



**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 blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines
Principal

PJH/kbw