

**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.**

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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: DEGROAT & SMITH LOT LINE CHANGE
PROJECT NO.: 17-13
PROJECT LOCATION: SECTION 3, BLOCK 1, LOT 33.11 & 33.22
REVIEW DATE: 14 APRIL 2017
MEETING DATE: 20 APRIL 2017
PROJECT REPRESENTATIVE: MECURIO-NORTON-TAROLLI-MARSHALL

1. Existing lot 33.22 has a deficient side yard of 26.7 feet while 30 feet is required. Referral to the Zoning Board of Appeals for a variance is required.
2. Notification under the Town's regulations of neighboring properties is required. This office will provide required notice for mailing.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw

Short Environmental Assessment Form

Part 1 - Project Information

MAR 30 2017

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: Degroat Lot Line Change			
Project Location (describe, and attach a location map): 68 Forest Road, Town of Newbrgh (SBL 3-1-33.11) and 78 Forest Road (SBL 3-1-33.22) Orange County			
Brief Description of Proposed Action: Lot Line Change between two parcels			
Name of Applicant or Sponsor: Mercurio-Norton-Tarolli-Marshall-Engineering		Telephone: 845-744-3620 E-Mail: mntm@mntm.co	
Address: P.O. Box 166, 45 Main St.,			
City/PO: Pine Bush		State: NY	Zip Code: 12566
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"/>
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: Planning Board Approval			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		± 8 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?		± 8 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 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: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	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: _____	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"/>		
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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	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: _____		
<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 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	NO	YES	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____			
<input 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>_____</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>_____</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>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Kenneth W. Vriesema, L.S. Date: January 25, 2017

Signature: *Kenneth W. Vriesema*

William G. Norton, L.S.
Alphonse Mercurio, L.S.

Lawrence J. Marshall, P.E.
John Tarolli, P.E., L.S.

Zachary A. Peters, P.E.
Kenneth W. Vriesema, L.S.

January 25, 2017

PROJECT NARRATIVE
DEGROAT, SEXTON & SMITH
LOT LINE CHANGE NARRATIVE

(Tax Map Section 3, Block 1, Lot 33.11 AND 33.22)
(±8 Acres)

A) Project Description

The project is located in the east side of Forest Road in the Town of Newburgh and consists of ±8 acres of land. There are two (2) existing lots. The existing lots were created by a subdivision filed in the County Clerk's Office of lands of Grace Albano and Raimonda & Samuel Sodano as Map No. 865-05. A lot line change is proposed between the two existing lots.

B) Sewer & Water Facilities

Each lot is serviced by an existing individual well and sewage disposal system.

C) Driveways

Both lots have access over existing separate driveways.

D) Previous Subdivision

The existing lots were created by a subdivision filed in the County Clerk's Office as a subdivision and lot line change of lands of Grace Albano and Raimonda & Samuel Sodano as Map No. 865-05.

TOWN OF NEWBURGH PLANNING BOARD

DEGROAT 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. NA Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. NA Lot area (in sq. ft. for each lot less than 2 acres)
23. 2 Number of lots including residual lot
24. NA Show any existing waterways
25. NA 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. Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. NA 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. NA 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. Number of acres to be cleared or timber harvested
33. NA Estimated or known cubic yards of material to be excavated and removed from the site
34. NA Estimated or known cubic yards of fill required
35. NA The amount of grading expected or known to be required to bring the site to readiness
36. NA 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. NA 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.

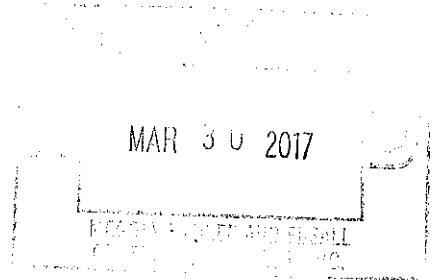
By: Kenn W. Vreese L.S.
Licensed Professional

Date: 3-21-2017

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):

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):
DEGROAT LOT LINE CHANGE

2. Owner of Lands to be reviewed:
Name MARCO ANTONIO SMITH & REGINA SHANTA SEXTA
Address 68 FOREST ROAD, WALKILL NY 12589
Phone _____

3. Applicant Information (If different than owner):
Name Kevin DeGroat
Address 80 Forest Rd
Walkill NY 12589

Representative ALPHONSE MERCURIO - MERCURIO - NORTON - TAROLLE - MARSHALL
Phone 845-744-3620
Fax 845-744-3805
Email MNTM@MNTM.CO

4. Subdivision/Site Plan prepared by:
Name MERCURIO - NORTON - TAROLLE - MARSHALL
Address P.O. BOX 166
45 MAIN ST.
PINE BUSH, NY 12566
Phone/Fax 845-744-3620 744-3805

5. Location of lands to be reviewed:
68 & 78 FOREST ROAD

6. Zone AR Fire District _____
Acreage ±7.9 School District _____

7. Tax Map: Section 3 Block 1 Lot 33.11 & 33.22

8. Project Description and Purpose of Review:

Number of existing lots 2 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) 33' WIDE AT&T EASEMENT

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature [Signature] Title _____

Date: 3/16/17

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.

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

MAR 30 2017

PLANNING BOARD
TOWN OF NEWBURGH
100 N. STATE ST.
NEWBURGH, NY 10993

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.

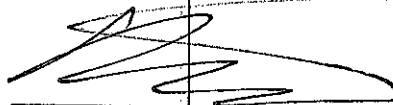
An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

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

3/21/17

DATED

Kevin DeGroat
APPLICANT'S NAME (printed)



APPLICANT'S SIGNATURE

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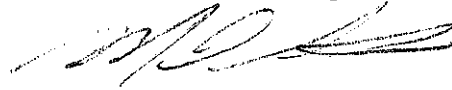
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3-16-17

DATED

MARCO ANTONIO SMITH
REGINA SHANTA SEXTON
APPLICANT'S NAME (printed)



Regina Shanta Sexton
APPLICANT'S SIGNATURE

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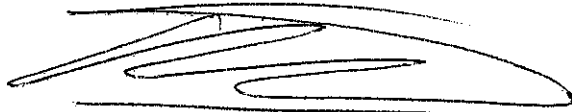
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3-16-17

DATED

Kevin DeGroot

Applicant's Name



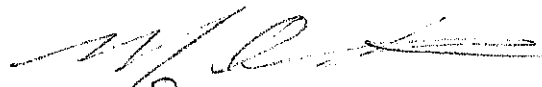
Applicant's Signature

Date: 3/16/17

Marcos Antonio Smith

Regina Shanta Sexton

APPLICANT'S NAME (printed)



By Shanta Sexton

APPLICANT'S SIGNATURE

MAR 31 2017

PROXY

(OWNER) KEVIN DEGROAT, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 80 FOREST,
IN THE COUNTY OF ORANGE
AND STATE OF NEW YORK
AND THAT HE/SHE IS THE OWNER IN FEE OF SBL 3-1-33.22

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND ALPHONSE MERCURI, JR IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 3/21/17

[Signature]
OWNERS SIGNATURE

Kevin DeGroat
OWNERS NAME (printed)

[Signature]
WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

MINTM ENGINEERING
& LAND SURVEYING

Renee DeGroat
WITNESS' NAME (printed)

PROXY

Marco Antonio Smith

(OWNER) Regina Shanta Sexton, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 68 FOREST ROAD

IN THE COUNTY OF ORANGE

AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF SBL 3-1-33.4

68 FOREST ROAD

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND ALPHONSE MERURIO, LS IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 3-16-17

Regina Shanta Sexton

OWNERS SIGNATURE

Marco Antonio Smith

Regina Shanta Sexton

OWNERS NAME (printed)

Reinhold

WITNESS' SIGNATURE

NAMES OF ADDITIONAL REPRESENTATIVES

MINTM - ENGINEERING
& LAND SURVEYING

3/16/17

WITNESS' NAME (printed)

PROXY

MARCO ANTONIO SMITH
(OWNER) REGINA SHANTA SEXTON, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 68 FOREST ROAD
IN THE COUNTY OF ORANGE
AND STATE OF NEW YORK
AND THAT HE/SHE IS THE OWNER IN FEE OF SBL 3-1-33.11
68 FOREST ROAD

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND ALPHONSE MERURIO, L.S. IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 3-16-17

MARCO ANTONIO SMITH
REGINA SHANTA SEXTON
OWNERS SIGNATURE


OWNERS NAME (printed)


WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

MNTM - ENGINEERING
& LAND SURVEYING

3/16/17
WITNESS' NAME (printed)

MAR 30 2017

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.

Kevin DeGroat
APPLICANT'S NAME (printed)


APPLICANTS SIGNATURE

3/21/17
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).

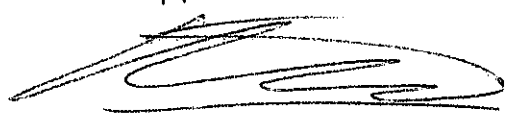
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Mano Antonio Smith
Regina Shanta Sexton
APPLICANT'S NAME (printed)


Regina Shanta Sexton
APPLICANTS SIGNATURE

3-16-17
DATE

Kevin DeGroat
Applicants Name

Applicants Signature
3/16/17

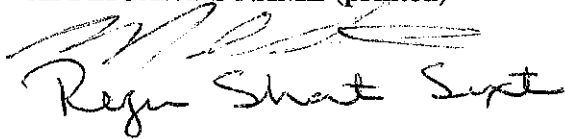
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MARCO ANTONIO SMITH
REGINA SHANYA SEXTON

APPLICANT'S NAME (printed)



Handwritten signature of Regina Shanta Sexton

APPLICANTS SIGNATURE

3-16-17

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).

**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:

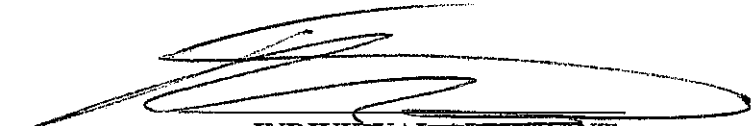
 ✓ NONE

_____ **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
- _____ **X** PLANNING BOARD
- _____ ZONING BOARD OF APPEALS
- _____ ZONING ENFORCEMENT OFFICER
- _____ BUILDING INSPECTOR
- _____ OTHER

3/16/17
DATED


INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

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

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PETITION AND REQUEST**

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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

3/21/17
DATED


INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

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

**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.

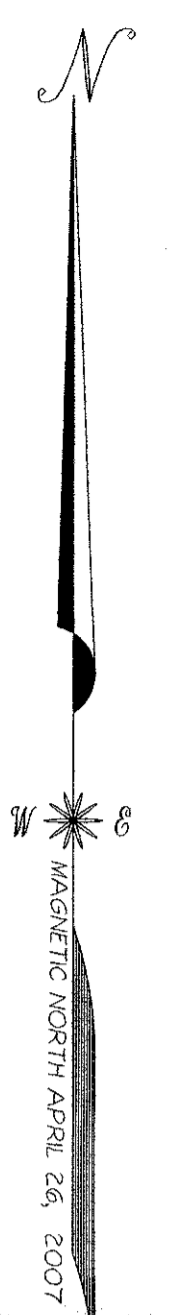
- _____ TOWN BOARD
- X PLANNING BOARD
- _____ ZONING BOARD OF APPEALS
- _____ ZONING ENFORCEMENT OFFICER
- _____ BUILDING INSPECTOR
- _____ OTHER

 3/21/17
DATED

[Signature]
INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

BY: _____
(Pres.) (Partner) (Vice-Pres.)
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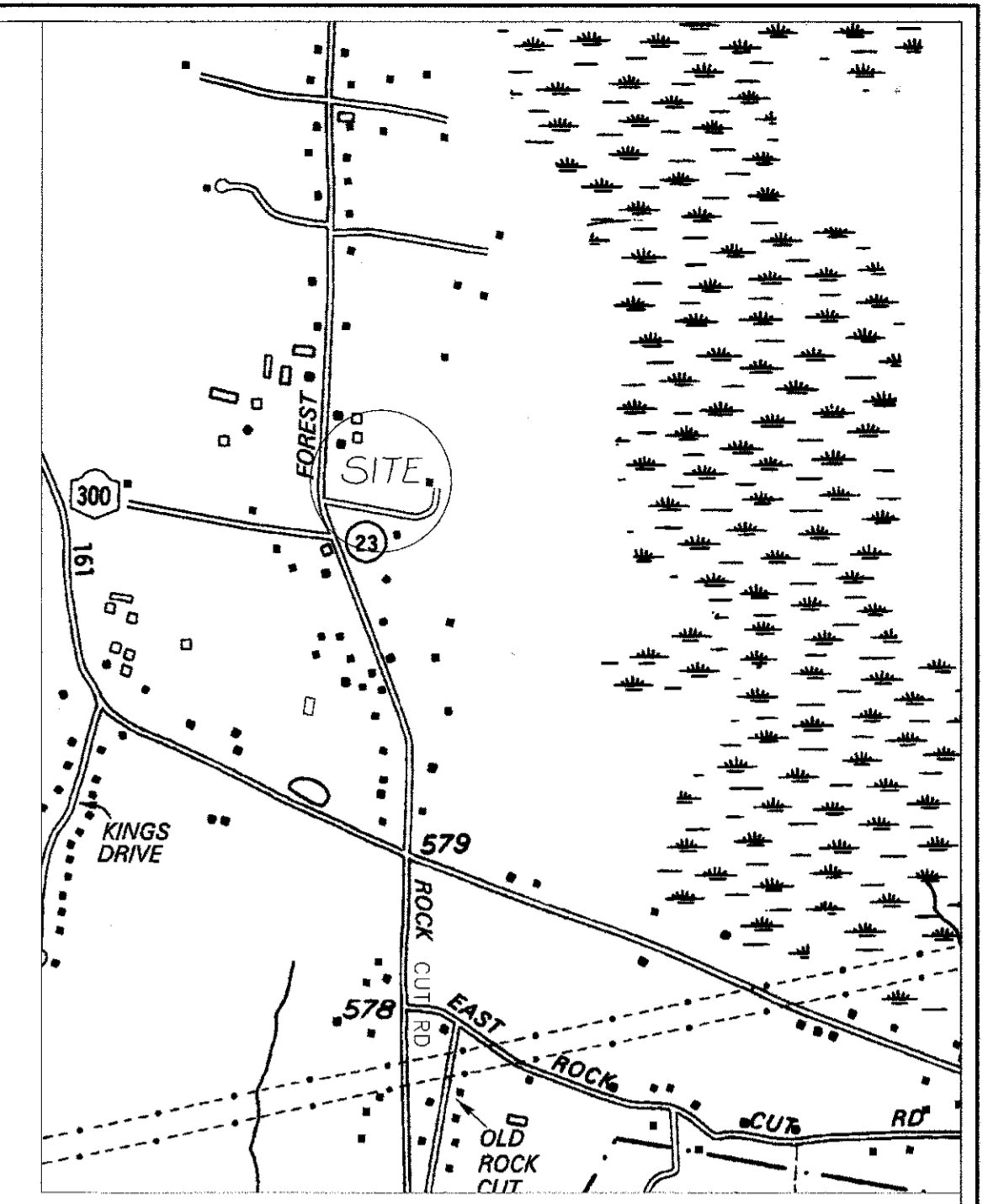


Notes:

- 1) SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.
- 2) SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF FOREST ROAD FOR USE AS A PUBLIC HIGHWAY.
- 3) SUBJECT TO UTILITY GRANTS OF RECORD.

Map References:

- 1- A MAP ENTITLED "PROPOSED SUBDIVISION LANDS OF GRACE ALBANO", FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON DECEMBER 3, 1984, AS MAP NUMBER 6824.
- 2- A MAP ENTITLED "LOT LINE REVISION AND PROPOSED SUBDIVISION OF LANDS, PREPARED FOR GRACE ALBANO AND RAIMONDA E SAMUEL SODANO", FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 9, 2005, AS MAP NUMBER 865-05.



Location Map
SCALE: 1" = 1000'

Legend

- PROPERTY LINE & CORNER
- SET 5/8" IRON ROD AT PROPERTY CORNER
- ADJOINER'S PROPERTY LINE
- LIBER OF DEEDS, PAGE L XXXX, P. XXX
- TAX MAP DESIGNATION (SECTION - BLOCK - LOT)
- EX. UTILITY POLE & LINE
- STONEWALL
- APPROX. LOCATION ADJOINER'S BUILDING

Zoning Legend AR

	3-1-33.22		3-1-33.1		
	REQUIRED	EXISTING	PROPOSED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SQ. FT.	14,889 SQ. FT.	60,859 SQ. FT.	226,997 SQ. FT.	281,027 SQ. FT.
MINIMUM LOT WIDTH	150'	315'	190'	150'	150'
MINIMUM LOT DEPTH	150'	313'	313'	150'	150'
MINIMUM YARDS					
FRONT	50'	62.7'	62.7'	50'	50'
SIDE - ANY ONE	30'	26.7'	26.7'	15'	15'
SIDE - TOTAL FOR BOTH	80'	308'	163.4'	30.9'	30.9'
REAR	50'	217.0'	217.0'	20.9'	20.9'
HABITABLE FLOOR AREA PER DWELLING UNIT	900 SQ. FT.	1900 SQ. FT.	1900 SQ. FT.	2900 SQ. FT.	2900 SQ. FT.
MAXIMUM LOT BUILDING COVERAGE	10%	<10%	<10%	<10%	<10%
MAXIMUM BUILDING HEIGHT	35'	<35'	<35'	<35'	<35'
MAXIMUM LOT SURFACE COVERAGE	20%	<20%	<20%	<20%	<20%

Total Area = 7.85 Acres

Survey & Lot Change of lands of Kevin DeGroat

MAR 30 2017

RECORD OWNER: KEVIN DEGROAT, 80 FOREST ROAD, WALLKILL, NY 12589
DEED REFERENCE: LIBER 14204, PAGE 743
TAX MAP REFERENCE: SECTION 3, BLOCK 1, LOT 33.122

and lands of
Regina S. Sexton & Marco A. Smith

RECORD OWNER: REGINA SHANTA SEXTON & MARCO ANTONIO SMITH, 68 FOREST RD., WALLKILL, NY 12589
DEED REFERENCE: LIBER 13943, PAGE 1378
TAX MAP REFERENCE: SECTION 3, BLOCK 1, LOT 33.1

**Situate in the Town of Newburgh
Orange County, New York State
Scale 1"=60' January 2017**

DRAFTED BY: _____ MAP CK: _____ PROJECT: 3194-5 SHEET 1 OF 1

NO.	DATE	DESCRIPTION	BY

I HEREBY CERTIFY TO KEVIN DEGROAT AND REGINA S. SEXTON & MARCO A. SMITH THAT THIS MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED BY MERCURIO-NORTON-TAROLLI-MARSHALL ENGINEERS & LAND SURVEYORS, P.C. ON JANUARY 25, 2016

John Tarolli

JOHN TAROLLI LS #049201

MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO Box 166, 45 Main Street, Pine Bush, NY 12566
P: (845)744.3620 F: (845)744.3805 Email: mntm@mntm.com

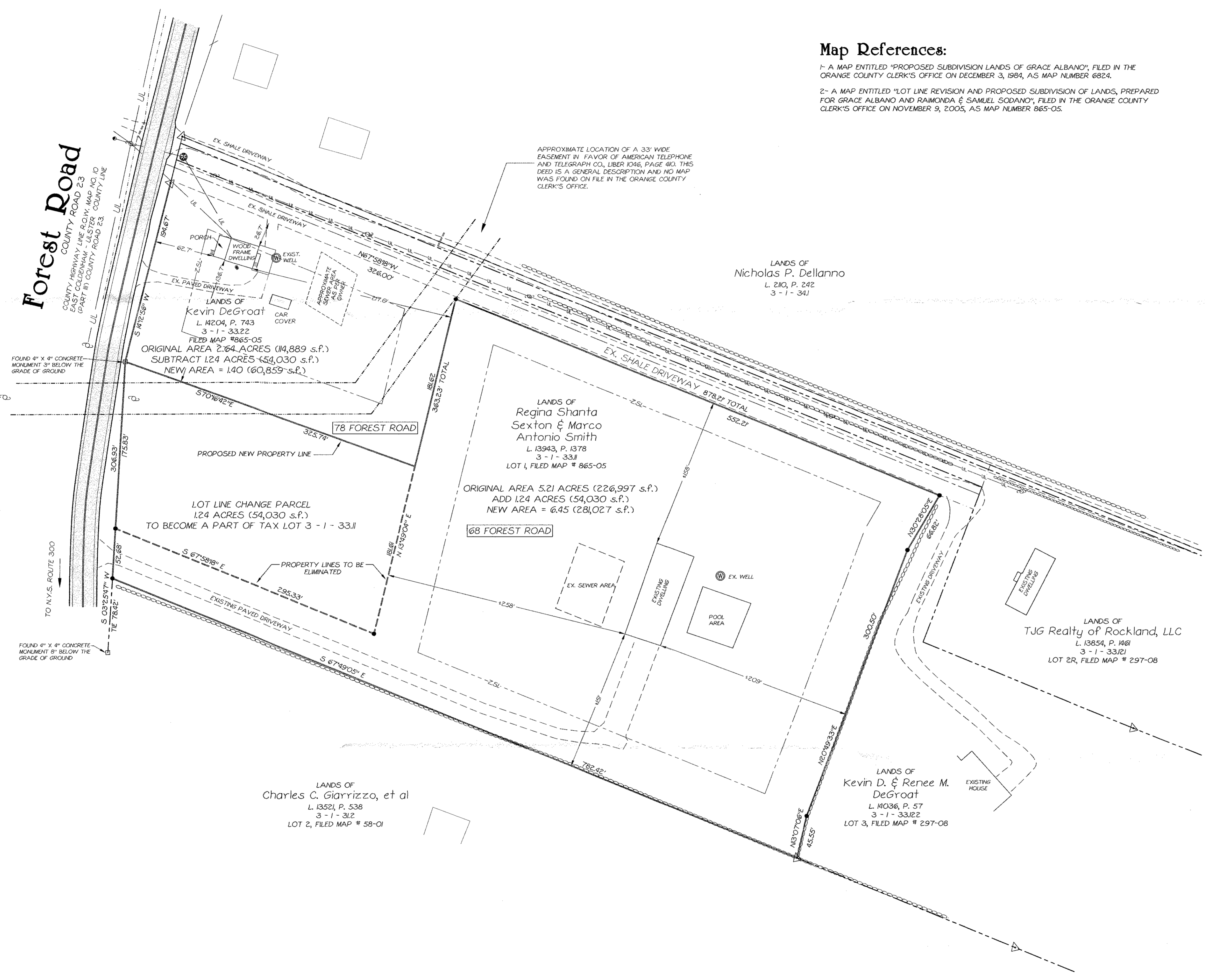
I HAVE REVIEWED THE PLAN AND AGREE TO ITS FILING IN THE COUNTY CLERK'S OFFICE.

REGINA S. SEXTON

MARCO A. SMITH

KEVIN DEGROAT

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
"ONLY COPIES FROM THE ORIGINAL TRACINGS OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES."
"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."



Forest Road
COUNTY HIGHWAY LINE ROAD 23
(PART 8) COUNTY ROAD 23
(PART 11) COUNTY ROAD 23

LANDS OF Kevin DeGroat
L 14204, P. 743
3-1-33.22
FILED MAP #865-05
ORIGINAL AREA 2.64 ACRES (14,889 s.f.)
SUBTRACT 1.24 ACRES (54,030 s.f.)
NEW AREA = 1.40 (60,859 s.f.)

APPROXIMATE LOCATION OF A 33' WIDE EASEMENT IN FAVOR OF AMERICAN TELEPHONE AND TELEGRAPH CO. LIBER 1016, PAGE 40. THIS DEED IS A GENERAL DESCRIPTION AND NO MAP WAS FOUND ON FILE IN THE ORANGE COUNTY CLERK'S OFFICE.

LANDS OF Nicholas P. Dellanno
L 210, P. 242
3-1-341

LANDS OF Regina Shanta Sexton & Marco Antonio Smith
L 13943, P. 1378
3-1-33.11
LOT 1, FILED MAP # 865-05

ORIGINAL AREA 5.21 ACRES (226,997 s.f.)
ADD 1.24 ACRES (54,030 s.f.)
NEW AREA = 6.45 (281,027 s.f.)

LANDS OF TJG Realty of Rockland, LLC
L 13654, P. 1461
3-1-33.121
LOT 2R, FILED MAP # 297-08

LANDS OF Kevin D. & Renee M. DeGroat
L 14036, P. 57
3-1-33.122
LOT 3, FILED MAP # 297-08

LANDS OF Charles C. Giarrizzo, et al
L 13521, P. 538
3-1-33.2
LOT 2, FILED MAP # 58-01