



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

PROJECT NAME: PIETROGALLO LOT LINE
PROJECT NO.: 2021-20
PROJECT LOCATION: SECTION 58, BLOCK 4, LOT 2, 15, 16
REVIEW DATE: 30 DECEMBER 2021
MEETING DATE: 6 JANUARY 2021
PROJECT REPRESENTATIVE: ACES, Inc./ JONATHAN MILLEN

1. Status of approval from the ZBA for pre-existing non-conforming setback issues should be received.

Respectfully submitted,

MHE Engineering, D.P.C.

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

Patrick J. Hines
Principal

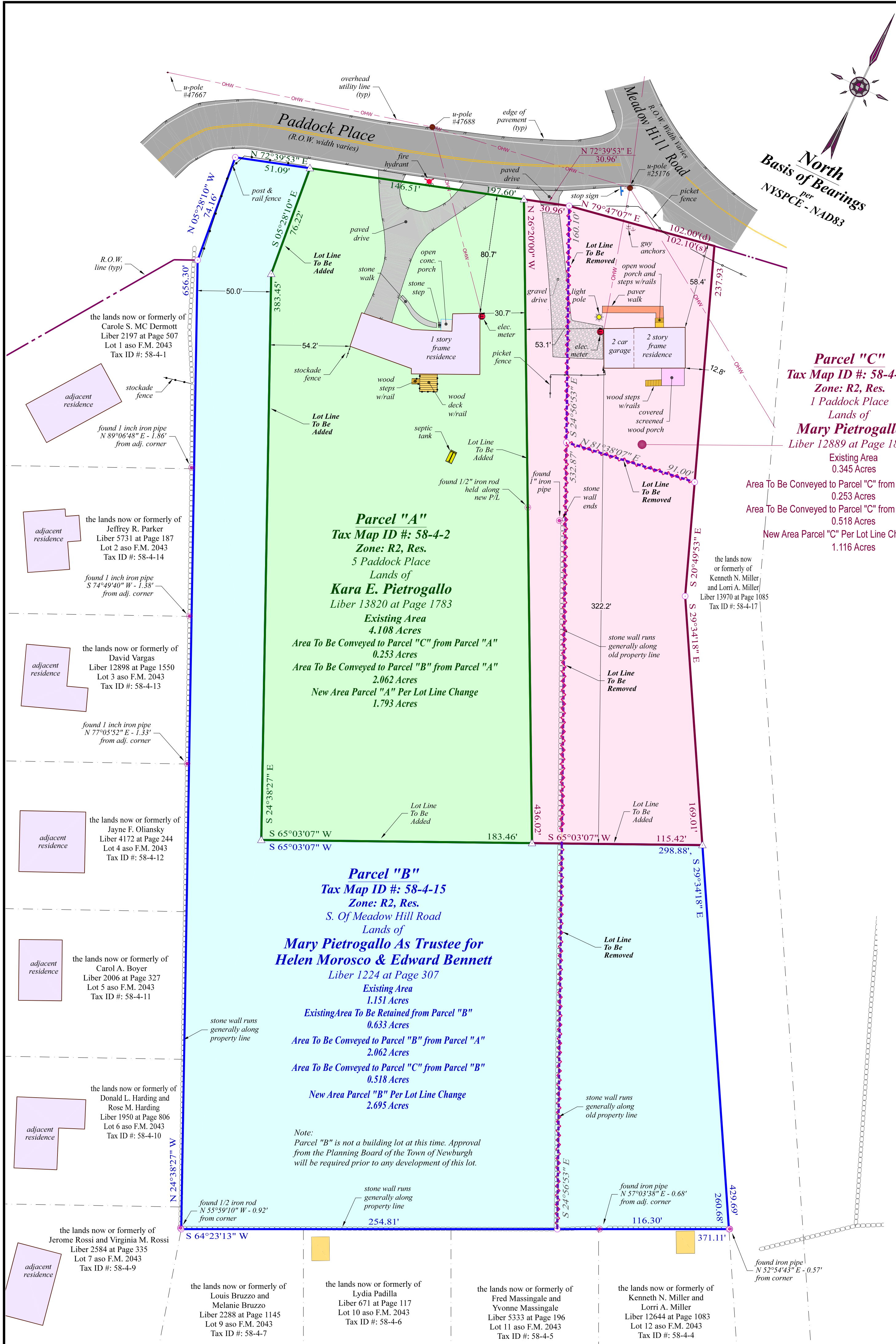
PJH/kbw

NEW YORK OFFICE

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PENNSYLVANIA OFFICE

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LOCATION MAP
Scale: 1"=2000'

Parcel "C"
Tax Map ID #: 58-4-16
Zone: R2, Res.
1 Paddock Place
Lands of
Mary Pietrogallo
Liber 12889 at Page 1828
Existing Area
0.345 Acres
Area To Be Conveyed to Parcel "C" from Parcel "A"
0.253 Acres
Area To Be Conveyed to Parcel "C" from Parcel "B"
0.518 Acres
New Area Parcel "C" Per Lot Line Change
1.116 Acres

Parcel "A"
Tax Map ID #: 58-4-2
Zone: R2, Res.
5 Paddock Place
Lands of
Kara E. Pietrogallo
Liber 13820 at Page 1783
Existing Area
4.108 Acres
Area To Be Conveyed to Parcel "C" from Parcel "A"
0.253 Acres
Area To Be Conveyed to Parcel "B" from Parcel "A"
2.062 Acres
New Area Parcel "A" Per Lot Line Change
1.793 Acres

Parcel "B"
Tax Map ID #: 58-4-15
Zone: R2, Res.
S. Of Meadow Hill Road
Lands of
Mary Pietrogallo As Trustee for Helen Morosco & Edward Bennett
Liber 1224 at Page 307
Existing Area
1.151 Acres
Existing Area To Be Retained from Parcel "B"
0.633 Acres
Area To Be Conveyed to Parcel "B" from Parcel "A"
2.062 Acres
Area To Be Conveyed to Parcel "C" from Parcel "B"
0.518 Acres
New Area Parcel "B" Per Lot Line Change
2.695 Acres

Note:
Parcel "B" is not a building lot at this time. Approval from the Planning Board of the Town of Newburgh will be required prior to any development of this lot.

ZONING INFORMATION
Use and Bulk Requirements Table
R-2 District - Schedule 4
Permitted Uses:

1. Single family dwellings, not to exceed 1 D/U per lot - with public sewer and public water systems.

	Required	Provided	Parcel "A"	Parcel "B"	Parcel "C"
Min. Lot Area: (sq.ft.)	40,000	78,103	117,394	48,613	
Min. Lot Width: (feet)	150	182	359	116.5*	
Min. Lot Depth: (feet)	150	444	260	423	
Min. Front Yard: (feet)	50	80.7	-	58.4	
Rear Yard: (feet)	40	202.8	-	322.2	
1 Side Yard: (feet)	30	30.7	-	12.8*	
Both Side Yards: (feet)	80	84.9	-	65.9*	
Min. Habitable Floor Area per D/U(sq.ft.)	900	1,585	-	1,912	
Max. Lot Building Coverage: (percent)	15%	3.3%	-	3.1%	
Building Height: (feet)	-	22	-	31	
Lot Surface Coverage: (percent)	30%	6.3%	-	3.1%	

* Denotes non-conforming items.

Parcels "A" & "B" are both served by community water and sewer. There are no encroachments. There are no proposed improvements, nor proposed utilities. All parcels shown hereon are in Zoning District R-2. No areas within the three subject parcels are in a floodplain, nor do they contain wetlands, or steep slopes.

TAX LOT REFERENCE TABLE

Owner:	Tax ID:	Existing Area	Proposed Area
Kara E. Pietrogallo	58-4-2	4.108 Ac.	1.793 Ac.
Mary Pietrogallo	58-4-15	1.151 Ac.	2.695 Ac.
Mary Pietrogallo	58-4-16	0.345 Ac.	1.116 Ac.
Total Area:		5.604 Ac.	5.604 Ac.

OWNER INFORMATION

Name	Address	Tax ID
Kara E. Pietrogallo	5 Paddock Place	58-4-2
Mary Pietrogallo	S. Of Meadow Hill Road	58-4-15
Mary Pietrogallo	1 Paddock Place	58-4-16

REFERENCES:

- SURVEYOR'S NOTES:**
- Copyright © 2021, Jonathan N. Millen, L.L.S. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and/or copyright holders obtained.
 - Unauthorized alteration of an item in any way, or addition to a survey map for any person, unless acting under the direction of a licensed land surveyor, is a violation of section 7209, subdivision 2, of the New York State Education Law.
 - Only maps bearing the surveyor's signature overlaid with embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Anything other than copies with an embossed seal and signature may contain unauthorized and undetectable modifications, deletions, additions, and changes, and are not to be relied upon. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.
 - Certifications on this map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this map.
 - The certifications herein are not transferable.
 - The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
 - This survey is subject to the findings of a Title Report and or Title Search.
 - Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
 - Subject to any conditions, restrictions, covenants and/or right-of-ways/easements of record, if any.

CERTIFICATION NOTES:

This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

SURVEYORS' CERTIFICATION:

I hereby certify that the herein listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 5 Paddock Place and 1 Paddock Place in the Town of Newburgh, County of Orange, State of New York. Completed on July 23, 2021, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

Signature _____ Date _____
Jonathan N. Millen, L.L.S.
1229 Route 300 - Suite 3
Newburgh, NY 12550

CERTIFIED TO:
I hereby certify to:
Kara E. Pietrogallo
Mary Pietrogallo
Town of Newburgh



Jonathan N. Millen, L.L.S.
PROFESSIONAL LAND SURVEYOR
CERTIFIED TO BE CORRECT AND ACCURATE
N.Y. LIC. No. 050746



OWNERS ENDORSEMENT

I hereby consent to the information depicted on this Lot Line Change Plan and all conditions noted thereon. I agree to the filing of this Plan by the Planning Board.

Kara E. Pietrogallo _____ Date _____
Mary Pietrogallo _____ Date _____

TOWN OF NEWBURGH PLANNING BOARD ENDORSEMENT

Approved by resolution of the Planning Board subject to the conditions and requirements of said resolution.

Any change, erasure, modification or revision of this plan as approved shall void this approval.

Planning Board Chairman _____ Date _____

DATE: 07-23-2021 SCALE: 1"=40' JOB No.: 21067EVA DRAWN BY: jnm

TOWN OF NEWBURGH PLANNING BOARD PROJECT NUMBER 2021-20

Lot Line Change
of the lands of
Kara E. Pietrogallo & Mary Pietrogallo

Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
1229 Route 300 - Suite 4 - Newburgh, NY 12550
Office: 845-943-5198 Field: 914-906-8830 E-Mail: jmillenlls@accessurveying.com

Prepared For Tax Map Parcels
58-4-2, 58-4-15, & 58-4-16
aka 5 Paddock Place, S. Of Meadow Hill Road, and 1 Paddock Place
situated in the
Town of Newburgh
County of Orange, New York 12550