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

PROJECT: MCNALLY/SIEGEL LOT LINE CHANGE
PROJECT NO.: 2017-12
PROJECT LOCATION: SECTION 43, BLOCK3, LOT 36.21
SECTION 82, BLOCK 1, LOT 3.2, 3.3 & 3.4
REVIEW DATE: 14 JULY 2017
MEETING DATE: 20 JULY 2017
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING

1. Lot 82-1-3.2 has been removed from the proposed lot line change. This lot has a pre-existing non conforming accessory use with no principal permitted use on the lot.
2. Existing 25 ft. right of way per filed map 2951 is significantly restricted by the new lot lines on Tax Lot 3.4. Previous applications depicted a modification to this right of way.
3. Town standard note regarding no encroachments created by lot line change should be added to the plans.
4. Notices to adjoining property owners have been sent. No Public Hearing is required for lot line changes.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw

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

June 21, 2017

Attn: John Ewasutyn, Chairman

Re: Resubmission letter
Town Project No. 2017-12
McNally/Siegel Lot Line Change
Grand Avenue and Glen Lane
SBL: 43-3-36.21 & 82-1-3.3, 3.4
R-1 Zone
Job No. 16154-NBM

Dear John,

The following is our;

Response to Town of Newburgh Planning Board Review Comments review dated 3/31/17

- 1) Modification to the right of way is no longer proposed.
- 2) Copy of filed map was provided via Email on April 10, 2017.
- 3) The building envelope has been corrected.
- 4) Lot 3.2 has been removed from the application.
- 5) (No response required).

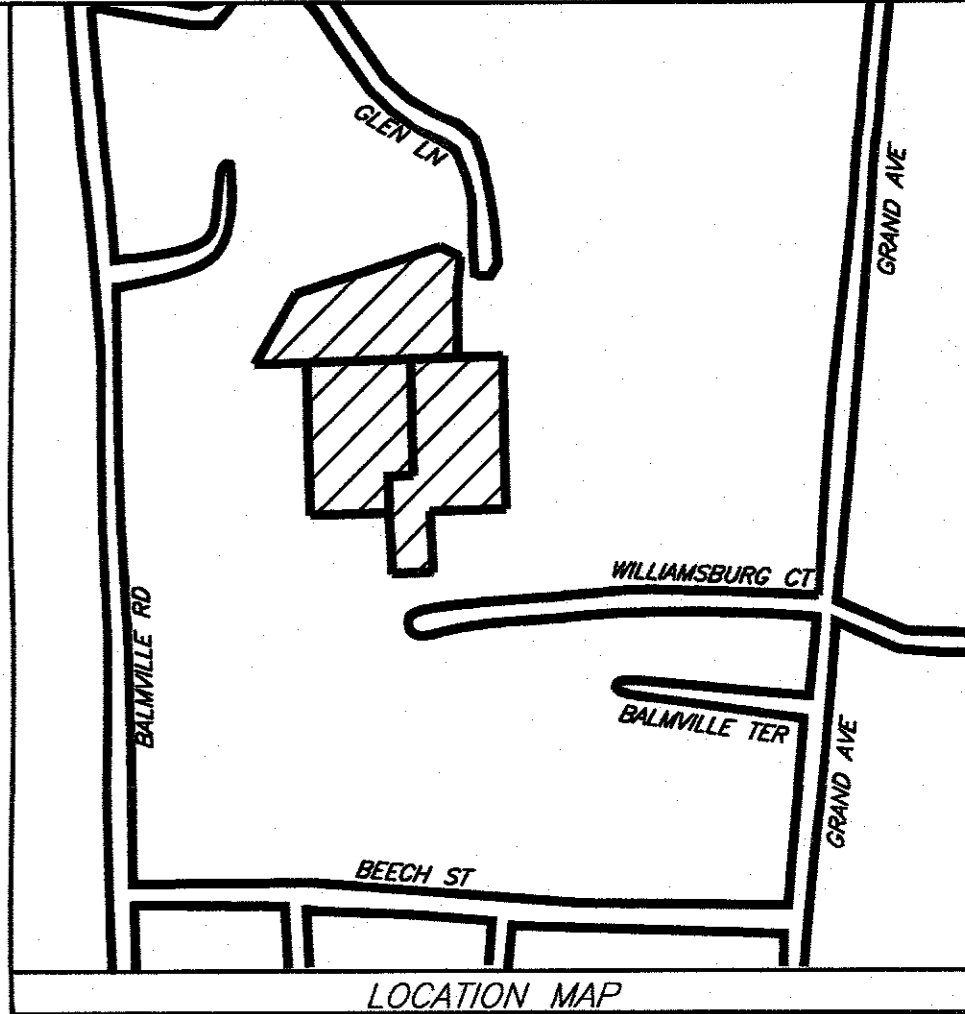
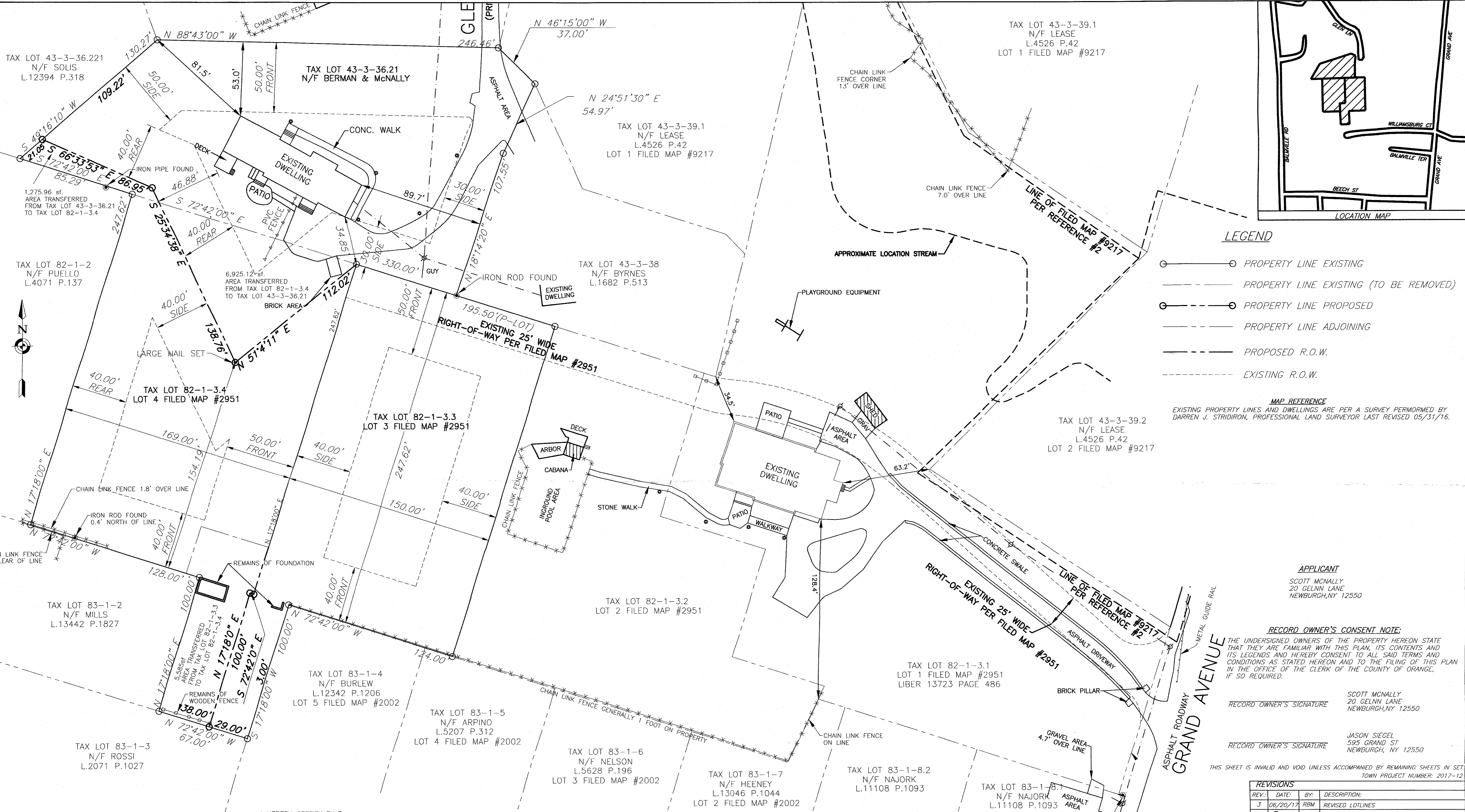
Attached please find 12 sets of prints. I will FedEx 1 copy to Michael Donnelly and deliver 1 copy to Pat Hines.

Respectfully yours,



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

Pc: Scott McNally, Client
Michael Donnelly
Pat Hines



- LEGEND**
- PROPERTY LINE EXISTING
 - PROPERTY LINE EXISTING (TO BE REMOVED)
 - PROPERTY LINE PROPOSED
 - PROPERTY LINE ADJOINING
 - - - PROPOSED R.O.W.
 - - - EXISTING R.O.W.
- MAP REFERENCE**
EXISTING PROPERTY LINES AND DWELLINGS ARE PER A SURVEY PERFORMED BY DARREN J. STRIDIRO, PROFESSIONAL LAND SURVEYOR LAST REVISED 05/31/16.

APPLICANT
SCOTT MCNALLY
20 GELNN LANE
NEWBURGH, NY 12550

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: SCOTT MCNALLY
20 GELNN LANE
NEWBURGH, NY 12550

RECORD OWNER'S SIGNATURE: JASON SIEGEL
595 GRAND ST
NEWBURGH, NY 12550

THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET TOWN PROJECT NUMBER: 2017-12

REV.	DATE	BY	DESCRIPTION
3	06/20/17	RBM	REVISED LOT LINES
2	05/18/17	RBM	REVISED LOT LINES
1	04/06/17	RBM	REVISED SETBACKS

I HEREBY CERTIFY THAT THIS MAP OR PLAN IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN. ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN. ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN. ALL OBSERVABLE ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN. UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW. SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

ZONING SCHEDULE
ZONE: R-1

	REQUIRED	43-3-36.21	82-1-3.4	82-1-3.3
MINIMUM LOT AREA	40,000sf	48,265.54sf.	40,000.02sf.	40042.94sf.
FRONT	50'	53'	50'min.	50'min.
REAR	40'	60'	40'min.	40'
SIDE	30'	34'	30'min.	30'min.
ONE	80'	262'	80'min.	80'min.
BOTH	150'	229'	150'	150'
MINIMUM LOT DEPTH (feet)	150'	229'	154'	247'
MINIMUM IMPERVIOUS COVERAGE (%)	20%	18%	20%max.	20%max.
MAXIMUM HEIGHT	35'	35'max.	35'max.	35'max.

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

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY - TO EVERYONE. CALL BEFORE YOU DIG. TOLL FREE, 811

DARREN J. STRIDIRO, PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENSE No. 050487

ENGINEER
STATE OF NEW YORK
CHARLES T. BROWN, P.E.
LICENSED PROFESSIONAL ENGINEER
No. 005996

TALCOTT ENGINEERING DESIGN PLLC
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(FAX)(845)-569-4583
TALCOTTDESIGN12@GMAIL.COM

**LOT LINE CHANGE FOR
MCNALLY & SIEGEL
GRAND AVE & 20 GLENN LANE
SBL: 43-3-36.21 & 82-1-3.3,3.4
TOWN OF NEWBURGH, ORANGE COUNTY, NY**

DATE: 03/01/17
SCALE: 1"=30'
JOB NUMBER: 16154-NBM
SHEET NUMBER: 1 OF 1