

# Talcott Engineering DESIGN, PLLC

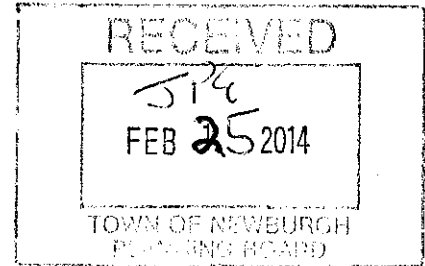
1 GARDNERTOWN ROAD ~ NEWBURGH, NY 12550  
(845) 569-8400\* ~ (fax) (845) 569-4583

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

February 25, 2014

Attn: John Ewasutyn, Chairman

Re: Project Narrative  
Town Project No. 2014-05  
Jordan Lot Line Change  
507 Rock Cut Road  
SBL: 11-1- 65.21 & 139  
Job No. 13136-JDN



## PROJECT NARRATIVE

The proposed project is a lot line change that will transfer 0.21 acres of land from lot 139, which is owned by James DeMattei, to lot 65.21, which is owned by Dan Jordan, the applicant. The two subject parcels total approximately 88 acres and are in the R-1 Zone.

The land to be transferred contains a pole barn/garage, which Jordan built, based on his belief that it was on his land. Due to the size of the structure, it must meet the same setbacks as primary structures, per zoning. The land to be transferred is such Side and Rear Yard setbacks are met, however, due to the existing building location, a Front Yard setback variance is needed for this project. This project is a result of Town of Newburgh Code Compliance violation.

TE has attached 12 Planning Board Applications (including the proxy by DeMattei), 12 sets of plans, and 12 copies of a EAF short form, along with this narrative and checks for the application fees and escrow.

Respectfully yours,

A handwritten signature in black ink, appearing to be "Charles T. Brown".

Charles T. Brown, P.E. – President  
Talcott Engineering

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: 2014-05  
(Application fee returnable with this application)

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

2. Owner of Lands to be reviewed:  
Name Daniel P Jordan / James DeMattei  
Address 507 Rock Cut Rd / 459 Rock Cut Rd  
Walden, NY 12586 / Walden, NY 12586  
Phone 845-590-9903

3. Applicant Information (If different than owner):  
Name Daniel P Jordan  
Address 507 Rock Cut Rd  
Walden, NY 12586  
Representative CHARLES T. BROWN, PE  
Phone (845) 569-8400  
Fax (845) 569-4583  
Email TALCOTTDESIGN12@GMAIL.COM

4. Subdivision/Site Plan prepared by:  
Name Talcott Engineering Design, PLLC  
Address 1 Gardnertown Rd  
Newburgh, NY 12550  
Phone/Fax 845-569-8400 / 845-569-4583

5. Location of lands to be reviewed:  
507 and 459 Rock Cut Rd

6. Zone R-1 Fire District Orange Lake  
Acreage 2 and School District WALKKILL

7. Tax Map: Section 11 Block 1 Lot 65.21 and 139

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) NONE

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

Signature David P. J... Title Owner

Date: 2/18/14

**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).

TOWN OF NEWBURGH PLANNING BOARD

Jordan lot line  
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. N/A Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. N/A 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. N/A 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. N/A 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. N/A 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.  


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- 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.  


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The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By:   
CHARLES T. BROWN, PE  
 Licensed Professional

Date: 2/20/14

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.

**RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW**

The Town of Newburgh Clearing and Grading Control Law requires a separate permit for most site preparation activities, including clearing, grading, tree cutting, excavating and filling. Site preparation activities performed following site plan or subdivision approval by the Planning Board may be exempt from the permit application, public hearing, fee and bonding requirements of the law provided the subdivision or site plan application has been reviewed for conformance with the clearing and grading law and the approval conditioned on compliance with the standards set forth in the law. Completion of the attached form will enable the Planning Board to review your application for conformance with the law's requirements. In the event it is not completed you may be required to apply for a separated permit for your site preparation activities. A sediment and erosion control plan and a plan showing the areas to be cleared, filled, graded or subjected to tree cutting, the types of vegetation affected and the proposed disposition of the destroyed vegetation must accompany the form. A SEQRA long form or full EAF should be utilized to discuss any environmental impacts and must accompany the application.

**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.

Daniel P. Jorda  
**APPLICANT'S NAME (printed)**

  
**APPLICANTS SIGNATURE**

2/18/14  
**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) JAMES DEMATTEI, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 459 ROCK CUT ROAD, NEWBURGH

IN THE COUNTY OF ORANGE

AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF 459 ROCK CUT ROAD,  
TOWN OF NEWBURGH, 5/13/16 11-1-139.2

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND DAN JORDAN IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 9/22/13

James Demattei  
OWNERS SIGNATURE

CHARLES T. BROWN PE  
TALCOTT ENGINEERING

JAMES DEMATTEI  
OWNERS NAME (printed)

\_\_\_\_\_

Patty Wild-Demattei  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL REPRESENTATIVES

Patty Wild-Demattei  
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.

2/18/14  
DATED

Dail P. Jord  
APPLICANT'S NAME (printed)

  
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:

  0   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**

  2/18/14    
DATED

  DCOPDL    
INDIVIDUAL APPLICANT

\_\_\_\_\_  
**CORPORATE OR PARTNERSHIP APPLICANT**

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

617.20  
**Appendix B**  
**Short Environmental Assessment Form**

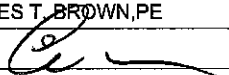
**Instructions for Completing**

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: JORDAN LOT LINE CHANGE			
Project Location (describe, and attach a location map): 507 ROCK CUT ROAD AND 459 ROCK CUT ROAD			
Brief Description of Proposed Action: TRANSFER APPROXIMATELY 0.21 ACRES OF LAND FROM 459 ROCK CUT ROAD (S/B/L 11-1-139) TO 507 ROCK CUT ROAD (S/B/L 11-1-65.21). LAND TO BE TRANSFERRED CONTAINS AN EXISTING POLE BARN/GARAGE.			
Name of Applicant or Sponsor: DANIEL P. JORDAN		Telephone: 845-590-9903	
		E-Mail:	
Address: 507 ROCK CUT ROAD			
City/PO: WALLKILL		State: NY	Zip Code: 12586
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?		_____ 0.21 acres	
b. Total acreage to be physically disturbed?		_____ 0.00 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 85.1 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 checked="" 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?	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: _____	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: _____ NOT APPLICABLE	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: _____ NOT APPLICABLE	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?	NO	YES	
	<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: _____	NO	YES	
	<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 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,	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties? <input 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: _____			
	<input type="checkbox"/> NO <input type="checkbox"/> YES		

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)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: CHARLES T. BROWN, PE		Date: 2-12-2014
Signature: _____ 		

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

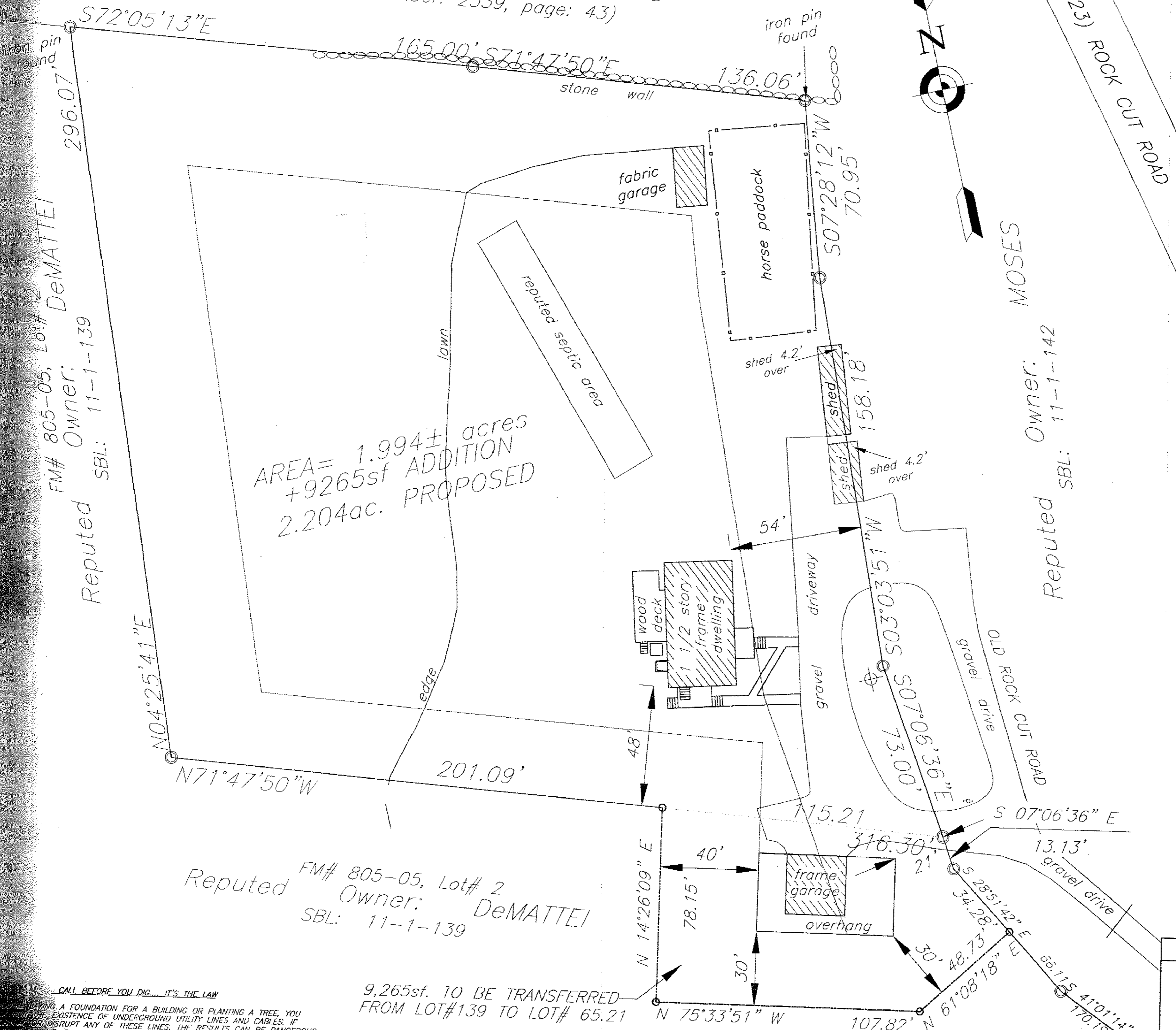
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

Reputed Owner: MOSES  
(deed liber: 2339, page: 43)

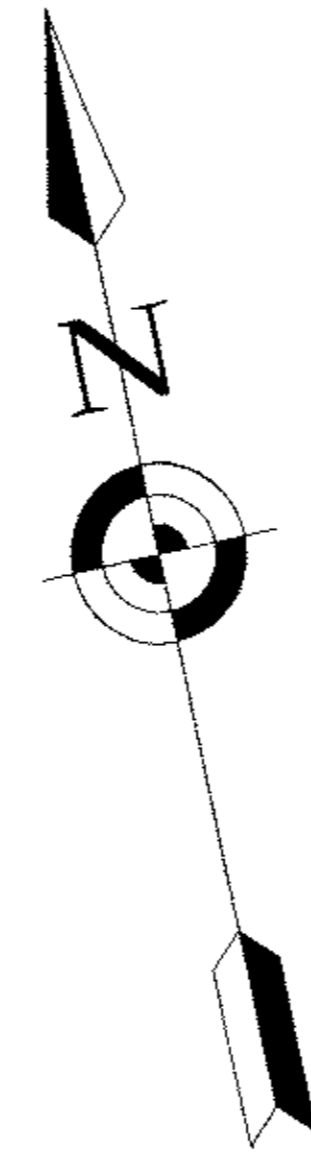


FM# 805-05, Lot# 2 DeMATTEI  
Owner: 11-1-139  
Reputed SBL: 11-1-139

AREA = 1.994± acres  
+ 9265sf ADDITION  
2.204ac. PROPOSED

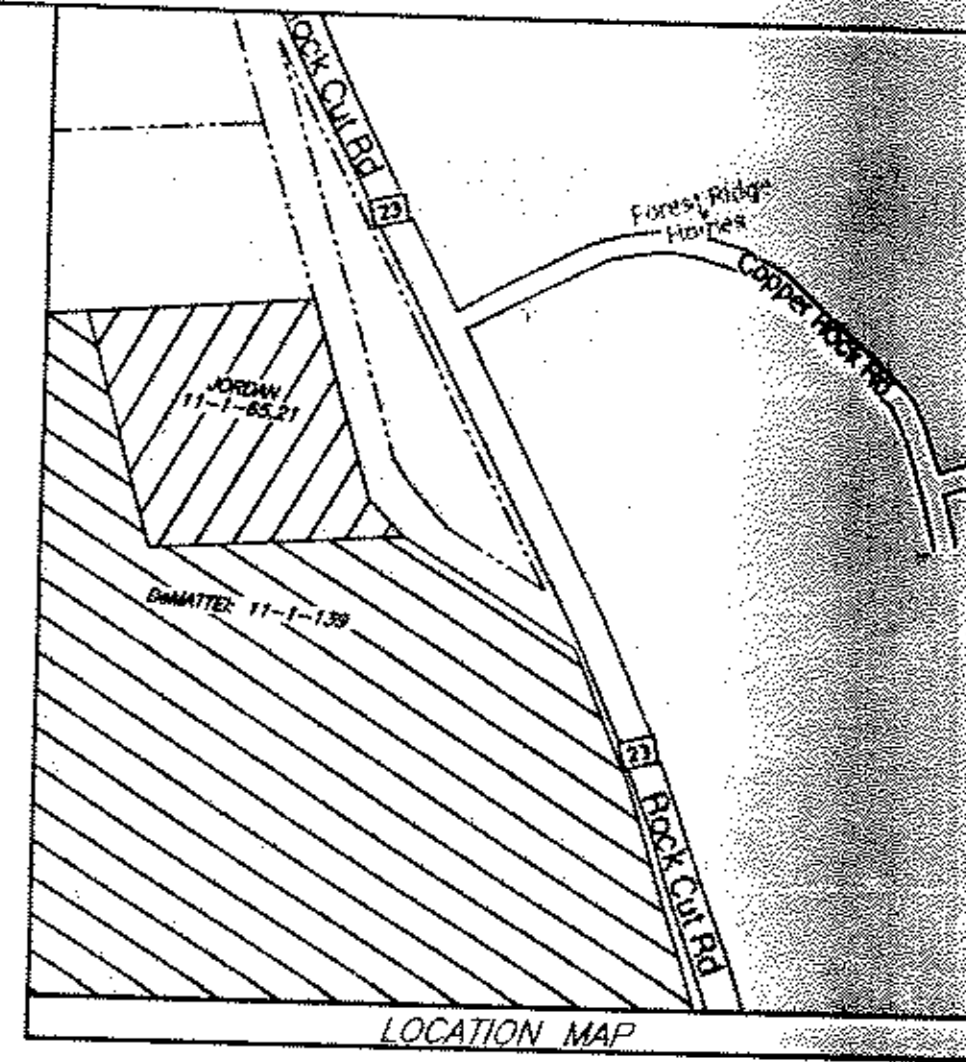
Reputed FM# 805-05, Lot# 2 DeMATTEI  
Owner: 11-1-139  
SBL: 11-1-139

9,265sf. TO BE TRANSFERRED  
FROM LOT#139 TO LOT# 65.21



(CR 23) ROCK CUT ROAD

MOSES  
Owner: 11-1-142  
Reputed SBL: 11-1-142



ZONING SCHEDULE

ZONE: R-1

	REQUIRED	11-1-65.21 PROVIDED	11-1-139 PROVIDED
MINIMUM LOT AREA	40,000sf.	96,006sf.±	86,AC±
MINIMUM YARDS (feet)			
FRONT	50'	(GARAGE) 21'	
REAR	40'	40'	
SIDE			
ONE	30'	30'	EXISTING
BOTH	80'	220'	NO
MINIMUM LOT WIDTH (feet)	150'	295'	CHANGE
MINIMUM LOT DEPTH (feet)	150'	293'	
MAXIMUM LOT BUILDING COVERAGE (%)	10%	2%	
MAXIMUM LOT SURFACE COVERAGE (%)	20%	7%	
MAXIMUM HEIGHT	35'	35' max.	

\*VARIANCE REQUIRED

APPLICANT/OWNER: DANIEL P JORDAN  
SBL: 11-1-65.21  
507 ROCK CUT RD  
WALDEN, NY 12586

OWNER: JAMES DeMATTEI  
SBL: 11-1-139  
459 ROCK CUT RD  
WALDEN, NY 12586

RECORD OWNER'S CONSENT NOTE:  
THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

RECORD OWNER'S SIGNATURE: DANIEL P JORDAN

RECORD OWNER'S SIGNATURE: JAMES DeMATTEI

LEGEND

- PROPERTY LINE EXISTING
- PROPERTY LINE EXISTING (TO BE REMOVED)
- PROPERTY LINE PROPOSED
- — — PROPERTY LINE ADJOINING
- — — STONEWALL
- ⊕ WELL EXISTING
- ▨ HOUSE EXISTING

REVISIONS

REV.	DATE	BY	DESCRIPTION

TALCOTT ENGINEERING DESIGN PLLC

1 GARDNERTOWN ROAD  
NEWBURGH, NY 12550  
(845)-569-8400  
(FAX)(845)-569-4583  
TALCOTTDESIGN12@GMAIL.COM

SURVEYOR	ENGINEER
	CHARLES T. BROWN, P.E. P.O. BOX 4470 NEW WINDSOR, N.Y. 12553

PROPOSED LOT LINE CHANGE FOR:  
JORDAN  
507 ROCK CUT ROAD, SBL: 11-1-65.21, SBL 11-1-139  
TOWN OF NEWBURGH, ORANGE COUNTY, NY

CALL BEFORE YOU DIG... IT'S THE LAW

BEFORE ANYONE IS PLACING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST VERIFY THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU DO NOT VERIFY OR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS AND COSTLY TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 811