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

----- X
In the Matter of

NAJORK & ROSETON RIDGE LOT LINE CHANGE
(2017-16)

215 Oak Street & River Road
Section 9; Block 1; Lots 43 & 35
R-1 Zone

----- X

LOT LINE CHANGE

Date: June 1, 2017
Time: 8:36 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
CLIFFORD C. BROWNE
STEPHANIE DELUCA
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

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

APPLICANT'S REPRESENTATIVE: ERIC NAJORK
PETER BORBAS

----- X

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

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CHAIRMAN EWASUTYN: The sixth item of business is the Najork and Roseton Ridge lot line change. It's on Oak Street and River Road in an R-1 Zone. I don't know who is representing it this evening.

MR. NAJORK: How are you. Eric Najork. Thanks for your time.

Basically my wife and I own two pieces of property in the Town of Newburgh. One piece is on our primary residence, the second is a portion of the Buckeye Terminal that we bought from them back in 2015. The piece of property is west of River Road and Oak Street in the Town of Newburgh.

We want to make our primary residency about 10 acres bigger and reduce the size of the other lot.

This is Peter Borbas who is the engineer.

MR. BORBAS: I'm not an engineer. I'm a land surveyor. Good evening, ladies and gentlemen. Peter Borbas. I was here previously with the lot line change and consolidation of the lots for Buckeye Partners after they had

1
2 purchased the property from Hess. Part of that
3 property that Buckeye Partners had purchased from
4 Hess along River Road was a vacant parcel of like
5 63 acres. So vacant, wooded, opposite tanks that
6 were between Buckeye and Hess tanks between River
7 Road and the river.

8 As we can see, Eric's residence was on
9 a parcel that was up on Oak Street and a driveway
10 coming in off Oak Street. The lot line cut
11 across up top of the hill or so. There's a
12 flatter area in here that's usable off the side
13 of the house. Part of that flatter area at the
14 top of the hill was part of that much larger lot
15 that they obtained from Buckeye Partners.

16 What they are looking to do is remove
17 the lot line that they have up on top of the hill
18 and then relocate that lot line so that this over
19 here becomes the residential lot. It increases
20 the size of the residential lot.

21 CHAIRMAN EWASUTYN: Any comments from
22 Board Members. Frank Galli?

23 MR. GALLI: No additional.

24 MS. DeLUCA: No.

25 MR. MENNERICH: No.

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MR. BROWNE: No.

MR. DOMINICK: No.

MR. WARD: No.

CHAIRMAN EWASUTYN: Jerry Canfield?

MR. CANFIELD: I just note that the section, block and lots need to be corrected. I believe they may be mis-marked on the map. The larger parcel, if you look at the current assessment records, the County records, I believe that section, block and lot number was changed with the subdivision. You just may want to take a look at that.

MR. BORBAS: Okay.

CHAIRMAN EWASUTYN: Pat Hines?

MR. HINES: As you're modifying that, in the record owner area they conflict with the ones shown as well. That needs to be a clean up of the tax maps.

You have a zoning district bulk table that shows the requirements of the bulk table. Typically the Board requires the actual setbacks be shown as well, and specifically just for the lot with the residence, not the one that's not developed. Just add a column showing what it's

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going to be afterwards.

This is a lot line that has the --
under the revised ordinance will not require a
public hearing, however it does not need to
comply with the notification requirements in the
Town Code. A notice must be sent to all lots
within 500 feet of the project procedurally.

The Board can't take action tonight but
I'll prepare that notice and provide it to either
Mr. Najork or your consultant, which ever one.

MR. NAJORK: You can provide it to me.

MR. HINES: Before you leave let me get
your contact information. Procedurally that
needs to occur.

CHAIRMAN EWASUTYN: Today being the 1st
of June, then we'll allow for the thirty-day
mailing and schedule this for the 6th of July.

MR. HINES: The 6th of July.

CHAIRMAN EWASUTYN: Any other questions
or comments?

MR. GALLI: John, we are going to
handle that under Board Business?

CHAIRMAN EWASUTYN: We'll make it as an
agenda item.

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MR. NAJORK: Thank you very much.

(Time noted: 8:40 p.m.)

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

I, MICHELLE CONERO, a Notary Public
for and within the State of New York, do hereby
certify:

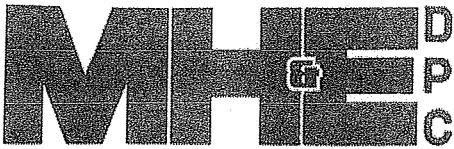
That hereinbefore set forth is a
true record of the proceedings.

I further certify that I am not
related to any of the parties to this proceeding by
blood or by marriage and that I am in no way
interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 14th day of June 2017.

Michelle Conero

MICHELLE CONERO



Main Office
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

Principal Emeritus:
RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

- MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
- MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
- MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)
- MATTHEW J. SICKLER, P.E. (NY & PA)
- PATRICK J. HINES

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

PROJECT: NAJOREK AND ROSETON RIDGE LOT LINE
PROJECT NO.: 17-16
PROJECT LOCATION: SECTION 9 – BLOCK 1 – LOT 35 AND 43
REVIEW DATE: 24 MAY 2017
MEETING DATE: 1 JUNE 2017
PROJECT REPRESENTATIVE: BORBAS SURVEYING AND MAPPING LLC

1. The project proposed the transfer of 9.16 +/- acres of property from a 63.56 acre parcel of property to a 5.19 acre parcel of property resulting in a 14.35 acre residential lot. The project is located in the R1 District and no Zoning Bulk Requirements are violated.
2. The Zoning District Bulk Table should be modified to depict actual Bulk Table compliance.
3. The project must comply with the notice requirement in the Town Zoning Code. Notification to all properties within 500 feet of the lot line change is required.

Respectfully submitted,

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

Patrick J. Hines
Principal



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NAJORK & ROSETON RIDGE LOT LINE CHANGE
(2017-16)

215 Oak Street & River Road
Section 9; Block 1; Lots 43 & 35
R-1 Zone

----- X

LOT LINE CHANGE

Date: July 6, 2017
Time: 7:00 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
CLIFFORD C. BROWNE
STEPHANIE DELUCA
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

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

APPLICANT'S REPRESENTATIVE: MR. NAJORK

----- X

MICHELLE L. CONERO
3 Francis Street
Newburgh, New York 12550
(845) 541-4163

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CHAIRMAN EWASUTYN: Good evening,
ladies and gentlemen. I'd like to welcome
you to the Town of Newburgh Planning Board
meeting of the 6th of July. This evening
there are seven agenda items. Three of them,
that will be item numbers 3, 4 and 5, are
public hearings. At the start of the public
hearings Mr. Mennerich will read the notice
of hearing and Mike Donnelly, Planning Board
Attorney, will provide you with information
on the purpose and meaning of a public
hearing. We welcome you all here tonight.

At this time we'll call the meeting
to order with a roll call vote.

MR. GALLI: Present.

MS. DeLUCA: Present.

MR. MENNERICH: Present.

CHAIRMAN EWASUTYN: Present.

MR. BROWN: Present.

MR. DOMINICK: Present.

MR. WARD: Present.

MR. DONNELLY: Michael Donnelly,
Planning Board Attorney, Present.

MS. CONERO: Michelle Conero,

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NAJORK & ROSETON RIDGE

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Stenographer.

MR. CANFIELD: Jerry Canfield, Code
Compliance Supervisor.

MR. HINES: Pat Hines with McGoey,
Hauser & Edsall Consulting Engineers.

CHAIRMAN EWASUTYN: At this point I'd
like to turn the meeting over to John Ward.

MR. WARD: Please stand to say the
Pledge.

(Pledge of Allegiance.)

MR. WARD: Please turn off your phones
or on vibrate. Thank you.

CHAIRMAN EWASUTYN: The first item this
evening is Najork and Roseton Ridge lot line
change. It's located on Oak Street. It's in the
R-1 Zone. It's a lot line change.

Mr. Najork is here this evening. Thank
you.

MR. NAJORK: Thank you.

CHAIRMAN EWASUTYN: Pat, do you want to
bring us along on this application, the first
one, Najork?

We're looking to close it out this
evening.

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MR. HINES: Yes. This application was before you previously. The only outstanding issue was they had to do the notification to the adjoining property owners within 500 feet. That notice has been sent out.

We have no outstanding comments on this. It's a simple lot line between common property owners.

CHAIRMAN EWASUTYN: Any questions from Board Members?

MR. GALLI: Nothing additional.

CHAIRMAN EWASUTYN: Mike Donnelly, would you present to us the resolution for final approval?

MR. DONNELLY: First, a question to Pat, a standard note. From best available knowledge there are no buried utilities on the plans?

MR. HINES: I think you just carry that as a comment.

MR. DONNELLY: I'll carry it as a condition. Beyond that, the conditions are the standard ones. They talk about the requirement of submitting one reproducible mylar copy. You

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NAJORK & ROSETON RIDGE

must file the map with the Orange County Real Property Tax Service agency. No deed may be recorded until you do so. You'll get a copy of it but you have to copy the Planning Board in your letter transmitting the deed to Orange County. After filing, the applicant shall provide the Planning Board with two copies of the lot line change plat certified by the office of the Orange County Clerk.

CHAIRMAN EWASUTYN: All right. Having heard the conditions of approval presented by Mike Donnelly, Planning Board Attorney, in the resolution, I'll move for a motion to grant approval for the lot line change of Najork and Roseton Ridge.

MR. WARD: So moved.

MR. MENNERICH: Second.

CHAIRMAN EWASUTYN: Motion by John Ward, second by Ken Mennerich. I'll ask for a roll call vote starting with Frank Galli.

MR. GALLI: Aye.

MS. DeLUCA: Aye.

MR. MENNERICH: Aye.

MR. BROWNE: Aye.

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NAJORK & ROSETON RIDGE

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

Thank you.

MR. NAJORK: Thank you very much.

(Time noted: 7:03 p.m.)

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

I, MICHELLE CONERO, a Notary
Public for and within the State of New York, do
hereby certify:

That hereinbefore set forth is a
true record of the proceedings.

I further certify that I am not
related to any of the parties to this proceeding by
blood or by marriage and that I am in no way
interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 14th day of July 2017.

Michelle Conero

MICHELLE CONERO