sybil Nickolan-Barron
OWNERS SIGNATURE

Stephanie Nickolan-Barron
OWNERS NAME (printed)

Lorraine Nickolan
WITNESS' SIGNATURE

NAMES OF ADDITIONAL REPRESENTATIVES

Lorraine Nickolan
WITNESS' NAME (printed)

PROXY

Nicholas Monaco
John Franco

(OWNER) Gianna Franco, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 416 Rock Cut Road, Walden, NY 12586

IN THE COUNTY OF Orange

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF 416 Rock Cut Road
Walden, NY 12586

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Engineering & Surveying Properties, P.C IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 4/15/16

Gianna Franco
OWNERS SIGNATURE

John Franco

Gianna Franco
OWNERS NAME (printed)

Nicholas Monaco

John E. Franco
WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

John E. Franco
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.

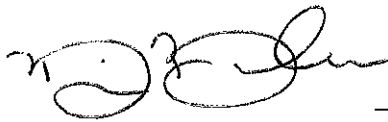
The applicant hereby acknowledges, consents, and agrees to the above.

05-05-2016

DATED

Brian Babcock

APPLICANT'S NAME (printed)



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:

 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.

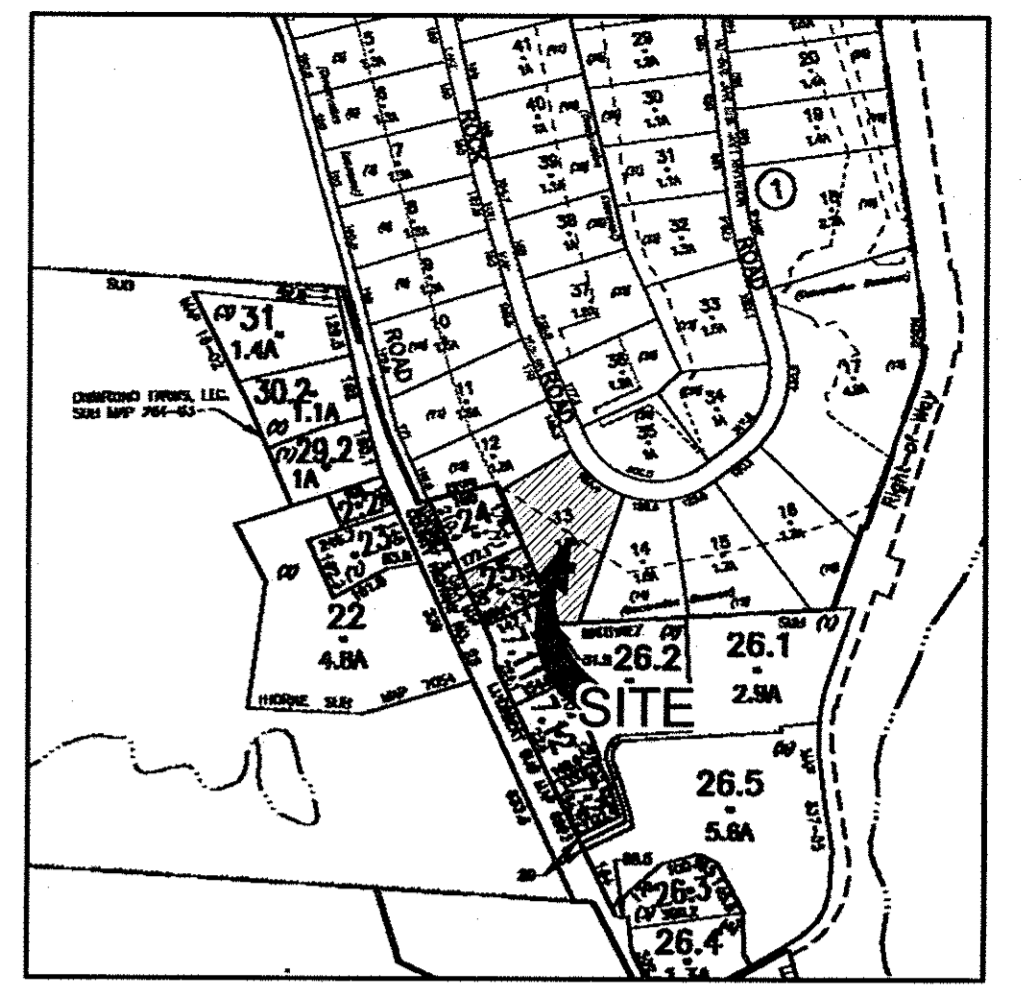
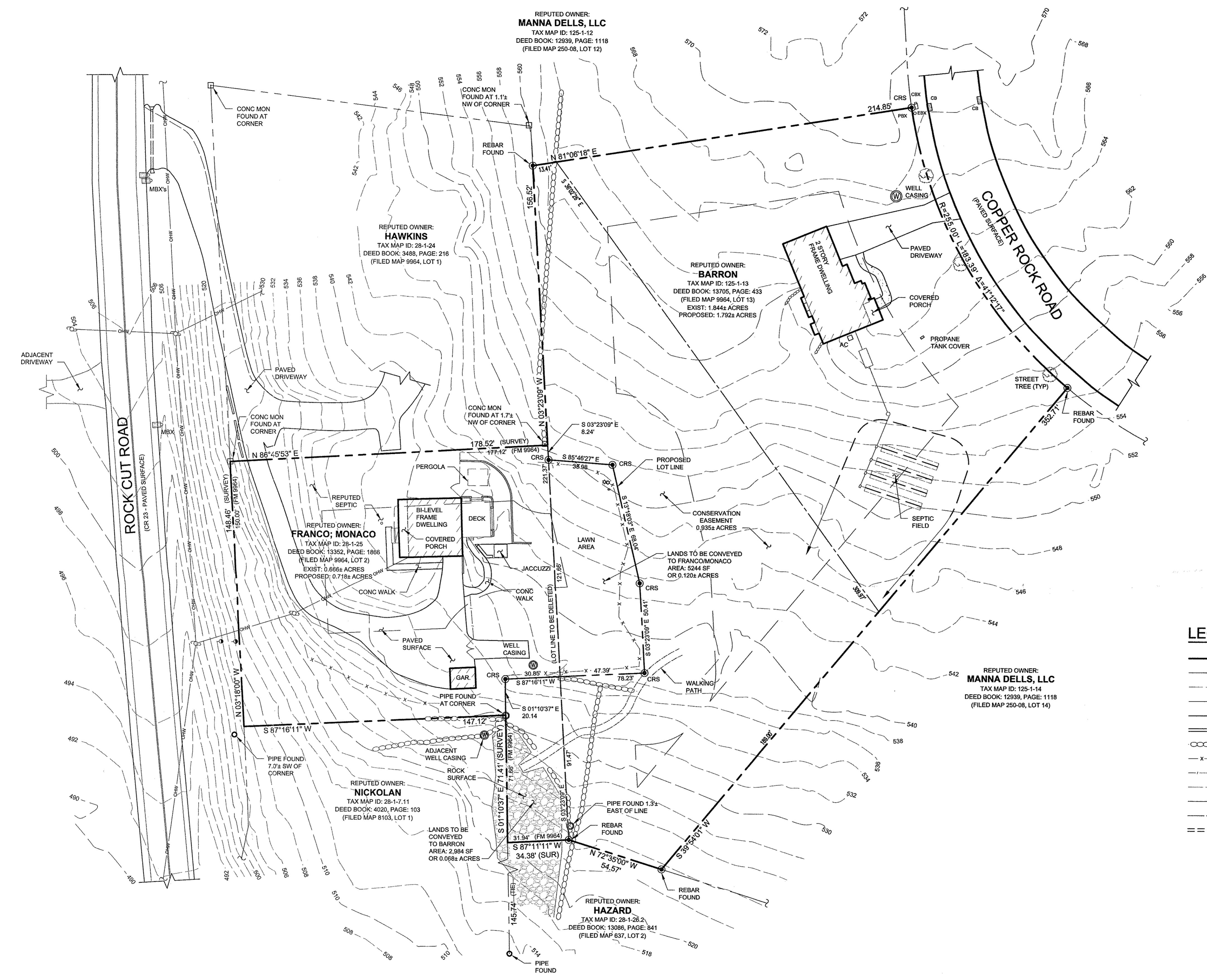
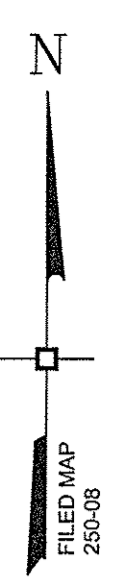
 TOWN BOARD
 X **PLANNING BOARD**
 ZONING BOARD OF APPEALS
 ZONING ENFORCEMENT OFFICER
 BUILDING INSPECTOR
 OTHER

05-05-2016
DATED

Brian Babcock, LS
INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

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



LOCATION MAP
TAX MAP - SCALE: 1" = 500'

GENERAL NOTES:

- TOTAL AREA OF SUBJECT PARCELS: 1.844 ACRES (SBL: 125-1-13) 0.666 ACRES (SBL: 28-1-25)
- TAX MAP IDENTIFICATION NUMBER: SECTION 125, BLOCK 1, LOT 13 SECTION 28, BLOCK 1, LOT 25
- DEED REFERENCE: DEED LIBER 13705, PAGE 433 DEED LIBER 13352, PAGE 1866
- RECORD OWNER & APPLICANTS: (SBL 125-1-13) AILIN; STEPHANIE BARRON (SBL 28-1-25) GIANNA; JOHN FRANCO NICHOLAS MONACO 416 ROCK CUT ROAD WALDEN, NY 12586
- MAP REFERENCES:
 - A MAP ENTITLED "MOUNTAIN LAKE SUBDIVISION" DATED AUGUST 31, 2005, BY LANG & TULLY ENGINEERING AND SURVEYING AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON APRIL 7, 2008 AS MAP NUMBER 250-08.
 - A MAP ENTITLED "SUBDIVISION OF LANDS FOR ANNA MARTINEZ & MARY SUSAN GALA" BY PATRICK KENNEDY, L.S., DATED DECEMBER 8, 1989 AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON JULY 23, 1990 AS MAP NUMBER 9964.
- THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING AND SURVEYING PROPERTIES PC, FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEM) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS.GIS.GOV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF TITLE.
- SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS OF RECORD.
- OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE SPECIFIC PURPOSE OF INTERPRETATION OF COMPLIANCE WITH ZONING AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENTS TO THE LAND.
- CERTIFICATIONS ON THIS BOUNDARY SURVEY 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 THE PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
- CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.
- ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REFERENCING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY ENGINEERING & SURVEYING PROPERTIES, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.
- UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT, INCORRECT, ERRONEOUS, OR MISLEADING INFORMATION OR OMIT IMPORTANT AND RELEVANT INFORMATION. DO NOT RELY ON UNAUTHORIZED COPIES. THE SEAL, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED OR OTHERWISE VOID ON ALL UNAUTHORIZED COPIES. ALL ORIGINAL DOCUMENTS BEAR AN ORIGINAL IMPRESSION AND INK SIGNATURE.
- ALL UNDERGROUND UTILITIES AND/OR IMPROVEMENTS OR THE ENCROACHMENT OF SUCH IMPROVEMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF THE ENCROACHMENT OF SUCH UNDERGROUND IMPROVEMENTS EXIST OR ARE SHOWN HEREON, THE ENCROACHMENTS OF SUCH UNDERGROUND UTILITIES AND/OR IMPROVEMENTS ARE NOT COVERED BY THIS CERTIFICATE.

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- 422 --- CONTOUR LINE
- 420 --- INDEX CONTOUR LINE
- INDEX OF ROAD
- RETAINING WALL
- STONEWALL
- WIRE MESH FENCE
- WROUGHT IRON FENCE
- STOCKADE FENCE
- OVERHEAD WIRE
- DRAINAGE COURSE
- DRAINAGE PIPE
- UTILITY POLE
- GUY ANCHOR
- PIPE PROPERTY MARKER
- REBAR PROPERTY MARKER
- CAPPED REBAR TO BE SET
- CONCRETE MONUMENT
- CATCH BASIN
- MAILBOX
- SIGN (TYPE NOTED)

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW:

AILIN; STEPHANIE BARRON;
 GIANNA; JOHN FRANCO;
 NICHOLAS MONACO;
 TOWN OF NEWBURGH;

THAT THIS SURVEY MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, BASED ON DATA CONTAINED IN DEEDS OR MAPS OF RECORD LISTED HEREON, TOGETHER WITH EVIDENCE FOUND IN THE FIELD, AND THAT THERE ARE NO SURFACE ENCROACHMENTS EXCEPT AS OTHERWISE SHOWN HEREON, AS COMPLETED ON FEBRUARY 17, 2016.

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

BULK REQUIREMENTS

TOWN OF NEWBURGH - ZONING DISTRICT R1 (POST LOT LINE CHANGE)			
MINIMUM BUILDING REQUIREMENTS	REQUIRED	AS SURVEYED 125-1-13	AS SURVEYED 28-1-25
LOT AREA	40,000 SF	80,305 SF	* 31,275 SF
LOT WIDTH	150 FEET	219.3 FEET	* 146.5 FEET
LOT DEPTH	150 FEET	375.6 FEET	226.0 FEET
FRONT YARD	50 FEET	53.8 FEET	97.3 FEET
REAR YARD	40 FEET	137.8 FEET	86.8 FEET
SIDE YARD (ONE/BOTH)	30/80 FEET	58.3/162.0 FEET	* 26.1/116.4 FEET

* PRE-EXISTING NON-CONFORMING

No.	DATE	DESCRIPTION
0	00/00/00	LR/INIT

DRAWING STATUS		ISSUE DATE:	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		DATE	SHEET NUMBER
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF	N/A
<input type="checkbox"/> PLANNING BOARD APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OCCOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OCCOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF	N/A
<input checked="" type="checkbox"/> OTHER	1	OF	1
<input type="checkbox"/> FOR BID	N/A	OF	N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF	N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
 THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE LICENSED PROFESSIONAL LAND SURVEYOR'S EMBOSSED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

BRIAN D. BABCOCK, L.S.
 NEW YORK STATE LICENSE # 050830

ENGINEERING & SURVEYING PROPERTIES
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71 CLINTON STREET
 MONTGOMERY, NY 12549
 Ph: (845) 457-7727
 Fx: (845) 457-1899

LOT LINE CHANGE PLAN

BARRON & FRANCO/MONACO
 26 COPPER ROCK / 416 ROCK CUT RD
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

JOB #: 1110.01
 DATE: 03/18/16
 REVISION: 0

DRAWN BY: BDB
 SCALE: 1" = 30'
 TAX LOT: 125-1-13 & 28-1-25

S-1

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