



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

**PROJECT NAME:** PIETROGALLO LOT LINE CHANGE  
**PROJECT NO.:** 2021-20  
**PROJECT LOCATION:** SECTION 58, BLOCK 4, LOT 2, 16, & 15  
**REVIEW DATE:** 30 SEPTEMBER 2021  
**MEETING DATE:** 7 OCTOBER 2021  
**PROJECT REPRESENTATIVE:** ACES SURVEYING/ J. MILLEN

1. The lot line change application has been revised to eliminate the landlocked lot previously proposed to be increased in size.
2. Since Parcel B has no house, utilities or driveway depicted it is recommended a note be placed on the plans that the lot is not a building lot at this time and approval from the Planning Board of the Town of Newburgh will be required prior to any development of the lot. The alternative would be to provide house, water, sewer and approval of driveway to Paddock Place.
3. Side yard setback on Lot A to the revised lot line on Lot C should be depicted. Current side yard setback from structures is identified as 59.1 which will become less based on the revised lot line to include all of the driveway on Lot C.
4. Existing and proposed Lot C do not meet Bulk Requirements for several items. A variance for lot size where 40,000 square feet is required, 16,645 proposed. Lot width 150 feet required where 97 feet proposed. One side yard 30 feet required where 13.6 is existing. Both side yards 80 feet required where 50.1 proposed.
5. Adjoiner's Notice letter should be sent out within 10 days of this meeting based on the revised lot layout.

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



# ACES

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

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

09/29/21

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

**Attn: John Ewasutyn, Chairman**

Re: **PROJECT SUMMARY:**

Type: **Line Change**

Owners: **Kara E. Pietrogallo, Mary Pietrogallo, & Mary Pietrogallo As Trustee**

Location: **1 Paddock Place, 5 Paddock Place, & S. Of Meadow Hill Road**

Tax Parcels: **SBL: 20-1-134.2, & 20-1-14.3**

Zoning: **R-2 for all parcels (per Zoning Map Oct. 22, 2012)**

Water & Sewer Service: **Town Water & Sewer**

ACES Project: **21067EVA**

Town Project: **2021-20**

## **AMENDED PROJECT NARRATIVE**

The proposed project involves a lot line change that will *convey* a total of **0.037** acres of land from **Tax Parcel 58-4-2 (Parcel "A")**, to **Tax Parcel 58-4-16 (Parcel "C")**, and **2.596** Acres to **Tax Parcel 58-4-15 (Parcel "B")**. Parcel "B" will also convey a total of **0.280** Acres to Parcel "A". Both parcels "A" and "C" have single family residences and are served by public utilities for water and sewer. Parcel "C" is currently vacant and land locked, but will no longer be land locked having a 50 foot wide access to Paddock Place as a result of this lot line change.

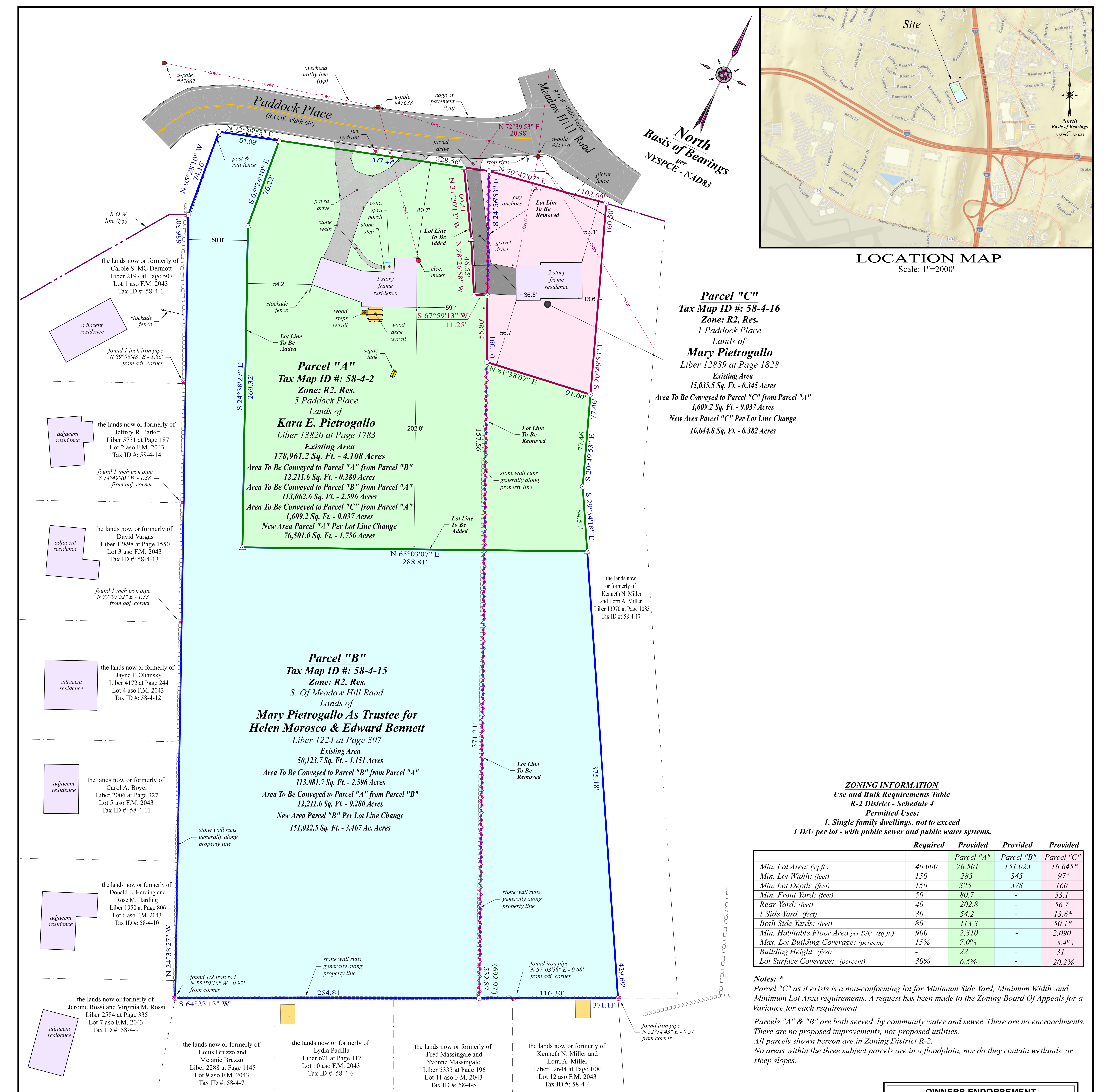
As mutually agreed to by both parties there are no proposed improvements to any of the parcels associated with this application.

All parcels are **Zoned R2, Residential**, and all bulk zoning requirements for Parcels "A" and "B" will be met as per the proposed lot line change. Parcel "C" will require area Variances (application is being made concurrent with this submittal). There are no appeals or relief associated with this project.

Attached please find one *amended* Planning Board Application, and eleven Plans. One copy of the SEAF form for each parcel, along with two checks for the application fees (\$550) and escrow (\$1500) were already submitted with the initial application.

Respectfully Yours,

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



**LOCATION MAP**  
Scale: 1"=2000'

**North Basis of Bearings**  
per NYSPE - NAD83

**Parcel "C"**  
Tax Map ID #: 58-4-16  
Zone: R2, Res.  
1 Paddock Place  
Lands of  
**Mary Pietrogallo**  
Liber 12889 at Page 1828  
Existing Area  
15,035.5 Sq. Ft. - 0.345 Acres  
Area To Be Conveyed to Parcel "C" from Parcel "A"  
1,609.2 Sq. Ft. - 0.037 Acres  
New Area Parcel "C" Per Lot Line Change  
16,644.8 Sq. Ft. - 0.382 Acres

**Parcel "A"**  
Tax Map ID #: 58-4-2  
Zone: R2, Res.  
5 Paddock Place  
Lands of  
**Kara E. Pietrogallo**  
Liber 13820 at Page 1783  
Existing Area  
178,961.2 Sq. Ft. - 4.108 Acres  
Area To Be Conveyed to Parcel "A" from Parcel "B"  
12,211.6 Sq. Ft. - 0.280 Acres  
Area To Be Conveyed to Parcel "B" from Parcel "A"  
113,062.6 Sq. Ft. - 2.596 Acres  
Area To Be Conveyed to Parcel "C" from Parcel "A"  
1,609.2 Sq. Ft. - 0.037 Acres  
New Area Parcel "A" Per Lot Line Change  
76,501.0 Sq. Ft. - 1.756 Acres

**Parcel "B"**  
Tax Map ID #: 58-4-15  
Zone: R2, Res.  
S. Of Meadow Hill Road  
Lands of  
**Mary Pietrogallo As Trustee for Helen Morosco & Edward Bennett**  
Liber 12224 at Page 307  
Existing Area  
50,123.7 Sq. Ft. - 1.151 Acres  
Area To Be Conveyed to Parcel "B" from Parcel "A"  
113,081.7 Sq. Ft. - 2.596 Acres  
Area To Be Conveyed to Parcel "A" from Parcel "B"  
12,211.6 Sq. Ft. - 0.280 Acres  
New Area Parcel "B" Per Lot Line Change  
151,022.5 Sq. Ft. - 3.467 Ac. Acres

**ZONING INFORMATION**  
Use and Bulk Requirements Table  
R-2 District - Schedule 4  
Permitted Uses:  
1. Single family dwellings, not to exceed 1 D/U per lot - with public sewer and public water systems.

	Required	Provided Parcel "A"	Provided Parcel "B"	Provided Parcel "C"
Min. Lot Area: (sq.ft.)	40,000	76,501	151,023	16,645*
Min. Lot Width: (feet)	150	285	345	97*
Min. Lot Depth: (feet)	150	325	378	160
Min. Front Yard: (feet)	50	80.7	-	53.1
Rear Yard: (feet)	40	202.8	-	56.7
1 Side Yard: (feet)	30	54.2	-	13.6*
Both Side Yards: (feet)	80	113.3	-	50.1*
Min. Habitable Floor Area per D/U: (sq.ft.)	900	2,310	-	2,090
Max. Lot Building Coverage: (percent)	15%	7.0%	-	8.4%
Building Height: (feet)	-	22	-	31
Lot Surface Coverage: (percent)	30%	6.5%	-	20.2%

**Notes:** \* Parcel "C" as it exists is a non-conforming lot for Minimum Side Yard, Minimum Width, and Minimum Lot Area requirements. A request has been made to the Zoning Board Of Appeals for a Variance for each requirement. Parcels "A" & "B" are both served by community water and sewer. There are no encroachments. There are no proposed improvements, nor proposed utilities. All parcels shown hereon are in Zoning District R-2. No areas within the three subject parcels are in a floodplain, nor do they contain wetlands, or steep slopes.

**TAX LOT REFERENCE TABLE**

Owner:	Tax ID:	Existing Area	Proposed Area
Kara E. Pietrogallo	58-4-2	4.108 Ac.	1.793 Ac.
Mary Pietrogallo	58-4-15	1.151 Ac.	3.467 Ac.
Mary Pietrogallo	58-4-16	0.345 Ac.	0.382 Ac.

**OWNER INFORMATION**

Name	Address	Tax ID
Kara E. Pietrogallo	5 Paddock Place	58-4-2
Mary Pietrogallo	S. Of Meadow Hill Road	58-4-15
Mary Pietrogallo	1 Paddock Place	58-4-16

**REFERENCES:**

- SURVEYOR'S NOTES:**
- Copyright © 2021, 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 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 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.

**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 5 Paddock Place and 1 Paddock Place in the Town of Newburgh, County of Orange, State of New York. Completed on July 23, 2021, 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".

**CERTIFIED TO:**

I hereby certify to:  
Kara E. Pietrogallo  
Mary Pietrogallo  
Town of Newburgh



**Jonathan N. Millen, L.L.S.**  
PROFESSIONAL LAND SURVEYOR  
CERTIFIED TO BE CORRECT AND ACCURATE  
N.Y. LIC. No. 050746



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

**OWNERS ENDORSEMENT**

I hereby consent to the information depicted on this Lot Line Change Plan and all conditions noted thereon. I agree to the filing of this Plan by the Planning Board.

Kara E. Pietrogallo \_\_\_\_\_ Date \_\_\_\_\_

Mary Pietrogallo \_\_\_\_\_ 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 \_\_\_\_\_

DATE: 08/29/2021 REVISION: MISC. REVISIONS, COORRECTIONS, AND ADDITIONS PER COMMENTS  
09/18/2021 MISC. REVISIONS, PER PLANNING BOARD COMMENTS

**TOWN OF NEWBURGH PLANNING BOARD PROJECT NUMBER 2021-20**

**Lot Line Change**  
of the lands of  
**Kara E. Pietrogallo & Mary Pietrogallo**  
Automated Construction Enhanced Solutions, Inc.  
Professional Land Surveying  
1229 Route 300 - Suite 4 - Newburgh, NY 12550  
Office: 845-943-5198 Field: 914-906-8830 E-Mail: jmillenlls@accessurveying.com

Prepared For Tax Map Parcels  
58-4-2, 58-4-15, & 58-4-16  
aka 5 Paddock Place, S. Of Meadow Hill Road, and 1 Paddock Place  
situated in the  
Town of Newburgh  
County of Orange, New York 12550

DATE: 07-23-2021 SCALE: 1"=40' JOB No.: 21067EVA DRAWN BY: jnm