



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

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)
MATTHEW J. SICKLER, P.E. (NY & PA)
PATRICK J. HINES

Main Office
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

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: ALDEN & KERRY JONES LOT LINE REVISION
PROJECT NO.: 17-08
PROJECT LOCATION: SECTION 2, BLOCK 1, LOT 92.12 & 90
REVIEW DATE: 10 MARCH 2017
MEETING DATE: 16 MARCH 2017
PROJECT REPRESENTATIVE: BROOKS & BROOKS, PC

1. Status of the 50 ft easement depicted between either portion of what is labeled as Parcel A should be discussed. Is this an existing easement or newly proposed easement. It appears the private roadway Pheasant Hollow Lane terminates at Tax Lot 90.
2. The use of the kennel on Tax Lot 90 should be described to the Planning Board.
3. The front yard setback for the kennel should be identified. It is unclear on the map scale if the kennel encroaches on the front yard setback.
4. After discussion of the use of the kennel, Gerald Canfield and Mike Donnelly's comments regarding the granted "Special Permit for home occupation- July 1995" should be received.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw



11 Main Street Highland, NY 12528

www.brooksandbrooks.us

845-691-7339 phone 845-691-7166 fax

Project Narrative

prepared for applicant
Alden & Kerry Jones
57 Pheasant Hollow Lane
Walkkill, NY 12589

The applicant is applying for a Lot Line Revision between two parcels they own at the end of Pheasant Hollow Road (a private road), having the tax map designations of SBL: 2-1-92.12 and SBL: 2-1-90. Both properties are located in RR zoning district.

It is proposed Tax map lot 92.12 would convey and combined 9.14 acres to Tax map lot 90.

The lot area of both lots are as follows:

TM Lot 92.12, currently 14.81 acres, resulting 5.67 acres.

TM Lot 90, currently 4.16 acres, resulting 13.30 acres.

Lot description

TM Lot 92.12 is a vacant wooded parcel with access at the end of Pheasant Hollow Road.

TM Lot 90, also with access at the end of Pheasant Hollow Road, contains a house, well and individual septic system along with a dog grooming/kennel facility which was granted a special permit for a Home Occupation from the Town of Newburgh, dated July 1995.

Both proposed lots conform to existing zoning requirements.

Very truly yours,

BROOKS & BROOKS LAND SURVEYORS, P.C.

S:\PROJECTS\7939\DOCUMENTS\12.12.16.Narrative.docx

A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise
and a NY City Certified Women's Business Enterprise

Member:

National Society of Professional Surveyors -New York State Association of Professional Land Surveyors
American Planning Association-New York Planning Federation
NYS GIS Association

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

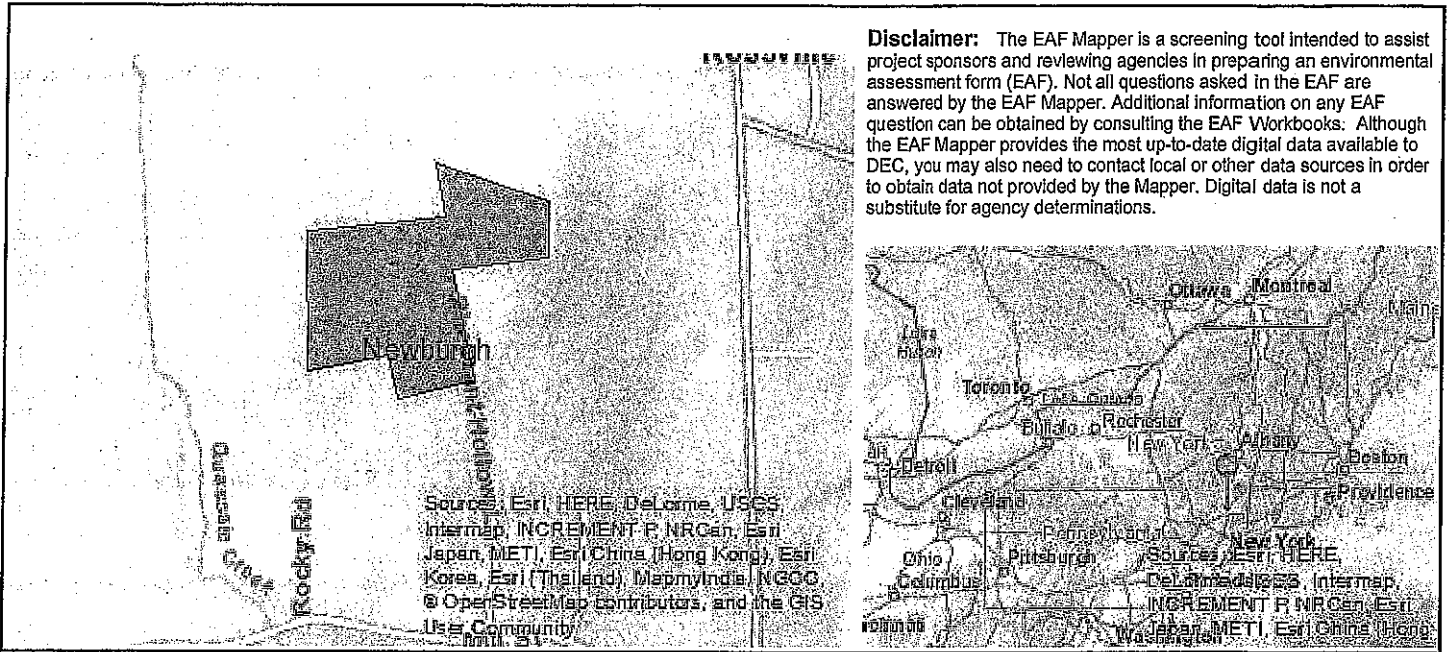
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

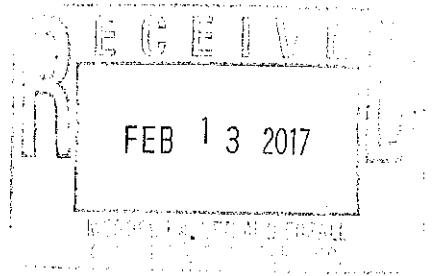
Part 1 - Project and Sponsor Information			
Name of Action or Project: Subdivision of lands of Kerry & Alden Jones			
Project Location (describe, and attach a location map): 57 Pheasant Hollow Lane, NY 12589 , approximately 1700' north of the intersection of Pheasant Hollow Lane and Mill Street.			
Brief Description of Proposed Action: Proposed Lot Line Revision between Tax Map SBL: 2-1-92.12 & 2-1-90. Tax Map Lot 92.12, a 14.81 acre parcel, will convey 9.14 acres, to be known as Parcel A, to Tax Map Lot 90. Resulting acreage is as follows: TM Lot 92.12, currently 14.81 acres, resulting 5.67 acres. TM Lot 90 ,currently 4.16 acres, resulting 13.30 acres. Reapply for special permit for a home occupation: to operate a pet sitting/dog grooming business. Originally granted July 1995			
Name of Applicant or Sponsor: Brooks & Brooks, Land Surveyors, P.C.		Telephone: 845-691-7339 E-Mail: pbrooks@bnbpc.biz	
Address: 11 Main Street			
City/PO: Highland		State: NY	Zip Code: 12528
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 governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		14.78 acres	
b. Total acreage to be physically disturbed?		> 1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		24.7 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 type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>Kennel and dog grooming</u>			
<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<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: Any new improvements will comply with state energy code	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ private well.	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: _____ individual septic system	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? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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? 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: _____ Note regarding 13a: the properties do not contain any wetlands as per NYSDEC or Federal wetlands mapping.	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES	
	<input checked="" 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>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>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>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Brooks & Brooks, Land Surveyors</u> Date: <u>Dec. 13, 2016</u></p> <p>Signature: <u>Steven R. Pauli</u></p>		

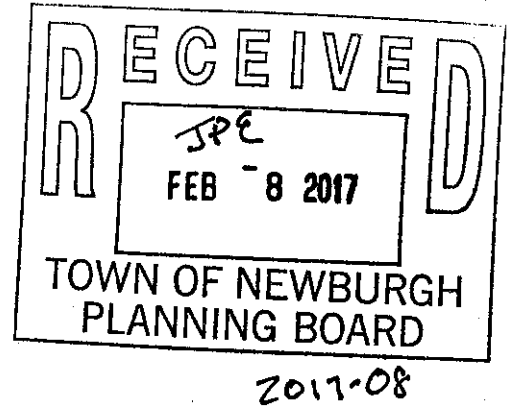


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



TOWN OF NEWBURGH PLANNING BOARD

APPLICATION PACKAGE
for
SUBDIVISIONS,
SITE PLANS,
LOT LINE CHANGES
And
SPECIAL EXCEPTION USE PERMITS



Procedures and Requirements

July 2013

TOWN OF NEWBURGH PLANNING BOARD
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550
(845) 564-7804
fax: (845) 564-7802
planningboard@hvc.rr.com

JULY 2013

TO WHOM IT MAY CONCERN:

This package of information and forms is provided to assist the applicant in the preparation of a submission of a site plan, subdivision, lot line change or special exception use permit to the Town of Newburgh Planning Board. In most cases the application will be prepared initially by a licensed professional engineer, architect, surveyor or land planner. Since in almost every case such professional will be required for the process, they should be retained as early as possible.

Procedurally, the applicant should contact the Planning Board to discuss the potential project and obtain the necessary forms and regulations.

The Zoning and Subdivision Regulations of the Town of Newburgh require that the applicant must present plans to the Secretary of the Planning Board. When your application is complete, it will be placed on the next **AVAILABLE** agenda. Submittals must be handed in to the Planning Board Secretary at least 10 days prior to the next meeting, but the date of the appearance at a meeting will be determined by the next available time slot, not necessarily the next meeting. You will be notified of the date, time and place of your meeting.

A minimum of **FOURTEEN (14)** sets of **FOLDED PLANS** for a major or minor subdivision or a site plan must be submitted with a **COMPLETED** application, and **FIFTEEN (15)** sets of plans must be submitted if plans need to be submitted to the Town of Newburgh Traffic Consultant. This completed application must include a **LONG FORM OR FULL EAF** for every project except lot line changes, 2 lot subdivisions under 3 acres or site plans impacting less than one acre, along with a **NARRATIVE** of the proposed project. The narrative should include the action being taken, the size of the parcel, what zone the parcel is in, the water and sewer information, any Zoning Board of Appeals relief needed, and whether the parcel is on a private or town road. Complex or unusual projects should be discussed in greater detail.

Following the first meeting before the Planning Board the applicant is required to send an Adjoiner Notice to property owners within 500 feet of the parcels in question (please see final page of the package for full instructions).

Upon initial review of a Short Form, the Planning Board may require specific additional environmental information or the preparation of a Long Form. Long Form part 1 should be completed by the applicant. The Board will review and may modify Part 2 prior to making a decision on the SEQRA aspect of the project.

All fees for consulting and professional services that the Planning Board incurs during the review of the applications will be the responsibility of the applicant. An advance deposit for these fees will be required and will be placed in an escrow account with the Town. If the escrow account falls below the 40% of the initial deposit, the applicant will be required to immediately make an additional deposit to the escrow account prior to any further review of the project application by the Planning Board.

Very truly yours,

JOHN P. EWASUTYN, Chairman
Town of Newburgh Planning Board

**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:** 2017-08
(Application fee returnable with this application)

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

Subdivision of lands of Kerry & Alden Jones

2. Owner of Lands to be reviewed:

Name Kerry & Alden Jones

Address 57 Pheasant Hollow Lane

Wallkill, NY 12589

Phone 845-926-2046

3. Applicant Information (If different than owner):

Name _____

Address _____

Representative Brooks & Brooks, Land Surveyors, P.C.

Phone 845-691-7339

Fax 845-691-7166

Email pbrooks@bnbpc.biz

4. Subdivision/Site Plan prepared by:

Name Brooks & Brooks, Land Surveyor, PC

Address 11 Main Street

Highland, NY 12528

Phone/Fax 845-691-7339 / 845-691-7166

5. Location of lands to be reviewed:

57 Pheasant Hollow Lane Town of Newburgh SBL:2-1-90 & 92.12

6. Zone RR

Acreege 18.97

Fire District Plattekill

School District Wallkill

7. Tax Map: Section 2 **Block** 1 **Lot** 90 & 92.12

8. Project Description and Purpose of Review:

Number of existing lots 2 Number of proposed lots 2

Lot line change TM lot 92.12 to convey 9.14 acres to TM lot 90

TM lot 92.12: current 14.81 acres, resulting 5.67 acres

TM lot 90: current 4.16 acres, resulting 13.30 acres

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) Private Road Maintenance Agreement DL 4965 /314

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

Signature [Handwritten Signature] Title Land Surveyor, Agent

Date: February 6, 2017

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

Subdivision of lands of Kerry & Alden Jones

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. X Environmental Assessment Form As Required
2. X Proxy Statement
3. X Application Fees
4. X 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. X Name and address of applicant
2. X Name and address of owner (if different from applicant)
3. X Subdivision or Site Plan and Location
4. X Tax Map Data (Section-Block-Lot)
5. X 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. X 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. X Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. X Date of plan preparation and/or plan revisions
9. X Scale the plan is drawn to (Max 1" = 100')
10. X North Arrow pointing generally up

11. X Surveyor,s Certification

12. ^{at} ~~final~~ Surveyor's Seal and signature

13. X Name of adjoining owners

14. X Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements

15. X Flood plain boundaries

16. ^{to be} ~~supplied~~ Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989

17. X Metes and bounds of all lots

18. X 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. X Show existing or proposed easements (note restrictions)

20. X Right-of-way width and Rights of Access and Utility Placement

21. X Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)

22. X Lot area (in sq. ft. for each lot less than 2 acres)

23. X Number of lots including residual lot

24. X Show any existing waterways

25. X A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable

26. X Applicable note pertaining to owners review and concurrence with plat together with owner's signature

27. X Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.

28. X Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided

29. X Show topographical data with 2 or 5 ft. contours on initial submission

30. X Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. X 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. X 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. n/a 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: *D. J. Bonds LS 49795*
Licensed Professional

Date: *February 6, 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): *February 6, 2017*

FB # 17-08



11 Main Street Highland, NY 12528

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

Project Narrative
prepared for applicant
Alden & Kerry Jones
57 Pheasant Hollow Lane
Wallkill, NY 12589

Lot Line Change

The applicant is applying for a Lot Line Revision between two parcels they own at the end of Pheasant Hollow Road (a private road), having the tax map designations of SBL: 2-1-92.12 and SBL: 2-1-90. Both properties are located in RR zoning district.

It is proposed Tax map lot 92.12 would convey and combined 9.14 acres to Tax map lot 90.

The lot area of both lots are as follows:
TM Lot 92.12, currently 14.81 acres, resulting 5.67 acres.
TM Lot 90, currently 4.16 acres, resulting 13.30 acres.

Lot description
TM Lot 92.12 is a vacant wooded parcel with access at the end of Pheasant Hollow Road.
TM Lot 90, also with access at the end of Pheasant Hollow Road, contents a house, well and individual septic system along with a dog grooming/kennel facility which was granted a special permit for a Home Occupation from the Town of Newburgh, dated July 1995.

Both proposed lots conform to existing zoning requirements.

Very truly yours,

BROOKS & BROOKS LAND SURVEYORS, P.C.

S:\PROJECTS\7939\DOCUMENTS\12.12.16.Narrative.docx

A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise
and a NY City Certified Women's Business Enterprise
Member:
National Society of Professional Surveyors -New York State Association of Professional Land Surveyors
American Planning Association-New York Planning Federation
NYS GIS Association



11 Main Street Highland, NY 12528

www.brooksandbrooks.us

845-691-7339 phone 845-691-7166 fax

Project Narrative
prepared for applicant
Alden & Kerry Jones
57 Pheasant Hollow Lane
Walkkill, NY 12589

The applicant is applying for a Lot Line Revision between two parcels they own at the end of Pheasant Hollow Road (a private road), having the tax map designations of SBL: 2-1-92.12 and SBL: 2-1-90. Both properties are located in RR zoning district.

It is proposed Tax map lot 92.12 would convey and combined 9.14 acres to Tax map lot 90.

The lot area of both lots are as follows:

TM Lot 92.12, currently 14.81 acres, resulting 5.67 acres.

TM Lot 90, currently 4.16 acres, resulting 13.30 acres.

Lot description

TM Lot 92.12 is a vacant wooded parcel with access at the end of Pheasant Hollow Road.

TM Lot 90, also with access at the end of Pheasant Hollow Road, contains a house, well and individual septic system along with a dog grooming/kennel facility which was granted a special permit for a Home Occupation from the Town of Newburgh, dated July 1995.

Both proposed lots conform to existing zoning requirements.

Very truly yours,

BROOKS & BROOKS LAND SURVEYORS, P.C.

S:\PROJECTS\7939\DOCUMENTS\12.12.16.Narrative.docx

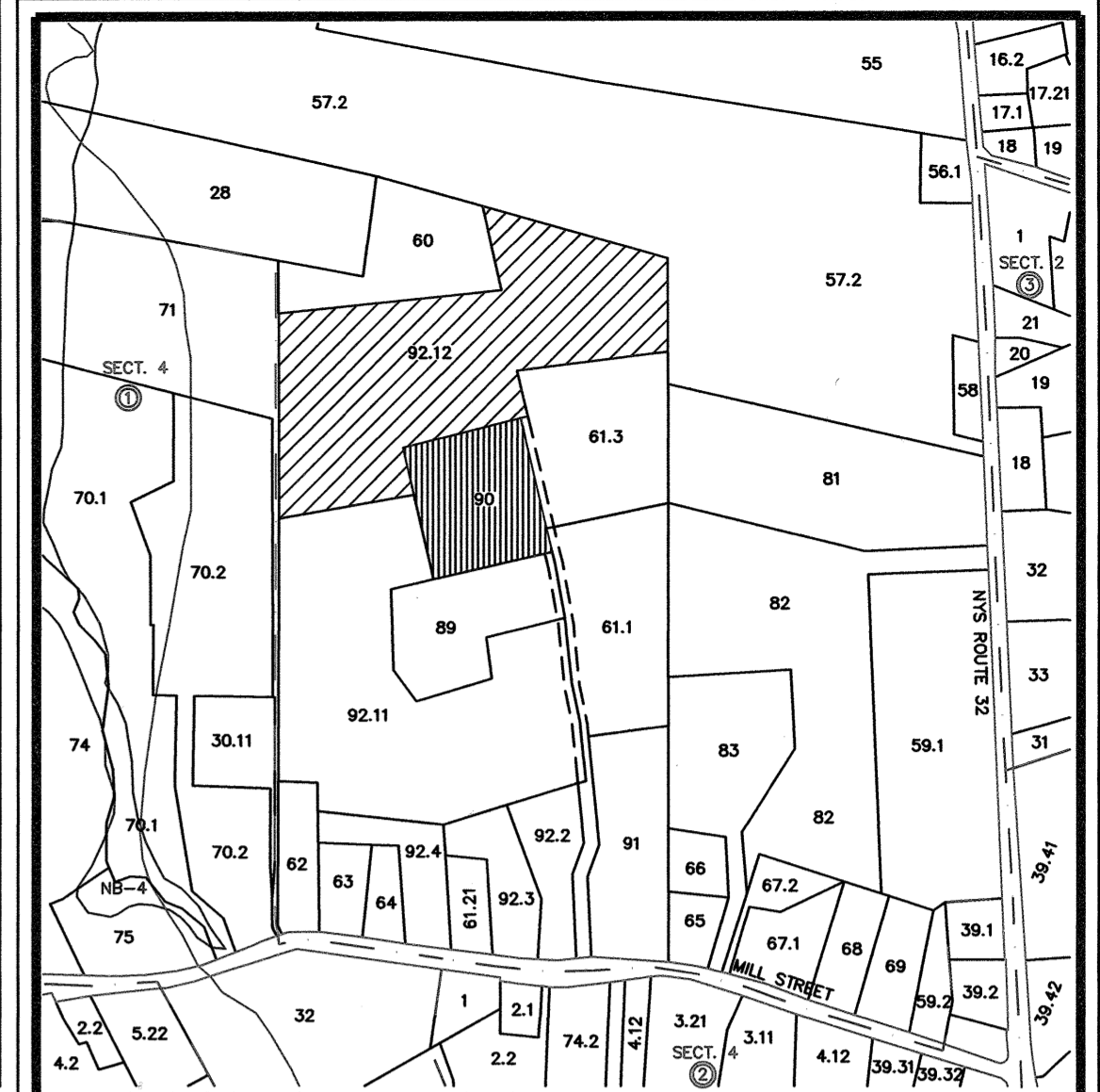
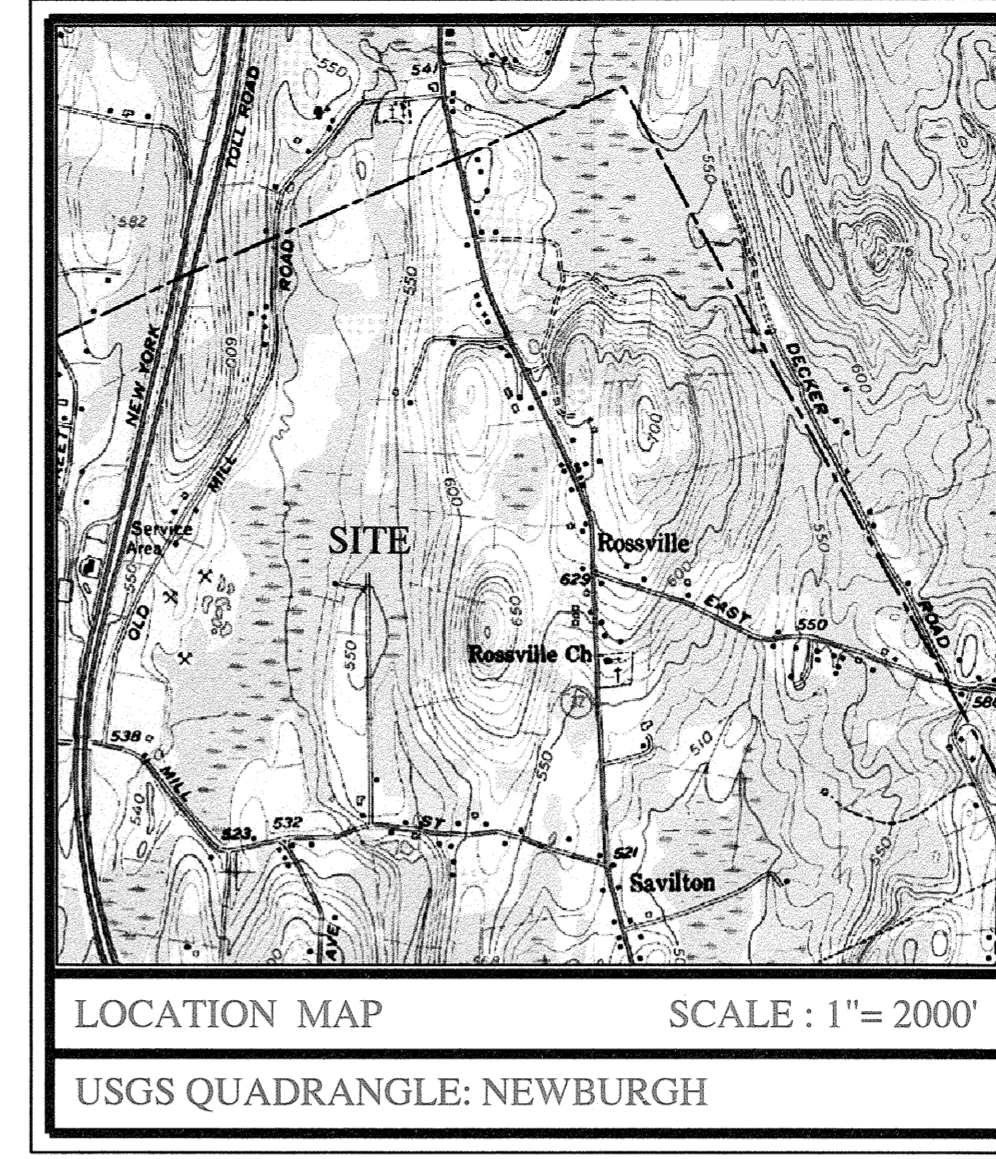
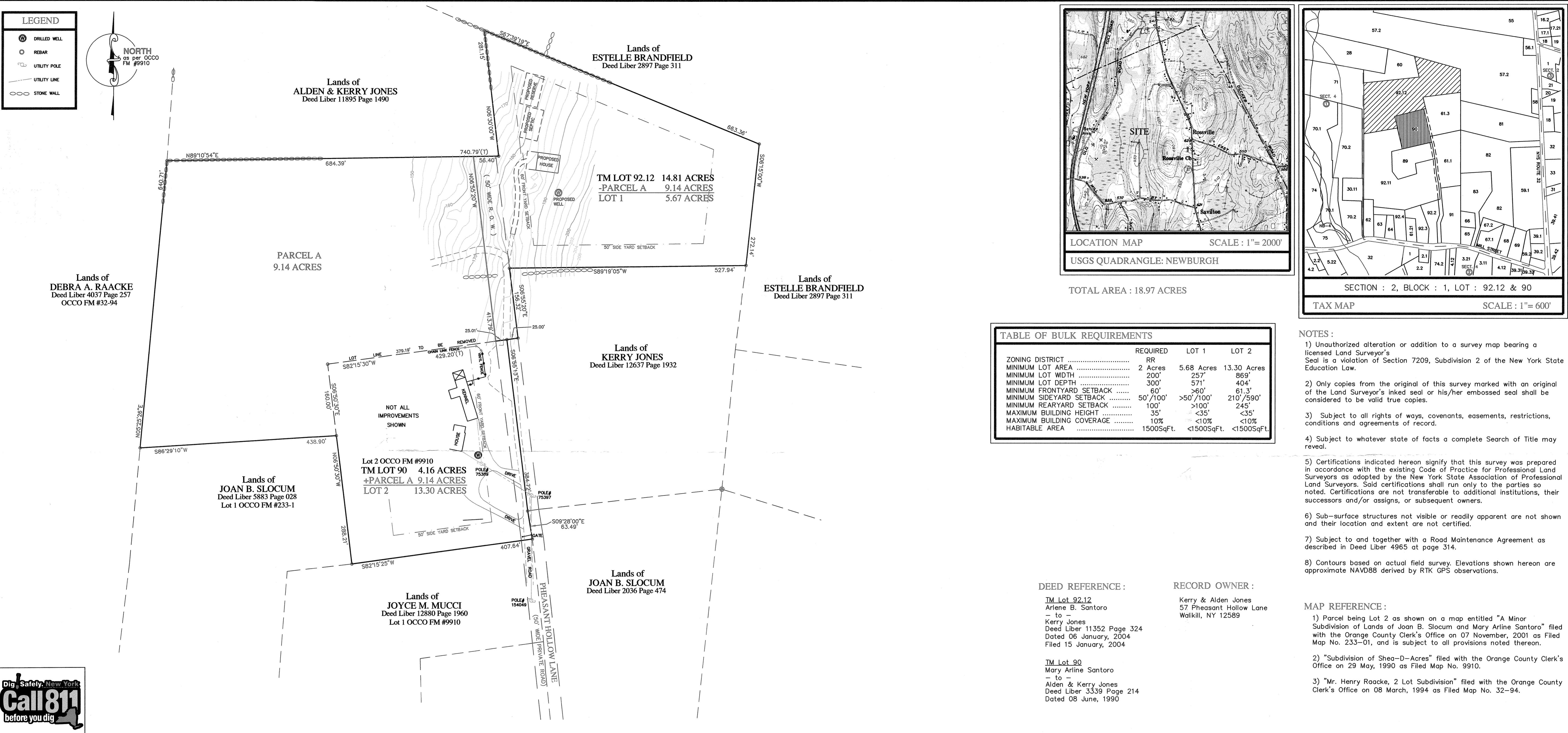
A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise
and a NY City Certified Women's Business Enterprise

Member:

National Society of Professional Surveyors -New York State Association of Professional Land Surveyors
American Planning Association-New York Planning Federation
NYS GIS Association

LEGEND

- DRILLED WELL
- REBAR
- UTILITY POLE
- UTILITY LINE
- ○ ○ ○ STONE WALL



TOTAL AREA: 18.97 ACRES

TABLE OF BULK REQUIREMENTS

ZONING DISTRICT	REQUIRED	LOT 1	LOT 2
RR	RR	5.68 Acres	13.30 Acres
MINIMUM LOT AREA	2 Acres	5.68 Acres	13.30 Acres
MINIMUM LOT WIDTH	200'	257'	869'
MINIMUM LOT DEPTH	300'	571'	404'
MINIMUM FRONTYARD SETBACK	60'	>60'	61.3'
MINIMUM SIDEYARD SETBACK	50'/100'	>50'/100'	210'/590'
MINIMUM REARYARD SETBACK	100'	>100'	245'
MAXIMUM BUILDING HEIGHT	35'	<35'	<35'
MAXIMUM BUILDING COVERAGE	10%	<10%	<10%
HABITABLE AREA	1500SqFt.	<1500SqFt.	<1500SqFt.

- 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, covenants, easements, restrictions, conditions and agreements 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 parties 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 and together with a Road Maintenance Agreement as described in Deed Liber 4965 at page 314.
 - 8) Contours based on actual field survey. Elevations shown hereon are approximate NAVD88 derived by RTK GPS observations.

DEED REFERENCE:

TM Lot 92.12
Arlene B. Santoro
- to -
Kerry Jones
Deed Liber 11352 Page 324
Dated 06 January, 2004
Filed 15 January, 2004

TM Lot 90
Mary Arline Santoro
- to -
Alden & Kerry Jones
Deed Liber 3339 Page 214
Dated 08 June, 1990

RECORD OWNER:

Kerry & Alden Jones
57 Pheasant Hollow Lane
Walkill, NY 12589

- MAP REFERENCE:**
- 1) Parcel being Lot 2 as shown on a map entitled "A Minor Subdivision of Lands of Joan B. Slocum and Mary Arline Santoro" filed with the Orange County Clerk's Office on 07 November, 2001 as Filed Map No. 233-01, and is subject to all provisions noted thereon.
 - 2) "Subdivision of Shea-D-Acres" filed with the Orange County Clerk's Office on 29 May, 1990 as Filed Map No. 9910.
 - 3) "Mr. Henry Raacke, 2 Lot Subdivision" filed with the Orange County Clerk's Office on 08 March, 1994 as Filed Map No. 32-94.



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 12 September, 2016 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 12-13-16
© Copyright 2016, by Brooks & Brooks, L.S.P.C. planning check
29 November, 2016 JOB#7939, DRAWING#7939lir.DWG closure check

OWNER'S 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

PLANNING BOARD ENDORSEMENT

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

SKETCH
MAP OF LOT LINE REVISION
OF LANDS OF
ALDEN & KERRY JONES
- SITUATE -
TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK

GRAPHIC SCALE (IN FEET)
1 inch = 100 ft.