



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

**PROJECT NAME:** LAWRENCE FARMS AND BIANCO LOT LINE CHANGE  
**PROJECT NO.:** 23-12  
**PROJECT LOCATION:** SECTION 6, BLOCK 1, LOT 66.21 & 66.32  
**REVIEW DATE:** 26 JULY 2024  
**MEETING DATE:** 1 AUGUST 2024  
**PROJECT REPRESENTATIVE:** COLLIERS ENGINEERING & DESIGN

1. The project was previously before the board in July of 2023. The project appeared before the ZBA at the June 2024 meeting to receive variances regarding front yard setback and maximum lot coverage.
2. Previous comments identified that the lot line change will address access issues regarding the existing residential parcel placing the driveway completely on the residential lot.
3. Adjoiner's Notices were previously sent out.
4. Lot line changes are Type II Actions under SEQRA requiring no further review.
5. The Planning Board would be in a position to act on the lot line change should no other substantive comments be made.

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

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**NARRATIVE SUMMARY**  
**July 16, 2024**  
**LAWRENCE FARMS & BIANCO LOT LINE CHANGE**  
**TAX LOTS 6-1-66.21 & 66.32**  
**TOWN OF NEWBURGH, ORANGE COUNTY, NY**  
**CED PROJECT NO. 040007C**  
**PLANNING BOARD PROJECT NO. 2023-12**

Colliers Engineering & Design CT, P.C. has developed the attached Lot Line Adjustment Plan for the above referenced tax lots.

This project previously appeared before the Planning Board on July 6, 2023 and obtained the referral to the Zoning Board of Appeals (ZBA). We have since appeared before the ZBA on June 27, 2024 for which public notice was provided to neighboring property owners and no members of the public attended to speak on this application, the hearing was closed and the applicant obtained the requested area variances mentioned herein. We are currently awaiting the resolution documents from the ZBA to be finalized.

The project involves the transfer of a small amount of property and adjustment to existing property lines between two (2) property owners near the northeast corner of Colandrea Rd. & Frozen Ridge Rd. in the Town of Newburgh. The goal of this adjustment is to re-orient the lot lines between the smaller 'Bianco' parcel (SBL 6-1-66.21) and the larger 'Lawrence' parcel (6-1-66.32) to orient the property lines logically to follow some existing fencing. This proposal will also accomplish encompassing the Lawrence Farm driveway within the 'Lawrence' parcel rather than crossing a portion of the 'Bianco' parcel as it does today.

This action will reduce the 'Lawrence' lot from  $\pm 65.63$  acres to  $\pm 65.61$  acres and increase the size of the 'Bianco' lot from  $\pm 1.09$  to  $\pm 1.11$  acres (a net transfer of 0.02 acres [1,063 sq. ft.] of land).

Increasing the size of the 'Bianco' lot will reduce the degree of a pre-existing non-conforming lot coverage issue (reduced coverage percentage by 0.6% from 25.3% to 24.7%). Further, a pre-existing non-conforming front yard setback exists on the 'Bianco' lot which will remain unchanged as part of this application, the existing Colandrea Rd. Right-of-Way line is established and is unchanged as part of this lot line adjustment proposal.

We look forward to discussing this application at the next available Planning Board meeting.

James R. Loeb  
Richard J. Drake, *retired*  
Glen L. Heller\*  
Marianna R. Kennedy  
Gary J. Gogerty  
Stephen J. Gaba  
Adam L. Rodd  
Dominic Cordisco  
Ralph L. Puglielle, Jr.  
Alana R. Bartley\*\*  
Aaron C. Fitch

Judith A. Waye  
Sarah N. Wilson  
Michael J. Barfield\*\*  
Meghan R. LoCicero

Jennifer L. Schneider  
Managing Attorney

\*LL.M. in Taxation  
\*\*Member NJ & NY Bar

July 7, 2023

BY EMAIL ONLY

Darrin J. Scalzo, Chairman  
Zoning Board of Appeals  
Town of Newburgh Town Hall  
1496 Route 300  
Newburgh, New York 12550

Re: Lawrence Farms and Bianco Lot Line Change // ZBA referral  
Planning Board Project No. 2023-12

Dear Chairman Scalzo and Zoning Board Members:

At the Planning Board's July 6, 2023 meeting, the Planning Board resolved to refer this application to the Zoning Board of Appeals for its consideration of the following area variances that are required for this lot line change. The proposal is for a lot line change to modify the geometry of the existing Bianco parcel. The lot line change also removes an access issue to the Lawrence Farms parcel which currently crosses the existing Bianco parcel. The existing Bianco parcel is 1.09+/- acres and will be 1.11 acres after the lot geometry modifications.

The Bianco parcel has pre-existing bulk deficiencies. The project requires the following variances:

- Front yard setback: 50 feet required while existing is 48.3 feet; and
- Maximum lot surface coverage: 20% allowed, where 25.3 is existing and 24.7% is proposed.

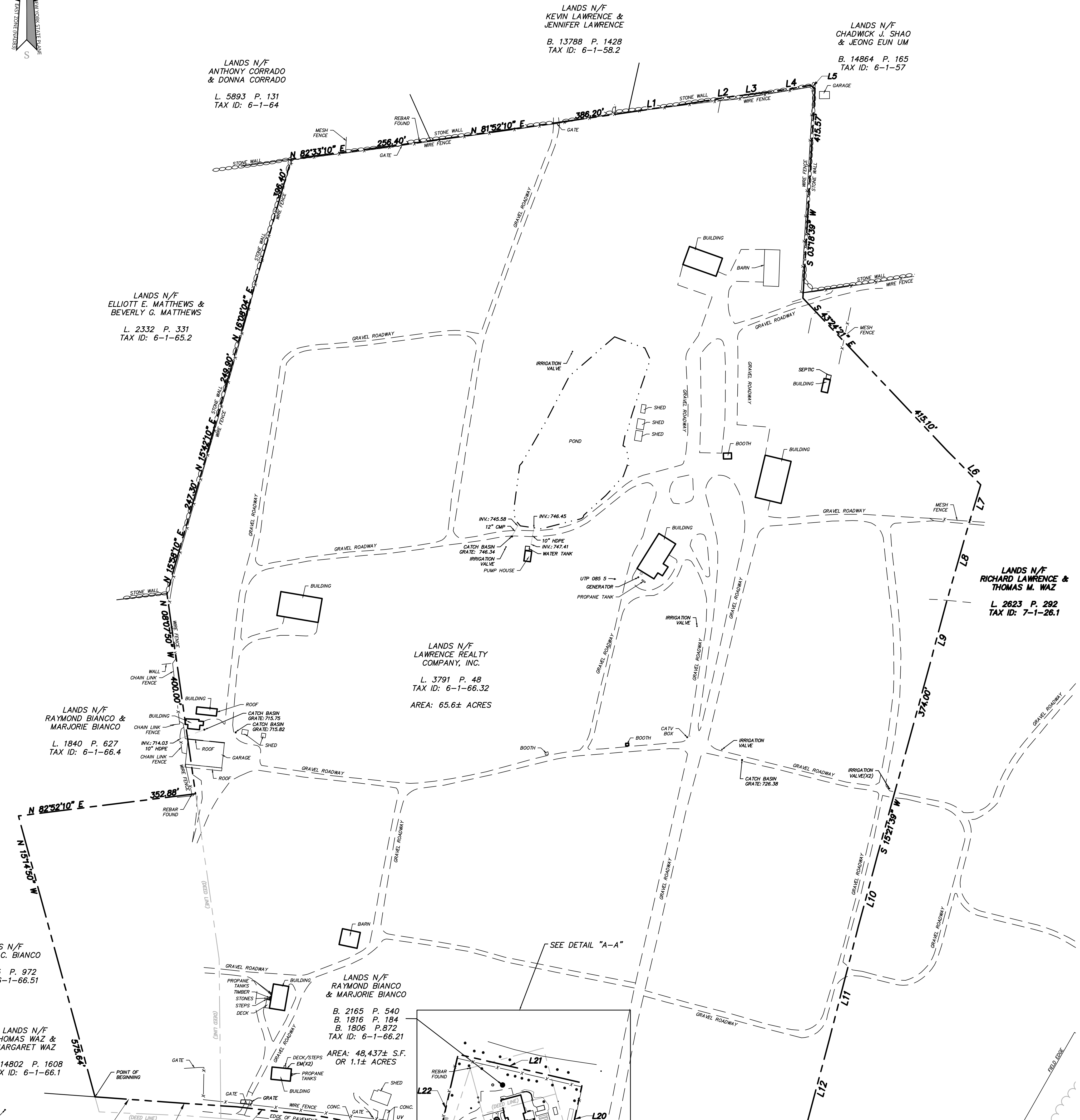
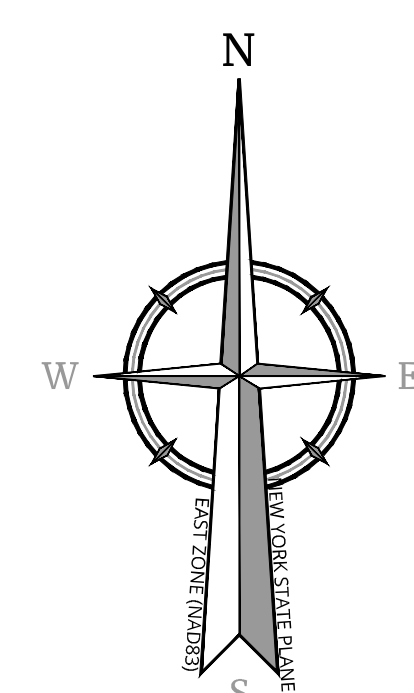
Lot line changes are Type II actions under SEQRA, and as a result the Planning Board has not declared its intent to serve as lead agency and there are no further steps required to conclude the SEQRA review for this proposal.

Thank you for your consideration of this matter.

Very Truly Yours,

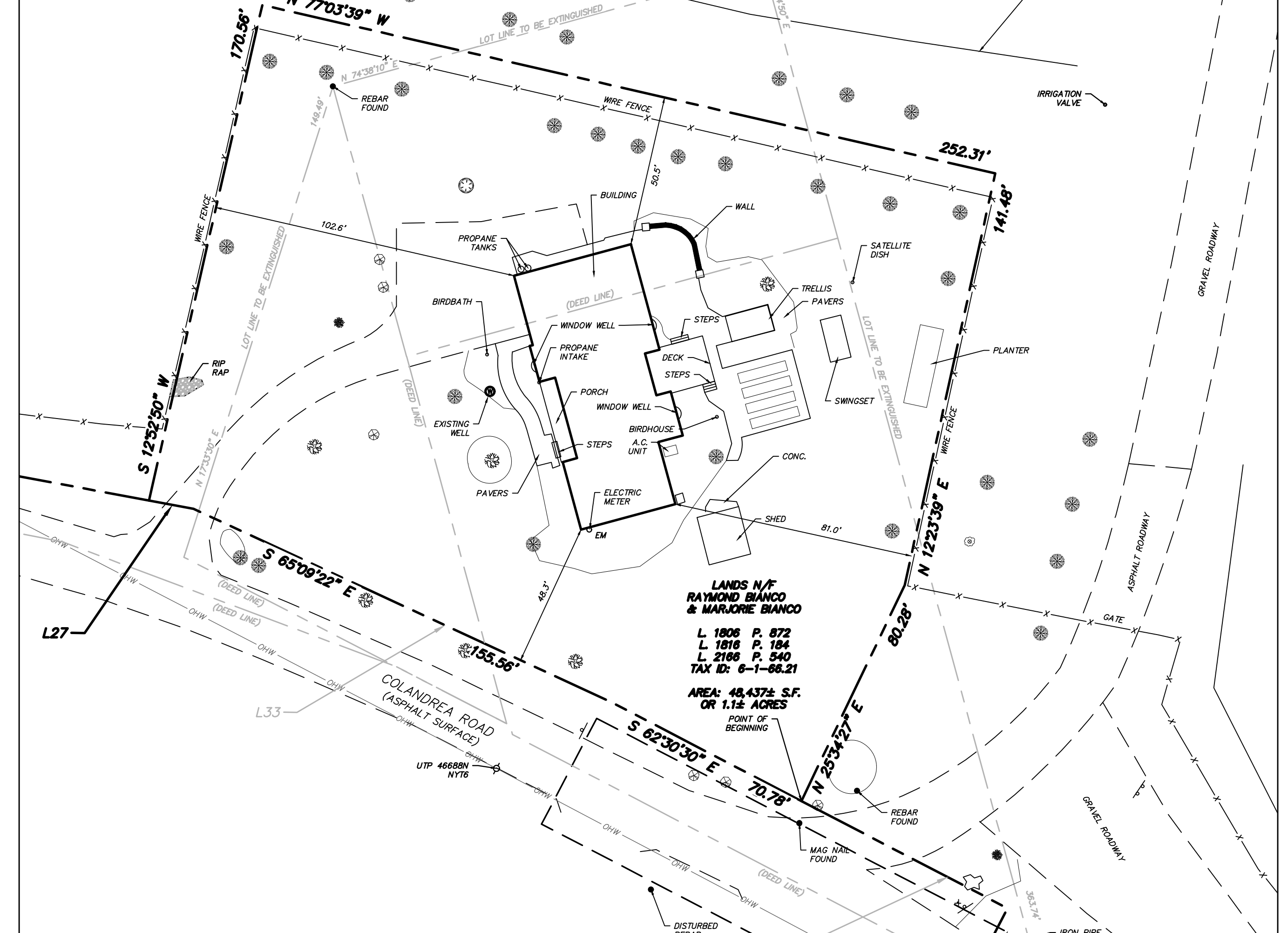


Dominic Cordisco



**EXISTING PARCEL 6-1-66.21 (TO BE REMOVED)**

SEGMENT	DIRECTION	LENGTH
L20	N 62° 30' 30" W	28.72'
L21	N 27° 29' 51" E	28.00'
L22	N 62° 30' 30" W	148.78'
L23	N 65° 09' 22" W	153.72'



**BIANCO BULK TABLE**

MIN. LOT AREA	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. SETBACK	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	MIN. LOT BUILDING COVERAGE	MIN. MAX. LOT BUILDING COVERAGE	MIN. MAX. LOT BUILDING FLOOR AREA	PER DWELLING UNIT
48,000 S.F.	267.0'	252.7'	25.0'	25.0'	25.0'	25.0'	20%	25.3%	3,230 S.F.	3,230 S.F.

**APPLICANT:** LAWRENCE REALTY CO INC, 37 COLANDREA ROAD, NEWBURGH NY 12550

**OWNERS:** LAWRENCE REALTY CO INC, 37 COLANDREA ROAD, NEWBURGH NY 12550; RAYMOND AND MARGORIE BIANCO, 37 COLANDREA ROAD, NEWBURGH NY 12550

**OWNER REVIEW:** THE UNDERSIGNED OWNERS OF THE PROPERTIES HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGAL EFFECTS AND HEREBY CERTIFY AND WARRANT THAT THE INFORMATION CONTAINED HEREIN AND THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

APPLICANT SIGNATURE: \_\_\_\_\_  
OWNER SIGNATURE: \_\_\_\_\_

**PROPOSED PARCEL 6-1-66.32**

SEGMENT	DIRECTION	LENGTH
L1	N 81° 41' 10" E	158.70'
L2	N 80° 40' 10" E	78.20'
L3	N 83° 06' 10" E	87.10'
L4	N 80° 31' 10" E	73.00'
L5	S 59° 47' 50" E	11.08'
L6	S 44° 27' 21" E	94.80'
L7	S 16° 55' 39" W	79.50'
L8	S 15° 58' 39" W	167.00'
L9	S 14° 55' 39" W	142.00'
L10	S 15° 01' 39" W	144.40'
L11	S 14° 24' 39" W	232.50'
L12	S 14° 56' 39" W	205.80'
L13	S 15° 24' 39" W	163.80'
L14	S 14° 44' 39" W	181.08'
L15	N 73° 34' 14" W	26.05'
L16	N 62° 30' 30" W	28.72'
L17	N 27° 29' 51" E	25.00'
L18	N 62° 30' 30" W	77.98'
L19	N 25° 34' 27" E	80.28'
L20	N 12° 23' 39" E	141.48'
L21	N 77° 03' 39" W	252.31'
L22	S 12° 52' 50" W	170.56'
L23	N 79° 25' 54" W	239.00'
L24	N 83° 35' 30" W	185.75'
L25	N 86° 05' 14" W	147.44'
L26	N 85° 48' 59" W	133.69'

**LEGEND**

—	TRAFFIC LINE - CENTER	☉	WETLAND MARKER
---	LINE OF BASELINE	☉	TREE
---	RIGHT OF WAY LINE	☉	RAILROAD
---	PROPERTY LINE	☉	TRAFFIC FLOW
---	EDGE OF PAVEMENT	☉	MAJOR
---	CURB LINE	☉	TRAFFIC SIGNAL LIGHT
---	DEPRESSED CURB	☉	LITURTY POLE
---	CHAIN FENCE	☉	GLY IRSE
---	WATER VALVE	☉	TRANSFORMER
---	WATER VALVE	☉	FIRE HYDRANT
---	GAS VALVE	☉	SAINTARY CLEANOUT
---	CONCRETE MONUMENT	☉	CAPPED REBAR/IRON PIPE
---	MINOR CONTOUR	☉	STORM INLET TYPE "A"
---	SPOT ELEVATION	☉	STORM INLET TYPE "B"
---	TOP OF CURB ELEV.	☉	STORM INLET TYPE "C"
---	BOTTOM OF CURB ELEV.	☉	STM. DBL. INLET TYPE "B"
---	U/G FIBER OPTIC LINE	☉	STM. DBL. INLET TYPE "C"
---	U/G ELECTRIC LINE	☉	FLARED END SECTION
---	U/G CABLE TV LINE	☉	HEADWALL
---	SAW SEWER LATERAL	☉	
---	SAW SEWER MAN	☉	
---	STORM PIPE	☉	

**ABBREVIATIONS**

D.C.	= DEPRESSED CURB	M.H.	= MEAN HIGH
R.C.	= RIGHT OF CURB	M.L.V.	= MEAN LOW
S.L.	= SAW SEWER LATERAL	M.W.	= MEAN WATER
S.M.	= SAW SEWER MAN	N.F.	= NORTH FACE
S.P.	= STORM PIPE	S.F.	= SQUARE FEET
S.S.	= SAW SEWER	S.F.	= SQUARE FEET
S.W.	= SAW SEWER	S.F.	= SQUARE FEET

**SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED IN THE FIELD ON JUNE 15-16, 2022.

**MAP REFERENCES:**

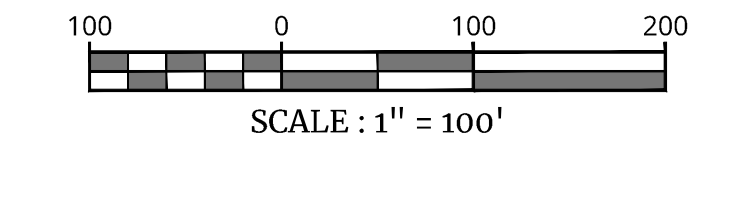
- MAP ENTITLED "A" 0-DIMENSIONAL BOUNDARY SURVEY FOR HIGHWAY ENTERPRISES, INC. MADE BY MASER CONSULTING, INC. AND DATED 08-28-2014.
- MAP ENTITLED "MAP PREPARED FOR ELLIOTT & BEVERLY MATTHEWS, TOWN OF NEWBURGH, ORANGE COUNTY, N.Y." PREPARED BY ROY H. PAULI, L.L.C., L.L., DATED AUGUST 01, 1988, LAST REVISED MARCH 03, 1989, AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP NUMBER 8900.
- MAP ENTITLED "SUBDIVISION PREPARED FOR ROBERT STONE, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK" PREPARED BY MASER ASSOCIATES, DATED MAY 28, 1988, LAST REVISED NOVEMBER 01, 1988, AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON NOVEMBER 18, 1988 AS MAP NUMBER 8900.
- MAP ENTITLED "MAP OF LANDS OF RAYMOND BIANCO, TOWN OF NEWBURGH, ORANGE COUNTY, N.Y." PREPARED BY ROY H. PAULI, L.L.C., DATED JUNE 11, 1979, AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JUNE 11, 1979 AS MAP NUMBER 8900.
- MAP ENTITLED "PROPOSED SUBDIVISION LANDS OF ANTONIO & CATERINA GONZALEZ, TOWN OF NEWBURGH, ORANGE COUNTY, N.Y." PREPARED BY ROY H. PAULI, L.L.C., DATED APRIL 18, 1975, AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON APRIL 18, 1975 AS MAP NUMBER 8900.
- MAP ENTITLED "FINAL PLAT MINOR TWO LOT SUBDIVISION LANDS OF SUZANNE BRONFENBRENNER, 379 COLUMBIA ROAD, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK" PREPARED BY GREGORY ZIMMERMAN, L.L.D., DATED NOVEMBER 18, 2005, LAST REVISED MAY 18, 2005, AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON MAY 18, 2005 AS MAP NUMBER 4305.

**GENERAL NOTES:**

- UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION UTILITIES SHOWN DO NOT EXIST OR ARE DELETED OR CHANGED. ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
- THE OFFICER OR DIMENSIONER SHOWN HEREON FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE; THEREFORE, THEY ARE NOT INTENDED TO IMPAIR THE PROPERTY LINES OR TO GUIDE THE SECTION OF FRINGS, ADDITIONAL STRUCTURES AND OTHER IMPROVEMENTS.
- EASEMENTS AND/OR SURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
- SUBJECT TO ANY STATE OF FACTS AND UNDISCLOSED TO TITLE HOLDING DECLARATIONS.
- UNDERGROUND UTILITIES SHOWN HEREON BASED ON A FIELD SURVEY CONDUCTED BY COLLIER ENGINEERING & DESIGN ON JUNE 15-16, 2022.
- PROPOSED EASEMENTS FOR PRIVATE ROAD EVIDENCE OF COLUMBIA ROAD PER STATE OF NEW YORK SUPERIOR COURT COUNTY OF ORANGE INDEX NO. 2005-145, 8/20, 2005/01/08/18/18 FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON SEPTEMBER 14, 2008.
- HORIZONTAL DATUM SHOWN HEREON IS BASED UPON THE NEW YORK STATE PLANE COORDINATE SYSTEM, EAST ZONE RELATIVE TO NAD83.
- VERTICAL DATUM SHOWN HEREON IS BASED UPON MEAN HIGH 87% GAS NETWORK AND IS SUBJECT TO FURTHER ADJUSTMENT TO ANY LOCAL BENCHMARKS. THE VERTICAL DATUM IS BASED UPON NAVD 83.

**LAWRENCE REALTY COMPANY, INC. BULK TABLE**

MIN. LOT AREA	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. SETBACK	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	MIN. LOT BUILDING COVERAGE	MIN. MAX. LOT BUILDING COVERAGE	MIN. MAX. LOT BUILDING FLOOR AREA	PER DWELLING UNIT
48,000 S.F.	267.0'	252.7'	25.0'	25.0'	25.0'	25.0'	20%	25.3%	3,230 S.F.	3,230 S.F.



REV	DATE	DESCRIPTION
1		ISSUED FOR PERMITTING AND RECORDING PURPOSES
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ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL AND SIGNATURE SHALL BE FILED IN THE COUNTY CLERK'S OFFICE.  
ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL WORK AND SIGNATURE SHALL BE FILED IN THE COUNTY CLERK'S OFFICE.

**Lucas James Boyer**  
NEW YORK LICENSED LAND SURVEYOR  
LICENSE NUMBER: 08085  
COLLIERS ENGINEERING & DESIGN, P.C.  
N.Y. C.O.A.# 007068

**LOT LINE ADJUSTMENT PLAN**  
FOR  
**RICHARD LAWRENCE & BIANCO**  
SBL: 6-1-66.21 & 66.32  
TOWN OF NEWBURGH  
ORANGE COUNTY  
NEW YORK STATE

**Colliers**  
Engineering & Design  
555 Hudson Valley Avenue  
Suite 101  
New Windsor, NY 12553  
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Fax: 845.564.4496  
WWW.COLLIERS-ED.COM

DATE	BY	FOR	OFFICE
06/02/2022	LMC	LMC	LMC

**LOT LINE ADJUSTMENT PLAN**