




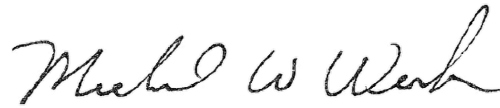
**TOWN OF NEWBURGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS**

**PROJECT NAME:** HUDSON MARINE CORPORATON – 2 LOT SUBDIVISION  
**PROJECT NO.:** 2025-14  
**PROJECT LOCATION:** SECTION 3, BLOCK 1, LOT 53.2  
**REVIEW DATE:** 14 JULY 2025  
**MEETING DATE:** 17 JULY 2025  
**PROJECT REPRESENTATIVE:** ACES, JONATHAN MILLEN, LLS

1. A note has been added to the plans identifying Lot 2 as not a residential building at this time. Planning Board approval for any use on the balance parcel will be required.
2. Adjoiners' Notices have been circulated.
3. The subdivision layout has been revised to provide a 50-foot strip to the northerly most portion of the lot to the balance parcel. The southerly portion of the balance parcel is restricted by NYSDEC wetlands and associated buffer zones. A 50-foot strip will be available should any potential future development of the 21 +/- acre balance parcel be considered for development.
4. Dedication documents must be reviewed by the Planning Board and Town Attorney.
5. The subsurface sanitary sewer disposal system has been depicted on the plans for Lot 1.
6. The Planning Board has not yet made a SEQRA determination on the Unlisted Action.
7. A Public Hearing for the project is required. Planning Board may wish to consider scheduling a Public Hearing at the next available date.

Respectfully submitted,  
**MHE Engineering, D.P.C.**

  
Patrick J. Hines  
Principal  
PJH/kmm

  
Michael W. Weeks, P.E.  
Principal

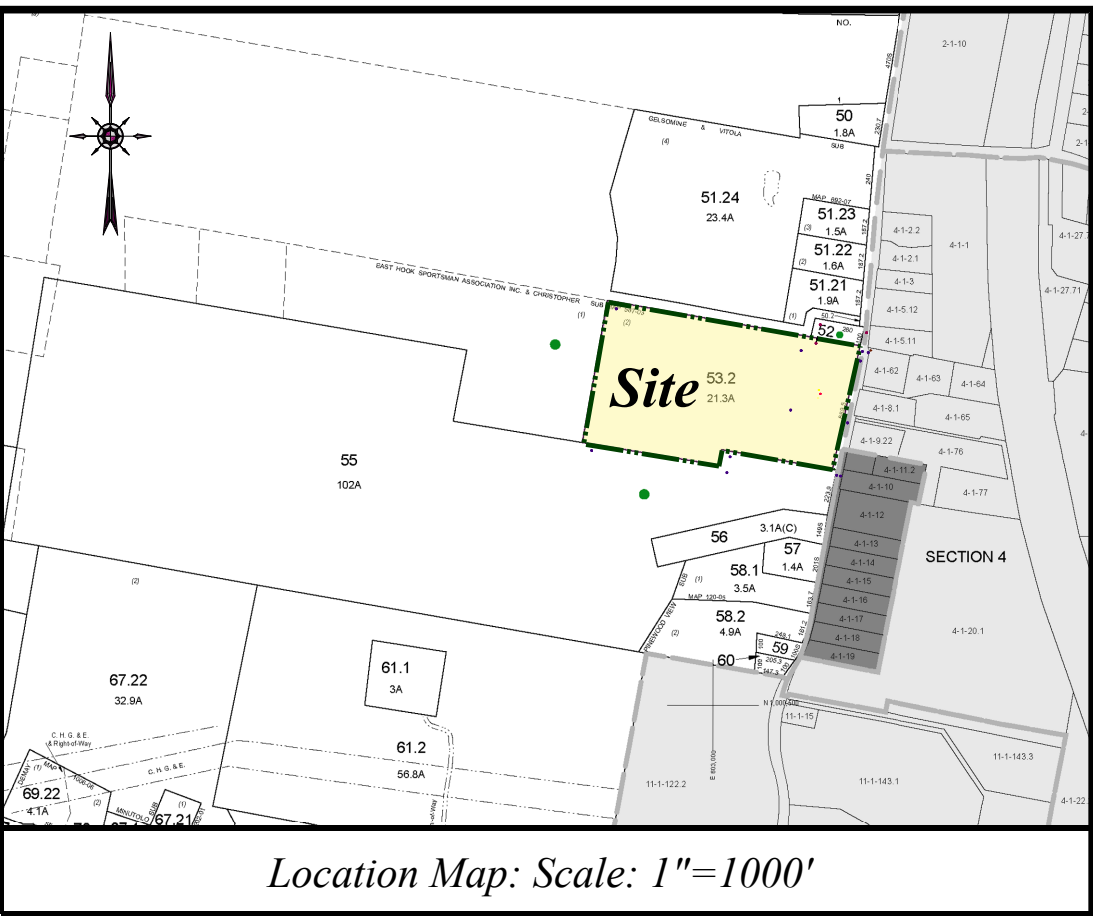
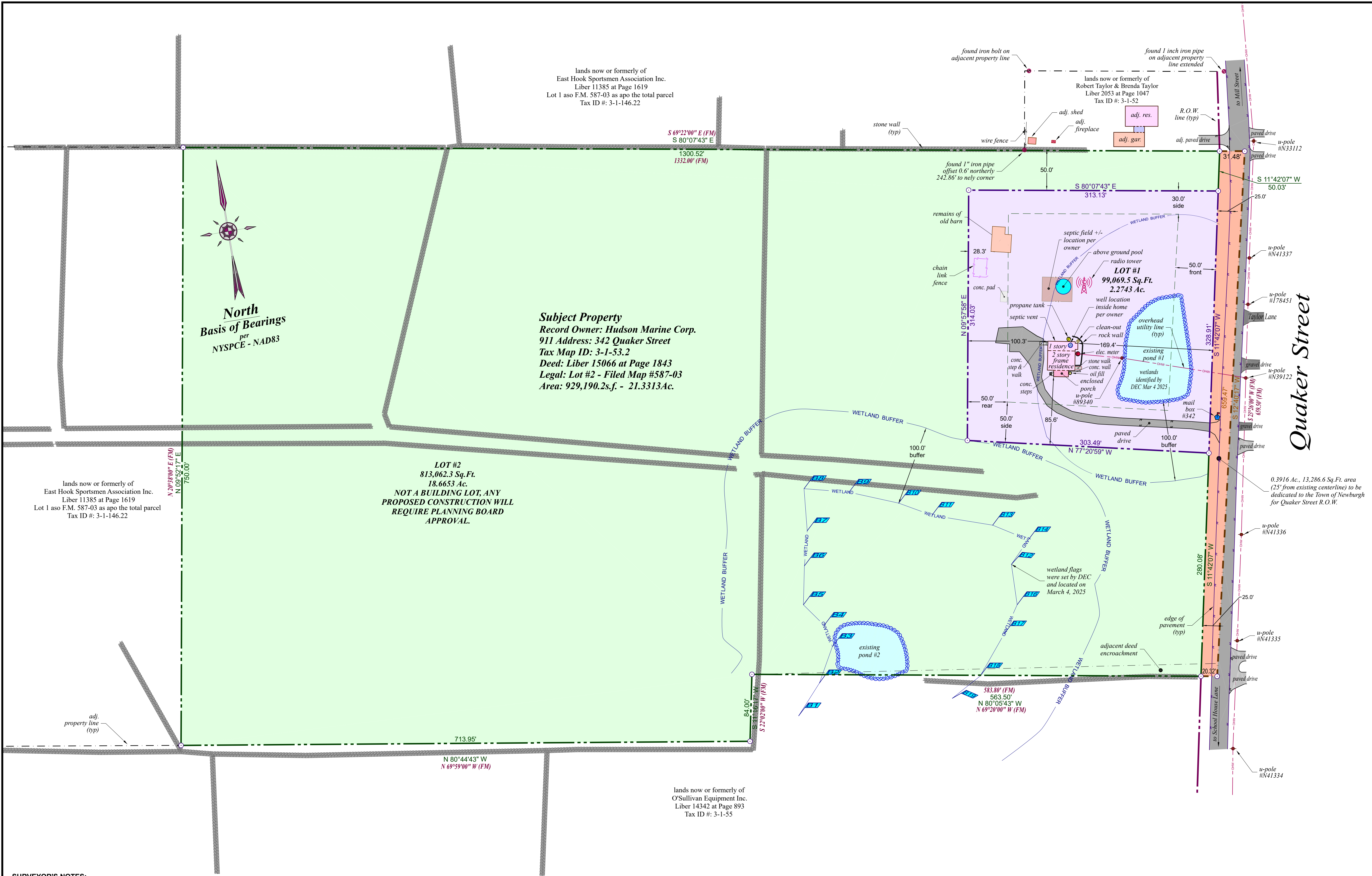
**NEW YORK OFFICE**

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





ZONING SCHEDULE			
ZONE: AR			
MINIMUM LOT AREA SQ. FT.	REQUIRED 40,000	LOT# 1 99,069.5	LOT# 2 813,062.3
MINIMUM YARDS (feet)			
FRONT	50'	189'	NOT
REAR	50'	100'	A
SIDE ONE	30'	86'	BUILDING
SIDE BOTH	80'	246'	LOT
MINIMUM LOT WIDTH (feet)	150'	319'	658'
MINIMUM LOT DEPTH (feet)	150'	312'	987'
MAXIMUM LOT BUILDING COVERAGE (%)	10%	2%	N/A
MAXIMUM LOT SURFACE COVERAGE (%)	20%	6%	N/A

**APPLICANT:**  
I hereby certify to:  
Hudson Marine Corp.  
Alex Salomatoff

**OWNERS ENDORSEMENT: 3-1-53.2**

The undersigned owner of the property hereon states that they are familiar with this plan, and its contents, and hereby consent to all said terms and conditions as stated hereon and to the filing of this plan in the office of the Orange County Clerk.

Hudson Marine Corp. \_\_\_\_\_ Date \_\_\_\_\_  
Alex Salomatoff

**TOWN OF NEWBURGH  
PLANNING BOARD ENDORSEMENT**

\_\_\_\_\_

**SURVEYOR'S NOTES:**

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- 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.
- 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.
- 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.
- The certifications herein are not transferable.
- 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.
- This survey is subject to the findings of a Title Report and or Title Search.
- Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
- 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 NY S Minimum Technical Standards Section 6 Rural class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 342 Quaker Street in the Town of Newburgh, County of Orange, State of New York. Completed on March 26, 2025, 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".

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

**REFERENCES:**

- The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York.
- Various Deeds of Record - Liber and Page or Document ID as shown.
- Subject parcel being Lot 2 as shown on a map entitled, "Lot Line Change Plan, Lands of East Hook Sportsman Association, Inc. & Lands of Thomas & Barbara Christopher", filed in the Orange County Clerk's Office on 11-12-2003 as Filed Map No. 587-03.

**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 March 6, 2025. The subject property line bearings and distances displayed followed by a (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.

**CERTIFIED TO:**

I hereby certify to:  
Hudson Marine Corp.  
Town of Newburgh

0' 60' 120' 180' 240'  
GRAPHIC SCALE: 1" = 60'

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

*Jonathan N. Millen*  
JONATHAN N. MILLEN, L.L.S.

DATE REVISION

06/24/25 revised per planning board comments  
05/02/25 revised per planning board comments

**Two Lot Subdivision**  
of the Lands of  
**Hudson Marine Corp.**

**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  
**3-1-53.2**  
aka 342 Quaker Street  
situated in the  
**Town of Newburgh**  
**County of Orange, New York 12500**

DATE: 04/23/25 SCALE: 1"=60' JOB No. 24100OFF DRAWN BY: jnm