



**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: 14 JUNE 2024
MEETING DATE: 20 JUNE 2024
PROJECT REPRESENTATIVE: ACES/JONATHAN MILLEN, LLS

1. The proposed lot line adjustment will take three (3) existing lots combining them to become two (2) lots in the R-1 Zone. Each of the resulting lots will contain existing two-family residences. Numerous Zoning Bulk Requirements are not met in the existing and proposed condition:
 - Lot 1:
 - 1) Normal lot area-38,545.7 proposed where 100,000 sq. ft. is required.
 - 2) Side Yard – 29 ft. proposed where 30 ft. is required.
 - 3) Maximum lot surface coverage 23.77 % proposed where 20% is required.
 - Lot 2:
 - 1) Minimum lot area – 27,358.8 provided where 100,000 sq. ft. required.
 - 2) Side Yard – 20.2 ft. provided where 30 ft. is required.
 - 3) Lot width – 119 ft. proposed where 150 ft. is required.
2. Adjoiner’s Notices must be circulated.
3. Highway Superintendents comments regarding the existing driveway access to Gardnertown Road should be received.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines
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



ACES

Automated Construction Enhanced Solutions, Inc.

Professional Land Surveying • GPS Services • Engineering Surveying & CAD Consulting

Town of Newburgh
Planning Board
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

RECEIVED
05/31/24
MAY 31 2024
#24-14
MHE Engineering, D.P.C.

Attn: John Ewasutyn, Chairman

PROJECT SUMMARY:

Type: Lot Line Revision

Owners: Danielle Marie Ciaffone and Michael Andrew Ciaffone

Location: 2 Whisper Lane, 2 Whisper Lane and 4 Whisper Lane

Tax Parcel: SBL: 47-1-72.2, 47-1-72.3, and 47-1-72.1

Zoning: R-1 District- Schedule 3 – Use D.9

Water & Sewer Service: Private Water & Well - Town Sewer (both residences)

ACES Project : 23080CIA

Town Project Number: 24-14

PROJECT NARRATIVE

This project involves a Lot Line Revision wherein we are proposing taking three tax parcels (two existing two family residential, and one vacant), and comprising them into two residential lots. The existing parcels are *Zoned Residential 1*. The bulk zoning requirements for both proposed parcels will require *area variances for minimum lot area, side yard setbacks, and lot width (are all existing non-conforming conditions)*. As such, there will be a request for a hearing by the Zoning Board of Appeals for both proposed parcels.

Each residence is serviced by Town Sewer. The parcel fronting on S. Plank Road has Town Water while the other fronting on Gardnertown has a well.

There are no proposed improvements.

Please find attached ten *Plans Sets*. On additional plan set will be delivered directly to Pat Hines' office. PDF versions of all items will be submitted electronically via e-mail to the Town as well as to Pat Hines (Review Engineer) and Dominick Cordisco Town Attorney.

Respectfully Yours,




Jonathan N. Millen, L.L.S., President

Integrity • Trust • Commitment • Excellence • Reliability • Community • Service
Boundary • Geodetic/GPS • As-Built • Construction • FEMA/Flood Map • Site Planning • Subdivision • ALTA/ASCM • Route/ROW • Landfills
1229 Route 300 • Suite 4 • Newburgh, NY 12550
Office: 845-943-7198 • Field: 914-906-8830
E-Mail: JMillenLLS@accessurveying.com Web: [www://accessurveying.com](http://www.accessurveying.com)

**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:** 24-14
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):

Lot Line Revision of the lands of Ciaffone

2. Owner of Lands to be reviewed:

Name Danielle Marie Ciaffone & Michael Andrew Ciaffone

Address 643 Gardnertown Road Newburgh NY 12550

2 Whisper Lane Newburgh NY 12550

Phone _____

3. Applicant Information (If different than owner):

Name Danielle Marie Ciaffone

Address 643 Gardnertown Road Newburgh NY 12550

Representative _____

Phone _____

Fax _____

Email _____

4. Subdivision/Site Plan prepared by:

Name Jonathan N. Millen, LLS/ACES

Address 1229 Route 300 - Suite 4 - Newburgh, NY 12550

Phone/Fax 845-943-7198

5. Location of lands to be reviewed:

643 Gardnertown Road & 2 Whisper Lane

6. Zone R-1

Acreage _____

Fire District Orange Lake

School District Newburgh

7. Tax Map: Section 47 **Block** 1 **Lot** 72.1, 72.2 & 72.3

8. Project Description and Purpose of Review:

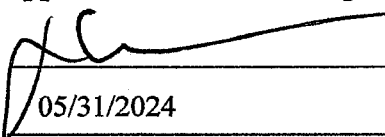
Number of existing lots 3 Number of proposed lots 2
Lot line change _____
Site plan review _____
Clearing and grading _____
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) No easements, however both proposed parcels are subject to multiple flood & wetland restrictions.

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 Professional Land Surveyor
Date: 05/31/2024

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.

TOWN OF NEWBURGH PLANNING BOARD

Lot Line Revisions of the lands of Ciaffone

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. 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. Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. Flood plain boundaries
16. N/A 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. N/A Show existing or proposed easements (note restrictions)
20. N/A 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. 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. N/A Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. 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. 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. 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: Jonathan N. Millen
Licensed Professional

Date: 05/31/2024

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.

Danielle Marie Ciaffone

APPLICANT'S NAME (printed)

Danielle Ciaffone

APPLICANTS SIGNATURE

05/31/24

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

(OWNER) Danielle Marie Ciaffone, **DEPOSES AND SAYS THAT HE/SHE**

RESIDES AT 643 Gardnertown Road Newburgh, NY 12550

IN THE COUNTY OF Orange

AND STATE OF NY

AND THAT HE/SHE IS THE OWNER IN FEE OF 643 Gardnertown Road &

SBL 47-1-72.2

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Jonathan N. Millen, LLS/ACES **IS AUTHORIZED**

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED:

5/21/2024

Danielle Ciaffone
OWNERS SIGNATURE

Danielle Marie Ciaffone

OWNERS NAME (printed)

M. Ciaffone
WITNESS' SIGNATURE

**NAMES OF ADDITIONAL
REPRESENTATIVES**

Michael Ciaffone
WITNESS' NAME (printed)

PROXY

(OWNER) Michael Andrew Ciaffone, **DEPOSES AND SAYS THAT HE/SHE**

RESIDES AT 2 Whisper Lane Newburgh NY 12550

IN THE COUNTY OF Orange

AND STATE OF NY

AND THAT HE/SHE IS THE OWNER IN FEE OF _____

2 Whisper Lane Newburgh NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Jonathan N. Millen, LLS/ACES **IS AUTHORIZED**

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 5/21/2024

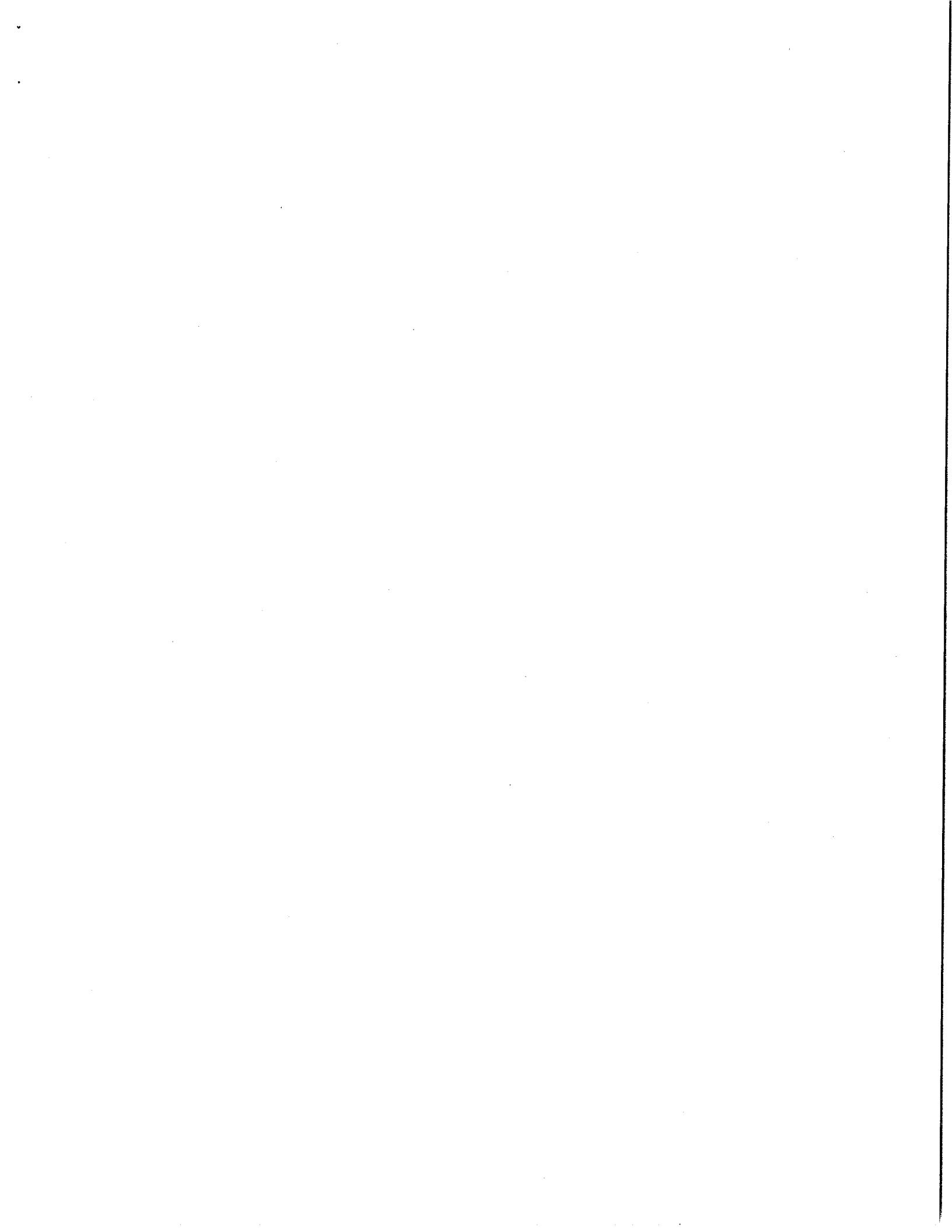
Michael Ciaffone
OWNERS SIGNATURE

Michael Andrew Ciaffone
OWNERS NAME (printed)

Danielle Ciaffone
WITNESS' SIGNATURE

**NAMES OF ADDITIONAL
REPRESENTATIVES**

Danielle Ciaffone
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.

05/31/24

DATED

Danielle Marie Ciaffone

APPLICANT'S NAME (printed)

Danielle Ciaffone

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:

 ✓ **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
 PLANNING BOARD
 ZONING BOARD OF APPEALS
 ZONING ENFORCEMENT OFFICER
 BUILDING INSPECTOR
 OTHER

 DATED

 INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

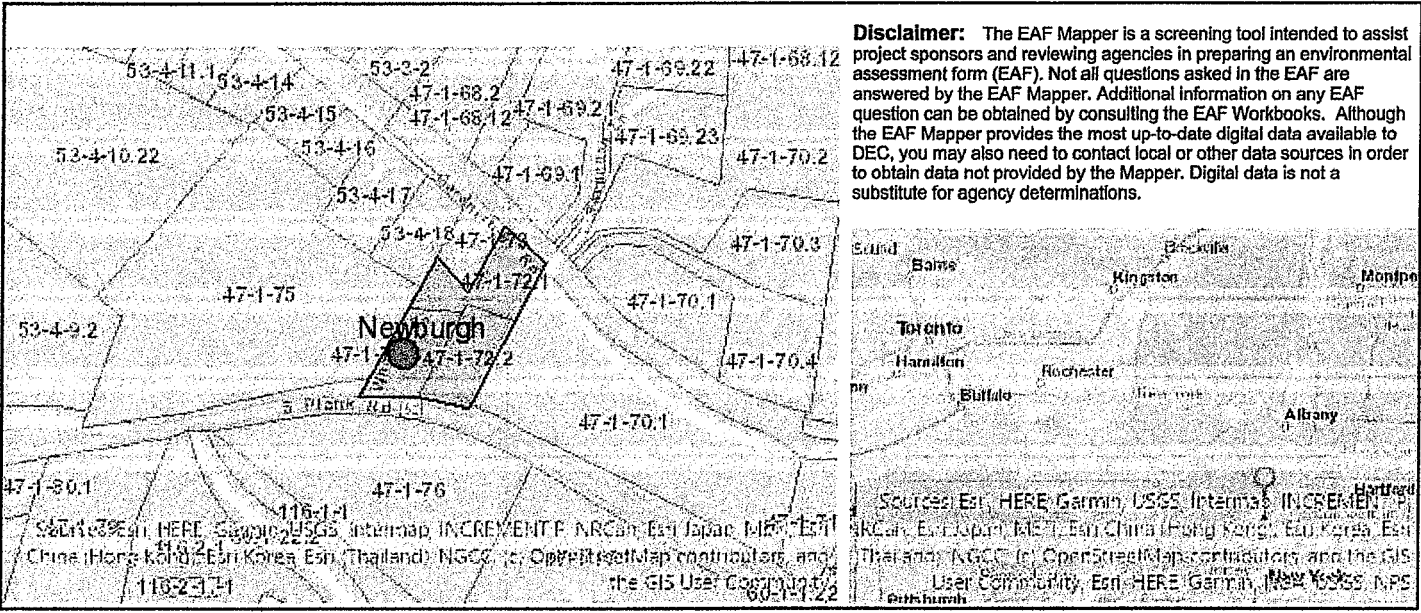
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Lot Line Revision of the Lands of Ciaffone			
Project Location (describe, and attach a location map): 2 / 4 Whisper Lane & 643 Gardnertown Road			
Brief Description of Proposed Action: Proposed lot line change between 3 existing lots. The 3 existing lots are to be consolidated into 2 lots. No development or improvements are proposed at this time.			
Name of Applicant or Sponsor: Danielle Marie Ciaffone		Telephone: 845-943-7198 E-Mail: Dm.ciaffone@gmail.com	
Address: 643 Gardnertown Road			
City/PO: Newburgh		State: NY	Zip Code: 12550
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 type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.6 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?		1.6 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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?	NO	YES	
If Yes, identify: _____	<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	
b. Are public transportation services 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 the 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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<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?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
_____ _____			

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban</p>		
<p>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?</p> <p>Indiana Bat</p>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>16. Is the project site located in the 100-year flood plan?</p>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p> a. Will storm water discharges flow to adjacent properties?</p> <p> b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</p> <p>If Yes, explain the purpose and size of the impoundment: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<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>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<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>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: Jonathan N. Millen, LLS Date: 05/31/2024</p> <p>Signature: <u>Jonathan N. Millen</u> Title: <u>Attorney</u></p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

Wappingers Falls, NY 12590-5305

5/30/2024 Date

Pay to the Order of The town of Newburgh \$ 2000.00
two thousand dollars Dollars



America's Most Convenient Bank 2 Whisper Ln.

For Escrow fee Michael A. Ciuffone

⑆026013673⑆ 4343392877⑆ 0588

Harland Clarke AMERICA THE BEAUTIFUL

Michael A Ciuffone
Maria J Ciuffone
9 Franton Dr
Wappingers Falls, NY 12590-5305

5/30/2024 Date

587
1-1367260
744

Pay to the Order of The town of Newburgh \$ 550.00
Five hundred and fifty dollars Dollars



America's Most Convenient Bank 2 Whisper Ln

For Application fee Michael A. Ciuffone

⑆026013673⑆ 4343392877⑆ 0587

Harland Clarke AMERICA THE BEAUTIFUL

REQUEST FOR 500' VARIANCE LIST

DATE: 05/28/24

To whom it may concern:

I, Raymond B McKeever, am requesting a 500' variance list from my property located at _____, also

known as SBL: 47-1-72.1

72.2
72.3

You may reach me at (845) 313-4669 if you have any questions.

Thank you.

Raymond B McKeever

Signature

334600 47-1-68.12
Gizzarelli, Louis
16 Sylvan Pard Dr
Newburgh NY, 12550

~~334600 116-2-1-12
Parker, Gary
158 Isis Dr
Newburgh NY, 12550~~

~~334600 116-2-1-8
Young, Juanita
176 Isis Dr
Newburgh NY, 12550~~

334600 47-1-72.1
Ciaffone, Danielle Marie
4 Whisper Ln
Newburgh NY, 12550

334600 47-1-69.22
Alpert-Crohn, Sherri
10 Savannah Ln
Newburgh NY, 12550

~~334600 116-2-1-6
Tillman-Williams, Tina
170 Isis Dr
Newburgh NY, 12550~~

334600 47-1-77
Loyal Dog Farm LLC
309 S Plank Rd
Newburgh NY, 12550

334600 47-1-70.2
Klein, Rebecca
636 Gardnertown Rd
Newburgh NY, 12550

~~334600 116-2-1-1
Downes, Norman F
180 Isis Dr
Newburgh NY, 12550~~

334600 53-4-14
Quizhpi Lihuhichuzhca, Luis
659 Gardnertown Rd
Newburgh NY, 12550

334600 47-1-73
Neal, Jonathan
645 Gardnertown Rd
Newburgh NY, 12550

~~334600 116-2-1-8
Douglas, Mercedes
164 Isis Dr
Newburgh NY, 12550~~

334600 60-1-22.2
Normil, Jeffry
3241 Steele St Ste 1
Memphis TN, 38127

334600 47-1-75
Bond, Thomas M
653 Gardnertown Rd
Newburgh NY, 12550

~~334600 116-2-1-11
Smallwood Trv. Living Trust, Ronald
160 Isis Dr
Newburgh NY, 12550~~

334600 116-2-1

see attached Condo list

~~334600 116-2-1-5
Pikor Family Trust
172 Isis Dr
Newburgh NY, 12550~~

334600 47-1-68.2
Billings, Eric
648 Gardnertown Rd
Newburgh NY, 12550

334600 47-1-70.1
Anderson, Janice
15 Stirrup Dr
Newburgh NY, 12550

334600 47-1-70.4
Stark, Laura S
642 Gardnertown
Newburgh NY, 12550

334600 53-3-3
Santillo, Timothy A
650 Gardnertown Rd
Newburgh NY, 12550

~~334600 116-2-1-4
Andujar, Rafael A
174 Isis Dr
Newburgh NY, 12550~~

**Town of Newburgh
Office of the Assessor
1496 Route 300
Newburgh, NY 12550**

334600 47-1-69.1
Cooke, Shannon
644 Gardnertown Rd
Newburgh NY, 12550

334600 47-1-76
J6 Construction & Development, Corp.
23 Teneyck Ave
Greenwood Lake NY, 10925

334600 53-3-2
Santillo, Timothy A
650 Gardnertown Rd
Newburgh NY, 12550

334600 53-4-16
Bond, Thomas M
653 Gardnertown Rd
Newburgh NY, 12550

334600 47-1-69.21
Loja, Jose Lema
9 Savannah Ln
Newburgh NY, 12550

334600 47-1-69.23
Curiale, Peter
8 Savannah Ln
Newburgh NY, 12550

334600 47-1-79
Vandermast, Leonard
6213 Marbella Blvd
Apollo Beach FL, 33572

334600 53-3-1
Ventura, Sergio
654 Gardnertown Rd
Newburgh NY, 12550

ADORE Speckley

SEC 47 BLK 1 LOT 72.1, 72.2 & 72.3

334600 53-4-17
Dunn, Jacqueline
651 Gardnertown Rd
Newburgh NY, 12550

~~334600 116-2-1-7
Frederick, Eve
47 Pear Tree Ln
Franklin Park NJ, 08823~~

334600 53-4-18
Clark, Judy
P.O. Box 76
Rosendale NY, 12472

~~334600 116-2-1-10
Rivers, Joe L
162 Isis Dr
Newburgh NY, 12550~~

334600 116-1-1

See Attached Condo List

~~334600 116-2-1-2
Brown, Deborah
178 Isis Dr
Newburgh NY, 12550~~

~~334600 116-2-1-8
Slattery Family Trust, Marilyn M
166 Isis Dr
Newburgh NY, 12550~~

334600 47-1-70.3
Diaz, Brittany
638 Gardnertown Rd
Newburgh NY, 12550

334600 47-1-72.2
Ciaffone, Danielle Marie
2 Whisper Ln
Newburgh NY, 12550

334600 47-1-72.3
Ciaffone, Michael Andrew
2 Whisper Ln
Newburgh NY, 12550

334600 53-4-10.22
Serinsky, Michael
P.O. Box 1149
Newburgh NY, 12551

334600 53-4-15
Bond, Thomas M
653 Gardnertown Rd
Newburgh NY, 12550

**Town of Newburgh
Office of the Assessor
1496 Route 300
Newburgh, NY 12550**

Rose Steyer


SECRET BLK 1 LOT 72.1, 72.2 & 72.3

116-1-1.-1
Byfiels, Gamal
156 Delafield Ln
Newburgh, NY 12550

116-1-1.-4
Kaplowitz, Daniel S.
150 Delafield Ln Unit 15D
Newburgh, NY 12550

116-1-1.-7
Headley, Ronald E.
144 Delafield Ln
Newburgh, NY 12550

116-1-1.-10
Walton, Gary
177 Nagle Ave
New York, NY 10034

116-1-1.-13
Davis Irrv. Living Trust, Linda J.
132 Delafield Ln
Newburgh, NY 12550

116-1-1.-16
Haugland, Nina O.
126 Delafield Ln
Newburgh, NY 12550

116-1-1.-19
Yerby, Paula
120 Delafield Ln 18C
Newburgh, NY 12550

116-1-1.-22
Barksdale, Anthony E.
114 Delafield Ln
Newburgh, NY 12550

116-1-1.-25
Agyemang f/k/a Sarfo, Linda
108 Delafield Ln
Newburgh, NY 12550

116-1-1.-28
Velez, Anibal
102 Delafield La
Newburgh, NY 12550

116-1-1.-2
Nivar, Wilson R. Jr
3 Van Cortlandt Cir
Beacon, NY 12508

116-1-1.-5
Caines, Twila V.
148 Delafield Ln
Newburgh, NY 12550

116-1-1.-8
Smith, Dominique
142 Delafield Ln
Newburgh, NY 12550

116-1-1.-11
Payne, Roger
136 Delafield Ln
Newburgh, NY 12550

116-1-1.-14
Wade, Denise L.
130 Delafield Ln
Newburgh, NY 12550

116-1-1.-17
Sterling, Taurice
124 Delafield Ln 18A
Newburgh, NY 12550

116-1-1.-20
Watson, Jeannie
118 Delafield Ln
Newburgh, NY 12550

116-1-1.-23
Patterson, Lonnie L.
112 Delafield Ln Unit 19A
Newburgh, NY 12550

116-1-1.-26
Antoine, Simone
106 Delafield Ln
Newburgh, NY 12550

116-1-1.-29
Sherman, Diane
149 Delafield Ln
Newburgh, NY 12550

116-1-1.-3
Armstrong, Cheryl
152 Delafield Ln
Newburgh, NY 12550

116-1-1.-6
Rice, Vanessa M.
146 Delafield Ln
Newburgh, NY 12550

116-1-1.-9
McPhail, Sean
140 Delafield Ln
Newburgh, NY 12550

116-1-1.-12
Lockett, Roderick
134 Delafield Ln 17B
Newburgh, NY 12550

116-1-1.-15
Montgomery, Bruce O. Sr.
128 Delafield Ln
Newburgh, NY 12550

116-1-1.-18
Fryar, Gloria
122 Delafield Ln
Newburgh, NY 12550

116-1-1.-21
Williams, Carole
116 Delafield Ln
Newburgh, NY 12550

116-1-1.-24
Greene, Nia D.
110 Delafield Ln
Newburgh, NY 12550

116-1-1.-27
Sutton, Mary Ellen
104 Delafield Ln
Newburgh, NY 12550

116-1-1.-30
Lang, Frankie L.
147 Delafield La
Newburgh, NY 12550

**Town of Newburgh
Office of the Assessor
1496 Route 300
Newburgh, NY 12550**

*Done 5/29/24
(Signature)*

SEC 47 BLK 1 LOT 72.1, 72.2 & 72.3

116-1-1.-31
Gerczak, Jill D.
145 Delafield Ln
Newburgh, NY 12550

116-1-1.-34
Simon, Joy
135 Delafield La
Newburgh, NY 12550

116-1-1.-37
Watson, Vivian
129 Delafield Ln
Newburgh, NY 12550

116-1-1.-40
Sayed, Sanghee
123 Delafield Ln
Newburgh, NY 12550

116-1-1.-43
Mitchell Davis, Toia
PO Box 310
Poughquag, NY 12570

116-1-1.-46
Antoine, Brigitte
109 Delafield Ln
Newburgh, NY 12550

116-2-1.-1
Downes, Norman F.
180 Isis Dr
Newburgh, NY 12550

116-2-1.-4
Andujar, Rafael A.
174 Isis Dr
Newburgh, NY 12550

116-2-1.-7
Frederick, Eve
47 Pear Tree Ln
Franklin Park, NJ 08823

116-2-1.-10
Rivers, Joe L.
162 Isis Dr
Newburgh, NY 12550

116-1-1.-32
Belles, Kirsten
143 Delafield Ln
Newburgh, NY 12550

116-1-1.-35
Lokmaci, Mustafa
133 Delafield Ln Unit 21C
Newburgh, NY 12550

116-1-1.-38
Martinez, Arturo
127 Delafield Ln
Newburgh, NY 12550

116-1-1.-41
Rachell, Johnny
121 Delafield La
Newburgh, NY 12550

116-1-1.-44
Johnson, Alysha B.
115 Delafield Ln
Newburgh, NY 12550

116-1-1.-47
Howard, Jeroshawn D.
107 Delafield Ln
Newburgh, NY 12550

116-2-1.-2
Brown, Deborah
178 Isis Dr
Newburgh, NY 12550

116-2-1.-5
Pikor Family Trust,
172 Isis Dr
Newburgh, NY 12550

116-2-1.-8
Slattery Family Trust, Marilyn M.
166 Isis Dr
Newburgh, NY 12550

116-2-1.-11
Smallwood Irrv. Living Trust, Ronald
160 Isis Dr
Newburgh, NY 12550

116-1-1.-33
Escobar, Juan
436 Taylor Ave
Bronx, NY 10473

116-1-1.-36
Stevens, Bernadine
131 Delafield Ln
Newburgh, NY 12550

116-1-1.-39
Canales, Gregoria
125 Delafield Ln
Newburgh, NY 12550

116-1-1.-42
Quinones, Dalilah M.
119 Delafield Ln 22D
Newburgh, NY 12550

116-1-1.-45
Hammer, Kathi L.
111 Delafield Ln Unit 23A
Newburgh, NY 12550

116-1-1.-48
Lambert, Christopher
105 Delafield Ln 23D
Newburgh, NY 12550

116-2-1.-3
Young, Juanita
176 Isis Dr
Newburgh, NY 12550

116-2-1.-6
Tillman-Williams, Tina
170 Isis Dr
Newburgh, NY 12550

116-2-1.-9
Douglas, Mercedes
164 Isis Dr
Newburgh, NY 12550

116-2-1.-12
Parker, Gary
158 Isis Dr
Newburgh, NY 12550

**Town of Newburgh
Office of the Assessor
1496 Route 300
Newburgh, NY 12550**

Done 5/14/21

SEC 47 BLK 1 LOT 72.1, 72.2 & 72.3

Pg 4 of 6

116-2-1.-13
Eliacopoulos, Lewis
169 Isis Dr
Newburgh, NY 12550

116-2-1.-16
Kirk, Preston R. Jr
175 Isis Dr
Newburgh, NY 12550

116-2-1.-19
Williams, Yvonne S.
157 Isis Dr
Newburgh, NY 12550

116-2-1.-22
McWilliams, Weldon
163 Isis Dr
Newburgh, NY 12550

116-2-1.-25
Brown, Athena
216 Sara Ln
Newburgh, NY 12550

116-2-1.-28
Albino, Anthony
210 Sara Ln Unit 50
Newburgh, NY 12550

116-2-1.-31
Greene, Patricia
204 Sara Ln Unit 6A
Newburgh, NY 12550

116-2-1.-34
Byrdsong-Henderson, Denise M.
198 Sara Ln
Newburgh, NY 12550

116-2-1.-37
Munroe, Marlon
192 Sara Ln
Newburgh, NY 12550

116-2-1.-40
Gardener Trust, Keith
186 Sara Ln
Newburgh, NY 12550

116-2-1.-14
D'Alessio, Gary M.
171 Isis Dr
Newburgh, NY 12550

116-2-1.-17
Jones, Betty L.
177 Isis Dr
Newburgh, NY 12550

116-2-1.-20
Arena Family Trust, Anthony R.
159 Isis Dr
Newburgh, NY 12550

116-2-1.-23
Buxton, Eric
PO Box 1931
Newburgh, NY 12551

116-2-1.-26
Paci, Joseph R.
214 Sara Ln
Newburgh, NY 12550

116-2-1.-29
Girau, Jesus
8 Remsen St Apt 8
Brooklyn, NY 11201

116-2-1.-32
Bryan, Christopher
202 Sara Ln
Newburgh, NY 12550

116-2-1.-35
Argiropoulos, Theo
196 Sara Ln
Newburgh, NY 12550

116-2-1.-38
Giurgiu, Emil
Giurgiu, Mihaela
55 Birch Hill Rd
Weston, CT 06883

116-2-1.-41
Phifer, Tatiana Parisia Loui
184 Sara Ln
Newburgh, NY 12550

116-2-1.-15
Finella, Michelle
173 Isis Dr
Newburgh, NY 12550

116-2-1.-18
Beezer, Linda
179 Isis Dr
Newburgh, NY 12550

116-2-1.-21
Williams, Tulip C.
161 Isis Dr
Newburgh, NY 12550

116-2-1.-24
Pace, Michael
167 Isis Dr 4F
Newburgh, NY 12550

116-2-1.-27
Boykins, Michael
212 Sara Ln 5C
Newburgh, NY 12550

116-2-1.-30
Girau, Jesus
8 Remsen St Apt 8
Brooklyn, NY 11201

116-2-1.-33
Horne, Anita L.
200 Sara Ln Unit 6C
Newburgh, NY 12550

116-2-1.-36
Walker, Crystal A.
194 Sara Ln
Newburgh, NY 12550

116-2-1.-39
Matovic, Michael
15 Brandywine Rd
Rock Tavern, NY 12575

116-2-1.-42
Rodriquez, Richard
182 Sara Ln
Newburgh, NY 12550

**Town of Newburgh
Office of the Assessor
1496 Route 300
Newburgh, NY 12550**

Handwritten signature

SEC 47 BLK 1 LOT 72.1, 72.2 & 72.3

pg 5 of 6

116-2-1.-43
Jenkins, Lisa Nicole
205 Sara Ln
Newburgh, NY 12550

116-2-1.-46
Laguerre, Gessie
211 Sara Ln
Newburgh, NY 12550

116-2-1.-49
Pucheu, Caroline
193 Sara Ln 9A
Newburgh, NY 12550

116-2-1.-52
Manns, Vanessa
199 Sara Ln
Newburgh, NY 12550

116-2-1.-44
Carter, Tremaine R. Sr
207 Sara Ln
Newburgh, NY 12550

116-2-1.-47
Carrero, Marc
213 Sara Ln
Newburgh, NY 12550

116-2-1.-50
Younas, Saima
195 Sara Ln
Newburgh, NY 12550

116-2-1.-53
Barrick, Deborah A.
15 Leo Ln
Poughquag, NY 12570

116-2-1.-45
Sealey, Sierra A.
4145 Pulding Ave
Bronx, NY 10466

116-2-1.-48
McCatty, Dahlia
215 Sara Ln Unit 8F
Newburgh, NY 12550

116-2-1.-51
Rivera, John M. Jr
197 Sara Ln
Newburgh, NY 12550

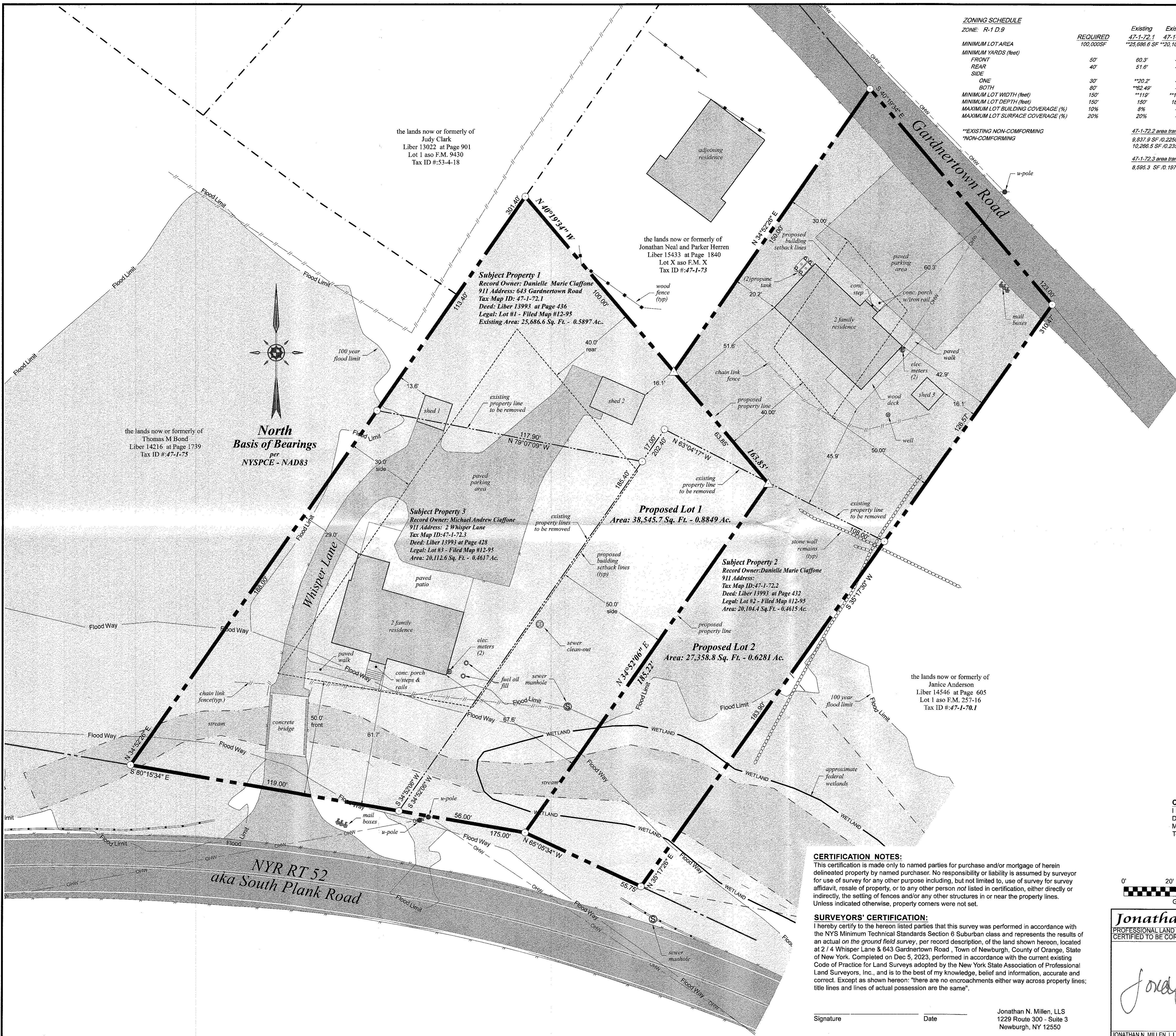
116-2-1.-54
Carumba, Pepe C.
203 Sara Ln
Newburgh, NY 12550

Adriano S. Lopez
AD

**Town of Newburgh
Office of the Assessor
1496 Route 300
Newburgh, NY 12550**

SEC 47 BLK 1 LOT 72.1, 72.2 & 72.3

FB 6096



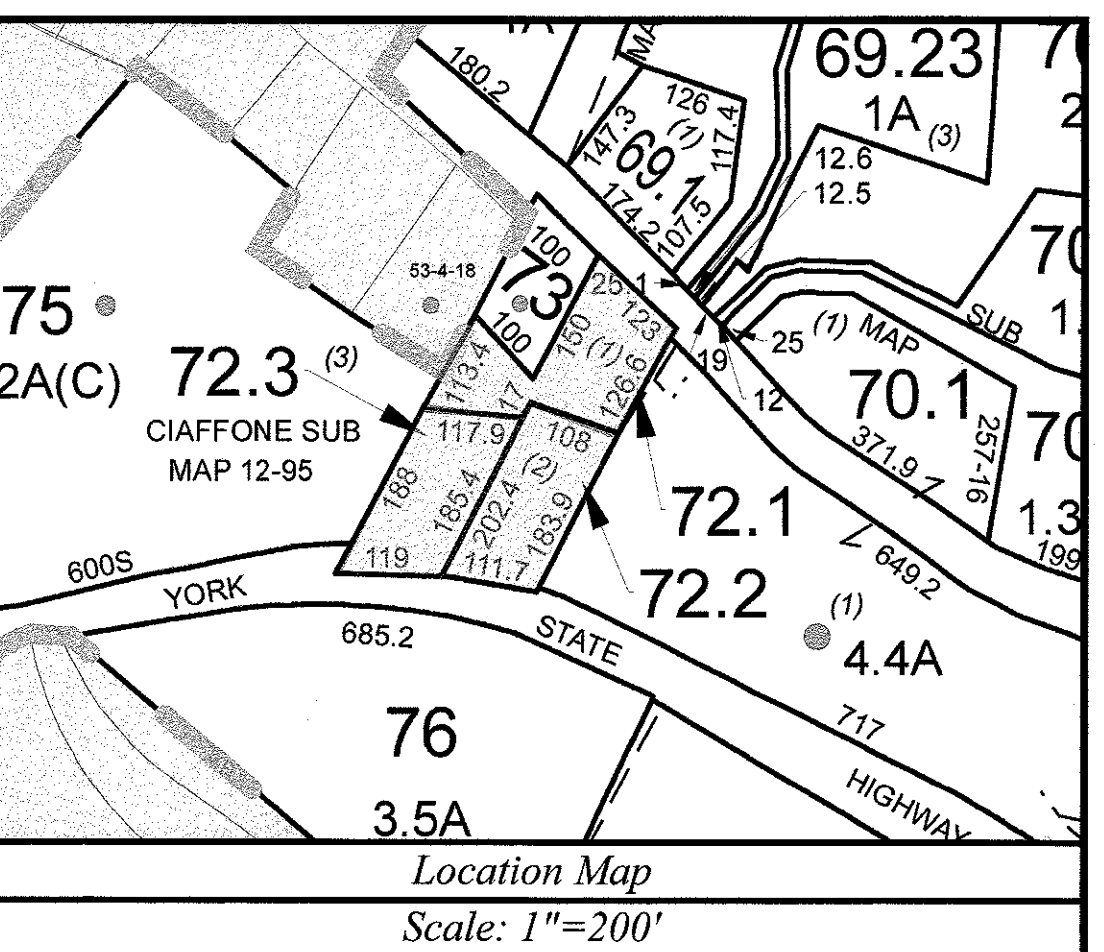
ZONING SCHEDULE

ZONE: R-1 D.9

REQUIRED	Existing 47-1-72.1	Existing 47-1-72.2	Existing 47-1-72.3	Proposed Lot 1	Proposed Lot 2
MINIMUM LOT AREA	100,000 SF	**25,686.6 SF	**20,104.4 SF	**38,545.7 SF	**27,358.8 SF
MINIMUM YARDS (feet)					
FRONT	50'	60.3'	61.7'	61.7'	60.3'
REAR	40'	51.6'	63.0'	137.6'	51.6'
SIDE					
ONE	30'	**20.2'	**29.0'	**29'	**20.2'
BOTH	80'	**62.49'	45.8'	96.6'	62.49'
MINIMUM LOT WIDTH (feet)	150'	**119'	**108'	167'	**119'
MINIMUM LOT DEPTH (feet)	150'	150'	180'	252'	150'
MAXIMUM LOT BUILDING COVERAGE (%)	10%	8%	8%	5.48%	5.45%
MAXIMUM LOT SURFACE COVERAGE (%)	20%	20%	-	**23.77%	17.22%

47-1-72.2 area transfer
9,837.9 SF / 0.2258 Ac. to lot 1
10,266.5 SF / 0.2357 Ac. to lot 2

47-1-72.3 area transfer
8,856.3 SF / 0.1973 Ac. to lot 2



OWNERS ENDORSEMENT:

The undersigned owner of the property hereon states that they are familiar with this plan, and its contents, and hereby consent to all said terms and conditions as stated herein and to the filing of this plan in the office of the Orange County Clerk.

Danielle Marie Ciaffone _____ Date _____

Michael Andrew Ciaffone _____ Date _____

OWNER INFORMATION

Name	Address	Tax ID
Danielle Marie Ciaffone	643 Gardnertown Road Newburgh NY 12550	47-1-72.1 & 72.2
Michael Andrew Ciaffone	2 Whisper Lane Newburgh NY 12550	47-1-72.3

TOWN OF NEWBURGH PLANNING BOARD ENDORSEMENT

Approved by resolution of the Planning Board subject to the conditions and requirements of said resolution.

Any change, erasure, modification or revision of this plan as approved shall void this approval.

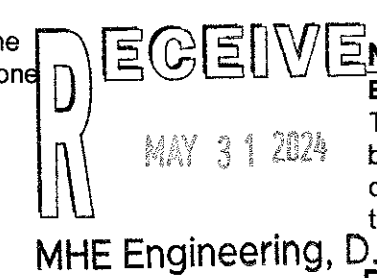
Planning Board Chairman _____ Date _____

CERTIFICATION NOTES:
This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

SURVEYORS' CERTIFICATION:
I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 2/4 Whisper Lane & 643 Gardnertown Road, Town of Newburgh, County of Orange, State of New York. Completed on Dec 5, 2023, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

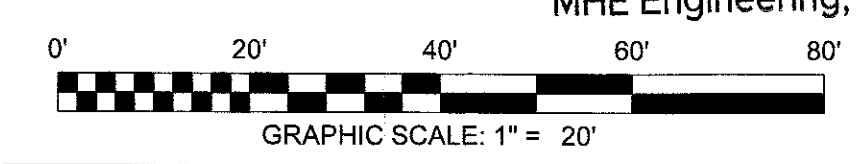
Signature _____ Date _____
Jonathan N. Millen, LLS
1229 Route 300 - Suite 3
Newburgh, NY 12550

CERTIFIED TO:
I hereby certify to:
Danielle Marie Ciaffone
Michael Andrew Ciaffone
Town of Newburgh



- REFERENCES:**
- The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York.
 - Various Deeds of Record - Liber and Page or Document ID as shown.
 - Subject parcels being Lots 1-3 as shown on a map entitled, "Plan of Subdivision For Michael Andrew & Danielle Ciaffone Trust", filed in the Orange County Clerk's Office on Feb 8 1995 as Filed Map No. 12-95.
 - A map entitled, "Subdivision Detail Plan For Lands of Westport Management LLC", filed in the Orange County Clerk's Office on Sep 15 2016 as Filed Map No. 257-16.

NOTE:
Basis of Bearings:
The horizontal Datum is the North American Datum of 1983 (NAD83). The project base line bearing reference for Grid North was established by GPS observation performed on date, 2022. The subject property lines are as per the latest record Deed and aligned to this datum.



Jonathan N. Millen, LLS
PROFESSIONAL LAND SURVEYOR
CERTIFIED TO BE CORRECT AND ACCURATE
N.Y. LIC. No. 050746

Jonathan N. Millen, LLS
1229 Route 300 - Suite 3
Newburgh, NY 12550

Lot Line Revision
of the lands of
Ciaffone

Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
1229 Route 300 - Suite 4 - Newburgh, NY 12550
Office: 845-943-7198 Field: 914-906-8830 Web: accessurveying.com

Prepared For Tax Map Parcel
47-1-72.1, 72.2 & 72.3
aka 2/4 Whisper Lane & 643 Gardnertown Road
situated in the
Town of Newburgh
County of Orange, New York 12550

DATE: 05/28/24 SCALE: 1"=20' JOB No. 23080CIA DRAWN BY: jfm