



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

**PROJECT NAME:** CIAFFIONE LOT LINE CHANGE  
**PROJECT NO.:** 24-14  
**PROJECT LOCATION:** SECTION 47, BLOCK 1, LOTS 72.1, 72.2 & 72.3  
**REVIEW DATE:** 7 OCTOBER 2024  
**MEETING DATE:** 17 OCTOBER 2024  
**PROJECT REPRESENTATIVE:** ACES/JONATHAN MILLEN, LLS

1. The project received variances from the Zoning Board of Appeals at the 26 September 2024 Board of Appeals meeting.
2. The Highway Superintendents comments regarding the existing driveway access to Gardnertown Road should be received.
3. Lot line changes are Type II Actions under SEQRA. No further SEQRA action by the Planning Board is required.
4. Lot line changes are not considered subdivision based on a review of the Town Code. Project results in three existing lots becoming two lots.
5. No new construction is proposed.

Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in blue ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines  
Principal

A handwritten signature in black ink, appearing to read 'Michael W. Weeks'.

Michael W. Weeks, P.E.  
Principal

PJH/kbw

**NEW YORK OFFICE**

33 Airport Center Drive, Suite 202, New Windsor, NY 12553  
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

**PENNSYLVANIA OFFICE**

111 Wheatfield Drive, Suite 1, Milford, PA 18337  
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

