



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

**PROJECT NAME:** DIBRIZZI – LOT LINE CHANGE  
**PROJECT NO.:** 23-4  
**PROJECT LOCATION:** SECTION 121, BLOCK 1 LOTS 14 & 15  
**REVIEW DATE:** 10 MARCH 2023  
**MEETING DATE:** 16 MARCH 2023  
**PROJECT REPRESENTATIVE:** KELLY LIBOLT, AICP/ KARC PLANNING CONSULTANTS

1. Adjoiner’s Notices must be sent for the lot line change.
2. The project proposed the transfer of 0.22 +/- acres of property between two adjoining lots in common ownership. A transfer of the property will eliminate an existing side yard setback issue on Tax Parcel 15.
3. The majority of the land proposed to be transferred contains a Drainage Easement in favor the Town of Newburgh. Dominic Cordisco’s comments regarding the land transfer and the easement should be received.
4. Lot line changes are Type II Actions under SEQRA.

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



PLANNING CONSULTANTS, INC.

March 7, 2023

John P. Ewasutyn, Chairman  
Town of Newburgh Planning Board & Members  
308 Gardnertown Rd.  
Newburgh, NY 12550

RE: 13 Anchor Drive, Town of Newburgh  
Parcel ID# 121-1-14 & 121-1-15  
Lot Line Change Application

Chairman Ewasutyn and Planning Board Members,

We represent the owner of residential parcels 121-1-14 and 121-1-15, located in the Town of Newburgh.

The applicant is seeking a Lot Line Change between the two parcels.

Original Lot 15 - 1.000 Acres

- Lot Surface Coverage - 17,033 sf or 39.1%
- Building Coverage - 6,054.84 sf or 13.9%

Original Lot 14 - 1.399 Acres

- Undeveloped

PROPOSED LOT 15

- Increased lot size to 53,181.27 sf or 1.220 acres (addition of 0.220 acres)
- NEW Lot Surface Coverage (with driveway) - 20,466.55 sf or 38.4%
- NEW Building Coverage - 6,054.84 sf or 11.39%

PROPOSED LOT 14

- Decreased lot size to 51,336.77 sf or 1.179 acres (reduction of 0.220 acres)



PLANNING CONSULTANTS, INC.

Per your direction, enclosed please find eleven (11) copies the following:

1. Lot Line Change Application Package dated March 6, 2023
2. Short Environmental Assessment Form dated March 6, 2023
3. Lot Line Revision Plan LOT-1 prepared by LRC Engineering and Surveying dated March 1, 2023
4. Fees: Application = \$550.00; Escrow = \$1,500.00

Kindly advise if you require anything further to complete your review.

We request to be placed on your next available Planning Board Agenda.

Thank you.

Sincerely,

---

Kelly Libolt, Agent for Applicant

cc: Pat Hines; Dominic Tedesco

**TOWN OF NEWBURGH PLANNING BOARD**

**APPLICATION PACKAGE**

**for**

**SUBDIVISIONS,**

**SITE PLANS,**

**LOT LINE CHANGES**

**And**

**SPECIAL EXCEPTION USE PERMITS**

**Procedures and Requirements**

**July 2013**

**TOWN OF NEWBURGH PLANNING BOARD  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550  
(845) 564-7804  
fax: (845) 564-7802  
[planningboard@hvc.rr.com](mailto:planningboard@hvc.rr.com)**

**JULY 2013**

**TO WHOM IT MAY CONCERN:**

This package of information and forms is provided to assist the applicant in the preparation of a submission of a site plan, subdivision, lot line change or special exception use permit to the Town of Newburgh Planning Board. In most cases the application will be prepared initially by a licensed professional engineer, architect, surveyor or land planner. Since in almost every case such professional will be required for the process, they should be retained as early as possible.

Procedurally, the applicant should contact the Planning Board to discuss the potential project and obtain the necessary forms and regulations.

The Zoning and Subdivision Regulations of the Town of Newburgh require that the applicant must present plans to the Secretary of the Planning Board. When your application is complete, it will be placed on the next **AVAILABLE** agenda. Submittals must be handed in to the Planning Board Secretary at least 10 days prior to the next meeting, but the date of the appearance at a meeting will be determined by the next available time slot, not necessarily the next meeting. You will be notified of the date, time and place of your meeting.

A minimum of **FOURTEEN (14)** sets of **FOLDED PLANS** for a major or minor subdivision or a site plan must be submitted with a **COMPLETED** application, and **FIFTEEN (15)** sets of plans must be submitted if plans need to be submitted to the Town of Newburgh Traffic Consultant. This completed application must include a **LONG FORM OR FULL EAF** for every project except lot line changes, 2 lot subdivisions under 3 acres or site plans impacting less than one acre, along with a **NARRATIVE** of the proposed project. The narrative should include the action being taken, the size of the parcel, what zone the parcel is in, the water and sewer information, any Zoning Board of Appeals relief needed, and whether the parcel is on a private or town road. Complex or unusual projects should be discussed in greater detail.

Following the first meeting before the Planning Board the applicant is required to send an Adjoiner Notice to property owners within 500 feet of the parcels in question (please see final page of the package for full instructions).

Upon initial review of a Short Form, the Planning Board may require specific additional environmental information or the preparation of a Long Form. Long Form part 1 should be completed by the applicant. The Board will review and may modify Part 2 prior to making a decision on the SEQRA aspect of the project.

All fees for consulting and professional services that the Planning Board incurs during the review of the applications will be the responsibility of the applicant. An advance deposit for these fees will be required and will be placed in an escrow account with the Town. If the escrow account falls below the 40% of the initial deposit, the applicant will be required to immediately make an additional deposit to the escrow account prior to any further review of the project application by the Planning Board.

Very truly yours,

JOHN P. EWASUTYN, Chairman  
Town of Newburgh Planning Board

**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):**  
121-1-14 & 121-1-15 Lot Line Change

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

**Name** Nicolas DiBrizzi  
**Address** 13 Anchor Drive  
Newburgh, NY 12550  
**Phone** c/o 845-594-1055

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

**Name** same as Owner  
**Address** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
**Representative** Kelly Libolt, KARC Planning Consultants, Inc.  
**Phone** 845-594-1055  
**Fax** \_\_\_\_\_  
**Email** kelly@karcpc.com

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

**Name** LRC Engineering & Surveying  
**Address** 85 Civic Center Plaza, Suite 240  
Poughkeepsie, NY 12601  
**Phone/Fax** 845-243-2880

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

121-1-14 & 121-1-15

**6. Zone** R1 **Fire District** Middlehope  
**Acres** 1.0 **School District** Marlboro

**7. Tax Map: Section** 121 **Block** 1 **Lot** 14 & 15

**8. Project Description and Purpose of Review:**

Number of existing lots 2 Number of proposed lots 2

Lot line change Increase Lot 15 by 0.220 acres (taken from Lot 14 - adjoining parcel) totaling 53,181.57sf or 1.220 acres

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) Drainage and Emergency Access Easement

**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 Nicolas Dibrizzi, Owner

Date: March 6, 2023

**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**

121-1-14 & 121-1-15 Lot Line Change

**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. N/A Environmental Assessment Form As Required
2. X Proxy Statement
3. X Application Fees
4. X 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. X Name and address of applicant
2. N/A Name and address of owner (if different from applicant)
3. X Subdivision or Site Plan and Location
4. X Tax Map Data (Section-Block-Lot)
5. X 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. X 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. N/A Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. X Date of plan preparation and/or plan revisions
9. X Scale the plan is drawn to (Max 1" = 100')
10. X North Arrow pointing generally up

11. X Surveyor,s Certification
12. X Surveyor's seal and signature
13. X Name of adjoining owners
14. N/A Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. N/A Flood plain boundaries
16. N/A Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. X Metes and bounds of all lots
18. X 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. X Show existing or proposed easements (note restrictions)
20. X Right-of-way width and Rights of Access and Utility Placement
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. X Lot area (in sq. ft. for each lot less than 2 acres)
23. X Number of lots including residual lot
24. X Show any existing waterways
25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. N/A Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. X Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. X Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. N/A Show topographical data with 2 or 5 ft. contours on initial submission

30. X 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. N/A 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.

\*List from Assessor's Office will be submitted upon receipt.

By:   
Licensed Professional

Date: 3/12/23

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**

### **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**

**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.

Nicolas Dibrizzi, Owner

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**APPLICANT'S NAME (printed)**



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**APPLICANTS SIGNATURE**

March 6, 2023

---

**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) Nicolas DiBrizzi, **DEPOSES AND SAYS THAT HE/SHE**  
**RESIDES AT** 13 Anchor Drive  
**IN THE COUNTY OF** Orange  
**AND STATE OF** New York  
**AND THAT HE/SHE IS THE OWNER IN FEE OF** 121-1-14 & 121-1-15

**WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING**  
**APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH**  
**PLANNING BOARD AND** KARC Planning Consultants, Inc. **IS AUTHORIZED**  
**TO REPRESENT THEM AT MEETINGS OF SAID BOARD.**

**DATED:** March 6, 2023

  
**OWNERS SIGNATURE**

KARC Planning Consultants, Inc.  
LRC Engineering & Surveying

Nicolas DiBrizzi  
**OWNERS NAME (printed)**

  
**WITNESS' SIGNATURE**

**NAMES OF ADDITIONAL  
REPRESENTATIVES**

Kelly Libolt  
**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.

March 6, 2023

\_\_\_\_\_  
**DATED**

Nicolas Dibrizzi, Owner

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



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

**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:

  X   **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**  
  X   **PLANNING BOARD**  
           **ZONING BOARD OF APPEALS**  
           **ZONING ENFORCEMENT OFFICER**  
           **BUILDING INSPECTOR**  
           **OTHER**

March 6, 2023

**DATED**



**INDIVIDUAL APPLICANT**

**CORPORATE OR PARTNERSHIP APPLICANT**

**BY:** Nicolas Dibrizzi, Owner  
(Pres.) (Partner) (Vice-Pres.)  
(Sec.) (Treas.)

## AGRICULTURAL NOTE

**(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**

(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**

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**

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

**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**

## LIST OF ADJACENT PROPERTY OWNERS

Within ten business days following the applicant's first appearance before the Planning Board, the applicant shall forward a letter prepared by the Planning Board or an authorized agent of the Planning Board to all property owners within 500 feet of the land involved in the application, as the names of such owners appear on the last completed assessment roll of the Town, notifying the property owners of the receipt of the plat and application, by first class mail. **The list of property owners shall be provided to the applicant from the Planning Board, through the Town Assessor's office.** The applicant shall thereafter submit a duly executed, notarized affidavit of mailing to the Planning Board. Further appearances before the Planning Board shall be prohibited until an affidavit meeting the requirements has been delivered. In the event a modification to an application proposes an increase in the number of lots or the relocation of a proposed road or drainage basin to a location adjacent to an adjoining property, then a supplementary letter shall be required to be forwarded in the same manner advising of the modification.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

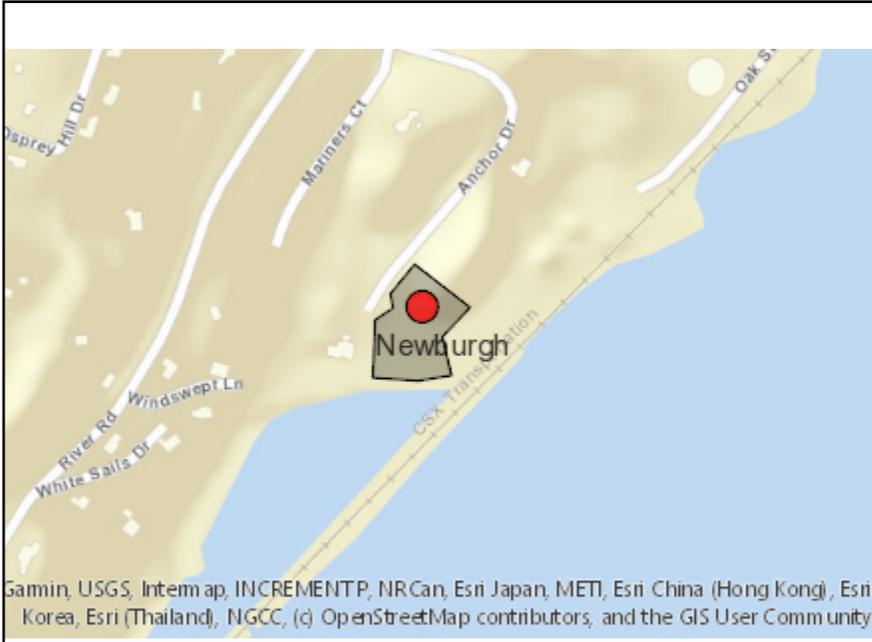
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
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:			NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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				

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
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?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input 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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
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?	NO	YES	
	<input type="checkbox"/>	<input 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: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest    Agricultural/grasslands    Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban    Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
49. 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 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 type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: _____ Date: _____ Signature: <u>Kubon</u> Title: _____		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Garmin, USGS, Intermap, INCREMENTP, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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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]	Atlantic Sturgeon, Shortnose Sturgeon, Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes



LOCATION MAP EXISTING

SCALE: 1"=200'

**SUMMARY CHART**

ZONING INFORMATION					
TAX MAP IDENTIFICATION	SECTION 121 BLOCK 1 LOT 14/15				
ZONING DISTRICT	ZONE R-1 DISTRICT				
PROPOSED USE	RESIDENTIAL				
ZONING SUMMARY					
ITEM	REQ'D R1 ZONE	EXISTING 15	PROPOSED 15A	EXISTING 14	PROPOSED 14B
MINIMUM LOT AREA	40,000 SF	1.00 ACRES	1.22 ACRES	1.40 ACRES	1.18 ACRES
FRONT YARD SETBACK	50'	73.5'	73.5'	NONE	150.5'
SIDE YARD SETBACK	1=30' BOTH=80'	29.8'	69.6'	NONE	111.6'
REAR YARD SETBACK	40'	49.3'	49.3'	NONE	57.8'

**LOT AREA CHART**

LOT #	AREA
EXISTING LOT 15	43,574 SF OR 1.00
PROPOSED LOT 15A	53,181 SF OR 1.22
EXISTING LOT 14	60,945 SF OR 1.40
PROPOSED LOT 14B	51,337 SF OR 1.18

**Legend**

PROPERTY LINE

**REFERENCE:** Being Lot 14 and Lot 15 on map entitled, "Anchorage on the Hudson" Filed in the Orange County Clerks Office October 17, 2002; Map No. 216-02 Deed Liber 13171 Page 969; Tax map section 121-1-15 Deed Liber 13983 Page 419; Tax map section 121-1-14

**Notes:**  
 1. Record Owner and Applicant  
 Applicant/Owner: Nicolas DiBrizzi  
 27 Anchor Drive  
 Newburgh, NY 12550  
 Tax map section 121 block 1 lots 14 and 15

2. Reference:  
 Being Lot 14 and Lot 15 on map entitled, "Anchorage on the Hudson" Filed in the Orange County Clerks Office October 17, 2002; Map No. 216-02 Deed of Record and Tax Map Number Deed Liber 13983 Page 419; Tax map section 121-1-14 Deed Liber 13171 Page 969; Tax map section 121-1-15

- Total Area 2,399 Acres
- Underground utilities supplied.
- Subject to an up to date abstract of title.

**TOWN OF NEWBURGH  
 PLANNING BOARD APPROVAL BOX**

NEWBURGH PB #

**LOT LINE REVISION  
 PLAN**

Prepared For  
**NICOLAS DIBRIZZI**  
 TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

Design/Calcs	SMC	CAD File	LA20268101.dwg	Sheet No.
Drawn	SMC	Project No.	20-2681	<b>LOT-1</b>
Checked	KFC	Date	2023-03-01	
Approved	LRC	Scale	1"=30'	

Date	Description

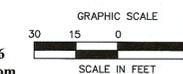
**LRC GROUP**

- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

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 LRC Engineering & Surveying, LLC  
 LRC Environmental Services, Inc.



**GARY R. GRICH**  
 Licensed Land Surveyor  
 24 Lang Drive Pine Bush, NY 12566  
 License No. 059354 (845) 361-3022 email grich@hvc.rr.com

I hereby certify that the subdivision plat shown hereon was prepared under my supervision and made from an actual field survey in accordance with the code of practice established by the New York State Association of Professional Land Surveyors and completed November 3, 2015.

Subject to easements and R.O.W.'s of record and underground utilities. Copies of this survey not bearing the embossed seal of the land surveyor shall not be valid. Guarantees or certifications are not transferable to additional institutions or subsequent owners. Unauthorized alteration of this document in any way constitutes a violation of the New York State Education Law par 7202 (2).

