



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

PROJECT NAME: MILL STREET LOT LINE CHANGE
PROJECT NO.: 2022-02
PROJECT LOCATION: SECTION 6, BLOCK 2, LOTS 3.11, 74.11, 74.12
REVIEW DATE: 14 FEBRUARY 2022
MEETING DATE: 17 FEBRUARY 2022
PROJECT REPRESENTATIVE: W.E. JAMES ENGINEERING & LAND SURVEYING

1. The applicants representative has circulated the Adjoiner's List for the Lot Line change.
2. Public Hearings are not required for lot line changes. The Planning Board would be in a position to approve the subject project upon confirmation that the Adjoiner's list has been mailed out 10 days prior to the meeting.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in dark ink, appearing to read 'Patrick J. Hines', is written in a cursive style.

Patrick J. Hines
Principal
PJH/kbw

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

PROXY

(OWNER) Barbara Hermance, Kathleen M. Bernal, William G. Hermance, Theresa J. Earl, Greg M. Hermance, **DEPOSES AND SAYS THAT HE/SHE**

RESIDES AT 153 Mill St Walkill, NY, 172 Mill St Walkill NY, 7594 Sea Mist Dr, Port Charlotte, Florida, 344 Dobo's Rd, New Paltz, NY, 142 Mill St Walkill NY
IN THE COUNTY OF ORANGE, ORANGE, CHARLOTTE, ULSTER, DRANGE

AND STATE OF NEW YORK, NEW YORK, FLORIDA, NEW YORK, NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF TOWN OF NEWBURGH
ORANGE COUNTY NY SECTION 4, BLOCK 2, LOTS 3.11, 74.11, 74.12

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND KATHLEEN M BERNAL **IS AUTHORIZED**

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 1/10/2022

Kathleen M Bernal
OWNERS SIGNATURE

KATHLEEN M BERNAL
OWNERS NAME (printed)

[Signature]
WITNESS' SIGNATURE

NAMES OF ADDITIONAL REPRESENTATIVES

James Brandemarte
WITNESS' NAME (printed)

Hermance Narrative

The Hermance family has owned the property on Mill Street for many years. Over time the land was subdivided for members of the family to build their own homes. The patriarch of the family left the remaining vacant parcel to his five children.

The family listed the vacant parcel for sale and developers had shown some interest in the lot.

Once the realization that privacy would be lost, the two siblings who live on the lots that are contiguous with the vacant parcel have opted to buy out the remaining family members, split the vacant parcel, and consolidate it with their existing lots.

There are three parcels that will be included in this application. Once completed, there will be two parcels.

All effected lots are in the Reservoir Residential District. **(RR)**

All improved lots currently meet the required Zoning Bulk Table values.

The subdivision of the vacant lot and its consolidation with the contiguous lots would create new lot areas of 7.06 Acres and 5.43 Acres.

TOWN OF NEWBURGH PLANNING BOARD

APPLICATION PACKAGE

for

SUBDIVISIONS,

SITE PLANS,

LOT LINE CHANGES

And

SPECIAL EXCEPTION USE PERMITS

Procedures and Requirements

July 2013

**TOWN OF NEWBURGH PLANNING BOARD
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550
(845) 564-7804
fax: (845) 564-7802
planningboard@hvc.rr.com**

JULY 2013

TO WHOM IT MAY CONCERN:

This package of information and forms is provided to assist the applicant in the preparation of a submission of a site plan, subdivision, lot line change or special exception use permit to the Town of Newburgh Planning Board. In most cases the application will be prepared initially by a licensed professional engineer, architect, surveyor or land planner. Since in almost every case such professional will be required for the process, they should be retained as early as possible.

Procedurally, the applicant should contact the Planning Board to discuss the potential project and obtain the necessary forms and regulations.

The Zoning and Subdivision Regulations of the Town of Newburgh require that the applicant must present plans to the Secretary of the Planning Board. When your application is complete, it will be placed on the next **AVAILABLE** agenda. Submittals must be handed in to the Planning Board Secretary at least 10 days prior to the next meeting, but the date of the appearance at a meeting will be determined by the next available time slot, not necessarily the next meeting. You will be notified of the date, time and place of your meeting.

A minimum of **FOURTEEN (14)** sets of **FOLDED PLANS** for a major or minor subdivision or a site plan must be submitted with a **COMPLETED** application, and **FIFTEEN (15)** sets of plans must be submitted if plans need to be submitted to the Town of Newburgh Traffic Consultant. This completed application must include a **LONG FORM OR FULL EAF** for every project except lot line changes, 2 lot subdivisions under 3 acres or site plans impacting less than one acre, along with a **NARRATIVE** of the proposed project. The narrative should include the action being taken, the size of the parcel, what zone the parcel is in, the water and sewer information, any Zoning Board of Appeals relief needed, and whether the parcel is on a private or town road. Complex or unusual projects should be discussed in greater detail.

Following the first meeting before the Planning Board the applicant is required to send an Adjoiner Notice to property owners within 500 feet of the parcels in question (please see final page of the package for full instructions).

Upon initial review of a Short Form, the Planning Board may require specific additional environmental information or the preparation of a Long Form. Long Form part 1 should be completed by the applicant. The Board will review and may modify Part 2 prior to making a decision on the SEQRA aspect of the project.

All fees for consulting and professional services that the Planning Board incurs during the review of the applications will be the responsibility of the applicant. An advance deposit for these fees will be required and will be placed in an escrow account with the Town. If the escrow account falls below the 40% of the initial deposit, the applicant will be required to immediately make an additional deposit to the escrow account prior to any further review of the project application by the Planning Board.

Very truly yours,

JOHN P. EWASUTYN, Chairman
Town of Newburgh Planning Board

**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):

Lot Line Change and Consolidation prepared for Bernal, Earl, and Hermance

2. Owner of Lands to be reviewed:

Name Barbara Hermance, 153 Mill St. Wallkill, NY 12589
Kathleen M. Bernal, 172 Mill St. Wallkill, NY 12589
Address William G. Hermance, 7594 Sea Mist Drive, Port Charlotte, FL 33981
Theresa J. Earl, 344 Dubois Road, New Paltz, NY 12561
Greg M. Hermance, 142 Mill St. Wallkill, NY 12589
Phone _____

3. Applicant Information (If different than owner):

Name Kathleen M. Bernal _____
Address 172 Mill Street, Wallkill, NY 12589 _____
Representative Self Representing _____
Phone _____
Fax _____
Email _____

4. Subdivision/Site Plan prepared by:

Name W.E. James, Engineering & Land Surveying, PLLC _____
Address 8 Cheanda Lane, Wallkill, NY 12589 _____
Phone/Fax 845-566-6522 / 845-566-6525 _____

5. Location of lands to be reviewed:

No Street Address - between 172 Mill St. & 142 Mill St. _____

6. Zone Reservoir Residential Fire District Cronomer Valley FD _____
Acreage 12.49 Ac total School District Wallkill CSD _____

7. Tax Map: Section 4 Block 2 Lot 3.11, 74.11, 74.12 _____

8. Project Description and Purpose of Review:

Number of existing lots 3_____ Number of proposed lots 2_____

Lot line change ___Lot Line Change and Consolidation_____

Site plan review _____

Clearing and grading _____

Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) _____None_____

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

Signature _____ Title _____

Date: _____

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

Lot Line Change & Consolidation for Bernal, Earl,
& Hermance

PROJECT NAME

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. n/a Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. n/a Flood plain boundaries
16. n/a 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. n/a Show existing or proposed easements (note restrictions)
20. n/a Right-of-way width and Rights of Access and Utility Placement
21. n/a 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. n/a Show any existing waterways
25. n/a 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. n/a Show topographical data with 2 or 5 ft. contours on initial submission

30. x Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number

31. n/a 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. n/a Number of acres to be cleared or timber harvested

33. n/a Estimated or known cubic yards of material to be excavated and removed from the site

34. n/a Estimated or known cubic yards of fill required

35. n/a 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. n/a 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: _____

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 LAW SUMMARY

PENDING APPLICATIONS

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

SEVERABILITY

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

EFFECTIVE DATE:

This local law shall take effect immediately upon filing in the Office of the Secretary of State.

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.

_Kathleen M. Bernal
APPLICANT'S NAME (printed)

APPLICANTS SIGNATURE

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) Barbara Hermance, Kathleen M. Bernal, William G. Hermance, Theresa J. Earl, Greg M. Hermance, **DEPOSES AND SAYS THAT HE/SHE**

RESIDES AT _____

IN THE COUNTY OF _____

AND STATE OF _____

AND THAT HE/SHE IS THE OWNER IN FEE OF _____

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND _____ **IS AUTHORIZED**

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: _____

OWNERS SIGNATURE

OWNERS NAME (printed)

WITNESS' SIGNATURE

**NAMES OF ADDITIONAL
REPRESENTATIVES**

WITNESS' NAME (printed)

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.

DATED

Kathleen M. Bernal
APPLICANT'S NAME (printed)

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:

_____ **NONE**

_____ **NAME, ADDRESS, RELATIONSHIP OR INTEREST**
(financial or otherwise)

___Greg M. Hermance, 142 Mill Street, Wallkill, NY 12589_____

___Member, Zoning Board of Appeals_____

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**

_____ **PLANNING BOARD**

_____ **ZONING BOARD OF APPEALS**

_____ **ZONING ENFORCEMENT OFFICER**

_____ **BUILDING INSPECTOR**

_____ **OTHER**

_____ **DATED**

_____ **INDIVIDUAL APPLICANT**

_____ **CORPORATE OR PARTNERSHIP APPLICANT**

BY: _____
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)

LIST OF ADJACENT PROPERTY OWNERS

Within ten business days following the applicant's first appearance before the Planning Board, the applicant shall forward a letter prepared by the Planning Board or an authorized agent of the Planning Board to all property owners within 500 feet of the land involved in the application, as the names of such owners appear on the last completed assessment roll of the Town, notifying the property owners of the receipt of the plat and application, by first class mail. **The list of property owners shall be provided to the applicant from the Planning Board, through the Town Assessor's office.** The applicant shall thereafter submit a duly executed, notarized affidavit of mailing to the Planning Board. Further appearances before the Planning Board shall be prohibited until an affidavit meeting the requirements has been delivered. In the event a modification to an application proposes an increase in the number of lots or the relocation of a proposed road or drainage basin to a location adjacent to an adjoining property, then a supplementary letter shall be required to be forwarded in the same manner advising of the modification.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

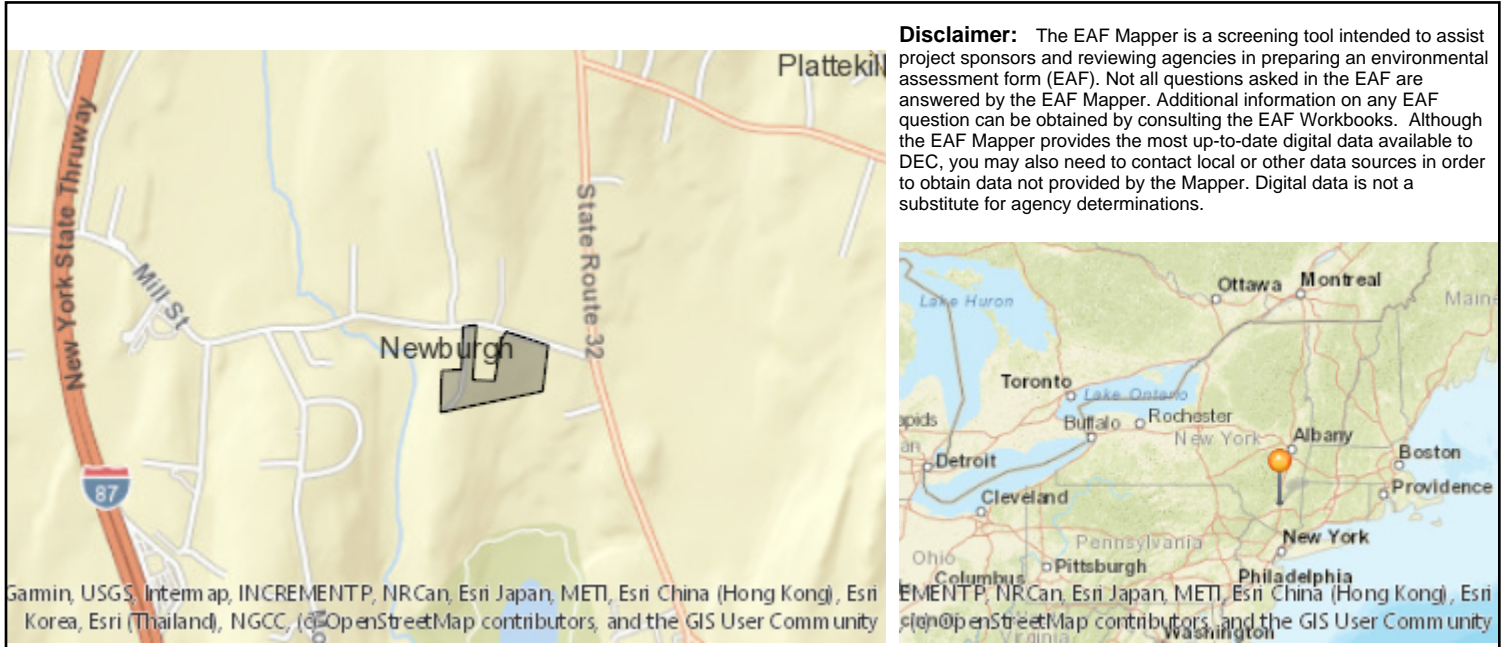
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
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 government 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? _____ acres				
b. Total acreage to be physically disturbed? _____ 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, are adjoining or near the proposed action:				
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)				
<input type="checkbox"/> Forest Agriculture Aquatic Other(Specify):				
<input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input 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 <input type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input 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 <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input 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? 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: _____ _____ _____	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input 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 Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban 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 type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input 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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____ Title: _____		



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Chadwick Lake Reservoir, Reason:Development threat to public health, Agency:Newburgh, Town of, Date:5-21-87
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
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]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

ZONING INFORMATION

MUNICIPALITY	TOWN OF NEWBURGH	HERMANCE EXISTING	HERMANCE PROPOSED	BERNAL EXISTING	BERNAL PROPOSED
ZONE	RR DISTRICT - RESERVOIR	RESIDENTIAL			
LOT AREA	2 ACRES	2.85 ACRES	5.43 ACRES	2.81 ACRES	7.06 ACRES
LOT WIDTH	200 FEET	250 FEET	323 FEET	209 FEET	475 FEET
FRONT YARD	60 FEET	110 FEET	110 FEET	104 FEET	104 FEET
REAR YARD	100 FEET	249 FEET	249 FEET	360 FEET	516 FEET
MINIMUM SIDE YARD	50 FEET	88 FEET	88 FEET	70.2 FEET	70.2 FEET
TOTAL SIDE YARD	100 FEET	188 FEET	261 FEET	192 FEET	446 FEET
LOT DEPTH	300 FEET	384 FEET	384 FEET	482 FEET	580 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
MAXIMUM BUILDING COVERAGE	10%	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE

BULK REQUIREMENTS

APPLICANT

JESUS H. & KATHLEEN M. BERNAL
172 MILL STREET
WALKKILL, NY, 12589

OWNER

BARBARA E HERMANCE, 153 MILL ST. WALKKILL, NY 12589
KATHLEEN M BERNAL, 172 MILL ST. WALKKILL, NY 12589
WILLIAM G HERMANCE-7594 Seo Mist Drive, Port Charlotte Florida 33981
THERESA J EARL, 344 DUBOIS ROAD, NEW PALTZ, NY 12561
GREG M HERMANCE, 142 MILL STREET, WALKKILL, NY 12589

OWNER'S ENDORSEMENT

I (WE) HEREBY CERTIFY THAT I (WE) ARE FAMILIAR WITH THIS MAP, ITS CONTENTS, AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON, THAT EACH SITE IS SUITABLE FOR A THREE OR FOUR BEDROOM SINGLE FAMILY DWELLING, AND TO THE FILING OF THIS MAP IN THE ORANGE COUNTY CLERK'S OFFICE.

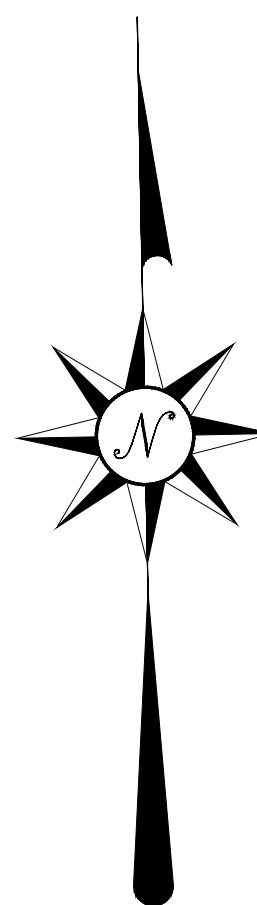
OWNER	DATE
OWNER	DATE
OWNER	DATE
OWNER	DATE
OWNER	DATE
OWNER	DATE



TAX MAP INSERT/VICINITY MAP

GENERAL NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED LIBER 3344 PAGE 41, DEED LIBER 4895 PAGE 36, DEED LIBER 13579 PAGE 299 AS RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE.
2. NO FIELD SURVEY WAS PERFORMED. LOT LINES AND IMPROVEMENTS ARE AS SHOWN FROM VARIOUS MAPS FILED AT THE ORANGE COUNTY CLERKS OFFICE AND FURTHER REFERENCED BELOW.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
7. REFERENCES - MAP OF "MINOR SUBDIVISION AND LOT LINE EXTENSION, LANDS OF HERMANCE" AS FILED IN THE ORANGE COUNTY CLERKS OFFICE ON OCT. 19, 1989 AS MAP NUMBER 9679; "SURVEY AND SUBDIVISION FOR HERMANCE" AS FILED ON OCT. 5, 1988 IN THE ORANGE COUNTY CLERKS OFFICE AS MAP NUMBER 178-98; "2 LOT SUBDIVISION OF PROPERTY FOR HERMANCE" AS FILED ON OCT. 9, 1997 IN THE ORANGE COUNTY CLERKS OFFICE AS MAP NUMBER 224-97; ADJOINERS AS NOTED.
8. FROM THE BEST AVAILABLE KNOWLEDGE, THERE ARE NO BURIED UTILITIES WITHIN OR ADJACENT TO THE LOT LINE CHANGE THAT WILL CAUSE ENCROACHMENTS OR CREATE VIOLATIONS OF THE STATE SANITARY HEALTH CODE.
9. THERE ARE NO IMPROVEMENTS PROPOSED TO ANY LOT WITHIN THIS SUBDIVISION/LOT LINE CHANGE.



Reputed Owner Pihl
Li. 14629 Pg. 1576
FM 224-97 Lot 2
4-2-74.2

Reputed Owner Castle
Li. 4758 Pg. 105
FM 9679 Lot 1
4-2-3.21

Reputed Owner Bernal
Li. 3344 Pg. 41
FM 9679 Lot 2
4-2-3.11
2.81 Acres

Reputed Owner Hermance
Li. 4895 Pg. 36
FM 224-97 Lot 1
4-2-74.11
2.85 Acres

2.58 ACRES TO BE CONVEYED TO AND CONSOLIDATED WITH TAX LOT 4-2-74.11
NEW TOTAL AREA 5.43 ACRES

4.09 ACRES TO BE CONVEYED TO AND CONSOLIDATED WITH TAX LOT 4-2-3.11
NEW TOTAL AREA 7.06 ACRES

Reputed Owner Demaro
Li. 14306 Pg. 895
FM 3864 Lot 1
4-2-39.31

Reputed Owner Terrizzi
Li. 14344 Pg. 347
FM 263-17 Lot 5
4-2-5.42

Reputed Owner Terrizzi
Li. 14344 Pg. 342
FM 263-17 Lot 4
4-2-5.41

Reputed Owner Woodard
Li. 13374 Pg. 538
FM 381-10 Lot 2
4-2-5.2

PLANNING BOARD ENDORSEMENT

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF NEWBURGH SUBJECT TO ALL CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL.

CHAIRMAN- TOWN PLANNING BOARD DATE

REVISIONS

PROJECT TITLE: LOT LINE CHANGE AND CONSOLIDATION PREPARED FOR:
BERNAL, EARL, & HERMANCE

TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
SECTION 4, BLOCK 2, LOTS 3.11, 74.11, 74.12

SCALE: 1" = 50'	DATE: NOVEMBER 10, 2021	SHEET NO: 1 OF 1
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PROJECT CAD REFERENCE:
ORANGE COUNTY/TOWN OF NEWBURGH/MILL STREET/HERMANCE LOT LINES.DWG

W.E. James
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Land Surveying, PLLC
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WALKKILL, NEW YORK 12589
PHONE: (845) 566-6522 FAX: (845) 566-6525
EMAIL: WEJames@optonline.net
www.wejamesassociates.com

THE MAPPING SHOWN HEREON IS COMPILED FROM MAPS FILED WITH THE ORANGE COUNTY CLERKS OFFICE; NO FIELD SURVEY WAS PERFORMED.

William E James
WILLIAM E. JAMES, P.E., P.L.S.
NEW YORK STATE P.L.S. LICENSE #050506