



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS D.P.C.**

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)  
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)  
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT, VA & CT)  
PATRICK J. HINES  
LYLE R. SHUTE, P.E. LEED-AP (NY, NJ, PA)

Main Office  
33 Airport Center Drive  
Suite 202  
New Windsor, New York 12553

(845) 567-3100  
fax: (845) 567-3232  
e-mail: [mheny@mhepc.com](mailto:mheny@mhepc.com)

Principal Emeritus:  
RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

**PROJECT: 11 OLD BALMVILLE ROAD**  
**PROJECT NO.: 18-18**  
**PROJECT LOCATION: SECTION 84, BLOCK 5, LOT 26**  
**REVIEW DATE: 27 SEPTEMBER 2018**  
**MEETING DATE: 4 OCTOBER 2018**  
**PROJECT REPRESENTATIVE: PITINGARO & DOETSCH**

1. Note #5 on Sheet #1 identifies lot area as 6.6 while Narrative Report identifies it as 7.6. Bulk Table also identifies the lot as 7.6, however calculated square footage is 6.6. This may change Bulk Table calculations as well.
2. Parking has been calculated utilizing the square footage of the front structure. A conference area identified as 3,580 square feet is located on the site identified for exclusive use of office tenants. In addition an existing kitchen facility of 3,039 square feet exists on the site. Ken Wersted'd comments regarding need to provide parking for those uses should be received.
3. Plans should identify if the building is equipped with a fire suppression sprinkler system. Compliance with Town of Newburgh's sprinkler ordinance should be documented.
4. Existing conditions plan should identify the location of utility servicing the site.
5. Site grading along the north property line appears to encroach on adjoining properties to connect into existing grading. This should be evaluated by the Applicant's representative.
6. A Stormwater Pollution Prevention Plan in compliance with NYSDEC and town requirements should be provided.
7. Landscaping plans should be provided in future submissions.
8. Site Development details should be provided in future submissions.
9. Traffic counts should be provided for the change of use.

10. Site lighting should be addressed in future submissions.

11. The EAF identifies the site being located in an archeologically sensitive area. Submission to the NYS Office of Parks, Recreation and Historic Preservation will be undertaken during Lead Agency coordination.

Respectfully submitted,

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

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Patrick J. Hines  
Principal

PJH/kbw

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**August 23, 2018**

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

**Subject: 11 Old Balmville Road**

Dear Chairman Ewasutyn:

Attached please find our application and supplemental material for SBL 84-5-26 located at 11 Old Balmville Road in the Town of Newburgh on behalf of the applicant, 11 Balmville Road LLC. The property includes an existing 15,671 sf structure, formerly utilized as a senior home. The site contains approximately 7.60 acres and is located in the Residential District. The property was purchased for conversion to professional office space.

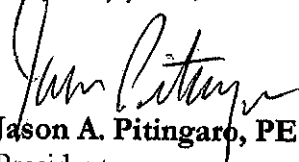
The property was recently reclassified as part of the Professional Office (O) Overlay District, permitting the proposed use. A copy of the resolution from the Town of Newburgh Town Board is included with this application.

The applicant proposes to convert the main portion of the existing structure into professional office space. Remaining portions will be utilized for meeting space and accessory use of the leased tenants. No new structures are proposed for the site. Parking for the site will be augmented to provide the requisite number of parking spaces. The building is served by existing utilities and no new services will be constructed. Stormwater features in conformance with NYSDEC regulations for redevelopment of commercial facilities will be constructed to accommodate the increased impervious areas on site.

We respectfully request the application be placed on the next available Planning Board Agenda for review and discussion.

If you have any questions, please contact me at 845.703.8140 or at [pitingaro@panddengineers.com](mailto:pitingaro@panddengineers.com).

Very truly yours,

  
**Jason A. Pitingaro, PE**  
President

JAP/lk  
Enc.

G:\Team Drives\Engineering\Private\180018 - Balmville (Witcon)\01 - Admin\Ewasutyn-PB Application Submission Aug 2018.Docx

**TOWN OF NEWBURGH  
APPLICATION FOR  
SUBDIVISION/SITE PLAN REVIEW**

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

2018-18  
~~2018-17~~

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

**1. Title of Subdivision/Site Plan (Project name):**

11 Old Balmville Road

**2. Owner of Lands to be reviewed:**

**Name** 11 Balmville Road LLC/Phil DeAngelo  
**Address** 216 Route 299  
Highland, NY 12528  
**Phone** 845-489-2771

**3. Applicant Information (If different than owner):**

**Name** \_\_\_\_\_  
**Address** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
**Representative** Jason Pitingaro  
**Phone** 845-703-8140  
**Fax** 845-703-8143  
**Email** pitingaro@panddengineers.com

**4. Subdivision/Site Plan prepared by:**

**Name** Pitingaro & Doetsch Consulting Engineers, PC  
**Address** 15 Industrial Drive, Suite 2  
Middletown, NY 10941  
**Phone/Fax** (845) 703-8140 / (845) 703-8143

**5. Location of lands to be reviewed:**

11 Old Balmville Road

**6. Zone** 04 **Fire District** FD025 (Middlehope Fire)  
**Acres** 7.60 **School District** Newburgh

**7. Tax Map: Section** 84 **Block** 5 **Lot** 26

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

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

Lot line change \_\_\_\_\_

Site plan review modification of site to accomodate conversion of existing nursing facility to office building (including parking and stormwater improvements)

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 *John Pattinger* Title President

Date: August 23, 2018

**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.

**TOWN OF NEWBURGH PLANNING BOARD**

11 Old Balmville Road

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**PROJECT NAME**

**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 application rejection.**

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. NA Surveyor,s Certification
12. NA Surveyor's seal and signature
13. X Name of adjoining owners
14. NA Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. NA Flood plain boundaries
16. NA Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. X Metes and bounds of all lots
18. X 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. NA Show existing or proposed easements (note restrictions)
20. NA Right-of-way width and Rights of Access and Utility Placement
21. NA Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. NA Lot area (in sq. ft. for each lot less than 2 acres)
23. NA Number of lots including residual lot
24. NA Show any existing waterways
25. NA A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. NA Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. X Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. X Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. X Show topographical data with 2 or 5 ft. contours on initial submission

30. NA Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. 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
32. NA Number of acres to be cleared or timber harvested
33. NA Estimated or known cubic yards of material to be excavated and removed from the site
34. NA Estimated or known cubic yards of fill required
35. X The amount of grading expected or known to be required to bring the site to readiness
36. NA Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.  
 \_\_\_\_\_  
 \_\_\_\_\_
37. NA 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.  
 \_\_\_\_\_  
 \_\_\_\_\_
38. \_\_\_\_\_ 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

Date: August 23, 2018

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.

Prepared (insert date):



**PROXY**

(OWNER) Phil DeAngelo, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 146 Frozen Rd Newburgh NY 12550  
IN THE COUNTY OF Orange  
AND STATE OF New York  
AND THAT HE/SHE IS THE OWNER IN FEE OF 11 Balmville Rd  
Newburgh NY 12550

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

DATED: 8/23/18

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

NAMES OF ADDITIONAL  
REPRESENTATIVES

[Signature]  
OWNERS SIGNATURE

Philip J DeAngelo  
OWNERS NAME (printed)

[Signature]  
WITNESS' SIGNATURE

Ruby Gill  
WITNESS' NAME (printed)

**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), 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.

Phil DeAngelo

\_\_\_\_\_  
**APPLICANT'S NAME (printed)**

  
\_\_\_\_\_  
**APPLICANTS SIGNATURE**

8/23/18  
\_\_\_\_\_  
**DATE**

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

**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.

8/23/18

DATED

Phil DeAngelo

APPLICANT'S NAME (printed)

  
APPLICANT'S SIGNATURE

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

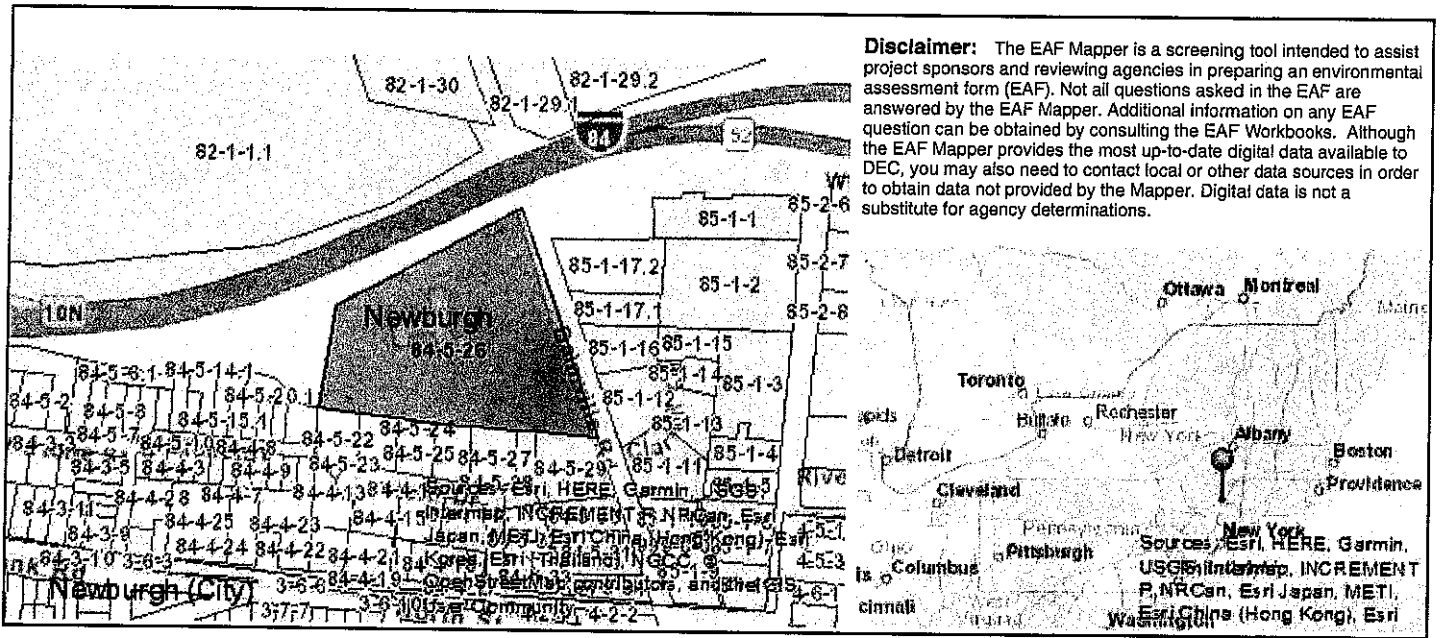
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: 11 Old Balmville Road			
Project Location (describe, and attach a location map): 11 Old Balmville Road, Town of Newburgh Orange County NY			
Brief Description of Proposed Action: Conversion of an existing senior nursing facility into an office building.			
Name of Applicant or Sponsor: 11 Balmville Road LLC / Phil DeAngelo		Telephone: 845-489-2771 E-Mail: phildeangelo@aol.com	
Address: 216 Route 299			
City/PO: Highland		State: NY	Zip Code: 12528
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:  Attorney General, approval for sale/transfer of property			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		7.60	acres
b. Total acreage to be physically disturbed?		3.00	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		7.60	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 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 type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>Jason Pitingaro</u></p>		<p>Date: <u>August 23, 2018</u></p>
<p>Signature: <u><i>Jason Pitingaro</i></u></p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



INTERSTATE HIGHWAY NO. 84



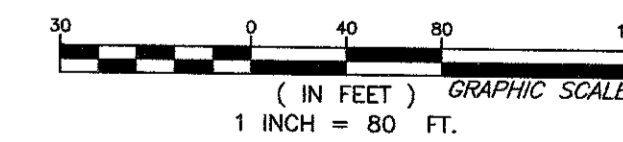
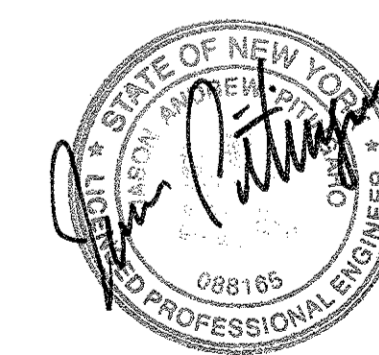
LOCATION MAP  
1"=200'

**NOTES:**

1. PARCEL TAX ID TOWN OF NEWBURGH SECTION 84, BLOCK 5, LOT 26
2. SCHOOL DISTRICT: NEWBURGH
3. ZONING DISTRICT: PROF. OFFICE OVERLAY
4. EXISTING USE: NURSING FACILITY
5. PROJECT AREA: 6.6± AC OR 287,496 SQ FT
6. SITE PLAN BASED ON SURVEY PREPARED BY CIVIL TEC ENGINEERING AND SURVEYING, P.C. ENTITLED SURVEY MAP FOR 11-15 BALMWILLE ROAD, DATED 6/22/18

**RECORD OWNER/APPLICANT**

11 BALMWILLE ROAD, LLC  
C/O PHIL DEANGELO  
216 ROUTE 299  
HIGHLAND, NEW YORK 12528



Each sheet is incomplete or invalid unless accompanied by all the sheets in the set.

It is a violation of NYS Education Law Section 7209 for any person, unless they are acting under the direction of a licensed professional engineer, land surveyor, or architect to alter on item bearing the stamp or seal of a licensed professional in any way. If an item is altered, the altering engineer, land surveyor, or architect shall affix to the item their stamp or seal and the notation "altered by" followed by their signature, the date of such alteration, and a specific description of the alteration.

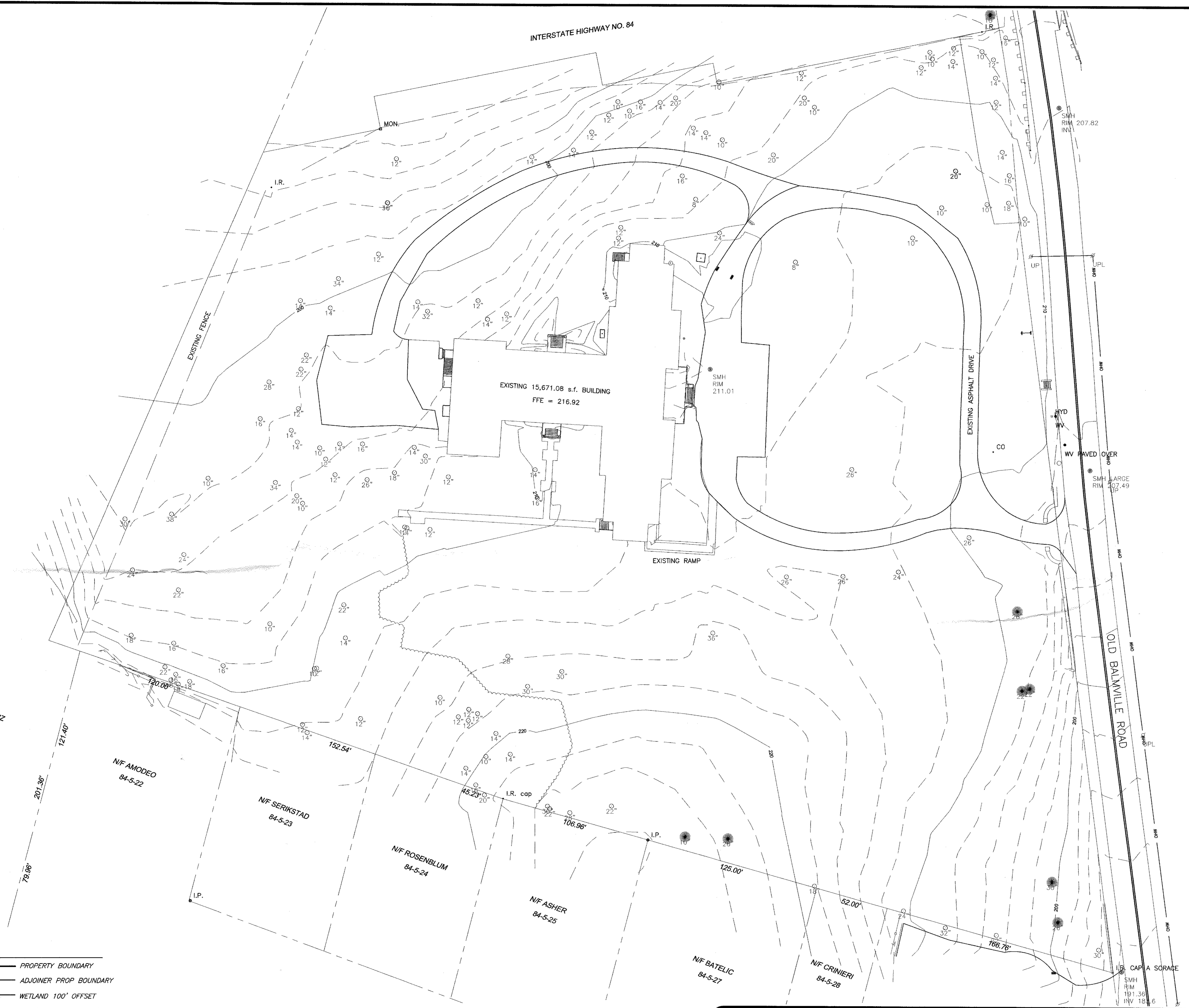
- LEGEND**
- PROPERTY BOUNDARY
  - ADJOINER PROP BOUNDARY
  - - - WETLAND 100' OFFSET
  - - - EXISTING CHAIN LINK FENCE
  - - - EXISTING 10' CONTOUR
  - - - EXISTING 2' CONTOUR

REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
DATE OF ISSUE	4/28/18	DRAWN BY	KGW	CHECKED BY	JAP	
		DESIGNED BY	JAP	APPROVED BY	JAP	

**Pitingaro & Doetsch**  
**Consulting Engineers, P.C.**  
 15 Industrial Drive, Suite 2, Middletown NY 10941  
 (845) 703-8140

**EXISTING CONDITIONS**  
 FOR  
 11 OLD BALMWILLE ROAD  
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

SHEET NO.  
 1 OF 4



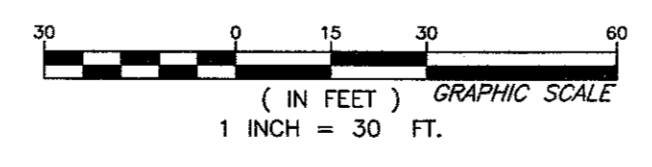








- LEGEND**
- PROPERTY BOUNDARY
  - ADJOINER PROP BOUNDARY
  - - - WETLAND 100' OFFSET
  - - - EXISTING CHAIN LINK FENCE
  - - - EXISTING 10' CONTOUR
  - - - EXISTING 2' CONTOUR
  - - - PROPOSED CURB
  - - □ SILT FENCE



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REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY

**Pitingaro & Doetsch**  
**Consulting Engineers, P.C.**  
 15 Industrial Drive, Suite 2, Middletown NY 10941  
 (845) 703-8140

**EROSION AND SEDIMENT CONTROL**  
 FOR  
 11 OLD BALMWILLE ROAD  
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

SHEET NO.  
**4 OF 4**