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

PROJECT: AMER & DUCH LOT LINE CHANGE
PROJECT NO.: 20-13
PROJECT LOCATION: SECTION 20, BLOCK 1, LOT 134.2 & 14.3
REVIEW DATE: 11 DECEMBER 2020
MEETING DATE: 17 DECEMBER 2020
PROJECT REPRESENTATIVE: JONATHAN MILLEN, PLS

1. The required Adjoiners Notices for the lot line has been sent out per the Town Zoning requirements.
2. The project is exempt from Public Hearing based on the Town Code and is a Type II Action under SEQRA.

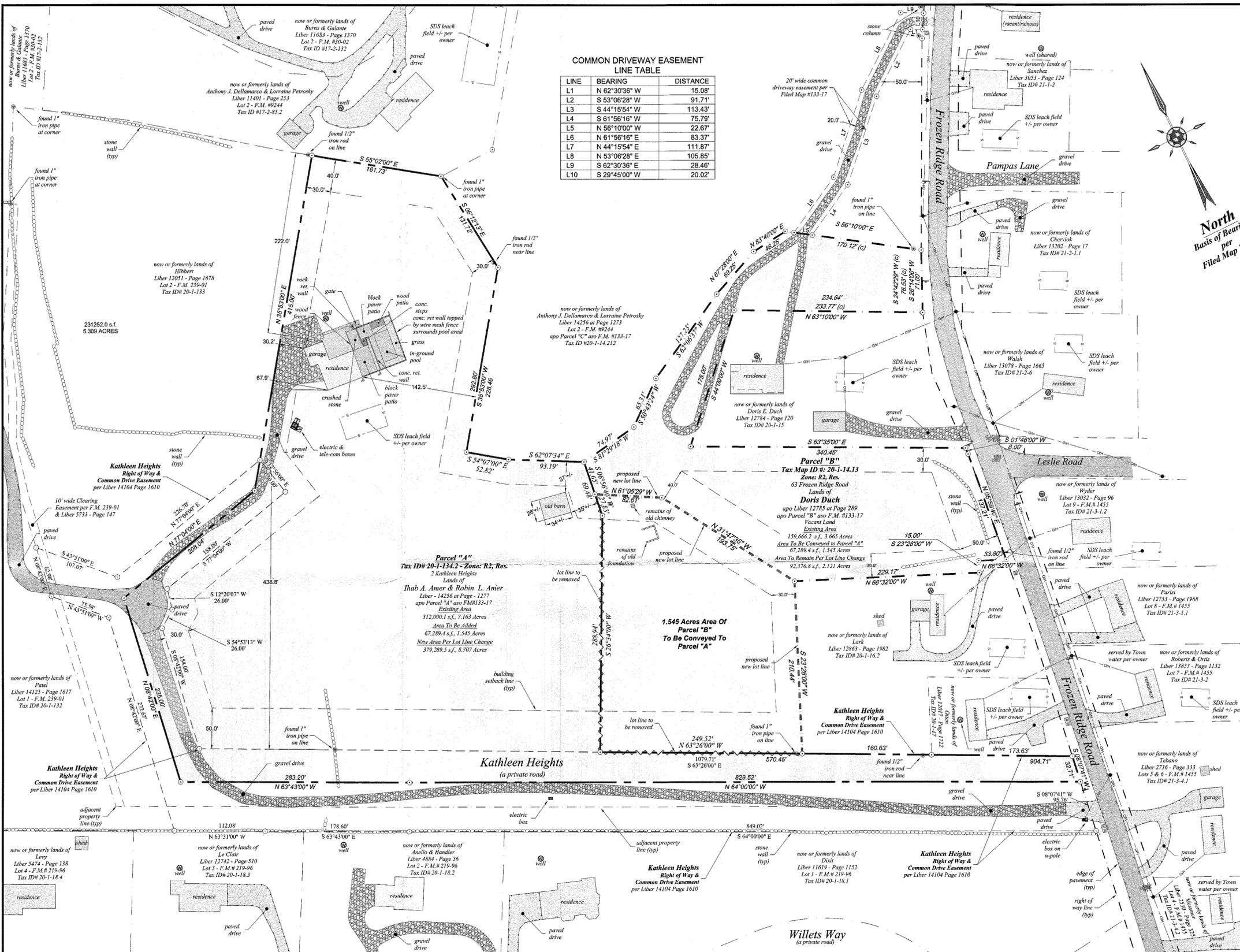
Based on the above this office takes no exception to the Planning Board granting Final Approval to the lot line change subject to any conditions.

Respectfully submitted,

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

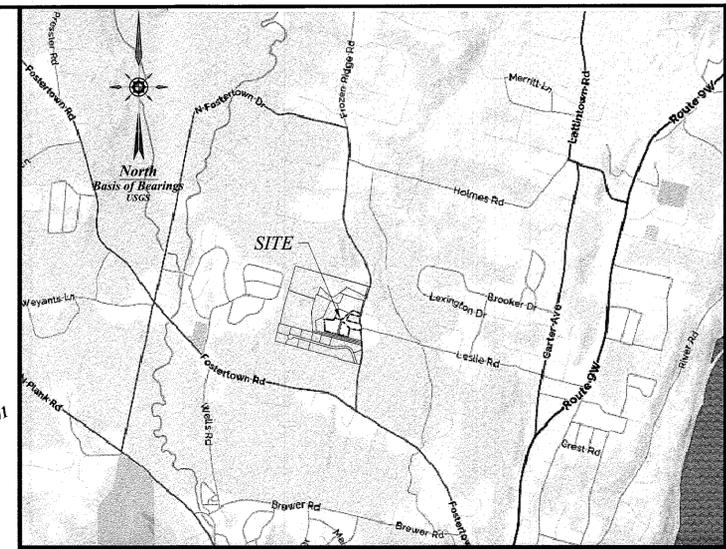
Patrick J. Hines
Principal

PJH/kbw



COMMON DRIVEWAY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 62°30'36" W	15.08'
L2	S 53°06'28" W	91.71'
L3	S 44°15'54" W	113.43'
L4	S 61°56'16" W	75.79'
L5	N 56°10'00" W	22.67'
L6	N 61°56'16" E	83.37'
L7	N 44°15'54" E	111.87'
L8	S 53°06'28" E	105.85'
L9	S 62°30'36" E	28.46'
L10	S 29°45'00" W	20.02'



ZONING INFORMATION
Use and Bulk Requirements Table
R-2 District - Schedule 4
Permitted Uses:

1. Single family dwellings, not to exceed 1 D/U per lot - without public sewer and public water systems

	Required	Provided	Provided
Parcel "A"	379,265	92,377	
Parcel "B"			92,377
Min. Lot Area: (sq.ft.)	40,000	379,265	92,377
Min. Lot Width: (feet)	150	252	163
Min. Lot Depth: (feet)	150	760	520
Min. Front Yard: (feet)	50	438	-
Rear Yard: (feet)	40	222	-
1 Side Yard: (feet)	30	30.2	-
Both Side Yards: (feet)	80	172.2	-
Min. Habitable Floor Area per D/U: (sq.ft.)	900	3,165	-
Max. Lot Building Coverage: (percent)	15%	0.7%	0%
Building Height: (feet)	-	22	-
Lot Surface Coverage: (percent)	30%	2.5%	0%

Note:
Parcel "B" is vacant land.
There are no proposed improvements. All parcels shown hereon are in Zoning District R-2.
No areas within the three subject parcels are in a floodplain, nor contain wetlands, or steep slopes.

OWNERS ENDORSEMENT

I hereby consent to the information depicted on this Lot Line Change Plan and all conditions noted thereon. I agree to the filing of this Plan by the Planning Board.

Ihab A. Amer 10/5/2020
Date

Robin L. Amer 10/5/2020
Date

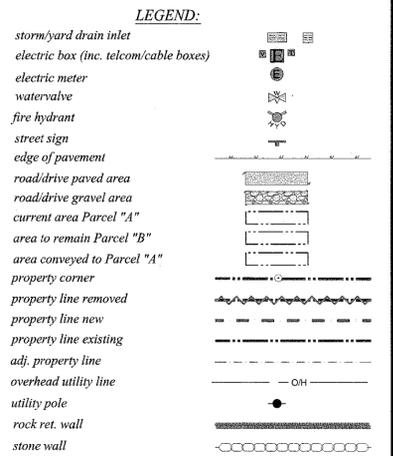
Doris Duch 10/5/2020
Date

TOWN OF NEWBURGH PLANNING BOARD ENDORSEMENT

Approved by resolution of the Planning Board subject to the conditions and requirements of said resolution.

Any change, erasure, modification or revision of this plan as approved shall void this approval.

Planning Board Chairman _____ Date _____



- REFERENCES:**
1. Tax Maps for the Town of Newburgh, Orange County, New York.
 2. Various Deeds of Record - Liber and Page as shown:
 3. A map entitled, "Cox Subdivision Frozen Ridge Road", filed in the Orange County Clerk's Office on 10/21/1996 as Filed Map No. 219-96.
 4. A map entitled, "Subdivision Plan For Kathleen Heights", filed in the Orange County Clerk's Office on 11/09/2001 as Filed Map No. 239-01
 5. A map entitled, "Goodrich Subdivision", filed in the Orange County Clerk's Office on 03/01/2002 as Filed Map No. 30-02.
 6. A map entitled, "Proposed Subdivision of Lands of Richard J. Goodrich", filed in the Orange County Clerk's Office on 04/08/1986 as Filed Map No. 7564.
 7. A map entitled, "Subdivision and Lot Line Change Prepared For Anthony J. Dellamarco & Diane L. Dellamarco", filed in the Orange County Clerk's Office on 12/14/1998 as Filed Map No. 9244.
 8. A map entitled, "Final Map Of Subdivision For Richard M. Goodrich", filed in the Orange County Clerk's Office on 08/14/2002 as Filed Map No. 164-02.
 9. A map entitled, "Subdivision Of Lands Of Terrance Haviland", filed in the Orange County Clerk's Office on 11/21/1950 as Filed Map No. 1455.
 10. A map entitled, "Map of remaining lands of Roy L. Huntington Est.", dated 10/16/1957, last revised on 03/05/1971, prepared by Wilkins Surveying.
 11. A map entitled, "Survey of Property for Amer", dated 04/18/2013, last revised on 07/10/2014, prepared by Howard W. Weeden, P.L.S., P.C.
 12. A map entitled, "Revised S.O.W. Description & Sketch", dated 08/10/2016, prepared by Automated Construction Enhanced Solutions Inc..
 13. A map entitled, "Boundary Survey of the Land of Hudson Valley Credit Union to be Conveyed to Mamta Patel", dated 09/12/2016, last revised on 09/14/2016, prepared by Automated Construction Enhanced Solutions Inc..
 14. A map entitled, "Lot Line Change - Lands of Amer, Duch, Dellamarco, & Petrosky", filed in the Orange County Clerk's Office on 05/22/2017 as Filed Map No. 133-17.

CERTIFIED TO:
I hereby certify to:
Ihab A. Amer & Robin L. Amer
Doris Duch
SURVEYOR'S CERTIFICATION:
I hereby certify to the herein listed parties that this map represents the results of an actual on the ground field property survey, made by me per record description, of Parcels designated "A" & "B" as shown hereon, located along Kathleen's Heights & Frozen Ridge Road in the Town of Newburgh, Orange County, New York. Completed on 01/18/2020, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct.

Jonathan N. Millen 10/6/20
Signature Date

Jonathan N. Millen, LLS
196 Sara Lane - Suite 102
Newburgh, NY 12550

OWNER INFORMATION

Name	Address	Tax ID
Ihab A. Amer & Robin L. Amer	2 Kathleen Heights	20-1-134.2
Doris Duch	63 Frozen Ridge Road	20-1-14.13

Jonathan N. Millen, L.L.S.
PROFESSIONAL LAND SURVEYOR
CERTIFIED TO BE CORRECT AND ACCURATE
N.Y. LIC. No. 056746

Jonathan N. Millen

TOWN OF NEWBURGH PLANNING BOARD PROJECT NUMBER

Lot Line Change
Lands of
Amer & Duch

Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
196 Sara Lane - Suite 102 - Newburgh, NY 12550
Office: 845-943-5198 Field: 914-906-8830 E-Mail: jmillen@acesurveying.com

Prepared For Tax Map Parcels
20-1-134.2 & 20-1-14.13
aka 2 Kathleen Heights, 63 Frozen Ridge Road, & Frozen Ridge Road situated in the
Town of Newburgh
County of Orange, New York 12550

DATE: 09/24/2020 SCALE: 1"=60' JOB No.: 18051AME DRAWN BY: jmm