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

PROJECT: SARVIS LOT LINE CHANGE
PROJECT NO.: 2016-09
PROJECT LOCATION: SECTION 84, BLOCK 5, LOT 34 & 33
City of Newburgh SECTION 4, BLOCK 2, LOT 1 & 2
REVIEW DATE: 1 AUGUST 2016
MEETING DATE: 4 AUGUST 2016
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING DESIGN, PLLC.

1. The project has been circulated with a notice of intent for Lead Agency for the Town of Newburgh to serve as Lead Agency for the SEQRA review. No response from any of the outside agencies has been received to date.
2. Comments from Orange County Planning have been received. The Applicant's representative is requested to address each of the County's comments based on the inter-municipal coordination required for this project.
3. Status of the submission to the City of Newburgh Planning Board should be addressed with the Town of Newburgh Planning Board.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw



Steven M. Neuhaus
County Executive

Orange County Department of Planning

David Church, AICP
Commissioner of Planning
Town of Newburgh
planning@orangecounty.gov

County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, & n

Local Referring Board: Town of Newburgh Planning Board
Applicant: James Sarvis

Referral ID #: NBT 25-16N
Tax Map #: NBT 84-5-33 and 34
NBC 4-2-1 and 2

Project Name: Sarvis LLC Lot Line Change

Proposed Action: Minor Subdivision to adjust property lines between two existing developed parcels

Reason for County Review: Within 500 feet of the Town of Newburgh/City of Newburgh boundary

Date of Full Statement: July 6, 2016

Local File #: none provided

Comments:

The Department has received the above referenced minor subdivision and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to offer the following advisory comments:

Referral Procedure: The application was referred to the County by the Town's consulting engineers. While this is acceptable with the permission of the Town, County Planning still requires the application cover sheet as part of a full statement, which was missing from this application. Please ensure that all future applications include the cover sheet.

Intermunicipal Coordination: The subject properties are located both in the Town and the City of Newburgh. The project has only been referred to County Planning by the Town. We advise the Town to ensure that the City of Newburgh is aware of the proposed action and has no objections to it prior to its approval.


Property Owner Coordination: Additionally, all documents submitted with this application reference only Mr. James Sarvis or Sarvis LLC. Please ensure that the other property owner, Mr. Leonard Abate, has knowledge of and approves this project.

Existing Driveway: The property proposed for transfer from the Abate parcel to the Sarvis parcel includes an existing gravel driveway. As neither parcel currently uses the driveway for access to its residence, we advise the Town that the existing driveway and its curb cut should be abandoned.

County Recommendation: Local Determination

Date: July 22, 2016

Prepared by: Megan Tennermann, AICP, Planner


David Church, AICP
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available online at www.orangecountygov.com/planning.

FILE COPY

**TOWN OF NEWBURGH
PLANNING BOARD
NOTICE OF INTENT FOR DESIGNATION OF LEAD AGENCY**

Please take notice that, according to the provisions of 6NYCRR Part 617, the Town of Newburgh Planning Board has declared its intent to be lead agency for the purposes of review of and action on the project named below. If within 30 calendar days from the date of mailing this notification no involved agency submits a written objection to the Town of Newburgh Planning Board, the Town of Newburgh Planning Board shall act as lead agency and shall follow the provisions of 6NYCRR Part 617.7 governing determination of significance of the proposed action.

Contact Person/Address: John P. Ewasutyn, Chairman
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550
(845) 564-7804

Name of Project: – Sarvis, LLC Lot Line Change

Location: 1 Balmville Road & 2 Stern Drive

Tax Map Parcel: Section 84, Block 5, Lots 34 & 33
Town of Newburgh, County of Orange

Section 4, Block 2, Lot 1 & 2
City of Newburgh, County of Orange

Project Number: 2016-09

SEQRA Status: Unlisted Action

Project Description:

The proposed project involves a lot line change that will transfer 0.06 acres of land from lot 33 Town of Newburgh to Lot 34 Town of Newburgh. The lots also consist of property located within the City of Newburgh municipal boundary. Portions of the lot line change will affect portions of the property in the City of Newburgh. Both residential structures are located within the Town of Newburgh. The purpose of this lot line change is to move the lines such that the existing driveway to North Street for Town of Newburgh lot 34 will be located on lot 34. The total area transferred is 2,152 square feet, 959 square feet in the Town of Newburgh and 1,593 square feet in the City of Newburgh.

Date of Action: 16 June 2016

Date of Mailing: 5 July 2016

Involved Agencies:
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, NY 12550

Interested Agencies/Parties:
Orange County Planning Department
124 Main Street
Goshen, NY 10924

City of Newburgh Planning Board
83 Broadway
Newburgh, NY 12550

NYS Department of Transportation SEQRA Unit
Traffic & Safety Division
4 Burnett Boulevard
Poughkeepsie, NY 12603

Attchments:

Short EAF
Plan Sheets

Short Environmental Assessment Form


Part 1 - Project Information

Instructions for Completing

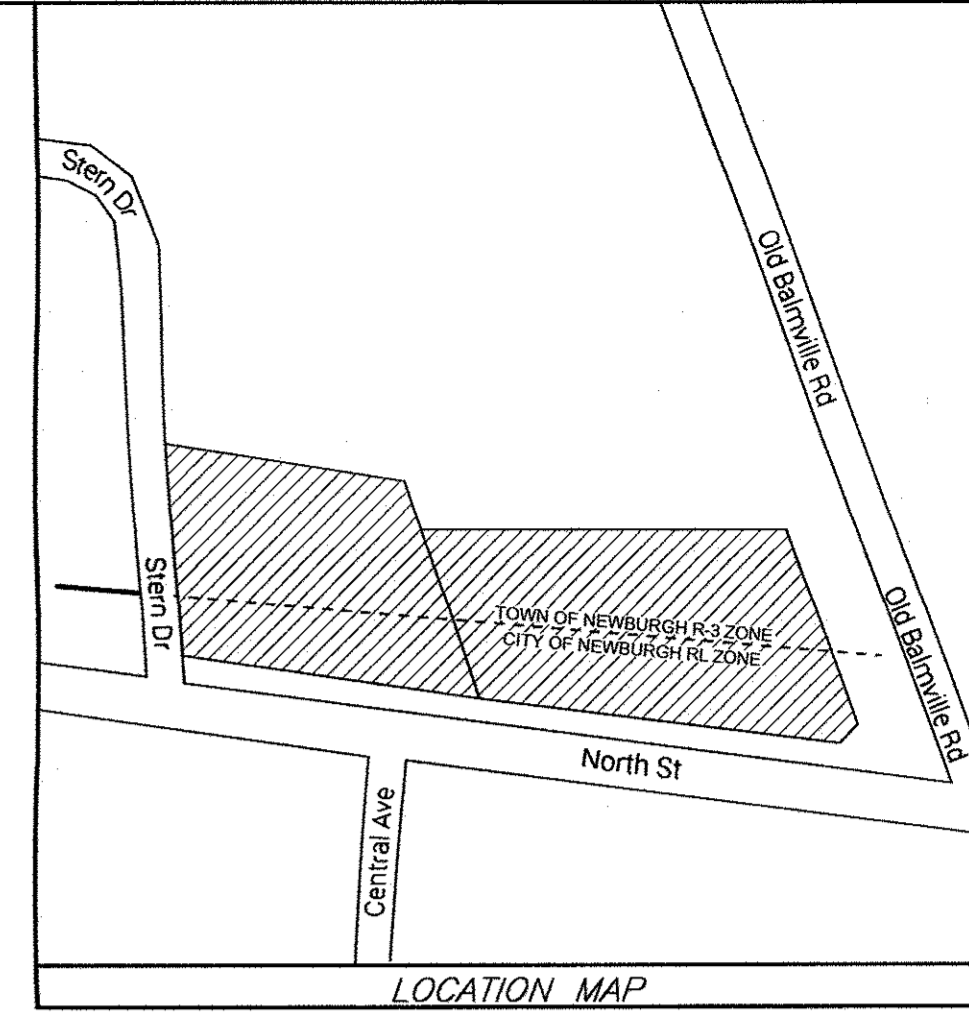
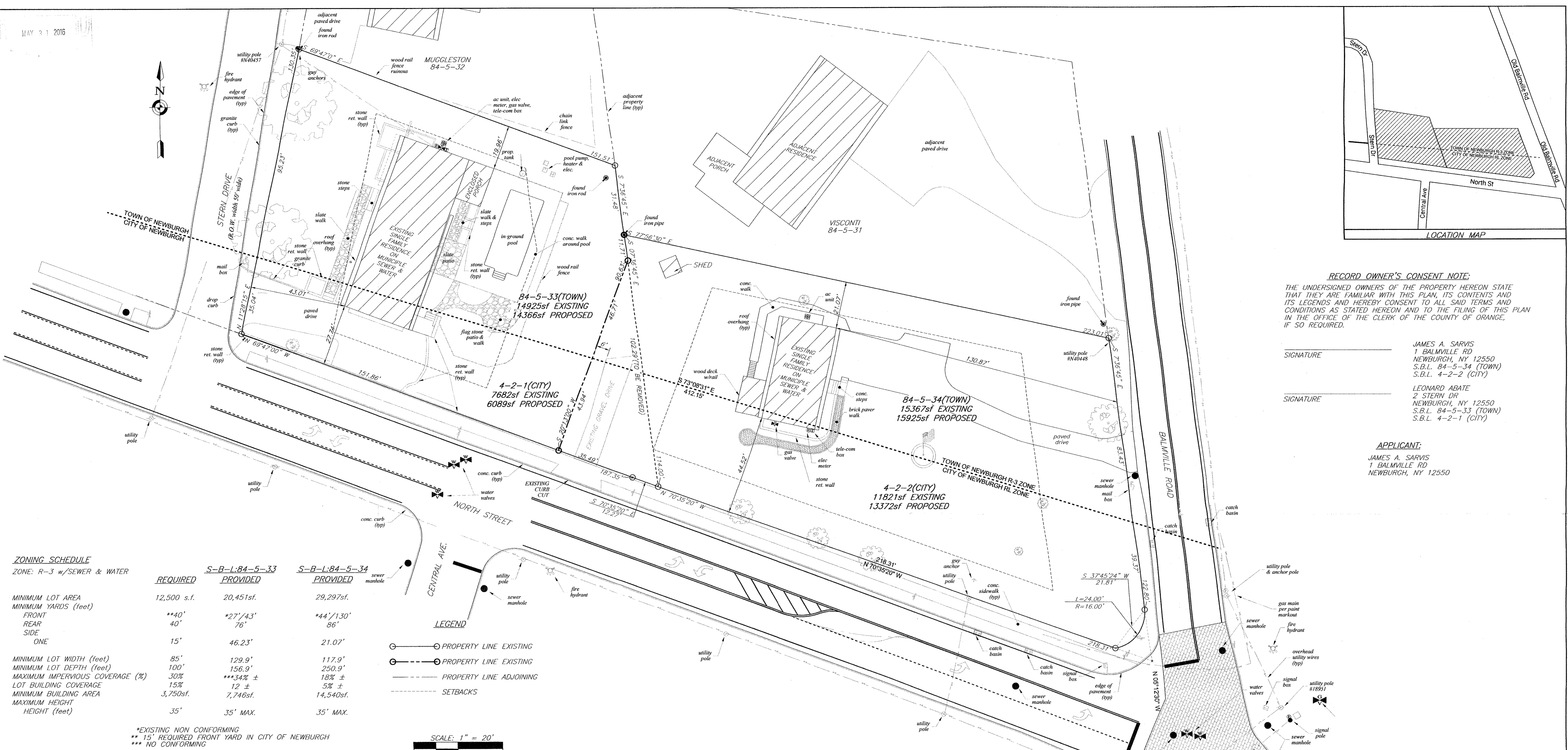
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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		JOB # 16107				
Name of Action or Project: SARVIS LOT LINE CHANGE						
Project Location (describe, and attach a location map): CORNER OF BALMVILLE ROAD AND NORTH STREET						
Brief Description of Proposed Action: MOVE A LOT LINE SUCH THAT THE DRIVEWAY FOR 1 BALMVILLE ROAD TO NORTH STREET IS ON THAT LOT						
Name of Applicant or Sponsor: JAMES A. SARVIS		Telephone: 845-590-3512 E-Mail: JIM.SARVIS@GMAIL.COM				
Address: 1 BALMVILLE ROAD						
City/PO: NEWBURGH	State: NY	Zip Code: 12550				
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.		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES					
<input checked="" type="checkbox"/>	<input type="checkbox"/>					
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES					
<input type="checkbox"/>	<input checked="" type="checkbox"/>					
3.a. Total acreage of the site of the proposed action? _____ 1.13 acres						
b. Total acreage to be physically disturbed? _____ 0.0 acres						
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.74 acres						
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland						

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>CHARLES T. BROWN, PE</u> Date: <u>5-4-2016</u></p> <p>Signature: <u></u></p>		

MAY 31 2016



RECORD OWNER'S CONSENT NOTE:
 THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

SIGNATURE _____
 JAMES A. SARVIS
 1 BALMVILLE RD
 NEWBURGH, NY 12550
 S.B.L. 84-5-34 (TOWN)
 S.B.L. 4-2-2 (CITY)

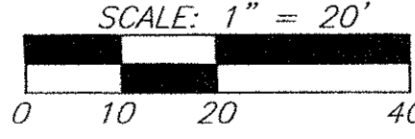
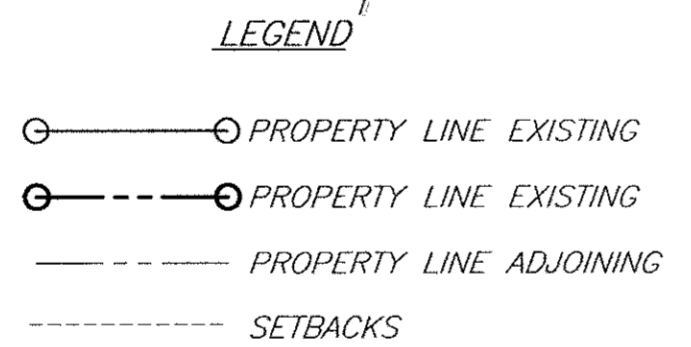
SIGNATURE _____
 LEONARD ABATE
 2 STERN DR
 NEWBURGH, NY 12550
 S.B.L. 84-5-33 (TOWN)
 S.B.L. 4-2-1 (CITY)

APPLICANT:
 JAMES A. SARVIS
 1 BALMVILLE RD
 NEWBURGH, NY 12550

ZONING SCHEDULE
 ZONE: R-3 w/SEWER & WATER

	REQUIRED	S-B-1:84-5-33 PROVIDED	S-B-1:84-5-34 PROVIDED
MINIMUM LOT AREA	12,500 s.f.	20,451sf.	29,297sf.
MINIMUM YARDS (feet)			
FRONT	**40'	*27'/43'	*44'/130'
REAR	40'	76'	86'
SIDE			
ONE	15'	46.23'	21.07'
MINIMUM LOT WIDTH (feet)	85'	129.9'	117.9'
MINIMUM LOT DEPTH (feet)	100'	156.9'	250.9'
MAXIMUM IMPERVIOUS COVERAGE (%)	30%	***34% ±	18% ±
LOT BUILDING COVERAGE	15%	12 ±	5% ±
MINIMUM BUILDING AREA	3,750sf.	7,746sf.	14,540sf.
MAXIMUM HEIGHT			
HEIGHT (feet)	35'	35' MAX.	35' MAX.

*EXISTING NON CONFORMING
 ** 15' REQUIRED FRONT YARD IN CITY OF NEWBURGH
 *** NO CONFORMING



MAP REFERENCES:
 1. ALL EXISTING FEATURES INCLUDING BUILDING, PROPERTY LINES AND ROADS LINES HAVE BEEN OBTAINED PER A SURVEY ENTITLED "JAMES A. SARVIS AND LEONARD ABATE & ELLEN ABATE" PREPARED BY JONATHAN N. MILLEN, L.L.S. LAST REVISED 05/09/16

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED IN THE FIELD ON 05/09/16.

 JONATHAN N. MILLEN, L.L.S.
 SIGNATURE

REVISIONS

REV.	DATE	BY	DESCRIPTION

THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

Town Project # 2016-09

SURVEYOR	ENGINEER CHARLES T. BROWN, P.E.	TALCOTT ENGINEERING DESIGN PLLC 1 GARDNERTOWN ROAD NEWBURGH, NY 12550 (845)-569-8400 (FAX)(845)-569-4583 TALCOTTDESIGN2@GMAIL.COM
LOT LAYOUT		
PROPOSED LOT LINE CHANGE FOR SARVIS		
1 BALMVILLE ROAD & 2 STERN DRIVE		
S.B.L. 84-5-34 & 33, FM#1517 LOTS 4&5		
TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK		
DATE 05/24/16	SCALE 1"=20'	JOB NUMBER 16107-JMS
		SHEET NUMBER 1 OF 1

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY - TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 811