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

**PROJECT NAME: LANDS OF SERRA & GIDDENS LOT LINE CHANGE**  
**PROJECT NO.: 2014-26**  
**PROJECT LOCATION: SECTION 60, BLOCK 1, LOTS 11 & 12.2**  
**REVIEW DATE: 13 NOVEMBER 2014**  
**MEETING DATE: 20 NOVEMBER 2014**  
**REPRESENTATIVE: HERITAGE LAND SURVEYING, P.C.**

1. Building Department's comments regarding gazebo as an accessory structure in the front yard on lot 11 should be received.
2. Notes regarding no buried utilities existing within the 4,500 square foot area to be transferred between lots should be provided.

Respectfully submitted,

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

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Patrick J. Hines  
Principal

2014-26

**Heritage Land Surveying, P.C.**  
**P.O. Box 579**  
**Plattekill, NY 12568**

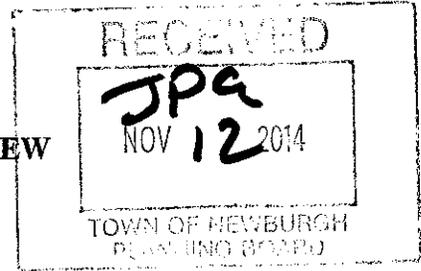
**Darren J. Stridiron, P.L.S.**  
**(845)562-4148 office**  
**(845)566-1416 fax**

Proposed Lot Line Change – Lands of Serra & Giddens  
Address : 108 & 118 Meadow Hill Road, Town of Newburgh  
Tax lots : 60-1-11 & 12.2  
Owners : Garry Serra & Ralph and Sarann Giddens

This project is located on the northerly side of Meadow Hill Road adjacent easterly to the Meadow Hill School. The parcels are residential property and have acreages of 1.7 and 1.0 acres. The current zoning is R-3 and the existing and proposed use is single family residence.

The proposed action is a Lot Line Change where the Serra parcel (60-1-11) will transfer a 30 foot by 150 foot section of land at the rear of the lot to the Giddens parcel (60-1-12.2). There are no variances required for this project. Both parcels have existing single family dwellings and this transfer of land does not affect the utilities or usage of these lots.

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: 2014-26  
(Application fee returnable with this application)

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

PROPOSED LOT LINE CHANGE - LANDS OF SERRA & GIDDENS

2. Owner of Lands to be reviewed:

Name	<u>GARY SERRA</u>	<u>RALPH &amp; SARANN GIDDENS</u>
Address	<u>108 MEADOW HILL ROAD</u>	<u>118 MEADOW HILL ROAD</u>
	<u>NEWBURGH NY 12550</u>	<u>NEWBURGH NY 12550</u>
Phone	_____	_____

3. Applicant Information (If different than owner):

Name	<u>DARREN STRIDIRON</u>
Address	<u>ISS PRESSLER ROAD</u>
	<u>WALKKIL, NY 12589</u>
Representative	<u>HERITAGE LAND SURVEYING PC</u>
Phone	<u>(845) 234-2310</u>
Fax	<u>(845) 566-1416</u>
Email	<u>heritage survey @ hotmail . com</u>

4. Subdivision/Site Plan prepared by:

Name	<u>DARREN STRIDIRON, P.L.S</u>
Address	<u>ISS <del>RD</del> PRESSLER ROAD</u>
	<u>WALKKIL NY 12589</u>
Phone/Fax	<u>(845) 234-2310 / (845) 566-1416</u>

5. Location of lands to be reviewed:

108 & 118 MEADOW HILL ROAD

6. Zone	<u>R-3</u>	Fire District	_____
Acreage	<u>1.0 + 1.71 AC.</u>	School District	<u>NEWBURGH</u>

7. Tax Map: Section 60 Block 1 Lot 11 & 12.2

8. Project Description and Purpose of Review:

Number of existing lots 2      Number of proposed lots 2  
Lot line change ✓  
Site plan review N/A  
Clearing and grading N/A  
Other \_\_\_\_\_

**PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT**

9. Easements or other restrictions on property:

(Describe generally) NONE ON PROPERTY BUT THERE IS AN EXISTING LEASE AGREEMENT WITH NECSD FOR USE OF VACANT LAND.

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 PROFESSIONAL LAND SURVEYOR

Date: 10/28/14

**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

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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
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)
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
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. N/A 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. N/A Number of acres to be cleared or timber harvested
33. N/A Estimated or known cubic yards of material to be excavated and removed from the site
34. N/A Estimated or known cubic yards of fill required
35. N/A The amount of grading expected or known to be required to bring the site to readiness
36. N/A 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. N/A 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:   
 Licensed Professional

Date: 10/28/14

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):

## STATEMENT TO APPLICANTS

N/A

### **RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW**

The Town of Newburgh Clearing and Grading Control Law requires a separate permit for most site preparation activities, including clearing, grading, tree cutting, excavating and filling. Site preparation activities performed following site plan or subdivision approval by the Planning Board may be exempt from the permit application, public hearing, fee and bonding requirements of the law provided the subdivision or site plan application has been reviewed for conformance with the clearing and grading law and the approval conditioned on compliance with the standards set forth in the law. Completion of the attached form will enable the Planning Board to review your application for conformance with the law's requirements. In the event it is not completed you may be required to apply for a separated permit for your site preparation activities. A sediment and erosion control plan and a plan showing the areas to be cleared, filled, graded or subjected to tree cutting, the types of vegetation affected and the proposed disposition of the destroyed vegetation must accompany the form. A SEQRA long form or full EAF should be utilized to discuss any environmental impacts and must accompany the application.

**TOWN OF NEWBURGH**  
**APPLICATION FOR CLEARING AND GRADING**

N/A

Name of applicant: \_\_\_\_\_

Name of owner on premises: \_\_\_\_\_

Address of owner: \_\_\_\_\_

Telephone number of owner: \_\_\_\_\_

Telephone number of applicant: \_\_\_\_\_

State whether applicant is owner, lessee, agent, architect, engineer or contractor:

\_\_\_\_\_  
Location of land on which proposed work will be done: \_\_\_\_\_

Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Sub. Div.: \_\_\_\_\_

Zoning District of Property: \_\_\_\_\_ Size of Lot: \_\_\_\_\_

Area of lot to be cleared or graded: \_\_\_\_\_

Proposed completion of date: \_\_\_\_\_

Name of contractor/agent, if different than owner: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone number: \_\_\_\_\_

Date of Planning Board Approval: \_\_\_\_\_ (if required)

I hereby agree to hold the Town of Newburgh harmless from any claims arising from the proposed activity.

Signature of owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of applicant (if different than owner): \_\_\_\_\_

**TOWN ACTION:**

Examined: \_\_\_\_\_ 20 \_\_\_\_\_

Approved: \_\_\_\_\_ 20 \_\_\_\_\_

Disapproved: \_\_\_\_\_ 20 \_\_\_\_\_

## **FEE LAW SUMMARY**

### **PENDING APPLICATIONS**

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

### **SEVERABILITY**

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

### **EFFECTIVE DATE:**

This local law shall take effect immediately upon filing in the Office of the Secretary of State.

**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.

*DARREN STRIDON*

\_\_\_\_\_  
**APPLICANT'S NAME (printed)**



\_\_\_\_\_  
**APPLICANTS SIGNATURE**

*10/28/14*

\_\_\_\_\_  
**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.

10/28/14

**DATED**

DARREN STRIDIRON

**APPLICANT'S NAME (printed)**



**APPLICANT'S SIGNATURE**



**AGRICULTURAL NOTE**

N/A

**(Required to be placed on all plans where property lies within 500 feet of land in active agricultural production or operation)**

Property adjacent to lots ( 1 ) is in active agricultural operation and production and residents must be aware that such property is protected by New York State "Right to Farm Laws" as regulated by the Department of Agriculture and Markets. From time to time during and prior to the normal growing season land and crops may be sprayed from the ground or by air, manure may be applied, and periodic noise may occur from machinery operation at various times throughout the day. Residents should be aware of this action by the adjacent property owners.

( 1 ) Specific lots adjacent to the active farming area which are impacted shall be inserted in this space.

**AGRICULTURAL DATA STATEMENT**

M/A

(Required pursuant to Agricultural and Markets Law §305-a for applications for site plan approvals, use variances and subdivision approvals that will occur on property within a County Agricultural District containing an active farm operation or on property with boundaries within five hundred feet of an active farm operation located in a County Agricultural District)

**Name and address of the applicant:** \_\_\_\_\_

\_\_\_\_\_  
**Description of the proposed project:** \_\_\_\_\_

\_\_\_\_\_  
**Location of the proposed project:** \_\_\_\_\_

\_\_\_\_\_  
**Name(s) and address(es) of any owner(s) of land within a County Agricultural District containing active farming operations and located within five hundred feet of the boundary of the project property:** \_\_\_\_\_

\_\_\_\_\_  
**A tax map or other map showing the site of the proposed project relative to the location of the identified farm operations must be attached to this form.**

\_\_\_\_\_  
**APPLICANT'S SIGNATURE**

\_\_\_\_\_  
**DATE**

## ARCHITECTURAL REVIEW

N/A

The Town of Newburgh Planning Board had been authorized to act as the Architectural Review Board for all: site plans, projects involving ten or more dwelling units, and any construction that would affect the character of a neighborhood under Section §185-59 of the Town Code (Zoning Law).

In order to perform this task, at some point prior to final approval, the applicant shall provide the Planning Board with elevations of buildings for all sides and a written (separately or on drawings) description of the materials, colors and textures to be used in construction. Plans shall also include topographical information and any screening of portions of the buildings, either existing or proposed.

Samples of the material and colors to be used shall either be submitted to the Planning Board or brought to the meeting at which architectural review will be discussed.

**ARCHITECTURAL REVIEW FORM**  
**TOWN OF NEWBURGH PLANNING BOARD**

N/A

**DATE:** \_\_\_\_\_

**NAME OF PROJECT:** \_\_\_\_\_

**The applicant is to submit in writing the following items prior to signing of the site plans.**

**EXTERIOR FINISH (skin of the building):**

Type (steel, wood, block, split block, etc.)

\_\_\_\_\_

**COLOR OF THE EXTERIOR OF BUILDING:**

\_\_\_\_\_

**ACCENT TRIM:**

Location: \_\_\_\_\_

Color: \_\_\_\_\_

Type (material): \_\_\_\_\_

**PARAPET (all roof top mechanicals are to be screened on all four sides):**

\_\_\_\_\_

**ROOF:**

Type (gabled, flat, etc.): \_\_\_\_\_

Material (shingles, metal, tar & sand, etc.): \_\_\_\_\_

Color: \_\_\_\_\_

N/A

**WINDOWS/SHUTTERS:**

**Color (also trim if different):** \_\_\_\_\_

**Type:** \_\_\_\_\_

**DOORS:**

**Color:** \_\_\_\_\_

**Type (if different than standard door entrée):** \_\_\_\_\_

**SIGN:**

**Color:** \_\_\_\_\_

**Material:** \_\_\_\_\_

**Square footage of signage of site:** \_\_\_\_\_

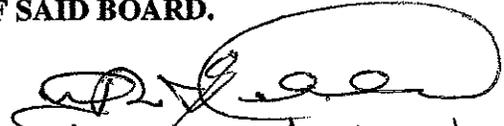
\_\_\_\_\_  
**Please print name and title (owner, agent, builder, superintendent of job, etc.)**

\_\_\_\_\_  
**Signature**

PROXY

(OWNER) Ralph Giddens, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 118 Meadow Hill Road, Newburgh  
IN THE COUNTY OF ORANGE  
AND STATE OF NEW YORK  
AND THAT HE/SHE IS THE OWNER IN FEE OF \_\_\_\_\_  
118 Meadow Hill Road  
WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING  
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH  
PLANNING BOARD AND DARREN STRIDIRON IS AUTHORIZED  
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: Oct 7, 2014

  
Ralph E. Giddens  
OWNERS SIGNATURE  
118 MEADOW HILL RD

Ralph E. Giddens  
OWNERS NAME (printed)

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

NAMES OF ADDITIONAL  
REPRESENTATIVES

  
WITNESS' SIGNATURE

Sharon Cosgrove  
WITNESS' NAME (printed)

  
OWNERS SIGNATURE  
108 MEADOW HILL RD

GARY SERRA  
OWNERS NAME

617.20  
Appendix B  
Short Environmental Assessment Form

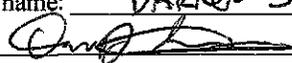
**Instructions for Completing**

**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>							
DARREN J. STRIDIRON - P.L.S. HERITAGE LAND SURVEYING PC							
Name of Action or Project: PROPOSED LOT LINE CHANGE - LANDS OF SIERRA & GIDDENS							
Project Location (describe, and attach a location map): 108 & 118 MEADOW HILL ROAD - ADJACENT & EASTERN OF MEADOW HILL SCHOOL							
Brief Description of Proposed Action: 108 MEADOW HILL ROAD (SIERRA) IS TRANSFERRING 30' x 150' STRIP OF VACANT LAND TO 118 MEADOW HILL ROAD (GIDDENS). NO PROPOSED CHANGES TO THE LAND AND NO STRUCTURES OR UTILITIES ARE AFFECTED							
Name of Applicant or Sponsor: DARREN STRIDIRON - HERITAGE LAND SURVEYING PC		Telephone: 845-566-1416					
Address: 155 PRESSLER ROAD		E-Mail: heritage_survey@hotmail.com					
City/PO: WALKILL		State: NY	Zip Code: 12589				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: PLANNING BOARD APPROVAL - TOWN OF NEWBURGH			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		2.7 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?		2.7 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 checked="" type="checkbox"/> Other (specify): SCHOOL							
<input type="checkbox"/> Parkland							



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>DARREN STRIDIRON</u>		Date: <u>10/28/14</u>
Signature: 		

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

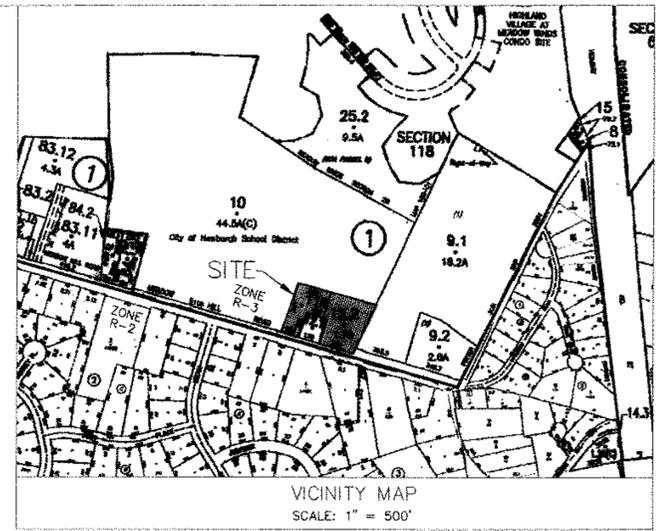
**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

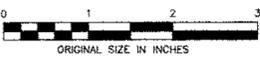
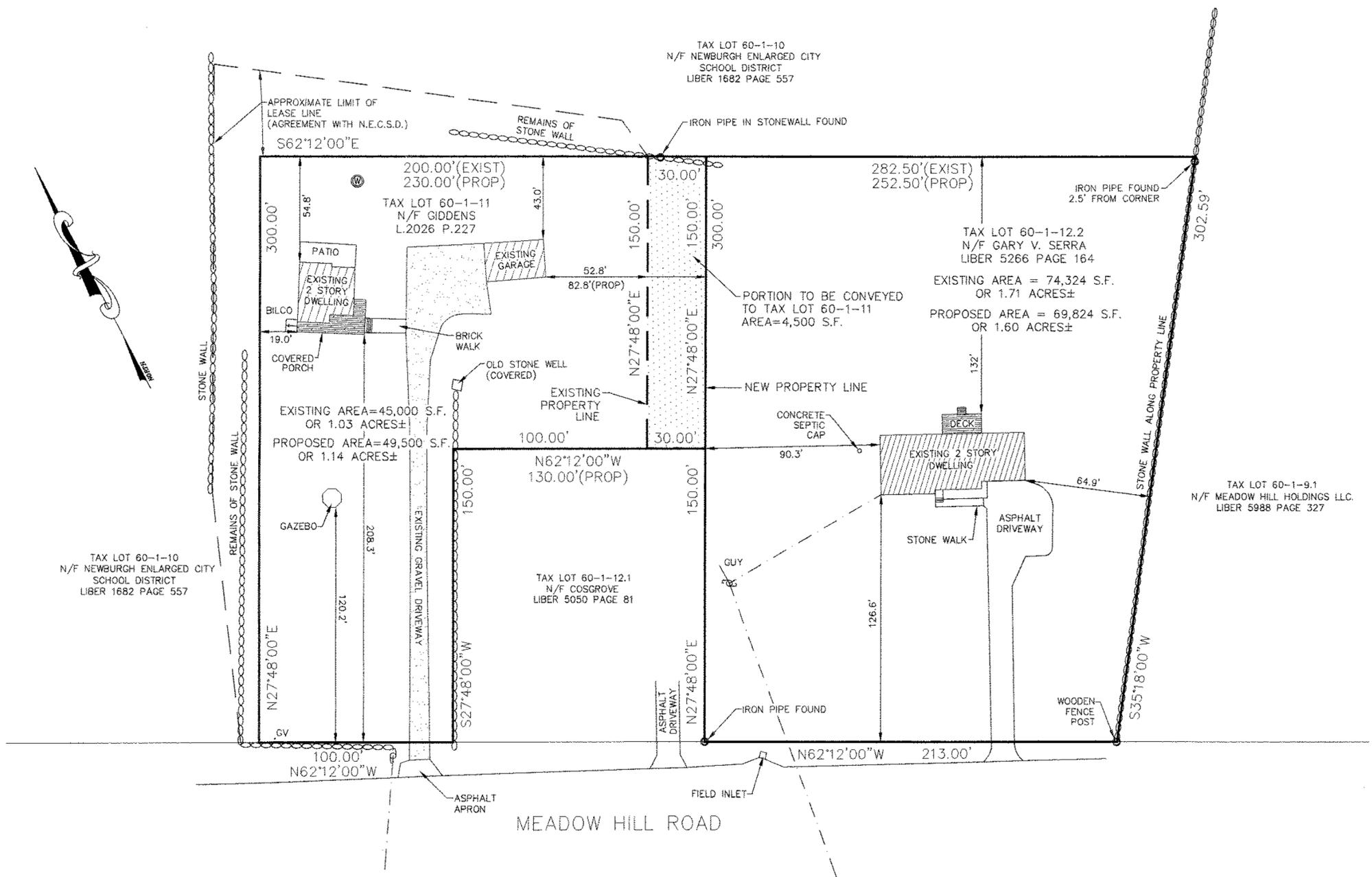
**PRINT**



BULK TABLE					
MINIMUM REQUIRED	ZONING TABLE	EXISTING 60-1-11	PROPOSED 60-1-11	EXISTING 60-1-12.2	PROPOSED 60-1-12.2
LOT AREA	40,000 S.F.	45,000 S.F.	49,500 S.F.	74,324 S.F.	69,824 S.F.
LOT WIDTH	150 FEET	200 FEET	230 FEET	230 FEET	230 FEET
LOT DEPTH	150 FEET	100 FEET	300 FEET	300 FEET	300 FEET
FRONT YARD	50 FEET	20.2 FEET	26.2 FEET	26.6 FEET	26.6 FEET
REAR YARD	40 FEET	43 FEET	43 FEET	132 FEET	132 FEET
1 SIDE YARD	15 FEET	19 FEET	19 FEET	64.9 FEET	64.9 FEET
BOTH SIDE YARDS	30 FEET	71.8 FEET	101.8 FEET	154.9 FEET	154.9 FEET
HABITABLE FLOOR AREA PER DWELLING UNIT	900 S.F.	1,460 S.F.	1,460 S.F.	3,000 S.F.	3,000 S.F.
MAXIMUM PERMITTED					
LOT BUILDING COVERAGE	15%	3%	3%	3%	3%
BUILDING HEIGHT	35 FEET	<35 FEET	<35 FEET	<35 FEET	<35 FEET
LOT SURFACE COVERAGE	30%	10%	9%	7%	7%



- NOTES:
1. APPLICANT: DARREN J. STRIDIRON, P.L.S. (FOR OWNER)  
155 PRESSLER ROAD  
WALKKILL, NEW YORK 12589
  2. OWNERS: GARY SERRA, 108 MEADOW HILL ROAD, NEWBURGH, NY 12550  
RALPH & SARANN GIDDENS, 118 MEADOW HILL ROAD, NEWBURGH, NY 12550
  3. LOCATION OF SITE: 108 & 118 MEADOW HILL ROAD, NEWBURGH, NY 12550
  4. TAX LOT: SECTION 60 BLOCK 1 LOTS 11 & 12.2
  5. ZONE: R-3
  6. NUMBER OF EXISTING LOTS: 2
  7. NUMBER OF PROPOSED LOTS: 2
  8. THIS PLAN WAS BASED ON AN ACTUAL FIELD SURVEY COMPLETED BY ME, DARREN J. STRIDIRON, P.L.S. ON OCTOBER 10, 2014.



LEGEND

	DENOTES EXISTING UTILITY POLE
	DENOTES EXISTING OVERHEAD WIRES
	DENOTES EXISTING WELL
	DENOTES EXISTING STONE WALL

OWNERS CONSENT

I, GARY SERRA, OWNER OF 108 MEADOW HILL ROAD, HAVE REVIEWED THE LOT LINE CHANGE PLANS AND CONCUR WITH ALL ITEMS THEREON.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

OWNERS CONSENT

I, RALPH & SARANN GIDDENS, OWNERS OF 118 MEADOW HILL ROAD, HAVE REVIEWED THE LOT LINE CHANGE PLANS AND CONCUR WITH ALL ITEMS THEREON.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

HEREBY CERTIFY THAT:  
THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.  
ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.  
ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN.  
ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.  
UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.  
THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.  
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
PLAN PREPARED PURSUANT TO SECTION 7208 OF THE NEW YORK STATE EDUCATION LAW.  
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

DARREN J. STRIDIRON, PROFESSIONAL LAND SURVEYOR  
NEW YORK STATE LICENSE No. 050467

HERITAGE LAND SURVEYING, P.C.  
P.O. BOX 539 PLATTERILL, NEW YORK 12568  
TEL. (845)562-4148, FAX (845)562-4148, e-mail: heritageurvey@hotmail.com

PROPOSED LOT LINE CHANGE

LANDS OF SERRA & GIDDENS  
LOCATED AT  
108 & 118 MEADOW HILL ROAD  
TOWN OF NEWBURGH  
COUNTY OF ORANGE, NEW YORK

Date 10/27/14 Work Order 2014-077 Drawing No. 2014-077S SHEET 1/1