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

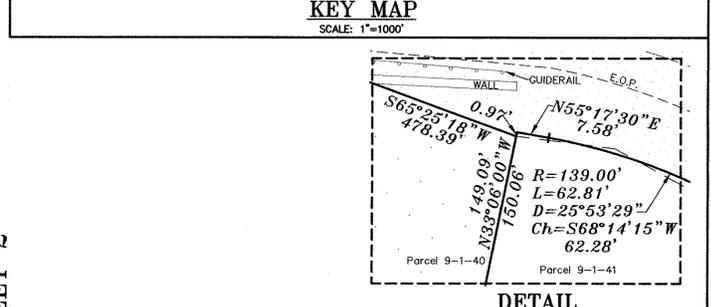
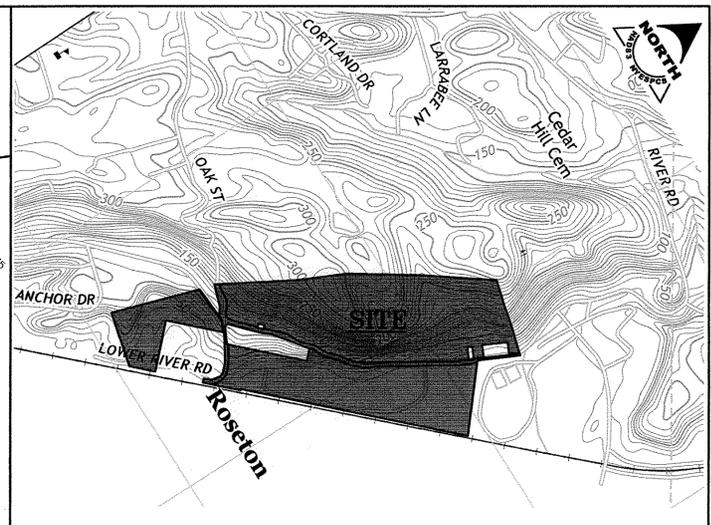
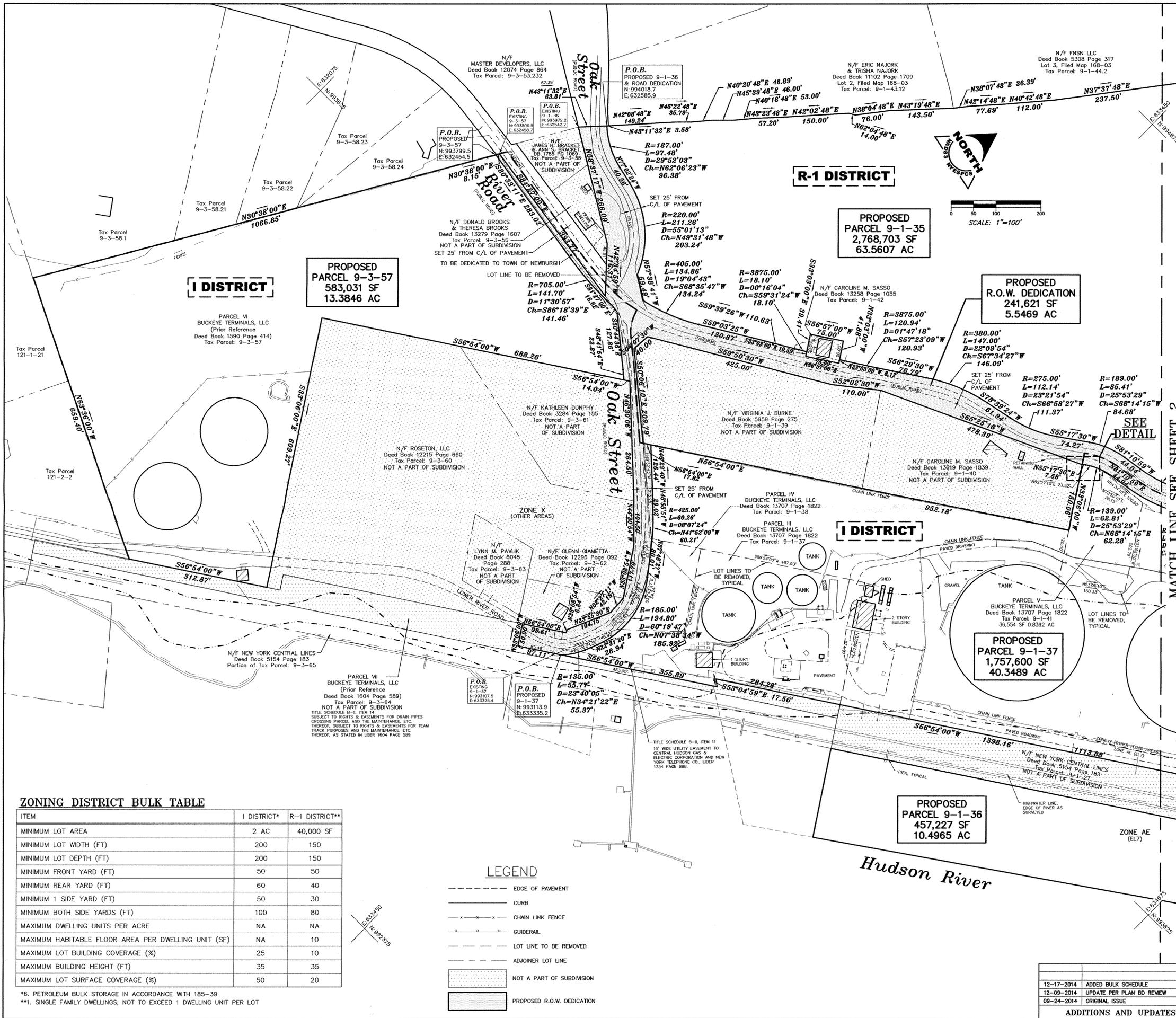
PROJECT NAME: BUCKEYE TERMINALS, LLC
PROJECT NO.: 14-21
PROJECT LOCATION: SECTION 9, BLOCK 1, LOTS 35, 36, & 41
ZONE R1 & I
REVIEW DATE: 17 FEBRUARY 2015
MEETING DATE: 19 FEBRUARY 2015
REPRESENTATIVE: BORBAS SURVEYING MAPPING LLC.

1. The plans have been revised based on our office's previous comments and comments received at a previous Planning Board meeting. The Applicant's representative has proposed to dedicate a minimum of 25 feet from the center line of each roadway where the Applicants control the roadway frontage. Offers of dedication and session for these properties should be prepared for Mike Donnelly and/or Mark Taylor's review.
2. The proposed lot consolidations eliminate previously existing bulk issues regarding existing tanks and structures.
3. Comments from Mike Donnelly and/or Mark Taylor's office should be received regarding the creation of proposed Lot 36, a 10.49± acre parcel which is wholly under water and/or tidal influence. This parcel could be combined with parcel 37 utilizing the Z connecting lines across the railroad parcels.

Respectfully submitted,

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

Patrick J. Hines
Principal



AREA SUMMARY

TAX PARCEL NO.	EXISTING		PROPOSED			
	BUCKEYE PARCEL NO.	SF	AC	TAX PARCEL NO.	SF	AC
9-1-35	I	23,738	0.5449	9-1-35	2,768,703	63.5607
9-1-36	II	2,773,309	63.6664	9-1-36	457,227	10.4965
9-1-37	III	123,200	2.8283	9-1-37	1,757,600	40.3489
9-1-38	IV	22,536	0.5174	9-1-37	1,757,600	40.3489
9-1-41	V	36,554	0.8392	9-1-41	36,554	0.8392
9-3-57	VI	589,204	13.5263	9-3-57	583,031	13.3846
ROAD DEDICATION					241,621	5.5469
TOTAL AREA		5,808,183	133.3375		5,808,182	133.3375

- NOTES:**
- HORIZONTAL DATUM IS THE NEW YORK EAST STATE PLANE COORDINATE SYSTEM NAD 83. DIMENSIONS ARE US SURVEY FEET.
 - 2013 CHAZEN SURVEY GEOREFERENCED TO THE NATIONAL SPATIAL REFERENCE NEW YORK STATE PLANE COORDINATE SYSTEM JUNE 2014 BORBAS SURVEYING & MAPPING.
 - "EDUCATION LAW ARTICLE 145 SECTION 7209.2 IT IS A VIOLATION OF EDUCATION LAW ARTICLE 145 SECTION 7209.2 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY."
 - FLOOD ZONE DATA SHOWN AS PER REFERENCE NO. 4.
 - THIS PLAN HAS BEEN DEVELOPED USING THE SURVEY BY CHAZEN ENGINEERING (SEE REFERENCE NO. 1) WHICH WAS USED IN PREPARATION OF BUCKEYE TERMINALS, LLC TAKING TITLE TO THE VARIOUS PARCELS BY DEEDS FROM HESS CORPORATION DATED DECEMBER 11, 2013 AND RECORDED DECEMBER 23, 2013.

- REFERENCES:**
- "924 RIVER ROAD ALTA/ACSM LAND TITLE SURVEY, LANDS OF AMERADA HESS CORPORATION, ET AL, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK", SHEET 3 OF 4, PREPARED BY CHAZEN ENGINEERING, DATED 11-05-2013, LAST REVISED 12-05-2013.
 - "MAP OF LANDS BELONGING TO THE ROSE BRICK COMPANY, ROBERT C. MARTIN PRESIDENT, JOSEPH H. ROSE SECRETARY, ROSETON, N.Y.", PREPARED BY CALDWELL AND GARRISON, DATED 1888.
 - SHEETS 24 AND 25 OF UNTITLED MAPS PROVIDED BY THE STATE OF NEW YORK SHOWING LANDS GRANTED UNDERWATER.
 - "924 RIVER ROAD, ALTA/ACSM LAND TITLE SURVEY, LANDS OF AMERADA HESS CORPORATION, ET AL, TOWNSHIP OF NEWBURGH, ORANGE COUNTY, NEW YORK", SHEETS 1-4, PREPARED BY CHAZEN ENGINEERING, DATED 11-05-2013.

ZONING DISTRICT BULK TABLE

ITEM	I DISTRICT*	R-1 DISTRICT**
MINIMUM LOT AREA	2 AC	40,000 SF
MINIMUM LOT WIDTH (FT)	200	150
MINIMUM LOT DEPTH (FT)	200	150
MINIMUM FRONT YARD (FT)	50	50
MINIMUM REAR YARD (FT)	60	40
MINIMUM 1 SIDE YARD (FT)	50	30
MINIMUM BOTH SIDE YARDS (FT)	100	80
MAXIMUM DWELLING UNITS PER ACRE	NA	NA
MAXIMUM HABITABLE FLOOR AREA PER DWELLING UNIT (SF)	NA	10
MAXIMUM LOT BUILDING COVERAGE (%)	25	10
MAXIMUM BUILDING HEIGHT (FT)	35	35
MAXIMUM LOT SURFACE COVERAGE (%)	50	20

*6. PETROLEUM BULK STORAGE IN ACCORDANCE WITH 185-39
 **1. SINGLE FAMILY DWELLINGS, NOT TO EXCEED 1 DWELLING UNIT PER LOT

LEGEND

- EDGE OF PAVEMENT
- - - CURB
- - - CHAIN LINK FENCE
- - - GUIDERAIL
- - - LOT LINE TO BE REMOVED
- - - ADJOINER LOT LINE
- NOT A PART OF SUBDIVISION
- PROPOSED R.O.W. DEDICATION

LOT LINE CHANGE/CONSOLIDATION PLAN
BUCKEYE TERMINALS, LLC
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

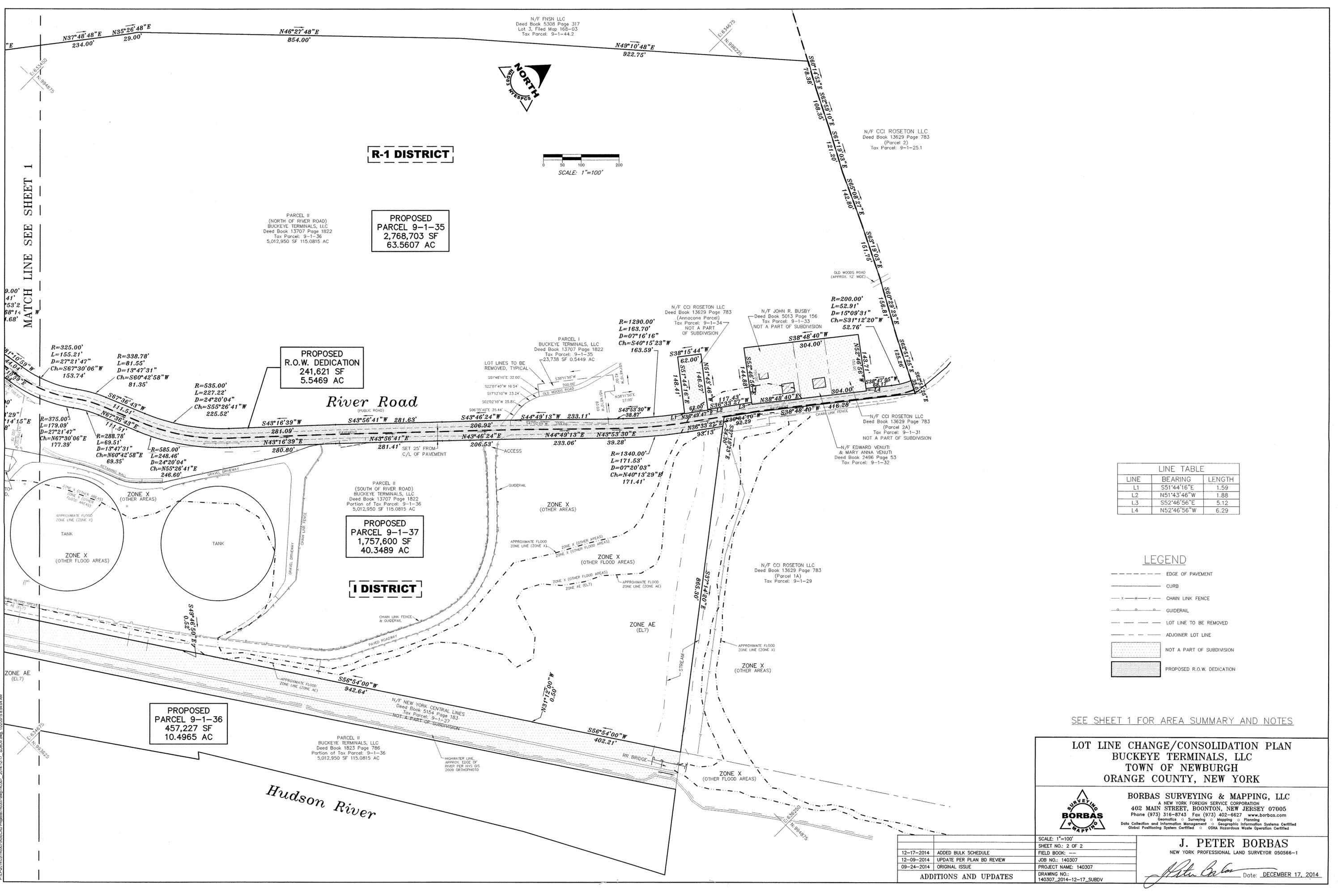
BORBAS SURVEYING & MAPPING, LLC
 A NEW YORK FOREIGN SERVICE CORPORATION
 402 MAIN STREET, BOONTON, NEW JERSEY 07005
 Phone (973) 316-8743 Fax (973) 402-6627 www.borbass.com
 Geomatics • Surveying • Mapping • Planning
 Data Collection and Information Management • Geographic Information Systems Certified
 Global Positioning System Certified • OSHA Hazardous Waste Operation Certified

J. PETER BORBAS
 NEW YORK PROFESSIONAL LAND SURVEYOR 050566-1

Date: **DECEMBER 17, 2014**

SCALE: 1"=100'	SHEET NO.: 1 OF 2
FIELD BOOK: ---	JOB NO.: 140307
12-17-2014 ADDED BULK SCHEDULE	PROJECT NAME: 140307
12-09-2014 UPDATE PER PLAN BD REVIEW	DRAWING NO.: 140307_2014-12-17_SUBD
08-24-2014 ORIGINAL ISSUE	
ADDITIONS AND UPDATES	

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R-1 DISTRICT

**PROPOSED
PARCEL 9-1-35
2,768,703 SF
63.5607 AC**

**PROPOSED
R.O.W. DEDICATION
241,621 SF
5.5469 AC**

**PROPOSED
PARCEL 9-1-37
1,757,600 SF
40.3489 AC**

I DISTRICT

**PROPOSED
PARCEL 9-1-36
457,227 SF
10.4965 AC**

LINE TABLE		
LINE	BEARING	LENGTH
L1	S51°44'16"E	1.59
L2	N51°43'46"W	1.88
L3	S52°46'56"E	5.12
L4	N52°46'56"W	6.29

LEGEND	
	EDGE OF PAVEMENT
	CURB
	CHAIN LINK FENCE
	GUIDERAIL
	LOT LINE TO BE REMOVED
	ADJOINER LOT LINE
	NOT A PART OF SUBDIVISION
	PROPOSED R.O.W. DEDICATION

SEE SHEET 1 FOR AREA SUMMARY AND NOTES

**LOT LINE CHANGE/CONSOLIDATION PLAN
BUCKEYE TERMINALS, LLC
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK**

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Date: DECEMBER 17, 2014

DATE	DESCRIPTION
12-17-2014	ADDED BULK SCHEDULE
12-09-2014	UPDATE PER PLAN BD REVIEW
09-24-2014	ORIGINAL ISSUE
ADDITIONS AND UPDATES	

SCALE: 1"=100'
SHEET NO.: 2 OF 2
FIELD BOOK: ---
JOB NO.: 140307
PROJECT NAME: 140307
DRAWING NO.: 140307_2014-12-17_SUBV

MATCH LINE SEE SHEET 1

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