



TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT NAME: PIETROGALLO LOT LINE CHANGE
PROJECT NO.: 2021-20
PROJECT LOCATION: SECTION 58, BLOCK 4, LOT 2, 16, & 15
REVIEW DATE: 11 AUGUST 2021
MEETING DATE: 19 AUGUST 2021
PROJECT REPRESENTATIVE: ACCESS SURVEYING/ J. MILLEN

- 1. Under the existing conditions, Tax Lot #15 is a 1.151-acre land locked parcel. After the lot line change, Lot #15 becomes a 3.36 +/- acre land locked parcel. It is unclear why the landlocked parcel size is increasing without benefit of any access.
- 2. An existing tax lot representation should be depicted on the plan for reference.
- 3. Existing Tax Lot #16 identified as Parcel B requires a variance identified.

Side Yard Variance: 13.6-feet existing
30-feet required
Total Side Yard Variance: 65.7-feet existing
80-feet required
Min Lot Width Variance: 125-feet existing
150-feet required

In addition, Parcel B continues to be below the minimum lot area of 40,000-square feet.

Respectfully submitted,

MHE Engineering, D.P.C.

Patrick J. Hines
Principal

PJH/kbw



ACES

Automated Construction Enhanced Solutions, Inc.

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

08/09/21

Town of Newburgh
Planning Board
308 Gardnertown Road
Newburgh, NY 12550

Attn: John Ewasutyn, Chairman

Re: **PROJECT SUMMARY:**

Type: **Line Change**

Owners: **Kara E. Pietrogallo, Mary Pietrogallo, & Mary Pietrogallo As Trustee**

Location: **1 Paddock Place, 5 Paddock Place, & S. Of Meadow Hill Road**

Tax Parcels: **SBL: 20-1-134.2, & 20-1-14.3**

Zoning: **R-2 for all parcels (per Zoning Map Oct. 22, 2012)**

Water & Sewer Service: **Town Water & Sewer**

ACES Project: **21067EVA**

Town Project: **2021-20**

PROJECT NARRATIVE

The proposed project involves a lot line change that will *convey* a total of **0.103** acres of land from **Tax Parcel 58-4-1 (Parcel "A")**, to **Tax Parcel 58-4-16 (Parcel "B")**, and **2.212 Acres** to **Tax Parcel 58-4-15 (Parcel "C")**. Both parcels "A" and "B" have single family residences and are served by public utilities for water and sewer. Parcel "C" was vacant and land locked prior to the Lot Line Change and will remain vacant and land locked.

As mutually agreed to by both parties there are no proposed improvements to any of the parcels associated with this application. All parcels are **Zoned R2, Residential** and all bulk zoning requirements will be met as per the proposed lot line change. There are no appeals or relief associated with this project.

Attached please find 1 Planning Board Application, 11 Plans, 1 copies of the SEAF form for each parcel, along with this narrative and checks for the application fees (\$550) and escrow (\$1500).

Respectfully Yours,

Jonathan N. Millen, L.L.S., President

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

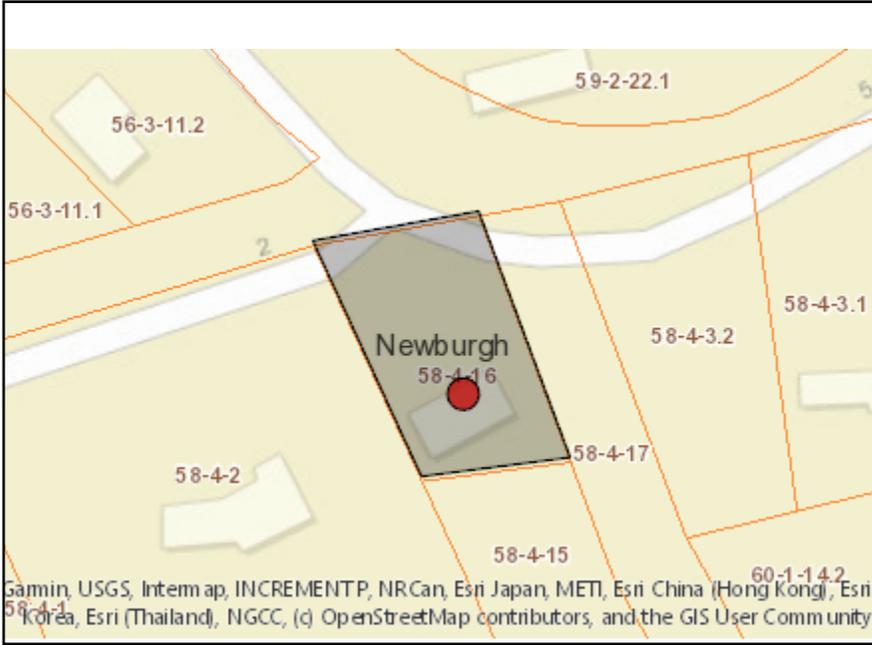
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<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? 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 action?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<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"/>	
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"/>	

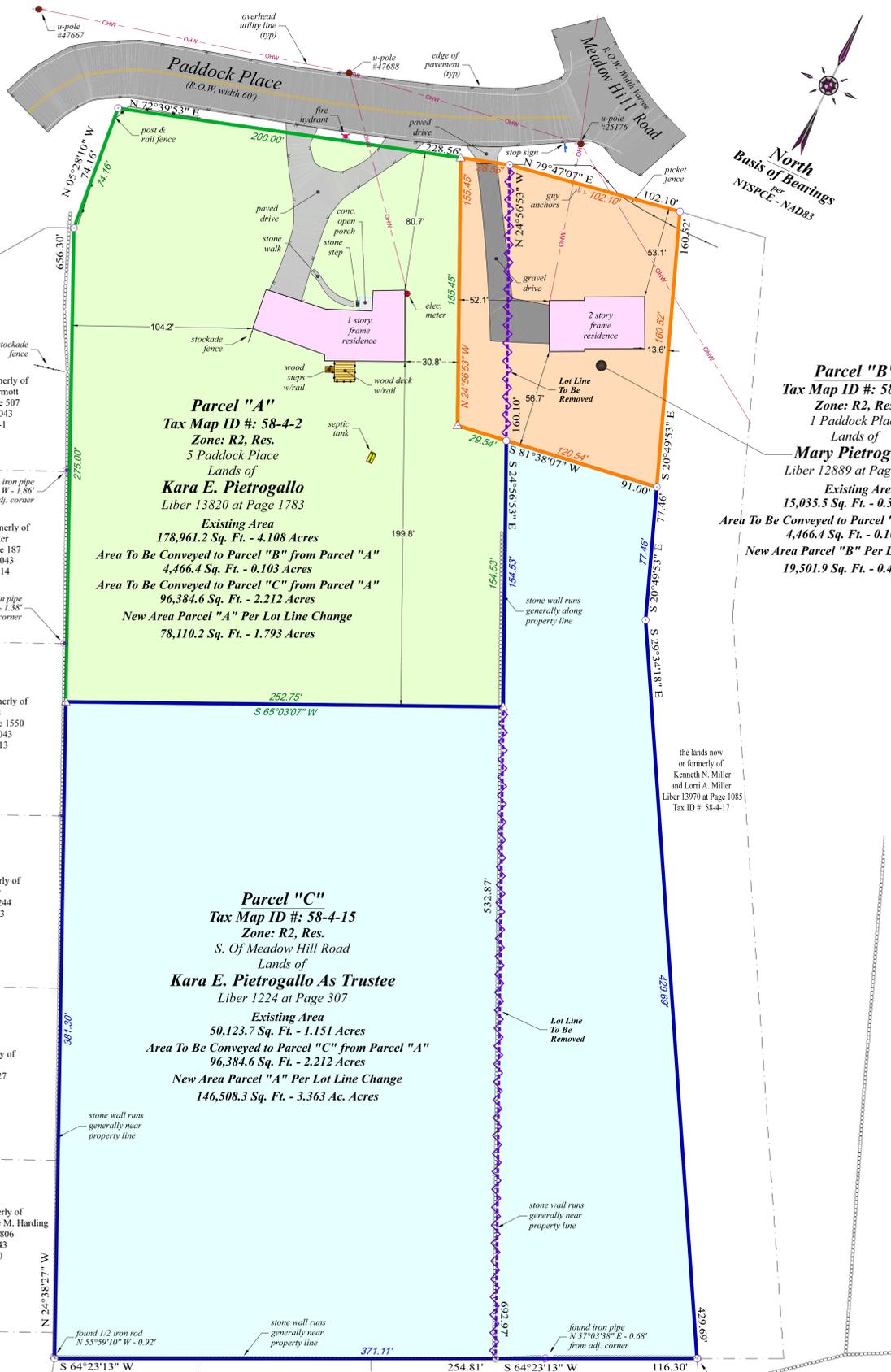
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban 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 in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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]	No
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



LOCATION MAP
Scale: 1"=2000'

Parcel "B"
Tax Map ID #: 58-4-16
Zone: R2, Res.
1 Paddock Place
Lands of
Mary Pietrogallo
Liber 12889 at Page 1828
Existing Area
15,035.5 Sq. Ft. - 0.345 Acres
Area To Be Conveyed to Parcel "B" from Parcel "A"
4,466.4 Sq. Ft. - 0.103 Acres
New Area Parcel "B" Per Lot Line Change
19,501.9 Sq. Ft. - 0.448 Acres

Parcel "A"
Tax Map ID #: 58-4-2
Zone: R2, Res.
5 Paddock Place
Lands of
Kara E. Pietrogallo
Liber 13820 at Page 1783
Existing Area
178,961.2 Sq. Ft. - 4.108 Acres
Area To Be Conveyed to Parcel "B" from Parcel "A"
4,466.4 Sq. Ft. - 0.103 Acres
Area To Be Conveyed to Parcel "C" from Parcel "A"
96,384.6 Sq. Ft. - 2.212 Acres
New Area Parcel "A" Per Lot Line Change
78,110.2 Sq. Ft. - 1.793 Acres

Parcel "C"
Tax Map ID #: 58-4-15
Zone: R2, Res.
S. Of Meadow Hill Road
Lands of
Kara E. Pietrogallo As Trustee
Liber 1224 at Page 307
Existing Area
50,123.7 Sq. Ft. - 1.151 Acres
Area To Be Conveyed to Parcel "C" from Parcel "A"
96,384.6 Sq. Ft. - 2.212 Acres
New Area Parcel "A" Per Lot Line Change
146,508.3 Sq. Ft. - 3.363 Ac. Acres

the lands now or formerly of
Carole S. MC Dermott
Liber 2197 at Page 507
Lot 1 also F.M. 2043
Tax ID #: 58-4-1

the lands now or formerly of
Jeffrey R. Parker
Liber 5731 at Page 187
Lot 2 also F.M. 2043
Tax ID #: 58-4-14

the lands now or formerly of
David Vargas
Liber 12898 at Page 1550
Lot 3 also F.M. 2043
Tax ID #: 58-4-13

the lands now or formerly of
Jayne F. Oliansky
Liber 4172 at Page 244
Lot 4 also F.M. 2043
Tax ID #: 58-4-12

the lands now or formerly of
Carol A. Boyer
Liber 2006 at Page 327
Lot 5 also F.M. 2043
Tax ID #: 58-4-11

the lands now or formerly of
Donald L. Harding and Rose M. Harding
Liber 1950 at Page 806
Lot 6 also F.M. 2043
Tax ID #: 58-4-10

the lands now or formerly of
Jerome Rossi and Virginia M. Rossi
Liber 2584 at Page 335
Lot 7 also F.M. 2043
Tax ID #: 58-4-9

the lands now or formerly of
Louis Bruzzo and Melanie
Bruzzo
Liber 2288 at Page 1145
Lot 9 also F.M. 2043
Tax ID #: 58-4-7

the lands now or formerly of
Lydia Padilla
Liber 671 at Page 117
Lot 10 also F.M. 2043
Tax ID #: 58-4-6

the lands now or formerly of
Fred Massingale and Yvonne
Massingale
Liber 5333 at Page 196
Lot 11 also F.M. 2043
Tax ID #: 58-4-5

ZONING INFORMATION
Use and Bulk Requirements Table
R-2 District - Schedule 4

Permitted Uses:
1. Single family dwellings, not to exceed 1 D/U per lot - with public sewer and public water systems

	Required	Provided	Provided	Provided
		Parcel "A"	Parcel "B"	Parcel "C"
Min. Lot Area: (sq. ft.)	40,000	78,110	19,501	146,508
Min. Lot Width: (feet)	150	223	125	174
Min. Lot Depth: (feet)	150	331	155	438
Min. Front Yard: (feet)	50	331	53.1	-
Rear Yard: (feet)	40	222	56.7	-
1 Side Yard: (feet)	30	30.8	13.6	-
Both Side Yards: (feet)	80	135	65.7	-
Min. Habitable Floor Area per D/U: (sq. ft.)	900	2,310	2,090	-
Max. Lot Building Coverage: (percent)	15%	7.0%	8.4%	-
Building Height: (feet)	-	22	31	-
Lot Surface Coverage: (percent)	30%	6.5%	17.9%	-

Notes:
Parcel "C" is vacant land. There are no encroachments. There are no proposed improvements, nor proposed utilities.
All parcels shown hereon are in Zoning District R-2.
No areas within the three subject parcels are in a floodplain, nor contain wetlands, or steep slopes.

OWNER INFORMATION

Name	Address	Tax ID
Kara E. Pietrogallo	5 Paddock Place	58-4-2
Mary Pietrogallo	1 Paddock Place	58-4-16
Mary Pietrogallo As Trustee	S. Of Meadow Hill Road	58-4-15

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.
- A map entitled, "Meadow Hill Subdivision", filed in the Orange County Clerk's Office on 04-27-1964 as Filed Map No. 2043.

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 5 Paddock Place and 1 Paddock Place in the Town of Newburgh, County of Orange, State of New York. Completed on July 23, 2021, 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".

CERTIFIED TO:

I hereby certify to:
Kara E. Pietrogallo and Mary Pietrogallo
Town of Newburgh



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



OWNERS ENDORSEMENT

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

Kara E. Pietrogallo _____ Date _____

Mary Pietrogallo _____ Date _____

TOWN OF NEWBURGH PLANNING BOARD ENDORSEMENT

Approved by resolution of the Planning Board subject to the conditions and requirements of said resolution.

Any change, erasure, modification or revision of this plan as approved shall void this approval.

Planning Board Chairman _____ Date _____

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.

Signature _____ Date _____

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

TOWN OF NEWBURGH PLANNING BOARD PROJECT NUMBER 2021-20

Lot Line Change
of the lands of

Kara E. Pietrogallo, Mary Pietrogallo, & Helen Morosco

Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
1229 Route 300 - Suite 4 - Newburgh, NY 12550
Office: 845-943-5198 Field: 914-906-8830 E-Mail: jmillenlls@accessurveying.com

Prepared For Tax Map Parcels
58-4-2, 58-4-15, and 58-4-16
aka 5 Paddock Place, S. Of Meadow Hill Road, and 1 Paddock Place
situated in the
Town of Newburgh
County of Orange, New York 12550

DATE: 07-23-2021 SCALE: 1"=40' JOB No.: 21067EVA DRAWN BY: jnm