



**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, appearing to read 'Patrick J. Hines'.

Patrick J. Hines
Principal

PJH/kmm

A handwritten signature in black ink, appearing to read '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 Currycross 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. x 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 rejection of the application.

1. x Name and address of applicant
2. x 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. x 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. x Wetlands and buffer zones with an appropriate note regarding
D.E.C. or A.C.O.E. requirements
15. x 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. 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. 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. 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 Currycross 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: 8/7/25

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:

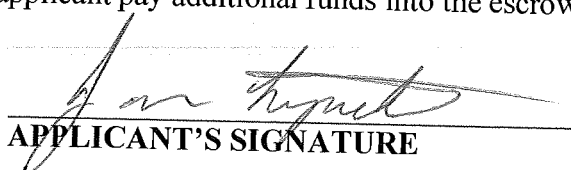
This local law shall take effect immediately upon filing in the Office of the Secretary of State.

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 E. Lynch

APPLICANT'S NAME-- PRINTED

8/7/25

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. Goodrich

OWNERS SIGNATURE

Richard M. Goodrich

OWNERS NAME (printed)

[Signature]

WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

WITNESS' NAME (printed)

STATE OF NEW YORK)

)SS.:

COUNTY OF ORANGE)

On the 19 day of August 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared, Richard M. Goodrich, 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.

NOTARY PUBLIC Suzanne Demskie
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 Currycross 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 34.12

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: 8/7/25

James F. Lynch
OWNERS SIGNATURE

James F. Lynch
OWNERS NAME (printed)

WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

WITNESS' NAME (printed)

STATE OF NEW YORK)

)SS.:

COUNTY OF ORANGE)

On the 7th 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

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


James S. Lynch
APPLICANT'S SIGNATURE

James F. Lynch
APPLICANT'S NAME - PRINTED

APPLICATION, PETITION AND REQUEST

X NONE

_____ **TOWN BOARD**
 _____ **PLANNING BOARD**
 _____ **ZONING BOARD OF APPEALS**
 _____ **ZONING ENFORCEMENT OFFICER**
 _____ **BUILDING INSPECTOR**
 _____ **OTHER**


INDIVIDUAL APPLICANT

BY: _____

TITLE: _____

PRINT: _____

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

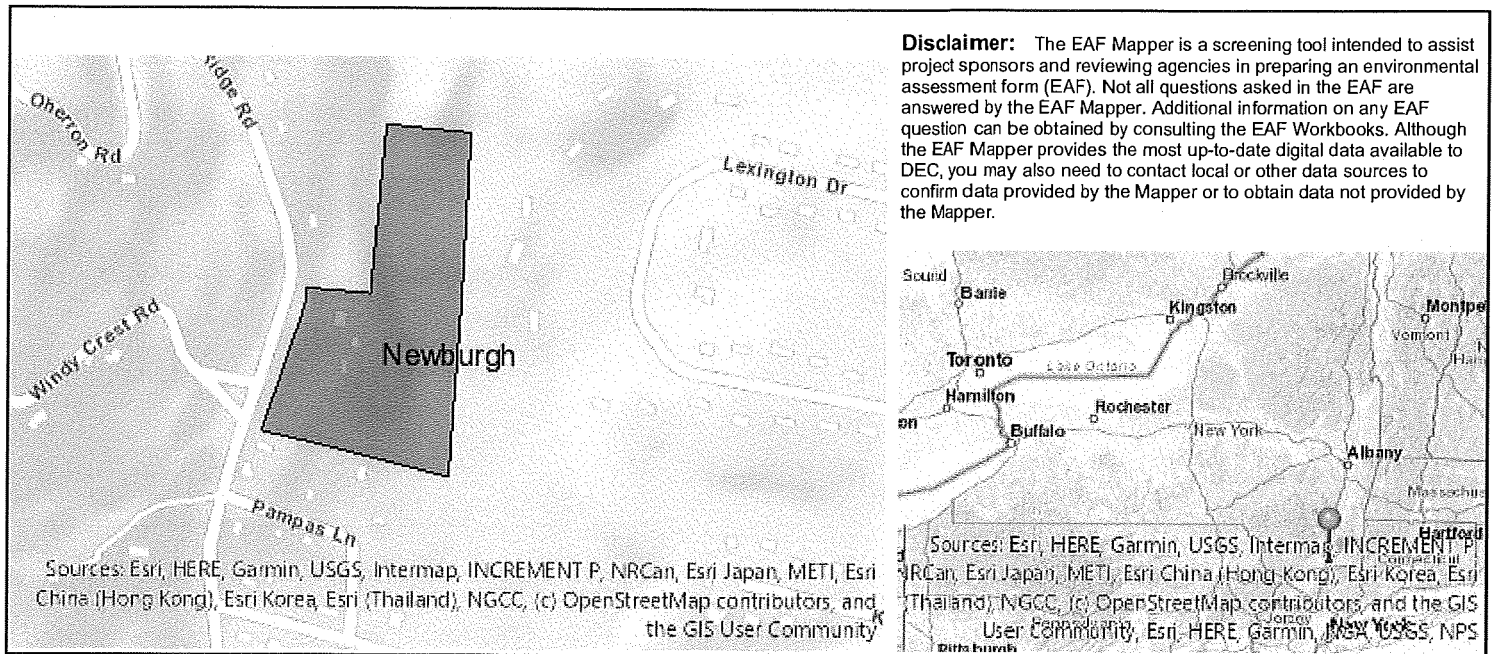
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Control Point Associates		Telephone: 845-691-73339 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 <input checked="" 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
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. <input type="checkbox"/> Urban <input checked="" 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,	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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____ Not applicable - no construction proposed	<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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ There is a pond on the site which will not be altered			

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, <div style="margin-left: 20px;"> 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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> </div>	NO	YES
	<input checked="" 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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Control Point Associates, Patricia P. Brooks, L.S.</u> Date: <u>September 02, 2025</u></p> <p>Signature: <u><i>Patricia P. Brooks</i></u> Title: <u>Land Surveyor /Agent</u></p>		



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

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. ~~NEWBURGH~~ ~~OF ANGE~~ 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.oprs.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 Frozen Ridge Rd.
* STREET NUMBER * STREET NAME
Newburgh 12550
* CITY OR TOWN * ZIP CODE

2. Buyer Name Lynch James
* LAST NAME COMPANY * FIRST NAME
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
* STREET NUMBER AND NAME * CITY OR TOWN * STATE * ZIP CODE

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

5. Deed Property Size X OR 1.30
* FRONT FEET * DEPTH * ACRES

6. Seller Name Goodrich Richard
* LAST NAME COMPANY * FIRST NAME
Goodrich Cheryl
* LAST NAME COMPANY * 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.

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 Dates
☐ H. Sale of Business is Included in Sale Price
☒ I. Other Unusual Factors Affecting Sale Price (Specify Below)
☐ J. None

Comment(s) on Condition:

14. Indicate the value of personal property included in the sale 0.00

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

16. Year of Assessment Roll from which information taken(Y/Y) 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 of 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 willful 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

DATE

BUYER SIGNATURE

BUYER SIGNATURE

DATE

BUYER CONTACT INFORMATION

(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.)

Lynch James
* LAST NAME * FIRST NAME
(845) 591-7355
* AREA CODE * TELEPHONE NUMBER (Ex. 999/999)
306 Curry Cross Rd
* STREET NUMBER * STREET NAME
New Windsor NY 12553
* CITY OR TOWN * STATE * ZIP CODE

BUYER'S ATTORNEY
Spitzer Alvin
* LAST NAME * FIRST NAME
(845) 639-1900
* AREA CODE * TELEPHONE NUMBER (Ex. 999/999)



SECTION 20 BLOCK 1 LOT 34.12
130.2

RECORD AND RETURN TO:
(name and address)

Richard M.
Goodrich

TO
Richard M. Goodrich +
Cheryl M. Goodrich

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

THIS IS PAGE ONE OF THE RECORDING

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

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED 2 MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER _____

PROPERTY LOCATION

2089 BLOOMING GROVE (TN)	4289 MONTGOMERY (TN)
2001 WASHINGTONVILLE (VLG)	4201 MAYBROOK (VLG)
2289 CHESTER (TN)	4203 MONTGOMERY (VLG)
2201 CHESTER (VLG)	4205 WALDEN (VLG)
2489 CORNWALL (TN)	4489 MOLINT HOPE (TN)
2401 CORNWALL (VLG)	4401 OTISVILLE (VLG)
2600 CRAWFORD (TN)	4600 NEWBURGH (TN)
2800 DEERPARK (TN)	4800 NEW WINDSOR (TN)
3089 GOSHEN (TN)	5089 TUXEDO (TN)
3001 GOSHEN (VLG)	5001 TUXEDO PARK (VLG)
3003 FLORIDA (VLG)	5200 WALLKILL (TN)
3005 CHESTER (VLG)	5489 WARWICK (TN)
3200 GREENVILLE (TN)	5401 FLORIDA (VLG)
3489 HAMPTONBURGH (TN)	5403 GREENWOOD LAKE (VLG)
3401 MAYBROOK (VLG)	5405 WARWICK (VLG)
3689 HIGHLANDS (TN)	5600 WAWAYANDA (TN)
3601 HIGHLAND FALLS (VLG)	5889 WOODBURY (TN)
3889 MINISINK (TN)	5801 HARRIMAN (VLG)
3801 UNIONVILLE (VLG)	
4089 MONROE (TN)	
4001 MONROE (VLG)	
4003 HARRIMAN (VLG)	
4005 KIRYAS JOEL (VLG)	

CITIES

0900 MIDDLETOWN
1100 NEWBURGH
1300 PORT JERVIS

9999 HOLD

NO PAGES 4 CROSS REF. _____
CERT. COPY _____ ADD'L X-REF. _____
MAP# _____ PGS. _____

PAYMENT TYPE: CHECK /
CASH _____
CHARGE _____
NO FEE _____

Taxable
CONSIDERATION \$ 0
TAX EXEMPT _____
Taxable
MORTGAGE AMT. \$ _____
DATE _____

MORTGAGE TAX TYPE:

____ (A) COMMERCIAL/FULL 1%
____ (B) 1 OR 2 FAMILY
____ (C) UNDER \$10,000
____ (E) EXEMPT
____ (F) 3 TO 6 UNITS
____ (I) NAT.PERSON/CR. UNION
____ (J) NAT.PER-CR.UN/1 OR 2
____ (K) CONDO

DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM: H&D

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



BARGAIN AND SALE DEED WITH COVENANTS
AGAINST GRANTORS ACTS

HN 35280

MAY

his 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

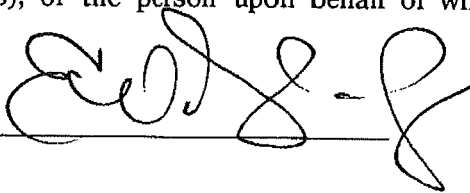
HILL-N-DALE ABSTRACTERS, INC.
20 SCOTCHTOWN AVENUE
P.O. BOX 547
GOSHEN, NEW YORK 10924
(845) 294-5110
FAX (845) 294-9581

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 6/30/06

Record and Return to:

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

SCHEDULE A

DESCRIPTION

Title Number: **HN 35280**

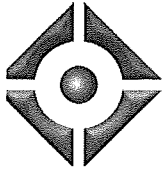
All that certain plot, piece or parcel of land lying, situate and being in the Town of Newburgh, County of Orange, State of New York being shown and described as follows:

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.

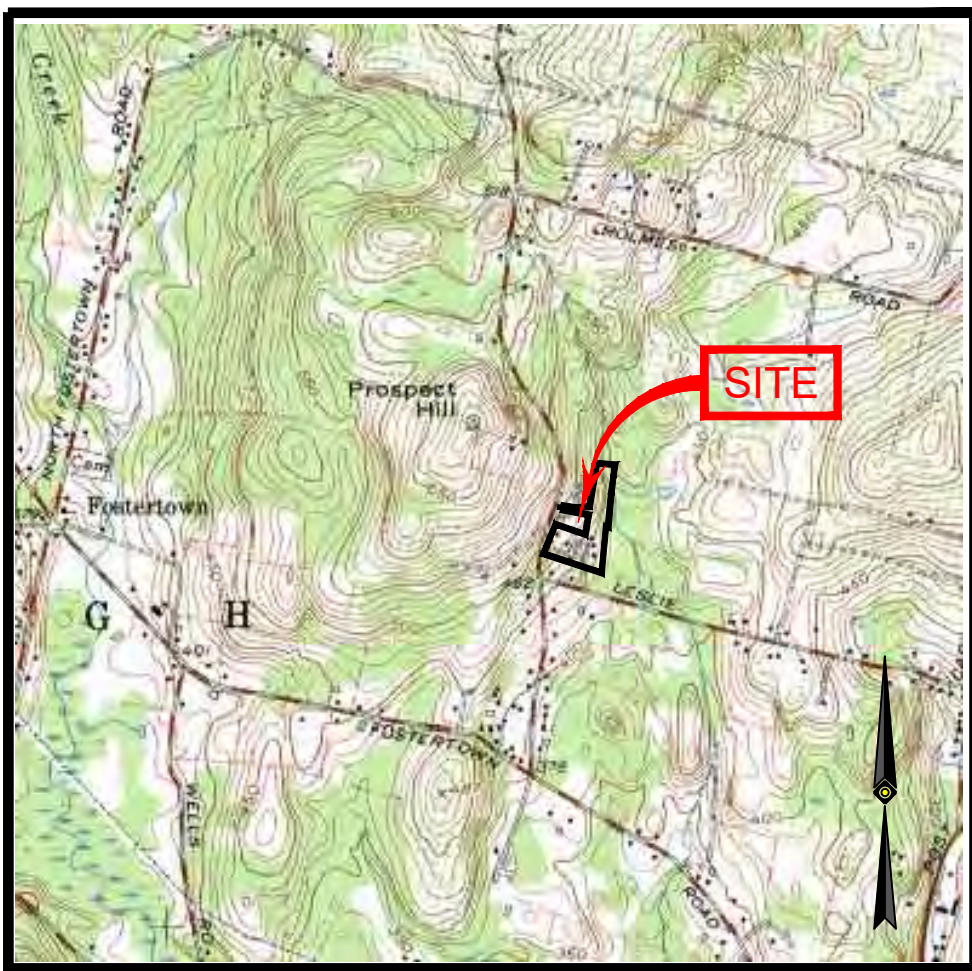


September 03, 2025

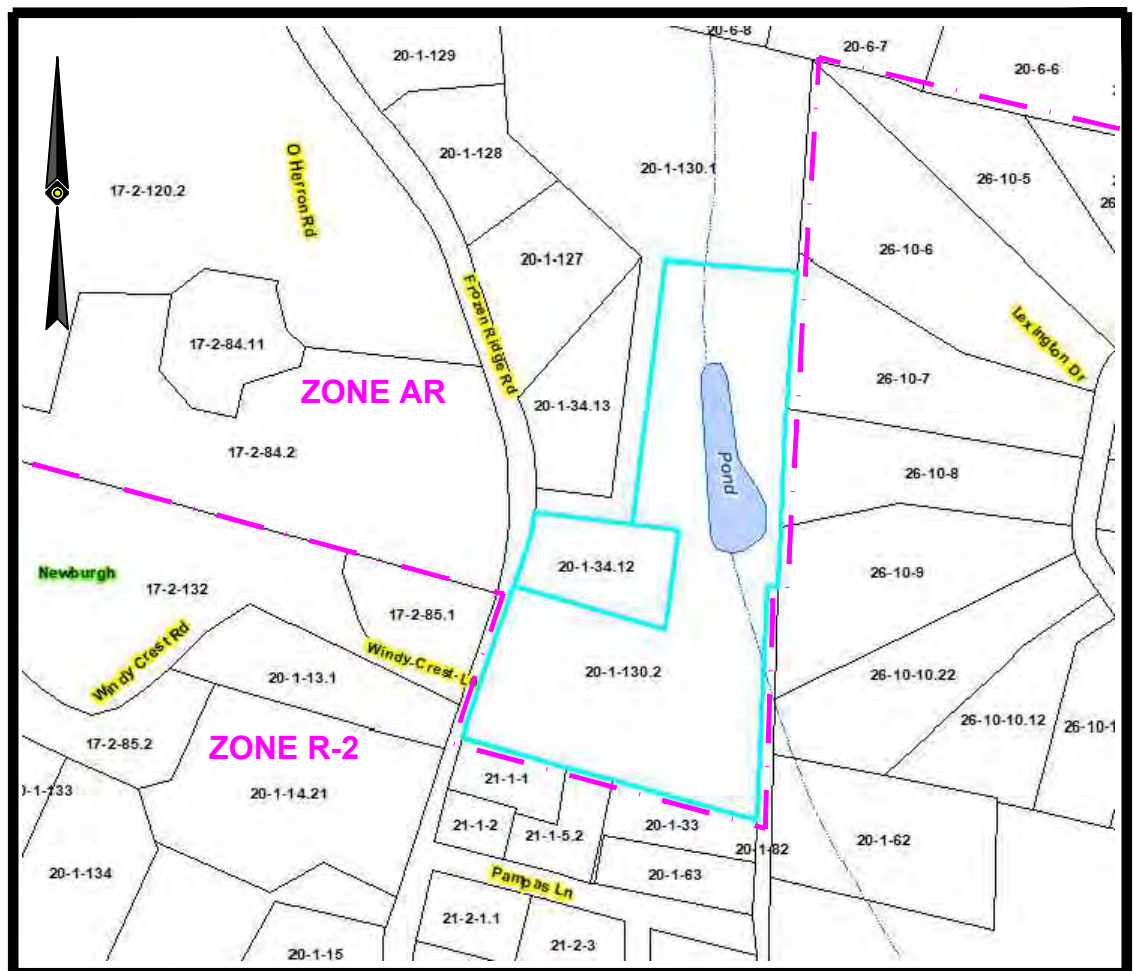
Letter of Intent
Lot Line Change Between Lands of
James Lynch with Lands of Richard M. Goodrich

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.



LOCATION MAP SCALE : 1"= 2000'
USGS QUADRANGLE: NEWBURGH



SECTION : 20, BLOCK : 1, LOTS : 130.2 & 34.12
TAX MAP SCALE : 1"= 400'

OWNER'S CERTIFICATION

THE UNDERSIGNED, OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE OF THE PROPERTY SHOWN ON THIS PLAT, DOES HEREBY CERTIFY THAT HE/SHE HAS REVIEWED THIS PLAT, IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS NOTES AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND AGREES TO FILE THIS MAP WITH THE ORANGE COUNTY CLERK.

Signature _____ Date _____

Signature _____ Date _____

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 PLAT AS APPROVED SHALL VOID THIS APPROVAL.

Chairperson – Town Planning Board _____ Date _____

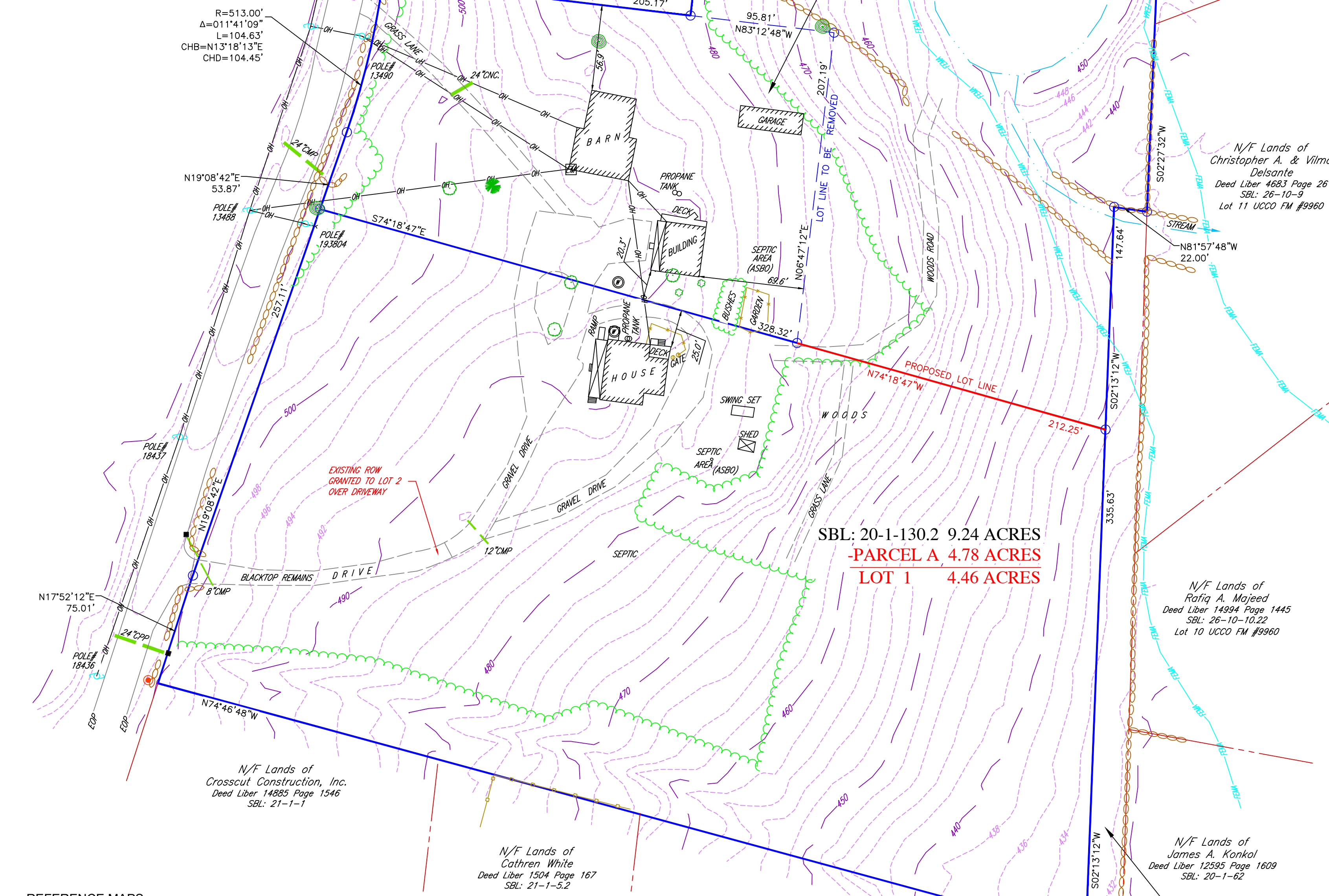
TOTAL AREA : 10.54 ACRES

ZONING TABLE			
ZONING INFORMATION AR DISTRICT SCHEDULE 2 SOURCE TOWN ZONING MAP			
ITEMS	REQUIRED	LOT 1	LOT 2
MIN LOT AREA	40000 SQFT	6.08	4.46
MIN LOT WIDTH	150'	±330'	±192'
MIN LOT DEPTH	150'	±550'	±520'
MIN FRONT YARD	50'	200.9'	145.3'
MIN 1 SIDE YARD	30'	25'	20.3'
SIDE TOTAL	80'	283.3'	77.2'
MIN REAR YARD	50'	293.4'	69.6'
MAX BUILDING HEIGHT	35'	<35'	<35'
MAX BUILDING COVERAGE	10%	1%	1%
MAX SURFACE COVERAGE	20%	2%	2%
HABITABLE FLOOR AREA	900 SQFT	>900 SQFT	>900SQFT

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED FEBRUARY 2023 AS AVAILABLE ON ECODE360.COM

- LEGEND**
- EXISTING CONTOUR
 - BOUNDARY LINE
 - APPROXIMATE TAX MAP LINE
 - STONE WALL
 - OVERHEAD WIRES
 - EDGE OF WOODS
 - GUIDE RAIL
 - WOOD FENCE
 - WIRE FENCE
 - GATE POST
 - UTILITY POLE
 - GUY WIRE
 - ELECTRIC METER
 - CATCH BASINS
 - WATER WELL
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - STUMP
 - BUSH
 - EDGE OF PAVEMENT
 - TYPICAL
 - REBAR

FROZEN RIDGE ROAD
(ASPHALT ROADWAY)



- NOTES:**
- UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
 - SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY.
 - THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. (THE SURVEYOR). INFORMATION PROVIDED BY THE CLIENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON. CHANGES TO THE PROPERTY AFTER THE FIELD DATE ARE NOT THE RESPONSIBILITY OF THE SURVEYOR.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS IMPORTANT THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. BOUNDARY AND EASEMENT LINES ARE BASED UPON AVAILABLE DOCUMENTATION AT THE TIME OF SURVEY AND ARE SUBJECT TO SAID TITLE REPORT. THIS SURVEY DOES NOT ADDRESS OWNERSHIP AND POSSIBLE RIGHTS OF ADJOINING PROPERTIES. THIS SURVEY IS THE OPINION OF THE SURVEYOR AND IS NOT A LEGAL DECISION REGARDING PROPERTY BOUNDARY OR RIGHTS.
 - TOGETHER WITH AND SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
 - THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
 - FROZEN RIDGE ROAD BOUNDS BASED ON REFERENCE MAP 1, COMPUTED 25' OFF EXISTING CENTERLINE OF ROAD.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - 2' LIDAR CONTOURS BASED ON NYS GIS 2014 3 COUNTY 1 METER LIDAR DATASET. ELEVATION DATUM IS APPROXIMATE NAVD88.
 - PARCEL A IS TO BE CONVEYED AND COMBINED WITH SBL LOT 34.12 AND IS NOT CONSIDERED A BUILDABLE LOT UNTO ITSELF.
 - A PORTION OF LOT 2 IS LOCATED WITHIN A FEMA FLOOD ZONE, AS DEPICTED ON REFERENCE MAP 4, AND APPROXIMATELY SHOWN PER CORNELL UNIVERSITY GIS INFORMATION REPOSITORY AND IS THEREFORE SUBJECT TO ALL LAWS AND REGULATIONS APPLICABLE THERETO.
 - LOT 2 MAY CONTAIN REGULATED WETLANDS WHICH HAVE NOT BEEN FIELD LOCATED OR DESIGNATED HEREON.

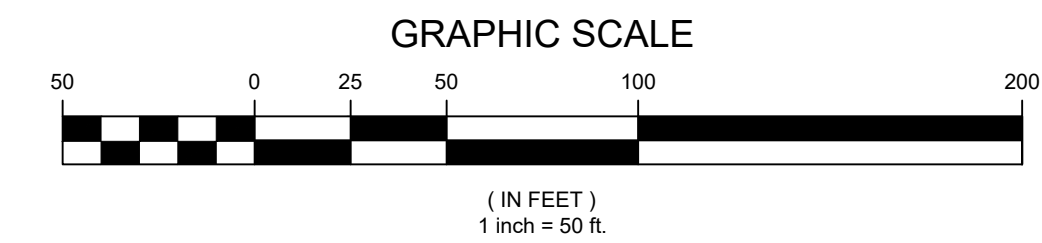
REFERENCE DEED :
SBL: 20-1-130.2
Richard M. Goodrich
Richard M. Goodrich
Cheryl M. Goodrich
DEED LIBER 11871 PAGE 1781
DATED 27, May 2005
FILED 14, June 2005

RECORD OWNER :
Richard M. Goodrich
74 Frozen Ridge Road
Newburgh, NY 12550

SBL: 20-1-34.12
Richard M. Goodrich
Cheryl M. Goodrich
- to -
James Lynch
DEED LIBER 15480 PAGE 285
DATED 13, October 2023
FILED 16, October 2023

SBL: 20-1-34.12
Richard M. Goodrich
Cheryl M. Goodrich
- to -
James Lynch
306 Currycross Road
New Windsor, NY 12553

- REFERENCE MAPS:**
- SBL 20-1-130.2 BEING LOT 2 AS DESIGNATED ON A MAP ENTITLED "FINAL MAP OF SUBDIVISION OF LANDS OF RICHARD M. GOODRICH" FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 14, 2002 AS FILED MAP NO. 164-02 AND IS SUBJECT TO ALL PROVISIONS NOTED THEREON.
 - SBL 20-1-34.12 BEING LOT 2 AS DESIGNATED ON A MAP ENTITLED "MAP OF SUBDIVISION FOR RICHARD M. GOODRICH" FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON NOV. 02, 1989, AS FILED MAP NO. 9698 AND IS SUBJECT TO ALL PROVISIONS NOTED THEREON.
 - "SUBDIVISION PLAT ORCHARD MEADOWS SUBDIVISION" FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON JULY 18, 1990 AS FILED MAP NO. 9960.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, ORANGE COUNTY, NEW YORK, (ALL JURISDICTIONS), PANEL 142 OF 630", MAP NUMBER 36071C0142E; EFFECTIVE DATE: 03 AUGUST, 2009.



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

PATRICIA PAULI BROOKS, LS
NEW YORK PROFESSIONAL LAND SURVEYOR #49795

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
1	FIELD DATE 06-26-25				
2	FIELD BOOK NO. HV# 21				
3	FIELD BOOK PG. 41-42				
4	FIELD CREW BN/TL				
5	DRAWN GEO				
6	DATE 07-10-2025				
7	SCALE 1" = 50'				
8	FILE NO. 12-230350-01				
9	DWG. NO. 1 OF 1				

MAP OF LOT LINE REVISION BETWEEN LANDS OF RICHARD M. GOODRICH AND LANDS OF JAMES LYNCH
SBL: 20-1-130.2 & 34.12 TOWN OF NEWBURGH
COUNTY OF ORANGE, STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC PC
11 MAIN STREET
HIGHLAND, NY 12528
845.691.7339
WWW.CPASURVEY.COM

WARRDEN, NJ 08068-0800
CHATELAIN, NJ 08068-0800
MT. LAUREL, NJ 08054-0800
MANASSAS, VA 20108-0800
LONG ISLAND, NY 11560-0800
SOUTH BRIDGE, MA 01906-0800
ROCKY HILL, CT 06067-0800
P.O. BOX 1000, NY 12528-0800
P.O. BOX 1000, NY 12528-0800



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

CONTROL POINT ASSOCIATES INC. PC - ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. THIS PROHIBITED.