



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 & CT)
MATTHEW J. SICKLER, P.E. (NY & PA)
PATRICK J. HINES
LYLE R. SHUTE, P.E. (NY, NJ, PA)

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)

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

PROJECT: LANDS OF TILLSON LOT LINE CHANGE
PROJECT NO.: 17-27
PROJECT LOCATION: SECTION 42, BLOCK 1, LOT 2.22 & 3
REVIEW DATE: 10 NOVEMBER 2017
MEETING DATE: 16 NOVEMBER 2017
PROJECT REPRESENTATIVE: VINCENT J. DOCE & ASSOCIATES

1. The purpose of the lot line change is to convey a parcel of property located on the west side of Gidneytown Creek to the County of Orange. Orange County is an adjoining property owner to the north. The lot line change will result in what's identified as lot 2 becoming a land locked parcel, losing its access to North Plank Road. Mike Donnelly's comments regarding this situation and County ownership should be addressed.
2. No improvements exist on either of the lots, such that no zoning bulk issues exist.
3. A 50 ft. right of way is proposed to be extinguished. Information pertaining to extinguishment of the right of way should be provided for Mike Donnelly's office to review.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw

**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:** 2017-27
(Application fee returnable with this application)

1. **Title of Subdivision/Site Plan (Project name):**
LOT LINE CHANGE PLAN LANDS OF TILLSON CORP.
AND PLANK PROPERTIES INC.
2. **Owner of Lands to be reviewed:**

Name	<u>TILLSON CORP</u>	<u>PLANK PROPERTIES INC.</u>
Address	<u>5020 RTE 9W</u>	<u>5020 RTE 9W</u>
	<u>NEWBURGH NY 12550</u>	<u>NEWBURGH NY 12550</u>
Phone	<u>845 565-2800</u>	<u>845 565-2800</u>
3. **Applicant Information (If different than owner):**

Name	<u>TILLSON CORP</u>
Address	<u>5020 RTE 9W</u>
	<u>NEWBURGH NY 12550</u>
Representative	<u>JOHN J LEASE III</u>
Phone	<u>845-565-2800</u>
Fax	_____
Email	_____
4. **Subdivision/Site Plan prepared by:**

Name	<u>VINCENT J. DOCE ASSOCIATES</u>
Address	<u>242 SOUTH PLANK ROAD</u>
	<u>NEWBURGH NY 12550</u>
Phone/Fax	<u>845 561-1170 / 845 561-7738</u>
5. **Location of lands to be reviewed:**
NORTH PLANK ROAD - NYS RTE 32
6. **Zone** R3 **Fire District** CRONDOR MER VALLEY
Acreage _____ **School District** NEWBURGH
7. **Tax Map: Section** 42 **Block** 1 **Lot** 2.22 & 3

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) 50' ROW

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

Signature [Handwritten Signature] Title _____

Date: 7/23/2017

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).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

TOWN OF NEWBURGH PLANNING BOARD

PROJECT NAME **LOT LINE CHANGE
LANDS OF
TILLSON CORP. &
PLANIK PROPERTIES INC.**

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. Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. Flood plain boundaries
16. *ND* 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. Show existing or proposed easements (note restrictions)
20. *ND* Right-of-way width and Rights of Access and Utility Placement
21. *NA* 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. Show any existing waterways
25. *NA* 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. 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. 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. NA 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.
-
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.
-
38. List of property owners within 500 feet of all parcels to be developed (see attached statement).

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

By: Wen W. Wong
Licensed Professional

Date: 7-23-2017

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.

Prepared (insert date): 7-23-2017

PROXY

(OWNER) JOHN LEADY III, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 5020 Rt 9w- Newburgh, NY 12550
IN THE COUNTY OF Orange
AND STATE OF NY

AND THAT HE/SHE IS THE OWNER IN FEE OF TAX PARCEL
SECTION 42 BLOCK 1 LOT 2.22

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND Doree Assoc. IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 10/19/17

[Signature]
OWNERS SIGNATURE

John Leaday III - (Tillson Corp)
OWNERS NAME (printed)

[Signature]
WITNESS' SIGNATURE

DARREN C. DOCE
WITNESS' NAME (printed)

NAMES OF ADDITIONAL
REPRESENTATIVES

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

TILLSON CORP.
JOHN J LEASE III

APPLICANT'S NAME (printed)



APPLICANT'S SIGNATURE

10/19/17

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).

**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.

10/19/17
DATED

PLANK PROPERTIES INC.
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:

 / NONE

 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
_____ PLANNING BOARD
_____ ZONING BOARD OF APPEALS
_____ ZONING ENFORCEMENT OFFICER
_____ BUILDING INSPECTOR
_____ OTHER

 10/24/17
DATED

INDIVIDUAL APPLICANT

 TILLSON CORP
CORPORATE OR PARTNERSHIP APPLICANT

BY: [Signature]
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)

PROXY

(OWNER) Plank Properties, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 5020' Rt 9W Newburgh, NY 12550
IN THE COUNTY OF Orange
AND STATE OF N.Y.

AND THAT HE/SHE IS THE OWNER IN FEE OF _____
TAX PARCEL SECTION 42 BLOCK 1 LOT 3

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND Doree Assoc. IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 10/9/17

John L
OWNERS SIGNATURE

Plank Properties
OWNERS NAME (printed)

War W
WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

DARREN C. DOCE
WITNESS' NAME (printed)

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.

PLANIK PROPERTIES INC.

APPLICANT'S NAME (printed)

(X) John Lee
APPLICANTS SIGNATURE

10/19/17
DATE

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The applicant hereby acknowledges, consents, and agrees to the above.

10/19/17

DATED

TILLSON CORP
JOHN J. LEASE III
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:

✓ NONE

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
_____ PLANNING BOARD
_____ ZONING BOARD OF APPEALS
_____ ZONING ENFORCEMENT OFFICER
_____ BUILDING INSPECTOR
_____ OTHER

10/24/17
DATED

INDIVIDUAL APPLICANT

PLANK PROPERTIES INC.
CORPORATE OR PARTNERSHIP APPLICANT

BY: John Lese
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)

Short Environmental Assessment Form

Part 1 - Project Information

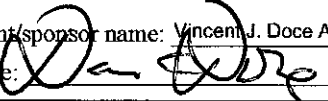
Instructions for Completing

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.

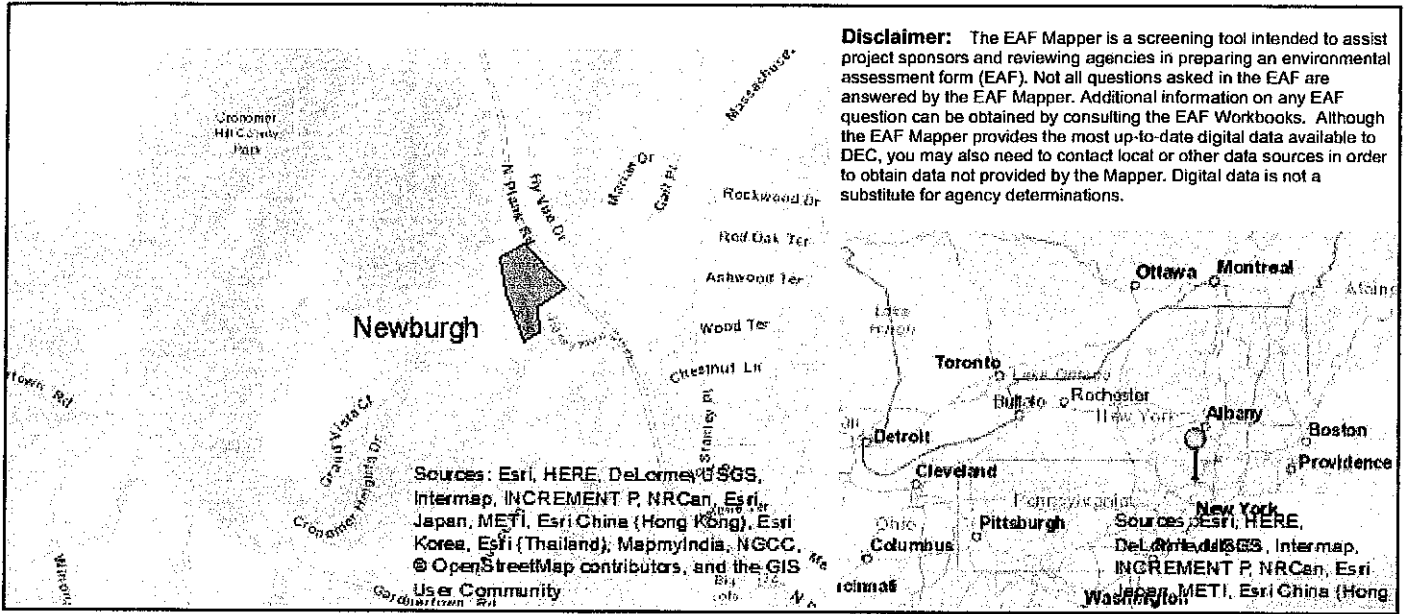
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Lot Line Change Plan lands of Tillson Corp. and Plank Properties Inc.			
Project Location (describe, and attach a location map): North Plank Road (NYS Rte. 32), Town of Newburgh, Orange County			
Brief Description of Proposed Action: Lot line revision between Town of Newburgh tax parcels Section 42 Block 1 Lots 2.2 and 3. S/B/L 42-1-2.2 has a existing area of 1.14 acres +/- and the proposed area will be 2.42 acres +/- S/B/L 42-1-3 has an existing area of 4.56 acres +/- and a proposed area of 3.29 acres +/- At this time there is no construction or physical change to the site proposed			
Name of Applicant or Sponsor: Tillson Corp.		Telephone: 845 565-2800 E-Mail: john3@johnjleaserealtors.com	
Address: 5020 Rte. 9W			
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 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 type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		5.71 +/- acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		13.8 +/- 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 checked="" 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 checked="" type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input 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	YES	
	<input type="checkbox"/>	<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 construction is proposed. The parcels are in a water district and there is municipal water main in North Plank Road.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ No construction is proposed. There is a municipal sewer line in North Plank Road. The parcels are not in a sewer district.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" 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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____ Gidneytown Creek and unnamed ACOE wetlands	<input checked="" 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 checked="" 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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			

<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>300-326 North Plank Road (Shop Rite Plaza) is listed as a Voluntary Clean-up site</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" 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>Vincent J. Doce Associates - Darren C. Doce</u> Date: <u>11-6-2017</u></p> <p>Signature: <u></u></p>		

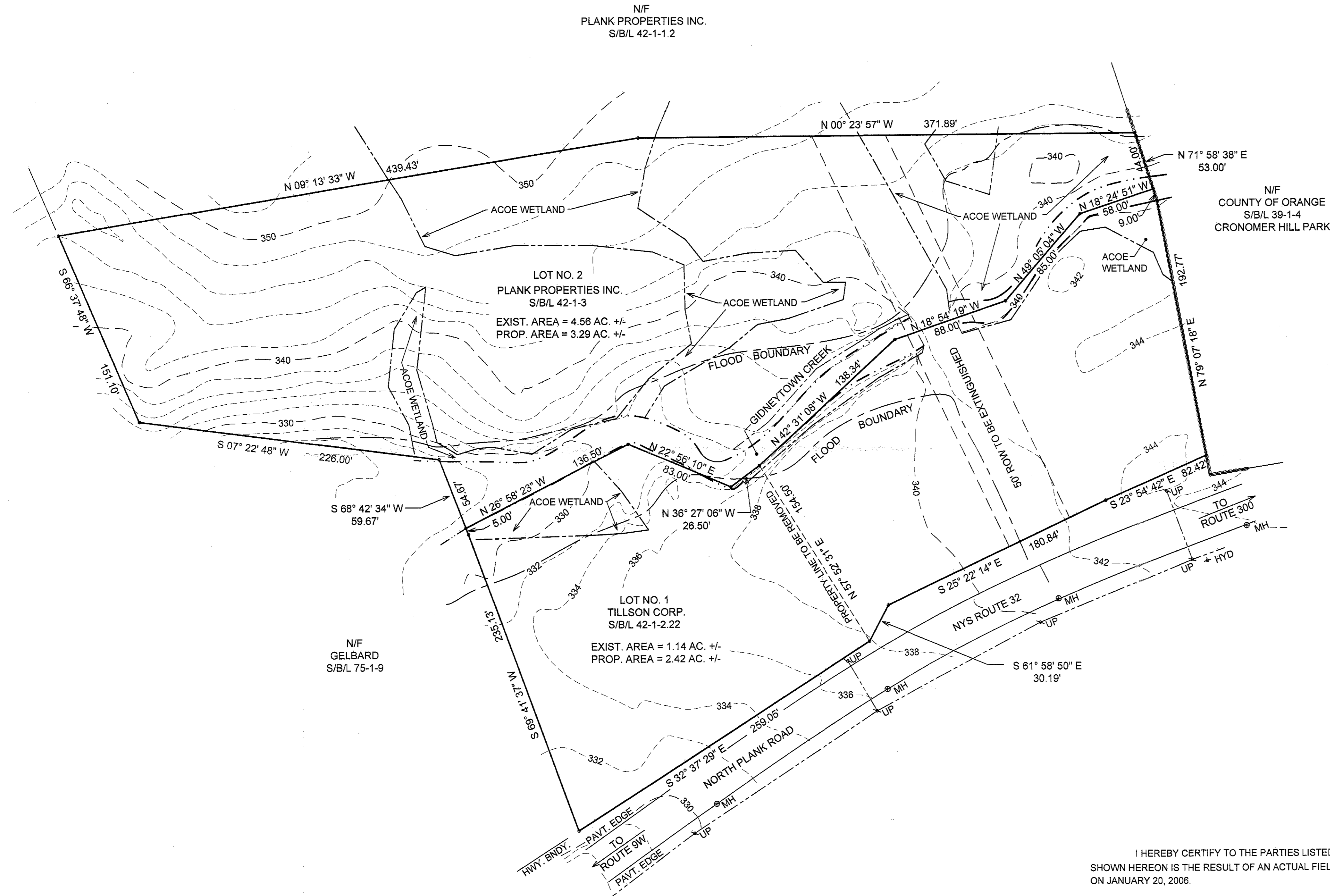
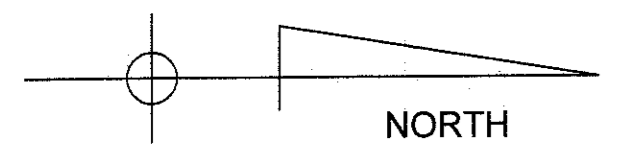
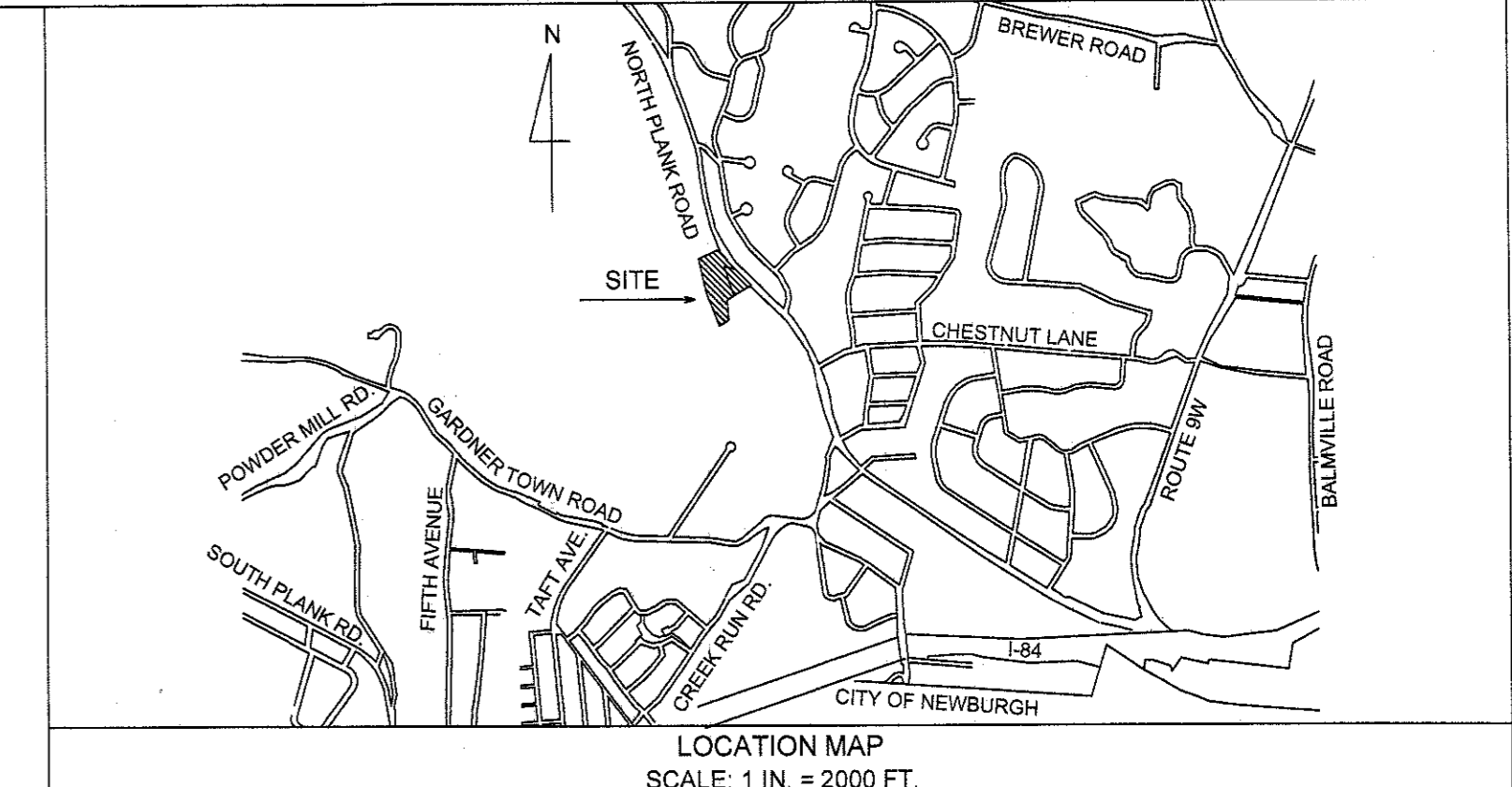
PRINT FORM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

LEGEND
 UP - UTILITY POLE
 MH - SAN. SEWER MANHOLE
 + HYD - HYDRANT
 --- ACOE WETLAND BOUNDARY
 - - - 100-YR FLOOD BOUNDARY

ZONE - R3	REQUIRED	PROPOSED	PROPOSED
REGULATION	15,000 SQ. FT.	2.42 AC. +/-	3.29 AC. +/-
MIN. LOT AREA	100 FT.	556 FT. +/-	782 FT. +/-
MIN. LOT WIDTH	120 FT.	154 FT. +/-	255 FT. +/-
MIN. LOT DEPTH	40 FT.	NA	NA
MIN. FRONT YARD	40 FT.	NA	NA
MIN. REAR YARD	40 FT.	NA	NA
MIN. SIDE YARD	15 FT.	NA	NA
MIN. SIDE YARD TOTAL	30 FT.	NA	NA



- NOTES:**
- OWNERS/APPLICANTS:
 A. TILLSON CORP.
 5020 ROUTE 9W
 NEWBURGH, NY 12550
 (SECTION 42 BLOCK 1 LOT 2.22)
 B. PLANK PROPERTIES INC.
 5020 ROUTE 9W
 NEWBURGH, NY 12550
 (SECTION 42 BLOCK 1 LOT 3)
 - TAX MAP DATA SECTION 42 BLOCK 1 LOTS 2.22 AND 3.
 - FROM THE BEST AVAILABLE KNOWLEDGE, THERE ARE NO BURIED UTILITIES WITHIN OR ADJACENT TO THE LOT LINE CHANGE THAT WILL CAUSE ENCROACHMENTS OR CREATE VIOLATIONS OF THE STATE SANITARY HEALTH CODE.
 - AFTER FILING THIS MAP WITH THE ORANGE COUNTY REAL PROPERTY TAX SERVICE AGENCY, DEEDS SHALL BE RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE. THE APPLICANT SHALL COPY THE PLANNING BOARD ON ITS LETTER TRANSMITTING THE DEEDS TO THE ORANGE COUNTY CLERK FOR RECORDING AND SHALL PROVIDE THE PLANNING BOARD WITH ANY RETURN CORRESPONDENCE REFLECTING ACCEPTANCE OR REJECTION OF SAID DEEDS.
 - REFERENCE MAP: "LOT LINE CHANGE PLAN LANDS OF LLOYD PARK, LLC AND PLANK PROPERTIES, INC.," DATED JANUARY 20, 2006, LAST REVISED SEPTEMBER 05, 2006 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE DECEMBER 15, 2006 AS MAP NO. 1090-06.
 - ACOE WETLAND BOUNDARY SHOWN AS PER FILED MAP NO. 1090-06.
 - THE 100 YEAR FLOOD BOUNDARY SHOWN IS AN APPROXIMATE LOCATION AS PER FEMA FLOOD INSURANCE RATE MAPS FOR THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK (MAP NO. 36071C0141E AND MAP NO. 36071C0143E).

I HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THE MAP SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON JANUARY 20, 2006.

TILLSON CORP.
 PLANK PROPERTIES INC.
 TOWN OF NEWBURGH PLANNING BOARD

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

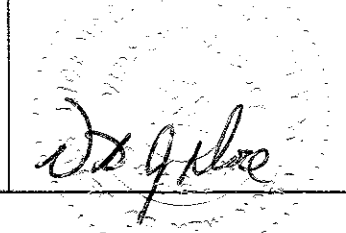
OWNER'S CONCURRENCE:
 I, THE UNDERSIGNED, HAVE REVIEWED THE CONTENTS OF THIS MAP AND CONCUR WITH ALL TERMS AND CONDITIONS AS STATED HEREON, AND TO THE FILING OF THIS MAP.

TILLSON CORP.

PLANK PROPERTIES INC.

LOT LINE CHANGE PLAN
 LANDS OF
TILLSON CORP.
 AND
PLANK PROPERTIES INC.
 NORTH PLANK ROAD (NYS ROUTE 32)
 TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK
 DATE: JULY 23, 2017 SCALE: 1 IN. = 50 FT.

PREPARED BY:
VINCENT J. DOCE ASSOCIATES
 SURVEYORS - ENGINEERS - PLANNERS
 242 SOUTH PLANK ROAD, NEWBURGH, NY 12550
 TEL. 845 561-1170 FAX 845 561-7739



DATE	REVISION