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CONSULTING ENGINEERS D.P.C.

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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: LOT LINE LANDS OF CARPENTER AND LOPEZ
PROJECT NO.: 11-10
PROJECT LOCATION: SECTION 2, BLOCK 2, LOTS 22.31 & 31
PROJECT REPRESENTATIVE: BROOKS & BROOKS
REVIEW DATE: 29 MAY 2014
MEETING DATE: 5 JUNE 2014

1. The Applicants have received all required variances for the lot line change which involves the transfer of 0.05 acres of land between adjoining parcels to adjust a driveway and landscaping issue between the lots. Based on the receipt of the required variances, this office has no additional comments regarding this matter.

Respectfully submitted,

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

Patrick J. Hines
Associate

REGIONAL OFFICES

• 111 Wheatfield Drive • Milford, Pennsylvania 18337 • 570-296-2765 •
• 540 Broadway • Monticello, New York 12701 • 845-794-3399 •



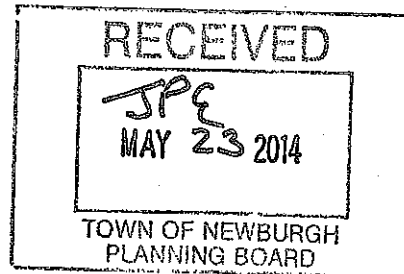
FILE COPY

11 Main Street Highland, NY 12528

www.brooksandbrooks.us
845-691-7339 phone 845-691-7166 fax

MEMORANDUM

TO: Town of Newburgh Planning Board
FROM: Brooks & Brooks Land Surveyors, P.C.
RE: Carpenter Lopez Lot Line Revision, Our file #7994
Town Project No. 2011-10
DATE: May 22, 2014



Applicants William A. & Debra A. Carpenter, with applicant Valerie Lopez, respectfully request placement on your next available agenda to continue to pursue the proposed Lot Line Revision between their parcels of land situate on Decker Road.

The application was originally submitted in February of 2011, and due to numerous variances required, the application was referred to the Zoning Board of Appeals as per the attached letter prepared by Michael H. Donnelly. The applicants received all the required variances on March 27, 2014, and now seek to finalize the Lot Line Revision.

Thank you in advance for your consideration, and if you required additional information, please do not hesitate to contact me.

Patti Brooks

MAY 27 2014

Dickover, Donnelly, Donovan & Biagi, LLP
Attorneys and Counselors at Law

James B. Biagi
David A. Donovan
Michael H. Donnelly
Robert J. Dickover

28 Bruen Place
P.O. Box 610
Goshen, NY 10924
Phone (845) 294-9447
mail@dddblaw.com
Fax (845) 294-6553
(Not for Service of Process)

Successor Law Firm To:
Alexander Appelbaum, P.C., Florida, N.Y. (1915-1988)
Ludmerer & Vurno, Esqs., Warwick, N.Y.

June 3, 2011

Town of Newburgh Zoning Board of Appeals
308 Gardnertown Road
Newburgh, New York 12550

RE: Carpenter/Lopez Subdivision 11.10
2-2-22.31 & 2-2-31
Zone R-R

Members of the Board:

I write to you on behalf of and at the direction of the Town of Newburgh Planning Board. The above referenced applicant appeared before the planning board during its meeting on May 19, 2011 [or board business meeting of June 2, 2011]. The owners of these side-by-side residential properties propose to relocate the boundary line between them. Both lots are presently non-complying with bulk table requirements in some respect. The proposal will, however, reduce one of the items of noncompliance, leaving all others the same. As outlined in the attached documents, a variance might be required here. If so, the variances required are as follows:

- Lopez: lot area, lot width, lot depth and front yard setback (2 front yards);
- Carpenter: lot area, lot width, accessory structure in front yard, one side yard, both side yards and lot surface coverage.

The planning board has no particular concerns to bring to your attention.

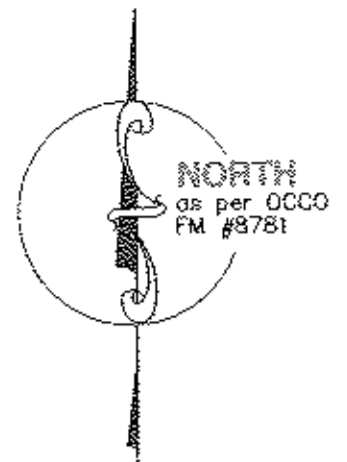
Very truly yours,



MICHAEL H. DONNELLY

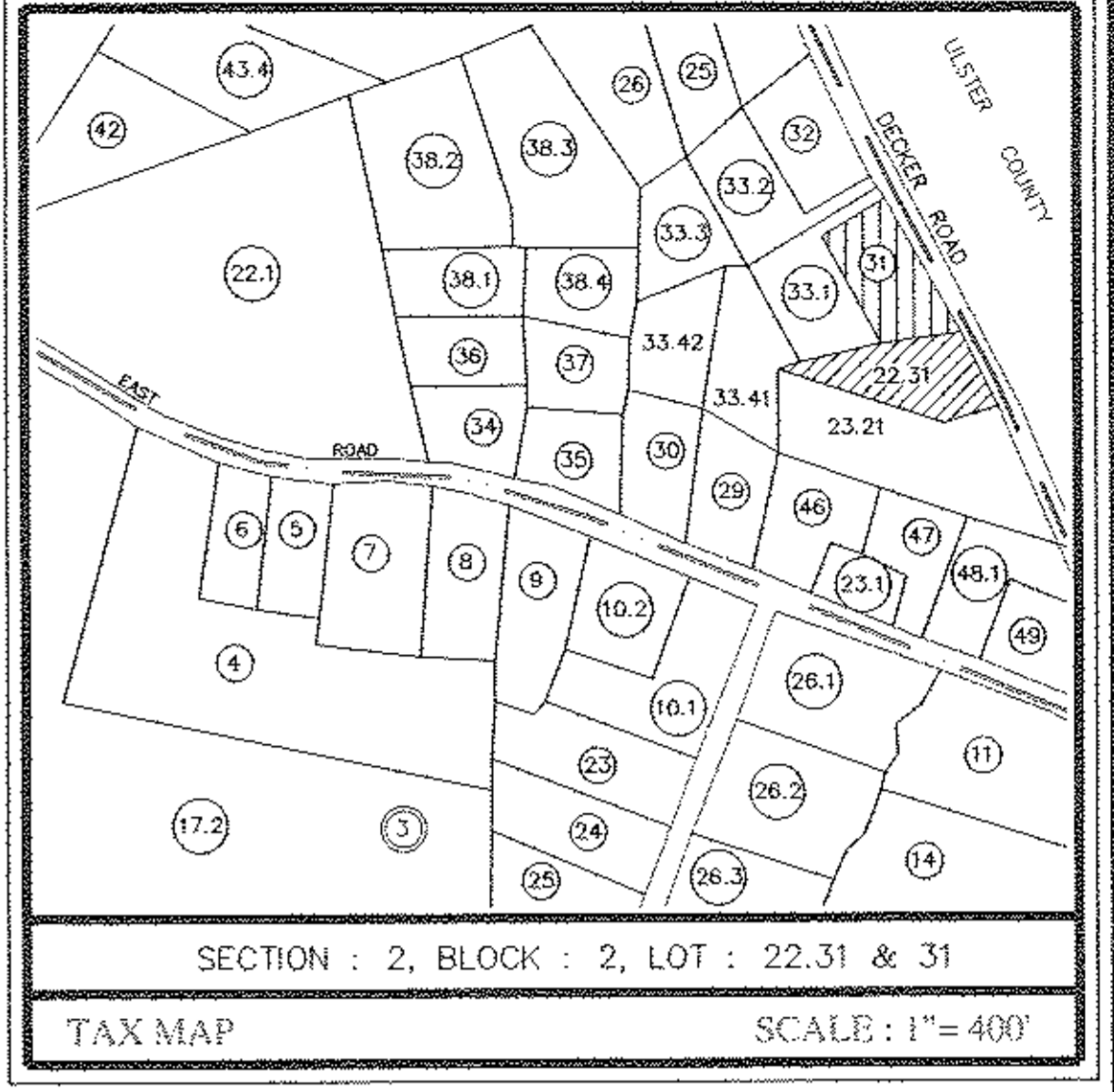
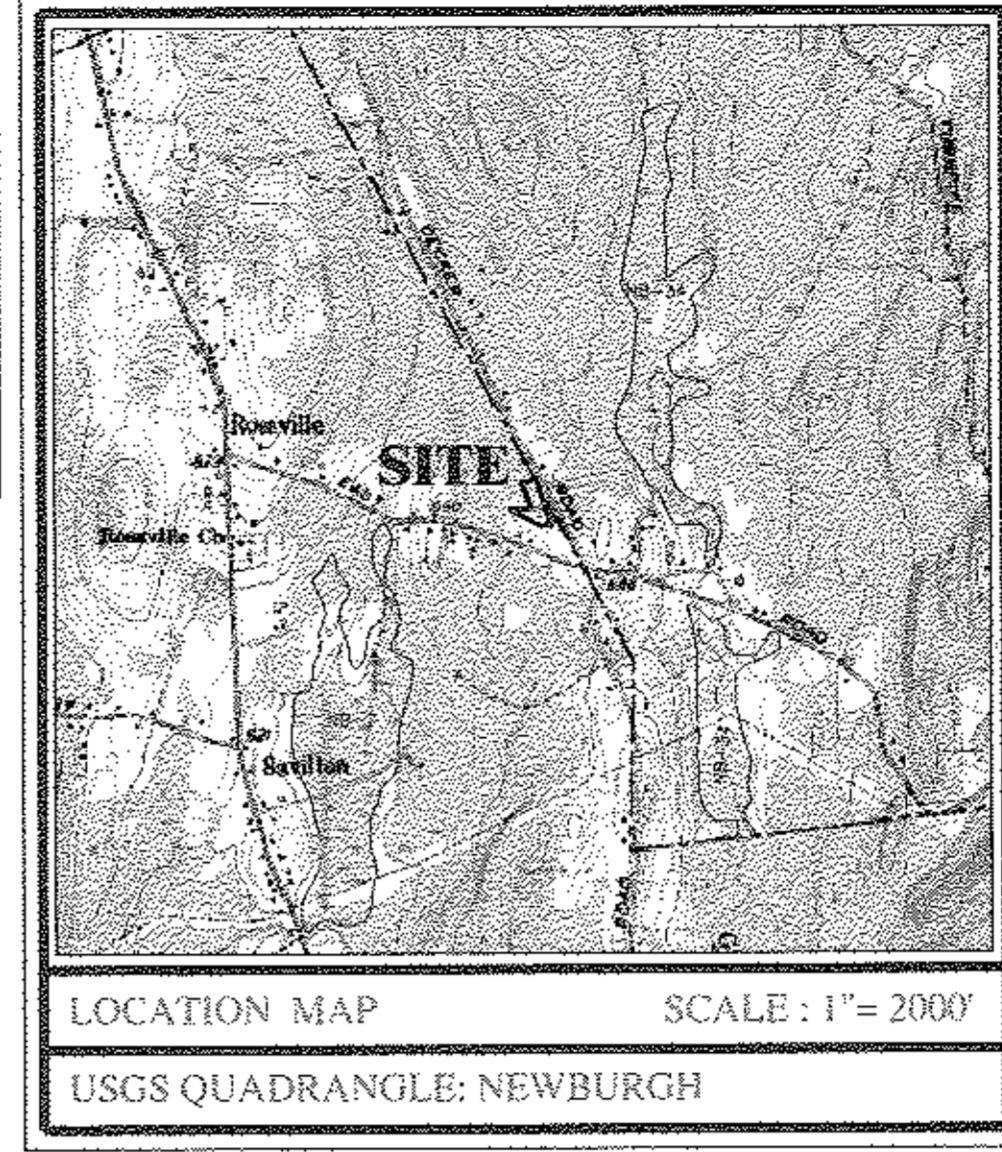
MHD/lrm

Cc: Town of Newburgh Planning Board
Brooks & Brooks Land Surveyors, P.C.



- LEGEND**
- MAILBOX
 - DRILLED WELL
 - REBAR
 - UTILITY BOX
 - UTILITY POLE
 - UTILITY LINE
 - STONE WALL
 - WOOD FENCE
 - TREES

ZONING DISTRICT	RR Required	LOT 1		LOT 2	
		Existing	Proposed	Existing	Proposed
MINIMUM LOT AREA	2 ACRES	1.08 Ac	1.03 Ac	1.01 Ac	1.06 Ac
MINIMUM LOT WIDTH	200'	158.5'	158.5'	171'	188.7'
MINIMUM LOT DEPTH	300'	304.8'	291.4'	366'	366'
MINIMUM FRONT YARD SETBACK	60'	58.6'	58.6'	116.7'	116.7'
MINIMUM SIDEYARD SETBACK	50'/100'	50.1'/110.2'	50.1'/110.2'	38.6'/80.5'	38.6'/98.7'
MINIMUM REARYARD SETBACK	100'	220.2'	207.4'	255'	255'
MAXIMUM BUILDING HEIGHT	35'	35'	35'	35'	35'
MAXIMUM BUILDING COVERAGE	10%	3%	3%	4%	4%
MAXIMUM SURFACE COVERAGE	10%	7%	7%	13%	12%



LOT 1 Variances Granted on 27 March, 2014:
 Area : 0.97 Acres
 Lot Width: 41.5'
 Lot Depth: 8.6'
 Frontyard Setback: 1.4'

LOT 2 Variances Granted on 27 March, 2014:
 Area : 0.94 Acres
 Lot Width: 11.3'
 Sideyard Setback:
 One side: 11.4'
 Combined: 1.3'
 Lot Surface coverage: 2%
 Accessory structure in front yard

TOTAL AREA : 2.09 ACRES

NOTES:

- 1) Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's Seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
- 2) Only copies from the original of this survey marked with an original of the Land Surveyor's inked seal or his/her embossed seal shall be considered to be valid true copies.
- 3) Subject to all rights of ways and easements of record.
- 4) Subject to whatever state of facts a complete Search of Title may reveal.
- 5) Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Professional Land Surveyors as adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.
- 6) Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.
- 7) Subject to covenants, easements, restrictions, conditions and agreements of record.
- 8) Road line shown hereon based on Reference Maps 1 and 2.
- 9) Survey completed with snow conditions of 12"-16" of snow cover.
- 10) Adjoiner property house locations based on NYS GIS Orthophotos dated spring 2009 and are approximate.

DEED REFERENCE:

TM Lot 22.31
 Rita Sims
 - to -
 William A. & Debora A. Carpenter
 Deed Liber 3909 Page 018
 Dated 30 September, 1993

TM Lot 31
 Alexander A. & Valerie F. Lopez
 - to -
 Valerie F. Lopez
 Deed Liber 11389 Page 1075
 Dated 18 February, 2004

RECORD OWNER:

William A. & Debora A. Carpenter
 27 Decker Road
 Walkill, NY 12589

Valerie F. Lopez
 1 Ulster Terrace
 Walkill, NY 12589

MAP REFERENCE:

- 1) Tax Lot 22.31 being Lot 1 as designated on a map entitled "Subdivision Plan of Lands of Robert E. Lorenzen" filed with the Orange County Clerk's Office on 09 July, 1987 as Filed Map No.8372, and is subject to all provisions noted thereon.
- 2) Tax Lot 31 being Lot 3 as designated on a map entitled "Subdivision Plan of Lands of Robert G. Barger" filed with the Orange County Clerk's Office on 24 March, 1988 as Filed Map No.8781, and is subject to all provisions noted thereon.



BROOKS & BROOKS
 Land Surveyors, P.C.

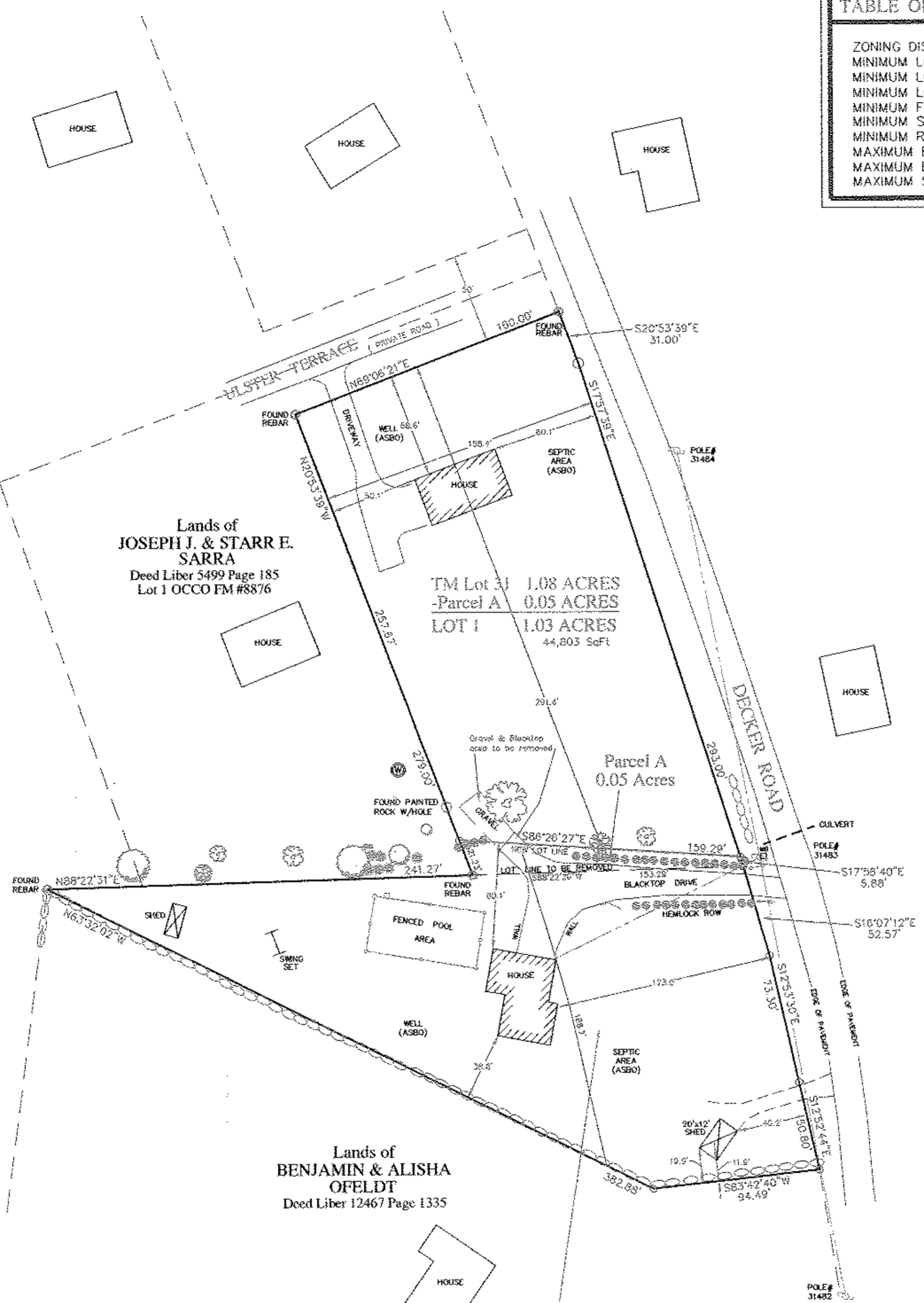
11 Main Street,
 Highland, NY 12528
 845-691-7339

Patricia Pauli Brooks, L.S. Registration No. 49795
 Richard C. Brooks, L.S. Registration No. 49600

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on 27 January, 2011 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors.

By: Patricia Pauli Brooks, L.S. map check 10-09-13
 © Copyright, 2011, by Brooks and Brooks, L.S., P.C. planning sheet 10-09-13
 02 February, 2011 JOB#7954, DRAWING 79541R.DWG clear sheet 7-12-11

REVISED: 22 May, 2014 -- add notes for variances granted
 REVISED: 10 October, 2013 -- general revisions
 REVISED: 09 July, 2013 -- add note 11
 REVISED: 18 May, 2011 -- correct sq. ft. values/variance table



OWNERS CERTIFICATION

The undersigned, owner or owner's authorized representative of the property shown on this plat, does hereby certify that he/she has reviewed this plat, is familiar with this map, its contents and its notes and hereby consents to all said terms and conditions as stated hereon and agrees to file this map with the Orange County Clerk.

 Signature Date

 Signature Date

 Signature Date

PLANNING BOARD ENDORSEMENT

Town Project #2011-10

Approved by resolution of the Planning Board of the Town of Newburgh, subject to all conditions and requirements of said resolution. Any change, erasure, modification, or revision of this plat as approved shall void this approval.

 Chairperson - Town Planning Board Date

MAP OF LOT LINE REVISION
 BETWEEN LANDS OF
WILLIAM A. & DEBORA A. CARPENTER
 AND LANDS OF
VALERIE F. LOPEZ

SITUATE
 TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK

GRAPHIC SCALE (IN FEET)
 1 inch = 50 ft.