



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

PROJECT NAME: LANDS OF WEDDELL
PROJECT NO.: 2024-10
PROJECT LOCATION: SECTION 89, BLOCK 1, LOTS 10.1, 10.2, 77.1 & 77.2
REVIEW DATE: 14 JUNE 2024
MEETING DATE: 20 JUNE 2024
PROJECT REPRESENTATIVE: DARREN DOCE, PE

1. The project has received the required area variances. These variances have been noted on the plans.
2. Outstanding issues identified in the March 2016 approval and specific conditions have been addressed on the plans.
3. Required Adjoiner's Notices were circulated on 2 May 2024.
4. Lot line changes are Type II Actions under SEQRA requiring no further environmental review.

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/ltn

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May 27, 2024

John P. Ewasutyn, Chairman
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, NY 12550

RE: Lot Line Revision Plan lands of Weddell
6, 12, 14 and 7 Heritage Lane
Town of Newburgh Tax Parcels: Section 89 Block 1 Lot 10.1, 10.2, 77.1 and 77.2
Town Project No. 2024-10

Dear Mr. Ewasutyn:

Enclosed are 12 revised sets of the above referenced plan. The comments received from the Planning Board and its consultants are addressed as follows:

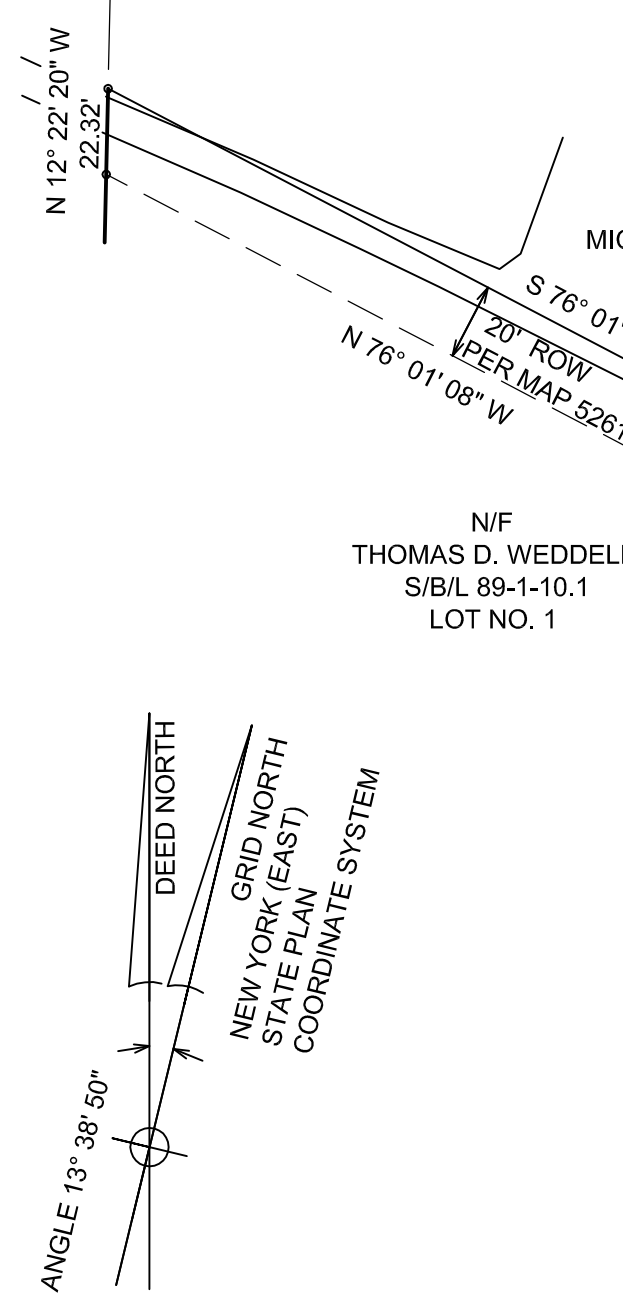
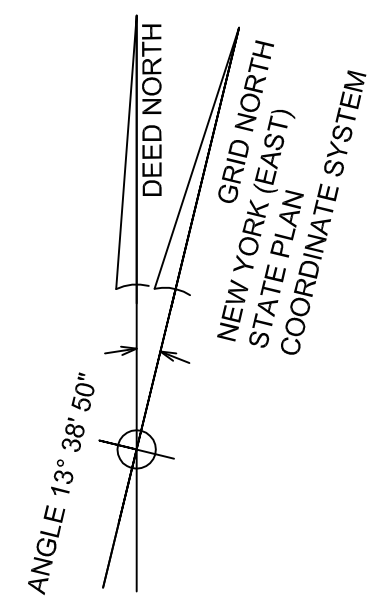
1. The necessary area variances were granted by the Zoning Board of Appeals on May 23, 2024. This is noted on the plan.
2. The adjoining mailings were mailed by Charlene Black on May 2, 2024.
3. The misspelling of "Weddell" in the title block has been corrected.
4. As noted, this lot line revision (Project #2015-27) received a conditional final approval March 17, 2016. The specific conditions as listed in the March 17, 2016 Resolution of Approval are addressed as follows:
 - a. A driveway maintenance agreement was prepared by Todd Kelson. The agreement was approved by the planning board attorney on April 11, 2024.
 - b. The note regarding buried utilities is shown on the plan (Note 3).
 - c. A note regarding filing of revised deeds is shown on the plan (Note 4).

If there are any additional questions or comments, please feel free to contact me

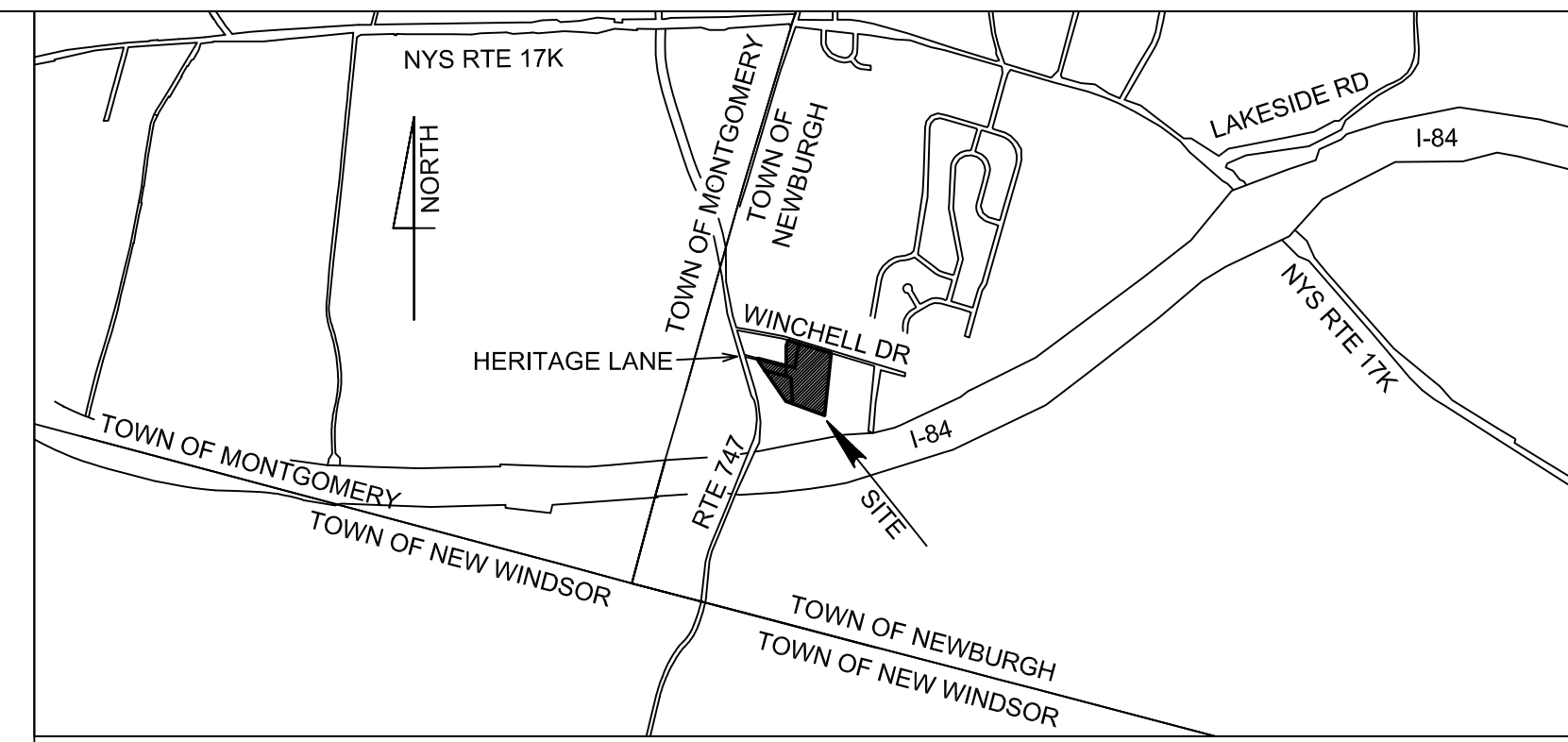
Sincerely,

Darren C Doce

Darren C. Doce



LEGEND:
 (X) - DENOTES LOT NOS AS PER A MAP ENTITLED "SUBDIVISION OF LANDS OF CATHERINE WEDDELL IN THE TOWN OF NEWBURGH, ORANGE COUNTY, N.Y.," PREPARED BY JOHN J. DRAGAN L.S. LAST REVISED JULY 15, 1988 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE AUGUST 10, 1989 AS MAP NO. 9591.
 (W) - EXISTING WELL
 (S) - STONEWALL
 (U) - UTILITY POLE
 (X) - DENOTES LOT NOS. AS PER A MAP ENTITLED "SUBDIVISION OF LANDS OF THOMAS D. WEDDELL IN THE TOWN OF NEWBURGH, ORANGE COUNTY, N.Y.," PREPARED BY JOHN J. DRAGAN, P.E. & L.S. DATED MARCH 27, 1980, LAST REVISED APRIL 19, 1980 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE MAY 15, 1980 AS MAP NO. 5261.



LOCATION MAP
SCALE: 1 IN. = 2000 FT.

ZONE -R1: REGULATION	MIN. REQUIRED	MIN. PROPOSED S/B/L 89-1-10.1	MIN. PROPOSED S/B/L 89-1-10.2	MIN. PROPOSED S/B/L 89-1-77.1	MIN. PROPOSED S/B/L 89-1-77.2
LOT AREA	40,000 SQ. FT.	*31,203 SQ. FT. +/-	1.81 AC. +/-	5.30 AC. +/-	40,815 SQ. FT. +/-
LOT WIDTH	150 FT.	256 FT. +/-	277 FT. +/-	663 FT. +/-	150 FT.
LOT DEPTH	150 FT.	187 FT. +/-	290 FT. +/-	348 FT. +/-	268 FT. +/-
FRONT YARD	50 FT.	*23 FT. +/-	173 FT. +/-	141 FT. +/-	180 FT. +/-
REAR YARD	40 FT.	116 FT. +/-	70 FT. +/-	151 FT. +/-	52 FT. +/-
ONE SIDE YARD	30 FT.	49 FT. +/-	87 FT. +/-	160 FT. +/-	37 FT. +/-
BOTH SIDE YARDS	80 FT.	147 FT. +/-	188 FT. +/-	569 FT. +/-	97 FT. +/-

*AN AREA VARIANCE WAS GRANTED BY THE TOWN OF NEWBURGH ZONING BOARD OF APPEALS ON MAY 23, 2024.

- NOTES:**
- OWNERS AND APPLICANTS:
 - A. S/B/L 89-1-10.1 (6 HERITANCE LANE)
THOMAS D. WEDDELL
12 HERITANCE LANE
ROCK TAVERN, NY 12575
 - B. S/B/L 89-1-10.2 (12 HERITANCE LANE)
MICHELE WEDDELL
12 HERITANCE LANE
ROCK TAVERN, NY 12575
 - C. S/B/L 89-1-77.1 (14 HERITANCE LANE)
CATHERINE E. WEDDELL
14 HERITANCE LANE
ROCK TAVERN, NY 12575
 - D. S/B/L 89-1-77.2 (7 HERITANCE LANE)
THOMAS D. WEDDELL AND ERIN E. WEDDELL
7 HERITANCE LANE
ROCK TAVERN, NY 12575
 - TAX MAP DATA: SECTION 89 BLOCK 1 LOTS 10.1, 10.2, 77.1 AND 77.2
 - 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 OF THE STATE SANITARY HEALTH CODE.
 - 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 PROVIDED THE PLANNING BOARD WITH ANY RETURN CORRESPONDENCE REFLECTING EITHER ACCEPTANCE OR REJECTION OF SAID DEEDS.
 - THE LOCATIONS (HORIZONTAL AND VERTICAL) AND SIZES OF EXISTING UNDERGROUND UTILITIES SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION AND SIZE OF ANY EXISTING UNDERGROUND UTILITY.
 - BOUNDARY AND SURVEY INFORMATION AS PER A MAP ENTITLED "SURVEY OF THE LANDS WEDDELL, HERITANCE LANE, NEWBURGH, NY," DATED JANUARY 22, 2015, PREPARED BY MARTIN F. ANTHONISEN JR., NYS LIC. NO. 050764. BEARINGS DETERMINED BY GPS OBSERVATIONS TAKEN ON-SITE. DATUM NAD83.

OWNER'S ENDORSEMENT:
 I, THE UNDERSIGNED, HAVE REVIEWED THE CONTENTS OF THIS MAP AND CONCUR WITH ALL TERMS AND CONDITIONS AS STATED HEREON, AND TO THE FILING OF THIS MAP.

MICHELE WEDDELL

THOMAS D. WEDDELL

ERIN E. WEDDELL

CATHERINE E. WEDDELL/THOMAS D. WEDDELL POA

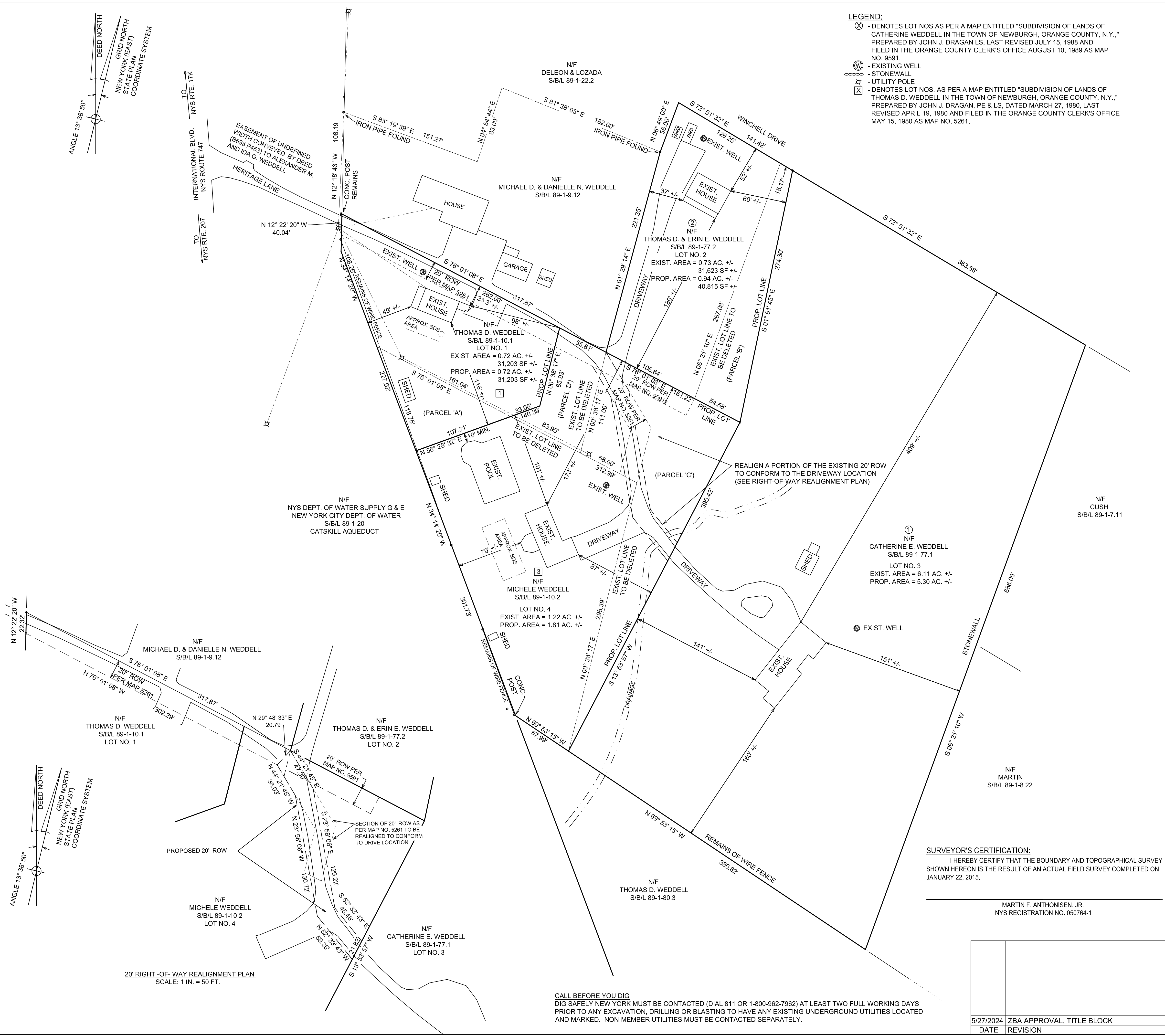
LOT LINE REVISION PLAN
 LANDS OF
WEDDELL
 HERITANCE LANE, TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK
 DATE: MARCH 14, 2024 SCALE: 1 IN. = 50 FT.

PREPARED BY:
DARREN C. DOCE, PE
 5 LINCOLNDALE ROAD, CAMPBELL HALL, NY 10916
 TEL. (845) 561-1170 EMAIL: DDOCE12@HOTMAIL.COM

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHICAL SURVEY SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON JANUARY 22, 2015.

 MARTIN F. ANTHONISEN, JR.
 NYS REGISTRATION NO. 050764-1

5/27/2024	ZBA APPROVAL, TITLE BLOCK
DATE	REVISION



20' RIGHT-OF-WAY REALIGNMENT PLAN
SCALE: 1 IN. = 50 FT.

CALL BEFORE YOU DIG
 DIG SAFELY NEW YORK MUST BE CONTACTED (DIAL 811 OR 1-800-962-7962) AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, DRILLING OR BLASTING TO HAVE ANY EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.