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

	TE RECEIVED (Ap	: TOWN FILE NO: Oplication fee returnable with this application)
1.		ision/Site Plan (Project name): nge & Topographic Mapping Plan, Jamiee & Stoddard Hill
2.	Owner of Land Name	s to be reviewed: Jamiee Spinelli Hill & Stoddard S. Hill
	Address	149 Mill Street, Wallkill, NY 12589
	Phone Email	914-760-6230 stoddardhill@yahoo.com
3.	Applicant Infor	mation (If different than owner): same
	Address	
	Representati Phone Email	ve
	Subdivision/Site	e Plan prepared by: Engineering & Surveying Properties, PC
	Address Phone	71 Clinton Street, Montgomery, NY 12549 (845)457-7727
	Email	brian@ep-pc.com
•		ls to be reviewed: & 28 Pheasant Hollow Road
•	Zone RR - Reservation R	

8.	Project Description and Purpose of Review:
	Number of existing lots 2 Number of proposed lots 2
	Lot line change Lot Line Change
	Site plan review
	Clearing and grading To add new Driveway Entrance on Lot 2
	Other
	OVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF IE PROJECT
9.	Easements or other restrictions on property: (Describe generally) 50ft Ingress/Egress Easement over Pheasant Hollow Lane (Private) In Common with Other Adjoiners
10.	The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:
	Signature: Aprill Aul Aug M. Title Print Name: Jamile Hill Shellad H. 11
	Print Name: Tamile Hill Shotland Hill
	Date:

<u>NOTE:</u> 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 Change, Jaimee & Stoddard Hill

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following i Application Form	items shall be submitted with a COMPLETED Planta.	ning Board
1. X Environme	ental Assessment Form As Required	
2. X Proxy State	tement	
3. X Application	n Fees	
4. X Completed	l Checklist (Automatic rejection of application witho	out checklist)
Site Plan prior to	checklist items shall be incorporated on the Subdivi consideration of being placed on the Planning Board the checklist will result in rejection of the application	d Agenda.
1. X Name and	address of applicant	
2. X Name and	address of owner (if different from applicant)	
3. × Subdivision	n or Site Plan and Location	
4 Tax Map I	Data (Section-Block-Lot)	
5. X Location m	map at a scale of 1 " = 2,000 ft. or less on a tax map or with property outlined	r USCGS map
	ble showing what is required in the particular zone a is proposing. A table is to be provided for each propo	
7. N/A Show zoning to a differe	ng boundary if any portion of proposed site is within ent zone	ı or adjacent
8. X Date of pla	an preparation and/or plan revisions	
	lan is drawn to (Max 1" = 100')	
	row pointing generally up	

11. X Surveyor's Certification
12. X Surveyor's seal and signature
13. X Name of adjoining owners
14. N/A Wetlands and buffer zones with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. N/A Flood plain boundaries
16. N/A Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17 Metes and bounds of all lots
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. X Show existing or proposed easements (note restrictions)
20. X Right-of-way width and Rights of Access and Utility Placement
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. X Lot area (in sq. ft. for each lot less than 2 acres)
23. X Number of lots including residual lot
24. N/A 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. X 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. \times 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. X 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. Number of acres to be cleared or timber harvested
34. <u>>40</u> Estimated or known cubic yards of material to be excavated and removed from the site
35 Estimated or known cubic yards of fill required
36. 40 The amount of grading expected or known to be required to bring the site to readiness Lot 2 Driveway Cut
37 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. O 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.
39List 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:
Licensed Professional Signature
Print Name: Brian Babcock, LS
Date: _07/08/25
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: 07/08/25

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 <u>permit</u> 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 by exempt from the permit application, public hearing, fee and bonding requirements of the law <u>provided</u> 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 many 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: Jamiee Spinelli Hill &	Stoddard Hill
Name of owner on premises:	nelli Hill & Stoddard Hill
Address of owner: 149 Mill Street	
Telephone number of owner: 914-760-	6230
Telephone number of applicant: 914-7	60-6230
State whether applicant is owner, lessee, Owner	agent, architect, engineer or contractor:
Location of land on which proposed worl 28 Pheasant Hollow Lane	x will be done:
Section: 2 Block: 1	Lot: 61.1 Sub. Div.:
Zoning District of Property: RR	Size of Lot: 2.169 Acres
Area of lot to be cleared or graded: 8,00	00 SF
Proposed completion of date: 2025	
EAF: Time of year limitations exist for T	hreatened and Endangered Species-
Identify Species & dates if applicable: None	
Name of contractor/agent, if different tha	n owner: TBD
Address:	
Telephone number:	
Date of Planning Board Approval:	(if required)
I hereby agree to hold the Town of Newbi	irgh harmless from any claims arising
from the proposed activity.	
Signature of owner:	Date:
Signature of applicant (if different than ov	wner):
TOWN ACTION:	
Examined:	20
Approved:	
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

Jamiee & Stoddard Hill

APPLICANT'S NAME-- PRINTED

DATE

PROXY

(OWNER) Jamiee & Stoddard Hill , DEPO	SES AND SAYS THAT HE/SHE
RESIDES AT 149 Mill Street, Wallkill NY 12589	1444
IN THE COUNTY OF Orange	
AND STATE OF New York	· · · · · · · · · · · · · · · · · · ·
AND THAT HE/SHE IS THE OWNER IN FEI Address: 149 Mill Street & 28 Pheasant Hollow Lan	
Section 2 Block 1 Lot 6	•
WHICH IS THE PREMISES DESCRIBED IN	THE FOREGOING
APPLICATION AS DESCRIBED THEREIN	TO THE TOWN OF NEWBURGH
PLANNING BOARD AND Engineering & Surveyor	ing Properties, PC IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF	SAID BOARD
DATED: 7/31/25	Jamiel Hill
	OWNERS SIGNATURE
	Jamiee Hill Stoddard Hill
	OWNERS NAME (printed)
	WITNESS' SIGNATURE
NAMES OF ADDITIONAL REPRESENTATIVES	
	WITNESS' NAME (printed)
STATE OF NEW YORK)	
COUNTY OF ORANGE)SS.:	
On the $3/5^{+}$ day of \overline{July} a Notary Public in and for said State, personally appe	202 <u>5</u> , before me, the undersigned,
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 ins	trument and acknowledged to me that he
executed the same in his capacity, and that by his sig or the person upon behalf of which the individual actor	nature on the instrument, the individual,
JESSICA HOYE	
NOTARY PUBLIC, STATE OF NEW YOUNG TARY PUBLIC, STATE OF NEW YOUNG THE PUBLIC REGISTRATION NO. 01H00032416	& WWW. LANGE
NOTARY PUBLIC Registration No. 01HO0032415 Qualified in Orange County Commission Expires December 31.20	20

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.

7/31/25 DATED

APPLICANT'S SIGNATURE

Jamiee & Stoddard Hill

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:

NAME, ADDRESS, RELATIONSHIP OR INTEREST (financial or otherwise) This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh. TOWN BOARD X PLANNING BOARD ZONING BOARD OF APPEALS ZONING ENFORCEMENT OFFICER BUILDING INSPECTOR OTHER DATED INDIVIDUAL APPLICANT CORPORATE OR PARTNERSHIP APPLICANT	None	NONE
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BY:		CORPORATE OR PARTNERSHIP APPLICANT
BY:		
		RV •
		D1.
TITLE:		TITLE:
PRINT:		PRINT:

AGRICULTURAL NOTE

NOT APPLICABLE

(Required to be placed on all plans where property lies within 500 feet of land in active agricultural production or operation)

Property adjacent to lots (___) is in active agricultural operation and production and residents must be aware that such property is protected by New York State "Right to Farm Laws" as regulated by the Department of Agriculture and Markets. From time to time during and prior to the normal growing season land and crops may be sprayed from the ground or by air, manure may be applied, and periodic noise may occur from machinery operation at various times throughout the day. Residents should be aware of this action by the adjacent property owners.

() Specific lots adjacent to the active farming area which are impacted shall be inserted in this space.

AGRICULTURAL DATA STATEMENT

(Required pursuant to Agricultural and Markets Law §305-a for applications for site plan approvals, use variances and subdivision approvals that will occur on property within a County Agricultural District containing an active farm operation or on property with boundaries within five hundred feet of an active farm operation located in a County Agricultural District)

Name and address of the applican	nt:		· · · · · · · · · · · · · · · · · · ·		
Description of the proposed proje	ect:				
Location of the proposed project:	·				
					· · · · · · · · · · · · · · · · · · ·
Name(s) and address(es) of any or	wner(s) o	f land wit	thin a Cou	ınty Agricu	ltural
District containing active farming	g operatio	ns and lo	cated witl	nin five hur	idred feet of
the boundary of the project prope	/	······································	 	· · · · · · · · · · · · · · · · · · ·	
			- 1.4 V		
A tax map or other map showing	the site o	f the prop	osed proj	ect relative	to the
location of the identified farm ope					
APPLICANT'S SIGNATURE					
APPLICANT'S NAME - PRINTE	ED				
DATE	-				

ARCHITECTURAL REVIEW

NOT APPLICABLE

The Town of Newburgh Planning Board had been authorized to act as the Architectural Review Board for all: site plans, projects involving ten or more dwelling units, and any construction that would affect the character of a neighborhood under Section §185-59 of the Town Code (Zoning Law).

In order to perform this task, at some point prior to final approval, the applicant shall provide the Planning Board with elevations of buildings for all sides and a written (separately or on drawings) description of the materials, colors and textures to be used in construction. All signs are subject to architectural review as part of any Site Plan approval. Signage plans including size, height, color, logos and location must be included in the ARB Submission. Plans shall also include topographical information and any screening of portions of the buildings, either existing or proposed.

Samples of the material and colors to be used shall either be submitted to the Planning Board or brought to the meeting at which architectural review will be discussed.

ARCHITECTURAL REVIEW FORM TOWN OF NEWBURGH PLANNING BOARD

DATE:	
NAME OF PROJECT:	
The applicant is to submit in writing the following items pr	ior to signing of the site
plans.	
EXTERIOR FINISH (skin of the building):	
Type (steel, wood, block, split block, etc.)	
Type (steel, wood, block, split block, etc.)	
COLOR OF WITH EXAMENSOR OF DAMES	
COLOR OF THE EXTERIOR OF BUILDING:	
ACCENT TRIM:	
Location:	
Color:	
Type (material):	
PARAPET (all roof top mechanicals are to be screened on a	Il four sides):
and to be befreened on a	n tour staces).
ROOF:	
Type (gabled, flat, etc.):	
Material (shingles, metal, tar & sand, etc.):	
/ Color:	

WINDO	OWS/SHUTTERS:
	Color (also trim if different):
	Type:
DOORS	s:
	Color:
	Type (if different than standard door entrée):
SIGN:	
	Color:
	Material:
	Square footage of signage of site:
	Height:
Name a	nd Title (owner, agent, builder, superintendent of job, etc.)- Printed
Applica	ant's Signature

LIST OF ADJACENT PROPERTY OWNERS

Within ten business days following the applicant's first appearance before the Planning Board, the applicant shall forward a letter prepared by the Planning Board or an authorized agent of the Planning Board to all property owners within 500 feet of the land involved in the application, as the names of such owners appear on the last completed assessment roll of the Town, notifying the property owners of the receipt of the plat and application, by first class mail. The list of property owners shall be provided to the applicant from the Planning Board, through the Town Assessor's office.

The 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.

Short Environmental Assessment Form Part 1 - Project Information

AUG X 4 2025

Instructions for Completing

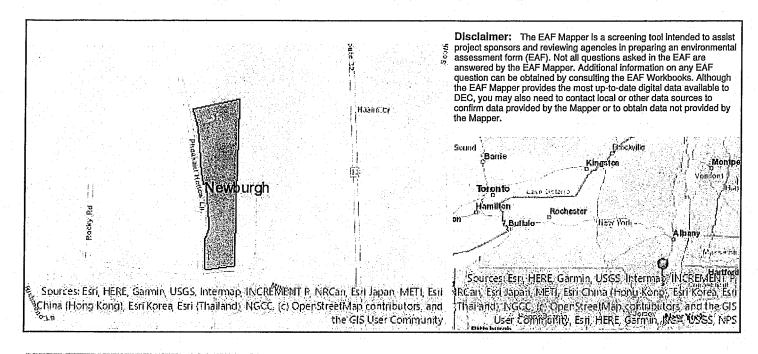
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

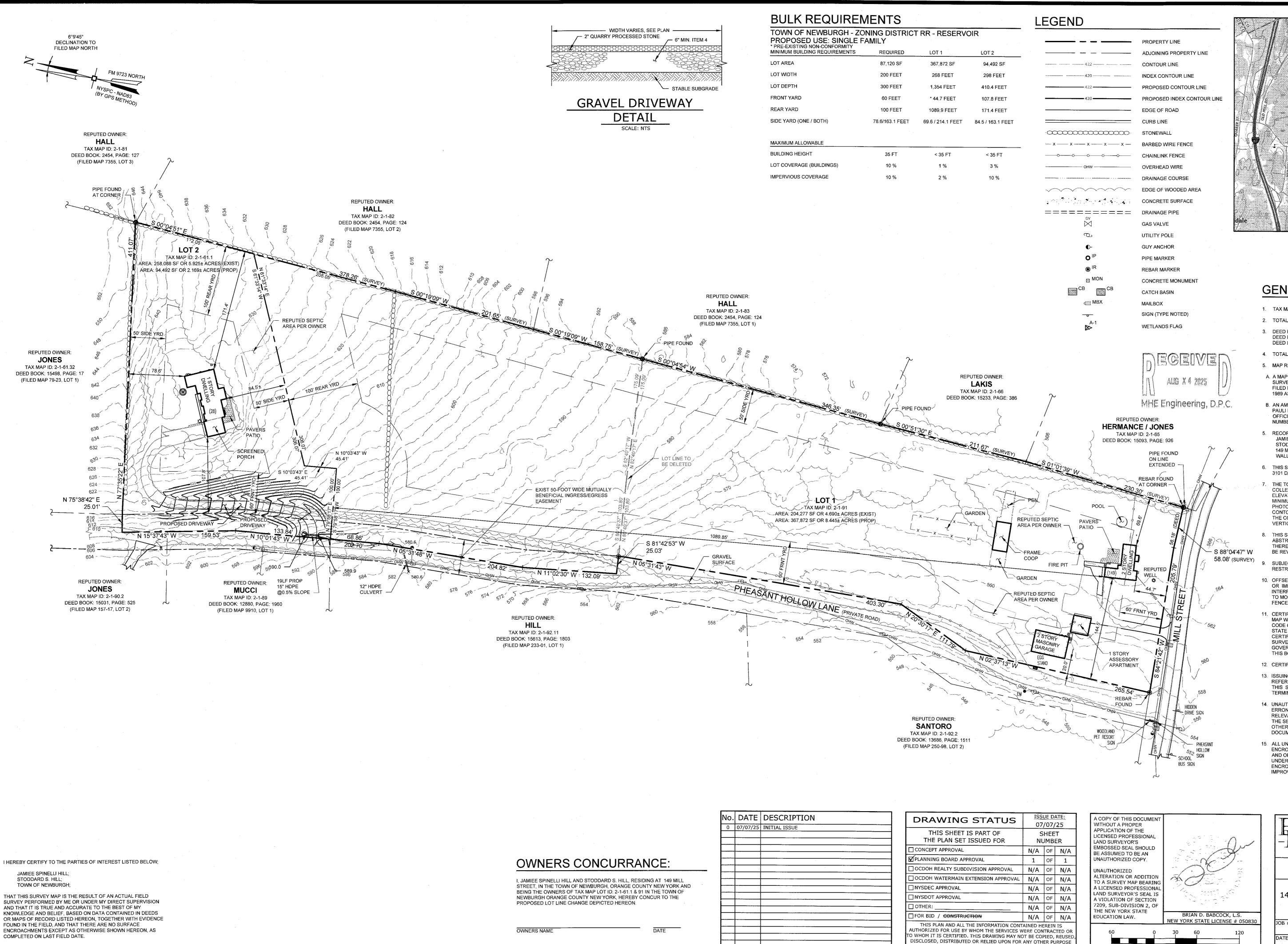
Part 1 – Project and Sponsor Information					
Jamiee Spinelli Hill and Stoddard S Hill					
Name of Action or Project:					
Lot Line Change Plan for Hill					
Project Location (describe, and attach a location map):					
149 Mill Street & 28 Pheasant Hollow Lane, Town of Newburgh					
Brief Description of Proposed Action:					
The proposed action is to move the common lot line between 2025 Tax Map Parcel 2-1-91 at	nd 2-1-61.1				
Tax Map Lot 2-1-61.1 is currently 5.5 acres and is proposed to become 2.0 acres Tax Map Lot 2-1-91 is currently 4.7 acres and is proposed to become 8.2 acres					
Both lots have single familiy dwelling services by individual wells and septic systems					
Name of Applicant or Sponsor:	Telephone: 914-760-6236	0			
Jamiee Spinelli Hill and Stoddard S Hill	E-Mail: stoddardhill@yah	noo.com			
Address:					
149 Mill Street					
City/PO:	State:	Zip Code:			
Wallkill, NY	NY	12589			
 Does the proposed action only involve the legislative adoption of a plan, loca administrative rule, or regulation? 	l law, ordinance,	NO YES			
If You attach a normative description of the intent of the name of the intent of the name of the intent of the int					
may be affected in the municipality and proceed to Part 2. If no, continue to question 2.					
2. Does the proposed action require a permit, approval or funding from any other government Agency? NO YES					
If Yes, list agency(s) name and permit or approval:					
3. a. Total acreage of the site of the proposed action?10.2 acres					
b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned					
or controlled by the applicant or project sponsor?	26 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(Spec	ify):				
Parkland					

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	П	1	$\dagger \Box$
b. Consistent with the adopted comprehensive plan?	一		
		NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			1
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?			
		МО	YES
If Yes, identify:		1	
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?			
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed		<u> </u>	
action? 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:	-	110	1155
		✓	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			
		✓	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:	}		
11 10, describe monde for providing waste water a calment,	-	V	
10 - Deader de la constitución d	$= \downarrow$		
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	}	NO	YES
Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	-		
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		V	
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
			V
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		✓	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	— [
	[

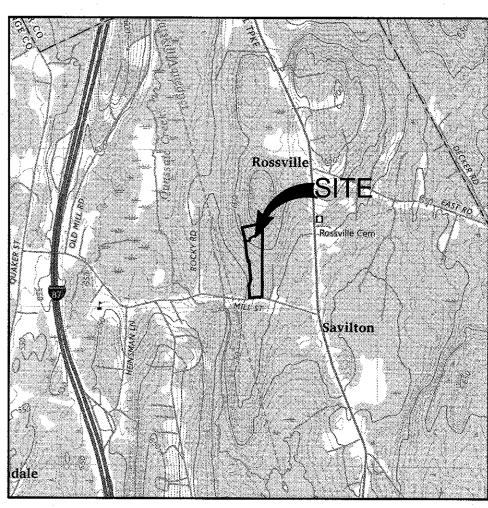
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐Shoreline ✓ Forest ☐ Agricultural/grasslands ☐ Early mid-successional		
☐Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
Federal government as threatened or endangered?	V	
16. Is the project site located in the 100-year flood plan?	NO	YES
	V	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water	NO	VEC
or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:		П
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste	NO	YES
management facility? If Yes, describe:		
If Yes, describe:	1	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste? If Yes, describe:	·	
	1	
		—
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE MY KNOWLEDGE	ST OF	
Preparers Name: Brian Babcock, LS Date: 07/08/25	1	
Signature:		· ·



Part 1 / Question 7 [Critical Environmental Area]	
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.
	No No



OWNERS NAME



LOCATION MAP

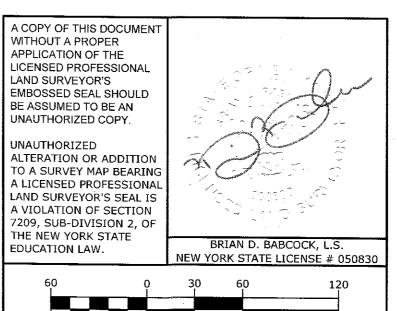
U.S.G.S. QUADRANGLE MAP SCALE: 1" = 2000'

GENERAL NOTES:

- 1. TAX MAP IDENTIFICATION NUMBER: SECTION 2, BLOCK 1, LOTS 61.1 & 91
- 2. TOTAL AREA OF SUBJECT PARCELS: 5.925± ACRES (TAX MAP ID: 2-1-61.1) 4.690± ACRES (TAX MAP ID: 2-1-91) 3. DEED REFERENCE:
- DEED LIBER 15613, PAGE 1948 (TAX MAP ID: 2-1-61.1) DEED LIBER 14233, PAGE 1971 (TAX MAP ID: 2-1-91)
- 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, PC. & JOHN C. DOYLE, P.E., SURVEYED ON MAY 23, 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 29, 1990 AS MAP NUMBER 9910.
- 5. RECORD OWNER & APPLICANT: JAMIEE SPINELLI HILL STODDARD S. HILL 149 MILL STREET
- WALLKILL, NEW YORK 12589
- 6. THIS SURVEY IS BASED ON NEW YORK STATE PLANE NAD 83 (2011), ZONE 3101 DATUM (USFT) DERIVED FROM GPS OBSERVATIONS.
- 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 2FT CONTOURS. THE DEM WAS ACQUIRED FROM ORTHOS DHSES NY, GOV. THE CONTOURS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- 8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE OR DOCUMENTS FROM A TITLE SEARCH AND IS THEREFORE SUBJECT TO WHATEVER STATEMENT OF FACTS THAT MAY BE REVEALED IN SUCH REPORTS.
- SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS OF RECORD.
- 10. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES OR IMPROVEMENTS ARE SHOWN 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.
- 11. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK 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 GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
- 12. CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.
- 13. ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REFERENCING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY ENGINEERING & SURVEYING PROPERTIES, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.
- 14. UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT, INCORRECT. ERRONEOUS, OR MISLEADING INFORMATION OR OMIT IMPORTANT AND RELEVANT INFORMATION. DO NOT RELY ON UNAUTHORIZED COPIES. THE SEAL, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED OR OTHERWISE VOID ON ALL UNAUTHORIZED COPIES. ALL ORIGINAL DOCUMENTS BEAR AN ORIGINAL IMPRESSION AND INK SIGNATURE.
- 15. 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 ENCROACHMENTS OF SUCH UNDERGROUND UTILITIES AND/OR IMPROVEMENTS ARE NOT COVERED BY THIS CERTIFICATE.

1" = 60'

2-1-61.1 & 9



1 inch = 60 ft

WITHOUT THE WRITTEN CONSENT OF ENGINEERING & SURVEYING

ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

PROPERTIES, PC. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS

NGINEERING MONTGOMERY OFFICE 71 CLINTON STREET MONTGOMERY, NY 12549 Achieving Successful Results with Innovative Designs Ph: (845) 457-7727 WWW.EP-PC.COM LOT LINE CHANGE & TOPOGRAPHIC MAPPING PLAN JAMIEE & STODDARD HILL 149 MILL ST. & 28 PHEASANT HOLLOW LN TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK DRAWN BY

07/07/25

REVISION

TAX LOT:

Z: 205.01s — Mill St — Pheasant Hollow Lane 2205.01 — Survey_Lot line change.dwg Date Printed: Jul 31, 2025, 2:44pm

EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S

THE SURVEYOR'S ORIGINAL WORK AND OPINION.