



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

**PROJECT NAME:** LANDS OF WEDDELL  
**PROJECT NO.:** 2024-10  
**PROJECT LOCATION:** SECTION 89, BLOCK 1, LOTS 10.1, 10.2, 77.1 & 77.2  
**REVIEW DATE:** 11 APRIL 2024  
**MEETING DATE:** 18 APRIL 2024  
**PROJECT REPRESENTATIVE:** DARREN DOCE, PE

1. The proposed lot line change has received Conditional Final Approval from the Town Planning Board on 17 March 2016. The applicants did not complete the Conditions of Approval and the approval has lapsed.
2. The Planning Board Attorney's comments regarding the validity of the 22 December 2015 ZBA variances should be received.
3. A copy of the 17 March 2016 Resolution is attached.
4. Adjoiner's Notices must be re-sent for the application.
5. It is noted that the Lot Line Plan entitled *Wedell*, while the owner's endorsements are spelled *Weddell*.
6. The applicant's representative are requesting a waiver for topography on the map.

Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in dark blue ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines  
Principal  
PJH/kbw

**NEW YORK OFFICE**

33 Airport Center Drive, Suite 202, New Windsor, NY 12553  
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

**PENNSYLVANIA OFFICE**

111 Wheatfield Drive, Suite 1, Milford, PA 18337  
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

# DARREN C. DOCE, PE

5 LINCOLNDALE ROAD, CAMPBELL HALL, NY 10916  
TEL. 845-561-1170 EMAIL: DDOCEI2@HOTMAIL.COM

April 3, 2024

John P. Ewasutyn, Chairman  
Town of Newburgh Planning Board  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

RE: Lot Line Revision Plan lands of Weddell  
6, 12, 14 and 7 Heritage Lane  
Town of Newburgh Tax Parcels: Section 89 Block 1 Lot 10.1, 10.2, 77.1 and 77.2  
Town Project No. 2024-10 (formerly 15-27)

Dear Mr. Ewasutyn:

The applicant is requesting reapproval of the above referenced lot line revision. This application was approved by the Planning Board on March 17, 2016. However, the applicant's attorney did not address the specific condition of approval requiring a common driveway easement and maintenance agreement be reviewed and approved by the Planning Board Attorney. Therefore, the plan was never filed in the Orange County Clerk's office.

The application proposes lot line revisions involving the above referenced parcels located on Heritage Lane, an existing private drive off of International Boulevard. The parcels are within the R-1 Zoning District, the Valley Central School District and the Coldenham Fire District. The parcels contain existing dwellings utilizing individual wells and sanitary disposal systems. Since the parcels involved are developed and the slope of the land is relatively flat, the applicant requests that the Planning Board waive the requirement for a contour survey.

Tax parcel SBL 89-1-10.1 is an existing non-conforming lot. The required lot area for a single-family dwelling in the R-1 zone is 40,000 square feet (0.92 acres). The area of this parcel is 0.70 acres. The parcel contains an existing single-family home that does not meet the required front yard setback or lot width as per the existing zoning law. As a result of the lot line revision, the area of this parcel will remain 0.70 acres. However, the lot width will now be conforming. The lot line revision will not increase the degree of or create any new non-conformity. On December 22, 2015, the ZBA granted area variances for lot area and front yard setback.

Tax parcel SBL 89-1-10.2 is currently 1.22 acres in size. This lot will be increased to 2.17 acres. Tax parcel SBL 89-1-77.2 is 0.73 acres in size and is non-conforming. The area of this parcel will increase to a conforming 0.94 acres. Tax parcel SBL 89-1-77.1 is 6.11 acres in size. The area of this parcel will decrease to 4.75 acres. These three parcels will meet all the bulk requirements for single-family dwellings.

## DARREN C. DOCE, PE

5 LINCOLNDALE ROAD, CAMPBELL HALL, NY 10916  
TEL. 845-561-1170 EMAIL: DDOCE12@HOTMAIL.COM

A shown on the lot line revision plan, the driveway for SBL 89-1-10.2 is not located entirely on said parcel. As a result of the lot line revision, this driveway will be located entirely on SBL 89-1-10.2. Also as shown on the plan, Heritage Lane does not fall within the existing right-of-way. As part of this proposal, the right-of-way will be relocated to conform to the physical location of Heritage Lane.

If any further explanation is required, please feel free to contact our office.

Sincerely,

*Darren C Doce*

Darren C. Doce

**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: \_\_\_\_\_**  
(Application fee returnable with this application)

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

LOT LINE REVISION PLAN LANDS OF WEDDELL

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

Name	<u>THOMAS D. WEDDELL</u>	<u>MICHELE WEDDELL</u>	<u>ERIN WEDDELL</u>
Address	<u>12 HERITAGE LA</u>	<u>12 HERITAGE LA</u>	<u>7 HERITAGE LA</u>
	<u>ROCK TAVERN NY 12575</u>	<u>ROCK TAVERN NY 12575</u>	<u>ROCK TAVERN NY</u>
Phone	_____	<u>CATHERINE WEDDELL</u>	<u>12575</u>
		<u>14 HERITAGE LA</u>	
		<u>ROCK TAVERN NY 12575</u>	

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

Name SAME  
Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Representative \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

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

Name DARREN C. DOCE  
Address 5 LINCOLNDALE RD  
CAMPBELL HALL NY 10916  
Phone/Fax 845 561-1170  
DDOCE12@HOTMAIL.COM

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

HERITAGE LANE

**6. Zone** R-1  
**Acreage** 8.75 AC

**Fire District** COLDENHAM  
**School District** VALLEY CENTRAL

**7. Tax Map: Section** 89 **Block** 1 **Lots** 10.1, 10.2, 77.1, 77.2



8. Project Description and Purpose of Review:

Number of existing lots 4 Number of proposed lots 4  
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) 20' R.O.W.

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

Signature *James A. [unclear]* Title P.E.

Date: 3-14-2024

**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

LOT LINE REVISION LANDS OF WEDDELL  
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. ✓ 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. ✓ Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989  
N.A. SYSTEMS ARE EXISTING
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. ✓ Right-of-way width and Rights of Access and Utility Placement
21. ✓ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)  
N.A. EXISTING ROAD
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. ✓ A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable  
N.A.
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  
REQUEST THIS BE WAIVED

- 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  
 NA  
 EXISTING ROAD
- 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  
 NONE
- 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.  
 NONE

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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.  
 NONE

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- 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: Walter C. Horne  
 Licensed Professional

Date: 3-14-2024

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): 3-14-2024



PROXY

(OWNER) THOMAS D. WEDDELL DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 12 HERITAGE LA, ROCK TAVERN  
IN THE COUNTY OF ORANGE  
AND STATE OF NEW YORK  
AND THAT HE/SHE IS THE OWNER IN FEE OF \_\_\_\_\_  
SBL 89-1-10.1

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

DATED: 3/20/24

  
OWNERS SIGNATURE

THOMAS D. WEDDELL  
OWNERS NAME (printed)

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

  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

Susanne Hedderton  
WITNESS' NAME (printed)

**PLANNING BOARD DISCLAIMER STATEMENT**  
**TO APPLICANTS**

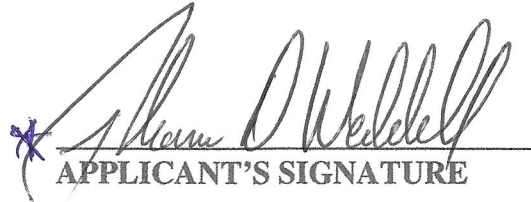
The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that 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.

3/20/24  
DATED

THOMAS D. WEDDELL  
APPLICANT'S NAME (printed)

  
APPLICANT'S SIGNATURE

**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.

THOMAS D. WEDDELL  
APPLICANT'S NAME (printed)

  
APPLICANTS SIGNATURE

3/20/24  
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) ERIN E WEDDELL, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 7 HERITAGE LA, ROCK TAVERN  
IN THE COUNTY OF ORANGE  
AND STATE OF NEW YORK  
AND THAT HE/SHE IS THE OWNER IN FEE OF \_\_\_\_\_  
SBL 89-1-77.2

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PLANNING BOARD AND DARRIN L. DOLE IS AUTHORIZED  
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 3/20/24

Erin Weddell  
OWNERS SIGNATURE

ERIN E. WEDDELL  
OWNERS NAME (printed)

NAMES OF ADDITIONAL  
REPRESENTATIVES

Susanne Heddert  
WITNESS' SIGNATURE

Susanne Heddert  
WITNESS' NAME (printed)

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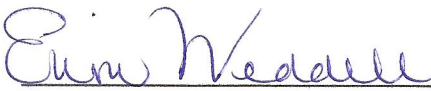
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3/20/24

DATED

ERID E. WEDDELL

APPLICANT'S NAME (printed)



APPLICANT'S SIGNATURE

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ERIN E. WEDDELL

APPLICANT'S NAME (printed)

Erin Weddell

APPLICANTS SIGNATURE

3/20/24

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).

**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

           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

3/20/24  
DATED

\*Erin Weddell  
INDIVIDUAL APPLICANT  
ERIN E. WEDDELL

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

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



PROXY

(OWNER) MICHELE WEDDELL, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 12 HERITAGE LA, ROCK TAVERN  
IN THE COUNTY OF ORANGE  
AND STATE OF NEW YORK  
AND THAT HE/SHE IS THE OWNER IN FEE OF \_\_\_\_\_  
SBL 89-1-10.2

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

DATED: 3/20/24

Michele Weddell  
OWNERS SIGNATURE

MICHELE WEDDELL  
OWNERS NAME (printed)

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

Susanne Hedderton  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

Susanne Hedderton  
WITNESS' NAME (printed)

**PLANNING BOARD DISCLAIMER STATEMENT**  
**TO APPLICANTS**

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

3/20/24  
DATED

MICHELE WEDDELL  
APPLICANT'S NAME (printed)

\* Michele Weddell  
APPLICANT'S SIGNATURE

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MICHELE WEDDELL  
APPLICANT'S NAME (printed)

Michele Weddell  
APPLICANTS SIGNATURE

3/20/24  
DATE

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  ✓   NONE

                     NAME, ADDRESS, RELATIONSHIP OR INTEREST  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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                     ZONING ENFORCEMENT OFFICER  
                     BUILDING INSPECTOR  
                     OTHER

  3/20/24    
DATED

\*   Michele Wedpell    
INDIVIDUAL APPLICANT  
MICHELE WEDPELL

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

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



PROXY

(OWNER) CATHERINE E WEDDELL, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 14 HERITAGE LA, ROCK TAVERN  
IN THE COUNTY OF ORANGE  
AND STATE OF NEW YORK  
AND THAT HE/SHE IS THE OWNER IN FEE OF \_\_\_\_\_  
SBL 89-1-77.1

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING  
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PLANNING BOARD AND DARRON C. DOCE IS AUTHORIZED  
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 3/20/24

Catherine E. Weddell POA  
OWNERS SIGNATURE

CATHERINE E. WEDDELL  
OWNERS NAME (printed)

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

Susanne Hedderton  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

Susanne Hedderton  
WITNESS' NAME (printed)

**PLANNING BOARD DISCLAIMER STATEMENT**  
**TO APPLICANTS**

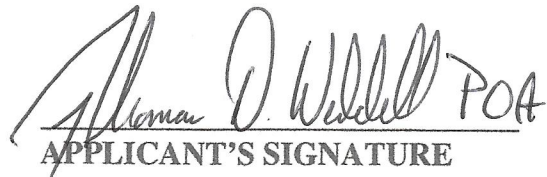
The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

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

3/20/24  
DATED

CATHERINE E. WEDDELL  
APPLICANT'S NAME (printed)

 POA  
APPLICANT'S SIGNATURE

**FEE ACKNOWLEDGEMENT**

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CATHERINE E. WEDDELL  
APPLICANT'S NAME (printed)

Catherine E. Weddell POA  
APPLICANTS SIGNATURE

3/20/24  
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).





## 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.

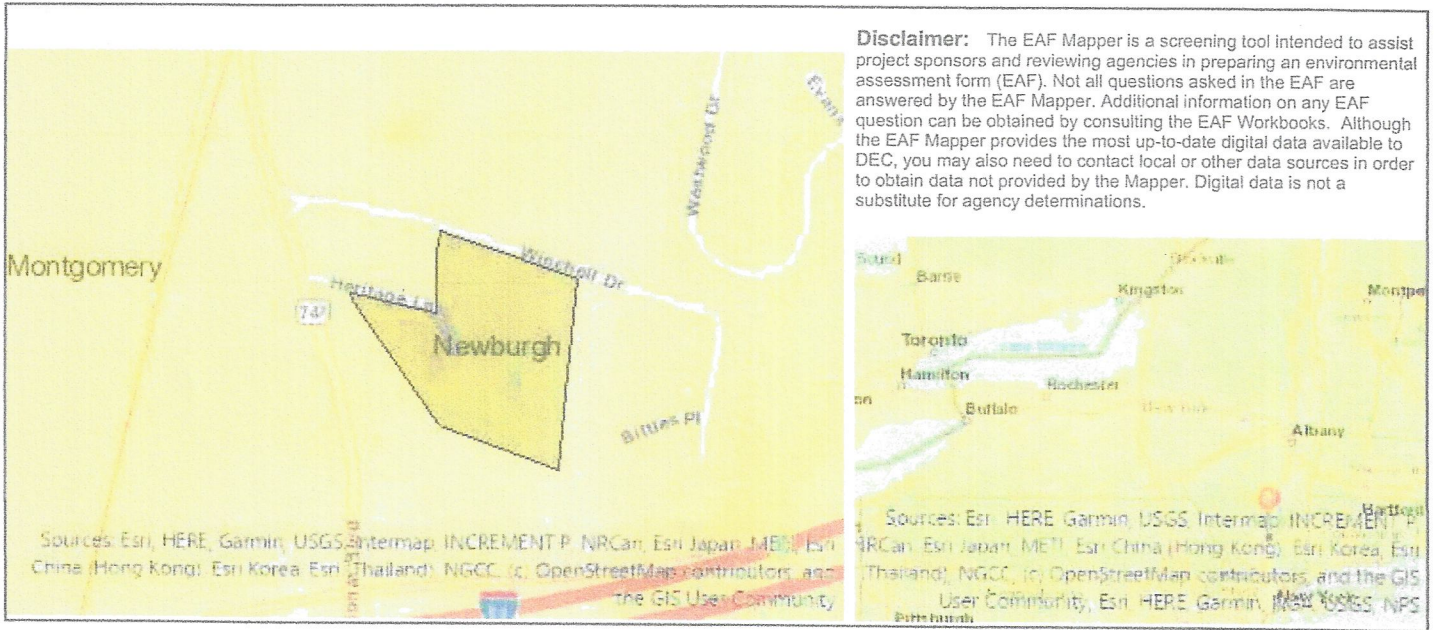
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Lot Line Revision Plan lands of Weddell			
Project Location (describe, and attach a location map): 6, 7 12 and 14 Heritage Lane, Town of Newburgh, Orange County			
Brief Description of Proposed Action: Lot line revisions affecting four existing Town of Newburgh residential parcels.  Tax parcels affected: SBL 89-1-10.1, SBL 89-1-10.2, SBL 89-1-77.1 and SBL 89-1-77.2.			
Name of Applicant or Sponsor: Weddell c/o Thomas D. Weddell		Telephone: 845 527-5125  E-Mail: tweddell@rbtcpas.com	
Address: 12 Heritage Lane			
City/PO: Rock Tavern		State: NY	Zip Code: 12575
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 government Agency? If Yes, list agency(s) name and permit or approval: Received a ZBA area variance December 22, 2015			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 8.75 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? _____ 8.75 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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 type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	<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: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ The parcels have existing individual residential wells.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ The parcels have existing individual sewage disposal systems.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	<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? 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: _____ _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

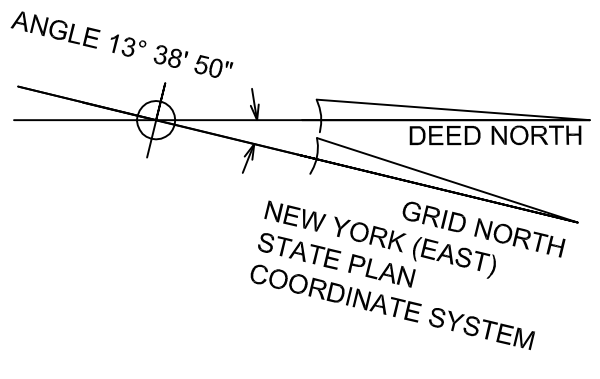
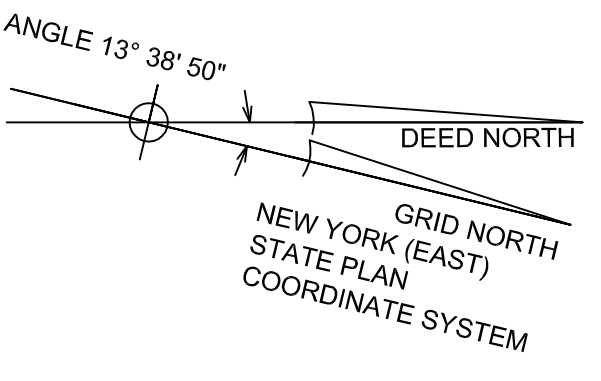
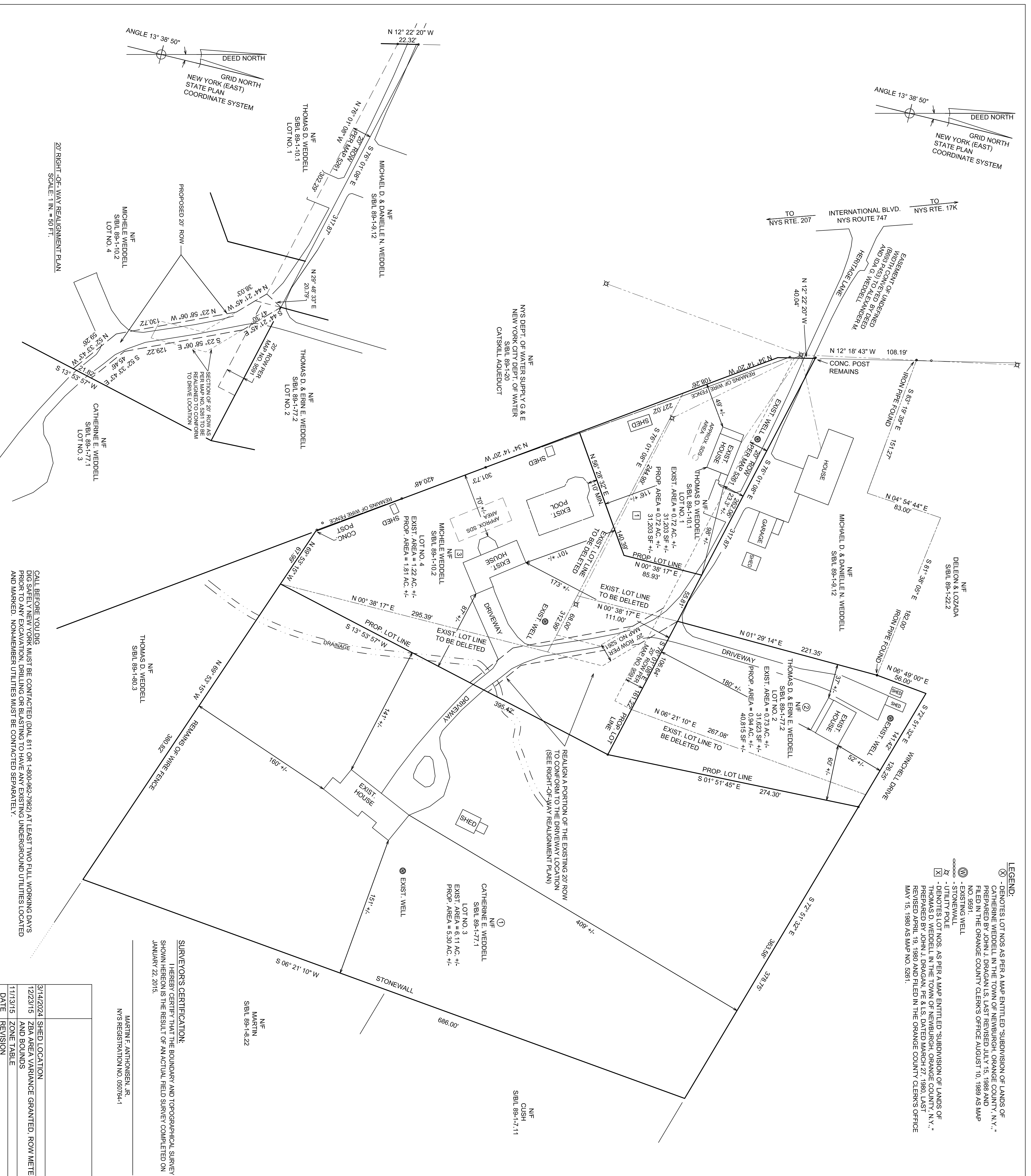




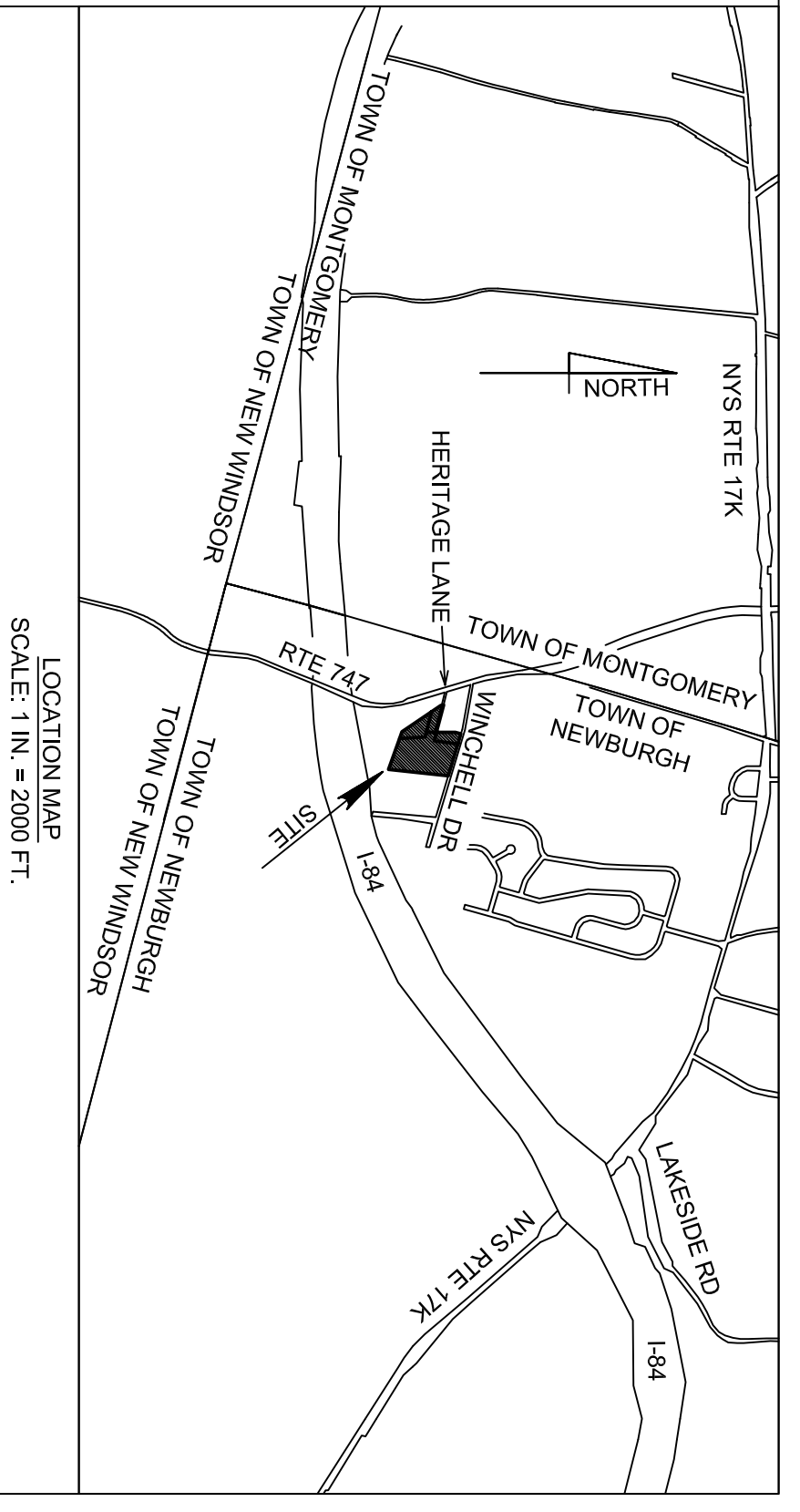


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local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





- LEGEND:**
- ⊗ - DELETED LOT NOS. AS PER A MAP ENTITLED "SUBDIVISION OF LANDS OF THOMAS D. WEDELLE IN THE TOWN OF NEWBURGH, ORANGE COUNTY, N.Y.," NO. 9991, FILED IN THE ORANGE COUNTY CLERK'S OFFICE AUGUST 10, 1989 AS MAP
  - ⊙ - EXISTING WELL
  - ⊠ - STONEWALL
  - ⊠ - UTILITY POLE
  - ⊠ - REMOTES LOT NOS. AS PER A MAP ENTITLED "SUBDIVISION OF LANDS OF THOMAS D. WEDELLE IN THE TOWN OF NEWBURGH, ORANGE COUNTY, N.Y.," PREPARED BY JOHN J. DRISCOLL, P.E. & L.S. DATED MARCH 27, 1980, LAST REVISION DATED AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE MAY 15, 1980 AS MAP NO. 9281.



**ZONE R-1:**

REGULATION	MIN. REQUIRED	MIN. PROPOSED	MIN. PROPOSED	MIN. PROPOSED
REGULATION	SIBL 89-1-10.1	SIBL 89-1-10.2	SIBL 89-1-10.3	SIBL 89-1-10.4
LOT AREA	40,000 SQ. FT.	31,203 SQ. FT. +/-	1,811 AC +/-	4,081.50 SQ. FT. +/-
LOT WIDTH	150 FT.	266 FT. +/-	277 FT. +/-	150 FT. +/-
LOT DEPTH	150 FT.	187 FT. +/-	290 FT. +/-	288 FT. +/-
FRONT YARD	50 FT.	*23 FT. +/-	173 FT. +/-	180 FT. +/-
REAR YARD	40 FT.	116 FT. +/-	70 FT. +/-	52 FT. +/-
ONE SIDE YARD	30 FT.	87 FT. +/-	180 FT. +/-	37 FT. +/-
BOTH SIDE YARDS	80 FT.	147 FT. +/-	188 FT. +/-	97 FT. +/-

\*AN AREA VARIANCE WAS GRANTED BY THE TOWN OF NEWBURGH ZONING BOARD OF APPEALS ON DECEMBER 22, 2015.

**NOTES:**

1. OWNERS AND APPLICANTS:
  - A. SIBL 89-1-10.1 (6 HERITAGE LANE)
  - THOMAS D. WEDELLE
  - 12 HERITAGE LANE
  - ROCK TAVERN, NY 12575
  - B. MICHELE WEDELLE
  - 12 HERITAGE LANE
  - ROCK TAVERN, NY 12575
  - C. SIBL 89-1-17.1 (14 HERITAGE LANE)
  - CATHERINE E. WEDELLE
  - 14 HERITAGE LANE
  - ROCK TAVERN, NY 12575
  - D. SIBL 89-1-17.2 (7 HERITAGE LANE)
  - THOMAS D. WEDELLE AND ERIN E. WEDELLE
  - 7 HERITAGE LANE
  - ROCK TAVERN, NY 12575
2. TAX MAP DATA: SECTION 89 BLOCK 1 LOTS 10.1, 10.2, 77.1 AND 77.2
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.
4. 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 RECEIVED FROM THE CLERK'S OFFICE.
5. THE LOCATIONS (HORIZONTAL AND VERTICAL) AND SIZES OF EXISTING UNDERGROUND UTILITIES SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION AND SIZE OF ANY EXISTING UNDERGROUND UTILITY.
6. BOUNDARY AND SURVEY INFORMATION AS PER A MAP ENTITLED "SURVEY OF THE LANDS WEDELLE, HERITAGE LANE, NEWBURGH, NY," DATED JANUARY 22, 2015, PREPARED BY MARTIN F. ANTHONISEN JR., NYS LIC. NO. 050764, BEARINGS DETERMINED BY GPS OBSERVATIONS TAKEN ON-SITE, DATUM NAD83.

**OWNERS' ENDORSEMENT:**

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.

MICHELE WEDELLE

THOMAS D. WEDELLE

ERIN E. WEDELLE

CATHERINE E. WEDELLE

**LOT LINE REVISION PLAN**

LANDS OF WEDELLE

HERITAGE LANE, TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

DATE: JANUARY 7, 2015 SCALE: 1 IN. = 50 FT.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHICAL SURVEY SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON JANUARY 22, 2015.

MARTIN F. ANTHONISEN, JR.  
NYS REGISTRATION NO. 059764-1

3/14/2024	SHED LOCATION
1/23/15	ZBA AREA VARIANCE GRANTED ROW METERS
1/13/15	AND BOUNDS
	ZONE TABLE
	DATE REVISION

PREPARED BY:  
**DARREN C. DOCE, PE**  
5 LINCOLDALE ROAD, CAMPBELL HALL, NY 10916  
TEL: (845) 561-1170 EMAIL: DDOCE12@HOTMAIL.COM

20' RIGHT-OF-WAY REALIGNMENT PLAN  
SCALE: 1 IN. = 50 FT.

CALL BEFORE YOU DIG  
DIG SAFELY NEW YORK MUST BE CONTACTED (DIAL 811 OR 1-800-482-7982) AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, DRILLING OR BLASTING TO HAVE ANY EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.

RECEIVED  
MAR 21 2016  
TOWN OF NEWBURGH  
TOWN CLERKS OFFICE

**RESOLUTION OF APPROVAL**  
**LOT LINE CHANGE**  
**FOR**  
**THOMAS WEDDELL LOT LINE CHANGE**  
*PROJECT # 2015-27*

RECEIVED  
MAR 24 2016  
WEDDELL LOT LINE CHANGE PROJECTS, INC.

**Nature of Application**

Thomas Weddell Lot Line Change has applied to the Planning Board for a lot line change approval allowing the relocation of lot lines among four existing parcels.

**Property Involved**

The property affected by this resolution is shown on the Tax Maps of the Town of Newburgh as parcel(s) 89-1-10.1, 89-1-1.2, 89-1-77.1 and 89-1-77.2 and is commonly referred to as Weddell Lot Line Change.

**Zoning District**

The property affected by this resolution is located in the R-1 zoning district of the Town of Newburgh.

**Plans**

The Subdivision Plat materials being considered consist of the following:

1. Completed application form and Environmental Assessment Form.
2. Plans prepared for Thomas Weddell Lot Line

Change as follows:

<u>Author</u>	<u>Title</u>	<u>Last Revision Date</u>
Vincent J. Doce Associates	Lot Line Change Plan	December 23, 2015

## **History**

### ***Date of Application***

The application was filed with the Planning Board on September 2, 2015.

### ***Public Hearing***

A public hearing on this application is not required.

### ***SEQRA***

#### **Type of Action:**

This matter constitutes an unlisted action under the State Environmental Quality Review Act.

#### **Lead Agency:**

The Town of Newburgh Planning Board is the lead agency in regard to this action. The Planning Board's status as lead agency was established on March 17, 2016.

#### **Declaration of Significance:**

A negative declaration was issued on March 17, 2016.

### **GML 239 Referral**

This application is not required to be referred to the Orange County Planning Department for review.

### **\* Findings**

The Planning Board has determined that this approval constitutes a lot line change inasmuch as what is proposed is an alteration that will result in land area

becoming part of an existing adjacent lot without the creation of a new lot and without making any lot nonconforming or making any existing lot more nonconforming, subject to compliance in full with the conditions hereinafter imposed.

### **Resolution of Approval**

NOW, THEREFORE, THE PLANNING BOARD RESOLVES to approve this lot line change application of Thomas Weddell Lot Line Change as said proposal is depicted on the plans identified above and upon the conditions outlined below, and the Chairperson (or his designee) is authorized to sign the plans upon satisfaction of those conditions below noted to be conditions precedent to such signing.

AND, THE PLANNING BOARD FURTHER RESOLVES to authorize the applicant to record a deed consistent with the plans identified herein without the need of formal subdivision approval upon satisfaction of those conditions below noted to be conditions precedent to such recording.

### **Specific Conditions**

1. All conditions attached to a grant of variance issued by the Town of Newburgh Zoning Board of Appeals on December 22, 2015 (copy attached hereto) are made a part of this approval and this approval is subject to the same as if those conditions were set forth herein at length.
2. A revised Common Driveway Easement and Maintenance Agreement, satisfactory to the Planning Board Attorney, must be submitted and approved before the plans are signed. That instrument must be recorded as a condition of this approval.
3. The applicant must confirm that there are no buried utilities in the lot area to be transferred that will result in encroachments or violations of regulatory agency requirements. The applicant's

surveyor should include the following not on the plan: *"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."*

4. The applicant shall submit one reproducible mylar and one copy of the lot line change plat provided by the applicant and properly signed by the applicant and owner(s).
5. A map must be filed with the Orange County Real Property Tax Service Agency, and no deed may be recorded until such map is filed. The map shall provide accurate dimensional and area data regarding the resulting parcels. The applicant shall copy the Planning Board on its letter transmitting that map to the Orange County Real Property Tax Service Agency for filing and shall provide the Planning Board with any return correspondence reflecting either acceptance or rejection of said plat.
6. The applicant shall copy the Planning Board on its letter transmitting the deed to the Orange County Clerk for recording and shall provide the Planning Board with any return correspondence reflecting either acceptance or rejection of said deed.
7. After filing, the applicant shall provide the Planning Board with two copies of the lot line change plat certified by office of the Orange County Clerk together with the liber and page of the recorded deeds implementing the contemplated transfer. No building permit shall be issued until such certified copies of the plat and the deed recording information are received by the Town of Newburgh. Planning Board approval of a lot line change plat shall not be deemed an acceptance by the Town of any road, or other land, shown as offered for cession to public use and ownership.

**General Conditions**

This approval is conditioned upon the applicant submitting all necessary copies of the plans to be signed, including mylars when required, to the Town of Newburgh Building Department within sixty days of the date of this approval.

This approval shall expire 62 days after the signing of the plat by the Chairperson of the Planning Board unless filing of the lot line plat is accomplished within that time period in the Office of the Orange County Clerk. The expiration of an approval shall mean that any further action shall require submission of a new application, payment of a new application fee and Planning Board review of all previous findings

A FAILURE to comply with the general condition immediately above in a timely manner shall result, without further action, in a lapsing of this approval.

In Favor   6   Against   0   Abstain        Absent   1  

Dated: March 17, 2016



JOHN P. EWASUTYN, CHAIRPERSON  
TOWN OF NEWBURGH PLANNING BOARD

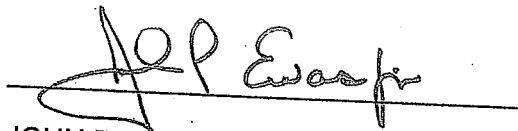
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STATE OF NEW YORK )

)ss:

COUNTY OF ORANGE )

I, JOHN P. EWASUTYN, Chairman to the Planning Board of the Town of Newburgh, do hereby certify that the foregoing is a true and exact copy of a Resolution adopted by the Planning Board at a meeting of said Board held on March 17, 2016.



JOHN P. EWASUTYN, CHAIRMAN  
TOWN OF NEWBURGH PLANNING BOARD

I, ANDREW J. ZARUTSKIE, Clerk of the Town of Newburgh, do hereby certify that the foregoing Resolution was filed in the Office of the Town Clerk on

~~MAR 21~~ 2016



ANDREW J. ZARUTSKIE, CLERK  
TOWN OF NEWBURGH

O:\MHD\LAND-USE\Resolutions\Weddell Lot Line Change Resolution.docx

N-2015.27