



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

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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: 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: 31 MARCH 2017**  
**MEETING DATE: 6 APRIL 2017**  
**PROJECT REPRESENTATIVE: TALCOTT ENGINEERING**

1. Modification to existing right of way is required for access to Lot 3.4. Information pertaining to the access should be provided to Mike Donnelly's office.
2. Mike Donnelly's comments regarding access by right of way should be received. Existing right of way easement identified as filed Map # 2951 should be provided for review.
3. The building envelope on Lot 3.2 appears to be smaller than the actual building envelope.
4. The accessory use of a pool and cabana on Lot 3.2 with no principal use should be discussed.
5. Project must comply with notification provisions of the Zoning Law.

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

March 3, 2017

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

Attn: John Ewasutyn, Chairman

Re: Project Narrative  
Town Project No. 2017-12  
McNally & Siegel Line Change  
20 Glen Lane & 595 Grand Avenue  
SBL: 43-3-36.21 & 82-1-3.2, 3.3, 3.4  
Job No. 16154-NBM

## PROJECT NARRATIVE

The proposed project is a lot line change that will transfer the following:

- 1) From Lot 82-1-3.4 (Siegel) to Lot 43-3-36.21 (McNally) 8,180sf
- 2) From Lot 82-1-3.3 (Siegel) to Lot 82-1-3.4 (Siegel) 8,485sf
- 3) From Lot 82-1-3.2 (Siegel) to Lot 82-1-3.3 (Siegel) 2,931sf

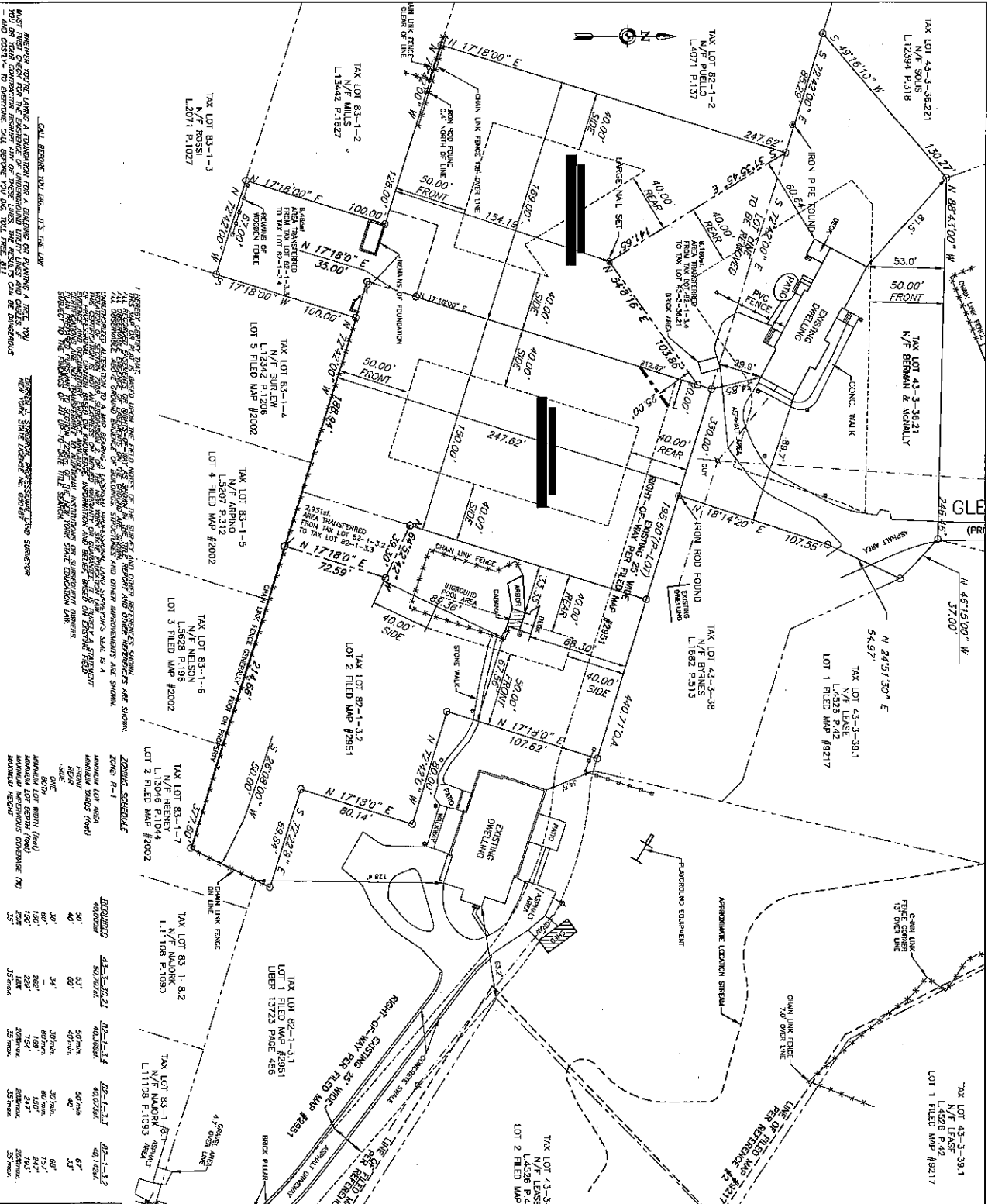
The purpose of this lot line change is for more yard for the McNally lot for a future pool while maintaining the other lots as buildable.

Attached please find 12 Planning Board Applications, 12 sets of plans, and 12 copies of an EAF short form, along with this narrative and checks for the application fees (\$550) and escrow (\$1,250), and will submit them upon your authorization. I will deliver 1 set to Pat Hines and FedEx 1 set to Michael Donnelly.

Respectfully yours,



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



ALL BEING THE LAW  
 HENCE YOU'RE HAVING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU  
 MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CHECKS IN  
 -- AND COSTS -- TO EXERCISE CALL BEFORE YOU DIG. TOLL FREE 811

THE STATE OF NEW YORK  
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
 DIVISION OF LAND USE AND CONSERVATION  
 TOWN OF NEWBURYPORT, NEW YORK  
 TOWN OF NEWBURYPORT, NEW YORK  
 TOWN OF NEWBURYPORT, NEW YORK

1. HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS THE PROPERTY OF THE STATE OF NEW YORK AND IS NOT SUBJECT TO ANY OTHER EASEMENTS OR ENCUMBRANCES.  
 2. THE ABOVE DESCRIBED PROPERTY IS NOT SUBJECT TO ANY OTHER EASEMENTS OR ENCUMBRANCES.  
 3. THE ABOVE DESCRIBED PROPERTY IS NOT SUBJECT TO ANY OTHER EASEMENTS OR ENCUMBRANCES.  
 4. THE ABOVE DESCRIBED PROPERTY IS NOT SUBJECT TO ANY OTHER EASEMENTS OR ENCUMBRANCES.  
 5. THE ABOVE DESCRIBED PROPERTY IS NOT SUBJECT TO ANY OTHER EASEMENTS OR ENCUMBRANCES.

ADJOINING SCHEDULE  
 ZONE: R-1  
 MINIMUM LOT AREA: 40,000 SQ. FT.  
 MINIMUM FRONT YARD SETBACK: 30 FT.  
 MINIMUM SIDE YARD SETBACK: 10 FT.  
 MINIMUM REAR YARD SETBACK: 10 FT.  
 MINIMUM FRONT SETBACK: 30 FT.  
 MINIMUM SIDE SETBACK: 10 FT.  
 MINIMUM REAR SETBACK: 10 FT.

DEVELOPER	DATE	REVISION	BY	DATE
THALCOYT ENGINEERING DESIGN PLLC <td>08/20/17 <td>1 <td>THALCOYT <td>08/20/17</td> </td></td></td>	08/20/17 <td>1 <td>THALCOYT <td>08/20/17</td> </td></td>	1 <td>THALCOYT <td>08/20/17</td> </td>	THALCOYT <td>08/20/17</td>	08/20/17

LOT LINE CORNER FOR  
 SECTION 1 & 2  
 TOWN OF NEWBURYPORT, NEW YORK  
 SIZE: 63-3-36.21 & 62-1-3-23.3, 3.4  
 TOWN OF NEWBURYPORT, NEW YORK  
 SIZE: 63-3-36.21 & 62-1-3-23.3, 3.4  
 TOWN OF NEWBURYPORT, NEW YORK  
 SIZE: 63-3-36.21 & 62-1-3-23.3, 3.4

RECORD OWNER'S SIGNATURE  
 JACOB SIEGEL  
 NEWBURYPORT, NY 12550

RECORD OWNER'S SIGNATURE  
 SCOTT MCINTYRE  
 20 CULMANN DRIVE  
 NEWBURYPORT, NY 12550

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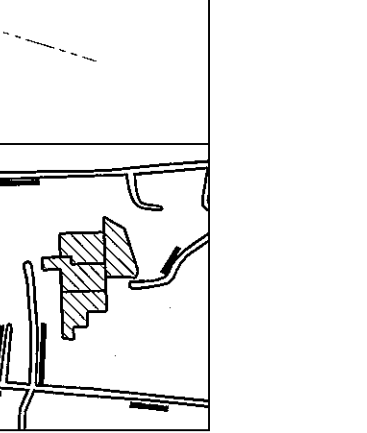
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RECORD OWNER'S SIGNATURE  
 SCOTT MCINTYRE  
 20 CULMANN DRIVE  
 NEWBURYPORT, NY 12550



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: \_\_\_\_\_  
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):  
McNALLY / SIEGEL LOT LINE CHANGE

2. Owner of Lands to be reviewed:  
Name SCOTT McNALLY / JASON SIEGEL  
Address 20 GLEN CANE / 595 GRAND AVE  
NEWBURGH, NY 12550 / NEWBURGH, NY 12550  
Phone (845) 728-4419

3. Applicant Information (If different than owner):  
Name SCOTT McNALLY  
Address 20 GLEN CANE  
NEWBURGH, NY 12550  
Representative CHARLES T. BROWN, PE / TALCOTT ENGINEERING  
Phone 845-569-8400  
Fax 845-569-4583  
Email TALCOTT.0516@12.COM

4. Subdivision/Site Plan prepared by:  
Name CHARLES T. BROWN, PE / TALCOTT ENGINEERING  
Address 1 GARDNERTOWN ROAD  
NEWBURGH, NY 12550  
Phone/Fax 845-569-8400 / 845-569-4583

5. Location of lands to be reviewed:  
GRAND AVE & GLEN CANE

6. Zone R-1 Fire District MIDDLEBROOK  
Acreage 3.93 (480'S) School District NEWBURGH

7. Tax Map: Section 43 Block 3 Lot 36.21  
82 1 3.2, 3.3, 3.4

8. Project Description and Purpose of Review:

Number of existing lots 4      Number of proposed lots 4  
Lot line changes YES  
Site plan review N/A  
Clearing and grading N/A  
Other \_\_\_\_\_

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) 25' R.O.W TO LOTS 3.2, 3.3, 3.4

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

Signature Scott W. July      Title OWNER

Date: Feb. 11 2017

**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).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

TOWN OF NEWBURGH PLANNING BOARD

McNALLY / SIEGEL LOT LINES CHANGE  
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.  Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15.  Flood plain boundaries
16.  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.  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.  Show existing or proposed easements (note restrictions)
20.  Right-of-way width and Rights of Access and Utility Placement
21.  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.  Show any existing waterways
25.  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.  Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28.  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.  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.  Number of acres to be cleared or timber harvested
33.  Estimated or known cubic yards of material to be excavated and removed from the site
34.  Estimated or known cubic yards of fill required
35.  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.
- 
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.
- 
38.  List of property owners within 500 feet of all parcels to be developed (see attached statement).

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

By:   
 Licensed Professional

Date: 3/3/17

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.

Prepared (insert date):



**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.

Scott H. McNally

APPLICANT'S NAME (printed)

Scott McNally

APPLICANTS SIGNATURE

2-11-17

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) JASON SIEGAL, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 595 GRAND AVE, NEWBURGH

IN THE COUNTY OF ORANGE

AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF GRAND AVE

518/65 82-1-3.2 + 3.3 + 3.4

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Scott McNally and Charles T. Brown PE IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.  
*Talcott Engineering Design*

DATED: 2/11/17

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAMES OF ADDITIONAL REPRESENTATIVES

  
OWNERS SIGNATURE

Jason Siegal  
OWNERS NAME (printed)

  
WITNESS' SIGNATURE

Scott McNally  
WITNESS' NAME (printed)

PROXY

(OWNER) Scott McNally, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 20 GLEN LAKE, NEWBURGH

IN THE COUNTY OF ORANGE

AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF 20 GLEN LAKE

S/L 43-2-36.21

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND CHARLES BROWN/PRALCOTT ENGINEERING IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 2-11-17

Scott McNally  
OWNERS SIGNATURE

Scott McNally  
OWNERS NAME (printed)

Charles Brown  
WITNESS' SIGNATURE

CHARLES BROWN  
WITNESS' NAME (printed)

NAMES OF ADDITIONAL REPRESENTATIVES

**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.

2-11-17

DATED

Scott McNally

APPLICANT'S NAME (printed)

Scott McNally

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:

  X   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
- X   PLANNING BOARD
- ZONING BOARD OF APPEALS
- ZONING ENFORCEMENT OFFICER
- BUILDING INSPECTOR
- OTHER

2-11-17  
DATED

  *Scott July*    
INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

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

# Short Environmental Assessment Form

## Part 1 - Project Information

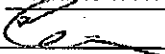
### Instructions for Completing

**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.

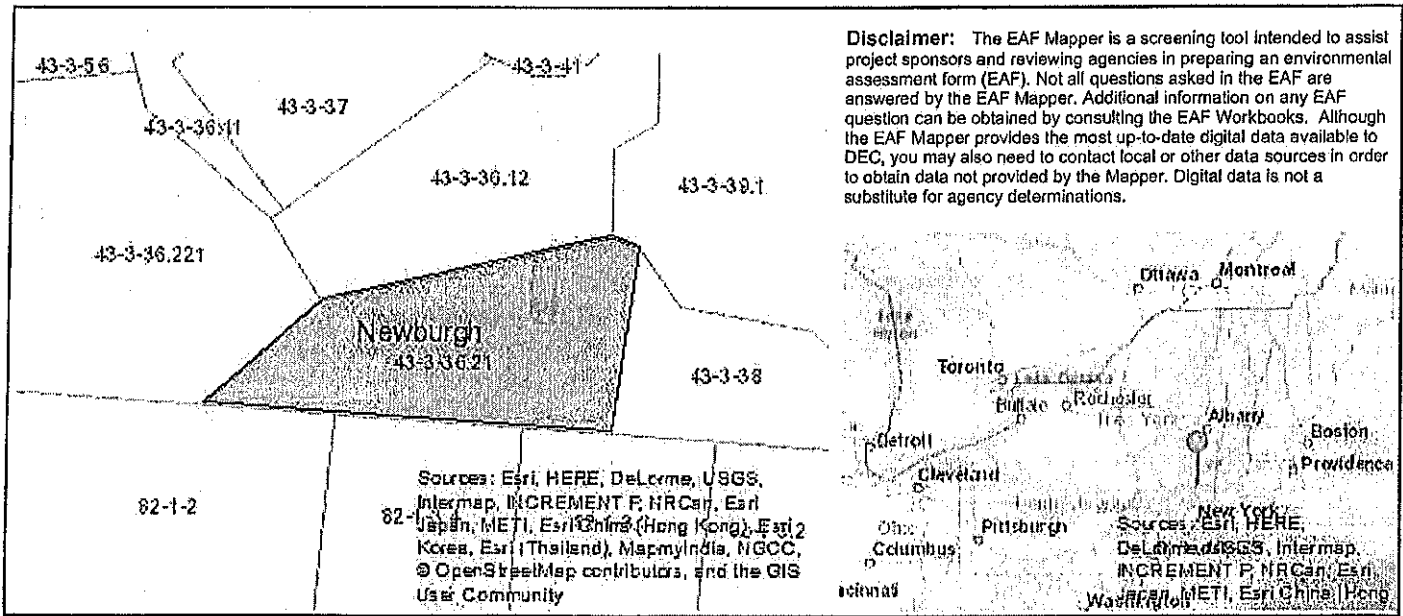
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: McNALLY/SIEGEL LOT LINE CHANGE		TED # 16154	
Project Location (describe, and attach a location map): GLEN LANE AND GRAND AVE. NEWBURGH			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor: SCOTT McNALLY		Telephone: 845-728-4419	
		E-Mail:	
Address: 20 GLEN LANE			
City/PO: NEWBURGH		State: NY	Zip Code: 12550
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?		_____ 3.93 acres	
b. Total acreage to be physically disturbed?		_____ 0.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

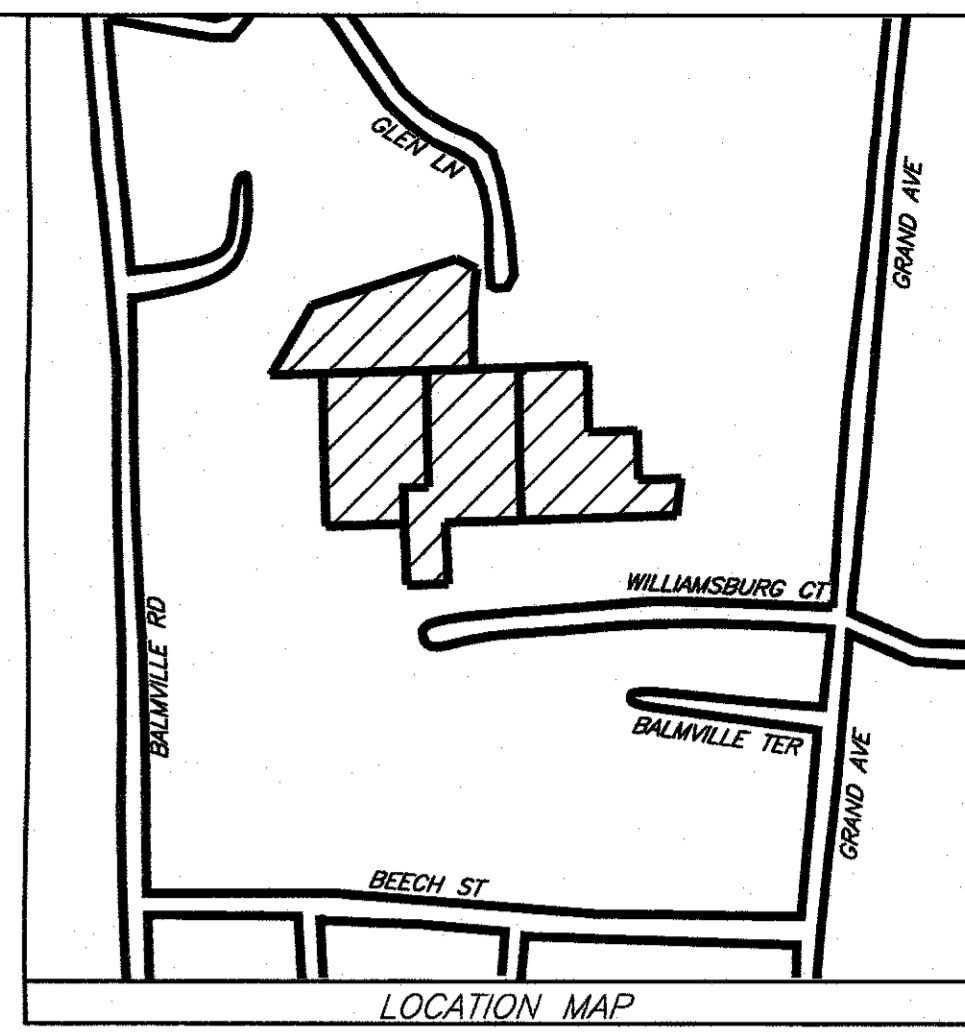
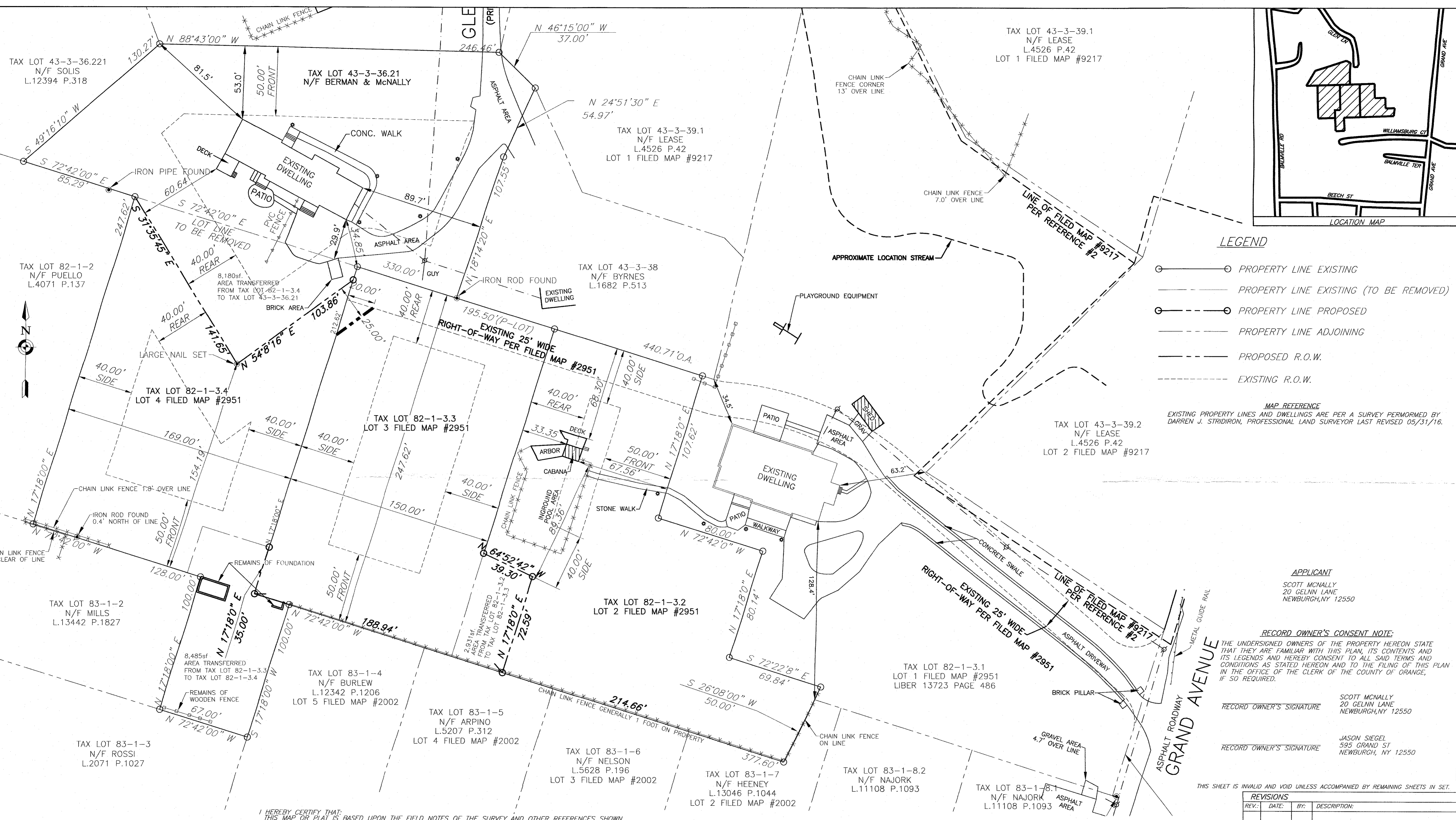
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. 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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input type="checkbox"/>	<input checked="" 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: _____ EXISTING		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: _____ EXISTING		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?		<input type="checkbox"/>	<input checked="" 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: _____		<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 checked="" 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 type="checkbox"/>	<input checked="" 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, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>CHARLES T. BROWN, PE</u> Date: <u>2-3-2017</u></p> <p>Signature: <u></u></p>		





Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



**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. STRIDIRON, 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.

SCOTT McNALLY  
 20 GELNN LANE  
 NEWBURGH, NY 12550  
 RECORD OWNER'S SIGNATURE

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

THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

REVISIONS			
REV.	DATE	BY	DESCRIPTION

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**

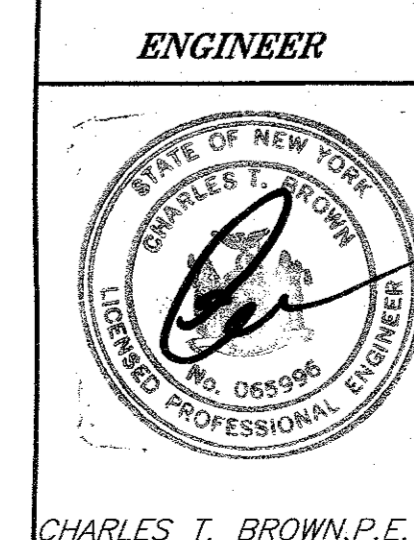
ZONE: R-1

	REQUIRED	43-3-36.21	82-1-3.4	82-1-3.3	82-1-3.2
MINIMUM LOT AREA	40,000sf	50,797sf.	40,368sf.	40,073sf.	40,142sf.
MINIMUM YARDS (feet)					
FRONT	50'	53'	50'min.	50'min	67'
REAR	40'	60'	40'min.	40'	33'
SIDE					
ONE	30'	34'	30'min.	30'min.	68'
BOTH	80'	-	80'min.	80'min.	157'
MINIMUM LOT WIDTH (feet)	150'	262'	169'	150'	247'
MINIMUM LOT DEPTH (feet)	150'	229'	154'	247'	193'
MAXIMUM IMPERVIOUS COVERAGE (%)	20%	18%	20%max.	20%max.	20%max.
MAXIMUM HEIGHT	35'	35'max.	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. STRIDIRON, PROFESSIONAL LAND SURVEYOR  
 NEW YORK STATE LICENSE No. 050487



**TALCOTT ENGINEERING DESIGN PLLC**

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

**LOT LINE CHANGE FOR  
 McNALLY & SIEGEL  
 GRAND AVE & 20 GELNN LANE  
 SBL: 43-3-36.21 & 82-1-3.2,3,3.4  
 TOWN OF NEWBURGH, ORANGE COUNTY, NY**

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