



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

**PROJECT NAME:** LOT LINE LANDS OF ROSSBACH & PATSALOS  
**PROJECT NO.:** 25-15  
**PROJECT LOCATION:** SECTION 78, BLOCK 3, LOTS 20 & 4  
**REVIEW DATE:** 29 MAY 2025  
**MEETING DATE:** 5 JUNE 2025  
**PROJECT REPRESENTATIVE:** DARREN C. DOCE, P.E.

1. The project proposes a lot line change between two adjoining parcel. Transferring 0.13 +/- acres of land between the two parcels.
2. The existing Patsalos parcel Tax Lot 4, has an existing side yard deficiency. Referral to the Zoning Board of Appeals will be required for one side yard required 30 feet, existing 21.7.
3. Adjoiners Notices must be sent out.

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

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

Patrick J. Hines  
Principal

PJH/kmm

A handwritten signature in black 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):

LOT LINE CHANGE PLAT OF LANDS OF ROSSBACH & PATSALOS

2. Owner of Lands to be reviewed:

Name	<u>JANET ROSSBACH</u>	<u>ESTATE OF PAND Z. &amp; JUNE &amp; PATSA</u>
Address	<u>28 DOGWOOD HILLS RD</u>	<u>128 DOGWOOD LN</u>
	<u>NEWBURGH NY 12550</u>	<u>NEWBURGH NY 12550</u>
Phone	<u>646 644-7744</u>	
Email	<u>janet-rossbach@hotmail.com</u>	

3. Applicant Information (If different than owner):

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

Representative DARREN C. DOCE  
Phone 845 561-1170  
Email dcoce12@hotmail.com

4. Subdivision/Site Plan prepared by:

Name STEVEN P. DRABICK  
Address P.O. BOX 539  
CORNWALL NY 12518  
Phone 845 534-2208  
Email spdrabick@gmail.com

5. Location of lands to be reviewed:

28 DOGWOOD HILLS ROAD AND 128 DOGWOOD LANE

6. Zone R-1 Fire District CROONER VALLEY  
Acreage 2.34 AC School District NEWBURGH

7. Tax Map: Section 78 Block 3 Lot 20  
78 3 4

8. Project Description and Purpose of Review:

Number of existing lots \_\_\_\_\_ Number of proposed lots \_\_\_\_\_

Lot line change ☒ \_\_\_\_\_

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) NONE

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

Signature: Janet Rossbach Title OWNER/APPLICANT

Print Name: JANET ROSSBACH

Date: 5-13-2025

**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.

PROXY

(OWNER) JANET ROSSBACH DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 28 DOGWOOD HILLS ROAD

IN THE COUNTY OF ORANGE

AND STATE OF NEW YORK

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

Address: 28 DOGWOOD HILLS ROAD

Section 78 Block 3 Lot 20

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND DARREN C. DOLE IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 5-13-2025

  
OWNERS SIGNATURE

JANET ROSSBACH  
OWNERS NAME (printed)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAMES OF ADDITIONAL  
REPRESENTATIVES

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

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

STATE OF NEW YORK )

)SS.:

COUNTY OF ORANGE )

On the 13 day of May 2025, before me, the undersigned,  
a Notary Public in and for said State, personally appeared, Janet Rossbach,  
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





## 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

JANET ROSSBACH  
APPLICANT'S NAME-- PRINTED

5-13-2025  
DATE

**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:

✓ 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  
\_\_\_\_\_  
PLANNING BOARD  
\_\_\_\_\_  
ZONING BOARD OF APPEALS  
\_\_\_\_\_  
ZONING ENFORCEMENT OFFICER  
\_\_\_\_\_  
BUILDING INSPECTOR  
\_\_\_\_\_  
OTHER

5-13-2025  
DATED

Janet Rossbach  
INDIVIDUAL APPLICANT  
JANET ROSSBACH

CORPORATE OR PARTNERSHIP APPLICANT

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

TITLE: \_\_\_\_\_

PRINT: \_\_\_\_\_

**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.

5-13-2025  
DATED

Janet Rossbach  
APPLICANT'S SIGNATURE

JANET ROSSBACH  
APPLICANT'S NAME - PRINTED

PROXY

(OWNER) John J. Clark, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 3113 Rte 94 Chester, NY 10918  
IN THE COUNTY OF Orange  
AND STATE OF New York

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

Address: 128 Dogwood LA

Section 78 Block 3 Lot 4

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND DARREN C. DOCE IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 5/13/25

John J. Clark  
OWNERS SIGNATURE

John J Clark, Admin s/o Patsalos  
OWNERS NAME (printed)

Mary Fern Breheney  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

Mary Fern Breheney  
WITNESS' NAME (printed)

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

On the 13 day of May, 202, before me, the undersigned,  
a Notary Public in and for said State, personally appeared, John J Clark,  
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

Mary Fern Breheney  
MARY FERN BREHENY  
Notary Public, State of New York  
No. 02BR5086377  
Qualified in ORANGE County  
Expires October 14, 2025



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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:

✓ NONE

\_\_\_\_\_  
NAME, ADDRESS, RELATIONSHIP OR INTEREST  
(financial or otherwise)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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PLANNING BOARD  
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ZONING BOARD OF APPEALS  
\_\_\_\_\_  
ZONING ENFORCEMENT OFFICER  
\_\_\_\_\_  
BUILDING INSPECTOR  
\_\_\_\_\_  
OTHER

5-13-2025  
DATED

  
\_\_\_\_\_  
INDIVIDUAL APPLICANT

ESTATE OF PAND Z. 1/2  
JUNE C. PATSALOS 1/2  
\_\_\_\_\_  
CORPORATE OR PARTNERSHIP APPLICANT

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

TITLE: \_\_\_\_\_

PRINT: \_\_\_\_\_

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

5.13.2025

DATED

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



\_\_\_\_\_  
APPLICANT'S NAME - PRINTED

ESTATE OF RAND Z. &  
JUNE C. PATSALOS

John J. Clark Jr. Administrator

TOWN OF NEWBURGH PLANNING BOARD

PROJECT NAME: LOT LINE CHANGE PLAT OF LANDS OF  
ROSSBACH & PATSALOS  
CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

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

1. ☒ Environmental Assessment Form As Required
2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☐ 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.

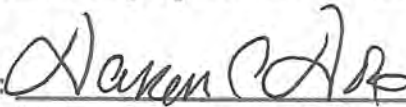
1. ☒ Name and address of applicant
2. ☒ Name and address of owner (if different from applicant)
3. ☒ Subdivision or Site Plan and Location
4. ☒ Tax Map Data (Section-Block-Lot)
5. ☒ Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. ☒ Zoning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

11. ☒ Surveyor's Certification
12. ☒ Surveyor's seal and signature
13. ☒ Name of adjoining owners
14. ☒ <sup>NONE</sup> Wetlands and buffer zones with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. ☒ <sup>NONE</sup> Flood plain boundaries
16. ☒ <sup>NA</sup> Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. ☒ Metes and bounds of all lots
18. ☒ 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. ☒ Show existing or proposed easements (note restrictions)
20. ☒ <sup>NONE</sup> Right-of-way width and Rights of Access and Utility Placement
21. ☒ <sup>NA</sup> Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. ☒ Lot area (in sq. ft. for each lot less than 2 acres)
23. ☒ Number of lots including residual lot
24. ☒ <sup>NONE</sup> Show any existing waterways
25. ☒ <sup>NA</sup> A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. ☒ Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. ☒ Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. ☒ Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. ☒ Show topographical data with 2 ft. contours on initial submission  
**REQUEST THIS REQUIREMENT BE WAIVED.**



30. ✓ NA Compliance with the Tree Preservation Ordinance Code Section
31. ✓ Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
32. ✓ NA 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. ✓ NONE Number of acres to be cleared or timber harvested
34. ✓ NONE Estimated or known cubic yards of material to be excavated and removed from the site
35. ✓ NONE Estimated or known cubic yards of fill required
36. ✓ NONE The amount of grading expected or known to be required to bring the site to readiness
37. ✓ NONE 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. ✓ NONE 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. ✓ List of property owners within 500 feet of all parcels to be developed (see attached statement).

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

By:   
Licensed Professional -Signature

Print Name: DARREN C. DOCE

Date: 5-15-2025

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: \_\_\_\_\_

# Short Environmental Assessment Form

## Part 1 - Project Information

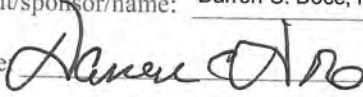
### Instructions for Completing

**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.

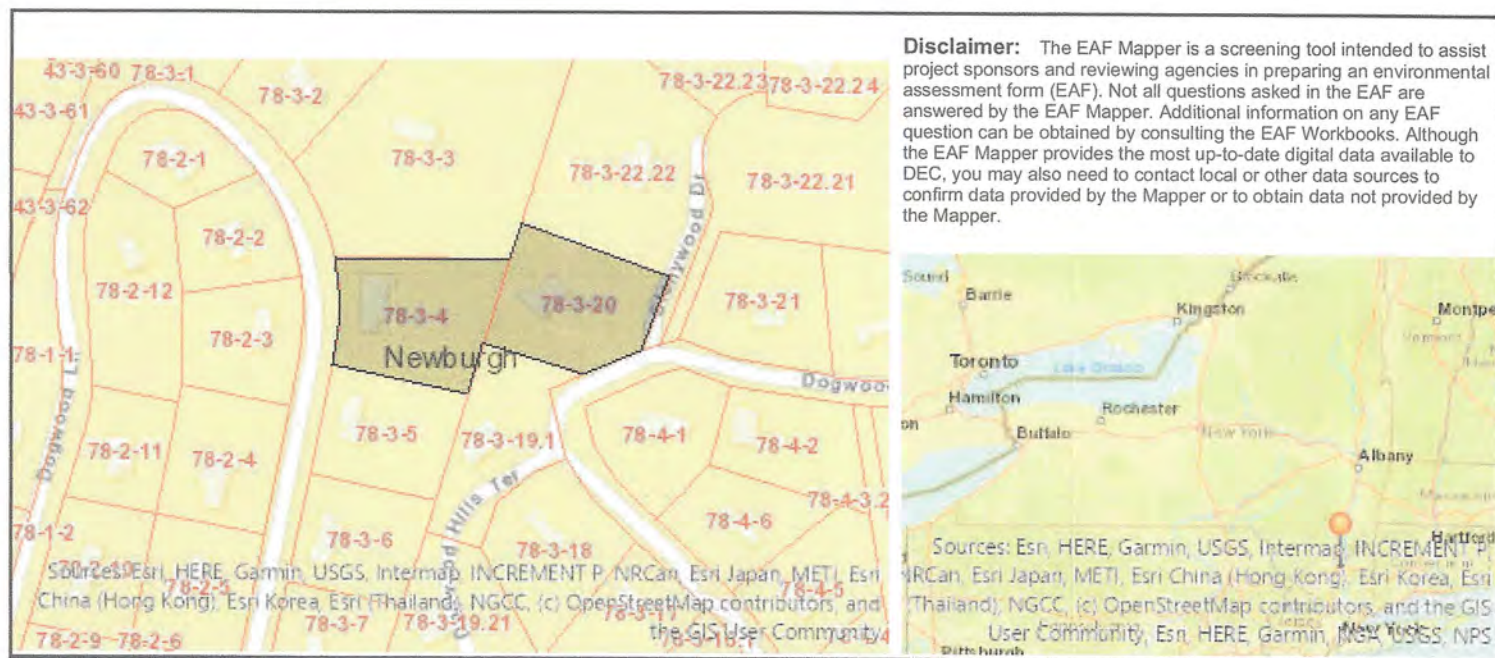
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Lot Line Change Plat lands of Rossbach & Patsalos			
Project Location (describe, and attach a location map): 28 Dogwood Hills Rd. and 128 Dogwood La., Town of Newburgh, Orange County, NY			
Brief Description of Proposed Action:  The proposed action is a lot line revision between two existing tax parcels (SBL 78-3-4 and SBL 78-3-20 ) containing existing single family homes. The lot line revision will eliminate the need for a license agreement for an existing driveway encroachment. SBL 78-3-4 is currently 1.1875 acres in size and is proposed to be 1.0538 acres in size. SBL 78-3-20 is an existing 1,1501 acre lot, and is proposed to be a 1.2838 acre lot. The parcels are in an R-1 zoning district. The lot areas will meet the minimum lot area requirement.			
Name of Applicant or Sponsor:  Janet Rossbach and the Estate of Pano Z. & June C. Patsalos		Telephone: (646) 644-7744  E-Mail: janet_rossbach@hotmail.com	
Address:  28 Dogwood Hills Road and 128 Dogwood Lane			
City/PO: Newburgh		State: NY	Zip Code: 12550
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: ZBA		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2.3376 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?		2.3376 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input 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	
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: _____ _____	<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: _____ SBL 78-3-20 has an individual residential well. SBL 78-3-4 is connected to Town of Newburgh water.	<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: _____ Both parcels have individual sewage disposal systems.	<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 checked="" type="checkbox"/>	<input 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: _____ _____ _____			

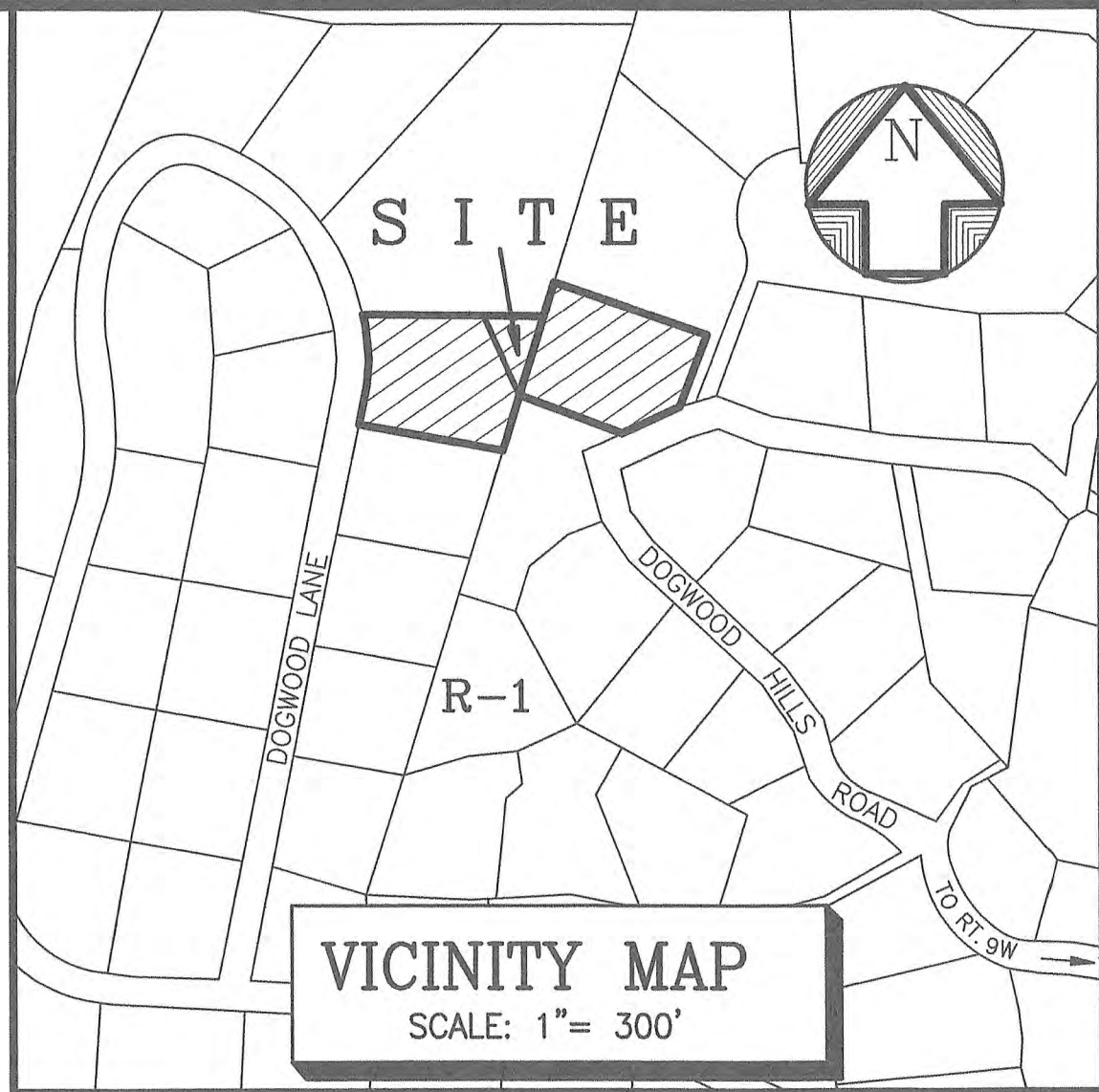
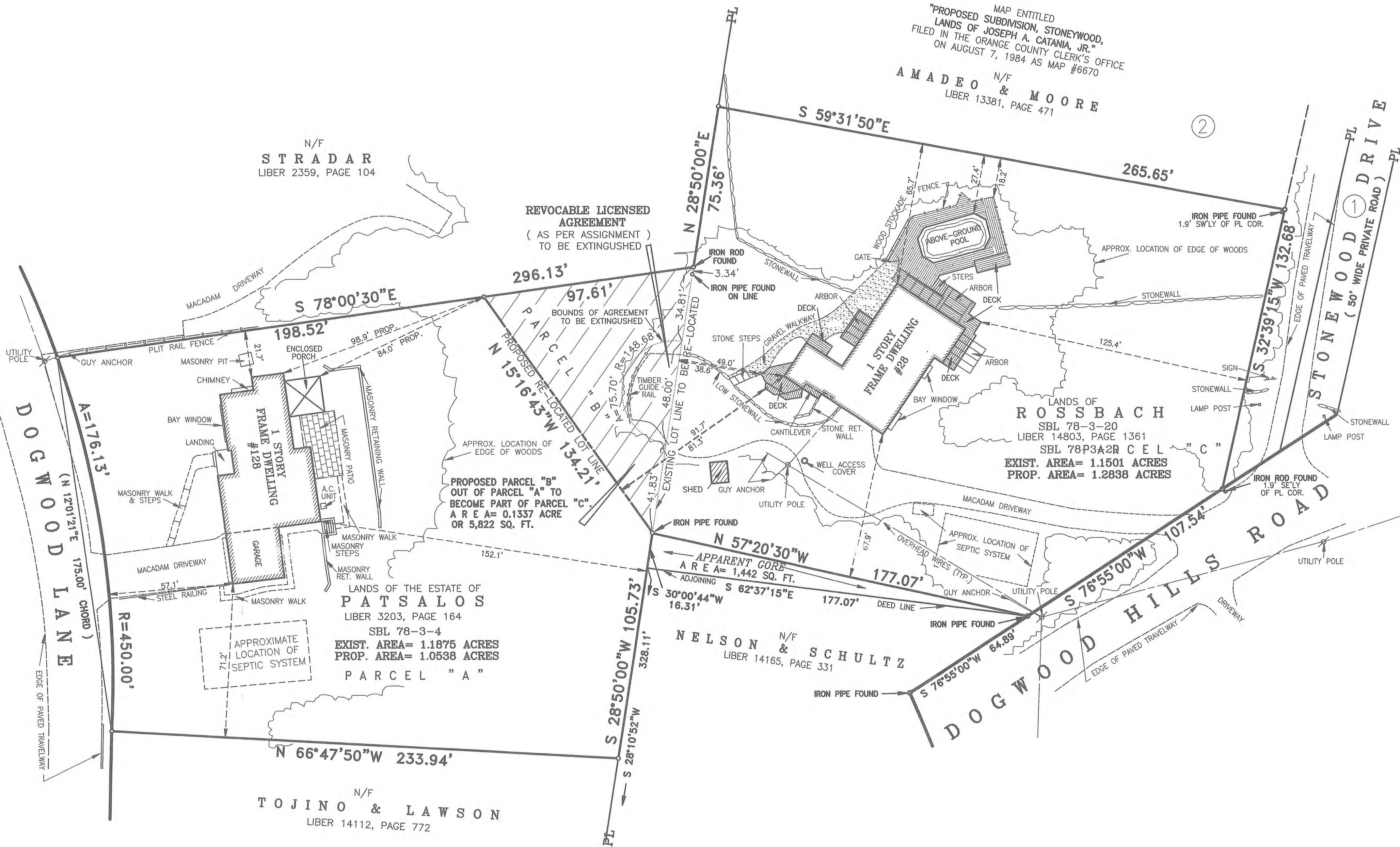
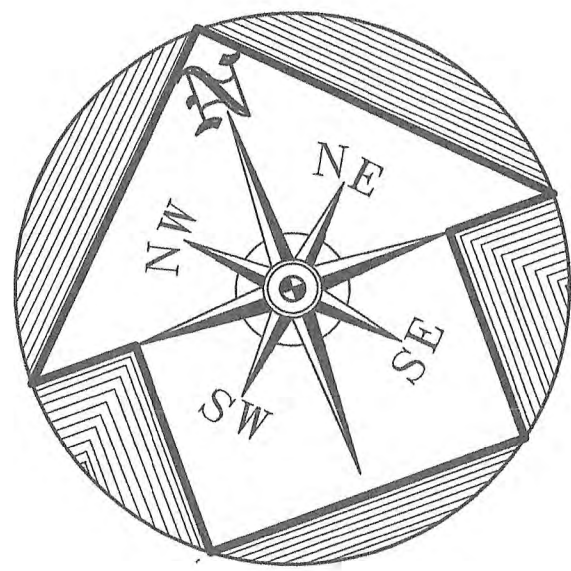
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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
a. Will storm water discharges flow to adjacent properties?	<input checked="" 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"/>
_____		
_____		
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"/>
_____		
_____		
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"/>
_____		
_____		
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"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Darren C. Doce, representative of the applicants</u> Date: <u>5/13/2025</u>		
Signature: <u></u> Title: <u>PE</u>		





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]	Digital mapping data are not available or are incomplete. Refer to 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





NOTES:

- 1) BEING A LOT LINE CHANGE OF LOT 4 & LOT 20, BLOCK 3, SECTION 78 AS SHOWN ON THE TOWN OF NEWBURGH TAX MAP. DEED LIBER 3203, PAGE 164 AND DEED LIBER 14803, PAGE 1361.
- 2) OWNER / APPLICANT: SBL 78-3-4: ESTATE OF PANO Z. & JUNE C. PATSALOS  
128 DOGWOOD LANE  
NEWBURGH, NY 12550  
SBL 78-3-20: JANET ROSSBACH  
28 DOGWOOD HILLS ROAD  
NEWBURGH, NY 12550
- 3) PROPERTY ZONE: R - 1
- 4) PROPERTY AREA: SEE PLAT
- 5) PROPOSED USE: EXISTING SINGLE FAMILY HOMES
- 6) WATER SUPPLY: SBL 78-3-4: MUNICIPAL, SBL 78-3-20: PRIVATE WELL
- 7) SANITARY SEWAGE DISPOSAL: SBL 78-3-4 & 20: PRIVATE INDIVIDUAL SYSTEMS
- 8) THE WATER SUPPLY & SEWAGE DISPOSAL SYSTEMS OF BOTH PARCELS ARE UNAFFECTED BY THE PROPOSED LOT LINE CHANGE.
- 9) THE PURPOSE OF THE LOT LINE CHANGE IS TO ELIMINATE THE NEED OF A LICENSED AGREEMENT FOR AN ENCRANCHING DRIVEWAY BY ACQUIRING A PARCEL IN FEE.
- 10) 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 TO STATE SANITARY HEALTH CODE.
- 11) 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 EITHER ACCEPTANCE OR REJECTION OF SAID DEEDS.
- 12) THE LOCATION OF THE SEPTIC SYSTEMS AS SHOWN HEREON ARE APPROXIMATE BASED UPON OWNER TESTIMONY AND SUBJECT TO PHYSICAL VERIFICATION.

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAT BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS PLAT NOT HAVING THE SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.

FIELD SURVEY UPDATE COMPLETED ON 4/30/24 AND 12/17/24.

I HEREBY CERTIFY ONLY TO THE PARTIES LISTED HEREON THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON 7/02/20 AND HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE ESTABLISHED BY THE N.Y.S. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC.

THIS CERTIFICATION DOES NOT RUN WITH TITLE TO THE LAND AND IS SUBJECT TO ANY STATE OF FACTS A TITLE SEARCH MAY REVEAL.

- \* THE ESTATE OF PANO Z. PATSALOS & JUNE C. PATSALOS,
- \* JANET ROSSBACH

OWNER'S ENDORSEMENT:

I, THE UNDERSIGNED, HAVE REVIEWED THE CONTENTS OF OF THIS MAP AND CONCUR WITH ALL OF THE TERMS AND CONDITIONS AS APPROVED AND STATED HEREON, AND AGREE TO THE FILING OF THIS MAP WITH THE ORANGE COUNTY CLERK.

JANET ROSSBACH

ESTATE OF PANO Z. AND JUNE C. PATALOS

BULK REQUIREMENTS: R-1 DISTRICT, USE GROUP C., 1.

MINIMUM REQUIREMENTS:	PARCEL "A"		PARCEL "C"	
	EXISTING	PROPOSED	EXISTING	PROPOSED
LOT AREA	40,000 SQ. FT.	51,728 SQ. FT.	50,098 SQ. FT.	55,920 SQ. FT.
LOT WIDTH	150 FT.	186.0'	205.0'	(UNCHANGED)
FRONT YARD	50 FT.	57.1'	125.4'	(UNCHANGED)
1 SIDE YARD	30 FT.	21.7'	65.7'	(UNCHANGED)
BOTH SIDE YARDS	80 FT.	92.9'	133.6'	(UNCHANGED)
REAR YARD	40 FT.	152.1'	38.6'	81.3'
STREET FRONTAGE	150 FT.	267.2'	254.4'	352.0'

MAXIMUM PERMITTED:		PARCEL "A"		PARCEL "C"	
BUILDING HEIGHT	35 FT.	LESS THAN 35'	(UNCHANGED)	LESS THAN 35'	(UNCHANGED)
LOT BUILDING COVERAGE	10 %	6.4 %	7.2 %	6.9 %	6.2 %
MIN. LIVABLE FLOOR AREA	1,500 SQ. FT.	3,009 SQ. FT.	(UNCHANGED)	2,180 SQ. FT.	(UNCHANGED)
DEVELOPMENT COVERAGE	20 %	11.9 %	12.0 %	19.0 %	17.1 %

LOT LINE CHANGE PLAT  
OF LANDS OF  
ROSSBACH & PATSALOS

TOWN OF NEWBURGH  
SCALE: 1" = 30'

ORANGE COUNTY, NEW YORK  
MAY 9, 2025

STEVEN P. DRABICK P.L.S., PC  
PROFESSIONAL LAND SURVEYOR  
PO BOX 539  
CORNWALL, N.Y. 12518  
(845) - 534-2208

JOB NO. 2037-24

FOR USE BY PLANNING BOARD

SHEET 1 OF 1

REVISIONS

DATE	DESCRIPTION

STEVEN P. DRABICK, P.L.S. NY LIC. #49806