



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

**PROJECT NAME:** 10 TARBEN WAY, LOT LINE CHANGE  
**PROJECT NO.:** 2025-12  
**PROJECT LOCATION:** SECTION 6, BLOCK 1, LOT 24  
SECTION 127, BLOCK 1, LOT 5  
**REVIEW DATE:** 25 APRIL 2025  
**MEETING DATE:** 1 MAY 2025  
**PROJECT REPRESENTATIVE:** CONTROL POINT ASSOCIATES – PATRICIA BROOKS, LS

1. Adjoiners' Notices must be sent out in compliance with the Town Code.
2. While notice consideration for lot line change, Tax Lot Parcel 24, identifies federal jurisdictional wetland areas which will be subject to DEC jurisdiction based on the January changes to the Wetland Regulations.
3. Lot line changes are Type II Action under SEQRA Part 617. 5C(16).

Respectfully submitted,

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

A handwritten signature in blue ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines  
Principal  
PJH/kmm

A handwritten signature in blue ink, appearing to read 'Michael W. Weeks'.

Michael W. Weeks, P.E.  
Principal

**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

**TOWN OF NEWBURGH  
APPLICATION FOR  
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board  
21 Hudson Valley Professional Plaza  
Newburgh, New York 12550**

**DATE RECEIVED:** \_\_\_\_\_ **TOWN FILE NO:** \_\_\_\_\_  
(Application fee returnable with this application)

1. **Title of Subdivision/Site Plan (Project name):**  
Map of Lot Line Change Between Properties pf Jeffrey J. & Doreen Laber and Lands of Tarben, Inc.

2. **Owner of Lands to be reviewed:**

Name	<u>Tarben, Inc.</u>	<u>Jeffrey &amp; Doreen Laber</u>
Address	<u>5 Tarben Way</u>	<u>10 Tarben Way</u>
	<u>Newburgh, NY 12550</u>	<u>Newburgh, NY 12550</u>
Phone	<u>845-742-2857</u>	
Email	<u>aptarsiosr@gmail.com</u>	

3. **Applicant Information (If different than owner):**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

Representative Patricia P. Brooks, LS Control Point Associates  
Phone 845-691-7339  
Email pbrooks@cpasurvey.com

4. **Subdivision/Site Plan prepared by:**

Name Patricia P. Brooks, LS Control Point Associates  
Address 11 Main Street  
Highland, New York 12528  
  
Phone 845-691-7339  
Email pbrooks@cpasurvey.com

5. **Location of lands to be reviewed:**

10 Tarben Way

6. **Zone** AR **Fire District** Cronomer Valley  
**Acreage** 6.67 acres **total** **School District** Newburgh

7. **Tax Map: Section** 6 **Block** 1 **Lot** 24  
127 1 5

**8. Project Description and Purpose of Review:**

Number of existing lots 2 Number of proposed lots 2  
Lot line change Convey 0.34 acres to provide fee street access  
Site plan review \_\_\_\_\_  
Clearing and grading \_\_\_\_\_  
Other \_\_\_\_\_

**PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT**

**9. Easements or other restrictions on property:**

(Describe generally) Fifty foot wide easment over subject parcel as shown

**10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:**

Signature: Patricia P. Brooks Title Land Surveyor/Agent

Print Name: Patricia P. Brooks, L.S.

Date: 4-16-2025

**NOTE:** If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

## **TOWN OF NEWBURGH PLANNING BOARD**

**PROJECT NAME:** Lot Line Change Between Lands of Tarben, Inc. and Jeffrey & Doreen Laber

### **CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN**

**I. The following items shall be submitted with a COMPLETED Planning Board Application Form.**

1.   X   Environmental Assessment Form As Required
2.   X   Proxy Statement
3.   X   Application Fees
4.   X   Completed Checklist (Automatic rejection of application without checklist)

**II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in rejection of the application.**

1.   X   Name and address of applicant
2.   X   Name and address of owner (if different from applicant)
3.   X   Subdivision or Site Plan and Location LOT LINE REVISION
4.   X   Tax Map Data (Section-Block-Lot)
5.   X   Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6.   X   Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7.   N/A   Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8.   X   Date of plan preparation and/or plan revisions
9.   X   Scale the plan is drawn to (Max 1" = 100')
10.   X   North Arrow pointing generally up

11.   X   Surveyor's Certification
12.   X   Surveyor's seal and signature
13.   X   Name of adjoining owners
14.   X   Wetlands and buffer zones with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15.   N/A   Flood plain boundaries
16.   N/A   Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17.   X   Metes and bounds of all lots
18.   X   Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19.   X   Show existing or proposed easements (note restrictions)
20.   N/A   Right-of-way width and Rights of Access and Utility Placement
21.   N/A   Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22.   X   Lot area (in sq. ft. for each lot less than 2 acres)
23.   X   Number of lots including residual lot
24.   X   Show any existing waterways
25.   N/A   A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26.   X   Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27.   X   Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28.   X   Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29.   X   Show topographical data with 2 ft. contours on initial submission

30. N/A Compliance with the Tree Preservation Ordinance Code Section
31. X Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
32. N/A If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
33. N/A Number of acres to be cleared or timber harvested
34. N/A Estimated or known cubic yards of material to be excavated and removed from the site
35. N/A Estimated or known cubic yards of fill required
36. N/A The amount of grading expected or known to be required to bring the site to readiness
37. N/A Type and amount of site preparation which falls within the buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
- \_\_\_\_\_
- \_\_\_\_\_
38. N/A Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
- \_\_\_\_\_
- \_\_\_\_\_
39. X List of property owners within 500 feet of all parcels to be developed (see attached statement). *To be supplied by Town after first submission*

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By:   
Licensed Professional -Signature

Print Name: Patricia P. Brooks, L.S.

Date: April 16, 2025

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Date Prepared: April 16, 2025

## **FEE LAW SUMMARY**

### **PENDING APPLICATIONS**

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

### **SEVERABILITY**

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

### **EFFECTIVE DATE:**

This local law shall take effect immediately upon filing in the Office of the Secretary of State.

## **FEE ACKNOWLEDGEMENT**

The Town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal, landscape consultant, traffic consultant), public hearing and site inspection.

Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Town of Newburgh Code Chapter 104-2. Planning, Zoning and Building fees, Section E(2)(e) states: If the escrow account falls below 40% of the initial deposit, the Planning Board may, if recommended by the consulting engineer, planner or attorney, require that the applicant pay additional funds into the escrow account up to 75% of the initial deposit.

  
\_\_\_\_\_  
**APPLICANT'S SIGNATURE**

Anthony P. Tarsio for Tarben, Inc.  
\_\_\_\_\_  
**APPLICANT'S NAME-- PRINTED**

4/18/25  
\_\_\_\_\_  
**DATE**



**PROXY**

(OWNER) Anthony P. Tarsio, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 5 Tarben Way Newburgh, New York

IN THE COUNTY OF Orange

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF:

Address: 5.27 acres off Tarben Way with no current street address

Section 6 Block 1 Lot 24

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Control Point Associates IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 4/10/25

Anthony P. Tarsio  
OWNERS SIGNATURE

Anthony P. Tarsio  
OWNERS NAME (printed)

NAMES OF ADDITIONAL  
REPRESENTATIVES

\_\_\_\_\_  
WITNESS' SIGNATURE

\_\_\_\_\_  
WITNESS' NAME (printed)

STATE OF NEW YORK )  
COUNTY OF ORANGE ) SS.:

On the 10 day of April 2025, before me, the undersigned,  
a Notary Public in and for said State, personally appeared, Anthony Tarsio,  
personally known to me or proved to me on the basis of satisfactory evidence to be the  
individual whose name is subscribed to the within instrument and acknowledged to me that he  
executed the same in his capacity, and that by his signature on the instrument, the individual,  
or the person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

HEATHER ONEIL  
Notary Public - State of New York  
No. 010N6185640  
Qualified In Orange  
My Commission Exp. April 21, 2028

**PROXY**

(OWNER) Jeffrey J. & Doreen Laber, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 10 Tarben Way Newburgh, New York

IN THE COUNTY OF Orange

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF:

Address: 10 Tarben Way

Section 127 Block 1 Lot 5

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Control Point Associates IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: April 10, 2025

Jeffrey J. & Doreen Laber

OWNERS SIGNATURE

Jeffrey J. & Doreen Laber

OWNERS NAME (printed)

WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

WITNESS' NAME (printed)

STATE OF NEW YORK )

)SS.:

COUNTY OF ORANGE )

On the 10th day of April, 2025, before me, the undersigned,  
a Notary Public in and for said State, personally appeared, Jeffrey J. & Doreen Laber  
personally known to me or proved to me on the basis of satisfactory evidence to be the  
individual whose name is subscribed to the within instrument and acknowledged to me that he  
executed the same in his capacity, and that by his signature on the instrument, the individual,  
or the person upon behalf of which the individual acted, executed the instrument.

Patricia S. Tarsio

NOTARY PUBLIC

PATRICIA S. TARSIO  
Notary Public, State of New York  
Qualified in Orange County  
No. 05TA6361531  
Commission Expires July 10, 2025

**PLANNING BOARD DISCLAIMER STATEMENT**  
**TO APPLICANTS**

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

4/10/25

**DATED**

  
**APPLICANT'S SIGNATURE**

Anthony P. Tarsio

**APPLICANT'S NAME - PRINTED**

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,  
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

      x       **NONE**

                     **NAME, ADDRESS, RELATIONSHIP OR INTEREST**  
(financial or otherwise)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

                     **TOWN BOARD**  
      x       **PLANNING BOARD**  
                     **ZONING BOARD OF APPEALS**  
                     **ZONING ENFORCEMENT OFFICER**  
                     **BUILDING INSPECTOR**  
                     **OTHER**

                     **DATED**

                       
**INDIVIDUAL APPLICANT**

**CORPORATE OR PARTNERSHIP APPLICANT**

**BY:** \_\_\_\_\_

**TITLE:**       PRES      

**PRINT:**       Anthony P. Tarsio

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

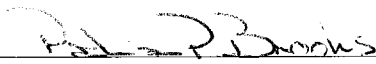
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

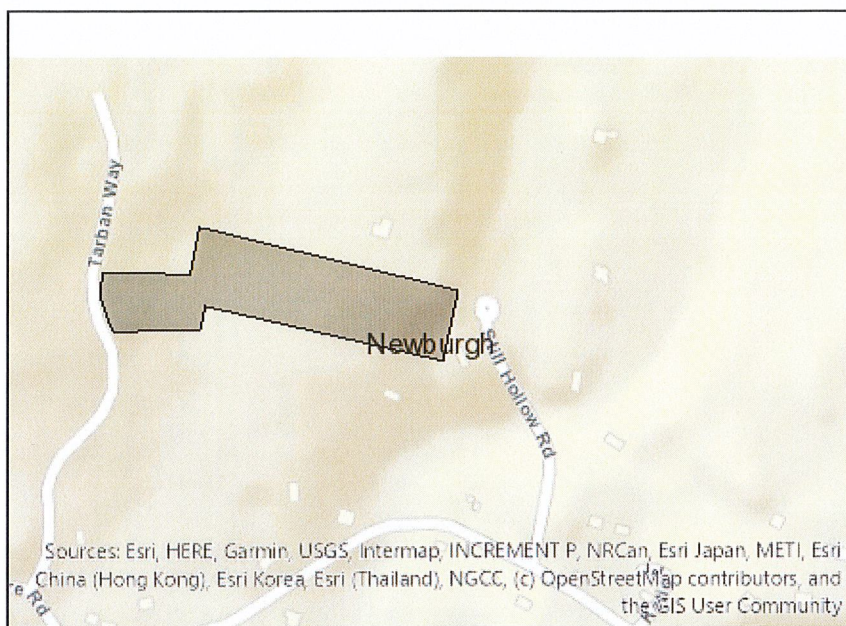
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Lot Line Change - Lands of Jeffrey J. & Doreen Laber with Lands of Tarben, Inc.			
Project Location (describe, and attach a location map): 10 Tabren Way Town of Newburgh Tax Parcels 6-1-24 & 127-1-5			
Brief Description of Proposed Action: Lot line revision to add an existing fifty foot wide right of way from lands of Jeffrey J. & Doreen Laber to adjoining lands of Tarben, Inc. to provide fee access to an existing Town Road, Tarben Way. This action is required to proceed with a proposed subdivision of lands of Tarben currently under review by the Town of Newburgh Planning Board.			
Name of Applicant or Sponsor: Control Point Associates		Telephone: 845-691-7339 E-Mail: pbrooks@cpasurvey.com	
Address: 11 Main Street			
City/PO: Highland		State: New York	Zip Code: 12528
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 checked="" 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		6.67 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		7.67 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

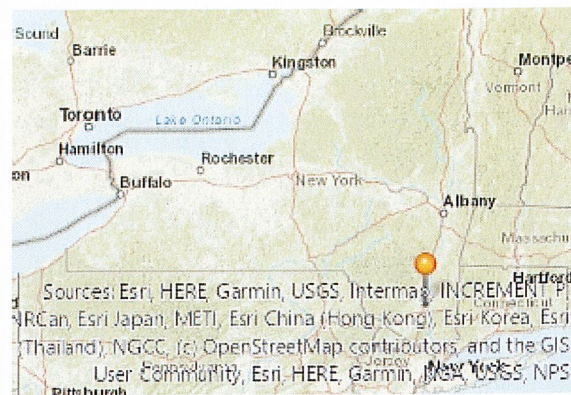


5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ Not applicable - no construction proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Not applicable - no construction proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Not applicable - no construction proposed	<input checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" 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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Federal wetlands are show on map - no alteration proposed			

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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> 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 checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
<div></div>		
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 checked="" type="checkbox"/>	<input type="checkbox"/>
<div></div>		
19. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<div></div>		
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 checked="" type="checkbox"/>	<input type="checkbox"/>
<div></div>		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Control Point Associates</u> Date: <u>04-17-2025</u>		
Signature: <u></u> Patricia P. Brooks, LS      Title: <u>Land Surveyor / Agent</u>		

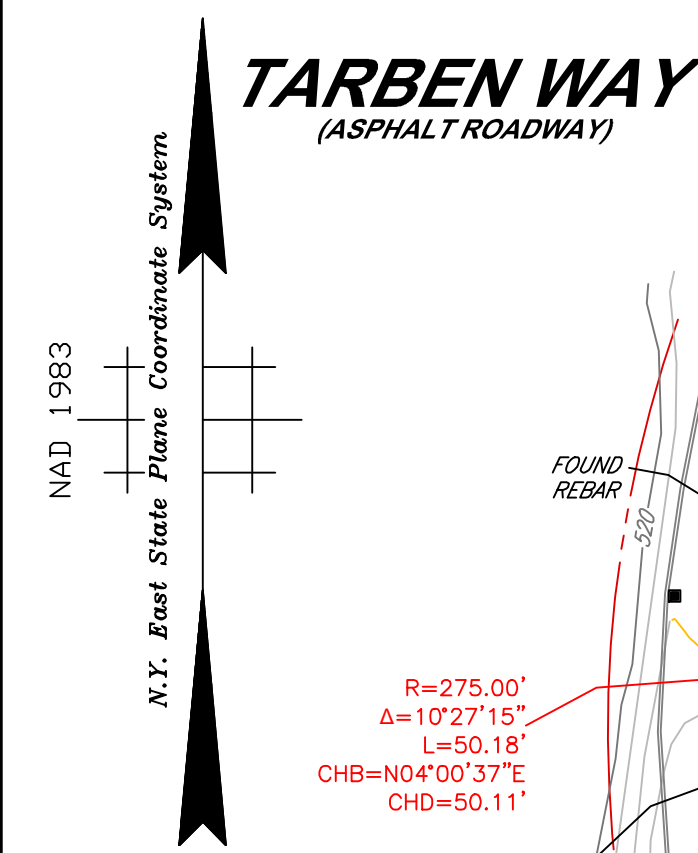


**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting 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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



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]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

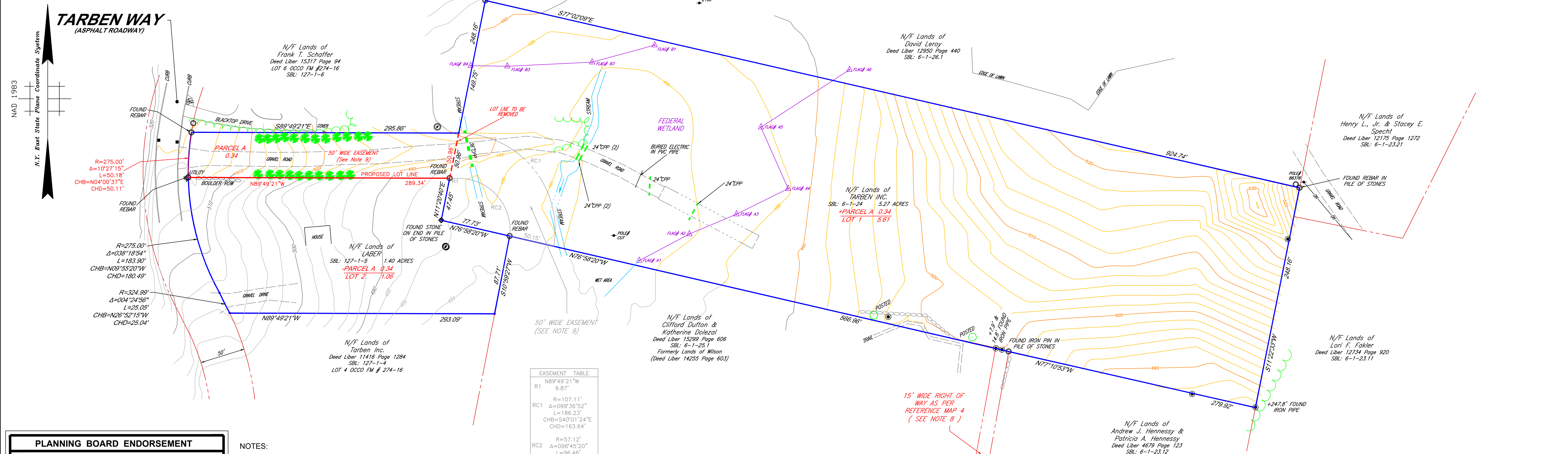




	MINIMUM REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2
LOT AREA (SQUARE FEET)	40,000 S.F.	5.61 ACRES	1.06 ACRES
LOT WIDTH (FEET)	150'	≥ 248'	≥ 167'
LOT DEPTH (FEET)	150'	≥ 270'	≥ 270'
FRONT YARD (FEET)	50'	< 50'	≥ 110'
REAR YARD (FEET)	50'	< 50'	≥ 123'
1 SIDE YARD (FEET)	30'	< 30'	< 30'
BOTH SIDE YARDS (FEET)	80'	< 80'	< 80'
HABITABLE FLOOR AREA PER DWELLING UNIT (SQUARE FEET)	900 S.F.	> 900 S.F.	> 900 S.F.
LOT BUILDING COVERAGE (%)	10%	< 10%	2 %
BUILDING HEIGHT (FEET)	35'	< 35'	< 35'
LOT SURFACE COVERAGE (%)	20%	< 20%	< 20%



NAD 1983



EASEMENT TABLE	
R1	N89°49'21"W 9.87'
RC1	R=107.11' Δ=099°36'52" L=186.23' CHB=S40°01'24"E CHD=163.64'
RC2	R=57.12' Δ=096°45'20" L=96.46' CHB=N41°26'42"W CHD=85.40'

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
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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.

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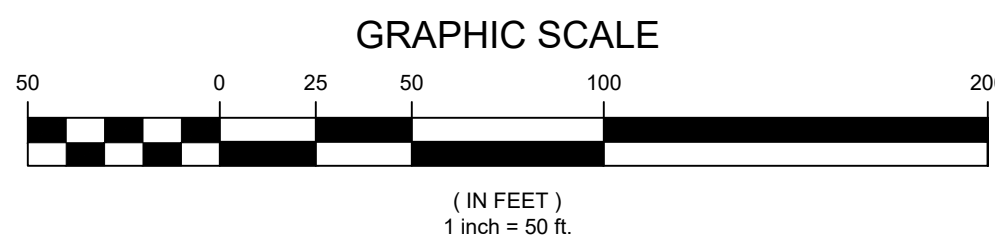
Signature \_\_\_\_\_
Date \_\_\_\_\_

Signature	Date
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Signature	Date
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- 1) 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.
- 2) SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.
- 3) 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.
- 4) SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
- 5) 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.
- 6) TARBEN WAY ROAD BOUNDS BASED ON OCCO FM #274-16.
- 7) PARCEL CONTAINS FEDERAL WETLANDS BASED ON WETLANDS FIELD IDENTIFICATION MARKERS PLACED BY ECOLOGICAL SOLUTIONS ON 10-05-2023, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES INC. ON 10-05-2023. PARCEL IS SUBJECT TO ALL REGULATIONS PROMULGATED THEREUNDER.
- 8) 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.
- 9) TOGETHER WITH A RIGHT OF WAY TO A 50' EASEMENT AND RIGHT OF WAY FROM TARBEN WAY TO LANDS OF DUFTON AND DOLEZAL, MORE PARTICULARLY DESCRIBED IN DEED LIBER 14255 PAGE 603.
- 10) 2' EXISTING CONTOURS BASED ON FIELD SURVEY, 2' LIDAR CONTOURS BASED ON NYS GIS 2014 3 COUNTY 1 METER LIDAR DATASET.  
ELEVATION DATUM IS APPROXIMATE NAVD83 BASED ON RTK/GPS OBSERVATIONS TAKEN AT THE TIME OF THE SURVEY.
- 11) 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.
- 12) PARCEL A TO BE CONVEYED TO AND COMBINED WITH EXISTING LANDS OF TARBEN, INC. AND IS NOT TO BE CONSIDERED TO BE A BUILDABLE LOT UNTIL ITSELF.

- 1) "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.
- 2) "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. 100-93
- 3) PARCEL "A" BEING A PORTION OF LOT 5 AS DEPICTED ON MAP ENTITLED "LANDS OF TARBEN INC. 16 LOT SUBDIVISION" LOT LINE CHANGE SURVEY PLATT FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON 05 OCTOBER, 2016 AS FILED MAP NO. 274-16, SHEET 1.
- 4) "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.



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 OF THE  
LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

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

SBL: 127-1-5  
JEFFREY J. LABER

JEFFREY J. & DOREEN LIBER  
DEED LIBER 14833 PAGE 1994  
DATED 27 OCTOBER, 2020  
FILED 30 OCTOBER, 2020

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

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

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.

NO	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
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FIELD DATE

10-05-23

FIELD BOOK  
44/46

HV#3

101&amp;102

FIELD CREW

ED/IG

DRAWN:

GIO	
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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



WARREN, NJ 908.668.009  
CHALFONT, PA 215.712.980  
MT. LAUREL, NJ 609.857.206  
MANHATTAN, NY 646.780.041  
LONG ISLAND, NY 631.580.264  
SOUTHBOROUGH, MA 508.948.300  
ALBANY, NY 518.217.591  
ROCHESTER, NY 585.250.176  
GEORGETOWN, DE 302.295.101  
PHILADELPHIA, PA 215.712.980  
FT. LAUDERDALE, FL 954.763.746

APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
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P.P.B.	03-17-2025	1" = 50'	12-230457-00	1	OF	1
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PATRICIA PAULI BROOKS, LS  
NEW YORK PROFESSIONAL LAND SURVEYOR #49795