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ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal

Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal

John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

September 7, 2021

Mr. Lee Bergus, Chairman
Town of Goshen Planning Board
41 Webster Avenue
Goshen, NY 10924

Re: Houston Subdivision Lot Line
Change Lots 5 & 7

Dear Chairman Bergus and Members of the Planning Board:

Please find enclosed the following:

- Check in the Amount of \$750 for Application Fee
- Check in the Amount of \$2,000 for Escrow
- 1 copy of Filed Conservation Easement
- 1 copy of Filed Drainage Easement
- 1 copy of Filed Declaration of Conservation Areas
- 1 copy of Recorded By-Laws of Woodland Estates Homeowner's Association
- 6 copies of a Completed Application form with Owner's Endorsements
- 6 copies of a Long Environmental Assessment Form dated August 2, 2021
- 1 copy of a plan set entitled, "Subdivision Plan for Houston", dated December 2, 2004 and last revised May 29, 2007 (Filed Map # 46-08)
- 1 copy of a plan entitled, "Amended Subdivision Plan for Houston (Lots 6, 19 & 20)", dated March 12, 2013 and last revised August 12, 2013
- 6 copies of a plan entitled, "Lot Line Change Plan for Houston Subdivision (Lots 5 & 7)", dated July 7, 2021

The plan, application form and Long Environmental Assessment Form were provided in early August but are herein provided for distribution to the Planning Board and their consultants. Digital copies of these documents will also be sent to you via e-mail for those members that desire an electronic copy. The copy of Filed Map # 46-08 is provided at Sean Hoffman's request. Also, although I do not currently have a copy of the filed map for the Amended Subdivision Plan for Lots 6, 19 & 20 with the Town and County stamp, the included map is what was filed in the Orange County Clerk's on January 13, 2014 as Filed Map # 6-2014. This filed map was for the removal of a drainage easement that was within Lot 19 that has no affect on the proposed lot line change, but is provided for Town records only.


This application is for the proposed lot line adjustment between Lots 5 and 7 of the previously filed Houston Subdivision. All of the lots of the subdivision, with the exception of Lot 25 which is separated from the remaining 24 lots by the old railroad bed right-of-way, have been constructed and there are no proposed improvements to the lots. The proposal is to transfer

2.787 +/- acres of property that is currently owner by Mary Stroynick Trustee (Tax Lot 17-4-7) to Vincent and Bianca Stanley (Lot 17-4-5).

On behalf of the applicant, we respectfully request placement on the next available Planning Board agenda. If you have any questions, please do not hesitate to contact me.

Very truly yours,

Lanc & Tully, P.C.

A handwritten signature in black ink, appearing to read "David Higgins", with a long horizontal flourish extending to the right.

David Higgins, P.E.

cc: Jacob Hirsch
Joseph Scarmato, Esq.