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STATE OF NEW YORK : COUNTY OF ORANGE
TOWN OF NEWBURGH PLANNING BOARD

----- X
In the Matter of

BARRON/MONACO
(2016-08)

416 Rock Cut Road/26 Copper Rock Road
Section 125; Block 1; Lot 13
R-1 Zone

----- X

INITIAL APPEARANCE
LOT LINE CHANGE

Date: May 19, 2016
Time: 7:41 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
KENNETH MENNERICH
DAVID DOMINICK

ALSO PRESENT: MICHAEL H. DONNELLY, ESQ.
PATRICK HINES
GERALD CANFIELD

APPLICANT'S REPRESENTATIVE: BRIAN BABCOCK

----- X

MICHELLE L. CONERO
10 Westview Drive
Wallkill, New York 12589
(845)895-3018

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CHAIRMAN EWASUTYN: The next item of business this evening is the last item. It's the Barron/Monaco lot line change. It's in an R-1 Zone, located on Rock Cut Road and Copper Rock Road. It's being represented by Brian Babcock of Engineering Properties.

MR. BABCOCK: Good evening. Brian Babcock, Engineering Properties.

A survey from, her name is Stephanie Barron, probably back in 2012 when she purchased the lot, lot number 13 of the Mountain View Subdivision. At that time we did the survey and we discovered that the rear adjoiner, Franco Monaco, actually is possessing part of her land by virtue of a fence and lawn area in the back of her lot. Ms. Barron, she purchased this property. Her mom actually lives here. I don't know if you noticed in the application, Stephanie Nicklen Barron. This is Nicklen here. Mother and daughter.

CHAIRMAN EWASUTYN: Interesting.

MR. BABCOCK: She lives next to her mom. She devised a plan to approach Mr. Franco Monaco about exchanging land to resolve this

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issue so they can both have fee ownership of the land that they occupy.

What we did is we came up with the plan to do a land swap of the portion of the land that's being possessed right now by Franco Monaco for this piece of land down here which adjoins Ms. Barron's mom. Basically I guess she's been probably walking through here. There is a little walking trail or something because of the woods. The two have agreed that if this complies with the Planning Board, they'd like to swap this land. That's the crux of our lot line change.

CHAIRMAN EWASUTYN: It seems like a natural lot line change.

Pat Hines will discuss with you where it may be a little bit more involved than it appears on paper.

Pat.

MR. HINES: I agree. I looked at this at first and said this looks simple, only it's a little more complicated. Lot 25, the Monaco lot, has pre-existing nonconforming bulk requirements for lot area, lot width and one side yard. It currently has a deficient rear yard as well, but

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that will go away should this proceed. Because it's involved in this lot line/subdivision, it loses the protection that it has for those pre-existing nonconforming uses and would require referral to the Zoning Board of Appeals to gain approval for each of those three items, lot area, lot width and one side yard. So it would need to be referred to the ZBA.

MR. BABCOCK: Okay.

MR. HINES: A couple other issues. Tax lot 13, which is the lot on -- the land that's being transferred from the house that fronts on Copper Rock -- or to the house that fronts on Copper Rock from the house that fronts on Rock Cut Road would cause an encroachment to the existing well.

MR. BABCOCK: Right.

MR. HINES: So that lot line may need to be modified. They need fifteen feet.

MR. BABCOCK: I did just check that. I have a black line here where we can meet the fifteen if I just skew that line a little bit.

MR. HINES: So that needs to be done.

And then the portion of the lot

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transferred from Barron, the Copper Rock frontage to the other lot, is encumbered by a conservation easement, and I believe that would continue upon this lot line change. We don't know what restrictions that has.

MR. BABCOCK: Right. Basically the conservation easement is for the Mountain View Subdivision.

MR. HINES: Right. It doesn't go away from this piece of land, so --

MR. BABCOCK: No. I would -- I mean it's kind of difficult now, it has been cleared and it's a lawn. As long as I guess it doesn't -- we'll take a look at that.

MR. HINES: We're going to need that submitted to Mike Donnelly.

MR. BABCOCK: The language for the Mountain View Subdivision?

MR. DONNELLY: If you give us a copy. It was supposed to prevent tree cutting.

MR. BABCOCK: I think the only provision -- I'm laying out a lot of the lots in the subdivision. I believe the only provision was for septic installs. To be honest --

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2 MR. HINES: I think there were tree
3 clearing limitations. The Orange Lake Homeowners
4 Association came out fairly strong when the
5 Mountain Lake Subdivision was proposed. I mean
6 they were offered, not required. Now that they
7 are there, they are --

8 MR. BABCOCK: Yeah.

9 MR. HINES: -- there. I just want to
10 make sure, number one, everyone knows what's
11 involved in this. It may have significant use
12 restrictions on that. Number two, it's going to
13 ride with the land. Whatever transfers that
14 piece or that conservation easement is going to
15 transfer with it. Mike Donnelly is going to need
16 a copy of that.

17 MR. BABCOCK: The only information I
18 can offer about that whole scenario is I wouldn't
19 be surprised if that lawn and that fence was
20 probably there because that was approved and
21 filed.

22 MR. HINES: It may have been. I don't
23 recall there being a fence shown on the plan
24 but --

25 MR. BABCOCK: It wasn't shown on the

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plan but there were other improvements, monuments that we found that are shown on that plan. I don't know. I really don't know.

MR. HINES: I think the biggest hurdle here is the referral to the ZBA because lot 25 loses its protection it currently has as pre-existing nonconforming.

MR. BABCOCK: Okay.

CHAIRMAN EWASUTYN: Mike Donnelly, do you want to give us the language for a referral to the Zoning Board of Appeals for the Barron/Monaco lot line change?

MR. DONNELLY: At the Board's direction I'll write a letter to the Zoning Board referring this application to it for consideration of granting variances for lot area, lot width and one side yard. You will still need to apply directly to the Zoning Board of Appeals.

MR. BABCOCK: Okay.

CHAIRMAN EWASUTYN: I'll move for that motion, to have Mike Donnelly prepare that referral letter to the Zoning Board of Appeals for lot area, lot width and one side yard requirement.

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MR. GALLI: So moved.

MR. DOMINICK: Second.

CHAIRMAN EWASUTYN: I have a motion by Frank Galli. I have a second by Dave Dominick. I'll ask for a roll call vote starting with Frank Galli.

MR. GALLI: Aye.

MR. MENNERICH: Aye.

MR. DOMINICK: Aye.

CHAIRMAN EWASUTYN: Aye.

Anything else?

MR. BABCOCK: Did the Board want to start the SEQRA process tonight? I know you can't declare --

CHAIRMAN EWASUTYN: Michael?

MR. DONNELLY: Those are Type 2 issues for the Zoning Board. We don't need to do a lead agency because I don't think anybody else has approval.

MR. HINES: Because your definition of a lot line is not a subdivision, it does not require submission to Orange County Planning. It's exempt from that as well.

MR. BABCOCK: When I return from the

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ZBA, if I'm so fortunate to get granted the approval, does it seem like something that could possibly the public hearing could be waived on?

MR. DONNELLY: It does not require a public hearing.

MR. BABCOCK: Excellent.

MR. HINES: You'll have one at the ZBA but not here.

MR. BABCOCK: Okay.

MR. HINES: We will have to send out a notice. The Town of Newburgh has -- your office is familiar with it -- a requirement to give notice to adjoining land owners prior to coming back. There will be a notice provision --

MR. BABCOCK: Okay.

MR. HINES: -- that we need to mail out.

MR. BABCOCK: All right. That's it?

MR. GALLI: If you do get a lot of opposition at the Zoning Board we could possibly have a public hearing.

MR. BABCOCK: All right. Thank you.

(Time noted: 7:50 p.m.)

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C E R T I F I C A T I O N

I, MICHELLE CONERO, a Notary Public
for and within the State of New York, do hereby
certify:

That hereinbefore set forth is a
true record of the proceedings.

I further certify that I am not
related to any of the parties to this proceeding by
blood or by marriage and that I am in no way
interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this ^ day day of ^ Month 2016.

Michelle Conero

MICHELLE CONERO



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)
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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

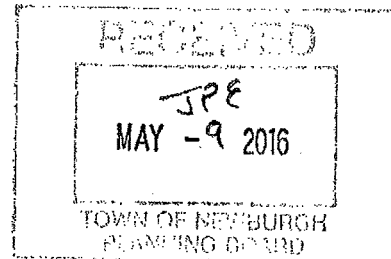


www.EngineeringPropertiesPC.com
71 Clinton Street
Montgomery, NY 12549
phone: (845) 457-7727
fax: (845) 457-1899

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
Acreege 0.67 **School District** Walkill

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

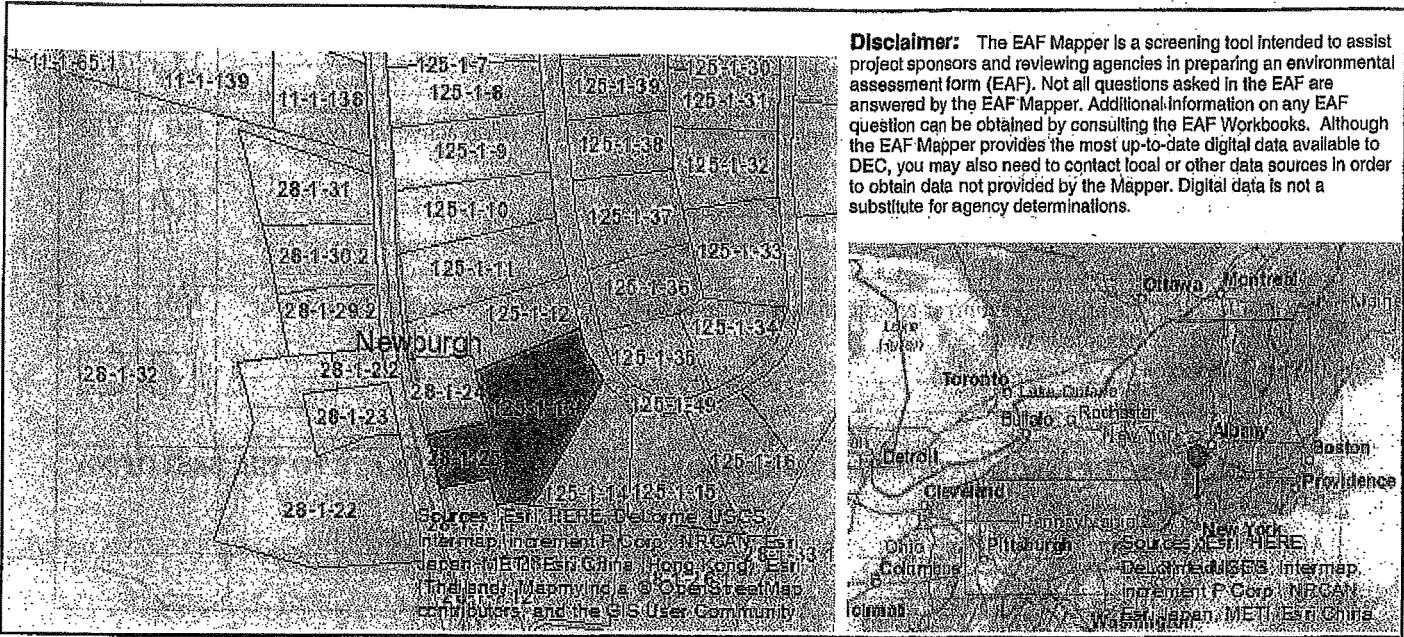
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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"/>
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			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?	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: 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?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	<input 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"/>	No Construction Proposed	
	<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 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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</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?</p> <p>If Yes, describe: _____</p> <p>_____</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?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: Ross Winglovitz, PE</p>		<p>Date: 05/04/2016</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]	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. Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees
4. Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

1. Name and address of applicant
2. Name and address of owner (if different from applicant)
3. Subdivision or Site Plan and Location
4. Tax Map Data (Section-Block-Lot)
5. Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. ^{NA} Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. Date of plan preparation and/or plan revisions
9. Scale the plan is drawn to (Max 1" = 100')
10. North Arrow pointing generally up

11. Surveyor,s Certification
12. Surveyor's seal and signature
13. Name of adjoining owners
14. ^{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. Metes and bounds of all lots
18. Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. Show existing or proposed easements (note restrictions)
20. Right-of-way width and Rights of Access and Utility Placement
21. ^{N/A} Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. Lot area (in sq. ft. for each lot less than 2 acres)
23. Number of lots including residual lot
24. ^{N/A} Show any existing waterways
25. ^{N/A} A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. ^{N/A} Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. Show topographical data with 2 or 5 ft. contours on initial submission

30. 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):

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.

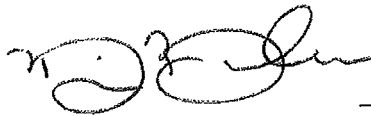
The applicant hereby acknowledges, consents, and agrees to the above.

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.)

