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

**PROJECT: LANDS OF TILSON LOT LINE CHANGE**  
**PROJECT NO.: 17-27**  
**PROJECT LOCATION: SECTION 42, BLOCK 1, LOT 2.22 & 3**  
**REVIEW DATE: 29 JANUARY 2018**  
**MEETING DATE: 01 FEBRUARY 2018**  
**PROJECT REPRESENTATIVE: VINCENT DOCE ASSOCIATES**

1. It is referenced in the revised application that a representative of the County of Orange will be present to acknowledge participation in the application. Mike Donnelly's comments regarding this should be received.
2. The application includes a sheet 2 which identifies the transfer of ownership to the County of Orange. Proposed lot #2 should be depicted as to be connected to Section 39, Block 1, Lot 4 and labelled not an approved building lot.
3. The status of the right-of-way per previously filed map should be determined. If right-of-way is in favor of other parcels they should also be party to the application to allow for extinguishment of the easement. Again, Mike Donnelly's comments regarding this should be received.
4. Public notice requirements for lot line must be undertaken including notification to all surrounding property owners within 500 feet of the Algonquin Park parcel.

Respectfully submitted,

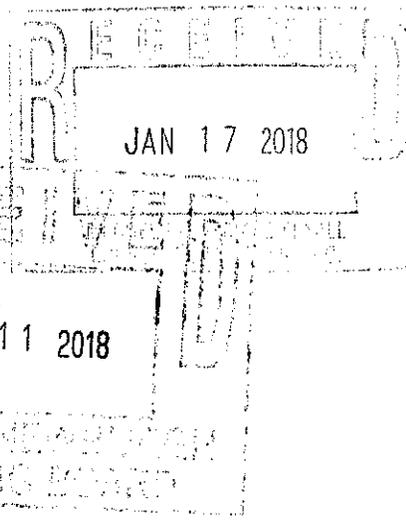
***McGoey, Hauser and Edsall  
Consulting Engineers, D.P.C.***

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Patrick J. Hines  
Principal

# VINCENT J. DOCE ASSOCIATES

ENGINEERS ~ SURVEYORS ~ PLANNERS  
PROJECT CONSULTANTS - LAND CONSULTANTS  
242 SOUTH PLANK ROAD, NEWBURGH, NEW YORK 12550  
TEL. 845-561-1170 ~ FAX 845-561-7738



January 9, 2018

John P. Ewasutyn, Chairman  
Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, NY 12550

RE: Lot Line Change Plan lands of  
Tillson Corp., Plank Properties Inc. and County of Orange  
North Plank Road - NYS Route 32  
Town of Newburgh Tax Parcels: Section 42 Block 1 Lots 1.2, 2.22 & 3  
and Section 39 Block 1 Lot 4  
Town Project No. 2017-27

Dear Mr. Ewasutyn:

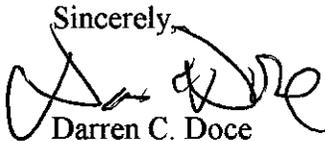
Enclosed are 14 revised sets of the above referenced plan, a revised application and revised short EAF.

The plan, application and EAF have been revised to include the County of Orange parcel. At the initial planning board meeting there was a concern that the proposal was creating landlocked parcels. It was requested that the County of Orange be added to the application to ensure that the land conveyed by Plank Properties Inc. to the County of Orange is added to the County's tax parcel.

Rather than sign an owner's proxy, a representative of the County will accompany me to the planning board meeting.

If any further information is required, please feel free to contact me.

Sincerely,

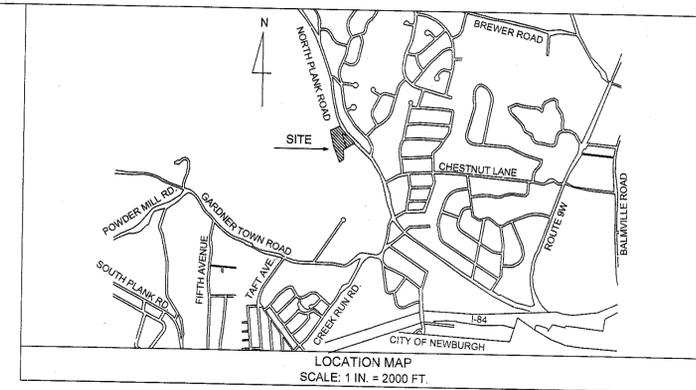


Darren C. Doce

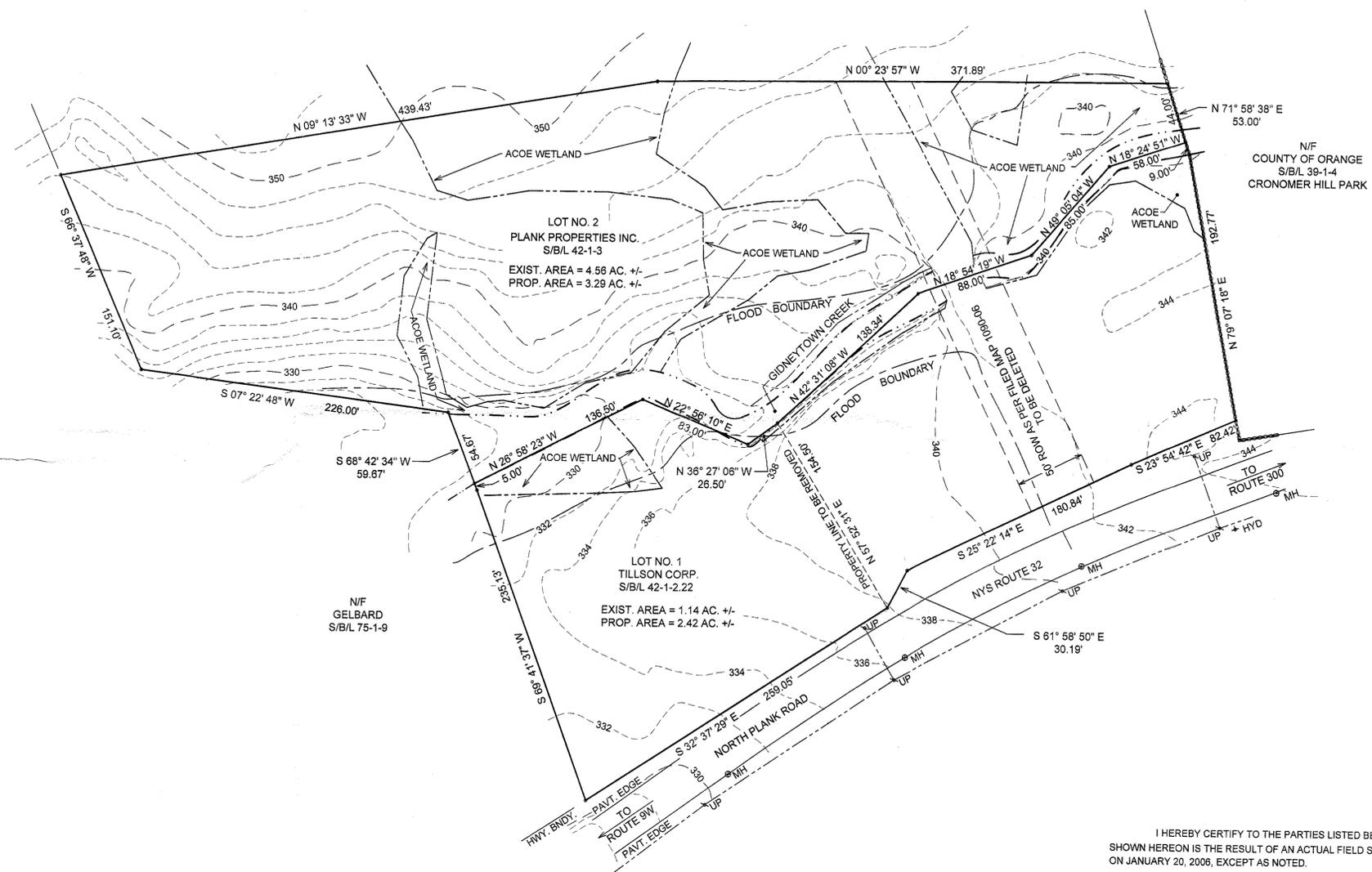
**LEGEND**  
 UP - UTILITY POLE  
 MH - SAN SEWER MANHOLE  
 HYD - HYDRANT  
 --- ACOE WETLAND BOUNDARY  
 - - - 100-YR FLOOD BOUNDARY



| ZONE - R3 REGULATION | REQUIRED       | LOT 1 (S/B/L 42-1-2,22) PROPOSED | LOT 2 (S/B/L 42-1-3) PROPOSED |
|----------------------|----------------|----------------------------------|-------------------------------|
| MIN. LOT AREA        | 15,000 SQ. FT. | 2.42 AC. +/-                     | 3.29 AC. +/-                  |
| MIN. LOT WIDTH       | 100 FT.        | 556 FT. +/-                      | 782 FT. +/-                   |
| MIN. LOT DEPTH       | 120 FT.        | 154 FT. +/-                      | 255 FT. +/-                   |
| MIN. FRONT YARD      | 40 FT.         | NA                               | NA                            |
| MIN. REAR YARD       | 40 FT.         | NA                               | NA                            |
| MIN. SIDE YARD       | 15 FT.         | NA                               | NA                            |
| MIN. SIDE YARD TOTAL | 30 FT.         | NA                               | NA                            |



N/F  
 PLANK PROPERTIES INC.  
 S/B/L 42-1-1.2



**NOTES:**

- OWNERS/APPLICANTS:  
 A. TILLSON CORP.  
 5020 ROUTE 9W  
 NEWBURGH, NY 12550  
 (SECTION 42 BLOCK 1 LOT 2.22)  
 B. PLANK PROPERTIES INC.  
 5020 ROUTE 9W  
 NEWBURGH, NY 12550  
 (SECTION 42 BLOCK 1 LOTS 1.2 & 3)  
 C. COUNTY OF ORANGE  
 255 MAIN STREET  
 GOSHEN, NY 10924  
 (SECTION 39 BLOCK 1 LOT 4)
- TAX MAP DATA SECTION 42 BLOCK 1 LOTS 2.22 AND 3 AND SECTION 39 BLOCK 1 LOT 4.
- FROM THE BEST AVAILABLE KNOWLEDGE, THERE ARE NO BURIED UTILITIES WITHIN OR ADJACENT TO THE LOT LINE CHANGE THAT WILL CAUSE ENCROACHMENTS OR CREATE VIOLATIONS OF THE STATE SANITARY HEALTH CODE.
- AFTER FILING THIS MAP WITH THE ORANGE COUNTY REAL PROPERTY TAX SERVICE AGENCY, DEEDS SHALL BE RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE. THE APPLICANT SHALL COPY THE PLANNING BOARD ON ITS LETTER TRANSMITTING THE DEEDS TO THE ORANGE COUNTY CLERK FOR RECORDING AND SHALL PROVIDE THE PLANNING BOARD WITH ANY RETURN CORRESPONDENCE REFLECTING ACCEPTANCE OR REJECTION OF SAID DEEDS.
- REFERENCE MAP: "LOT LINE CHANGE PLAN LANDS OF LLOYD PARK, LLC AND PLANK PROPERTIES, INC.," DATED JANUARY 20, 2006, LAST REVISED SEPTEMBER 05, 2006 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE DECEMBER 15, 2006 AS MAP NO. 1090-06.
- ACOE WETLAND BOUNDARY SHOWN AS PER FILED MAP NO. 1090-06.
- THE 100 YEAR FLOOD BOUNDARY SHOWN IS AN APPROXIMATE LOCATION AS PER FEMA FLOOD INSURANCE RATE MAPS FOR THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK (MAP NO. 36071C0141E AND MAP NO. 36071C0143E).

I HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THE MAP SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON JANUARY 20, 2008, EXCEPT AS NOTED.

TILLSON CORP.  
 PLANK PROPERTIES INC.  
 TOWN OF NEWBURGH PLANNING BOARD  
 COUNTY OF ORANGE

SHEET 1 OF 2 IS INVALID UNLESS ACCOMPANIED BY SHEET 2 OF 2.

OWNER'S CONCURRENCE:  
 I, THE UNDERSIGNED, HAVE REVIEWED THE CONTENTS OF THIS MAP AND CONCUR WITH ALL TERMS AND CONDITIONS AS STATED HEREON, AND TO THE FILING OF THIS MAP.

TILLSON CORP.

PLANK PROPERTIES INC.

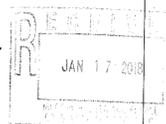
COUNTY OF ORANGE

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

|            |                                   |
|------------|-----------------------------------|
| 01/09/2018 | COUNTY OF ORANGE TAX PARCEL ADDED |
| DATE       | REVISION                          |

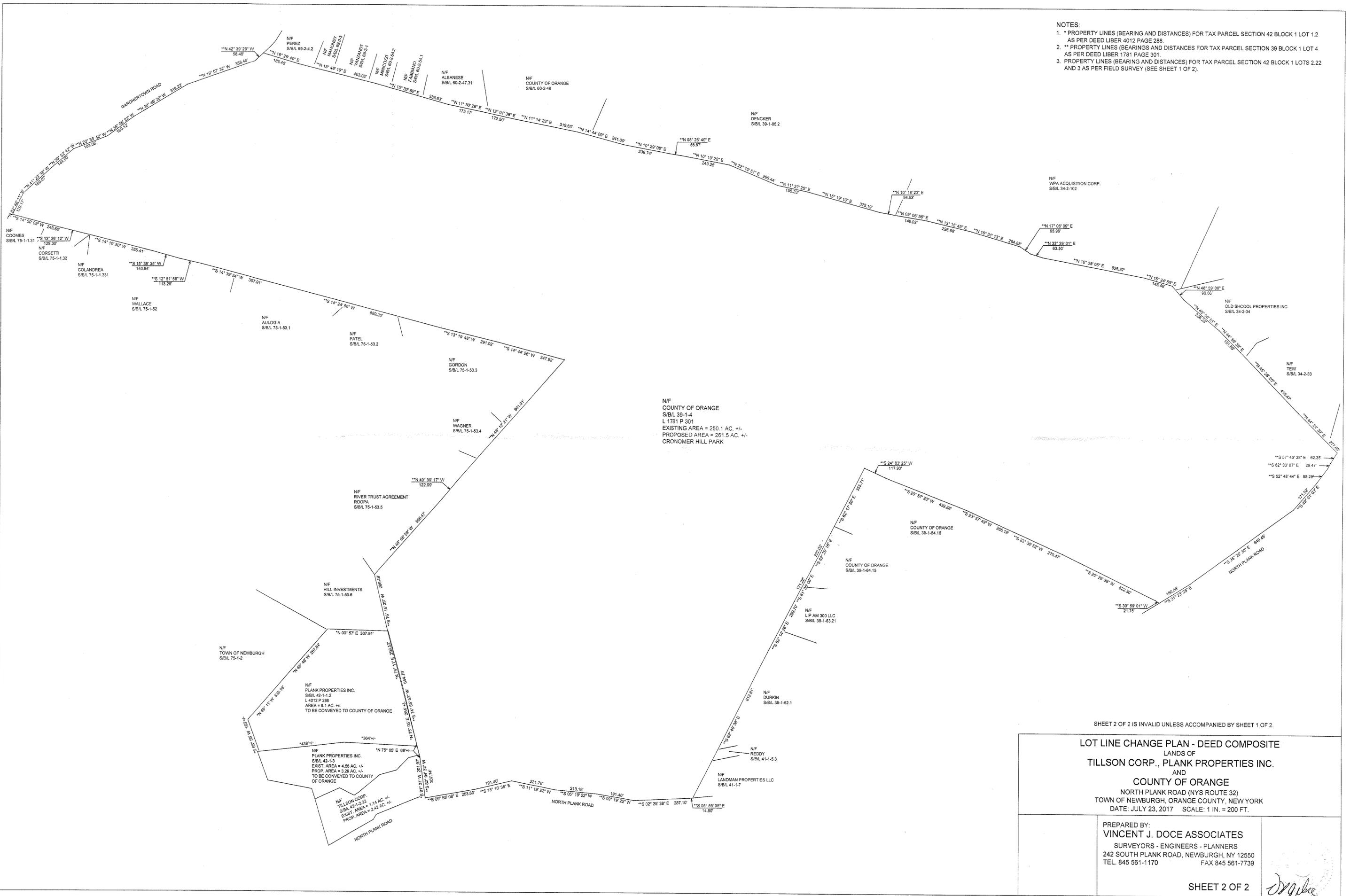
**LOT LINE CHANGE PLAN**  
 LANDS OF  
**TILLSON CORP., PLANK PROPERTIES INC.**  
 AND  
**COUNTY OF ORANGE**  
 NORTH PLANK ROAD (NYS ROUTE 32)  
 TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK  
 DATE: JULY 23, 2017 SCALE: 1 IN. = 50 FT.

PREPARED BY:  
**VINCENT J. DOCE ASSOCIATES**  
 SURVEYORS - ENGINEERS - PLANNERS  
 242 SOUTH PLANK ROAD, NEWBURGH, NY 12550  
 TEL. 845 561-1170 FAX 845 561-7739



*V. Doce*

- NOTES:
- \* PROPERTY LINES (BEARING AND DISTANCES) FOR TAX PARCEL SECTION 42 BLOCK 1 LOT 1.2 AS PER DEED LIBER 4012 PAGE 288.
  - \*\* PROPERTY LINES (BEARINGS AND DISTANCES) FOR TAX PARCEL SECTION 39 BLOCK 1 LOT 4 AS PER DEED LIBER 1781 PAGE 301.
  - PROPERTY LINES (BEARING AND DISTANCES) FOR TAX PARCEL SECTION 42 BLOCK 1 LOTS 2.22 AND 3 AS PER FIELD SURVEY (SEE SHEET 1 OF 2).



NF  
COUNTY OF ORANGE  
SIBL 39-1-4  
L 1781 P 301  
EXISTING AREA = 250.1 AC. +/-  
PROPOSED AREA = 261.5 AC. +/-  
CRONOMER HILL PARK

SHEET 2 OF 2 IS INVALID UNLESS ACCOMPANIED BY SHEET 1 OF 2.

**LOT LINE CHANGE PLAN - DEED COMPOSITE**  
LANDS OF  
**TILLSON CORP., PLANK PROPERTIES INC.**  
AND  
**COUNTY OF ORANGE**  
NORTH PLANK ROAD (NYS ROUTE 32)  
TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK  
DATE: JULY 23, 2017 SCALE: 1 IN. = 200 FT.

|   |                  |
|---|------------------|
| PREPARED BY:<br><b>VINCENT J. DOCE ASSOCIATES</b><br>SURVEYORS - ENGINEERS - PLANNERS<br>242 SOUTH PLANK ROAD, NEWBURGH, NY 12550<br>TEL. 845 561-1170 FAX 845 561-7739 | SHEET 2 OF 2<br> |
|---|------------------|