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

PROJECT NAME: LANDS OF WEDELL
PROJECT NO.: 15-27
PROJECT LOCATION: SECTION 89, BLOCK 1, LOTS 10.1, 10.2, 77.1 & 77.2
REVIEW DATE: 11 MARCH 2016
MEETING DATE: 17 MARCH 2016
PROJECT REPRESENTATIVE: VINCENT J. DOCE ASSOCIATES

1. The Applicant has stated that all necessary zoning variances have been granted by the ZBA.
2. The Applicants have provided the mailing for notification to adjoining land owners. Project is a lot line not subject to Public Hearing.
3. Revised right of way access and maintenance agreements must be reviewed by Mike Donnelly's office.
4. An accessory structure identified as a shed must be relocated. The structure involves proposed Lots #1 & 3.

Respectfully submitted,

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

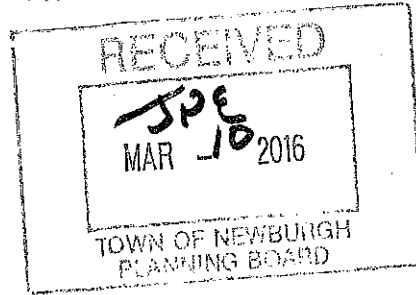
Patrick J. Hines
Principal

VINCENT J. DOCE ASSOCIATES

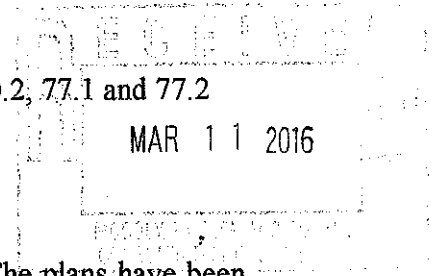
ENGINEERS ~ SURVEYORS ~ PLANNERS
PROJECT CONSULTANTS - LAND CONSULTANTS
242 SOUTH PLANK ROAD, NEWBURGH, NEW YORK 12550
TEL. 845-561-1170 ~ FAX 845-561-7738

March 9, 2016

John P. Ewasutyn, Chairman
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, NY 12550



RE: Lot Line Change 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. 15-27



Dear Mr. Ewasutyn:

Enclosed are 12 revised sets of the above referenced plan. The plans have been revised in response to comments received from the Planning Board and its consultants as follows:

1. The necessary area variances were granted by the Zoning Board of Appeals on December 22, 2015.
2. The applicant's attorney is currently preparing the modified access and maintenance agreement. This will be submitted to Michael Donnelly for his review upon its completion. The metes and bounds of the easement are now shown on the plan.
3. The well located on Lot 10.2 has existed in the location shown from the time the lots and easement were created and approved by a previous planning board.
4. The required Planning Board mailing was made by Cynthia Martinez on January 4, 2016.

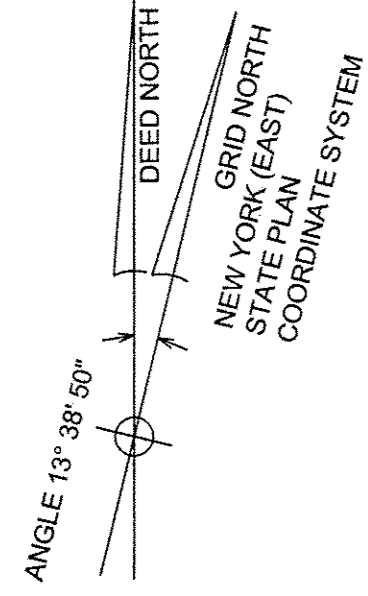
If there are any additional questions or comments, please feel free to contact me

Sincerely,

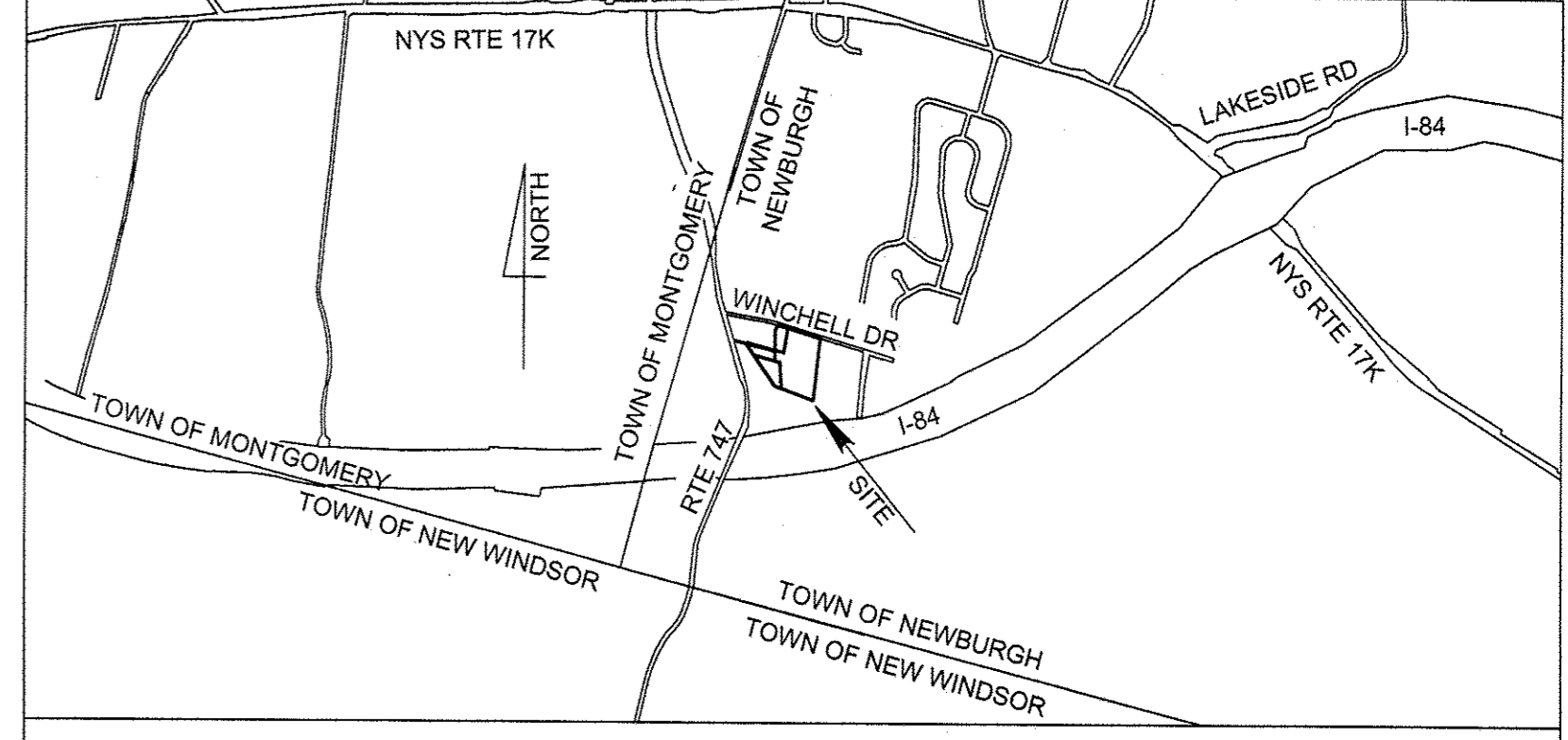
A handwritten signature in black ink, appearing to read "Darren C. Doce".

Darren C. Doce

cc Michael Donnelly
Patrick Hines



LEGEND:
 (N) - DENOTES LOT NOS AS PER A MAP ENTITLED "SUBDIVISION OF LANDS OF CATHERINE WEDDELL I THE TOWN OF NEWBURGH, ORANGE COUNTY, N.Y.," PREPARED BY JOHN J. DRAGAN L.S. LAST REVISED JULY 15, 1988 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE AUGUST 10, 1989 AS MAP NO. 9591.
 (E) - EXISTING WELL
 (S) - STONEWALL
 (R) - DENOTES LOT NOS. AS PER A MAP ENTITLED "SUBDIVISION OF LANDS OF THOMAS D. WEDDELL IN THE TOWN OF NEWBURGH, ORANGE COUNTY, N.Y.," PREPARED BY JOHN J. DRAGAN, PE & LS, DATED MARCH 27, 1980, LAST REVISED APRIL 19, 1980 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE MAY 15, 1980 AS MAP NO. 5261.



LOCATION MAP
SCALE: 1 IN. = 2000 FT.

ZONE -R1: REGULATION	MIN. REQUIRED	MIN. PROPOSED S/B/L 89-1-10.1	MIN. PROPOSED S/B/L 89-1-10.2	MIN. PROPOSED S/B/L 89-1-77.1	MIN. PROPOSED S/B/L 89-1-77.2
LOT AREA	40,000 SQ. FT.	*31,203 SQ. FT. +/-	1.81 AC. +/-	5.30 AC. +/-	40,815 SQ. FT. +/-
LOT WIDTH	150 FT.	256 FT. +/-	277 FT. +/-	653 FT. +/-	150 FT.
LOT DEPTH	150 FT.	187 FT. +/-	290 FT. +/-	348 FT. +/-	268 FT. +/-
FRONT YARD	50 FT.	*23 FT. +/-	173 FT. +/-	141 FT. +/-	180 FT. +/-
REAR YARD	40 FT.	116 FT. +/-	70 FT. +/-	151 FT. +/-	52 FT. +/-
ONE SIDE YARD	30 FT.	49 FT. +/-	87 FT. +/-	160 FT. +/-	37 FT. +/-
BOTH SIDE YARDS	80 FT.	147 FT. +/-	188 FT. +/-	569 FT. +/-	97 FT. +/-

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

- NOTES:**
- OWNERS AND APPLICANTS:
 A. S/B/L 89-1-10.1 (6 HERITAGE LANE)
 THOMAS D. WEDDELL
 12 HERITAGE LANE
 ROCK TAVERN, NY 12575
 B. S/B/L 89-1-10.2 (12 HERITAGE LANE)
 MICHELE WEDDELL
 12 HERITAGE LANE
 ROCK TAVERN, NY 12575
 C. S/B/L 89-1-77.1 (14 HERITAGE LANE)
 CATHERINE E. WEDDELL
 14 HERITAGE LANE
 ROCK TAVERN, NY 12575
 D. S/B/L 89-1-77.2 (7 HERITAGE LANE)
 THOMAS D. WEDDELL AND ERIN E. WEDDELL
 7 HERITAGE LANE
 ROCK TAVERN, NY 12575
 - TAX MAP DATA: SECTION 89 BLOCK 1 LOTS 10.1, 10.2, 77.1 AND 77.2
 - 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 PROVIDED THE PLANNING BOARD WITH ANY RETURN CORRESPONDENCE REFLECTING EITHER ACCEPTANCE OR REJECTION OF SAID DEEDS.

OWNER'S 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 WEDDELL

THOMAS D. WEDDELL

ERIN E. WEDDELL

CATHERINE E. WEDDELL

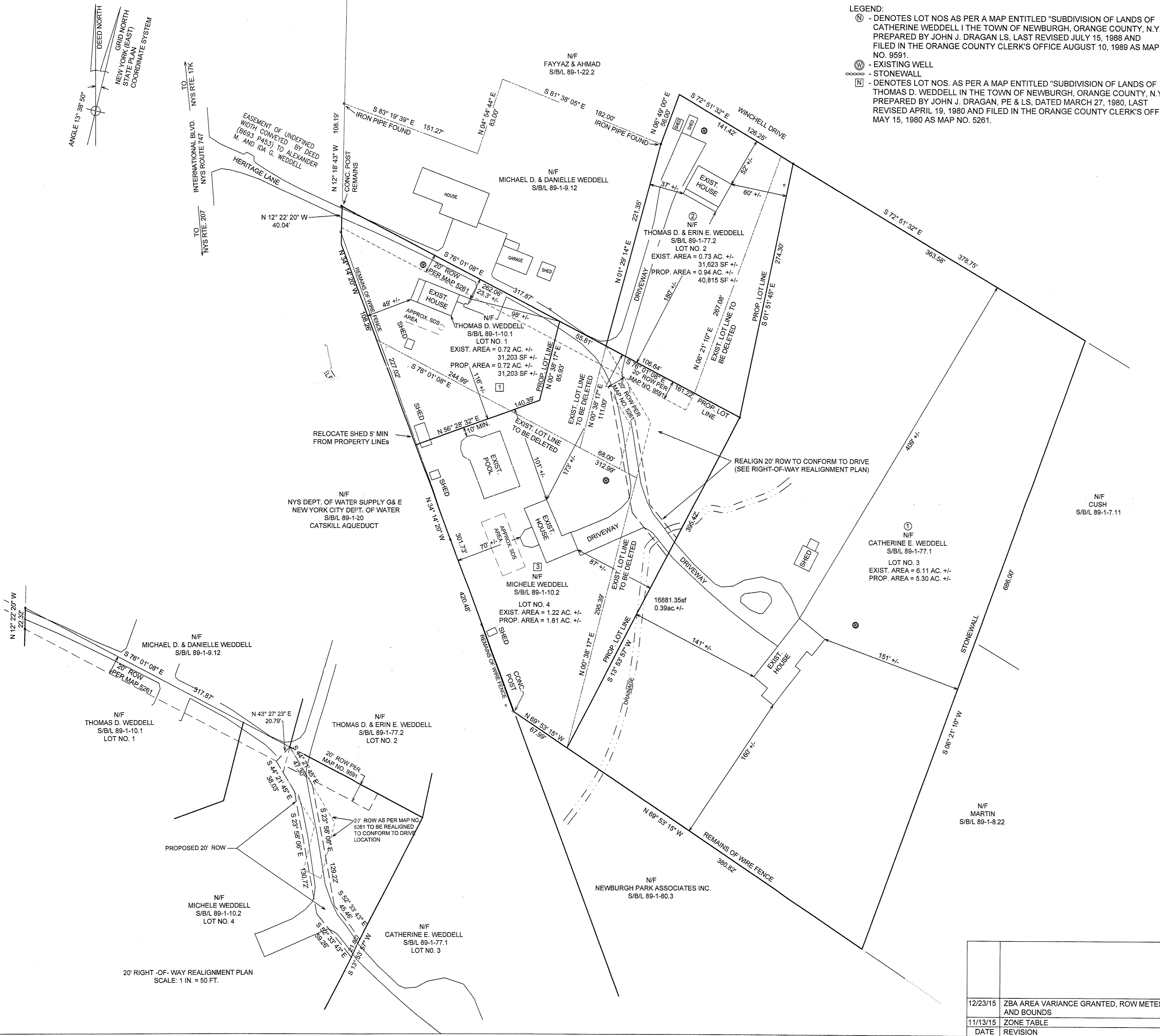
I HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THE MAP SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON JANUARY 19, 2015.

TOWN OF NEWBURGH PLANNING BOARD
 THOMAS D. WEDDELL
 MICHELE WEDDELL
 CATHERINE E. WEDDELL
 ERIN E. WEDDELL

LOT LINE CHANGE PLAN
 LANDS OF
WEDDELL
 HERITAGE LANE, TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK
 DATE: JANUARY 7, 2015 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) 561-7738

12/23/15	ZBA AREA VARIANCE GRANTED, ROW METES AND BOUNDS
11/13/15	ZONE TABLE
DATE	REVISION



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