



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

PROJECT NAME: RAYMOND FAMILY - 29 DANDELION LANE
PROJECT NO.: 26-15
PROJECT LOCATION: SECTION 2, BLOCK 1, LOT 94
REVIEW DATE: 19 AUGUST 2026
MEETING DATE: 3 SEPTEMBER 2026
PROJECT REPRESENTATIVE: FUSCO ENGINEERING & LAND SURVEYING, DPC

1. The 15 July 2026 letter from Fusco Engineering and Land Surveying has been received regarding the status of the existing subsurface sanitary sewer disposal system on the property.
2. The two-family home is subject to ARB approval.
3. The project is before the Board for a Public Hearing. Any substantive comments received at the Public Hearing should be addressed by the applicant's representative.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink that reads 'Quinn Mullarkey'.

Quinn Mullarkey Freeman, P.E.
Senior Engineer

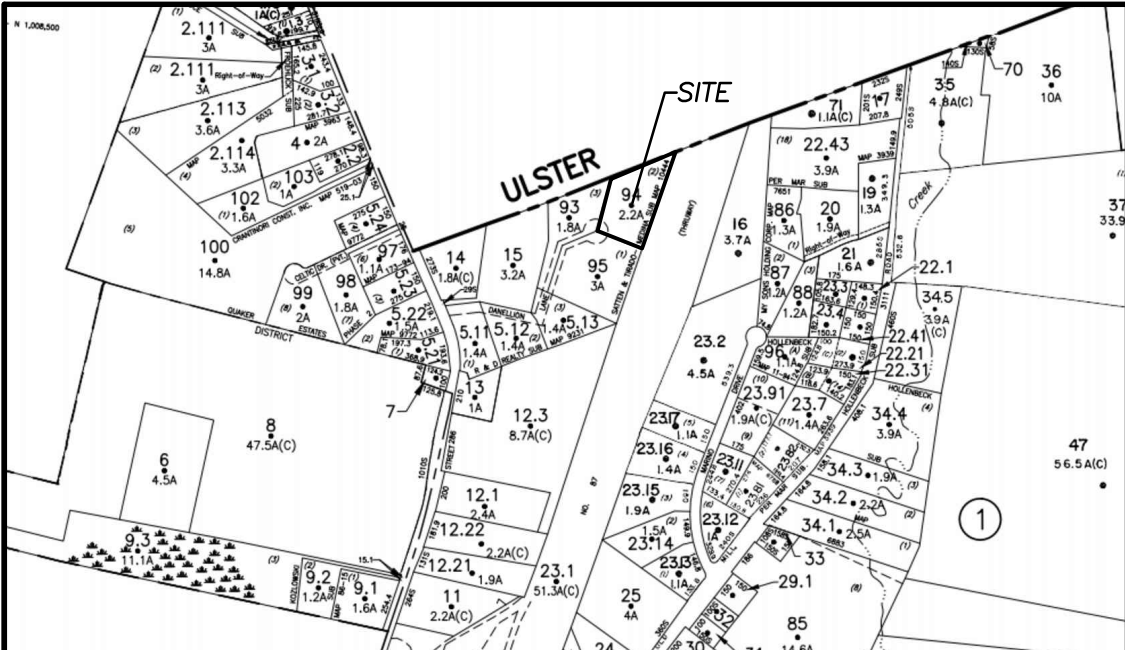
QMF/kmm

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

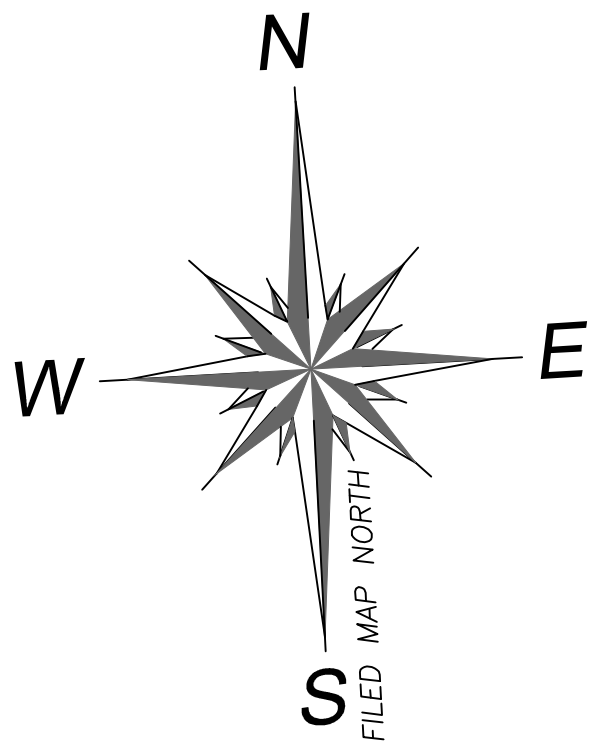
111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com



LOCATION MAP
N.T.S.

REFERENCE

TAX MAP DATA: SECTION 2 BLOCK 1 LOT 94
DEED LIBER: 12384, PAGE: 1305
BEING KNOWN AS LOT 2 ON A MAP ENTITLED "SUBDIVISION
OF LANDS FOR STEVEN SATTEN & THOMAS TIRADO-MEDINA"
AND FILED IN THE ORANGE COUNTY CLERK'S, DIVISION OF
LAND RECORDS, ON DEC. 31, 1999 AS MAP NUMBER 10444.

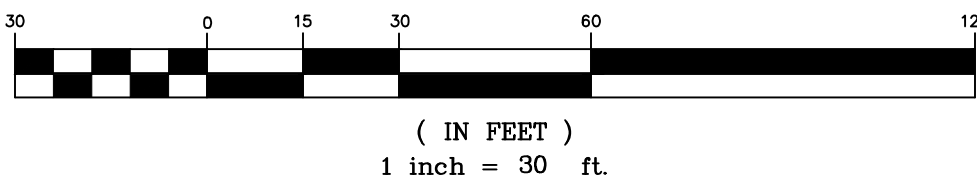


REPUTED OWNER:
LANG
TAX MAP #2-1-93
DEED LIBER: 11505, PAGE: 1637

LOT #2
2.234± ACRES

REPUTED OWNER:
ROBLES
TAX MAP #2-1-95
DEED LIBER: 11072, PAGE: 853

GRAPHIC SCALE



AR-DISTRICT

TABLE OF ZONING REQUIREMENTS

MINIMUM REQUIREMENTS	LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YARD	ONE SIDE YARD	BOTH SIDE YARDS	REAR YARD	HABITABLE FLOOR AREA PER DWELLING UNIT	LOT BUILDING COVERAGE	LOT SURFACE COVERAGE
EACH LOT	100,000 SF	200'	150'	50'	30'	80'	50'	900 SF	10%	20%

LOTS AND BUILDINGS AS SHOWN

LOT NO. (AS SHOWN)	LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YARD	ONE SIDE YARD	BOTH SIDE YARDS	REAR YARD	HABITABLE FLOOR AREA PER DWELLING UNIT	LOT BUILDING COVERAGE	LOT SURFACE COVERAGE
2	*97,313 SF	*182'	344'	*42.8'	*25.8'	163.3'	131'	>900 SF	0.028%	0.07%

*VARIANCES GRANTED ON DECEMBER 30, 2025

THRUWAY

LEGEND

---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	PRIOVATE ROAD RIGHT OF WAY
---	STONEWALL
---	UTILITY POLE
---	BUILDING SETBACK
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR

GENERAL NOTES:

SUB-SURFACE STRUCTURES WHERE NOT VISIBLE OR READILY APPARENT, WILL NOT BE SHOWN AND THEIR EXTENT WILL NOT BE CERTIFIED.

THE OFFSETS FROM PROPERTY LINES SHOWN HEREON ARE NOT INTENDED TO GUIDE IN THE ERECTION OF POLES, FENCES, RETAINING WALLS, BUILDING ADDITIONS, OR ANY OTHER STRUCTURES OR PLANTINGS AND SHOULD NOT BE USED FOR SUCH PURPOSES.

SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS.

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 FUSCO ENGINEERING AND LAND SURVEYING, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.

TO: MARIA HANLEY;
WESTCOR LAND TITLE INSURANCE COMPANY;
RIVER CITY ABSTRACT OF HUDSON VALLEY COMPANY;

I HEREBY CERTIFY THAT THIS IS AN ACTUAL SURVEY COMPLETED IN THE FIELD ON APRIL 4, 2018 AND THAT THE BUILDINGS ARE LOCATED WITHIN THE BOUNDS OF THE LOT AND THAT THERE ARE NO SURFACE ENCROACHMENTS EXCEPT AS SHOWN.

ERNEST JOHNSON, P.L.S.
NEW YORK LICENSE NO. 50041

SYMB	DATE	ISSUED FOR	
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.			
FUSCO ENGINEERING & LAND SURVEYING, D. P.C. CONSULTING ENGINEERS 233 EAST MAIN ST. MIDDLETOWN, NY 10940 PHONE: (845) 344-5863 FAX: (845) 956-5865			
SEAL:	DRAWING TITLE:		
	SITE PLAN OF 29 DANDELION LANE		
	TOWN OF NEWBURGH	29 DANDELION LANE	STATE OF NEW YORK COUNTY OF ORANGE
	PREPARED FOR:	APPROVED BY:	SCALE:
	MARIA HANLEY 39 BRADHURST AVENUE NEW YORK, NY 10030	AAF	1"=30'
	DESIGNED BY:	REVISION DATE:	REFERENCE NUMBER:
	AAF		25-165
	DRAWN BY:	DATE:	SHEET NUMBER:
	JMH	6/1/26	1
			PAGE 1 OF 2