



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

PROJECT NAME: LANDS OF GRZECHOWSKI - TWO LOT SUBDIVISION
PROJECT NO.: 26-11
PROJECT LOCATION: SECTION 8, BLOCK 1, LOT 42.33
REVIEW DATE: 27 APRIL 2026
MEETING DATE: 7 MAY 2026
PROJECT REPRESENTATIVE: ACES, JONATHAN N. MILLEN, PLS

1. This is an initial appearance before the Board for a two-lot subdivision of an existing 2.125 +/- acre parcel of property.
2. The Town has recently installed water mains within McDonald Drive as part of an NYC DEP project.
3. Town typically requires submission of a Long Form EAF for projects.
4. Compliance with Chapter 172 of the Tree Preservation Ordinance must be documented.
5. The Short Form EAF submitted identifies potential habitat for threatened or endangered species – Indiana Bat.
6. The existing structure has bulk deficiencies for rear yard setback, 50 feet required where 33.1 exists.
7. The project requires a grading easement from an adjoining lot Section 8, Block 1, Lot 101 Lands of Granieri.
8. Project proposes a connection to the recently installed water main. Plans for the water lateral serving the new lot should be provided. The distance for the water lateral should be addressed. Calculation regarding available pressure at the proposed residence should be provided. Town of Newburgh water service details and notes must be added to the plan set.
9. Sanitary sewer disposal design must be provided for the project.
10. An easement should be provided for the proposed Lot 1, as well, should the project not be constructed under common ownership.

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

11. The Private Road Access and Maintenance Agreement for McDonald Drive should be submitted to the Planning Board Attorney for review.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal

PJH/kmm



Quinn M. Mullarkey, P.E.
Senior Engineer



ACES

Automated Construction Enhanced Solutions, Inc.

Professional Land Surveying • GPS Services • Engineering-Surveying & CAD Consulting

04/23/26

Town of Newburgh
Planning Board
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

Attn: John Ewasutyn, Chairman

Re: **PROJECT SUMMARY:**
Type: 2 Lot Subdivision
Owners: Eric & Mariantoniette Grzechowski
Location: 14 McDonald Drive
Tax Parcel: SBL: 8-1-42.33
Zoning: AR (per Zoning Map Oct. 22, 2012)
Water & Sewer Service: Public Water and Private Sewer
ACES Project : 24098GRZ
Town Project: 2026-11

PROJECT NARRATIVE I

The proposed project involves subdividing an existing single family residential parcel into two residential lots. The existing parcel (*Lot 1*) is *Zoned AR, Residential*. Per the proposed parcel geometry *Lot #1* will need an *area variance of 16.9 feet* for one *rear yard setback of 33.1 feet where the minimum requirement is 50 feet (existing non-conforming conditions)* to meet the current bulk zoning requirements. As such, there will be an appeal to the Zoning Board of Appeals associated with *Lot #1*.

Lot #2 proposes the construction of a single-family residence serviced by town water with a new driveway and septic. *Lot #2* will meet all Zoning requirements. As such, there are no appeals or relief associated with this parcel.

This is our first submittal for review by the Planning Board. Please find attached eleven *Plans Sets*, each consisting of three sheets. All items will be submitted electronically via e-mail to the Town as well as to Pat Hines (Review Engineer) and Dominick Cordisco (Town Attorney).

Respectfully Yours,

The seal is circular with the text "STATE OF NEW YORK" at the top, "JONATHAN M. MILLER" around the inner edge, and "LICENSED LAND SURVEYOR" at the bottom. The number "080746" is in the center.

**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):

Proposed Subdivision of the Lands of Eric & Maraiantoniette Grzechowski

2. Owner of Lands to be reviewed:

Name Eric & Maraiantoniette Grzechowski

Address 14 McDonald Dr

Phone 917-696-1005

Email eric.grechowski@wakefern.com

3. Applicant Information (If different than owner):

Name same as owner

Address

Representative Jonathn N Millen LLS

Phone 845-943-7198

Email jmillenlls@acessurveying.com

4. Subdivision/Site Plan prepared by:

Name Jonathn N Millen Land Surveyor, PC

Address 1229 Route 300 Suite 4 Newburgh, NY 12550

Phone 845-947-7198

Email jmillenlls@acessurveying.com

5. Location of lands to be reviewed:

14 McDonald Dr

6. Zone AR _____

Acreege 2.125 _____

Fire District Middlehope _____

School District Marlboro _____

7. Tax Map: Section 8 _____ **Block** 1 _____ **Lot** 42.33 _____

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 2

Lot line change _____

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) _____

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 OWNER

Print Name: ERIC GRZECHOWSKI

Date: 4/24/26

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: Proposed Subdivision of the Lands of Eric & Maraiantoniette Grzechowski

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees
4. Completed Checklist (Automatic rejection of application without checklist)


II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in rejection of the application.

1. Name and address of applicant
2. Name and address of owner (if different from applicant)
3. Subdivision or Site Plan and Location
4. Tax Map Data (Section-Block-Lot)
5. Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. Date of plan preparation and/or plan revisions
9. Scale the plan is drawn to (Max 1" = 100')
10. North Arrow pointing generally up

11. Surveyor's Certification
12. Surveyor's seal and signature
13. Name of adjoining owners
14. ^{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. Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. Metes and bounds of all lots
18. Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. Show existing or proposed easements (note restrictions)
20. Right-of-way width and Rights of Access and Utility Placement
21. ^{N/A} Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. Lot area (in sq. ft. for each lot less than 2 acres)
23. Number of lots including residual lot
24. ^{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. Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. Show topographical data with 2 ft. contours on initial submission

30. Compliance with the Tree Preservation Ordinance Code Section
31. 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. 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. 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:  _____
 Licensed Professional -Signature

Print Name: Jonathan N Millen LLS

Date: 4/05/24

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:  _____

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

ERIC GRECHOWSKI

APPLICANT'S NAME-- PRINTED

8/21/26

DATE

**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.

4/21/20
DATED


APPLICANT'S SIGNATURE

Eric Grzechowski
APPLICANT'S NAME - PRINTED

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

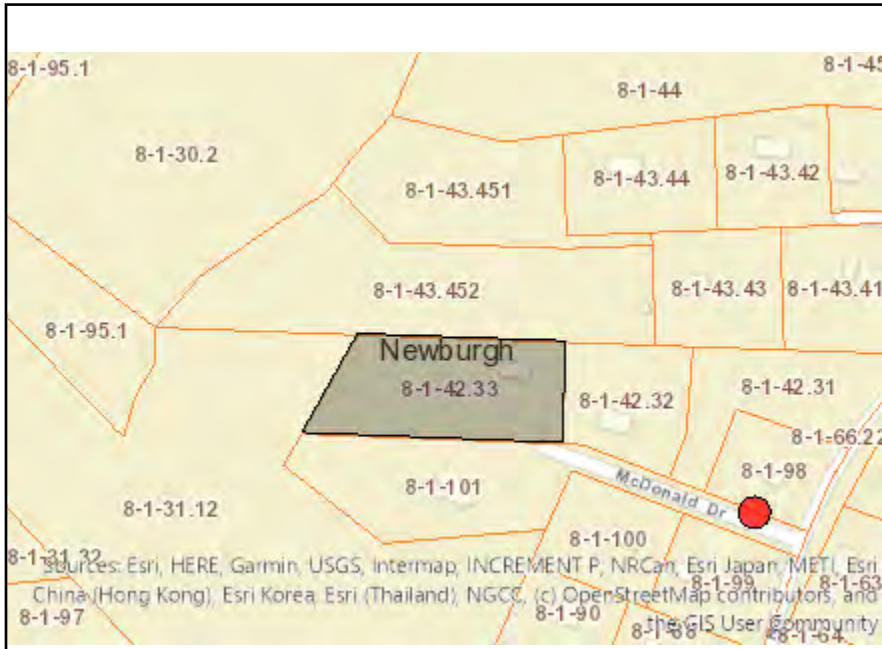
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
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 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 type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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)			
<input type="checkbox"/> Forest Agriculture Aquatic 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 type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input 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 type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input 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? 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?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input 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? 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: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

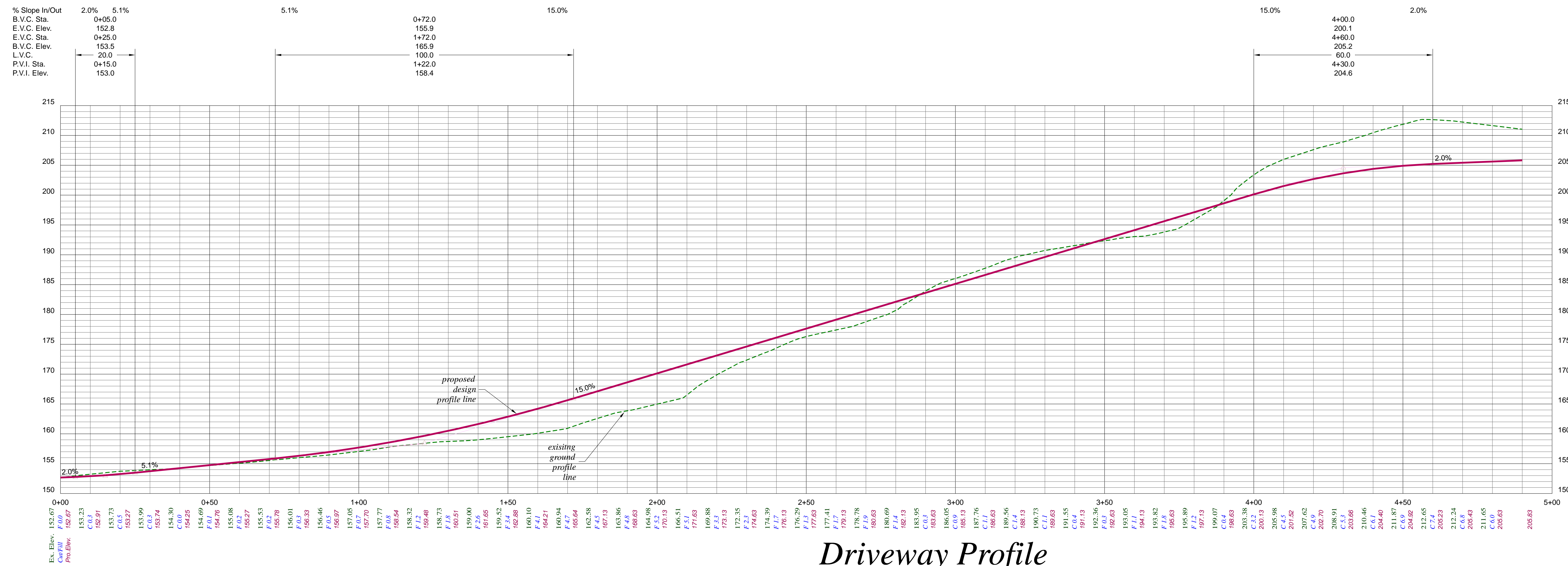
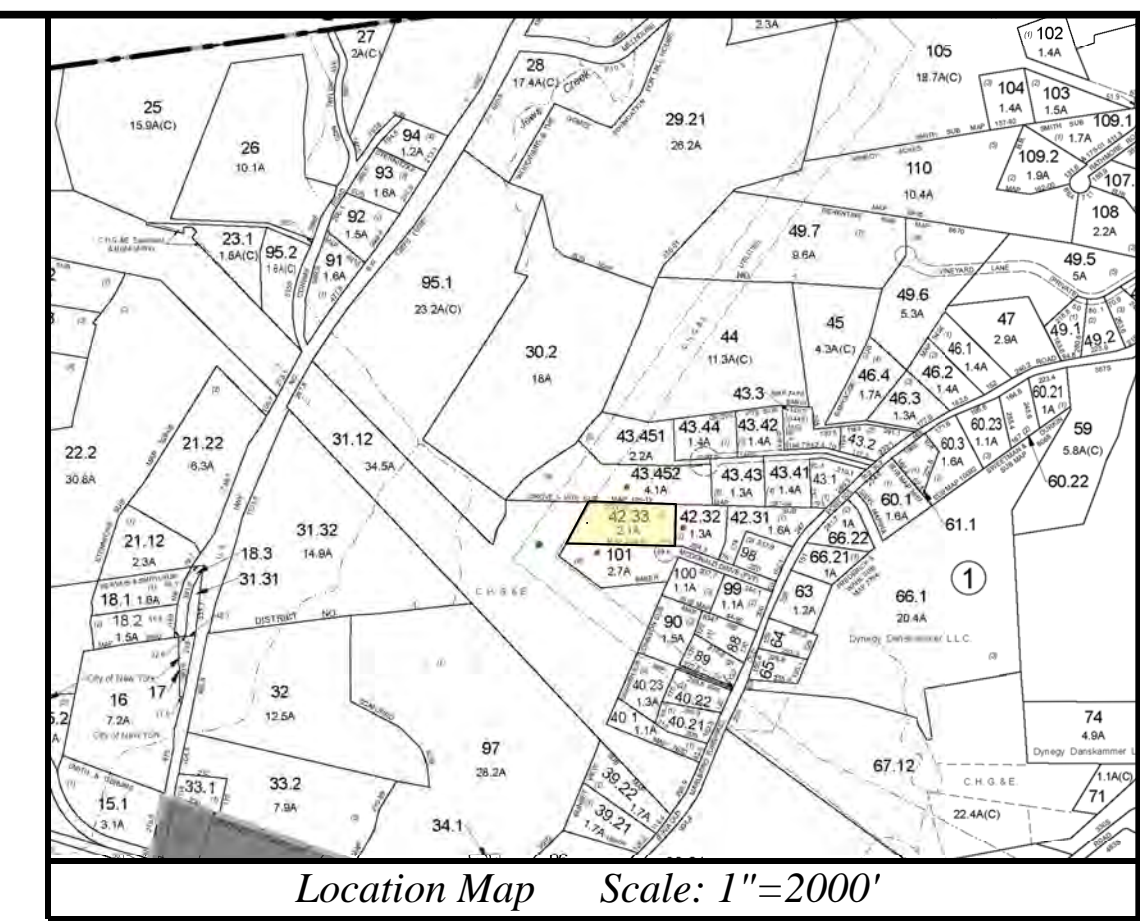
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban 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 type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input 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: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____ Title: _____		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



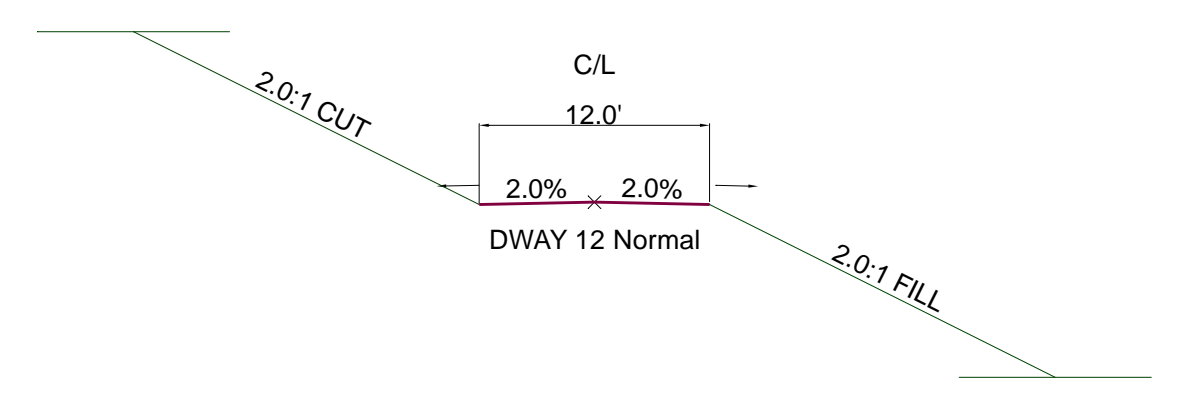
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



Driveway Profile

Hor/Vert Scale: 1"=20/10

Volumes by Triangulation (Prisms) Sun, Apr 19 2026 6:22:50 PM
 Existing Surface: Y:\24098GRZ\EX.tin
 Final Surface: Y:\24098GRZ\DESIGN DRIVE.tin
Cut volume: 34,587.5 C.F., 1.281.02 C.Y.
Fill volume: 16,300.5 C.F., 603.72 C.Y.
Area in Cut: 11,515.0 S.F., 0.26 Acres
Area in Fill: 8,286.8 S.F., 0.19 Acres
Total inclusion area: 19,801.8 S.F., 0.45 Acres



SURVEYOR'S NOTES:
 1. Copyright © 2026, Jonathan N. Millen, L.L.S. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and/or copyright holder is obtained.
 2. Unauthorized alteration of an item in any way, or addition to a survey map for any person, unless acting under the direction of a licensed land surveyor, is a violation of section 7209, subdivision 2, of the New York State Education Law.
 3. Only maps bearing the surveyor's signature overlaid with embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Anything other than copies with an embossed seal and signature may contain unauthorized and undetectable modifications, deletions, additions, and changes, and are not to be relied upon. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.
 4. Certifications on this 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 persons for whom the map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this map.
 5. The certifications herein are not transferable.
 6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
 7. This survey is subject to the findings of a Title Report and/or Title Search.
 8. Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
 9. Subject to any conditions, restrictions, covenants and/or right-of-ways/easements of record, if any.

CERTIFICATION NOTES:
 This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

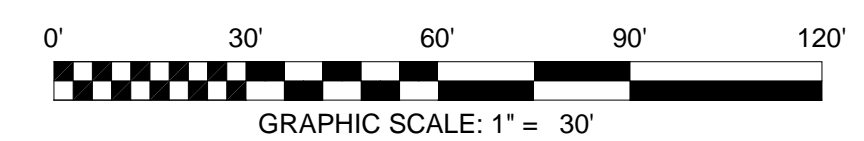
SURVEYORS' CERTIFICATION:
 I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 14 McDonald Drive in the Town of Newburgh, County of Orange, State of New York. Completed on January 14th, 2026, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

REFERENCES:
 1. The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York .
 2. Various Deeds of Record - Liber and Page or Document ID as shown:
 3. Subject parcel being Lot 3 as shown on a map entitled, "Doyle Subdivision", filed in the Orange County Clerk's Office on 12/27/2002 as Filed Map No. 284-02.
 4. A map entitled, "Baker Subdivision", filed in the Orange County Clerk's Office on 02/18/1992 as Filed Map No. 44-92.
 5. A map entitled, "Grove-Vite Subdivision", filed in the Orange County Clerk's Office on 06/13/2012 as Filed Map No. 185-12.
 6. A map entitled, "5 Lot Subdivision: Daniel Grove / Randy Vite", filed in the Orange County Clerk's Office on 08/19/2004 as Filed Map No. 587-04.

CERTIFIED TO:
 I hereby certify to:
 Eric & Marianne Grzechowski
 The Town of Newburgh

VERTICAL DATUM:
 Vertical Datum is the North American Vertical Datum of 1988 (NAVD88). The project benchmark was established by GPS observation performed on January 25, 2025. The contours are directly from the USGS Survey 2014 LIDAR dataset and 2015 topographic 1m Digital Elevation Model. Contour intervals of 2 feet were produced in NAD_1983_2011_UTM_Zone_18N Projected Coordinate System. In the areas that were developed on the subject parcel after 2014 the topographic data is per actual field data through GPS and conventional total station observations. All other areas throughout the site were field verified.

BASIS OF BEARINGS:
 The horizontal Datum is the North American Datum of 1983 (NAD83). The project baseline bearing reference for Grid North was established by GPS observation performed on , 2025. The subject property line bearings and distances displayed followed by a (D) or (FM) (in this font & color) are as per the latest record Deed or Filed Map. All other bearings and distances are aligned to (NAD83) and where different indicate values as surveyed.



Jonathan N. Millen, LLS
 PROFESSIONAL LAND SURVEYOR
 CERTIFIED TO BE CORRECT AND ACCURATE
 N.Y. LIC. No. 050746

Proposed Driveway Profile
of the lands of
Eric & Marianne Grzechowski
Jonathan N. Millen Land Surveyor, P.C.
 Professional Land Surveying
 1229 Route 300 - Suite 4 - Newburgh, NY 12550
 Office: 845-943-7198 Field: 914-906-8830 Web: accessurveying.com

Prepared For Tax Map Parcel
8-1-42.33
 14 McDonald Dr.
 situated in the
Town of Newburgh
 County of Orange, New York 12550

DATE: 01/22/2026 SCALE: 1"=30' JOB No. 24098GRZ DRAWN BY: jnm

NOTE:

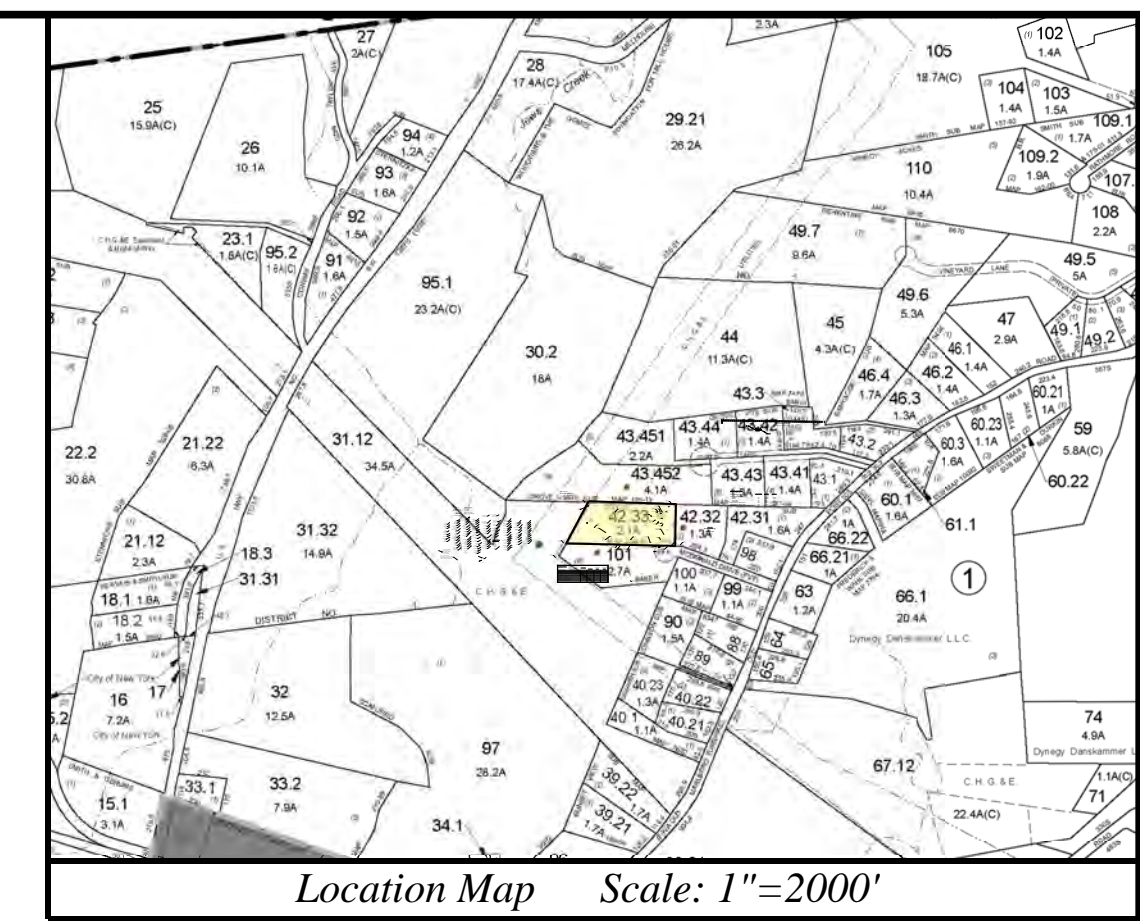
Subject Property
 Record Owner: Eric Grzechowski & Mariantoniette Grzechowski
 911 Address: 14 McDonald Drive
 Tax Map ID: 8-1-42.33
 Deed: Liber 11243 at Page 1747
 Legal: Lot #3 - Filed Map #284-02
 Area: 92,580.3s.f. - 2.1254Ac.

the lands now or formerly of
 Leslie Catherine Amador & Wilner J. Laborde
 Liber 15372 at Page 1109
 Lot 9 also F.M. 185-12
 Tax ID #: 8-1-43.452

the lands now or formerly of
 Central Hudson Gas & Elec. Corp.
 Tax ID #: 8-1-31.12

the lands now or formerly of
 Christopher C. Ruigrok
 Liber 14283 at Page 1764
 Lot 2 also F.M. 284-02
 Tax ID #: 8-1-42.32

the lands now or formerly of
 Mark S. Granieri & Lucia R. Granieri
 Liber 13733 at Page 1912
 Lot 4 also F.M. 44-92
 Tax ID #: 8-1-101



North
 Basis of Bearings
 per
 NYS PCE - NAD83

**TOWN OF NEWBURGH
 PLANNING BOARD ENDORSEMENT**

OWNERS ENDORSEMENT SBL: 8-1-42.33

I hereby consent to the information depicted on this Subdivision Plan and all conditions noted thereon. I agree to the filing of this Plan by the Planning Board.

Eric Grzechowski	Date
14 McDonald Dr Newburgh, NY NY, 12520	
Mariantoniette Grzechowski	Date
14 McDonald Dr Newburgh, NY NY, 12520	

ZONING SCHEDULE	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
ZONE: AR				
MINIMUM LOT AREA	40,000 SF	92,580.3 SF	45,935.9 SF	46,644.2 SF
MINIMUM YARDS (feet)				
FRONT	50'	101.2'	101.2'	73.6'
REAR	50'	33.1'	33.1'	51.2'
SIDE				
ONE	30'	38.3'	38.3'	35.2'
BOTH	80'	314.3'	185.2'	153.3'
MINIMUM LOT WIDTH (feet)	150'	446'	259'	189'
MINIMUM LOT DEPTH (feet)	150'	200'	179.54'	168'
MAXIMUM LOT SURFACE COVERAGE (%)	20%	7%	13%	16%
MAXIMUM BUILDING COVERAGE (%)	10%	2%	4%	2%
EXISTING NONCONFORMING				

SURVEYOR'S NOTES:
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 2. Unauthorized alteration of an item in any way, or addition to a survey map for any person, unless acting under the direction of a licensed land surveyor, is a violation of section 7209, subdivision 2, of the New York State Education Law.
 3. Only maps bearing the surveyor's signature overlaid with embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Anything other than copies with an embossed seal and signature may contain unauthorized and undetectable modifications, deletions, additions, and changes, and are not to be relied upon. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.
 4. Certifications on this 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 persons for whom the map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this map.
 5. The certifications herein are not transferable.
 6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
 7. This survey is subject to the findings of a Title Report and/or Title Search.
 8. Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
 9. Subject to any conditions, restrictions, covenants and/or right-of-ways/easements of record, if any.

CERTIFICATION NOTES:
 This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

SURVEYORS' CERTIFICATION:
 I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 14 McDonald Drive in the Town of Newburgh, County of Orange, State of New York. Completed on January 14th, 2026, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

REFERENCES:
 1. The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York.
 2. Various Deeds of Record - Liber and Page of Document ID as shown:
 3. Subject parcel being Lot 3 as shown on a map entitled, "Doyle Subdivision", filed in the Orange County Clerk's Office on 12/27/2002 as Filed Map No. 284-02.
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 6. A map entitled, "5 Lot Subdivision: Daniel Grove / Randy Vite", filed in the Orange County Clerk's Office on 08/19/2004 as Filed Map No. 587-04.

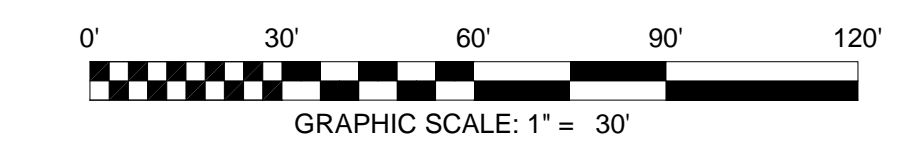
CERTIFIED TO:
 I hereby certify to:

Signature _____ Date _____
 Jonathan N. Millen, L.L.S.
 1229 Route 300 - Suite 3
 Newburgh, NY 12550

APPLICANT INFORMATION

Name	Address
Eric & Mariantoniette Grzechowski	14 McDonald Dr Newburgh NY 10940

BASIS OF BEARINGS:
 The horizontal Datum is the North American Datum of 1983 (NAD83). The project baseline bearing reference for Grid North was established by GPS observation performed on 2025. The subject property line bearings and distances displayed followed by a (D) or (FM) (in this font & color) are as per the latest record Deed or Filed Map. All other bearings and distances are aligned to (NAD83) and where different indicate values as surveyed.



Jonathan N. Millen, L.L.S.
 PROFESSIONAL LAND SURVEYOR
 CERTIFIED TO BE CORRECT AND ACCURATE
 N.Y. LIC. No. 050746

Proposed Subdivision
 of the lands of
Eric & Mariantoniette Grzechowski

Jonathan N. Millen Land Surveyor, P.C.
 Professional Land Surveying
 1229 Route 300 - Suite 4 - Newburgh, NY 12550
 Office: 845-943-7198 Field: 914-906-8830 Web: accessurveying.com

Prepared For Tax Map Parcel
 8-1-42.33
 14 McDonald Dr
 situated in the
 Town of Newburgh
 County of Orange, New York 12550

DATE: 01/22/2026 SCALE: 1"=30' JOB No. 24098GRZ DRAWN BY: jnm

NOTE:

Subject Property
 Record Owner: Eric Grzechowski & Mariantoniette Grzechowski
 911 Address: 14 McDonald Drive
 Tax Map ID: 8-1-42.33
 Deed: Liber 11243 at Page 1747
 Legal: Lot #3 - Filled Map #284-02
 Area: 92,580.3s.f. - 2.1254Ac.

the lands now or formerly of
 Central Hudson Gas & Elec. Corp.
 Tax ID #: 8-1-31.12

the lands now or formerly of
 Leslie Catherine Amador & Wilner J. Laborde
 Liber 15772 at Page 1109
 Lot 9 also F.M. 185-12
 Tax ID #: 8-1-43.452

the lands now or formerly of
 Christopher C. Ruigrok
 Liber 14283 at Page 1764
 Lot 2 also F.M. 284-02
 Tax ID #: 8-1-42.32

the lands now or formerly of
 Mark S. Granieri & Lucia R. Granieri
 Liber 13733 at Page 1912
 Lot 4 also FM. 44-92
 Tax ID #: 8-1-101

ZONING SCHEDULE	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
ZONE: AR				
MINIMUM LOT AREA	40,000 SF	92,580.3 SF	45,935.9 SF	46,644.2 SF
MINIMUM YARDS (feet)				
FRONT	50'	101.2'	101.2'	73.6'
REAR	50'	33.1'	33.1'	51.2'
SIDE				
ONE	30'	38.3'	38.3'	35.2'
BOTH	80'	314.3'	185.2'	153.3'
MINIMUM LOT WIDTH (feet)	150'	446'	259'	189'
MINIMUM LOT DEPTH (feet)	150'	200'	179.54'	168'
MAXIMUM LOT SURFACE COVERAGE (%)	20%	7%	13%	16%
MAXIMUM BUILDING COVERAGE (%)	10%	2%	4%	2%
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Signature _____ Date _____ Jonathan N. Millen, L.L.S.
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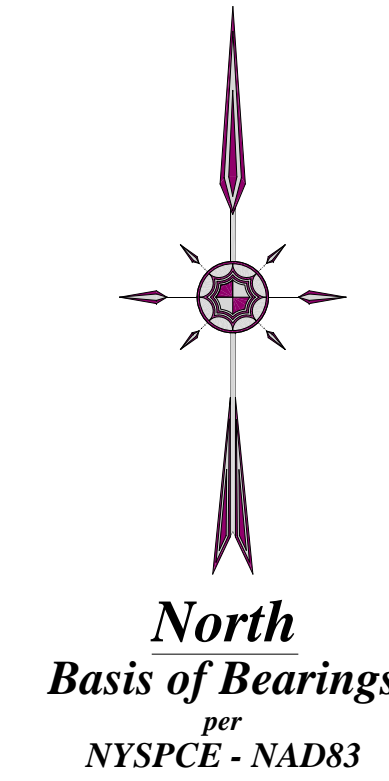
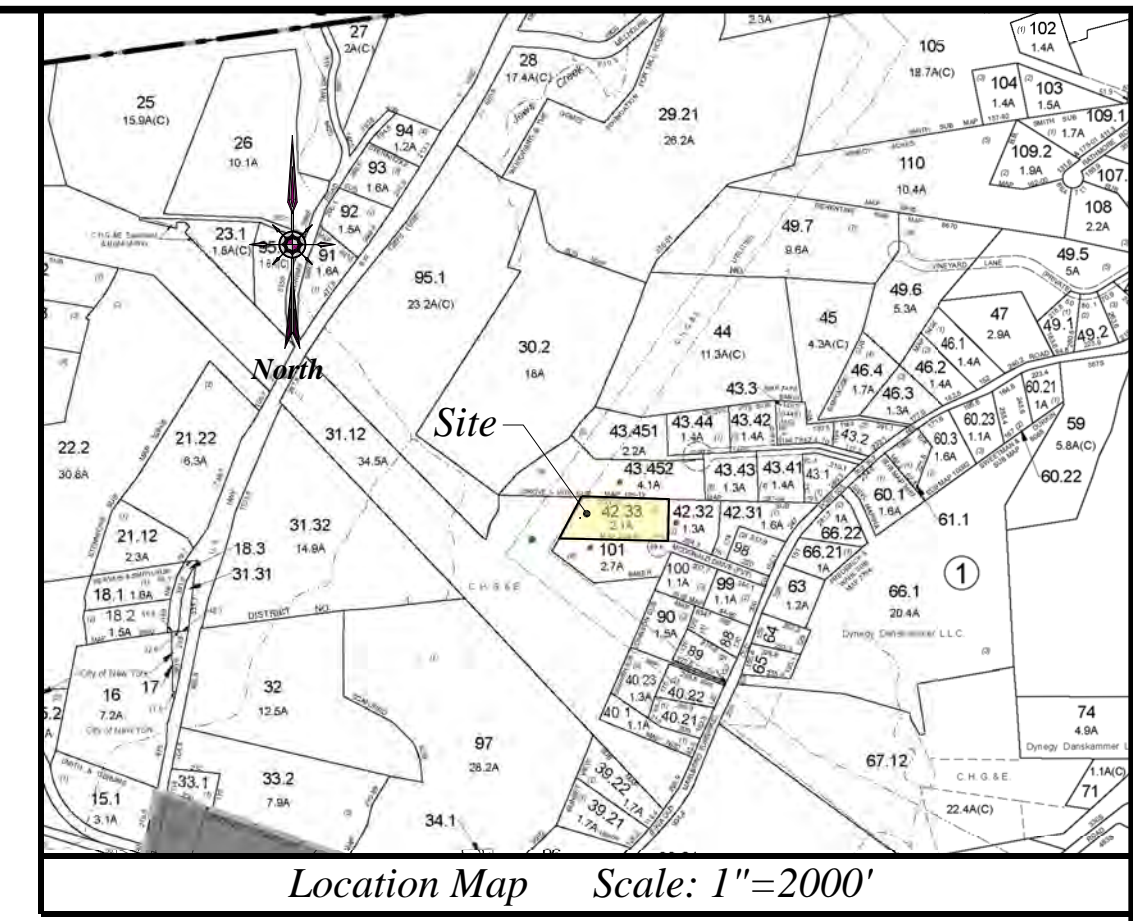
CERTIFIED TO:
 I hereby certify to:
 Eric & Mariantoniette Grzechowski
 The Town of Newburgh

VERTICAL DATUM:
 Vertical Datum is the North American Vertical Datum of 1988 (NAVD88). The project benchmark was established by GPS observation performed on January 25, 2025. The contours are directly from the USGS Survey 2014 LIDAR dataset and 2015 topographic 1m Digital Elevation Model. Contour intervals of 2 feet were produced in NAD 1983 2011 UTM Zone 18N Projected Coordinate System. In the areas that were developed on the subject parcel after 2014 the topographic data is per actual field data through GPS and conventional total station observations. All other areas throughout the site were field verified.

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 PROFESSIONAL LAND SURVEYOR N.Y. LIC. No. 050746
 CERTIFIED TO BE CORRECT AND ACCURATE



McDonald Drive
 (R.O.W. width 50')

Sheet
 2
 of 3

Proposed Subdivision Topography
 of the lands of
Eric & Mariantoniette Grzechowski
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