



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

**PROJECT NAME:** TARBEN INC. TWO LOT SUBDIVISION  
**PROJECT NO.:** 24-25  
**PROJECT LOCATION:** SECTION 6, BLOCK 1, LOT 24  
**REVIEW DATE:** 29 MAY 2025  
**MEETING DATE:** 5 JUNE 2025  
**PROJECT REPRESENTATIVE:** JONATHAN CELLA, P.E. / Patrica Brooks, PLS

1. Project is subject of a separate lot line application before the Town of Newburgh Planning Board under Project No. 25-12. Completion of that lot line change will provide fee ownership to Tarben Road, a Town roadway.
2. Comments from the 15 August 2024 Planning Board meeting remain outstanding.
3. Adjoiners Notices have been sent out for this 2-lot subdivision.

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

Handwritten signature of Patrick J. Hines in blue ink.

Patrick J. Hines  
Principal

Handwritten signature of Michael W. Weeks in blue ink.

Michael W. Weeks, P.E.  
Principal

PJH/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**

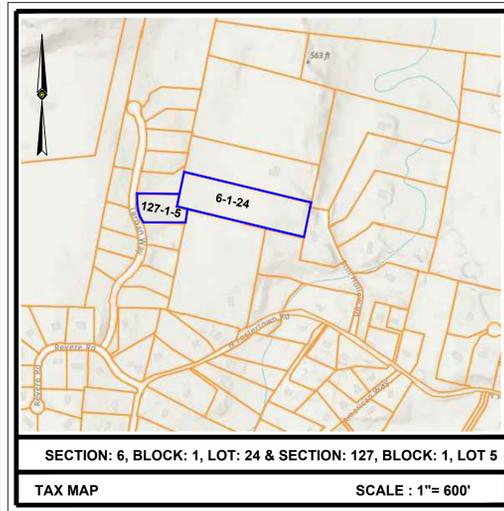
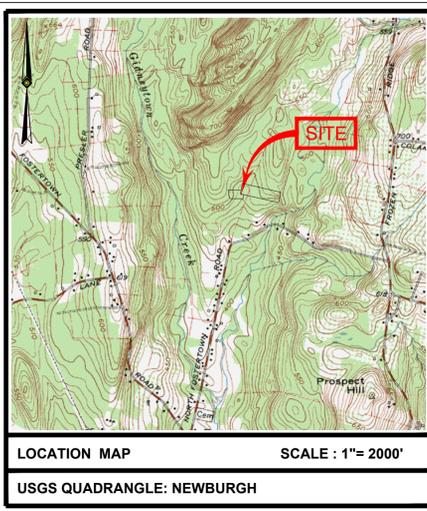
111 Wheatfield Drive, Suite 1, Milford, PA 18337  
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

**LEGEND**

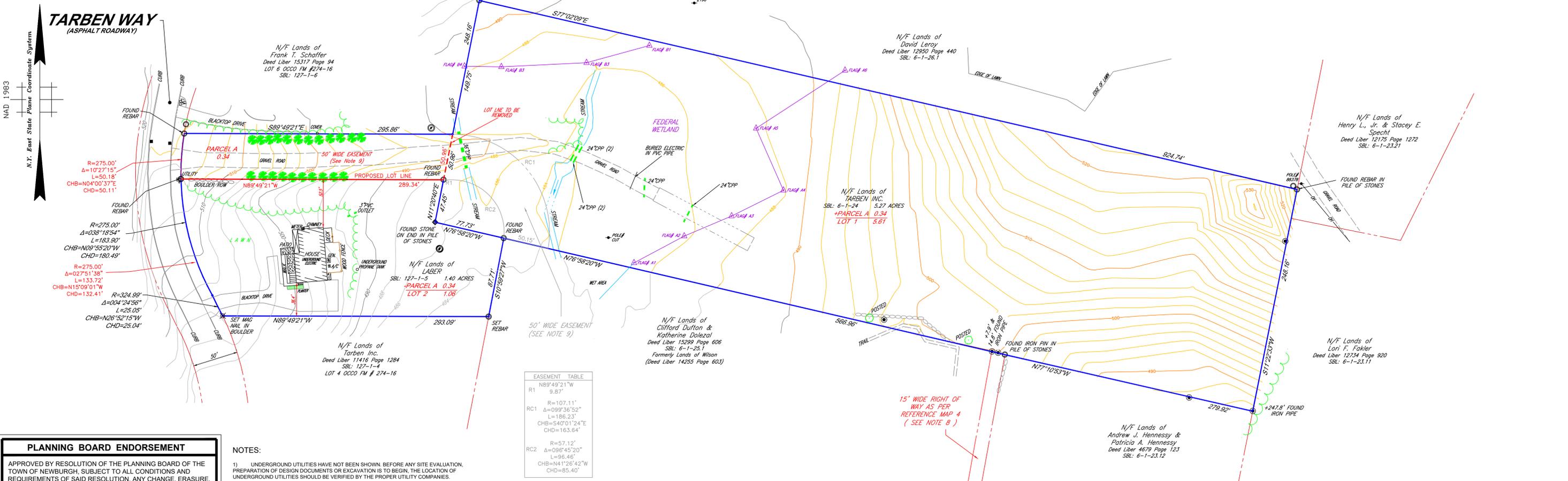
	EXISTING CONTOURS (SEE NOTE 10)
	LIDAR CONTOURS
	APPROXIMATE TAX MAP LINE
	STONE WALL
	OVERHEAD WIRES
	EDGE OF WOODS
	CURB
	WATER WELL
	DELINEATION FLAG
	CATCH BASINS
	UTILITY POLE
	GUY WIRE
	TRAFFIC SIGN
	MAIL BOX
	DECIDUOUS TREE
	CONIFER TREE
	FOUND REBAR
	FOUND METAL PIPE

**ZONING INFORMATION:**  
AR DISTRICT  
SINGLE FAMILY RESIDENTIAL

	MINIMUM REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2
LOT AREA (SQUARE FEET)	40,000 S.F.	5.61 ACRES	1.06 ACRES
LOT WIDTH (FEET)	150'	±248'	±157'
LOT DEPTH (FEET)	150'	±924'	±270'
FRONT YARD (FEET)	50'	< 50'	±89'
REAR YARD (FEET)	50'	< 50'	181.9'
1 SIDE YARD (FEET)	30'	< 30'	36.4'
BOTH SIDE YARDS (FEET)	80'	< 80'	88.9'
HABITABLE FLOOR AREA PER DWELLING UNIT (SQUARE FEET)	900 S.F.	> 900 S.F.	> 900 S.F.
LOT BUILDING COVERAGE (%)	10%	< 10%	4 %
BUILDING HEIGHT (FEET)	35'	< 35'	< 35'
LOT SURFACE COVERAGE (%)	20%	< 20%	12 %



TOTAL AREA : 6.67 ACRES



**PLANNING BOARD ENDORSEMENT**

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF NEWBURGH, SUBJECT TO ALL CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL.

Chairperson — Town Planning Board      Date

- NOTES:**
- UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
  - SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. SUBJECT TO WHATEVER STATE OF FACTS A COMPLETE SEARCH OF TITLE MAY REVEAL.
  - SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
  - CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PARTIES SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.
  - TARBEN WAY ROAD BOUNDS BASED ON OCCO FM #274-16.
  - PARCEL CONTAINS FEDERAL WETLANDS BASED ON WETLANDS FIELD IDENTIFICATION MARKERS PLACED BY ECOLOGICAL SOLUTIONS ON 10-03-2023, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES INC. ON 10-05-2023. PARCEL IS SUBJECT TO ALL REGULATIONS PROMULGATED THEREUNDER.
  - TOGETHER WITH A RIGHT OF WAY OR EASEMENT FOR PURPOSES OF INGRESS OR EGRESS TO AND FROM THE LANDS HEREIN DESCRIBED AND NORTH FOSTERTOWN ROAD OVER FORMERLY LANDS OF ONE MAYBELLE N. WILSON AS PER DEED LIBER 14067 AT PAGE 1540.
  - TOGETHER WITH & SUBJECT TO A 50' EASEMENT AND RIGHT OF WAY FROM TARBEN WAY TO LANDS OF DUTTON AND DOLEZAL, MORE PARTICULARLY DESCRIBED IN DEED LIBER 14255 PAGE 603.
  - EXISTING CONTOURS BASED ON FIELD SURVEY. 2' LIDAR CONTOURS BASED ON NYS GIS 2014 3 COUNTY 1 METER LIDAR DATASET. ELEVATION DATUM IS APPROXIMATE NAVD88 BASED ON RTK/GPS OBSERVATIONS TAKEN AT THE TIME OF THE SURVEY.
  - BEARINGS ARE WITH REFERENCE TO NAD 83 NEW YORK STATE PLANE COORDINATE SYSTEM, EAST ZONE, WITH A VARIANCE OF 13°22'28" FROM FM 274-16.
  - PARCEL A TO BE CONVEYED TO AND COMBINED WITH EXISTING LANDS OF TARBEN, INC. AND IS NOT CONSIDERED TO BE A BUILDABLE LOT UNTO ITSELF.

- REFERENCE MAPS:**
- "LOT LINE CHANGE & SURVEY MAP OF LANDS OF WILLIAM P. & JEANNE M. DALEY" FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON 10 DECEMBER, 1993 AS FILED MAP NO. 253-93.
  - "PLAN OF SUBDIVISION FOR R & K REAL ESTATE MANAGEMENT, INC." FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON 14 JUNE, 1993 AS FILED MAP NO. 190-93.
  - PARCEL "A" BEING A PORTION OF LOT 5 AS DEPICTED ON MAP ENTITLED "LANDS OF TARBEN INC. 16 LOT SUBDIVISIONAL LOT LINE CHANGE SURVEY PLAT" FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON 05 OCTOBER, 2016 AS FILED MAP NO. 274-16, SHEET 1.
  - "SUBDIVISION PLAN JK DEVELOPMENT CORP. AUTUMN RIDGE SUBDIVISION" FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON 06 JUNE, 2006 AS FILED MAP NO. 471-06.

**REFERENCE DEED :**

SBL: 6-1-24  
JEANNE DALEY  
- 10 -  
TARBEN, INC.  
DEED LIBER 14067 PAGE 1540  
DATED 17 JUNE, 2016  
FILED 23 JUNE, 2016

SBL: 127-1-5  
JEFFREY J. LABER  
- 10 -  
JEFFREY J. & DOREEN LABER  
DEED LIBER 14833 PAGE 1994  
DATED 27 OCTOBER, 2020  
FILED 30 OCTOBER, 2020

**RECORD OWNER :**

TARBEN, INC.  
ANTHONY P. TARSIO  
5 TARBEN WAY  
NEWBURGH, NY 12550

JEFFREY J. & DOREEN LABER  
10 TARBEN WAY  
NEWBURGH, NY 12550

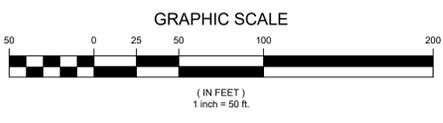
**OWNER'S CERTIFICATION**

THE UNDERSIGNED, OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE OF THE PROPERTY SHOWN ON THIS PLAT, DOES HEREBY CERTIFY THAT HE/SHE HAS REVIEWED THIS PLAT, IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS NOTES AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND AGREES TO FILE THIS MAP WITH THE ORANGE COUNTY CLERK.

Signature      Date

Signature      Date

Signature      Date



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL TRUE COPY OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PATRICIA PAULI BROOKS, L.S.  
NEW YORK PROFESSIONAL LAND SURVEYOR #149795

NO.	LOCATE LOT 2 IMPROVEMENTS PER PB COMMENTS	ED/BN	GIO	P.P.B.	05-12-25
1					

FIELD DATE: 10-05-23  
FIELD BOOK NO: HV#6 HV#3  
FIELD BOOK PG: 101 & 102 101  
FIELD CREW: ED/IG  
DRAWN: GIO  
GIO CLOSED 5-12-25

REVIEWED: S.D.  
APPROVED: P.P.B.  
DATE: 03-17-2025  
SCALE: 1" = 50'  
FILE NO: 12-230457-00  
DWG. NO: 1 OF 1

**MAP OF LOT LINE CHANGE BETWEEN PROPERTIES OF JEFFREY J. & DOREEN LABER AND LANDS OF TARBEN, INC.**  
SBL: 6-1-24 & 127-1-5 TOWN OF NEWBURGH COUNTY OF ORANGE, STATE OF NEW YORK

**CONTROL POINT ASSOCIATES INC PC**  
11 MAIN STREET  
HIGHLAND, NY 12528  
845.691.2339  
WWW.CPASURVEY.COM

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