



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

**PROJECT NAME:** STEVE MOREAU – LOT LINE CHANGE  
**PROJECT NO.:** 24-04  
**PROJECT LOCATION:** SECTION 52, BLOCK 1, LOT 12 & 13 / 50 & 54 OLD SOUTH PLAN ROAD  
**REVIEW DATE:** 1 MARCH 2024  
**MEETING DATE:** 7 MARCH 2024  
**PROJECT REPRESENTATIVE:** JONATHN N. MILLEN, PLS/ACES

1. Both of the lots have pre-existing nonconformities. Zoning Board of Appeals referral for the following are required:
  - Lot 13
    - Lot Area – 40,000 square feet required, 15,161.2 square feet proposed.
    - Front Yard - 50 feet required, 32.7 feet proposed.
    - Rear Yard – 40 feet required, 22.3 proposed.
    - Side Yard – 1 side yard 30 feet required, 28.3 proposed.
    - Minimum Lot Depth - 150 feet required, 85 feet existing.
  - Lot 12
    - Minimum Lot Area – 3,77.23 proposed.
    - Front Yard – 50 feet required, 24.6 feet proposed.
    - Rear Yard – 40 feet required, 20.7 feet proposed.
    - Side Yard – 1 side yard 30 feet required, 5 feet proposed.
    - Both Side Yards – 80 feet required, 10 feet proposed.
    - Minimum Lot Width – 150 feet required, 32.4 proposed.
    - Minimum Lot Depth – 150 feet required, 99 feet existing.
    - Maximum Building Coverage – 10% max, 32% proposed.
    - Maximum Lot Surface Coverage – 20% max, 49% proposed.
2. Each lot will require variances for existing and proposed zoning bulk deficiencies.
3. Adjoiner’s Notices must be sent out.

Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines  
Principal

PJH/ltn

**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

**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):**

Proposed Lot Line Change of the Lands of Steven D. Moreau  
\_\_\_\_\_

**2. Owner of Lands to be reviewed:**

**Name** Steven D. Moreau  
\_\_\_\_\_

**Address** 116 Bethlehem Rd New Windsor NY 12553  
\_\_\_\_\_

**Phone** 845-219-5000  
\_\_\_\_\_

**3. Applicant Information (If different than owner):**

**Name** same as owner  
\_\_\_\_\_

**Address**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Representative** \_\_\_\_\_

**Phone** \_\_\_\_\_

**Fax** \_\_\_\_\_

**Email** \_\_\_\_\_

**4. Subdivision/Site Plan prepared by:**

**Name** Jonathan N. Millen, LLS/ACES  
\_\_\_\_\_

**Address** 1229 Route 300 - Suite 4 - Newburgh, NY 12550  
\_\_\_\_\_  
\_\_\_\_\_

**Phone/Fax** 845-943-7198  
\_\_\_\_\_

**5. Location of lands to be reviewed:**

50 & 54 Old South Plank RD  
\_\_\_\_\_

**6. Zone** R-1 \_\_\_\_\_

**Acreege** 0.42ac \_\_\_\_\_

**Fire District** Orangelake \_\_\_\_\_

**School District** Newburgh \_\_\_\_\_

**7. Tax Map: Section** 52 \_\_\_\_\_ **Block** 1 \_\_\_\_\_ **Lot** 12&13 \_\_\_\_\_

**8. Project Description and Purpose of Review:**

Number of existing lots 1 Number of proposed lots 2  
Lot line change  \_\_\_\_\_  
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) \_\_\_\_\_

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

Signature Jordan K. Miller Title LHS  
Date: 2/20/24

**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**

\_\_\_\_\_  
**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.  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.  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.  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.  Show topographical data with 2 or 5 ft. contours on initial submission

30. n/a 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.  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: Jonathan N. Millen, LLS/ACES  
 Licensed Professional

Date: 02/20/24

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.

Steven D. Moreau

\_\_\_\_\_  
**APPLICANT'S NAME (printed)**

  
\_\_\_\_\_  
**APPLICANTS SIGNATURE**

02/20/24  
\_\_\_\_\_  
**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).

**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.

02/20/24

**DATED**

Steven D. Moreau

**APPLICANT'S NAME (printed)**



**APPLICANT'S SIGNATURE**



**PROXY**

(OWNER) Steven D. Moreau, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 116 Bethlehem Rd New Windsor NY 12553

IN THE COUNTY OF Orange

AND STATE OF NY

AND THAT HE/SHE IS THE OWNER IN FEE OF 50 & 54 Old South Plank RD

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING  
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH  
PLANNING BOARD AND Jonathan N. Millen, LLS/ACES IS AUTHORIZED  
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 02/20/24

  
OWNERS SIGNATURE

Steven Moreau  
OWNERS NAME (printed)

  
WITNESS' SIGNATURE

Raymond B McKeiver  
WITNESS' NAME (printed)

NAMES OF ADDITIONAL  
REPRESENTATIVES



# ACES

***Automated Construction Enhanced Solutions, Inc.***

*Professional Land Surveying • GPS Services • Engineering-Surveying & CAD Consulting*

02/19/24

Town of Newburgh - Planning Board  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

Attn: John P. Ewasutyn, Chairman  
Dominick Cordisco, Patrick J. Hines

**PROJECT SUMMARY:**

**Type: Lot Line Revision**

**Owner: Steven D Moreau**

**Location: 50 and 54 Old South Plank Road**

**Tax Parcel: SBL: 52-1-12 and 52-1-13**

**Zoning: R-1**

**ACES Project No: 23052MOR**

**Town Project Number: 24-05**

## PROJECT NARRATIVE

This application proposes a lot line revision between two existing parcels located on Old South Plank Rd. One of the existing parcels contains a single-family residence. The other parcel is currently vacant but used to contain a residence sometime in 2009/2010. The proposed lot line is to make the vacant parcel a bit larger for the purpose of making the lot development easier. Neither of the lots will meet the existing zoning requirements and will require variances.

Please consider referring this to the Zoning Board for their review and placement on their next agenda.

Respectfully Yours,

*Jonathan N. Millen, L.L.S., President*

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

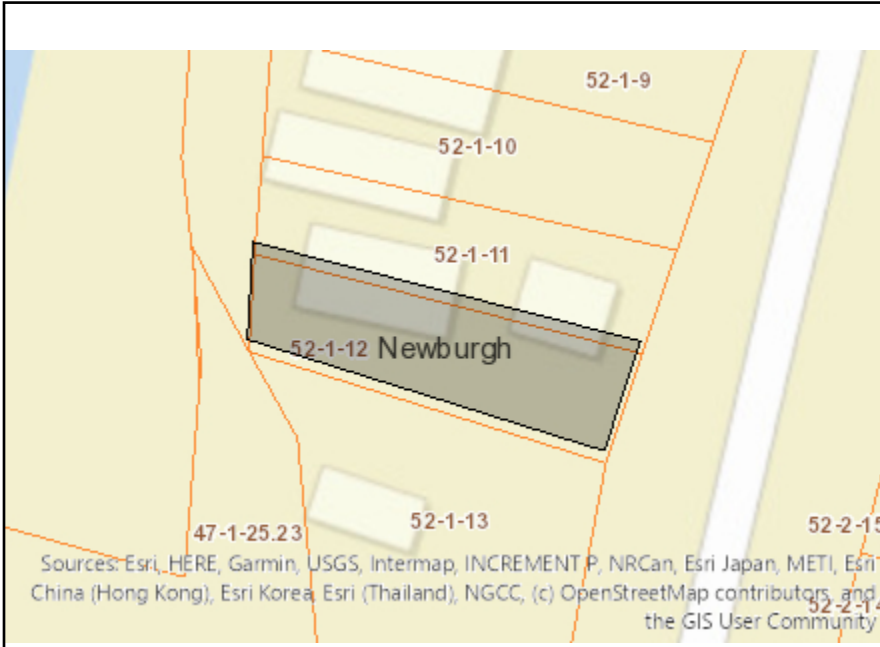
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>				
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, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<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	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<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	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

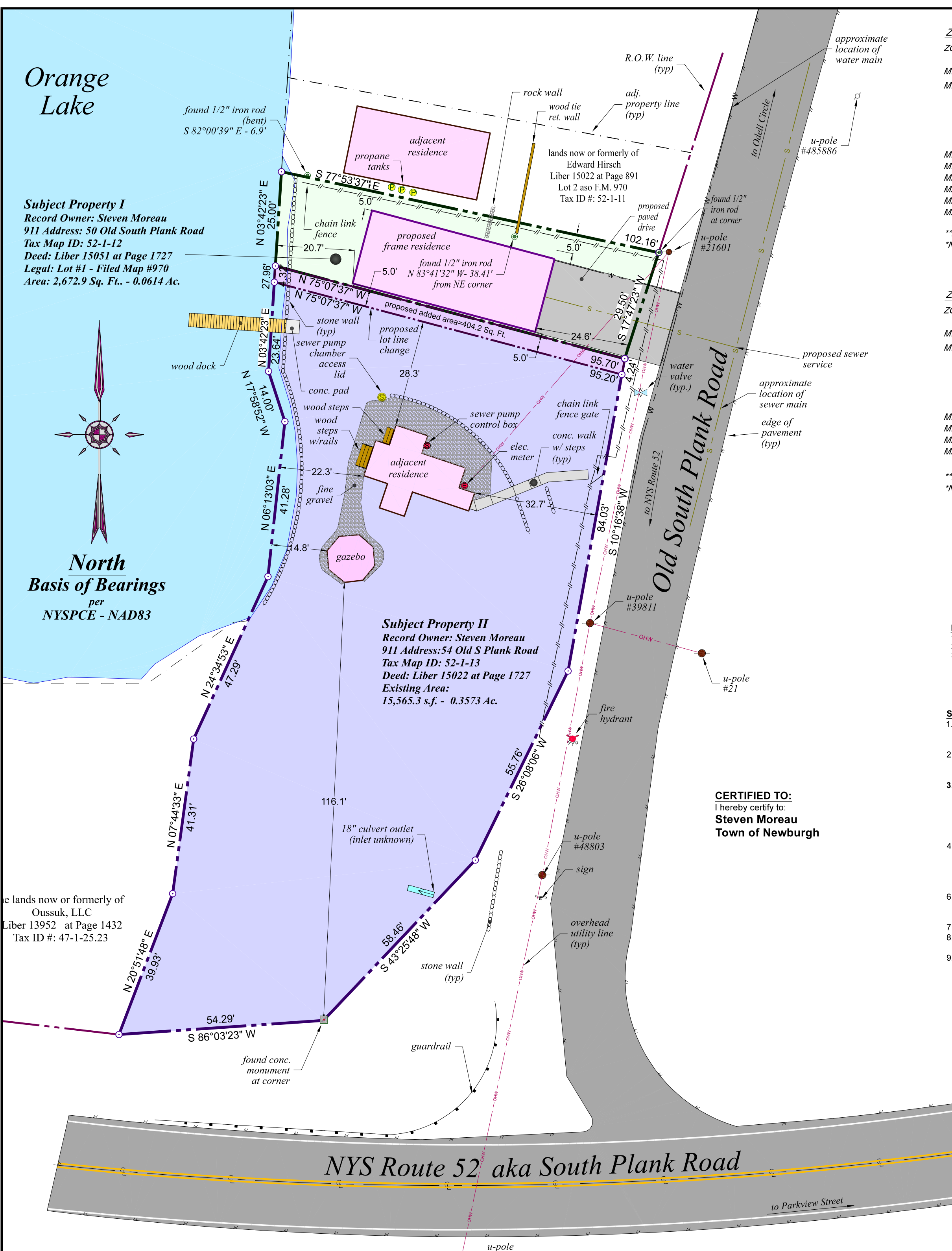
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest    Agricultural/grasslands    Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> 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"/>
49. 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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: _____ Date: _____  Signature: _____ Title: _____		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	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 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No



Orange Lake

**Subject Property I**  
 Record Owner: Steven Moreau  
 911 Address: 50 Old South Plank Road  
 Tax Map ID: 52-1-12  
 Deed: Liber 15051 at Page 1727  
 Legal: Lot #1 - Filed Map #970  
 Area: 2,672.9 Sq. Ft. - 0.0614 Ac.

**North**  
 Basis of Bearings  
 per  
 NYS PCE - NAD83

**Subject Property II**  
 Record Owner: Steven Moreau  
 911 Address: 54 Old S Plank Road  
 Tax Map ID: 52-1-13  
 Deed: Liber 15022 at Page 1727  
 Existing Area:  
 15,565.3 s.f. - 0.3573 Ac.

**CERTIFIED TO:**  
 I hereby certify to:  
**Steven Moreau**  
 Town of Newburgh

**ZONING SCHEDULE: 52-1-12**

ZONE: R-1

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 s.f.	**2,672.9s.f.	*3,077.23s.f.
MINIMUM YARDS (feet)			
FRONT	50'	-	*24.6'
REAR	40'	-	*20.7'
SIDE			
ONE	30'	-	*5'
BOTH	80'	-	*10'
MINIMUM LOT WIDTH (feet)	150'	**28.2'	*32.4'
MINIMUM LOT DEPTH (feet)	150'	**99.0'	*99.0'
MAXIMUM IMPERVIOUS COVERAGE (%)	20%	-	*63%
MAXIMUM BUILDING HEIGHT	35'	-	<35'
MAXIMUM LOT BUILDING COVERAGE (%)	10%	-	*32%
MAXIMUM LOT SURFACE COVERAGE (%)	20%	-	*49%

\*\*EXISTING NON-COMFORMING  
 \*NON-COMFORMING

**ZONING SCHEDULE 52-1-13**

ZONE: R-1

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000SF	**15,565.3SF	*15,161.2sf
MINIMUM YARDS (feet)			
FRONT	50'	**32.7'	*32.7'
REAR	40'	**22.3'	*22.3'
SIDE			
ONE	30'	32.5'	*28.3'
BOTH	80'	-	-
MINIMUM LOT WIDTH (feet)	150'	189'	185'
MINIMUM LOT DEPTH (feet)	150'	**85'	*85'
MAXIMUM LOT BUILDING COVERAGE (%)	10%	3%	3%
MAXIMUM LOT SURFACE COVERAGE (%)	20%	8%	8%

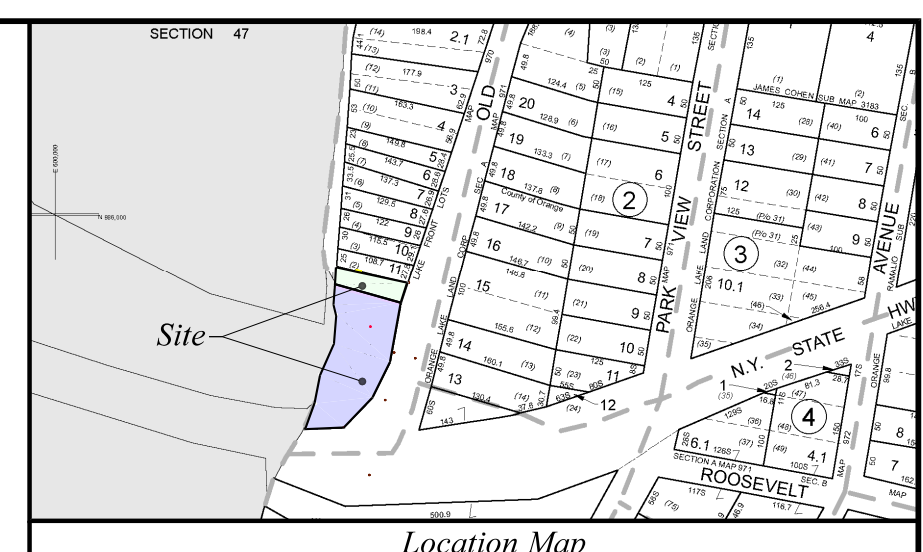
\*\*EXISTING NON-COMFORMING  
 \*NON-COMFORMING

**REFERENCES:**

- The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York.
- Various Deeds of Record - Liber and Page or Document ID as shown.
- Subject parcel being Lot 1 as shown on a map entitled, "Map of Lakefront Lots Owned By The Orange Lake Land Corporation", filed in the Orange County Clerk's Office on 04-04-1927 as Filed Map No. 970.

**SURVEYOR'S NOTES:**

- Copyright © 2024. Jonathan N. Millen, L.L.S. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and/or copyright holders is obtained.
- Unauthorized alteration of an item in any way, or addition to a survey map for any person, unless acting under the direction of a licensed land surveyor, is a violation of section 7209, subdivision 2, of the New York State Education Law.
- Only maps bearing the surveyor's signature overlaid with embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Anything other than copies with an embossed seal and signature may contain unauthorized and undetectable modifications, deletions, additions, and changes, and are not to be relied upon. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.
- Certifications on this map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this map. The certifications herein are not transferable.
- The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
- This survey is subject to the findings of a Title Report and or Title Search.
- Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
- Subject to any conditions, restrictions, covenants and/or right-of ways/easements of record, if any.



**OWNERS ENDORSEMENT: 52-1-12&13**

The undersigned owner of the property hereon states that they are familiar with this plan, and its contents, and hereby consent to all said terms and conditions as stated hereon and to the filing of this plan in the office of the Orange County Clerk.

Steven D. Moreau \_\_\_\_\_ Date \_\_\_\_\_

**TOWN OF NEWBURGH PLANNING BOARD ENDORSEMENT**

Approved by resolution of the Planning Board subject to the conditions and requirements of said resolution.

Any change, erasure, modification or revision of this plan as approved shall void this approval.

Planning Board Chairman \_\_\_\_\_ Date \_\_\_\_\_

**NOTE:**

**Basis Of Bearings:**  
 The horizontal Datum is the North American Datum of 1983 (NAD83). The project baseline bearing reference for Grid North was established by GPS observation performed on April 27th, 2022. The subject property lines are as per the latest record Deed and aligned to this datum.

**CERTIFICATION NOTES:**

This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

**SURVEYORS' CERTIFICATION:**

I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 50 Old South Plank Road in the Town of Newburgh, County of Orange, State of New York. Completed on July 3rd, 2023, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Jonathan N. Millen, LLS  
 1229 Route 300 - Suite 3  
 Newburgh, NY 12550

**Jonathan N. Millen, LLS**

PROFESSIONAL LAND SURVEYOR  
 CERTIFIED TO BE CORRECT AND ACCURATE  
 N.Y. LIC. No. 050746



**Proposed Lot Line Change**  
of the lands of

**Steven D. Moreau**



**Automated Construction Enhanced Solutions, Inc.**  
**Professional Land Surveying**  
 1229 Route 300 - Suite 4 - Newburgh, NY 12550  
 Office: 845-943-7198 Field: 914-906-8830 Web: accessurveying.com

Prepared For Tax Map Parcel  
 52-1-12&13  
 50 & 54 Old South Plank Road  
 situated in the  
 Town of Newburgh  
 County of Orange, New York 12550