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CONSULTING ENGINEERS D.P.C.**

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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: 13 JUNE 2016**  
**MEETING DATE: 13 JUNE 2016**  
**PROJECT REPRESENTATIVE: TALCOTT ENGINEERING DESIGN, PLLC.**

1. Both lots are traversed by the City of Newburgh/ Town of Newburgh municipal boundary. Mike Donnelly's comments regarding the non conforming use created by the lot line in each municipality bisecting the existing structures should be received. Non conforming bulk requirements exist based on Town of Newburgh requirements. City of Newburgh bulk requirements are not depicted on the plans.
2. It appears that both municipalities would have approval authority on the project as the proposed lot line change spans the municipal boundaries. The lot line does not seem to create any new non conformities, however processing of the application between the municipalities must be addressed.

Respectfully submitted,

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

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Patrick J. Hines  
Principal

# Talcott Engineering DESIGN, PLLC

1 GARDNERTOWN ROAD ~ NEWBURGH, NY 12550  
(845) 569-8400\* ~ (fax) (845) 569-4583

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

Attn: John Ewasutyn, Chairman

Re: Project Narrative  
Town Project No. 2016-09  
Sarvis Line Change  
1 Balmville Rd. & 2 Stern Dr.  
SBL: 84-5-34 & 33  
Job No. 16107-JMS

MAY 31 2016  
May 24, 2016

JPG  
MAY -24 2016

## PROJECT NARRATIVE

The proposed project is a lot line change that will transfer 0.06 acres of land from lot 33 (Abate) to lot 34 (Sarvis). The two subject parcels total approximately 1.1 acres and are in the Town and City of Newburgh. Both lots have frontage on "North Street" and a city street. Lot 34 also fronts on Balmville Road (Town Road) and Lot 33 also fronts on Stern Drive (Town Road).

Please note that the existing residence on Lot 33 does not need the front yard setback to North Street per Town Bulk Regulations but does meet the 15' front yard per City Bulk Regulations.

The purpose of this lot line is to move the lot line such that the existing driveway to North Street for Lot 34 will be on Lot 34. The total area transferred is 2,152 sf., 959 sf. in the Town and 1,593 sf. in the City.

Attached please find 12 Planning Board Applications, 12 sets of plans, and 12 copies of an EAF short form, along with this narrative and checks for the application fees (\$550) and escrow (\$2,000).

Respectfully yours,



Charles T. Brown, P.E. – President  
Talcott Engineering

16107-010

**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:** 2016-09  
(Application fee returnable with this application)

**1. Title of Subdivision/Site Plan (Project name):**

Sarvis lot line change

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

Name	<u>James A Sarvis</u>	/	<u>Leonard Abate</u>
Address	<u>1 Balmville Rd</u>		<u>2 Stern Dr</u>
	<u>Newburgh NY 12550</u>		<u>Newburgh NY 12550</u>
Phone	_____		_____

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

Name James A. Sarvis  
Address 1 Balmville Rd  
Newburgh NY 12550

Representative Talcott Engineering Design PLLC  
Phone (845) 569-8400  
Fax (845) 569-4583  
Email Talcottdesign12@gmail.com

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

Name Talcott Engineering Design PLLC  
Address 1 Gardnertown Road  
Newburgh NY 12550

Phone/Fax (845) 569-8400 / Fax (845) 569-4583

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

1 Balmville Rd / 2 Stern Dr

6. Zone R-3 Fire District Middle Hope Fire  
Acreage 34/0.624 33/0.458 AC School District Newburgh District

7. Tax Map: Section 84 Block 5 Lot 34/33

8. Project Description and Purpose of Review:

Number of existing lots \_\_\_\_\_ Number of proposed lots \_\_\_\_\_  
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) NONE

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

Signature  Title PROJECT ENGINEER

Date: 5/29/16

**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).

TOWN OF NEWBURGH PLANNING BOARD

Sarves Lot line change  
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. N/A Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. N/A 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. N/A 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. N/A 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. N/A 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. N/A Show topographical data with 2 or 5 ft. contours on initial submission

30.  Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31.  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.  Number of acres to be cleared or timber harvested
33.  Estimated or known cubic yards of material to be excavated and removed from the site
34.  Estimated or known cubic yards of fill required
35.  The amount of grading expected or known to be required to bring the site to readiness
36.  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.

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37.  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.

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The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By:   
 Licensed Professional

Date: 5/23/16

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.

**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.

JAMES A. SARVIS  
APPLICANT'S NAME (printed)

  
APPLICANTS SIGNATURE

5/23/16  
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).



PROXY

(OWNER) Ellen Abate, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 2 Stern Drive, Newburgh, NY 12550  
IN THE COUNTY OF Orange  
AND STATE OF New York  
AND THAT HE/SHE IS THE OWNER IN FEE OF 2 Stern Drive  
Newburgh, NY 12550  
WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING  
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH  
PLANNING BOARD AND Talcott Engineering IS AUTHORIZED  
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: April 16, 2016

Ellen Abate  
OWNERS SIGNATURE

CHARLES T. BROWN 15  
\_\_\_\_\_  
\_\_\_\_\_

Ellen Abate  
OWNERS NAME (printed)

NAMES OF ADDITIONAL  
REPRESENTATIVES

Amy Abate  
WITNESS' SIGNATURE

Amy Abate  
WITNESS' NAME (printed)

PROXY

(OWNER) Ellen Abate, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 2 Stern Drive, Newburgh, NY 12550  
IN THE COUNTY OF Orange  
AND STATE OF New York  
AND THAT HE/SHE IS THE OWNER IN FEE OF 2 Stern Drive  
Newburgh, NY 12550  
WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING  
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH  
PLANNING BOARD AND James A. Sarvis IS AUTHORIZED  
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: April 16, 2016

Ellen Abate  
OWNERS SIGNATURE

Charles J. Brown, Jr.

Ellen Abate  
OWNERS NAME (printed)

NAMES OF ADDITIONAL  
REPRESENTATIVES

Amy Abate  
WITNESS' SIGNATURE

Amy Abate  
WITNESS' NAME (printed)

**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.

5/22/10  
DATED

JAMES A. SQUIR  
APPLICANT'S NAME (printed)

  
APPLICANT'S SIGNATURE

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,  
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

  X   **NONE**

\_\_\_\_\_  
**NAME, ADDRESS, RELATIONSHIP OR INTEREST**  
(financial or otherwise)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

\_\_\_\_\_  
**TOWN BOARD**  
  X   **PLANNING BOARD**  
\_\_\_\_\_  
**ZONING BOARD OF APPEALS**  
\_\_\_\_\_  
**ZONING ENFORCEMENT OFFICER**  
\_\_\_\_\_  
**BUILDING INSPECTOR**  
\_\_\_\_\_  
**OTHER**

  5/22/16    
**DATED**

  
\_\_\_\_\_  
**INDIVIDUAL APPLICANT**

\_\_\_\_\_  
**CORPORATE OR PARTNERSHIP APPLICANT**

**BY:** \_\_\_\_\_  
(Pres.) (Partner) (Vice-Pres.)  
(Sec.) (Treas.)

# Short Environmental Assessment Form

## Part 1 - Project Information


### Instructions for Completing

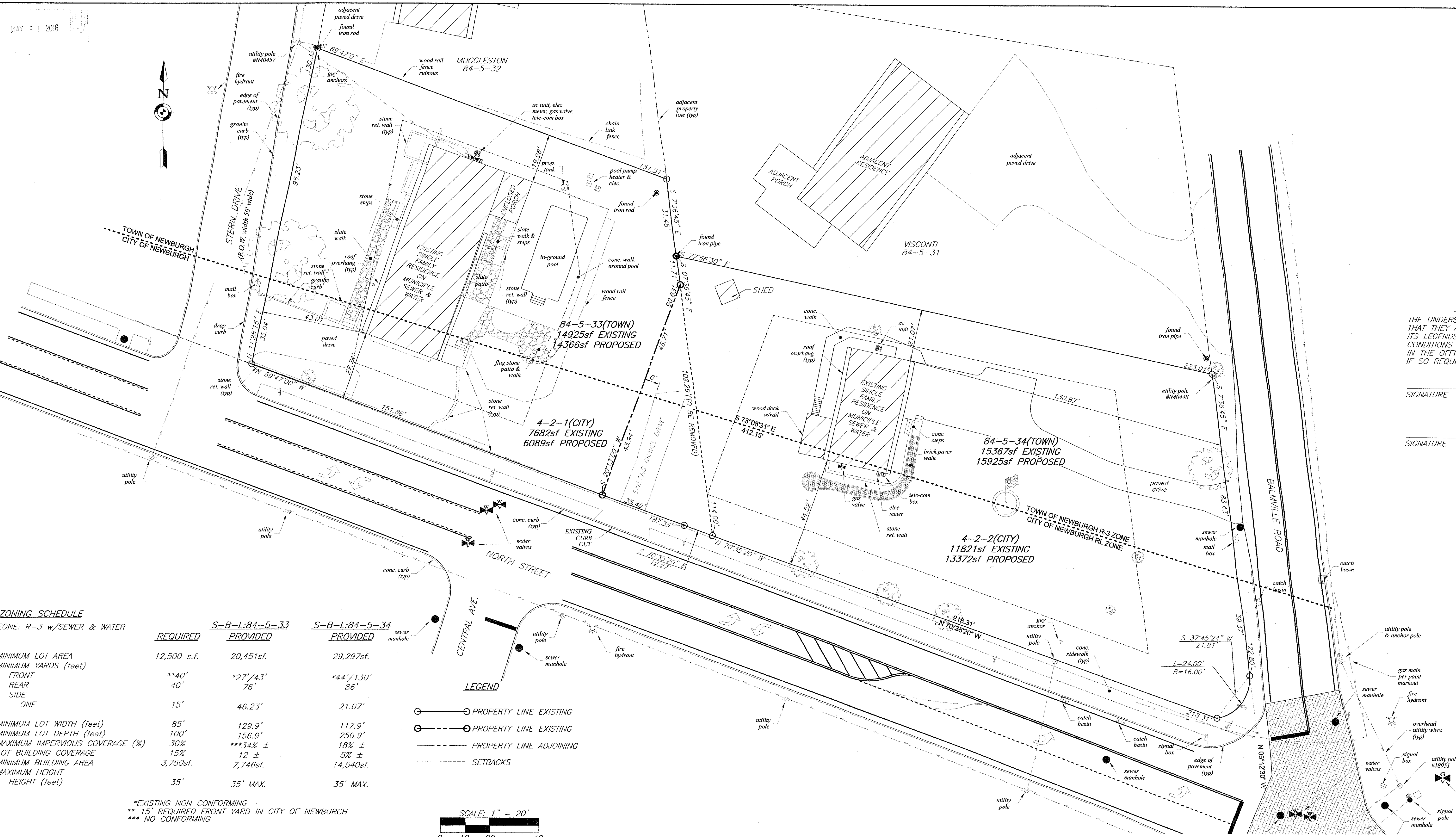
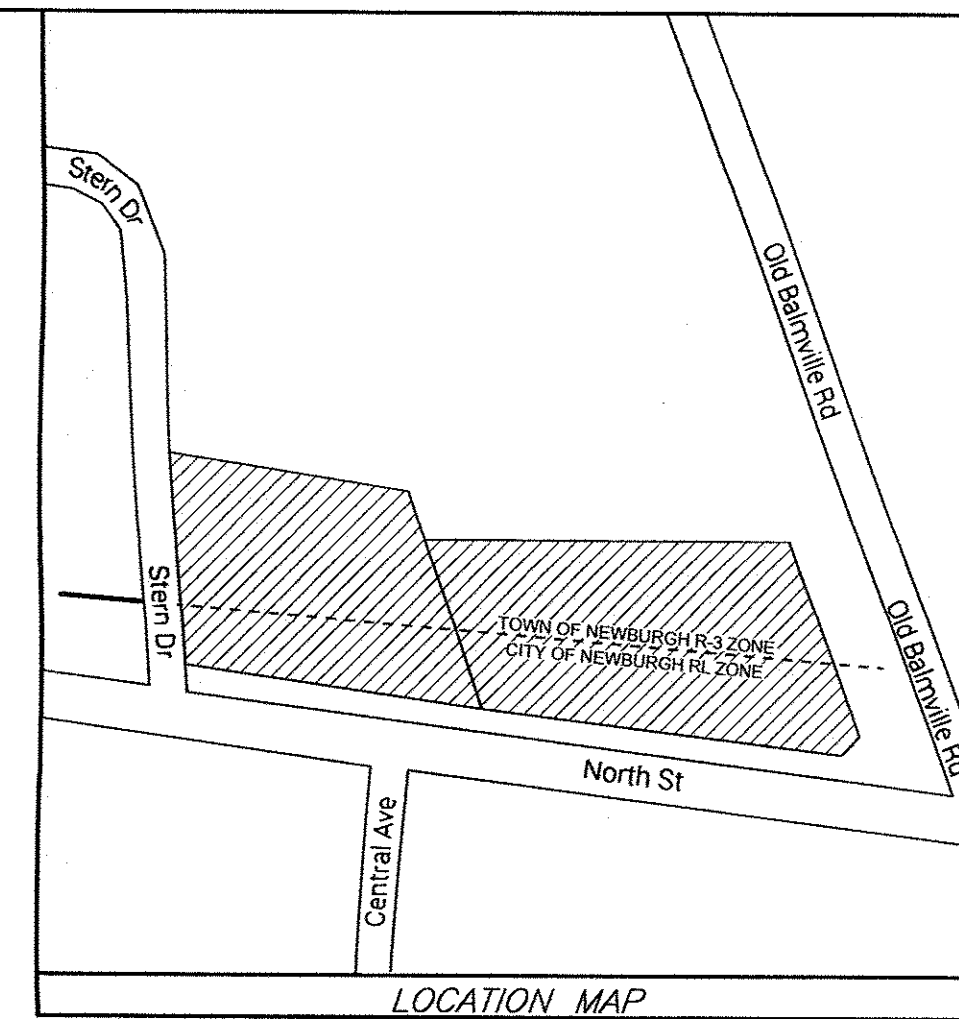
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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>			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.			NO <input type="checkbox"/>
			YES <input checked="" 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:			NO <input type="checkbox"/>
			YES <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			

5. Is the proposed action, a. A permitted use under the zoning regulations?  b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?  b. Are public transportation service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" 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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <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 <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <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? <input type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

<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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</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?</p> <p>If Yes, describe: _____</p> <p>_____</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?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>CHARLES T. BROWN, PE</u> Date: <u>5-4-2016</u></p> <p>Signature: <u></u></p>		



**RECORD OWNER'S CONSENT NOTE:**  
 THE UNDERSIGNED OWNERS OF THE PROPERTY HEREOF 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.

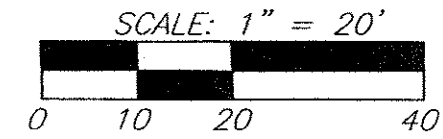
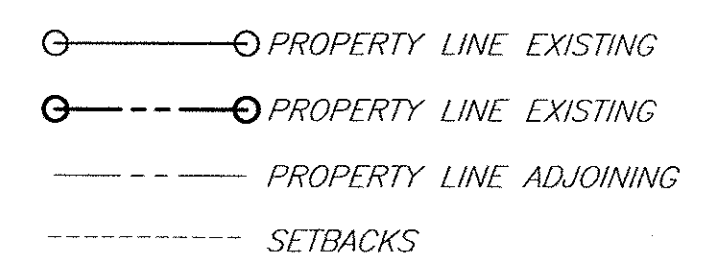
SIGNATURE \_\_\_\_\_ JAMES A. SARVIS  
 1 BALMVILLE RD  
 NEWBURGH, NY 12550  
 S.B.L. 84-5-34 (TOWN)  
 S.B.L. 4-2-2 (CITY)

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-L-84-5-33 PROVIDED	S-B-L-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.

**REVISIONS**

REV.	DATE	BY	DESCRIPTION

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

Town Project #2016-0A

<b>SURVEYOR</b>	<b>ENGINEER</b> CHARLES T. BROWN, P.E.	<b>TALCOTT ENGINEERING DESIGN PLLC</b> 1 GARDNERTOWN ROAD NEWBURGH, NY 12550 (845)-569-8400 (FAX)(845)-569-4583 TALCOTTDESIGN12@GMAIL.COM
<b>LOT LAYOUT</b>		
<b>PROPOSED LOT LINE CHANGE FOR SARVIS</b>		
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