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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: MACKAY LOT LINE CHANGE
PROJECT NO.: 13-16
PROJECT LOCATION: SECTION 47, BLOCK 1, LOTS 8.2 & 8.3
PROJECT REPRESENTATIVE: MERCURIO-NORTON-TAROLLI-MARSHALL
REVIEW DATE: 16 SEPTEMBER 2013
MEETING DATE: 19 SEPTEMBER 2013

1. It is suggested that Note 4 be revised to identify the strip of land within 25 feet "of the center line" of Colden Hill Road.
2. Several variances will be required for the lot line change as existing structures are located on each lot. For lot 8.2 a lot area variance is required. For Lot 8.2, lot area, minimum one side yard. Lot 8.3 lot width, minimum side yard, both side yards. Minimum side yard setback 1. For lot 8.3, a lot width variance is required. One side yard and both side yards. It is recommended that the zoning legend be modified such that the required variance is calculated from the required vs. proposed not existing as lots lose any pre-existing non-conforming protections upon subdivision.

Respectfully submitted,

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

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