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CONSULTING ENGINEERS D.P.C.

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

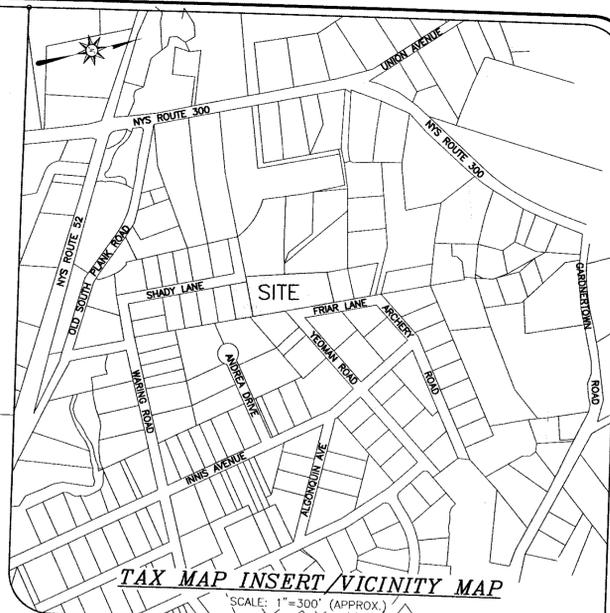
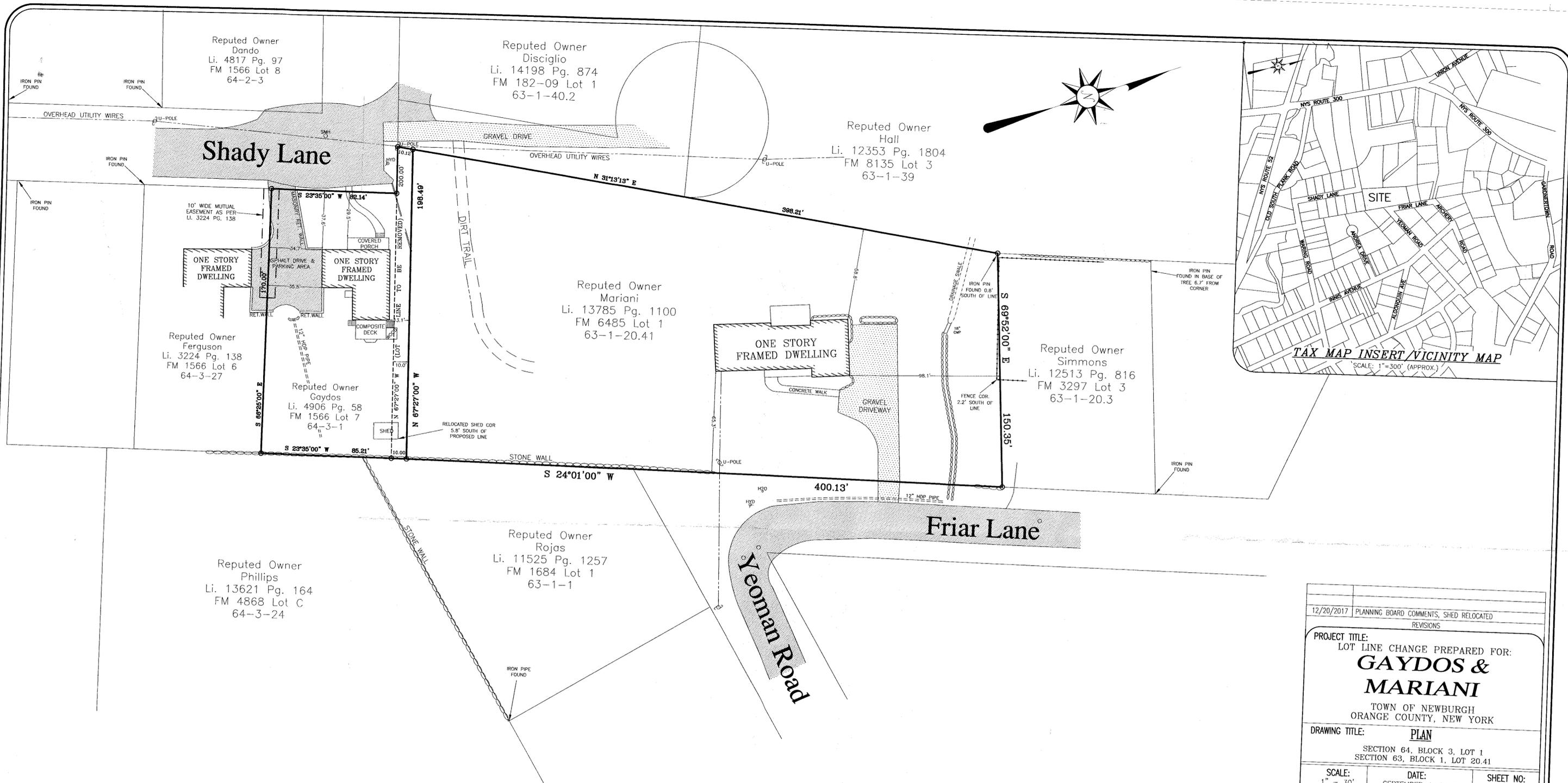
PROJECT: GAYDOS/MARIANI LOT LINE CHANGE
PROJECT NO.: 2017-28
PROJECT LOCATION: SECTION 64, BLOCK 3, LOT 1
SECTION 63. BLOCK 1, LOT 20.41
REVIEW DATE: 29 JANUARY 2018
MEETING DATE: 01 FEBRUARY 2018
PROJECT REPRESENTATIVE: DARREN SCALZO, ASSOCIATES P.E.

1. The shed which previously remained as an encroachment has been moved to provide a 5.8 foot setback.
2. Required mailing notices has been sent to adjoining land owners.
3. The Planning Board is in a position to approve the lot line change as depicted.

Respectfully submitted,

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

Patrick J. Hines
Principal



Reputed Owner
Dando
Li. 4817 Pg. 97
FM 1566 Lot 8
64-2-3

Reputed Owner
Disciglio
Li. 14198 Pg. 874
FM 182-09 Lot 1
63-1-40.2

Reputed Owner
Hall
Li. 12353 Pg. 1804
FM 8135 Lot 3
63-1-39

Reputed Owner
Ferguson
Li. 3224 Pg. 138
FM 1566 Lot 6
64-3-27

Reputed Owner
Mariani
Li. 13785 Pg. 1100
FM 6485 Lot 1
63-1-20.41

Reputed Owner
Simmons
Li. 12513 Pg. 816
FM 3297 Lot 3
63-1-20.3

Reputed Owner
Gaydos
Li. 4906 Pg. 58
FM 1566 Lot 7
64-3-1

Reputed Owner
Phillips
Li. 13621 Pg. 164
FM 4868 Lot C
64-3-24

Reputed Owner
Rojas
Li. 11525 Pg. 1257
FM 1684 Lot 1
63-1-1

APPLICANT & OWNER
MARK & DEBORAH GAYDOS LOUISE MARIANI LIVING TRUST
10 SHADY LANE FRIAR LANE
NEWBURGH, NY 12550 NEWBURGH, NY 12550

ZONING INFORMATION

	MUNICIPALITY	TOWN OF NEWBURGH	MARIANI EXISTING	MARIANI PROPOSED	GAYDOS EXISTING	GAYDOS PROPOSED
LOT AREA	15,000 SF	69,375.8 SQ. FT.	67,382.2 SQ. FT.	14,224.4 SQ. FT.	16,218.1 SQ. FT.	
LOT WIDTH	85 FEET	400 FEET	390 FEET	82.1 FEET	92.1 FEET	
FRONT YARD	40 FEET	65 FEET	65 FEET	*37 FEET	*37 FEET	
REAR YARD	40 FEET	58 FEET	58 FEET	76 FEET	76 FEET	
MINIMUM SIDE YARD	15 FEET	98 FEET	98 FEET	*3.7 FEET	*13.7 FEET	
TOTAL SIDE YARD	30 FEET	296 FEET	286 FEET	38.4 FEET	48.4 FEET	
LOT DEPTH	125 FEET	150 FEET	150 FEET	170 FEET	170 FEET	
MAXIMUM BUILDING HEIGHT	35 FEET	1 STORY	1 STORY	1 STORY	1 STORY	
MAXIMUM BUILDING COVERAGE	15%	3.97%	4.08%	15.93%	13.97%	

BULK REQUIREMENTS * - VARIANCES GRANTED ON APRIL 23, 2009
FILED JUNE 02, 2009

SURVEY NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED LIBER-13785 PAGE 1101 AND DEED LIBER-4906 PAGE 59 AS RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
7. REFERENCES - MAP OF "PROPOSED SUBDIVISION OF LANDS OF PATSY DISCIGLIO" AS FILED IN THE ORANGE COUNTY CLERKS OFFICE ON FEBRUARY 14, 1984 AS MAP NUMBER 6485, "MAP OF LOTS OWNED BY PATSY DISCIGLIO" AS FILED ON MAY 25, 1954 IN THE ORANGE COUNTY CLERKS OFFICE AS MAP NUMBER 1568.
8. 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.



PLANNING BOARD ENDORSEMENT

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF NEWBURGH SUBJECT TO ALL CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL.

CHAIRMAN - TOWN PLANNING BOARD _____ DATE _____

OWNER'S ENDORSEMENT

I (WE) HEREBY CERTIFY THAT I (WE) ARE FAMILIAR WITH THIS MAP, ITS CONTENTS, AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON, THAT EACH SITE IS SUITABLE FOR A THREE OR FOUR BEDROOM SINGLE FAMILY DWELLING, AND TO THE FILING OF THIS MAP IN THE ORANGE COUNTY CLERK'S OFFICE.

Mark Gaydos Louise Mariani Jan 10, 2018
OWNER DATE

Louise Mariani Jan 10, 2018
OWNER DATE

12/20/2017 PLANNING BOARD COMMENTS, SHED RELOCATED
REVISIONS

PROJECT TITLE:
LOT LINE CHANGE PREPARED FOR:
GAYDOS & MARIANI
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

DRAWING TITLE: PLAN
SECTION 64, BLOCK 3, LOT 1
SECTION 63, BLOCK 1, LOT 20.41

SCALE: 1" = 30' DATE: SEPTEMBER 4, 2017 SHEET NO: 1 OF 1

PROJECT CAD REFERENCE:
SCALZO 17-23 ORANGE COUNTY/TOWN OF NEWBURGH/SHADY LANE/GAYDOS LOT LINES.DWG

D.J. SCALZO ASSOCIATES
ENGINEERING and PLANNING
57 FIFTH AVENUE
NEWBURGH, NEW YORK 12550
PHONE: (845) 629-2040

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON: SEPTEMBER 9, 2017

STATE OF NEW YORK
WILLIAM E. JAMES
LICENSED LAND SURVEYOR
060506

William E. James
WILLIAM E. JAMES, P.E., P.L.S.
NEW YORK STATE P.L.S. LICENSE #060506