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

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

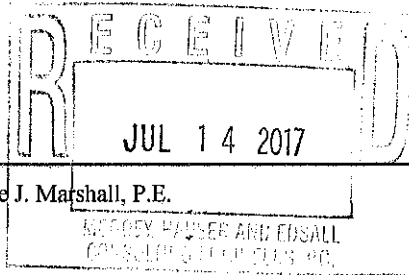
1. The Applicants have received a variance for a side yard setback on lot 33.22. This variance was subject to a ZBA meeting on 22 June 2017. This office has the demographic minutes, however not the resolution.
2. An Adjoiners Notice was submitted by the Planning Board and mailed by the Applicant. Mike Donnelly's comments regarding the need for a Public Hearing for a lot line which required Zoning variances should be received.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw



William G. Norton, L.S.
John Tarolli, P.E., L.S.

Lawrence J. Marshall, P.E.

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

July 10, 2017

Planning Board
Town of Newburgh
308 Gardnertown Road
Newburgh, NY 12550

Re: Job No. 3194-5
Lands of DeGroat & Smith
Tax Map Parcel 33-1-33.22 & 33.11
Town of Newburgh, Forest Road
Lot Line Change

Dear board members:

Enclosed please find the following items in reference to the above-captioned project:

- 1.) Fourteen (14) copies of the revised Lot Line Change Map
- 2.) Fourteen (14) copies of the Affidavit of Mailing of Notice of Public Hearing

Please place this project on the next available meeting agenda for discussion.

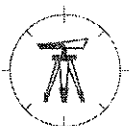
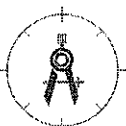
If you should have any questions in this regard, please feel free to contact me at (845) 744-3620 or by email at lmarshall@mntm.co. Thank you.

Sincerely,

Lawrence Marshall, P.E.

LM/rts
Enc.

Cc: Kevin DeGroat (*via mail*)
Marco Smith (*via mail*)
Patrick Hines
Michael Donnelly, Esq.



AFFADAVIT OF MAILING OF NOTICE OF PUBLIC HEARING
TO OWNERS OF PROPERTY WITHIN 500 FEET
OF THE SUBJECT PROPERTY

STATE OF NEW YORK)

)SS.

COUNTY OF ORANGE)

I, Cynthia M. Weinstein, being duly sworn, depose and say that I did on July 5, 2017, deposit in the United States mail, postage prepaid, by first class Mail, a Notice of Public Hearing, a copy of which is attached hereto as Exhibit "A" and made a part hereof, addressed to each of the persons identified on Exhibit "B" attached hereto and made a part hereof.

Cynthia M. Weinstein

Sworn to before me this 5th
day of July, 2017.

Melisa Clarke-Dawson

Notary Public

MELISA CLARKE-DAWSON
Notary Public, State of New York
No. 01CL6207240
Qualified in Bronx County
Commission Expires August 17, 2017

EXHIBIT "A"

COPY OF NOTICE OF PUBLIC HEARING

Received
7/5/17

TOWN OF NEWBURGH PLANNING BOARD
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

Re: DeGroat, Sexton & Smith Lot Line Change (2017-13) Two existing parcels will be reconfigured under this proposed lot line change. No new lots are proposed to be created. Tax lot 33.22 is an existing 2.64± acre parcel which will become a 1.39± acre parcel of property, transferring 1.24± acres to an adjoining Tax Lot 33.11. The project is known on the Tax Maps of the Town of Newburgh as Section 3, Block 1, Lot 33.22 & 33.11 located off of Forest Road.

You appear to own property adjacent to (or within the general area) of the proposed project identified above. Please be advised that an application has recently been submitted to the Town of Newburgh Planning Board for approval of a lot line change reconfiguration involving two tax map parcels referenced above. A copy of the application and plans are on file in the Office of the Building Inspector at the Town Hall.

The Planning Board will consider this application in the near future. Lot line changes do not involve/require Public Hearing based on the Town of Newburgh's Subdivision Regulations. This will be the only notice of the Planning Boards review of the lot line change you will receive. The application will appear on an upcoming Planning Board Agenda. The schedule of Planning Board meetings as well as information pertaining to this application is available online at www.townofnewburgh.org and at the Town Hall.

Dated: June 27, 2017

JOHN P. EWASUTYN, CHAIRMAN
TOWN OF NEWBURGH PLANNING BOARD

EXHIBIT "B"

LIST OF PROPERTY OWNERS

*21 Letters will be
Sent Out
Thursday 7/6/17*

334600 3-1-33.121
Kirby, Michael J
Kirby, Laura E
82 Forest Rd
Wallkill NY 12589

334600 3-1-29.1
Stegall, L.E., James B
Stegall, L.E., Janice E
40 Forest Rd
Wallkill NY 12589

334600 3-1-35.1
Murray, Doris
98 Forest Rd
Wallkill NY 12589

334600 3-1-35.21
Neuwirth, L.E., Ruby E
Dobbertin, Kenneth W
106 Forest Rd
Wallkill NY 12589

334600 3-1-35.22
DePalma, Marguerite
2051 Rte 300 Apt A
Wallkill NY 12589

334600 3-1-123
Gilberto, Kimberly
627 NE 2nd Ave
Cape Coral FL 33909

334600 3-1-124
Prieto, Carmen A
10 Sommerfield Dr
Wallkill NY 12589

334600 3-1-30
Giarrizzo, Charles C
Giarrizzo, Linda
50 Forest Rd
Wallkill NY 12589

334600 3-1-33.11
Sexton, Regina Shanta
Smith, Marco Antonio
68 Forest Rd
Wallkill NY 12589

334600 3-1-15
Perry, Joan L
25 Forest Rd
Wallkill NY 12589

334600 3-1-14.1
Rochetti, Peter
Rochetti, Eugenia
43 Forest Rd
Wallkill NY 12589

334600 3-1-120
Stark, Joyce M
7 Sommerfield Dr
Wallkill NY 12589

Phone 607.211.1111

334600 3-1-125
Scheer, David
16 Sommerfield Dr
Wallkill NY 12589

334600 3-1-121
Torres, Serjio
Torres, Elizabeth
11 Sommerfield Dr
Wallkill NY 12589

334600 3-1-31.1
Marvulli, Paul
Marvulli, Andrea
52 Forest Rd
Wallkill NY 12589

334600 3-1-33.22
DeGroat, Kevin
80 Forest Rd
Wallkill NY 12589

334600 3-1-33.122
DeGroat, Kevin D
DeGroat, Renee M
80 Forest Rd
Wallkill NY 12589

334600 3-1-151
Wilhelm Land Holdings LLC
372 S Plank Rd
Newburgh NY 12550

334600 3-1-11.1
Muro, Anthony P
Muro, Deborah A
67 Forest Rd
Wallkill NY 12589

Town of Newburgh
Office of the Assessor
1496 Route 800
Newburgh, NY 12550

334600 3-1-12
Preivukic, Redzep
Preivukic, Rusa
59 Forest Rd
Wallkill NY 12589

334600 3-1-31.2
Giarrizzo, Charles C Jr
Giarrizzo, Linda M
50 Forest Rd
Wallkill NY 12589

334600 3-1-29.2
Gates, Thomas L
Gates, Donna J
44 Forest Rd
Wallkill NY 12589

334600 3-1-34.-1 & .-2
Dellanno, Nicholas P
84 Forrest Rd
Wallkill, NY 12589

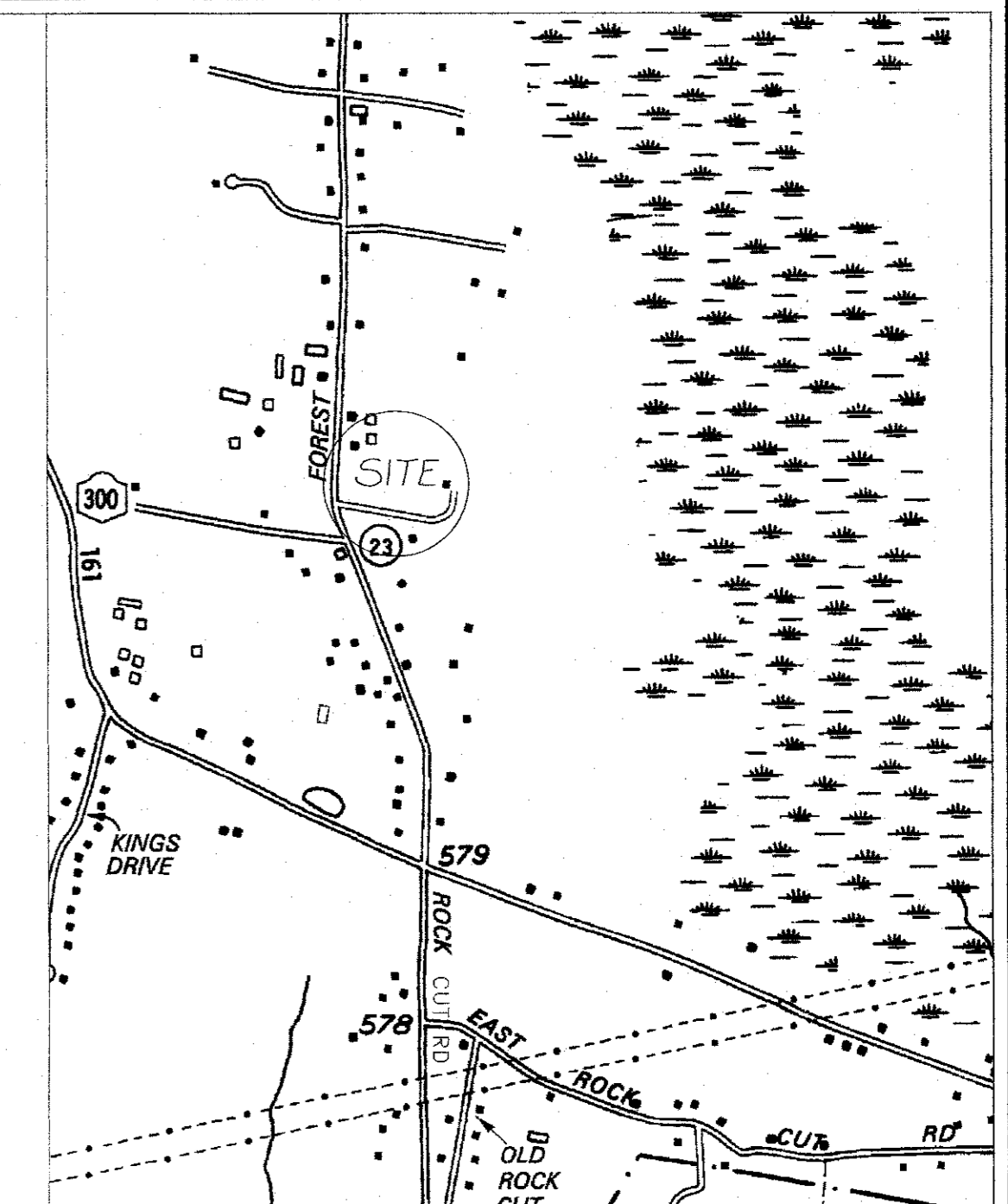
SEC 3
BLK 1
LOT 33.22
33.11

Notes:

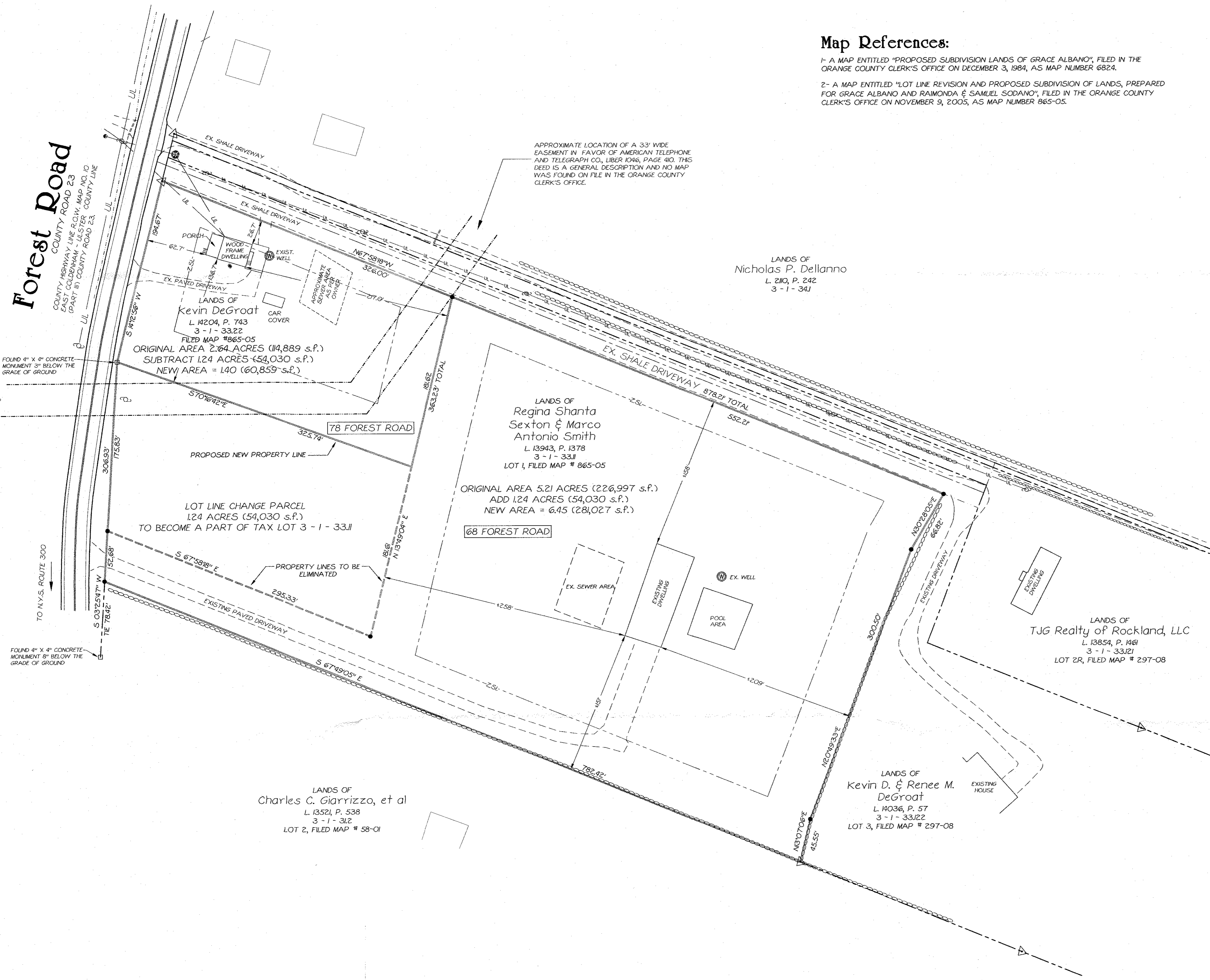
- 1) SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.
- 2) SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF FOREST ROAD FOR USE AS A PUBLIC HIGHWAY.
- 3) SUBJECT TO UTILITY GRANTS OF RECORD.

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" = 1,000'



Legend

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

Zoning Legend AD

	3-1-33.22	3-1-33.11			
	REQUIRED	EXISTING	PROPOSED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SQ. FT.	14,889 SQ. FT.	60,859 SQ. FT.	226,997 SQ. FT.	28,027 SQ. FT.
MINIMUM LOT WIDTH	150'	359'	190'	150'	150'
MINIMUM LOT DEPTH	150'	313'	363'	150'	150'
MINIMUM YARDS					
FRONT	50'	62.7'	62.7'	50'	50'
SIDE - ANY ONE	30'	26.7'	42.6.7'	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.	1,900 SQ. FT.	1,900 SQ. FT.	7,900 SQ. FT.	7,900 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%

*TOWN OF NEWBURGH ZONING BOARD OF APPEALS GRANTED A SIDE YARD SETBACK OF 3.3' ON JUNE 22, 2017.

Total Area = 7.85 Acres

TOWN OF NEWBURGH PROJECT #2017-13

Survey & Lot Change of lands of Kevin DeGroat

RECORD OWNER: KEVIN DEGROAT, 80 FOREST ROAD, WALLKILL, NY 12589
DEED REFERENCE: LIBER 14204, PAGE 743
TAX MAP REFERENCE: SECTION 3, BLOCK 1, LOT 33J22

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 13913, PAGE 1678
TAX MAP REFERENCE: SECTION 3, BLOCK 1, LOT 33J11

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

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, ENGINEERING & LAND SURVEYING, P.C. ON JANUARY 25, 2016.

John Tarolli
JOHN TAROLLI LS #049201

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 TRACING 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."

