



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

PROJECT NAME: LANDS OF GOODRICH & LYNCH - LOT LINE CHANGE
PROJECT NO.: 25-29
PROJECT LOCATION: 74-76 FROZEN RIDGE ROAD
SECTION 20, BLOCK 1, LOTS 130.2 & 34.12
REVIEW DATE: 12 JANUARY 2026
MEETING DATE: 15 JANUARY 2026
PROJECT REPRESENTATIVE: CONTROL POINT ASSOCIATES – PATRICIA BROOKS, L.S.

1. Adjoiners' Notices have been sent out for the project.
2. ZBA approval for bulk deficiencies including minimum side yard setback for Tax Lot 130.2 and insufficient side yard and both side yards for Lot 34.2. Note 13 has been added to the plans identifying the Zoning Board of Appeals approvals from the 23 December 2025 meeting.
3. Lot line changes are Type II Actions.
4. No Public Hearing is required for lot line changes.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in black ink that reads "Patrick J. Hines".

Patrick J. Hines
Principal

PJH/kmm

A handwritten signature in black ink that reads "Michael W. Weeks".

Michael W. Weeks, P.E.
Principal

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

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, New York 12550**

DATE RECEIVED: _____ TOWN FILE NO: _____
(Application fee returnable with this application)

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

**Map of Lot Line Revision Between Lands of Richard M. Goodrich and
Lands of James Lynch**

2. Owner of Lands to be reviewed:

**Name Richard M. Goodrich
Address 74 Frozen Ridge Road, Newburgh NY 12550**

**Phone _____
Email N/A**

3. Applicant Information (If different than owner):

**Name James Lynch
Address 306 Curriycross Road, New Windsor, NY 12553
845-591-7335**

**Representative: Patricia P. Brooks, L.S.
Phone 845-691-7339
Email pbrooks@cpasurvey.com**

4. Subdivision/Site Plan prepared by:

**Name Control Point Associates Patricia P. Brooks, L.S.
Address 11 Main Street, Highland, NY 12525**

**Phone 845-691-7339
Email pbrooks@cpasurvey.com**

5. Location of lands to be reviewed:

74-76 Frozen Ridge Rd

**6. Zone AR
Acreage 10.54**

**Fire District Middlehope
School District Newburgh**

7. Tax Map: Section 20 Block 1 Lot 130.2 & 34.12

8. Project Description and Purpose of Review:

Number of existing lots 2 Number of proposed lots 2
Lot line change X
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) Lands of Lynch to retain a right of way over driveway on lands of Goodrich as shown on map

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 Agent & Land Surveyor

Print Name: Patricia P. Brooks, L.S.

Date: September 02, 2025

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

PROJECT NAME: Lot Line Revision Lands of Goodrich and Lands of Lynch

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 rejection of the application.

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 buffer zones with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. 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. 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. N/A 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. 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. 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. 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. X Show topographical data with 2 ft. contours on initial submission

30. N/A Compliance with the Tree Preservation Ordinance Code Section

31. x Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number

32. 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

33. N/A Number of acres to be cleared or timber harvested

34. N/A Estimated or known cubic yards of material to be excavated and removed from the site

35. N/A Estimated or known cubic yards of fill required

36. N/A The amount of grading expected or known to be required to bring the site to readiness

37. N/A Type and amount of site preparation which falls within the buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.

38. 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.

39. 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: Patricia P. Brooks
Licensed Professional -Signature

Print Name: Patricia P. Brooks

Date: Sept. 02, 2025

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.

Date Prepared: Sept. 02, 2025

STATEMENT TO APPLICANTS

RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW

The Town of Newburgh Clearing and Grading Control Law Chapter 83 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, SWPPP, 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: James Lynch

Name of owner on premises: Richard M. & Cheryl M. Goodrich & James Lynch

Address of Owner: Goodrich: 74 Frozen Ridge Rd, Newburgh 12550

Lynch: 306 Currcross Rd, New Windsor, NY 12553

Telephone number of applicant: 845-591-7335

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

Applicant is purchasing Parcel A

Location of land on which proposed work will be done: 74 & 76 Frozen Ridge Rd

Section: 20 Block: 1 Lot: 130.2 & 34.12 Sub. Div:

Zoning District of Property: AR4 Size of Lot: 10.54 acres

Area of Lot to be cleared or graded: N/A

Proposed completion of date: N/A

EAF: Time of year limitations exist for Threatened and Endangered Species-

Identify Species & dates if applicable:

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: James Lynch Date: 3/7/25

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:

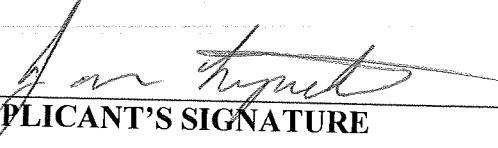
This local law shall take effect immediately upon filing in the Office of the Secretary of State.

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, landscape consultant, traffic consultant), 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.

Town of Newburgh Code Chapter 104-2. Planning, Zoning and Building fees, Section E(2)(e) states: If the escrow account falls below 40% of the initial deposit, the Planning Board may, if recommended by the consulting engineer, planner or attorney, require that the applicant pay additional funds into the escrow account up to 75% of the initial deposit.


APPLICANT'S SIGNATURE

James F. Lynch
APPLICANT'S NAME-- PRINTED

8/4/25
DATE

PROXY

(OWNER) Richard M. Goodrich, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 74 Frozen Ridge Rd, Newburgh, NY 12550

IN THE COUNTY OF Orange

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF:

Address: 74 Frozen Ridge Road

Section 20 Block 1 Lot 130.2

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Control Point Associates IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: _____

Richard M. Scuderman
OWNER'S SIGNATURE

Richard M. Goodrich
OWNERS NAME (printed)

OWNER'S NAME (printed)

WITNESS' SIGNATURE

NAMES OF ADDITIONAL REPRESENTATIVES

WITNESS' NAME (printed)

STATE OF NEW YORK

1

COUNTY OF ORANGE

)SS.:

COUNTY OF ORANGE

3

On the 19 day of August 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared, Richard M. (Goode)rich, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Suzanne Demskie
NOTARY PUBLIC Notary Public, State of New York
Reg. No. 01DE6240448
Qualified in Ulster County
Commission Expires May 02, 2027

PROXY

(OWNER) James Lynch, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 306 Currcross Road, New Windsor, NY 12553

IN THE COUNTY OF Orange

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF:

Address: 76 Frozen Ridge Road

Section 20 Block 1 Lot 3412

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURY

PLANNING BOARD AND Control Point Associates IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD

DATED:

8/7/25

Jerry S. Lynch
OWNERS SIGNATURE

James F. Lynch
OWNERS NAME (printed)

NAMES OF ADDITIONAL REPRESENTATIVES

WITNESS' SIGNATURE

WITNESS' NAME (printed)

STATE OF NEW YORK

1

COUNTY OF ORANGE

JSS.3

On the 1st day of August 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared, James Lynch, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Suzanne Demskie
Notary Public, State of New York
NOTARY PUBLIC Reg. No. 01DE6240448
Qualified in Ulster County
Commission Expires May 02, 2027

on the instrument, the individual, or the person who persecuted the instrument.

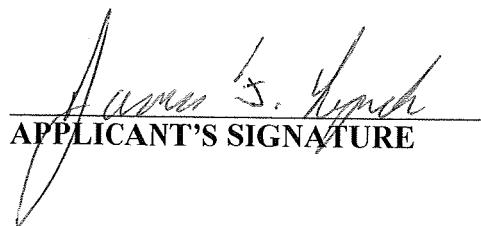
PLANNING BOARD DISCLAIMER
STATEMENT TO APPLICANTS

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.

8/7/25
DATED



APPLICANT'S SIGNATURE

James F. Lynch
APPLICANT'S NAME - PRINTED

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:

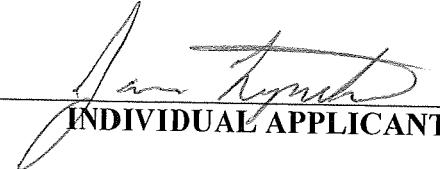
NONE

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

8/7/25
DATED


INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

BY: _____

TITLE: _____

PRINT: _____

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.

Part 1 – Project and Sponsor Information

Name of Action or Project:

Lot Line Revision Between Lands of Richard M. Goodrich and Lands of James Lynch

Project Location (describe, and attach a location map):

74-76 Frozen Ridge Road, Town of Newburgh designated as Tax parcels 20-1-34.12 and 130.2

Brief Description of Proposed Action:

The applicants propose a lot line revision to convey a 4.78 acre parcel from lands of Goodrich to lands of Lynch. The resultant parcels will be 4.46 acres for lands of Goodrich and 6.08 acres for lands of Lynch. No new construction is proposed.

Name of Applicant or Sponsor:

Telephone: 845-691-7339

Control Point Associates

E-Mail: pbrooks@cpasurvey.com

Address:

11 Main Street

City/PO:

Highland

State:

New York

Zip Code:

12528

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 YES

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 YES

3. a. Total acreage of the site of the proposed action?

10.54 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?

10.54 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)

Forest Agriculture

Aquatic Other(Specify):

Parkland

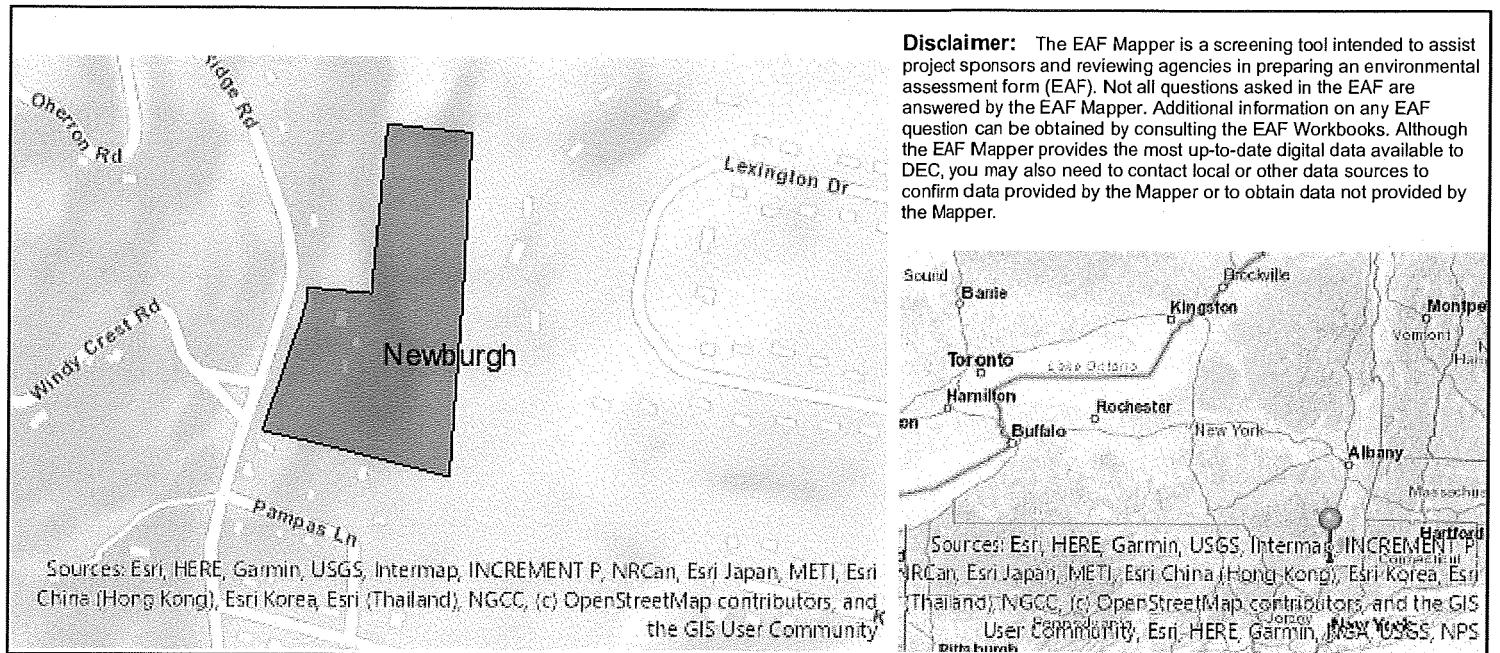
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	<u>Not applicable - no construction proposed</u>		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" 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?	NO	YES	
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?	<input checked="" 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?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
There is a pond on the site which will not be altered	<u>_____</u>		
	<u>_____</u>		
	<u>_____</u>		

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 <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> 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 checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?			
		NO	YES
		<input type="checkbox"/>	<input checked="" 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: <hr/> <hr/> <hr/>			
		NO	YES
		<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 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"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Control Point Associates, Patricia P. Brooks, L.S. Date: September 02, 2025

Signature: Patricia P. Brooks Title: Land Surveyor /Agent



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]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

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 mailings shall be prepared and delivered to the Town Hall for physical mailing by designated town personnel. Town personnel will provide an affidavit of mailing which must be delivered 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.



ORANGE COUNTY - STATE OF NEW YORK
KELLY A. ESKEW, COUNTY CLERK
255 MAIN STREET
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



BOOK/PAGE: 15480 / 285
INSTRUMENT #: 20230061356

Receipt #: 3208718
Clerk: MAH
Rec Date: 10/16/2023 12:04:40 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 5
Rec'd Frm: SHAMROCK TRANSPORTATION

Party1: GOODRICH RICHARD M
Party2: LYNCH JAMES
Town: NEWBURGH (TN)
20-1-34.12

Recording:

Recording Fee	45.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 205.00

Transfer Tax	
Transfer Tax - State	540.00

Sub Total: 540.00

Total: 745.00
***** NOTICE: THIS IS NOT A BILL *****

***** Transfer Tax *****
Transfer Tax #: 1850
Transfer Tax
Consideration: 135000.00

Transfer Tax - State 540.00

Total: 540.00

Payment Type: Check
Cash
Charge
No Fee

Comment: _____

Kelly A. Eskew
Orange County Clerk

Record and Return To:

JAMES LYNCH
306 CURRYCROSS ROAD
NEW WINDSOR NY 12553

**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT
THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY**

This Indenture, made the 13TH day of OCTOBER 2023 between RICHARD M. GOODRICH AND CHERYL M. GOODRICH, **residing at 74 FROZEN RIDGE RD. NEWBURGH, NY 12550**

party of the first part, and JAMES LYNCH

residing at 306 CURRYCROSS ROAD, NEW WINDSOR, NY 12553
party of the second part,

WITNESSETH, that the party of the first part, in consideration of

TEN AND NO/100 -----(\$10.00)---- DOLLARS, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs, or successors and assigns of the party of the second part forever,

ALL that certain plot, parcel or piece of land, lying and being situate in the ~~Village of Hillburn~~,
Town of ~~Ramapo~~, County of Rockland, State of New York
J.K. ~~Orange~~ **Newburgh** SEE SCHEDULE "A" attached hereto and made part hereof and further described as, § 20 , Block 1, Lot 34.12 in The Town of Newburgh, NY

SUBJECT TO Covenants, Agreements, Dedications and Declarations of Record;

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever;

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid;

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost

of the improvement before using any part of the total of the same for any other purpose;

The word party shall be construed as if it read parties whenever the sense of this indenture so requires;

AND THE PARTY OF THE FIRST PART DOES HEREBY GRANT THE PARTY OF THE SECOND PART A RIGHT OF WAY (EASEMENT) FOR INGRESS AND EGRESS OVER THE PARTY OF THE FIRST PART'S DRIVEWAY BETWEEN THE PARTY OF THE FIRST PART'S PROPERTY AT 74 FROZEN RIDGE ROAD, NEWBURGH, NY 12550 AND THE PROPERTY BEING TRANSFERRED BY THIS INDENTURE AT 76 FROZEN RIDGE ROAD, NEWBURGH, NY 12550.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

In Presence of:

XX *Richard M. Goodrich*

RICHARD M. GOODRICH

XX *Cheryl M. Goodrich*

CHERYL M. GOODRICH

George F. Reilly

George F. Reilly
Notary Public, State of New York
Registration #01RE5026431
Qualified in Orange County
Commission Expires April 18, 2024
STATE OF NEW YORK)

COUNTY OF ORANGE) ss.:

13th OCTOBER

On the day of, in the year 2023 before me, the undersigned, a notary public in and for said state, personally appeared RICHARD M. GOODRICH AND CHERYL M. GOODRICH, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and

acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individuals, or the persons upon behalf of which the individuals acted, executed the instrument.

George F. Reilly
NOTARY PUBLIC

George F. Reilly
Notary Public, State of New York
Registration #01RE5026431
Qualified in Orange County
Commission Expires April 18, 2024
BARGAIN AND SALE DEED :

SCHEDULE A

DESCRIPTION

All that certain plot, piece or parcel of land lying, situate and being in the Town of Newburgh, County of Orange, State of New York being shown and described as follows:

Parcel I

Being Lot No. 2 on map, "Map of Subdivision for Richard M. Goodrich" dated 10/25/88, last revised 10/10/89, and filed in the Orange County Clerk's Office on 11/2/89 as Map # 9698 (2 sheets).

FOR COUNTY USE ONLY

INSTRUCTIONS(RP-5217-PDF-INS): www.ops.state.ny.us

C1. SWIS Code

334600

C2. Date Deed Recorded

10/16/2023

C3. Book

15480

C4. Page 285

New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

Clear Form

1. Property Location

76

* STREET NUMBER

Frozen Ridge Rd.

* STREET NAME

Newburgh

* CITY OR TOWN

VILLAGE

12550

* ZIP CODE

2. Buyer Name

Lynch

James

* LAST NAME/COMPANY

FIRST NAME

3. Tax Billing Address

Indicate where future Tax Bills are to be sent
if other than buyer address(at bottom of form)

Lynch

James

306 Curry Cross Rd

New Windsor

NY

12553

STATE

ZIP CODE

STREET NUMBER AND NAME

4. Indicate the number of Assessment Roll parcels transferred on the deed

1 # of Parcels

OR

 Part of a Parcel

(Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists

5. Deed property size

X

OR

1.30

ACRES

4B. Subdivision Approval was Required for Transfer 4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name

Goodrich

Richard

* LAST NAME/COMPANY

Goodrich

FIRST NAME

LAST NAME/COMPANY

Cheryl

FIRST NAME

*7. Select the description which most accurately describes the use of the property at the time of sale:

F. Commercial

Check the boxes below as they apply:

8. Ownership Type is Condominium 9. New Construction on a Vacant Land 10A. Property Located within an Agricultural District 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date

10/13/2023

* 12. Date of Sale/Transfer

10/13/2023

* 13. Full Sale Price

135,000.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale

0.00

15. Check one or more of these conditions as applicable to transfer:

- A. Sale Between Relatives or Former Relatives
- B. Sale between Related Companies or Partners in Business
- C. One of the Buyer is also a Seller
- D. Buyer or Seller is Government Agency or Lending Institution
- E. Deed Type not Warranty or Bargain and Sale (Specify Below)
- F. Sale of Fractional or Less than Fee Interest (Specify Below)
- G. Significant Change in Property Between Taxable Status and Sale Date
- H. Sale of Business is Included in Sale Price
- I. Other Unusual Factors Affecting Sale Price (Specify Below)
- J. None

Comments(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 23

* 17. Total Assessed Value

31,800

* 18. Property Class

483

* 19. School District Name

Newburgh CSD

* 20. Tax Map Identifier(s)/Roll Identifier(s) (if more than four, attach sheet with additional Identifier(s))

20-1-34-12

CERTIFICATION

I Certify that all the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any wilful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

See attached

SELLER SIGNATURE

(Enter information for the buyer: Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

BUYER CONTACT INFORMATION

BUYER SIGNATURE

BUYER SIGNATURE

Lynch James

* LAST NAME FIRST NAME

(845) 591-7355

* AREA CODE * TELEPHONE NUMBER (Ex. 9999999)

306 Curry Cross Rd

* STREET NUMBER * STREET NAME

New Windsor

* CITY OR TOWN

NY

12553

* STATE

* ZIP CODE

BUYER'S ATTORNEY

Spitzer Alvin

* LAST NAME FIRST NAME

(845) 639-1900

* AREA CODE * TELEPHONE NUMBER (Ex. 9999999)

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

NAME(S) OF PARTY(S) TO DOCUMENT

Richard M.
Goodrich

TO
Richard M. Goodrich +
Cheryl M. Goodrich

THIS IS PAGE ONE OF THE RECORDING

SECTION 20 BLOCK 1 LOT 3412
1302

RECORD AND RETURN TO:
(name and address)



Richard + Cheryl Goodrich
74 Frozen Ridge Rd
Newburgh, NY 12550

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

2089 BLOOMING GROVE (TN)	4289 MONTGOMERY (TN)	NO PAGES <u>4</u>	CROSS REF.
2001 WASHINGTONVILLE (VLG)	4201 MAYBROOK (VLG)	CERT. COPY <u>✓</u>	ADD'L X-REF.
2289 CHESTER (TN)	4203 MONTGOMERY (VLG)	MAP# _____	PGS. _____
2201 CHESTER (VLG)	4205 WALDEN (VLG)	PAYMENT TYPE: <u>CHECK</u>	
2489 CORNWALL (TN)	4489 MOLINT HOPE (TN)	CASH _____	
2401 CORNWALL (VLG)	4401 OTISVILLE (VLG)	CHARGE _____	
2600 CRAWFORD (TN)	4600 NEWBURGH (TN)	NO FEE _____	
2800 DEERPARK (TN)	4800 NEW WINDSOR (TN)	Taxable	
3089 GOSHEN (TN)	5089 TUXEDO (TN)	CONSIDERATION \$ <u>0</u>	
3001 GOSHEN (VLG)	5001 TUXEDO PARK (VLG)	TAX EXEMPT _____	
3003 FLORIDA (VLG)	5200 WALLKILL (TN)	Taxable	
3005 CHESTER (VLG)	5489 WARWICK (TN)	MORTGAGE AMT. \$ _____	
3200 GREENVILLE (TN)	5401 FLORIDA (VLG)	DATE _____	
3489 HAMPTONBURGH (TN)	5403 GREENWOOD LAKE (VLG)	MORTGAGE TAX TYPE:	
3401 MAYBROOK (VLG)	5405 WARWICK (VLG)	(A) COMMERCIAL/FULL 1%	
3689 HIGHLANDS (TN)	5600 WAWAYANDA (TN)	(B) 1 OR 2 FAMILY	
3601 HIGHLAND FALLS (VLG)	5889 WOODBURY (TN)	(C) UNDER \$10,000	
3889 MINISINK (TN)	5801 HARRIMAN (VLG)	(E) EXEMPT	
3801 UNIONVILLE (VLG)	(F) 3 TO 6 UNITS		
4089 MONROE (TN)	0900 MIDDLETOWN	(I) NAT.PERSON/CR. UNION	
4001 MONROE (VLG)	1100 NEWBURGH	(J) NAT.PER-CR.UN/1 OR 2	
4003 HARRIMAN (VLG)	1300 PORT JERVIS	(K) CONDO	
4005 KIRYAS JOEL (VLG)	9999 HOLD		

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM: 1/1/05

RECORDED/FILED
06/14/2005 / 09:51:00
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY

FILE # 20050066665
DEED R / BK 11871 PG 1781
RECORDING FEES 117.00
TTX# 012096 T TAX 0.00
Receipt#435308 dab



HN 35280

**BARGAIN AND SALE DEED WITH COVENANTS
AGAINST GRANTORS ACTS**

Shis Indenture made the 27th day of ~~June~~ two thousand five **BETWEEN** Richard M **Goodrich**, having an address at 74 Frozen Ridge Road, Newburgh, New York 12550 party of the first part and **Richard M Goodrich and Cheryl M Goodrich, husband and wife**, both having an address at 74 Frozen Ridge Road, Newburgh, New York 12550, party of the second part,

WITNESSETH, that the party of the first part, in consideration of \$10.00 (ten) dollars, lawful money of the United States and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land together with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, and described on Schedule "A" attached hereto and made a part hereof.

BEING and intended to be a part of the same premises conveyed by Richard J Goodrich to the Grantor herein by deed dated December 30, 1976 and recorded in the Orange County Clerk's Office on December 31, 1976 in Liber 2056 of deeds at page 397.

TOGETHER with all right, title and interest, if any, of the party of the first part, in and to any streets and roads abutting the above-described premises to the center lines thereof, **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises, **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

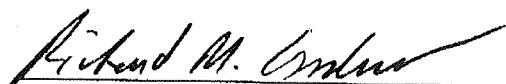
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

In presence of


Richard M. Goodrich

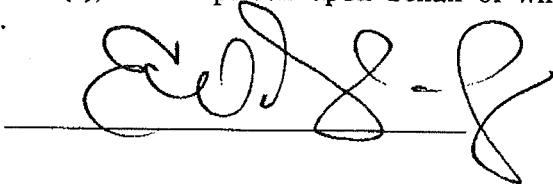
HILL-N-DALE ABSTRACTERS, INC.
20 SCOTCHTOWN AVENUE
P.O. BOX 547
GOSHEN, NEW YORK 10924
(845) 294-5110
FAX (845) 294-9581

STATE OF NEW YORK

COUNTY OF ORANGE

ss.:

On the 27th day of May 2005, before me, the undersigned, personally appeared **Richard M. Goodrich**, known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Section **20**
Block **1**
Lot **34.12 and 130.2**

EMILIO D. GIRONDA, JR.
Qualified in Ulster County
#02GI4834230
expiration 6/30
kg

Record and Return to:

Richard and Cheryl Goodrich
74 Frozen Ridge Road
Newburgh, New York 12550

SCHEDULE A

DESCRIPTION

Title Number: HN 35280

All that certain plot, piece or parcel of land lying, situate and being in the Town of Newburgh, County of Orange, State of New York being shown and described as follows:

Parcel I

Being Lot No. 2 on map, "Map of Subdivision for Richard M. Goodrich" dated 10/25/88, last revised 10/10/89, and filed in the Orange County Clerk's Office on 11/2/89 as Map # 9698 (2 sheets).

Parcel II

Being Lot No. 2 (9.24 acres, Remaining Lands) on map, "Final Map of Subdivision of Lands of Richard M. Goodrich" dated 3/4/02, last revised 7/22/02, and filed in the Orange County Clerk's Office on 8/14/02 as Map # 164-02.

September 03, 2025

**Letter of Intent
Lot Line Change Between Lands of
James Lynch with Lands of Richard M. Goodrich**

This application involves two parcels of land located on the easterly side of Frozen Ridge Road, an Orange County maintained roadway in the Town of Newburgh. Applicant James Lynch is seeking approval of a Lot Line Change to add a 4.78 acre parcel of land from adjoining lands of Richard M. Goodrich to his existing 1.30 acre parcel. The lots are located in the AR zoning district and are in compliance with all zoning regulations because the side yard setback at the time of the creation of Lot 2 was fifteen feet.

Each lot contains structures, wells, and septic systems and no new construction is proposed as part of this application. The resultant lands of Lynch will be 6.08 acres and the resultant lands of Goodrich will be 4.46 acres.

