

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

STATE OF NEW YORK : COUNTY OF ORANGE
TOWN OF NEWBURGH PLANNING BOARD

----- X
In the Matter of

MATRIX/DIBRIZZI
(2015-20)

Route 17K
Section 95; Block 1; Lots 4.12, 54.1, 69.25 & 49.12
IB Zone

----- X

INITIAL APPEARANCE
LOT LINE CHANGE

Date: August 20, 2015
Time: 7:23 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
DAVID DOMINICK
JOHN A. WARD

ALSO PRESENT: MICHAEL H. DONNELLY, ESQ.
PATRICK HINES
GERALD CANFIELD

APPLICANT'S REPRESENTATIVE: KEN GRIFFIN
CHARLES UTSCHIG

----- X

MICHELLE L. CONERO
10 Westview Drive
Wallkill, New York 12589
(845)895-3018

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MATRIX/DIBRIZZI

2

CHAIRMAN EWASUTYN: The second item of business this evening is Matrix/Dibrizzi. It's on Route 17K, it's the initial appearance for a lot line change, it's located in an IB Zone and it's being represented by Langan Engineering.

MR. GRIFFIN: I'm Ken Griffin and I'm with Matrix Development.

CHAIRMAN EWASUTYN: Do you have a business card for the Stenographer?

MR. GRIFFIN: Yes. We're here for basically a lot line change. We're just changing four lots -- proposing to change four lots into three. They're all compliant lots. It really is to improve the marketability and developability. It's really straightforward. I have an engineer here from Langan if there's any questions.

CHAIRMAN EWASUTYN: For the record you are?

MR. UTSCHIG: Charles Utschig with Langan Engineering.

CHAIRMAN EWASUTYN: Do you have a card also?

MR. UTSCHIG: I do. I'll get it for you.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CHAIRMAN EWASUTYN: Charles, do you want to give us an overview of what you're presenting?

MR. UTSCHIG: Sure. So the application is to, in essence, take four existing lots which are generally located between 84, 87 and 17K -- those four lots are highlighted. Two of the lots which are highlighted in green are currently owned by Matrix, two of the other lots are owned by Dibrizzi and a corporation I believe, if I'm not mistaken.

Our proposal is to, in essence, take those four lots and create three lots. So what's highlighted in yellow on the presentation board are the underlying old lots. The green lot represents 71 plus acres. That would be owned by Matrix. Then there's two parcels which are about 9 and 6 acres, creating the three-lot plan basically with the adjustments. The sense is that in reality if you look at the topography here you have two plateaus. This part of the site is way up and this part of the site is down low. They're kind of separated by virtue of the topography. The long narrow lot here kind of

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

splits the two. So the thought is that by creating the lots the way we have, we really have created a more -- an easier way to develop them and we believe a more efficient way to do that.

CHAIRMAN EWASUTYN: Questions from Board Members. Frank Galli?

MR. GALLI: The two lots on the bottom, who owns them?

MR. UTSCHIG: Dibrizzi.

MR. GALLI: He's going to keep ownership of both of them?

MR. UTSCHIG: Yes.

MR. GALLI: Matrix is going to have --

MR. UTSCHIG: The big green lot.

MR. GALLI: Okay.

CHAIRMAN EWASUTYN: Dave Dominick?

MR. DOMINICK: No.

MR. WARD: No questions.

CHAIRMAN EWASUTYN: Jerry Canfield?

MR. CANFIELD: I have no comments.

CHAIRMAN EWASUTYN: Pat Hines?

MR. HINES: Just a clean-up item. On the approval block the Town engineer's name can be removed. Only the Chairman will sign them.

1
2 Just a note, the project is located in
3 the City of Newburgh watershed which is a class A
4 stream due to the water supply. Stormwater
5 management on any future project typically will
6 require 110 percent of the water quality and
7 volume be treated. The regulations require 100
8 percent. Because the project is located in the
9 watershed, the Planning Board has a policy,
10 although not a written requirement or regulation
11 by any means, that that additional level of
12 treatment be provided to protect the water
13 supply.

14 Just a note. The 71 acre parcel seems
15 to have some environmental constraints on the
16 access road. That would have to be addressed for
17 any future development. There's an unverified
18 Federal wetland on portions of that.

19 There's an existing detention basin at
20 the end of Corporate Boulevard for the old
21 Newburgh Country Club Corporate Boulevard
22 Development. That will have to be taken into
23 consideration.

24 As far as zoning goes, the front yard
25 setback is depicted at 50 feet along 17K and the

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MATRIX/DIBRIZZI

setbacks are required to be 60 feet along 17K.
That will need to be revised.

There is a requirement in the zoning
that 35 feet of the front yard be a landscape
buffer. Typically we require that as a note on
the map, referring to that code section. Kind of
a buyer beware in the future that that is a
requirement.

Otherwise that's all we have.

At work session we discussed the
requirement for compliance with the relatively
new notice to adjoining parcels. I'll defer to
Mike on that.

Those are the only issues we have.

CHAIRMAN EWASUTYN: Mike Donnelly,
Planning Board Attorney?

MR. DONNELLY: Yes. When a lot line
change application comes before the Planning
Board there is a lesser degree of formality and
it's defined as outside of the subdivision
regulations. The level of formality that exists
is an optional public hearing but a mandatory
mailing. The mailing must take place within ten
days following the first appearance before the

1 Board, and it must go to every property owner
2 within 500 feet as shown on the assessor's list.
3 Pat will help you with the notice but the Board
4 can't take action before that occurs.
5

6 One other issue. As we have been here
7 this evening I received an e-mail from Mark
8 Taylor, the Town Attorney, forwarding a copy of a
9 letter from the city manager on this project.
10 The City of Newburgh manager. Their request is
11 that you classify this as a Type 1 action and not
12 approve the lot line change except in conjunction
13 with the expected site plan application for that
14 piece. I'll give you a formal response by
15 letter. When the Town put in the lot line change
16 section it intentionally lowered the degree of
17 formality and defined it as permitted under the
18 SEQRA regulations as a Type 2 action. It is not
19 a subdivision, therefore it doesn't require a
20 referral either to the Orange County Planning
21 Department or, even if a public hearing is held,
22 the City of Newburgh. None of that is to
23 suggest, as Pat has indicated already, that we're
24 not going to take the City's concerns about the
25 watershed lightly. We've already told you a

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

little bit about what the regulatory scheme will be. We will certainly let the City know and let them have input into the plans as we've done on other projects in the past.

My recommendation is that this be classified as a Type 2 action and that we move forward with the mailing and consider this at the next meeting. Certainly I'll write back to the City with information answering them with that advice, and I'll send you a letter as well.

CHAIRMAN EWASUTYN: I'll make a motion for Mike Donnelly to prepare a letter in response to the letter that we received via Mark Taylor from the City of Newburgh engineer to Mike Donnelly with our response.

MR. WARD: So moved.

MR. DOMINICK: Second.

CHAIRMAN EWASUTYN: I have a motion by John Ward. I have a second by Dave Dominick. I'll ask for a roll call vote starting with Frank Galli.

MR. GALLI: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CHAIRMAN EWASUTYN: Myself. So carried.

You'll circulate. We will reschedule you for the meeting of September 3rd. Work closely with Pat Hines as far as getting the necessary mailing list from the assessor's office.

MR. GALLI: John, those mailings aren't certified, they're just regular mail?

CHAIRMAN EWASUTYN: You'll work in conjunction with Cindy Martinez. Once you get all the mailings together -- that's the secretary for Supervisor Gil Piaquadio -- she'll notarize the mailing.

MR. UTSCHIG: We'll take care of that.

MR. DONNELLY: One affidavit of mailing and it's not certified.

MR. UTSCHIG: One?

MR. DONNELLY: You just have an affidavit of mailing from the list but it doesn't need to be certified.

MR. UTSCHIG: Thank you.

CHAIRMAN EWASUTYN: The third item of business we have this evening --

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MATRIX/DIBRIZZI

10

UNIDENTIFIED SPEAKER: Excuse me. Is there an opportunity --

CHAIRMAN EWASUTYN: This is not a public hearing. It's not open to the public.

UNIDENTIFIED SPEAKER: I have a letter --

CHAIRMAN EWASUTYN: You can drop it off at the Planning Board office tomorrow or the Building Department.

UNIDENTIFIED SPEAKER: This is --

CHAIRMAN EWASUTYN: Understood. Understood.

UNIDENTIFIED SPEAKER: -- the City of Newburgh --

MR. DONNELLY: We talked about it.

UNIDENTIFIED SPEAKER: Yes, I know. There's an additional one.

CHAIRMAN EWASUTYN: You can leave them at the Building Department window tomorrow.

UNIDENTIFIED SPEAKER: Can I leave them with the secretary tonight?

MR. HINES: If you can find a secretary.

CHAIRMAN EWASUTYN: I am the secretary.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

UNIDENTIFIED SPEAKER: I'm sorry.

CHAIRMAN EWASUTYN: You can't judge a book by it's cover. Some people find me to be attractive, but that's neither here nor there. Thank you.

(Time noted: 7:35 p.m.)

C E R T I F I C A T I O N

I, Michelle Conero, a Shorthand Reporter and Notary Public within and for the State of New York, do hereby certify that I recorded stenographically the proceedings herein at the time and place noted in the heading hereof, and that the foregoing is an accurate and complete transcript of same to the best of my knowledge and belief.

Michelle Conero

DATED: September 11, 2015



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: MATRIX / DIBRIZZI LOT LINE CHANGE
PROJECT NO.: 15-20
PROJECT LOCATION: SECTION 95, BLOCK 1, LOTS 4.12, 54.1, 69.25 & 49.12
REVIEW DATE: 14 AUGUST 2015
MEETING DATE: 20 AUGUST 2015
PROJECT REPRESENTATIVE: LANGAN ENGINEERING

1. Town of Newburgh plan approval box can have Town Engineer's name removed. Only Planning Board Chair will sign maps.
2. Project is located in the City of Newburgh's Washington Lake watershed, a Class A Stream. Storm Water Management for future projects must address this, typically requiring 110% of the water quality volume being treated prior to discharge to surface water.
3. Access to the 71.72 acre resulting in parcel appears to have environmental constraints regarding existing detention pond off of Corporate Boulevard and potential federal jurisdictional wetlands off of Route 17K. These must be taken into account by any future development.
4. Front yard setback is 60 feet in depth, along County and State Highways in accordance with Section 185-18C(4)(c). This section all has requirements of landscape buffer on 35 feet of all properties fronting on Route 17K.

Respectfully submitted,

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

Patrick J. Hines
Principal

July 17, 2015

John P. Ewasutyn, Chairman
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, NY 12550

**Re: Lot Owner's Consent - Matrix/Dibrizzi Lot Line Change Application
Section 95, Block 1 Lot 49.12**

Dear Chairman Ewasutyn:

We are the title owners of Lot 49.12 (Section 95, Block 1) located on Route 17K in the Town of Newburgh. This lot is one of four existing lots to be reconfigured as part of the lot line change application being filed with the Planning Board by Matrix Newburgh I, LLC.

We have reviewed the lot line change plans prepared by Langan Engineering, dated July 17, 2015 and we hereby consent to the filing of this application.

Very truly yours,

ANGELA DIBRIZZI

Angela Dibrizzi

As Trustee under the Trust created pursuant to Article Third under the Last Will and Testament of Cosimo Dibrizzi, dated March 7, 1994, as to a forty percent (40%) interest

ANGELA DIBRIZZI

Angela Dibrizzi

As Trustee under the Trust created pursuant to Article Fourth under the Last Will and Testament of Cosimo Dibrizzi, dated March 7, 1994, as to a sixty percent (60%) interest

NICOLAS C. DIBRIZZI

Nicolas C. Dibrizzi

As Trustee under the Trust created pursuant to Article Third under the Last Will and Testament of Cosimo Dibrizzi, dated March 7, 1994, as to a forty percent (40%) interest

NICOLAS C. DIBRIZZI

Nicolas C. Dibrizzi

As Trustee under the Trust created pursuant to Article Fourth under the Last Will and Testament of Cosimo Dibrizzi, dated March 7, 1994, as to a sixty percent (60%) interest

ELISA DIBRIZZI

Elisa Dibrizzi

As Trustee under the Trust created pursuant to Article Third under the Last Will and Testament of Cosimo Dibrizzi, dated March 7, 1994, as to a forty percent (40%) interest

ELISA DIBRIZZI

Elisa Dibrizzi

As Trustee under the Trust created pursuant to Article Fourth under the Last Will and Testament of Cosimo Dibrizzi, dated March 7, 1994, as to a sixty percent (60%) interest

SERENA RUSSO

Serena Russo Dibrizzi

As Trustee under the Trust created pursuant to Article Third under the Last Will and Testament of Cosimo Dibrizzi, dated March 7, 1994, as to a forty percent (40%) interest

SERENA RUSSO

Serena Russo Dibrizzi

As Trustee under the Trust created pursuant to Article Fourth under the Last Will and Testament of Cosimo Dibrizzi, dated March 7, 1994, as to a sixty percent (60%) interest

Dickover, Donnelly & Donovan, LLP
Attorneys and Counselors at Law

David A. Donovan
Michael H. Donnelly
Robert J. Dickover

James G. Sweeney, P.C., of Counsel

James B. Biagi, of Counsel

Successor Law Firm To:
Alexander Appelbaum, P.C., Florida, N.Y. (1915-1988)
Ludmerer & Vurno, Esqs., Warwick, N.Y.

28 Bruen Place
P.O. Box 610
Goshen, NY 10924
Phone (845) 294-9447
mail@doddllp.com
Fax (845) 294-6553
(Not for Service of Process)

September 1, 2015

Richard Harper, AICP, Chairman
City of Newburgh Conservation Advisory Council
123 Grand Street
Newburgh, NY 12550

RE: Matrix Lot Line Change Application

Dear Mr. Harper:

I write to you as the attorney for the Town of Newburgh Planning Board. I have been given a copy of your letter to the planning board dated August 20, 2015 and have been asked to respond to it. I enclose a copy of my letter to the City Manager in which similar concerns were raised and responded to. As with the city itself, we invite your comments at such time as a site plan application is submitted to the Town of Newburgh Planning Board.

Very truly yours,



MICHAEL H. DONNELLY

MHD/lrm
Enclosure

cc: Town of Newburgh Planning Board
Town of Newburgh Town Board
Mark Taylor, Esq.
David R. Everett, Esq.

Dickover, Donnelly & Donovan, LLP
Attorneys and Counselors at Law

David A. Donovan
Michael H. Donnelly
Robert J. Dickover

James G. Sweeney, P.C., of Counsel

James B. Biagi, of Counsel

Successor Law Firm To:
Alexander Appelbaum, P.C., Florida, N.Y. (1915-1988)
Ludmerer & Vurno, Esqs., Warwick, N.Y.

28 Bruen Place
P.O. Box 610
Goshen, NY 10924
Phone (845) 294-9447
mail@dcdllpny.com
Fax (845) 294-6553
(Not for Service of Process)

September 1, 2015

Michael G. Ciaravino, City Manager
City of Newburgh
City Hall
83 Broadway
Newburgh, NY 12550

RE: Matrix Lot Line Change Application

Dear Mr. Ciaravino:

I am the attorney for the Town of Newburgh Planning Board. I have been asked to respond to your letter of August 20, 2015 in regard to the above referenced lot line change application. You have informed the planning board that, in addition to the lot line change application, one of the property owners will apply for site plan approval in the future. We have no reason to doubt this assertion but have no direct knowledge of it. As a result of the specter of this potential development you have asked the planning board to classify the project as a Type I action under SEQRA and to withhold acting on the lot line change application until SEQRA is closed out. You also inform us that it is your view that a referral to the Orange County Planning Board Department under GML §239 is required here. Let me respond to your assertions.

Section 100-12(A)(9) of the Town of Newburgh Code classifies a lot line change as a Type II action under SEQRA. This classification is carried forth into Section 163-12.1(J) [Lot line changes] of the Newburgh code. This *typing* is consistent with Section 617.5 [Type II Actions], subparagraph (c)(21) as a preliminary planning approval that does not commit the Town of Newburgh to approve the action. The planning board is comfortable with its code scheme and sees no reason to elect to classify this action as Type I.

Section 163-12.1(A) makes clear that approval of a lot line change "does not require

subdivision approval.” Thus, because subdivision approval is not involved, there is no requirement of a referral to the Orange County Planning Department under General Municipal Law §239.

Lastly, you have raised legitimate concerns regarding how stormwater will be handled on this site given that it is tributary to Washington Lake, the city’s drinking water reservoir. The planning board is well aware of this issue and, as you are aware, routinely imposes protective requirements beyond those required by the DEC regulations upon developers in this area. When a site plan application is submitted to the planning board the board will thoroughly review the stormwater plan and will invite your comments at that time.

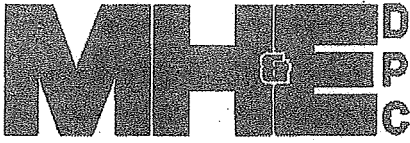
Very truly yours,



MICHAEL H. DONNELLY

MHD/lrm

cc: Town of Newburgh Planning Board
Town of Newburgh Town Board
Mark Taylor, Esq.
David R. Everett, Esq.



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

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

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

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**

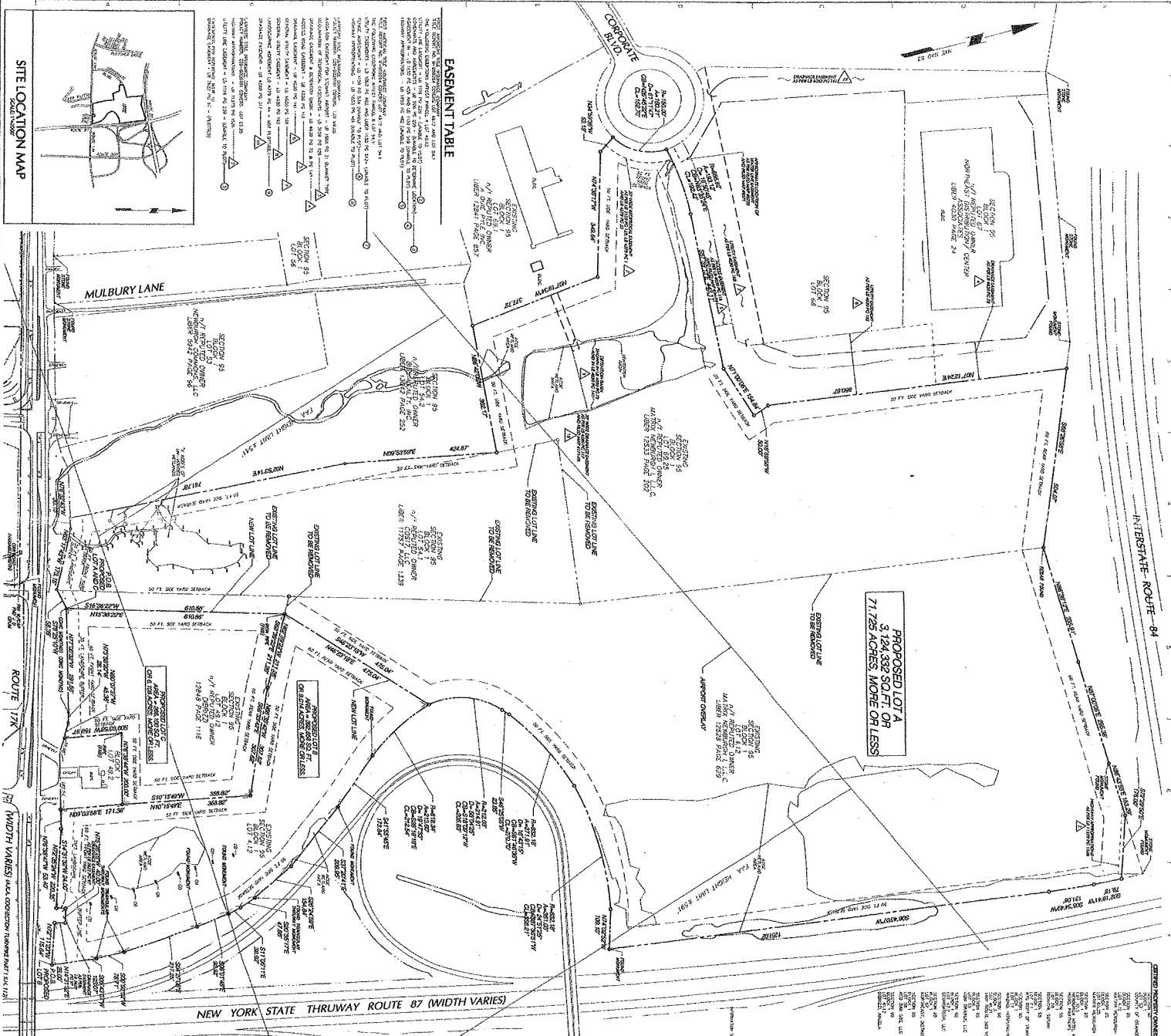
PROJECT: MATRIX / DIBRIZZI LOT LINE CHANGE
PROJECT NO.: 15-20
PROJECT LOCATION: SECTION 95, BLOCK 1, LOTS 4.12, 54.1, 69.25 & 49.12
REVIEW DATE: 1 SEPTEMBER 2015
MEETING DATE: 3 SEPTEMBER 2015
PROJECT REPRESENTATIVE: LANGAN ENGINEERING

1. The Applicant's Representative has provided an affidavit of mailing of the required Adjoiner's Notice.
2. In accordance with Town of Newburgh code lot lines do not require a Public Hearing and are identified as Type 2 actions under SEQRA.
3. Plans have been revised to reflect our review comments of 14 August 2015.

Respectfully submitted,

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

Patrick J. Hines
Principal



LEGEND

OWNERSHIP

EXISTING LOT CONFIGURATION

NOTES:

ZONING DATA TABLE

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)	ZONING	PERMITTED USES
1	1,234,567	28.1	R-1	Single-Family Detached
2	2,345,678	53.7	R-1	Single-Family Detached
3	3,456,789	79.2	R-1	Single-Family Detached
4	4,567,890	104.7	R-1	Single-Family Detached
5	5,678,901	130.2	R-1	Single-Family Detached
6	6,789,012	155.7	R-1	Single-Family Detached
7	7,890,123	181.2	R-1	Single-Family Detached
8	8,901,234	206.7	R-1	Single-Family Detached
9	9,012,345	232.2	R-1	Single-Family Detached
10	10,123,456	257.7	R-1	Single-Family Detached
11	11,234,567	283.2	R-1	Single-Family Detached
12	12,345,678	308.7	R-1	Single-Family Detached
13	13,456,789	334.2	R-1	Single-Family Detached
14	14,567,890	359.7	R-1	Single-Family Detached
15	15,678,901	385.2	R-1	Single-Family Detached
16	16,789,012	410.7	R-1	Single-Family Detached
17	17,890,123	436.2	R-1	Single-Family Detached
18	18,901,234	461.7	R-1	Single-Family Detached
19	19,012,345	487.2	R-1	Single-Family Detached
20	20,123,456	512.7	R-1	Single-Family Detached
21	21,234,567	538.2	R-1	Single-Family Detached
22	22,345,678	563.7	R-1	Single-Family Detached
23	23,456,789	589.2	R-1	Single-Family Detached
24	24,567,890	614.7	R-1	Single-Family Detached
25	25,678,901	640.2	R-1	Single-Family Detached
26	26,789,012	665.7	R-1	Single-Family Detached
27	27,890,123	691.2	R-1	Single-Family Detached
28	28,901,234	716.7	R-1	Single-Family Detached
29	29,012,345	742.2	R-1	Single-Family Detached
30	30,123,456	767.7	R-1	Single-Family Detached
31	31,234,567	793.2	R-1	Single-Family Detached
32	32,345,678	818.7	R-1	Single-Family Detached
33	33,456,789	844.2	R-1	Single-Family Detached
34	34,567,890	869.7	R-1	Single-Family Detached
35	35,678,901	895.2	R-1	Single-Family Detached
36	36,789,012	920.7	R-1	Single-Family Detached
37	37,890,123	946.2	R-1	Single-Family Detached
38	38,901,234	971.7	R-1	Single-Family Detached
39	39,012,345	997.2	R-1	Single-Family Detached
40	40,123,456	1,022.7	R-1	Single-Family Detached
41	41,234,567	1,048.2	R-1	Single-Family Detached
42	42,345,678	1,073.7	R-1	Single-Family Detached
43	43,456,789	1,099.2	R-1	Single-Family Detached
44	44,567,890	1,124.7	R-1	Single-Family Detached
45	45,678,901	1,150.2	R-1	Single-Family Detached
46	46,789,012	1,175.7	R-1	Single-Family Detached
47	47,890,123	1,201.2	R-1	Single-Family Detached
48	48,901,234	1,226.7	R-1	Single-Family Detached
49	49,012,345	1,252.2	R-1	Single-Family Detached
50	50,123,456	1,277.7	R-1	Single-Family Detached
51	51,234,567	1,303.2	R-1	Single-Family Detached
52	52,345,678	1,328.7	R-1	Single-Family Detached
53	53,456,789	1,354.2	R-1	Single-Family Detached
54	54,567,890	1,379.7	R-1	Single-Family Detached
55	55,678,901	1,405.2	R-1	Single-Family Detached
56	56,789,012	1,430.7	R-1	Single-Family Detached
57	57,890,123	1,456.2	R-1	Single-Family Detached
58	58,901,234	1,481.7	R-1	Single-Family Detached
59	59,012,345	1,507.2	R-1	Single-Family Detached
60	60,123,456	1,532.7	R-1	Single-Family Detached
61	61,234,567	1,558.2	R-1	Single-Family Detached
62	62,345,678	1,583.7	R-1	Single-Family Detached
63	63,456,789	1,609.2	R-1	Single-Family Detached
64	64,567,890	1,634.7	R-1	Single-Family Detached
65	65,678,901	1,660.2	R-1	Single-Family Detached
66	66,789,012	1,685.7	R-1	Single-Family Detached
67	67,890,123	1,711.2	R-1	Single-Family Detached
68	68,901,234	1,736.7	R-1	Single-Family Detached
69	69,012,345	1,762.2	R-1	Single-Family Detached
70	70,123,456	1,787.7	R-1	Single-Family Detached
71	71,234,567	1,813.2	R-1	Single-Family Detached
72	72,345,678	1,838.7	R-1	Single-Family Detached
73	73,456,789	1,864.2	R-1	Single-Family Detached
74	74,567,890	1,889.7	R-1	Single-Family Detached
75	75,678,901	1,915.2	R-1	Single-Family Detached
76	76,789,012	1,940.7	R-1	Single-Family Detached
77	77,890,123	1,966.2	R-1	Single-Family Detached
78	78,901,234	1,991.7	R-1	Single-Family Detached
79	79,012,345	2,017.2	R-1	Single-Family Detached
80	80,123,456	2,042.7	R-1	Single-Family Detached
81	81,234,567	2,068.2	R-1	Single-Family Detached
82	82,345,678	2,093.7	R-1	Single-Family Detached
83	83,456,789	2,119.2	R-1	Single-Family Detached
84	84,567,890	2,144.7	R-1	Single-Family Detached
85	85,678,901	2,170.2	R-1	Single-Family Detached
86	86,789,012	2,195.7	R-1	Single-Family Detached
87	87,890,123	2,221.2	R-1	Single-Family Detached
88	88,901,234	2,246.7	R-1	Single-Family Detached
89	89,012,345	2,272.2	R-1	Single-Family Detached
90	90,123,456	2,297.7	R-1	Single-Family Detached
91	91,234,567	2,323.2	R-1	Single-Family Detached
92	92,345,678	2,348.7	R-1	Single-Family Detached
93	93,456,789	2,374.2	R-1	Single-Family Detached
94	94,567,890	2,399.7	R-1	Single-Family Detached
95	95,678,901	2,425.2	R-1	Single-Family Detached
96	96,789,012	2,450.7	R-1	Single-Family Detached
97	97,890,123	2,476.2	R-1	Single-Family Detached
98	98,901,234	2,501.7	R-1	Single-Family Detached
99	99,012,345	2,527.2	R-1	Single-Family Detached
100	100,123,456	2,552.7	R-1	Single-Family Detached

OWNERSHIP TABLE

LOT NO.	OWNER	ADDRESS	PHONE
1-10	ABC COMPANY	123 MAIN ST	555-1234
11-20	DEF COMPANY	456 MAIN ST	555-5678
21-30	GHI COMPANY	789 MAIN ST	555-9012
31-40	JKL COMPANY	012 MAIN ST	555-3456
41-50	MNO COMPANY	345 MAIN ST	555-7890
51-60	PQR COMPANY	678 MAIN ST	555-1234
61-70	STU COMPANY	901 MAIN ST	555-5678
71-80	VWX COMPANY	234 MAIN ST	555-9012
81-90	YZA COMPANY	567 MAIN ST	555-3456
91-100	BCD COMPANY	890 MAIN ST	555-7890

NOTE FOR SITE TOPOGRAPHY
SEE SHEET VI-101

LANGAN
NEWBURGH, L.L.C.

MATRIX
NEWBURGH, L.L.C.

LOT LINE CHANGE

CB-101

PROJECT No. 910601

