



Land Development Application

City of Newburgh, New York, Planning Board

123 Grand Street, Newburgh, New York 12550

Phone: (845) 569-7400

Fax: (845) 569-0096

www.cityofnewburgh-ny.gov

Check all that apply:

(*Supplemental submissions are necessary. See checklists above.)

Site Plan*

- Preliminary
- Final
- Modification
- Extension of Time

Special Use Permit*

Subdivision*

- Preliminary
- Final
- Modification
- Extension of Time
- Resubdivision

State Environmental Quality Review Act (SEQRA)*

- Part 1 of the *Short* Environmental Assessment Form.
- Entire *Short* Environmental Assessment Form.
- Full* Environmental Assessment Form.

Environmental Assessment Forms available from City of Newburgh Planning Board or online at <http://www.dec.state.ny.us/website/dcs/seqr/seqrldd.html>

Submissions will not be accepted without use of the NYS DEC EAF mapper, available at <http://www.dec.ny.gov/eafmapper/>

Chapter 269 Coastal Consistency Determination*

- Coastal Assessment Form

GML 239 Determination

- Submission required

Other: Parking Variance

Other: _____

For Internal Use Only:

Application Receipt Date:

RECEIVED
September

Index No.:

Special Permit No.:

Rect. No.:

Meeting Date:

Public Hearing:

Action Date:

P.B. Fee Paid:

Escrow Fee Paid:

RECEIVED
SEP 21 1964



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<input checked="" type="checkbox"/>	Completed Land Development Application and Primary Checklist items.
Pre-Application Process.	
<input type="checkbox"/>	Technical Workshop to review Site Plan Application
<input type="checkbox"/>	Preliminary Plat Review at Planning Board Meeting
<input type="checkbox"/>	Preliminary Conference with Building Inspector to review Special Use Permit Application
Fees. All applications must include the appropriate fee, by check, made payable to "City of Newburgh".	
<input type="checkbox"/>	Subdivision Fee Parks, open space, and minor subdivisions: \$0.05 per square foot of subdivided area Lot line change and two-lot subdivision with existing residential structure: \$200 Minor subdivision of 4 lots or fewer: \$200 Major subdivision of 5 lots or more: \$200, plus \$50 per lot Inspection of public improvements: 3% of the value of bonded improvements Public hearing: \$150, plus \$50 for obtaining a public hearing notification list from the City Assessor
<input checked="" type="checkbox"/>	Site Plan Residential (4 or fewer dwelling units): \$200 Residential (5 or more dwelling units): \$200, plus \$100 per unit Commercial: \$1,000, plus \$100 per 1,000 square feet of floor area Inspection of public improvements: 2% of the value of bonded improvements
<input type="checkbox"/>	Recreation fee in lieu of land (at Board's discretion) As determined by the Planning Board
<input type="checkbox"/>	Special Use Permit Residential: \$150 Commercial: \$250
<input type="checkbox"/>	Public Hearing Fee \$150, plus \$50.00 for obtaining a public hearing notification from the City Assessor
<input type="checkbox"/>	Escrow Fee for professional services required in review process The application shall, in addition to any fees established pursuant to Chapter 266 and in addition to any fees established by Chapter 158 of this Code, pay the actual cost of the following services which may be reasonably required by the Planning Board in the processing of the application: Engineering Services; Review during construction, inspection services; Planning services. The sums of money deposited pursuant to this subsection shall be placed in an escrow account to cover such costs, which account shall be drawn against in the course of the review of the particular application. Initial deposit shall be \$500. Subsequent deposits shall be required as needed. Any amount remaining in the account on completion of review shall be refunded.
<input type="checkbox"/>	Affidavit of Public Hearing Notice



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	<p>Submit affidavit showing notice mailed to adjacent property owners and published in newspaper. See <i>Land Development Application</i> Process above for specific details.</p>
<input checked="" type="checkbox"/>	<p>For Site Plans: Submit Two (2) Hardcopies The applicant must complete the separate site plan checklist in the <i>Land Development Application</i> below and include that information in the submitted site plan. All applicants must submit two (2) hardcopies of required plans with their application.</p>
<input type="checkbox"/>	<p>For Subdivision Plats: Submit one (1) Original Mylar, One (1) Photographic Mylar, and one (1) Contact Prints of Preliminary Plat The applicant must complete the appropriate subdivision checklist in the <i>Land Development Application</i> below and include that information in the submitted plat. All applicants must submit with their application one (1) original mylar, one (1) photographic mylar at the same scale, and one (1) contact print of the preliminary or final plat at a standard sheet size of 22" by 34" by 44".</p>
<input type="checkbox"/>	<p>For Special Use Permits: Three (3) Hardcopies of Site Plan Pursuant to Newburgh City Code a special use permit application must include a site plan, although the Planning Board may waive site plan approval if the special use permit does not involve physical alteration or disturbance on a site. At a minimum, the special use permit application must include a plan showing the size and location of the lot, as well as the location of all buildings and proposed facilities, including access drives, parking areas, and all streets within 200 feet of the lot lines. If required, the applicant must complete the separate site plan checklist in the Land Development Application below and include that information in the submitted site plan. All applicants must submit three (3) hardcopies of required plans with their application. The applicant may submit one plan for multiple special uses on the same parcel(s). Additionally, Code Article XII provide numerous policies, factors, and specific standards for special uses. Special use permit applicants should review these sections in detail when preparing their submittals.</p>
<input type="checkbox"/>	<p>Digital Submission. The applicant <i>must</i> provide a complete set of digital plans in .pdf/ .tiff format at 300 dpi/ppi or greater.</p>
<input checked="" type="checkbox"/>	<p>Short or Full Environmental Assessment Form. Applicants must complete a SEQRA Form and submit it with their application package. The appropriate SEQRA Form depends on the project's location, type, and size. Consult additional SEQRA guidance online at http://www.dec.ny.gov/regs/4490.html to determine the appropriate SEQRA Form and select it from the following list:</p> <p><u>Part 1 of the Short Environmental Assessment Forms (Short EAF):</u> Use the Short EAF For Type II Actions listed in 6 NYCRR Section 617.5. Part 1 of the Short EAF is available at http://www.dec.ny.gov/permits/6191.html.</p>



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F. Property Interest of Applicant (check one):

- Owner. (include Owner's Affidavit attached)
- Purchaser or holder of an option to purchase wherein the purchase agreement or option are binding and subject to cancellation only if the Planning Board does not approve that for which the application is made. (Applicant must attach a copy of contract.)
- Holder of a lease for one (1) year or more from the date of application. (Applicant must attach copy of lease.)
- A verified agent of one (1) of the above. (include Owner's Proxy Statement attached)

G. Property Information:

Street Address:	445 Robinson Avenue					
City:	Newburgh	State:	NY	Zip:	12550	
Location:	On the <u>West</u> side of <u>Robinson Avenue</u> (Street)					
	From the _____ intersection of North Street (Direction)					
	and Robinson Avenue _____ (Street)					
Tax Map Designation:	Section:	3	Block:	3	Lot(s):	4
	Section:		Block:		Lot(s):	
	Section:		Block:		Lot(s):	
Tax Map No.:	3-3-4					
Zoning District:	CD (Commercial District)					

H. List all contiguous holdings in the same ownership:

Section:		Block:		Lot(s):	
Section:		Block:		Lot(s):	
Section:		Block:		Lot(s):	



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I. Regulatory Compliance – Application Checklist for Permits

To facilitate the approval process, the City of Newburgh requests that applicants indicate below all permit applications that are **pending**, have been **approved** or have been **rejected** for the subject property. The following checklist will help familiarize City authorities with the project that is the subject of the current application. Please indicate all applications submitted for the property in question, including those that were prepared for projects separate from the current one. Intentionally omitting any items from this checklist is cause for delay or rejection of the application(s) being considered.

Board, Commission or Inspector	Date(s) of Prior Approval(s)	City Identifier Reference(s)	Previous Action(s) on Application(s)	New Permit(s) Applied for
Zoning Board of Appeals				<input type="checkbox"/>
Architectural Review Commission				<input type="checkbox"/>
Building Inspector				<input type="checkbox"/>
City Engineer				<input type="checkbox"/>
Public Works				<input type="checkbox"/>
Orange County				<input type="checkbox"/>
Other:				<input type="checkbox"/>



Land Development Application – Site Plan

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PART II – Site Plan Submission Requirements

A site plan application must include sufficient plans and descriptive information. Site plans must be prepared by a licensed professional engineer, architect, or landscape architect and must include information from the following checklist, provided to help guide the applicant's site plan preparation. In addition to this checklist, all site plan applicants should consult the required site plan information in Newburgh City Code § 300 Article XI and site plan review criteria in § 300-89. The City of Newburgh Planning Board may require additional material or revisions prior to granting approval.

Check

Box

Requirement

- VICINITY MAP (\geq 1,000 feet to the inch)
- EXISTING CONDITIONS MAP
- FIELD SURVEY OF BOUNDARY LINES (certified by licensed surveyor)
- SITE PLAN (drawn to scale on appropriate-sized sheet of paper; include the following information on the site plan and all sheets submitted in site plan application):
 - PROJECT NAME
 - SECTION, BLOCK, LOT NUMBER
 - STREET NAMES
 - PROJECT SITE BOUNDARIES
 - FIRE LANES
 - DATE OF PLAN
 - NORTH ARROW
 - SCALE OF PLAN
 - OWNER'S NAME AND ADDRESS
 - DEVELOPER'S NAME AND ADDRESS
 - SEAL OF ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT
 - OWNER'S LETTER OF AUTHORIZATION (if applicant is not the owner)
 - NAMES OF ALL ADJACENT PROPERTY OWNERS WITHIN 500 FT OF PERIMETER
 - ZONING/SCHOOL/OVERLAY/SPECIAL DISTRICT BOUNDARIES WITHIN 500 FT OF PERIMETER
 - PROPERTY BOUNDARIES
 - BUILDING/SETBACK BOUNDARIES IF DIFFERENT FROM ZONING REQUIREMENTS
 - EXISTING STREET AND LOT LINES FROM CITY'S OFFICIAL/TAX MAP
 - EASEMENTS
 - AREAS DEDICATED TO PUBLIC USE
- LOCATION, USE & DIMENSIONS OF EXISTING AND PROPOSED STRUCTURES
- LOCATION, HEIGHT, SIZE, MATERIALS & DESIGN OF ALL PROPOSED SIGNS



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- TRAFFIC FLOW PATTERNS, ENTRANCES, EXITS, LOADING/UNLOADING AREAS, CURB CUTS ON AND WITHIN 100 FT OF SITE
- LOCATION, SIZE, DIMENSIONS, ACCESS, EGRESS, CIRCULATION PATTERNS, DESIGN, HANDICAPPED ACCESS & SIGNS FOR OFF STREET PARKING AREAS
- LOCATION OF PRESENT/PROPOSED SEWAGE LINES, SEPTIC SYSTEMS
- LOCATION OF PRESENT & PROPOSED WATER SUPPLY SYSTEM
- LOCATION OF PRESENT & PROPOSED TELEPHONE, CABLE, ELECTRICAL SYSTEMS
- LOCATION OF PRESENT & PROPOSED STORM DRAINAGE SYSTEM
- LOCATION OF ALL OTHER PRESENT & PROPOSED OVERHEAD/UNDERGROUND UTILITY SYSTEMS
- EROSION AND SEDIMENTATION CONTROL PLAN
- EXISTING & PROPOSED TOPOGRAPHY
- FEMA FLOODPLAIN BOUNDARY LOCATIONS (include additional information if parcel is within one-hundred-year floodplain)
- LIGHTING PLAN
- LANDSCAPING/PLANTING/GRADING PLAN
- NEW CONSTRUCTION/STRUCTURE ALTERATIONS TABLE (containing the following information):
 - USES INTENDED FOR STRUCTURE (give estimated structure area for each use)
 - ESTIMATED NUMBER OF EMPLOYEES
 - MAXIMUM SEATING CAPACITY
 - NUMBER OF PARKING SPACES EXISTING AND REQUIRED FOR USE
- ELEVATIONS (scale: 1/4 inch = 1 ft) & DESIGN FEATURES OF PROPOSED/ALTERED/EXPANDED EXTERIOR FAÇADES
- SOIL LOGS/PERCOLATION TEST RESULTS/STORMWATER RUNOFF CALCULATIONS (if requested)
- DISPOSITION PLANS FOR CONSTRUCTION/DEMO WASTE
- SEQRA SHORT EAF OR DRAFT EIS
- CULTURAL RESOURCE SURVEY (if appropriate)
- COMPLETE PROPOSED DEVELOPMENT (if applicant wishes to develop in stages)
- HAZARDOUS MATERIALS ASSOCIATED WITH PROPOSED INDUSTRIAL USE
- USE, STORAGE, TREATMENT & DISPOSAL OF HAZARDOUS MATERIALS
- VIEWSHED ANALYSES (only for WG, PWD, and part of DN Districts, as well as additional locations the Planning Board identifies during site plan review process)
- OTHER MATERIALS REQUESTED BY PLANNING BOARD



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Sample Format:

- Plan shall include a table, similar to the one below, showing the relationship indicated for relevant zoning limits and requirements:

Zoning Limit	Variance Required?	Variance Submitted?	Variance Type Required? (If Any)
Number of Parking Spaces	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Parking
Lot Area/Dwelling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Lot Size	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Buffer Strip	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Building Height	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Front Yard	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Side Yard	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Other:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Other:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Other:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

- The site plan submitted to the Planning Board for its approval shall carry the following endorsement and acknowledgement:

Approved by Resolution _____ of the Planning Board of the City of Newburgh, New York, on the _____ day of _____, 20____, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision of this plan, as approved, shall void this approval.

Signed this _____ day of _____, 20____

Chairman

Secretary



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SITE PLAN PREPARER’S ACKNOWLEDGEMENT:

This site plan has been prepared in accordance with this checklist and the City of Newburgh Laws, to the best of my knowledge.

By: Scott Shearing, Bohler Engineering

Date: September 8, 2016

**ALL FOLDED PLANS SHALL BE FOLDED WITH THE TITLE BLOCK AND
STAMP OF APPROVAL EXPOSED**



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Owner's Proxy Statement

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**COMPLETE THIS FORM ONLY IF APPLICANT IS OTHER THAN OWNER.
THE FOLLOWING STATEMENT MUST BE SIGNED AND NOTARIZED**

A. Property Information:

Street Address:	445 Robinson Avenue				
City:	Newburgh	State:	NY	Zip:	12550
Tax Map Designation:	Section:	Block:	Lot(s):		

B. Property Owner:

Name:	JAVIER FISCAI				
Address:	445 Robinson Ave				
City:	Newburgh	State:	NY	Zip:	12550
Phone:	845-234-0748				

C. Applicant: (Party making application on owner's behalf)

Name:	Chiv Management Corporation AMISH PATEL				
Address:	5020 Route 9W, Suite 104-22				
City:	Newburgh	State:	NY	Zip:	12550
Phone:	(845) 562-0053				

D. Owner Proxy Statement:

I, JAVIER FISCAI swear that I am the owner of the subject property, and, _____, the – Agent /Corporate Officer /Contractor /Other _____ of said owner or owners is duly authorized to perform said work and to make and file this application; that all statements contained in the application are true to the best of his/her knowledge and belief; that work will be performed in the manner set forth in the application and in the plans and specifications filed therewith.

Owner Signature: _____ Date: 7/21/16

Subscribed and sworn to before me this 21 day of July, 2016

Signature of Notary Public

Stephen P. Duggan III Date Commission Expires: _____
Printed Name of Notary

STEPHEN P. DUGGAN, III
Notary Public, State of New York
Qualified in Orange County
Reg. No. 02DU1038120
Commission Expires June 30, 2019



APPLICANT

Land Development Application

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COMPLETE THIS FORM ONLY IF APPLICANT IS OTHER THAN OWNER.
THE FOLLOWING STATEMENT MUST BE SIGNED AND NOTARIZED

A. Property Information:

Street Address:	445 Robinson Avenue				
City:	Newburgh	State:	NY	Zip:	12550
Tax Map Designation:	Section: 3.00	Block: 3	Lot(s): 4		

B. Property Owner:

Name:	Javier Fiscal				
Address:	445 Robinson Ave				
City:	Newburgh	State:	NY	Zip:	12550
Phone:	845-234-0748				

C. Applicant: (Party making application on owner's behalf)

Name:	Amish Patel				
Address:	5020 Route 9W, Suite 104-22				
City:	Newburgh	State:	NY	Zip:	12550
Phone:	(845) 562-0053				

D. ~~Owner~~ Proxy Statement:

I, AMISH PATEL swear that I am the ~~owner~~ owner of the subject property, and, BOTLER ENGINEERING, the - Agent /Corporate Officer /Contractor /Other _____ of said owner or owners is duly authorized to perform said work and to make and file this application; that all statements contained in the application are true to the best of his/her knowledge and belief; that work will be performed in the manner set forth in the application and in the plans and specifications filed therewith.

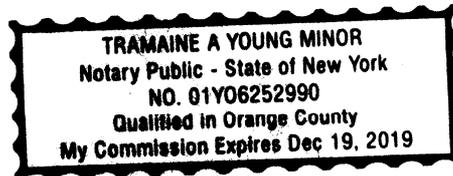
APPLICANT
~~Owner~~ Signature: _____

APPLICANT
Date: 8/22/16

Subscribed and sworn to before me this 22nd day of Aug, 2016

Tramaine A. Young-Minor
Signature of Notary Public
Tramaine A. Young-Minor
Printed Name of Notary

Date Commission Expires:
12-19-2019



Short Environmental Assessment Form

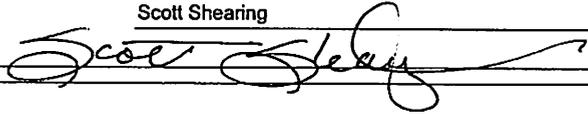
Part 1 - Project Information

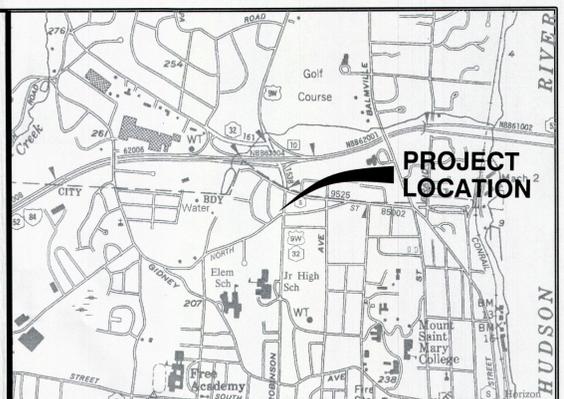
Instructions for Completing

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.

Part 1 - Project and Sponsor Information			
445 Robinson Ave, Shiv Management Corporation			
Name of Action or Project: 445 Robinson Ave			
Project Location (describe, and attach a location map): 445 Robinson Ave, City of Newburgh			
Brief Description of Proposed Action: Existing structure will remain. Improvements to the site will include parking, reconfiguration, proposed drive-thru, elimination of one existing curbcut, pedestrian access and landscape. Change of use.			
Name of Applicant or Sponsor: Shiv Management Corporation		Telephone: (845) 562-0053	
		E-Mail: amishpatel@shivmc.com	
Address: 5020 Route 9W, Suite 104-22			
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 type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: City of Newburgh Planning Board/ Zoning Board; Orange County, NYS DOT, DOH			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 0.64 acres	
b. Total acreage to be physically disturbed?		_____ 0.64 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.64 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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			

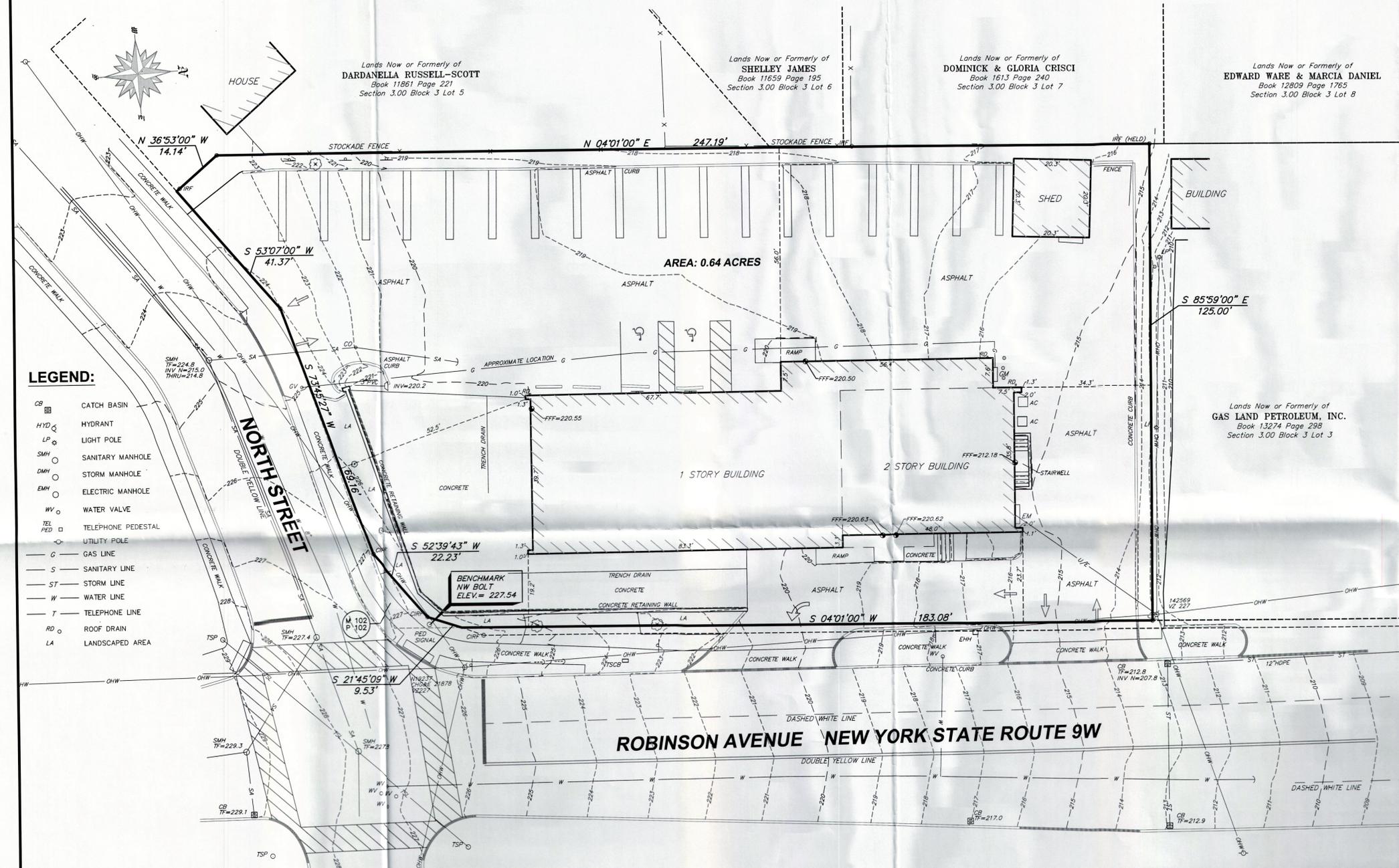
<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Agent: <u>Scott Shearing</u> Date: <u>September 8, 2016</u></p> <p>Signature: <u></u></p>		



SITE LOCATION PLAN: 1"=2000'

TAX PARCEL NUMBER:
CITY OF NEWBURGH, ORANGE COUNTY, NEW YORK
SEC. 3.00 - BLK. 3 - PARCEL 4

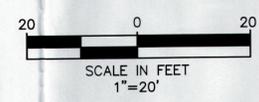
- DEED REFERENCES:**
1. JOHN T. KENNEDY POST #973 VETERANS OF FOREIGN WARS OF THE UNITED STATES, INC. TO JAVIER FISCAL, DATED NOVEMBER 16, 2007 AND RECORDED IN THE ORANGE COUNTY CLERKS OFFICE IN DEED BOOK 12577 AT PAGE 1740.
 2. JAVIER FISCAL TO CITY OF NEWBURGH, DATED JULY 8, 2009 AND RECORDED IN THE ORANGE COUNTY CLERKS OFFICE IN DEED BOOK 12885 AT PAGE 915.



- LEGEND:**
- CB CATCH BASIN
 - HYD HYDRANT
 - LP LIGHT POLE
 - SMH SANITARY MANHOLE
 - DMH STORM MANHOLE
 - EMH ELECTRIC MANHOLE
 - WV WATER VALVE
 - TEL TELEPHONE PEDESTAL
 - UTILITY POLE
 - G GAS LINE
 - S SANITARY LINE
 - ST STORM LINE
 - W WATER LINE
 - T TELEPHONE LINE
 - RD ROOF DRAIN
 - LA LANDSCAPED AREA

GENERAL NOTES:

- NORTH IS ORIENTED TO DEED REFERENCE 1
- VERTICAL DATUM IS NAVD88, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 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 INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.
- SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
- SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
- SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.
- UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.



445 ROBINSON STREET		
BOUNDARY & TOPOGRAPHIC SURVEY OF THE LANDS OF JAVIER FISCAL		
CITY OF NEWBURGH	ORANGE COUNTY, N.Y.	
SCALE: 1"=20'	JUNE 22, 2016	
DRAWN BY: KCW	PROJECT NO: 16-1705	
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