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CONSULTING ENGINEERS D.P.C.

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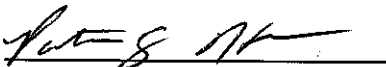
**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT: LANDS OF RUDIE & ALBERT
PROJECT NO.: 16-06
PROJECT LOCATION: SECTION 28, BLOCK 1, LOT 15 & 36
REVIEW DATE: 16 JANUARY 2017
MEETING DATE: 19 JANUARY 2017
REPRESENTATIVE: KC ENGINEERING AND LAND SURVEYING

1. The project was previously before the Board in May of 2016. The Board referred the project to the Zoning Board of Appeals for variances associated with pre-existing non-conforming uses on each of the lots. The projects have received variances for habitable area on both lots, front yard set back on Lot #36 and side yard set back on Tax Lot #15.
2. A note should be added to the plans identifying that no utility encroachments will occur due to the lot line change.

Respectfully submitted,

McGoey, Hauser & Edsall
Consulting Engineers, D.P.C.


Patrick J. Hines
Principal

PJH/kbw



LOCATION MAP
1"=2000'

BULK REQUIREMENTS

TOWN OF NEWBURGH ZONING DISTRICT: R1 USE GROUP: SINGLE FAMILY

MINIMUM REQUIRED	REQUIRED	EXISTING	PROPOSED	EXISTING	PROPOSED
LOT AREA (SQ)	40,000	240,766±	223,636±	72,206±	69,366±
LOT WIDTH (FT)	150	455.9	421.1	144.0*	178.9
LOT DEPTH (FT)	150	691.4	691.4	545.6	545.6
FRONT YARD (FT)	50	49.0*	49.0*	333.6	333.6
REAR YARD (FT)	40	520.6	520.6	114.1	114.1
ONE SIDE YARD (FT)	30	89.4	89.4	2.0*	2.0*
BOTH SIDE YARDS (FT)	80	397.7	362.9	111.8	146.6
FLOOR AREA (SQFT)	1,500	1272±*	1272±*	1331±*	1331±*

MAXIMUM PERMITTED

LOT COVERAGE	10%	.52%	1.84%	.56%	1.53%
BUILDING HEIGHT (FT)	35	UNK	UNK	N/A	N/A

* PRE EXISTING NON-CONFORMING CONDITION

SURVEY NOTES:

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- CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.
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RECORD OWNER(S)

DONALD & JUNE RUDIE 411 LAKESIDE ROAD NEWBURGH, NY 12550
 ALBERT & RUDIE 417 LAKESIDE ROAD NEWBURGH, NY 12550
 SBL: 28-1-15 SBL: 28-1-36

RECORD APPLICANTS

DONALD & JUNE RUDIE 411 LAKESIDE ROAD NEWBURGH, NY 12550
 SBL: 28-1-15

X SIGNED DATE

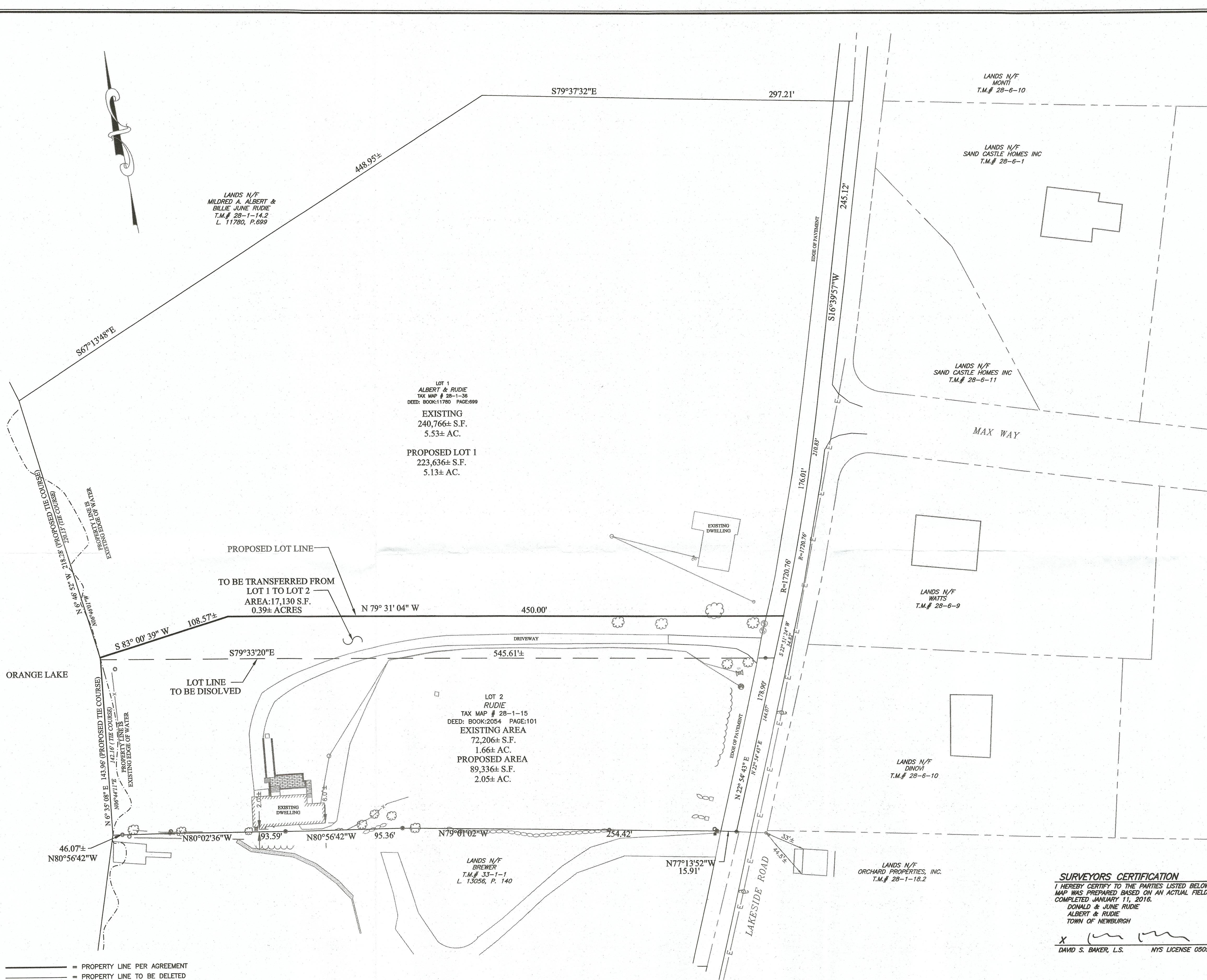
I HAVE REVIEWED THIS SUBDIVISION MAP AND ALL APPLICABLE SUPPLEMENTAL MATERIALS AND AGREE TO THE CONDITIONS OF SUBDIVISION APPROVAL.

X SIGNED DATE

I HAVE REVIEWED THIS SUBDIVISION MAP AND ALL APPLICABLE SUPPLEMENTAL MATERIALS AND AGREE TO THE CONDITIONS OF SUBDIVISION APPROVAL.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS MAP WAS PREPARED BASED ON AN ACTUAL FIELD SURVEY COMPLETED JANUARY 11, 2016.
 DONALD & JUNE RUDIE
 ALBERT & RUDIE
 TOWN OF NEWBURGH
 DAVID S. BAKER, L.S. NYS LICENSE 050505



LOT 1
 ALBERT & RUDIE
 TAX MAP # 28-1-28
 DEED: BOOK 11780 PAGE 699
 EXISTING
 240,766± S.F.
 5.53± AC.
 PROPOSED LOT 1
 223,636± S.F.
 5.13± AC.

LOT 2
 RUDIE
 TAX MAP # 28-1-15
 DEED: BOOK 2054 PAGE 101
 EXISTING AREA
 72,206± S.F.
 1.66± AC.
 PROPOSED AREA
 89,336± S.F.
 2.05± AC.

LANDS N/F
 BREWER
 T.M.# 33-1-1
 L. 13056, P. 140

LANDS N/F
 ORCHARD PROPERTIES, INC.
 T.M.# 28-1-18.2

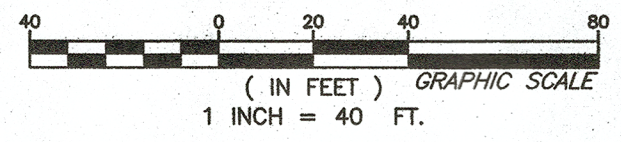
LANDS N/F
 DINIOW
 T.M.# 28-6-10

LANDS N/F
 WATTS
 T.M.# 28-6-9

LANDS N/F
 SAND CASTLE HOMES INC
 T.M.# 28-6-1

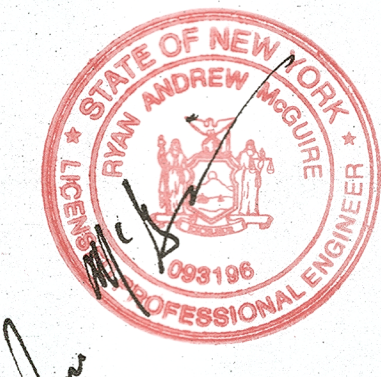
LANDS N/F
 MONTI
 T.M.# 28-6-10

- PROPERTY LINE PER AGREEMENT
- PROPERTY LINE TO BE DELETED
- ADJ. PROPERTY LINE
- WIRE FENCE LINE
- STONEWALL/ STONEWALL REMAINS
- EDGE OF WATER-NOV 2015
- EXISTING BUILDING
- REBAR/IRON PIPE FOUND
- RAIL ROAD SPIKE FOUND
- UTILITY POLE
- WATER SHUT OFF
- TREE
- AC UNIT



Each sheet is incomplete or invalid unless accompanied by all the sheets in the set.

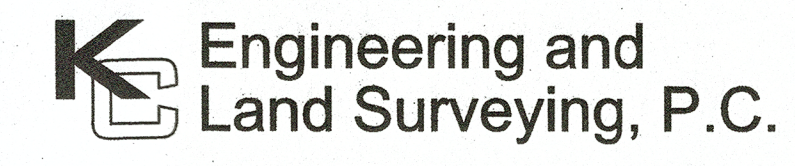
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 DAVID S. BAKER, L.S.
 N.Y.S. LIC. NO. 050505
 RYAN A. MCGUIRE, P.E.
 N.Y.S. LIC. NO. 093196

DATE:	REVISION:	BY:	SHEET NO. 1 OF 1
			SCALE: 1 IN. = 40 FT.
			DATE: 02/08/2016
			JOB NO: 4040-046
			FOR REVIEW & COMMENT
			FOR SUBMIT CONSTRUCTION
			DRAWING NAME: Lot Line Change
			DRAWN BY: JJT
			FOR APPROVAL
			AS-BUILT

LOT LINE CHANGE
 FOR
RUDIE & ALBERT
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK



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