



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

PROJECT NAME: DIBRIZZI – LOT LINE CHANGE
PROJECT NO.: 23-4
PROJECT LOCATION: SECTION 121, BLOCK 1 LOTS 14 & 15
REVIEW DATE: 10 MARCH 2023
MEETING DATE: 16 MARCH 2023
PROJECT REPRESENTATIVE: KELLY LIBOLT, AICP/ KARC PLANNING CONSULTANTS

1. Adjoiner's Notices must be sent for the lot line change.
2. The project proposed the transfer of 0.22 +/- acres of property between two adjoining lots in common ownership. A transfer of the property will eliminate an existing side yard setback issue on Tax Parcel 15.
3. The majority of the land proposed to be transferred contains a Drainage Easement in favor the Town of Newburgh. Dominic Cordisco's comments regarding the land transfer and the easement should be received.
4. Lot line changes are Type II Actions under SEQRA.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines
Principal
PJH/kbw

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