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

**PROJECT: NORTH PLANK RD., LLC SUBDIVISION**  
**PROJECT NO.: 19-01**  
**PROJECT LOCATION: SECTION 14, BLOCK 3, LOT 4.11, 82 & 83.2**  
**REVIEW DATE: 11 JANUARY 2019**  
**MEETING DATE: 17 JANUARY 2019**  
**PROJECT REPRESENTATIVE: MARGARET M. HILLRIEGEL, L.S.**

1. Numerous zoning use and bulk table issues are present on the plan. An existing business is present on current tax lot 4.11 along with a residential structure. The business and the residence will be subdivided onto separate lots. The business use is not permitted in the R-2 Zone and will lose its pre-existing non conforming protections. Proposed Lot #4 appears to have components of the landscape business operating on it. This lot is only permitted as a residential lot and all outdoor storage must be removed.
2. Proposed Lot #1 existing structure has a rear yard set back issue as well as appears to be encroachments onto lands of the New York State Thruway.
3. Propose Lot #2 is a land locked parcel and cannot be approved as such. Town Law 280A issue is presented by the current lot layout.
4. Proposed Lot #4 has insufficient lot width identified as 118.19 on the Bulk Table and 119.19 on the Survey Map. Where 150 is required.
5. Proposed Lot #3 has a side yard deficiency of 25.5 feet, where 30 feet are required.
6. The water supply and sanitary sewer system on proposed Lot #1 must be identified.
7. NYSDOT review and approval of the subdivision is required.
8. Orange County Planning Department review of the subdivision is required.
9. Project will be submitted to the New York State Thruway for review as they are an adjoining land owner.

10. A review of aerial mapping identifies mulch or landscape bins towards the northerly most portion of the lot, which are not depicted on the plans.
11. Any signage on the site should be identified on the plans.
12. The use of the structure on proposed Lot #3 should be identified. Numerous parking spots are depicted on the site.
13. Information should be provided identifying that proposed Lot #4 is a buildable lot including provisions for a sanitary sewer disposal system.
14. Building envelope in compliance with underlying Zoning Bulk regulations should be depicted on proposed Lot #4.

Respectfully submitted,

***McGoey, Hauser and Edsall  
Consulting Engineers, D.P.C.***

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Patrick J. Hines  
Principal

PJH/kbw

TOWN OF NEWBURGH  
APPLICATION FOR  
SUBDIVISION/SITE PLAN REVIEW

JAN 4 2019

RETURN TO: Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, New York 12550

DATE RECEIVED: \_\_\_\_\_ TOWN FILE NO: 2019-01  
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):  
SURVEY & SUBDIVISION FOR 1785, 1787 & 1789 NORTH PLANK ROAD LLC

2. Owner of Lands to be reviewed:  
Name ROONEY BREWER  
Address 1789 ROUTE 300  
NEWBURGH NY 12550  
Phone 845 629-0217

3. Applicant Information (If different than owner):  
Name SAME  
Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Representative \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

4. Subdivision/Site Plan prepared by:  
Name MARGARET M. HILLRIEGEL LS  
Address 372 OREGON TRAIL  
PINE BUSH NY 12566  
Phone/Fax 845 744-2072

5. Location of lands to be reviewed:  
1785, 1787 & 1789 NORTH PLANK ROAD (NYS RTE 300)

6. Zone R-2 Fire District CRONONKER VALLEY  
Acreage 6.595 School District WALKILL

7. Tax Map: Section 1A Block 1 Lot 4.11, 82.1 & 83.2

**8. Project Description and Purpose of Review:**

Number of existing lots 3 Number of proposed lots 4

Lot line change YES

Site plan review YES - ADDITION TO THE EXISTING BUILDING ON LOT #1

Clearing and grading No

Other No

**PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT**

**9. Easements or other restrictions on property:**

(Describe generally) PROPOSED NEW DRIVEWAY EASEMENT

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

Signature \_\_\_\_\_ Title \_\_\_\_\_

Date: \_\_\_\_\_

**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.

## 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>				
2 Lot Subdivision for Brewer - 1785,1787 and 1789 North Plank Road LLC				
Name of Action or Project: 2 Lot Subdivision for Brewer - 1785, 1787 and 1789 North Plank Road LLC				
Project Location (describe, and attach a location map): 1785, 1787 and 1789 North Plank Road (N.Y.S. Route 300) just to the East of the Thruway				
Brief Description of Proposed Action: The project consist of a two lot subdivision to separate the existing house on tax map parcel 14-1-4.11 from the landscaping business. And, lot line revisions to improve the existing lot layout.				
Name of Applicant or Sponsor: Rodney Brewer		Telephone: 845 629-0217 E-Mail: rbrewerlandscape@hotmail.com		
Address: 1789 Route 300				
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 checked="" 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:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		6.6 acres		
b. Total acreage to be physically disturbed?		0.2 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6.6 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				

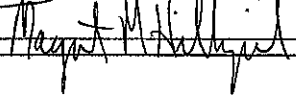


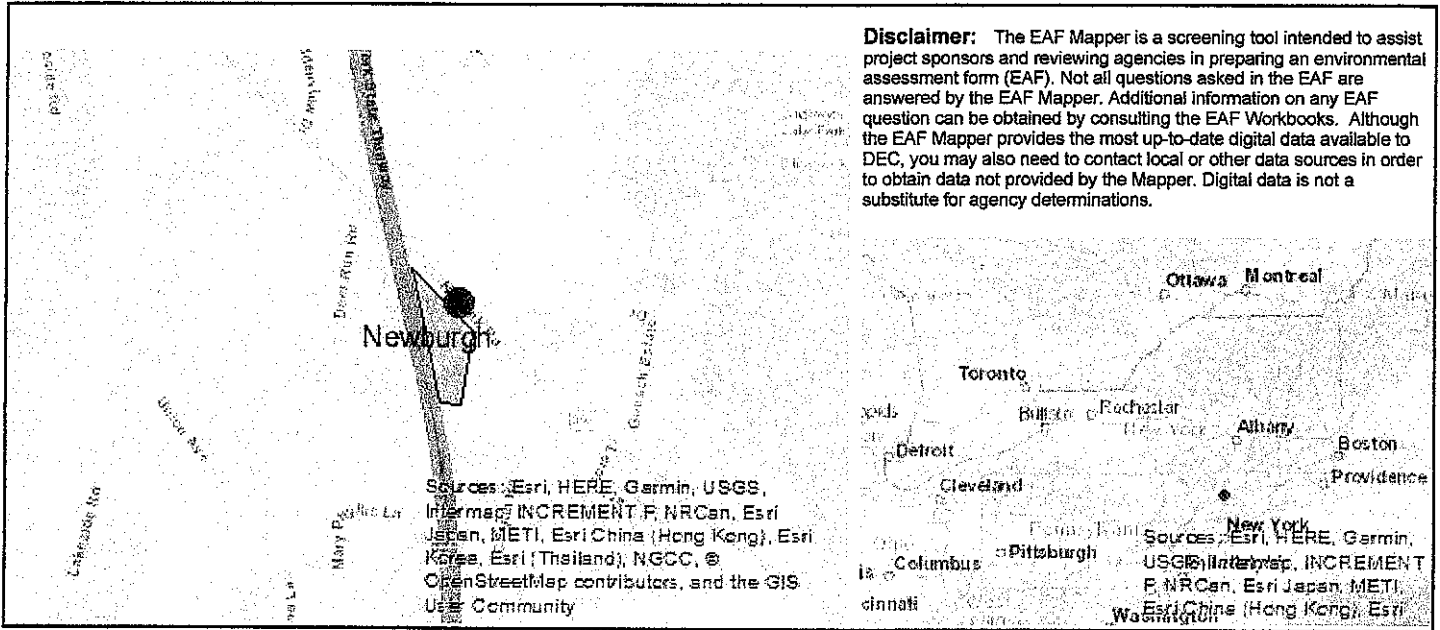
<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?          If Yes, explain purpose and size: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></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?          If Yes, describe: _____          _____          _____</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?          If Yes, describe: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: MARGARET M HILLBIEGEL L.S.

Date: 10/12/18

Signature: 



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Chadwick Lake Reservoir, Reason:Development threat to public health, Agency:Newburgh, Town of, Date:5-21-87
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be 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



**PLANNING BOARD DISCLAIMER STATEMENT**  
**TO APPLICANTS**

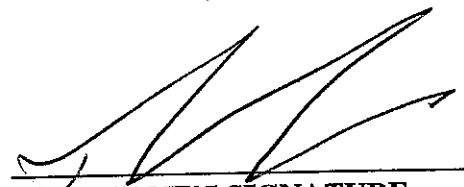
The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that 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.

1/4/2019  
DATED

Rodney Brewer  
APPLICANT'S NAME (printed)

  
APPLICANT'S SIGNATURE

**PROXY**

(OWNER) Rodney Brewer, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 1789 Route 300 (North Plank Rd)  
IN THE COUNTY OF Orange  
AND STATE OF New York

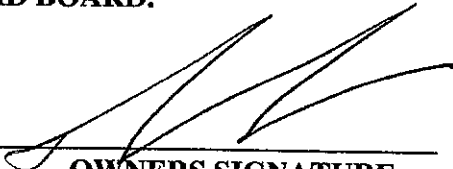
AND THAT HE/SHE IS THE OWNER IN FEE OF 1785,  
1787, & 1789 North Plank Road (NYS Rte 300)

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING  
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH  
PLANNING BOARD AND Rodney Brewer IS AUTHORIZED  
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 1/4/2019

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

**NAMES OF ADDITIONAL  
REPRESENTATIVES**

  
OWNERS SIGNATURE

Rodney Brewer  
OWNERS NAME (printed)

  
WITNESS' SIGNATURE

Erick Brewer  
WITNESS' NAME (printed)



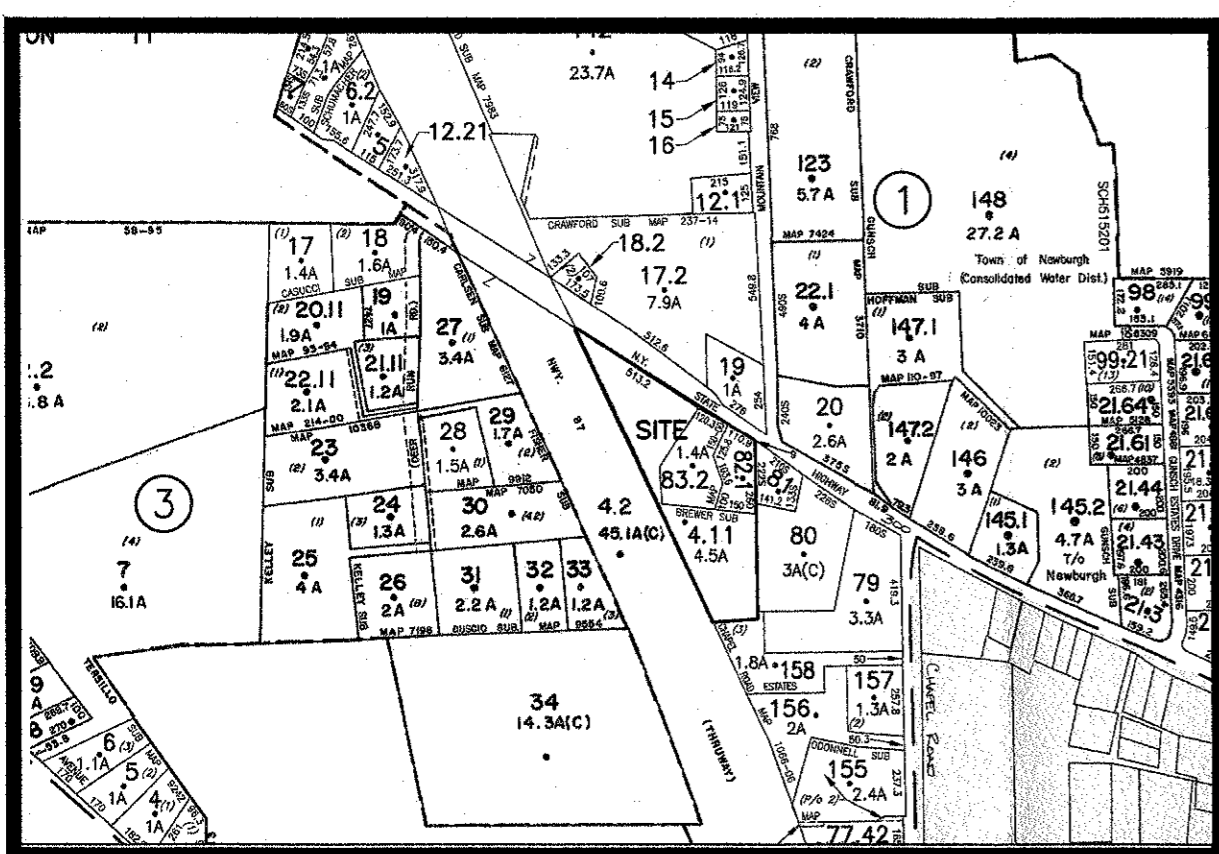
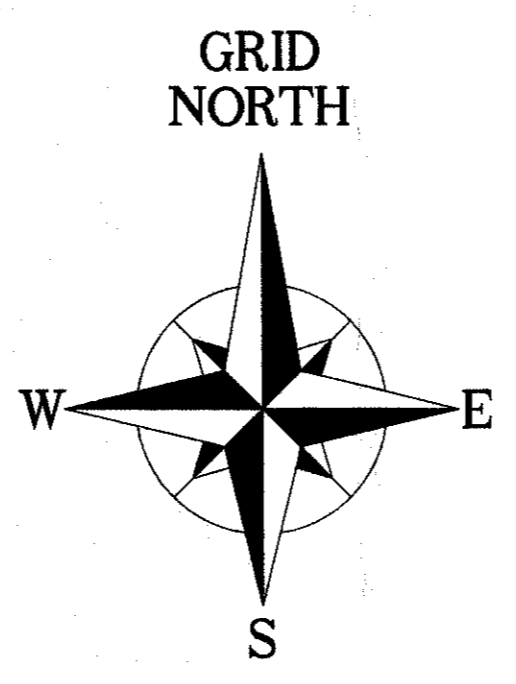
# SURVEY PLAT & SUBDIVISION

FOR:  
**1785, 1787 & 1789 NORTH PLANK ROAD LLC**

1785, 1787 & 1789 NORTH PLANK ROAD (N.Y.S. ROUTE 300)  
TOWN OF NEWBURGH,  
COUNTY OF ORANGE, STATE OF NEW YORK

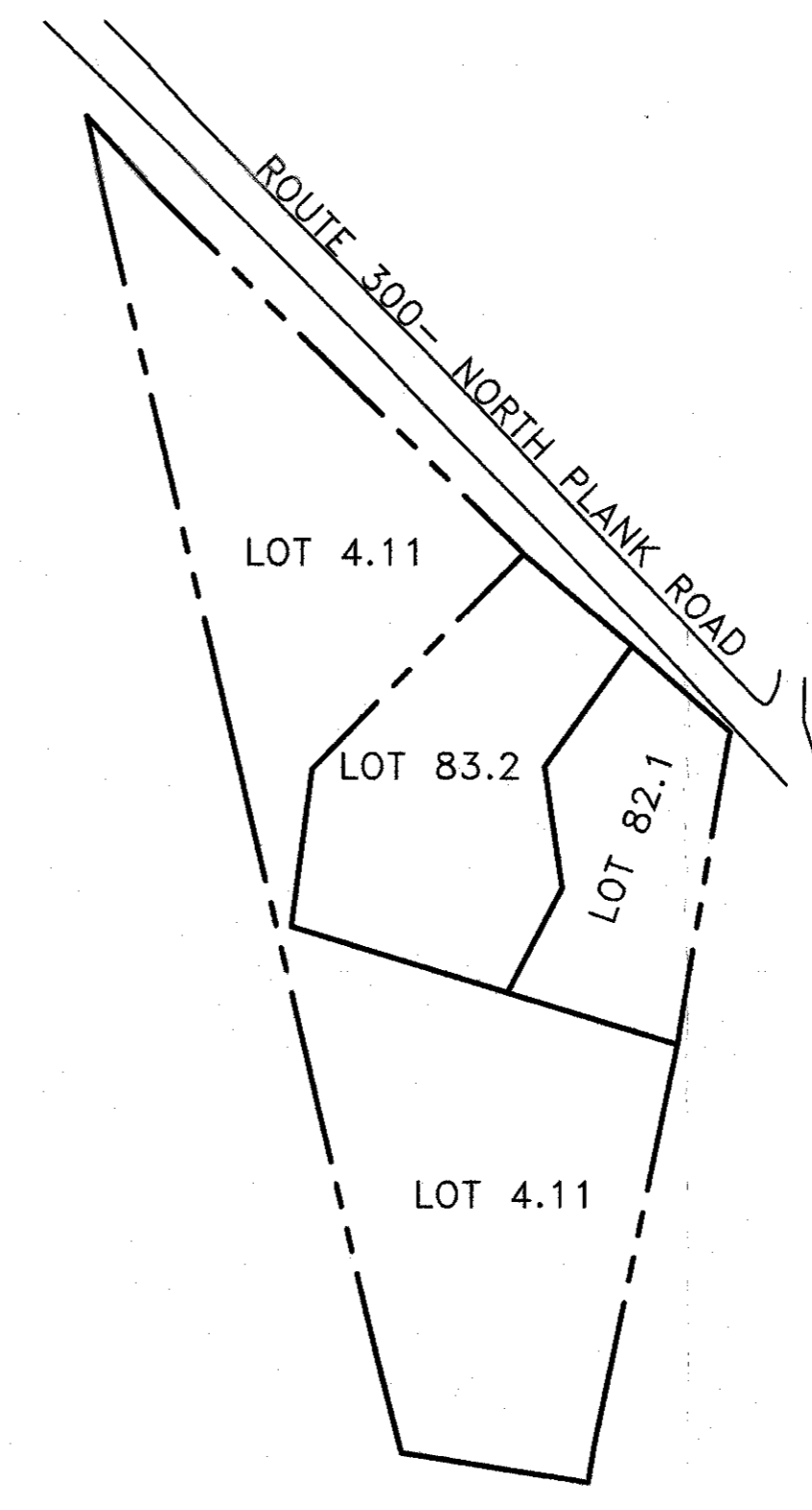
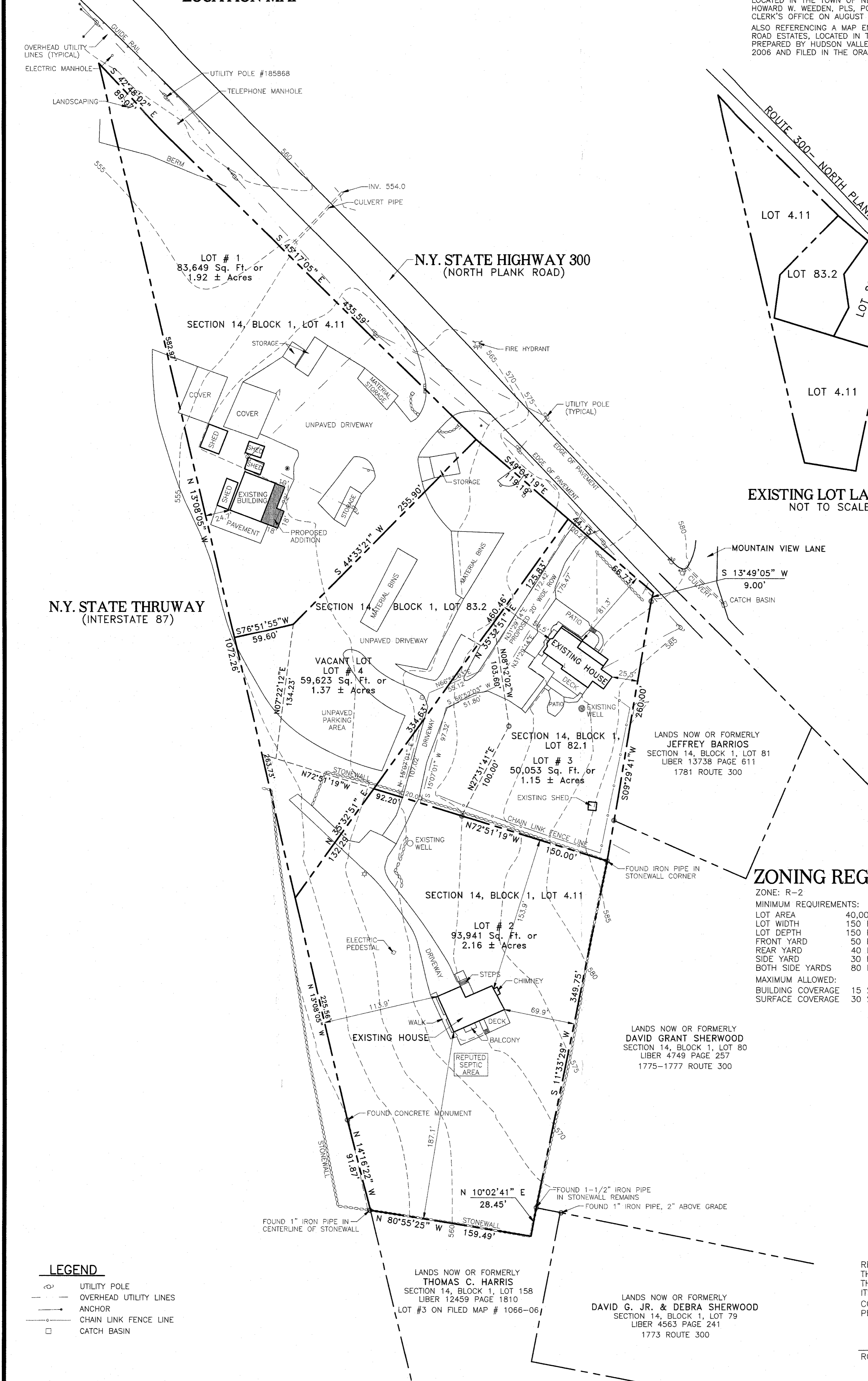
SCALE: 1" = 50 FEET  
DATE: JUNE 28, 2018

TAX MAP DESIGNATION: SECTION 14, BLOCK 1, LOTS 4.11, 82.1 & 83.2  
DEED REFERENCE: LIBER 13751 PAGES 414, 418 & 422  
TOTAL AREA: 287,266 Sq. Ft. or 6.595 ± Acres

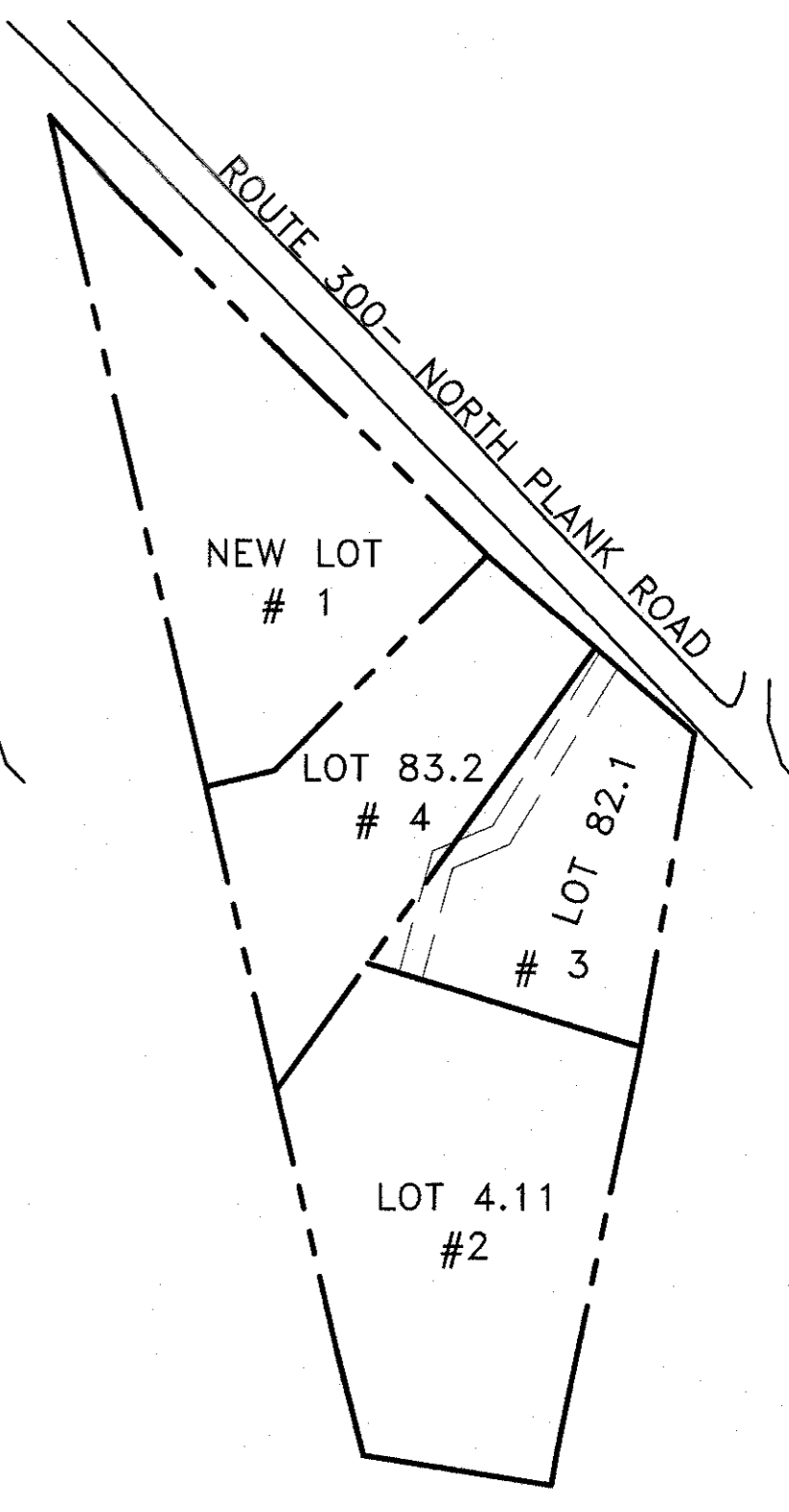


**LOCATION MAP**

MAP REFERENCE:  
REFERENCING A MAP ENTITLED "SURVEY AND LOT LINE CHANGE FOR RUSSELL BREWER, LOCATED IN THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK", PREPARED BY HOWARD W. WEEDEN, P.L.S., P.C., DATED 12 JULY 2000 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 8, 2000 AS MAP NUMBER 150-00.  
ALSO REFERENCING A MAP ENTITLED "SUBDIVISION OF PROPERTY PREPARED FOR CHAPEL ROAD ESTATES, LOCATED IN THE TOWN OF NEWBURGH, COUNTY ORANGE, STATE OF NEW YORK" PREPARED BY HUDSON VALLEY ENGINEERING & LAND SURVEYING, P.C., DATED SEPTEMBER 12, 2006 AND FILED IN THE ORANGE CLERK'S OFFICE ON 12-4-06 AS MAP NUMBER 1066-06.



**EXISTING LOT LAYOUT**  
NOT TO SCALE



**PROPOSED LOT LAYOUT**  
NOT TO SCALE

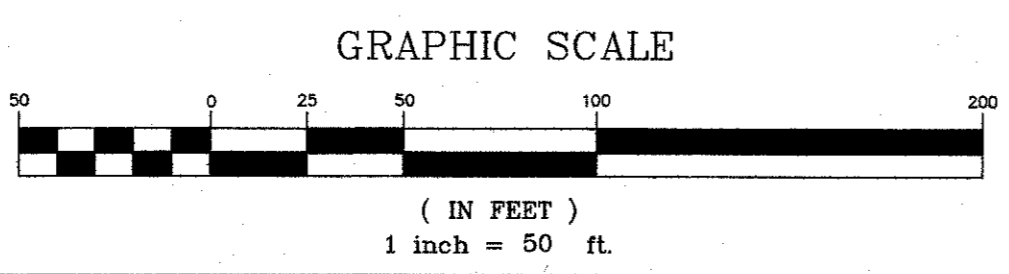
**ZONING REGULATIONS:**

MINIMUM REQUIREMENTS:	LOT #1	LOT #2	LOT #3	LOT #4
LOT AREA	40,000 S.F.	83,649 S.F.	93,941 S.F.	50,553 S.F.
LOT WIDTH	150 FT.	524.66 FT.	159.49 FT.	150 FT.**
LOT DEPTH	150 FT.	255.90 FT.	349.75 FT.	260.00 FT.
FRONT YARD	50 FT.	165.2 FT.	253.9 FT.	81.3 FT.
REAR YARD	40 FT.	24.7 FT.*	187.1 FT.	157.3 FT.
SIDE YARD	30 FT.	47.5 FT.	69.9 FT.	25.5 FT.*
BOTH SIDE YARDS	80 FT.	125.1 FT.	183.8 FT.	80.0 FT.
MAXIMUM ALLOWED:				
BUILDING COVERAGE	15 %	5 %	2 %	4 %
SURFACE COVERAGE	30 %	28 %	5 %	16 %

\*EXISTING  
\*\*AT BUILDING LINE  
\*\*\*AT ROAD R.O.W. LINE

**LEGEND**

- UTILITY POLE
- OVERHEAD UTILITY LINES
- ANCHOR
- CHAIN LINK FENCE LINE
- CATCH BASIN



CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS, SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY IS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.  
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 N.Y. 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.  
SUBJECT TO AN UP TO DATE ABSTRACT OF TITLE.  
SUBJECT TO UNDERGROUND UTILITIES AND EASEMENTS NOT RECORDED AND/OR NOT VISIBLE AT THE TIME OF FIELD SURVEY.

RECORD OWNER'S CONSENT NOTE:  
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE ORANGE COUNTY CLERK'S OFFICE.

RODNEY BREWER - OWNER

CERTIFIED TO:  
1789 NORTH PLANK ROAD LLC,  
1785 NORTH PLANK ROAD LLC,  
1787 NORTH PLANK ROAD LLC,  
TO BE A TRUE SURVEY PERFORMED IN THE FIELD  
ON JUNE 18, 2018.  
*Margaret M. Hillriegel*  
MARGARET M. HILLRIEGEL L.S.  
N.Y.S. LIC. No. 50253

PREPARED BY:  
**MARGARET M. HILLRIEGEL**  
LICENSED  
LAND SURVEYOR  
372 OREGON TRAIL  
PINE BUSH, NEW YORK 12566  
PHONE #: (845) 744-2072