



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: 16 AUGUST 2016
MEETING DATE: 18 AUGUST 2016
PROJECT REPRESENTATIVE: ENGINEERING AND SURVEYING PROPERTIES

1. Project received ZBA variances on 28 July 2016 for required variances.
2. The property line has been modified such that the well on the Monaco property has the 15 foot minimum separation distance.
3. Mike Donnelly's comments regarding the need to recite the conservation easement in the new deed transferring the property encumbered by an existing conservation easement should be received.
4. Project is a lot line change and does not require a Public Hearing.

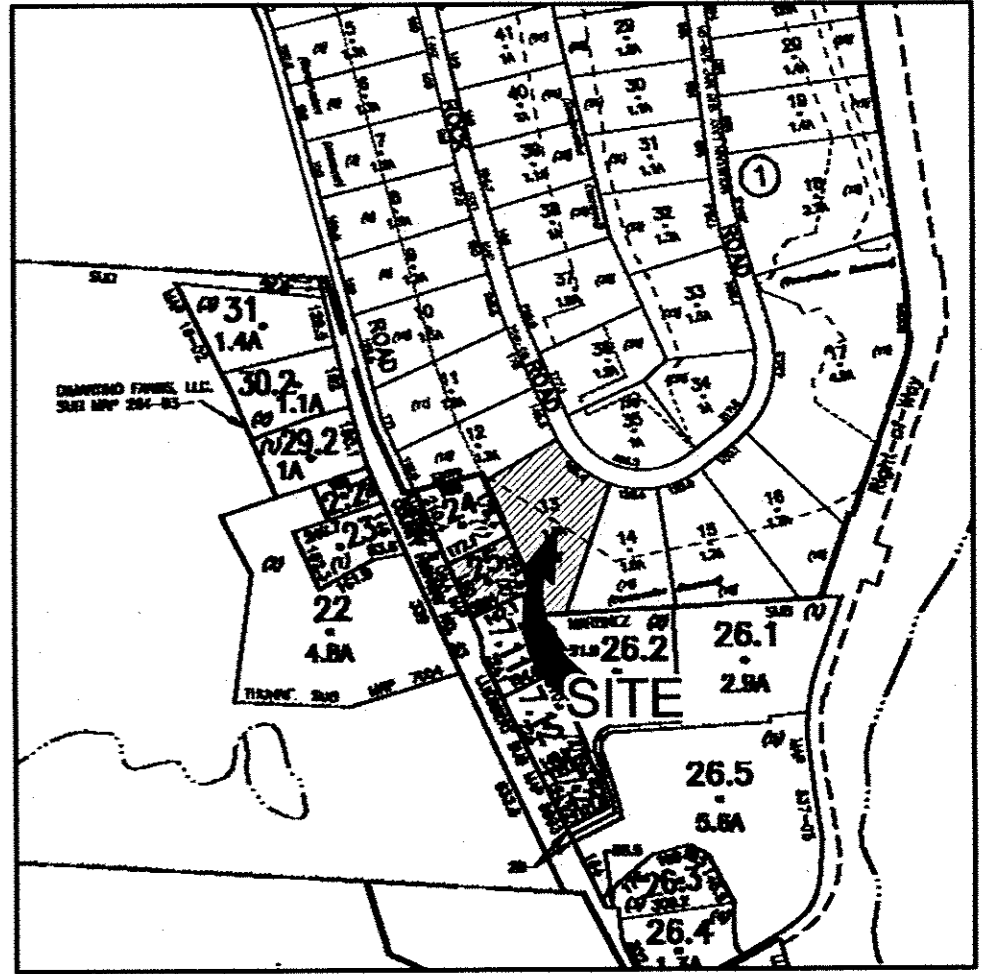
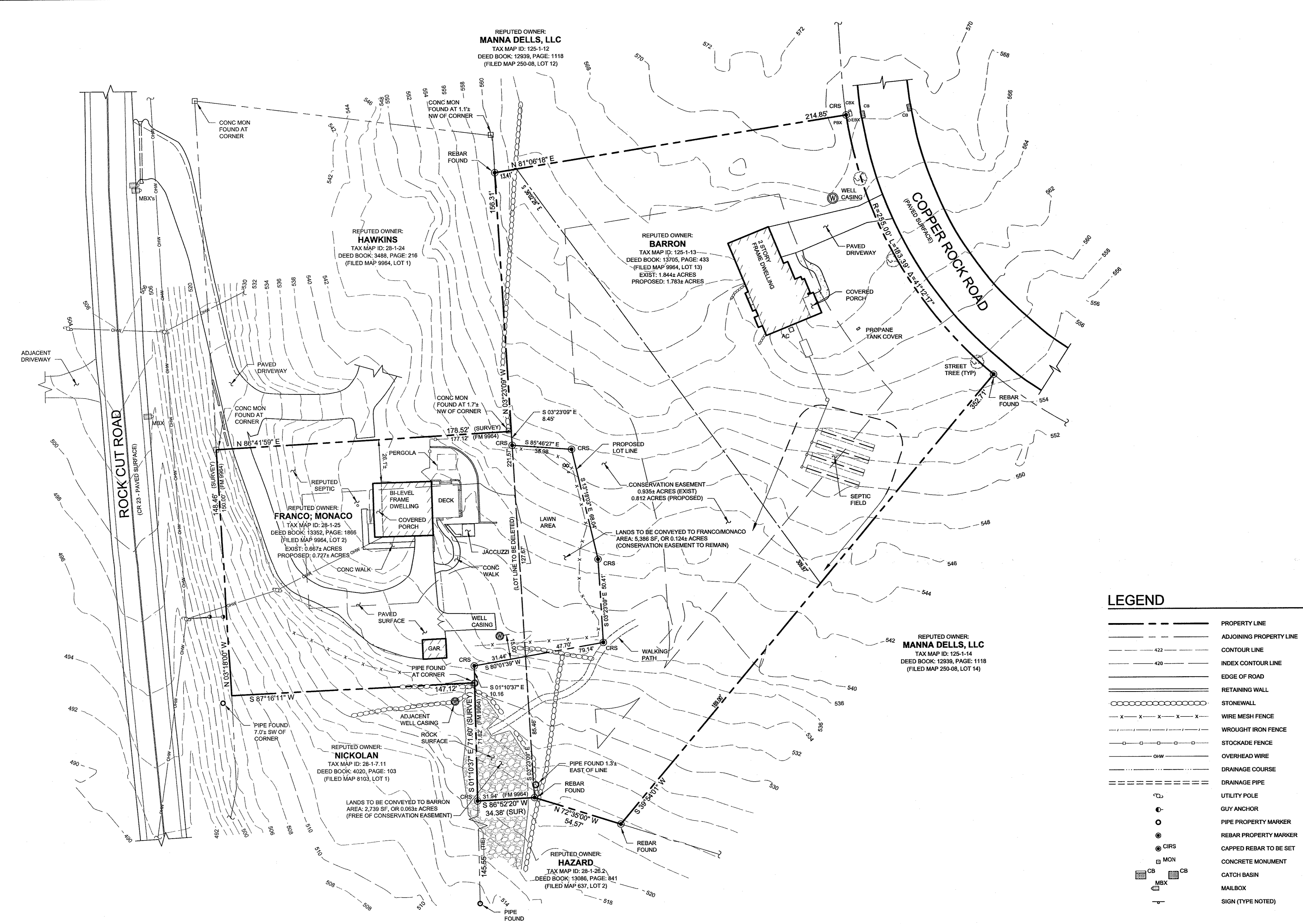
Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw

i:\town of newburgh pb\2016 comments\8-18-16 barron.doc



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) ALIX STEPHANIE BARRON 26 COPPER ROCK ROAD WALDEN, NY 12586 (SBL: 28-1-25) GIANNI, JOHN FRANCO NICHOLAS MONACO 416 ROCK CUT ROAD WALDEN, NY 12586
- MAP REFERENCES:
 - A MAP ENTITLED, "MOUNTAIN LAKE SUBDIVISION" DATED AUGUST 31, 2005, BY LANC & 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 1, 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 (DEMS) 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
- CONTOUR LINE
- INDEX CONTOUR LINE
- EDGE 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:
 ALIX STEPHANIE BARRON;
 GIANNI, 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 | 77,658 SF | * 31,683 SF |
| LOT WIDTH | 150 FEET | 219.3 FEET | * 148.5 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 |

* OBTAINED VARIANCE FROM TOWN OF NEW BURGH ZONING BOARD OF APPEALS JULY 28, 2016

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------------------------------|
| 1 | 05/25/16 | REVISED LINE FOR 15' OFFSET TO WELL |
| 2 | 06/23/16 | REVISED BEARINGS AND DISTANCES |
| 3 | 08/01/16 | REVISED TO SHOW ZBA VARIANCES |

| DRAWING STATUS | | ISSUE DATE: | |
|-----------------------------------------------|-----------------------------------|--------------|--------|
| THIS SHEET IS PART OF THE PLAN SET ISSUED FOR | | 08/10/16 | |
| | | 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"/> | ODCD REALTY SUBDIVISION APPROVAL | N/A | OF N/A |
| <input type="checkbox"/> | ODCD 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. BARCOCK, L.S.
 NEW YORK STATE LICENSE # 050830

1 inch = 30 ft.

ENGINEERING & SURVEYING PROPERTIES
 Achieving Successful Results with Innovative Designs

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 DRAWN BY: BDB
 DATE: 03/18/16 SCALE: 1" = 30'
 REVISION: 3 - 08/01/16 TAX LOT: 125-1-13 & 28-1-25

S-1