

TOWN OF NEWBURGH - ZONING DISTRICT RR - RESERVOIR  
PROPOSED USE: SINGLE FAMILY / MULTI-FAMILY

MAXIMUM ALLOWABLE			
BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT
ACCESSORY BUILDING HEIGHT	15 FT	* 19' 8"	N/A
LOT COVERAGE (BUILDINGS)	10 %	1 %	3 %
IMPERVIOUS COVERAGE	10 %	2 %	10 %

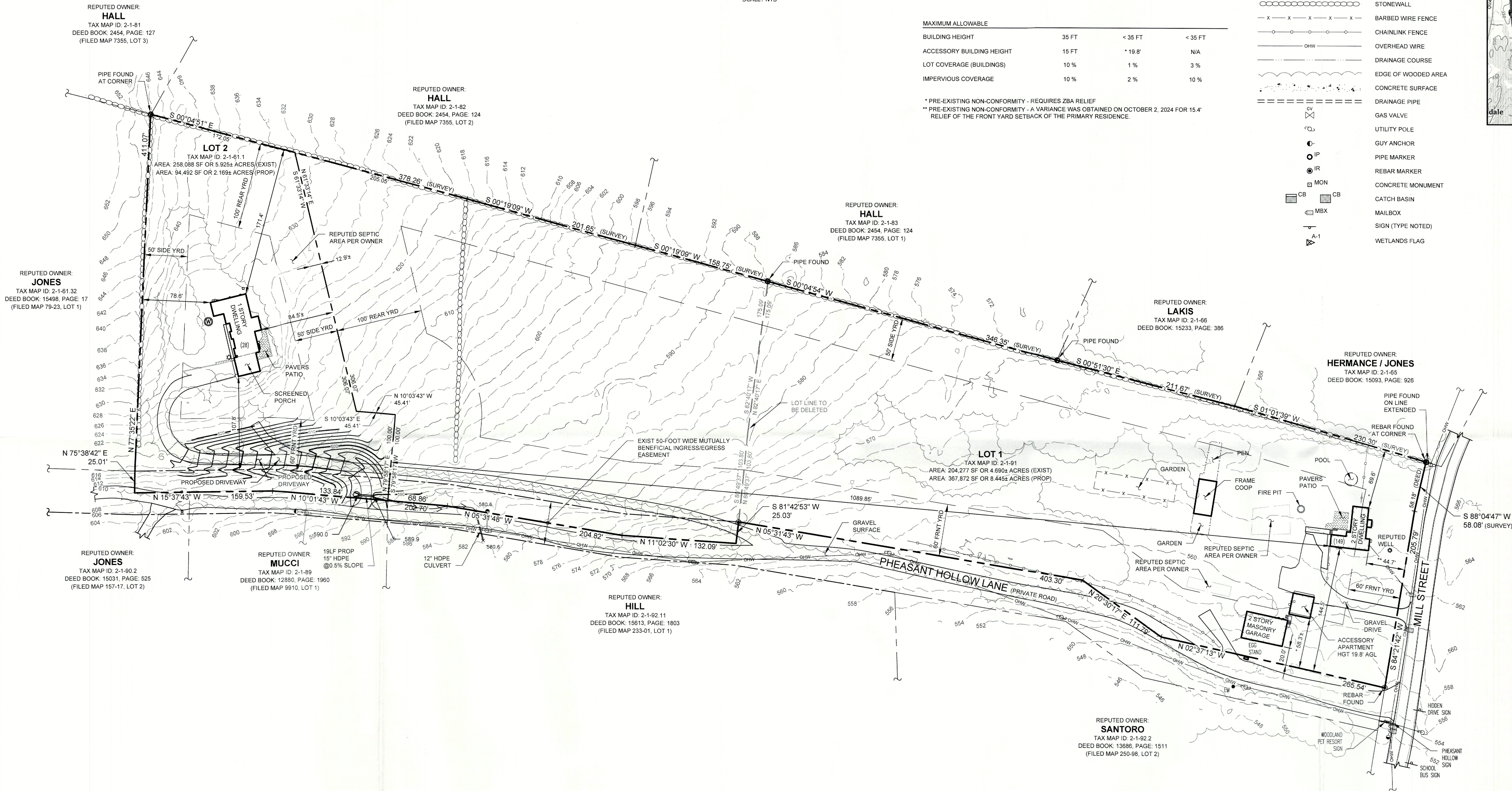
\*\* PRE-EXISTING NON-CONFORMITY - A VARIANCE WAS OBTAINED ON OCTOBER 2, 2024 FOR 15.4 RELIEF OF THE FRONT YARD SETBACK OF THE PRIMARY RESIDENCE.

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	CONTOUR LINE
	INDEX CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPOSED INDEX CONTOUR LINE
	EDGE OF ROAD
	CURB LINE
	STONEWALL
	BARBED WIRE FENCE
	CHAINLINK FENCE
	OVERHEAD WIRE
	DRAINAGE COURSE
	EDGE OF WOODED AREA
	CONCRETE SURFACE
	DRAINAGE PIPE
	GAS VALVE
	UTILITY POLE
	GUY ANCHOR
	PIPE MARKER
	REBAR MARKER
	CONCRETE MONUMENT
	CATCH BASIN
	MAILBOX
	SIGN (TYPE NOTED)
	WETLANDS FLAG




U.S.G.S. QUADRANGLE MAP  
SCALE: 1" = 2000'

1. TAX MAP IDENTIFICATION NUMBER, SECTION 2, BLOCK 1, LOTS 61 & 1 & 2
2. TOTAL AREA OF SUBJECT PARCELS: 8.925+ ACRES (TAX MAP ID 2-1-61) 4.999+ ACRES (TAX MAP ID 2-1-61)
3. DEED REFERENCE:  
DEED LIBER 15613, PAGE 1948 (TAX MAP ID 2-1-61)  
DEED LIBER 16233, PAGE 1971 (TAX MAP ID 2-1-61)
4. TOTAL NUMBER OF LOTS IS 2
5. MAP REFERENCES  
A. A MAP ENTITLED, "SUBDIVISION OF SHEA-D'ACRES" BY ROY H. PAULI LAND SURVEYOR, P.C. & JOHN C. DOYLE, P.E., SURVEYED ON MAY 28, 1989 AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON NOVEMBER 16, 1989 AS MAP NUMBER 9723.  
B. AN AMENDED MAP ENTITLED, "SUBDIVISION OF SHEA-D'ACRES" BY ROY H. PAULI LAND SURVEYOR, P.C., DATED APRIL 18, 1990 AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON MAY 28, 1990 AS MAP NUMBER 9910.
6. RECORD OWNER & APPLICANT:  
JAMIEE SPINELLI HILL  
SPINELLI HILL  
149 MILL STREET  
WALKILL, NEW YORK 12589
7. THIS SURVEY IS BASED ON NEW YORK STATE PLANE NAD 83 (2011), ZONE 3101 DATUM (USFT) DERIVED FROM GPS OBSERVATIONS.
8. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A LIDAR COLLECTION "SOUTHEAST 4 COUNTY 2022" A YEAR 2022 1M DIGITAL ELEVATION MODEL (DEM) BY THE STATE OF NEW YORK TO MEET THE MINIMUM STANDARD SET FORTH BY THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS), FOR USE AS 2'5" CONTOURS. THE DEM WAS ACQUIRED FROM ORTHOS DSSWS NY GOV, THE CONTOURS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
9. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE OR DOCUMENTS FROM A TITLE SEARCH AND IS FURNISHED SUBJECT TO AN UNWAIVER STATEMENT OF FACTS THAT MAY BE REVEALED IN SUCH REPORTS.
10. SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS OF RECORD.
11. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES OR OTHERWISE SHOWN HEREON ARE FOR THE SPECIFIC PURPOSE OF INTERPRETATION OF COMPLIANCE WITH ZONING AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENTS TO THE LAND.
12. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING SURVEYING PRACTICES AND SURVEYS AUTHORIZED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. INC. THE STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO THE PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE CONTRACTING AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
13. CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.
14. ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REFERENCING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THE ENCROACHMENTS ON SUCH UNDERGROUND UTILITIES AND/OR IMPROVEMENTS BY ANY UNAUTHORIZED COPIES OR P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.
15. UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT, INCORRECT, ERRONEOUS, OR MISLEADING INFORMATION OR OMIT IMPORTANT AND RELEVANT INFORMATION. DO NOT RELY ON UNAUTHORIZED COPIES. THE SCALE, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED OR OTHERWISE VOID ON ALL UNAUTHORIZED COPIES. ALL ORIGINAL DOCUMENTS BEAR AN ORIGINAL IMPRESSION AND INK SIGNATURE.
16. ALL UNDERGROUND UTILITIES AND/OR IMPROVEMENTS OR THE ENCROACHMENT OF SUCH IMPROVEMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF THE ENCROACHMENT OF SUCH UNDERGROUND IMPROVEMENTS EXIST OR ARE SHOWN HEREON, THE CONTRACTING AGENCY AND/OR LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP SHALL BE RESPONSIBLE FOR SUCH IMPROVEMENTS ARE NOT COVERED BY THIS CERTIFICATE.



DRAWING STATUS		ISSUE DATE: 08/28/25	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER	
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF	N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	1	OF	1
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OTHER: _____	N/A	OF	N/A
<input type="checkbox"/> FOR BID / CONSTRUCTION	N/A	OF	N/A

THIS PLAN AND ALL THE INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE BY WHOM THE SERVICES WERE CONTRACTED OR TO WHOM IT WAS CERTIFIED. THIS DRAWING MAY NOT BE REPRODUCED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ENGINEERING & SURVEYING PARTNERS, P.C. THIS SHEET SHALL BE CONSIDERED VOID IF NOT ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

 <b>ENGINEERING &amp; SURVEYING PROPERTIES</b> Achieving Successful Results with Innovative Designs		<b>MONTGOMERY OFFICE</b> 71 CLINTON STREET MONTGOMERY, MI 12549 Ph: (845) 457-7727 WWW.EP-PC.COM	
<b>LOT LINE CHANGE &amp; TOPOGRAPHIC MAPPING PLAN</b>			
<b>JAMIEE &amp; STODDARD HILL</b> <b>149 MILL ST. &amp; 28 PHEASANT HOLLOW LN.</b> <b>TOWN OF NEWBURGH</b> <b>ORANGE COUNTY, NEW YORK</b>			
JOB #:	2205.01	DRAWN BY:	BDB
DATE:	07/07/25	SCALE:	1" = 60'
REVISION:	08/28/25	TAX LOT:	

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW

JAMIEE SPINELLI HILL;  
STODDARD S. HILL;  
TOWN OF NEWBURGH;

THAT THIS SURVEY MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, BASED ON DATA CONTAINED IN DEEDS OR MAPS OF RECORD LISTED HEREON, TOGETHER WITH EVIDENCE FOUND IN THE FIELD, AND THAT THERE ARE NO SURFACE ENCROACHMENTS EXCEPT AS OTHERWISE SHOWN HEREON, AS COMPLETED ON LAST FIELD DATE.

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S  
EMBOSSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF  
THE SURVEYOR'S ORIGINAL WORK AND OPINION.

## OWNERS CONCURRENCE:

I, JAMIEE SPINELLI HILL AND STODDARD S. HILL, RESIDING AT 149 MILL STREET, IN THE TOWN OF NEWBURGH, ORANGE COUNTY NEW YORK AND BEING THE OWNERS OF TAX MAP LOT ID: 2-1-61.1 & 91 IN THE TOWN OF NEWBURGH ORANGE COUNTY NEW YORK, HEREBY CONCUR TO THE PROPOSED LOT LINE CHANGE DEPICTED HEREON.

OWNERS NAME \_\_\_\_\_ DATE \_\_\_\_\_

OWNERS NAME \_\_\_\_\_ DATE \_\_\_\_\_