



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

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**

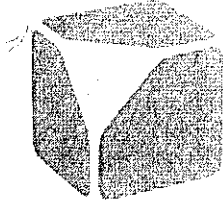
PROJECT: LAKESIDE SENIOR HOUSING
PROJECT NO.: 19-22
PROJECT LOCATION: SECTION 86, BLOCK 1, LOT 39.22 & 39.23
REVIEW DATE: 14 NOVEMBER 2019
MEETING DATE: 21 NOVEMBER 2019
PROJECT REPRESENTATIVE: MAURI ARCHITECTS

1. This office circulated plans, applications, and environmental assessments to the Orange County Planning Department on 11 October 2019. The thirty (30) time period for the County to provide comments has lapsed. The Planning Board is now in the position to take action on the project.
2. This office sees no environmental impact associated with the shed structure. The project is a Type II action.

Respectfully submitted,

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

Patrick J. Hines
Principal
PJH/JLC



MARTIN J. DIESING AIA
RICHARD K. TOMPKINS AIA

September 19, 2019

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

**RE: Lakeside Senior Apartments
Town of Newburgh Project # 2019-22**

Dear Chairman Ewasutyn,

The above project previously received site plan approval and most recently amended site plan and ARB approvals on June 6, 2019. The owner of the project is now seeking an amended site plan and ARB approval to add an accessory building for use as a maintenance shed.

The new maintenance shed will be approximately 600 square feet and the structure will house the owner's equipment and materials that will be required to maintain and service the new development.

Amended ARB approval is being sought for the new accessory building. The building will be designed with the same materials and aesthetic as the main apartment buildings and clubhouse.

Please accept the attached Site Plans, Exterior Elevations and associated applications for your review and approval. I look forward to discussing this project with you and the Board at the next available meeting. If you have any questions, or would like to discuss the project prior to the meeting, please don't hesitate to contact me.

Sincerely,


Jay Diesing, RA AIA

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

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

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

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

Lakeside Apartments - Senior Housing

2. Owner of Lands to be reviewed:

Name Hudson Place at Lakeside, LLC

Address 2317 Montauk Highway PO Box 14

Bridgehampton, NY 11932

Phone 631.537.1068

3. Applicant Information (If different than owner):

Name Mauri Architects PC

Address 73 Mansion Street

Poughkeesie, NY 12601

Representative Jay Diesing, RA AIA

Phone 845.452.1030

Fax N/A

Email jay@mauri-architects.com

4. Subdivision/Site Plan prepared by:

Name Medenbach & Eggers Civil Engineering & Land Surveying

Address 4305 US Highway 209

Stone Ridge, NY 12484

Phone/Fax 845.687.0047

5. Location of lands to be reviewed:

Lakeside Road, Newburgh, NY 12550

6. Zone 1B

Fire District Coldenham

Acreeage 19.23 (Total)

School District Valley Central

7. Tax Map: Section 86 **Block** 1 **Lot** 39.22 & 39.23

8. Project Description and Purpose of Review:

Number of existing lots 2 Number of proposed lots 1 (Previously Approved)
Lot line change N/A - Lot Line Deletion Previously Approved
Site plan review Amended Site Plan (Maintenance Shed)
Clearing and grading N/A
Other Amended Architectural Review (Maintenance Shed)

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) Declaration of Restriction (Senior Living) - Previously Approved

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

Signature UM DIESELG Title Architect

Date: 19 SEPT 19

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

Lakeside Apartments - Senior Housing

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

30. Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. N/A 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. N/A Number of acres to be cleared or timber harvested
33. N/A Estimated or known cubic yards of material to be excavated and removed from the site
34. N/A Estimated or known cubic yards of fill required
35. The amount of grading expected or known to be required to bring the site to readiness
36. N/A 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. N/A 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: JAY DRESING
 Licensed Professional

Date: 19 SEPT 19

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):

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.

Jay Diesing, RA AIA
APPLICANT'S NAME (printed)

JAY DIESING
APPLICANT'S SIGNATURE

19 SEPT 19
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).

PROXY

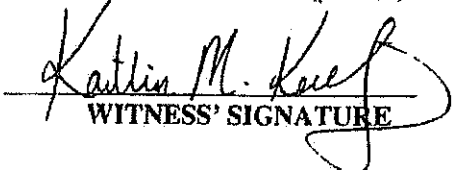
(OWNER) Hudson Place at Lakeside, LLC, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 2317 Montauk Highway, PO.Box 14, Bridgehampton
IN THE COUNTY OF Suffolk
AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF _____
Lakeside Senior Housing, Lakeside Road, Newburgh, NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND Jay Diesing - Mauri Architects PC IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 1/31/19


OWNERS SIGNATURE

Bryan J Farrell, Trustee
OWNERS NAME (printed)


WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

KAITLIN KELLY
WITNESS' NAME (printed)

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.

19 SEPT 19
DATED

Jay Diesing, RA AIA
APPLICANT'S NAME (printed)

Jay Diesing
APPLICANT'S SIGNATURE

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

 NONE

 NAME, ADDRESS, RELATIONSHIP OR INTEREST
(financial or otherwise)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

 TOWN BOARD
 PLANNING BOARD
 ZONING BOARD OF APPEALS
 ZONING ENFORCEMENT OFFICER
 BUILDING INSPECTOR
 OTHER

DATED

Jay Diesing, RA AIA
INDIVIDUAL APPLICANT

Mauri Architects PC
CORPORATE OR PARTNERSHIP APPLICANT

BY: _____

(Pres.)	(Partner)	(Vice-Pres.)
	(Sec.)	(Treas.)

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: September 19, 2019

NAME OF PROJECT: Lakeside Apartments - Senior Housing

The applicant is to submit in writing the following items prior to signing of the site plans.

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.)

Vinyl simulated shake siding

COLOR OF THE EXTERIOR OF BUILDING:

Victorian Gray

ACCENT TRIM:

Location: Window / Door Casing, Frieze Trim

Color: White

Type (material): Vinyl / PVC

PARAPET (all roof top mechanicals are to be screened on all four sides):

Not applicable

ROOF:

Type (gabled, flat, etc.): Gabled

Material (shingles, metal, tar & sand, etc.): Asphalt shingles

Color: Charcoal

WINDOWS/SHUTTERS:

Color (also trim if different): White

Type: Double Hung

DOORS:

Color: White

Type (if different than standard door entrée): Standard and overhead garage

SIGN:

Color: N/A

Material: N/A

Square footage of signage of site: N/A

Jay Diesing, RA AIA - Mauri Architects PC

Please print name and title (owner, agent, builder, superintendent of job, etc.)

JAY DIESING
Signature

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

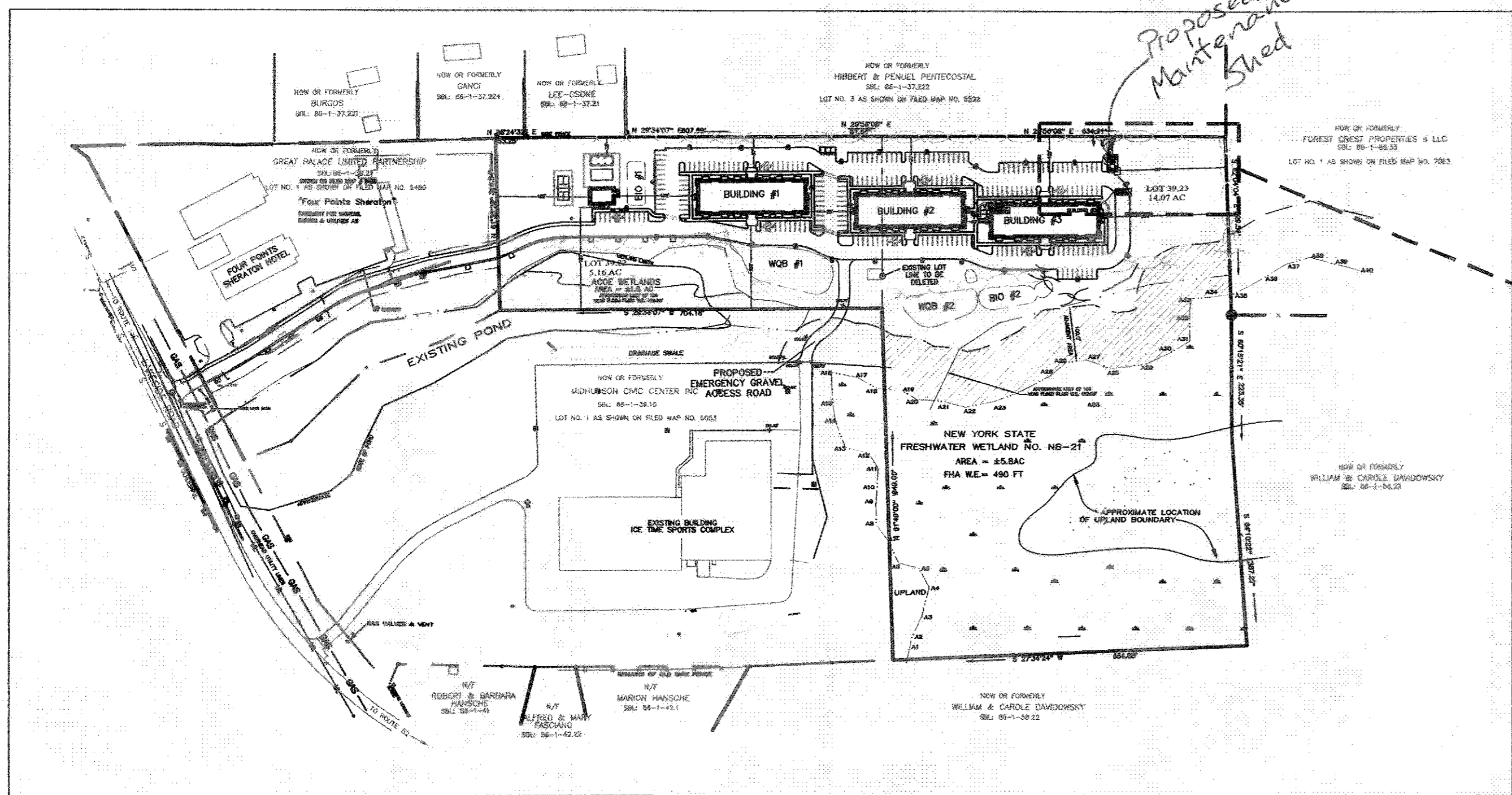
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

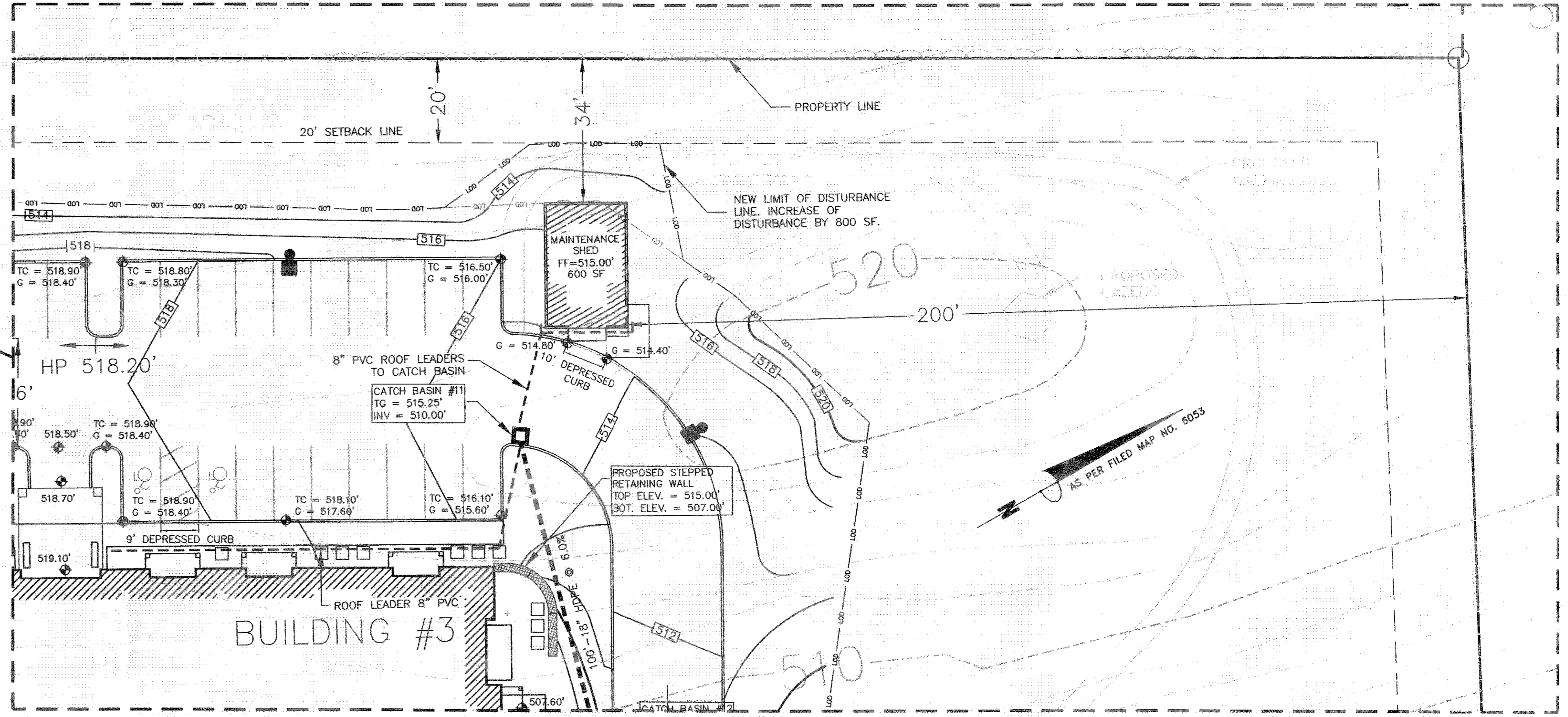
Part 1 – Project and Sponsor Information			
Name of Action or Project: Lakeside Apartments - Senior Housing			
Project Location (describe, and attach a location map): Lakeside Road, Newburgh, NY 12550			
Brief Description of Proposed Action: Amendment to previously approved senior housing project - newly proposed maintenance / storage shed for owner's equipment and materials to maintain and service the residential development.			
Name of Applicant or Sponsor: Jay Diesing, RA AIA - Mauri Architects PC		Telephone: 845.452.1030 E-Mail: jay@mauri-architects.com	
Address: 73 Mansion Street			
City/PO: Poughkeepsie		State: NY	Zip Code: 12601
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 government Agency? If Yes, list agency(s) name and permit or approval: T/O Newburgh - Amended Site Plan and Architectural Review Approval; Building Permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		19.23 acres	
b. Total acreage to be physically disturbed?		0.015 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		19.23 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>Not applicable, the building is not proposed to be conditioned.</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ <u>Not applicable, the building is not proposed to be provided water or sewer.</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ <u>Not applicable, the building is not proposed to be provided water or sewer.</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof leaders will outlet at grade and be directed via swale to previously approved catch basins and storm water systems.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
Retention ponds and storm water management structures were previously approved.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:	NO	YES
84 Lakeside Drive, F&T Darrigo - DEC Site Code 336002 Lakeside Road, Scott Farm - DEC Site Code 336057	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Jay Diesing, RA AIA - Mauri Architects PC</u> Date: <u>19 Sept 19</u>		
Signature: <u>JAY DIESING</u> Title: <u>Architect</u>		



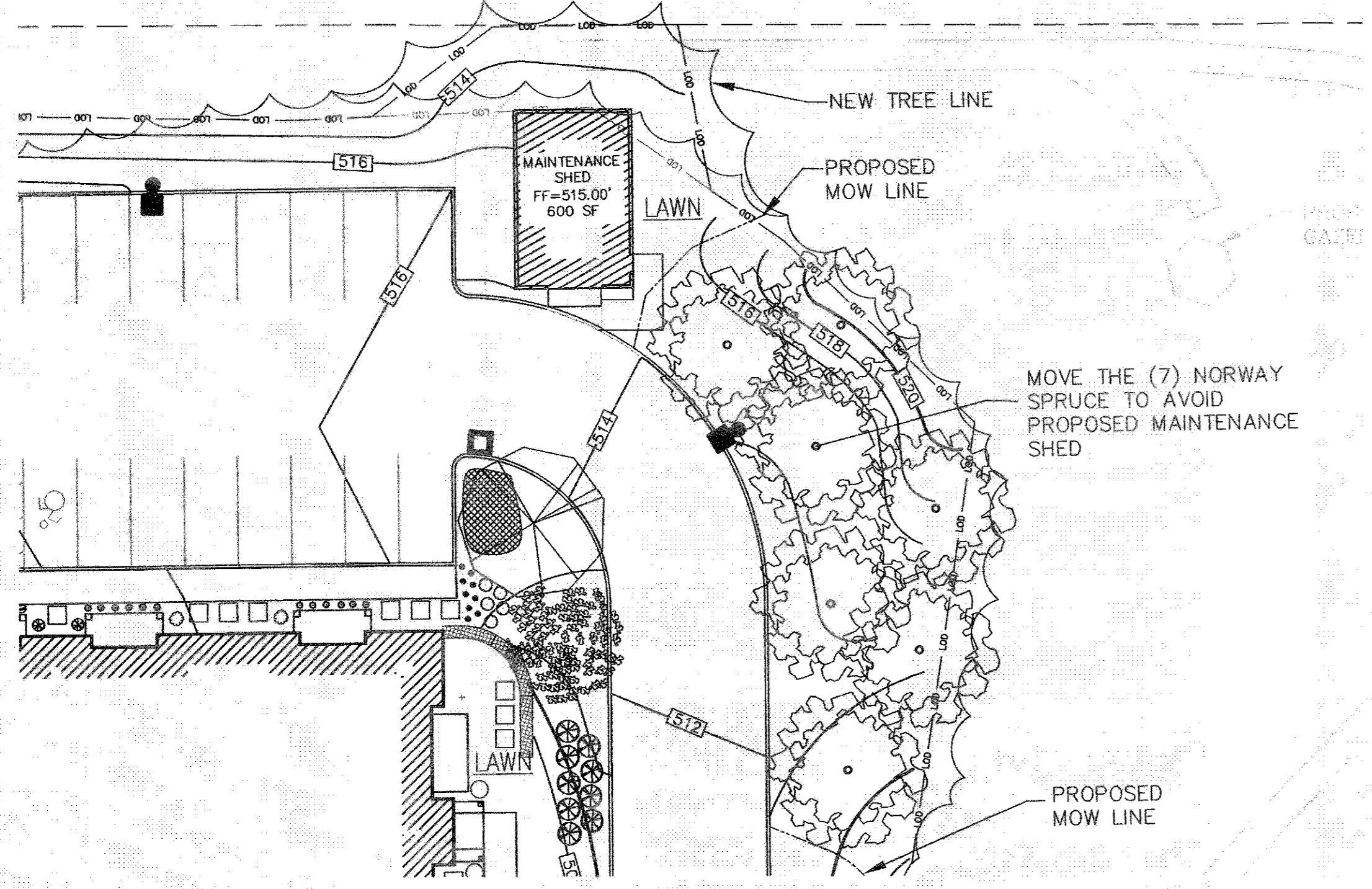
SITE PLAN
SCALE: 1" = 200'



GRADING PLAN
SCALE: 1" = 20'

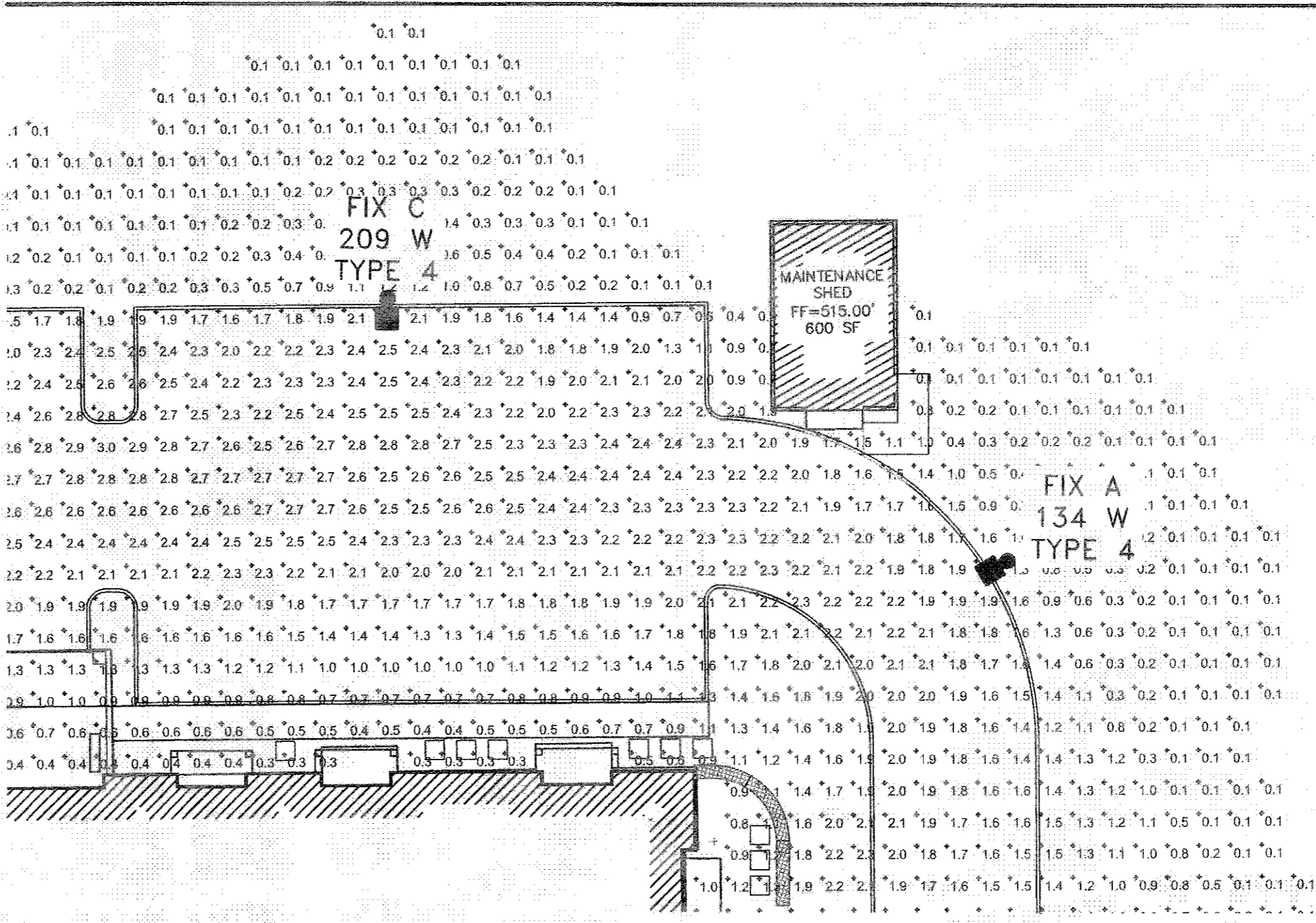
NOTE: CONNECT MAINTENANCE SHED ROOF DRAINAGE TO CATCH BASIN #11.

- ABBREVIATIONS**
- TC TOP OF CURB
 - G GROUND OR PAVEMENT
 - FF FINISH FLOOR
 - INV INVERT
 - TG TOP OF GRADE
 - HP HIGH POINT OF PAVEMENT



LANDSCAPING PLAN
SCALE: 1" = 20'

NOTE: ONLY CHANGE TO THE LANDSCAPING IS MOVING SOME OF THE PROPOSED NORWAY SPRUCES AWAY FROM PROPOSED MAINTENANCE SHED.



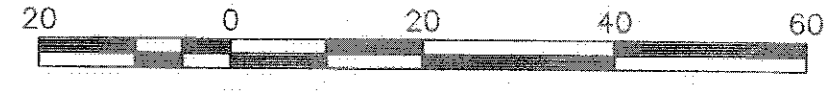
LIGHTING PLAN
SCALE: 1" = 20'

- NOTES:**
- NO PROPOSED CHANGES TO THE LIGHTING.
 - REFER TO PREVIOUS SITE PLANS FOR LIGHTING DETAILS.

NOTE: REFERENCE PREVIOUS APPROVED SITE PLANS FOR LAKESIDE SENIOR HOUSING LAST REVISED 4/30/2019.

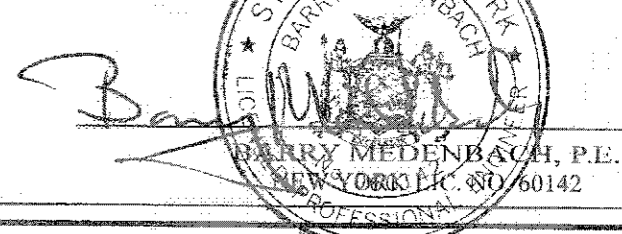
MAP REVISION DATES		
DATE	REVISION	BY

MAINTENANCE SHED
FOR
LAKESIDE SENIOR HOUSING
SITUATE - LAKESIDE ROAD
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
SEPTEMBER 9, 2019



Dig Safely.
New York
Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect The Marks
Dig With Care
CALL 811
www.digsafelyny.com

Scale: 1" = 20'
MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE BROOK, NEW YORK (845) 687-0047



Any unauthorized alteration or addition to this plan is a violation of Sect. 7209, Subdivision 2 of N.Y.S. Education Law.

project no.	18-09
date	19 SEP 19
drawn by	BP
revision	
description	
revision date	

PROPOSED SENIOR HOUSING COMMUNITY:

LAKESIDE APARTMENTS

LAKESIDE ROAD SECTION 86 - BLOCK 1 - LOTS 39.22 & 39.23 NEWBURGH, NY

ARCHITECT / APPLICANT:
 JAY DIESING, RA AIA
 MAURI ARCHITECTS PC
 73 MANSION STREET
 POUGHKEEPSIE, NY 12601
 845.452.1030

CIVIL ENGINEER / SURVEYOR:
 BARRY MEDENBACH, PE
 MEDENBACH & EGERS CIVIL
 ENGINEERING & LAND SURVEYING, PC
 4295 US HIGHWAY 209
 STONE RIDGE, NY 12484
 845.687-0047

OWNER:
 BRYAN J FARRELL, TRUSTEE
 HUDSON PLACE AT LAKESIDE, LLC
 2317 MONTAUX HIGHWAY, PO BOX 14
 BRIDGEHAMPTON, NY 11932

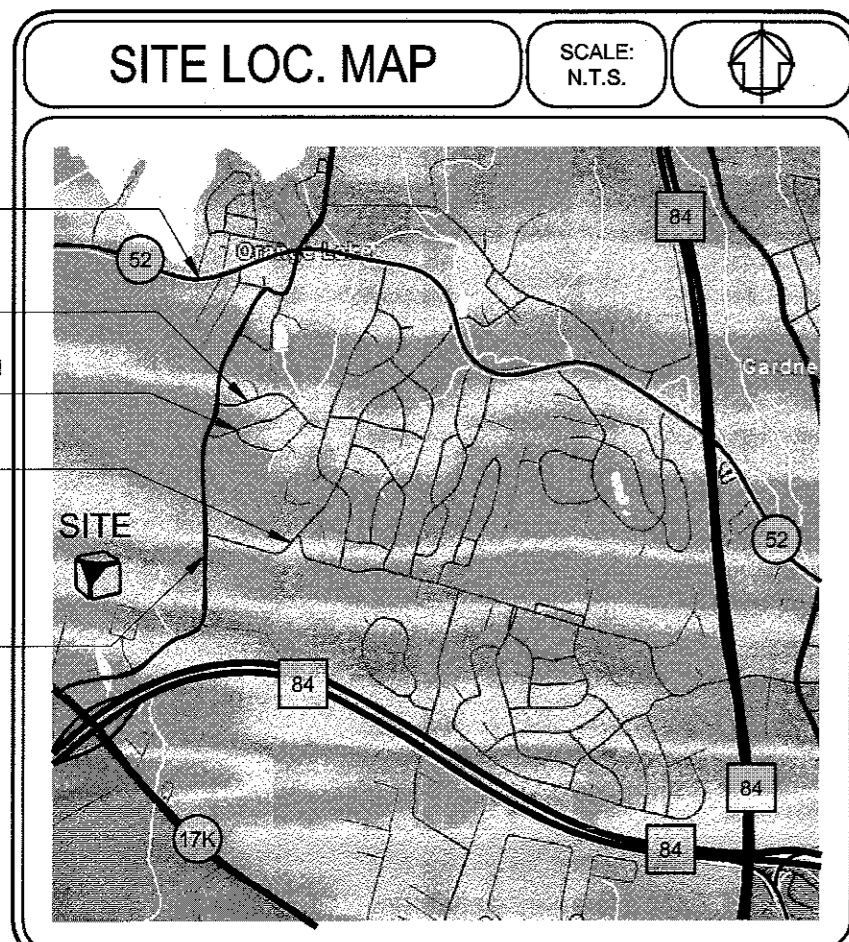
SITE PLAN APPROVAL

SITE PLAN APPROVED BY RESOLUTION # _____ OF THE PLANNING BOARD OF THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK, 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.

THIS APPROVAL SHALL BE VALID FOR A PERIOD OF ONE YEAR AND MUST BE COMPLETED WITHIN TWO YEARS OF THE ABOVE DATE. AN EXTENSION MAY BE GRANTED SUBJECT TO THE CONDITIONS OF THE CODE OF THE TOWN OF NEWBURGH.

SIGNED THIS _____ DAY OF _____, 20____

 CHAIRMAN



OWNER'S CONSENT

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THESE PLANS, THEIR CONTENT AND LEGENDS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED THEREON.

SIGNED THIS _____ DAY OF _____, 20____

INDEX TO DRAWINGS

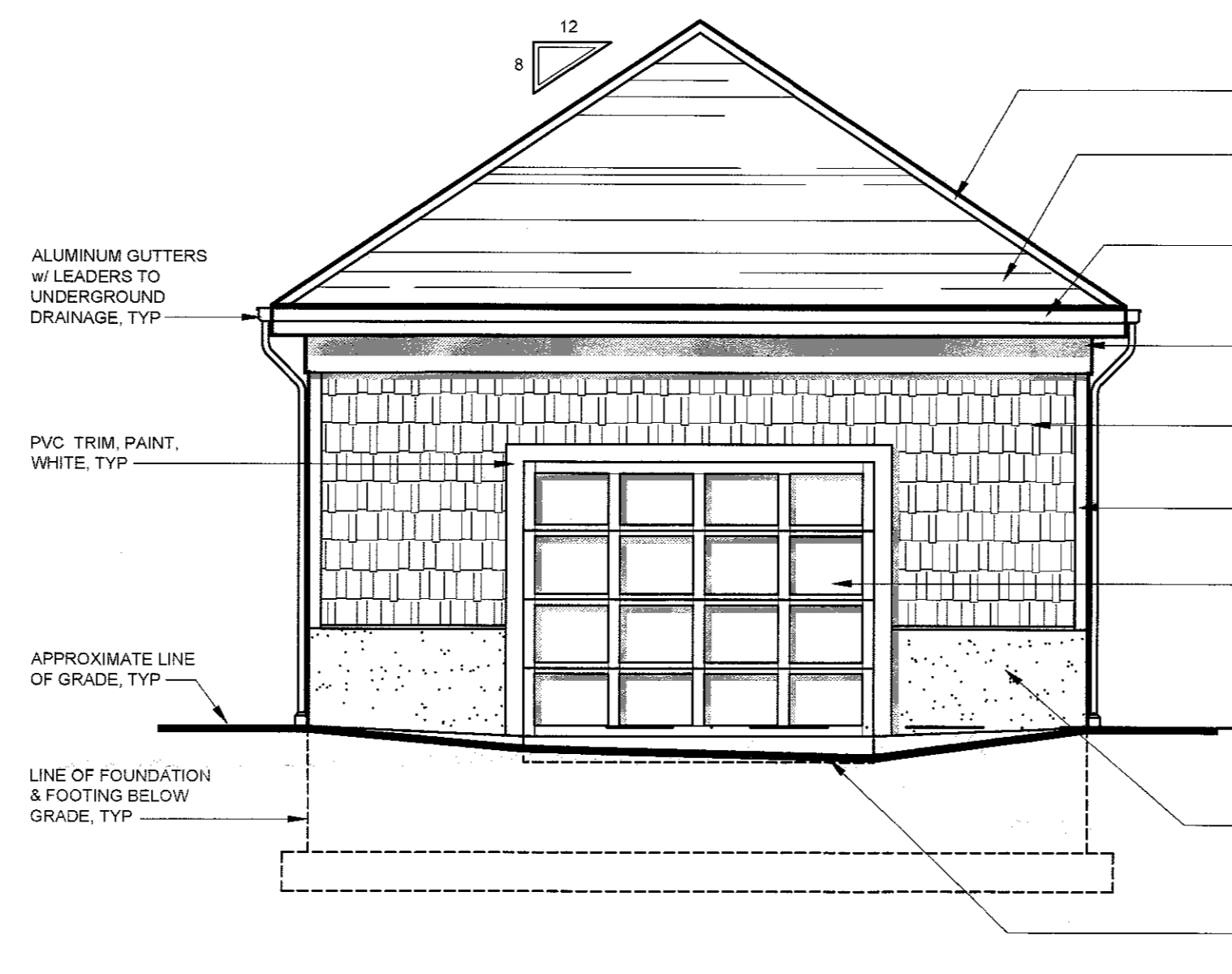
SHT. #	TITLE
ARCHITECTURAL	
PB-1	MAINTENANCE SHED ELEVATIONS
CIVIL	
1 OF 1	MAINTENANCE SHED

ZONING DATA CHART TOWN OF NEWBURGH

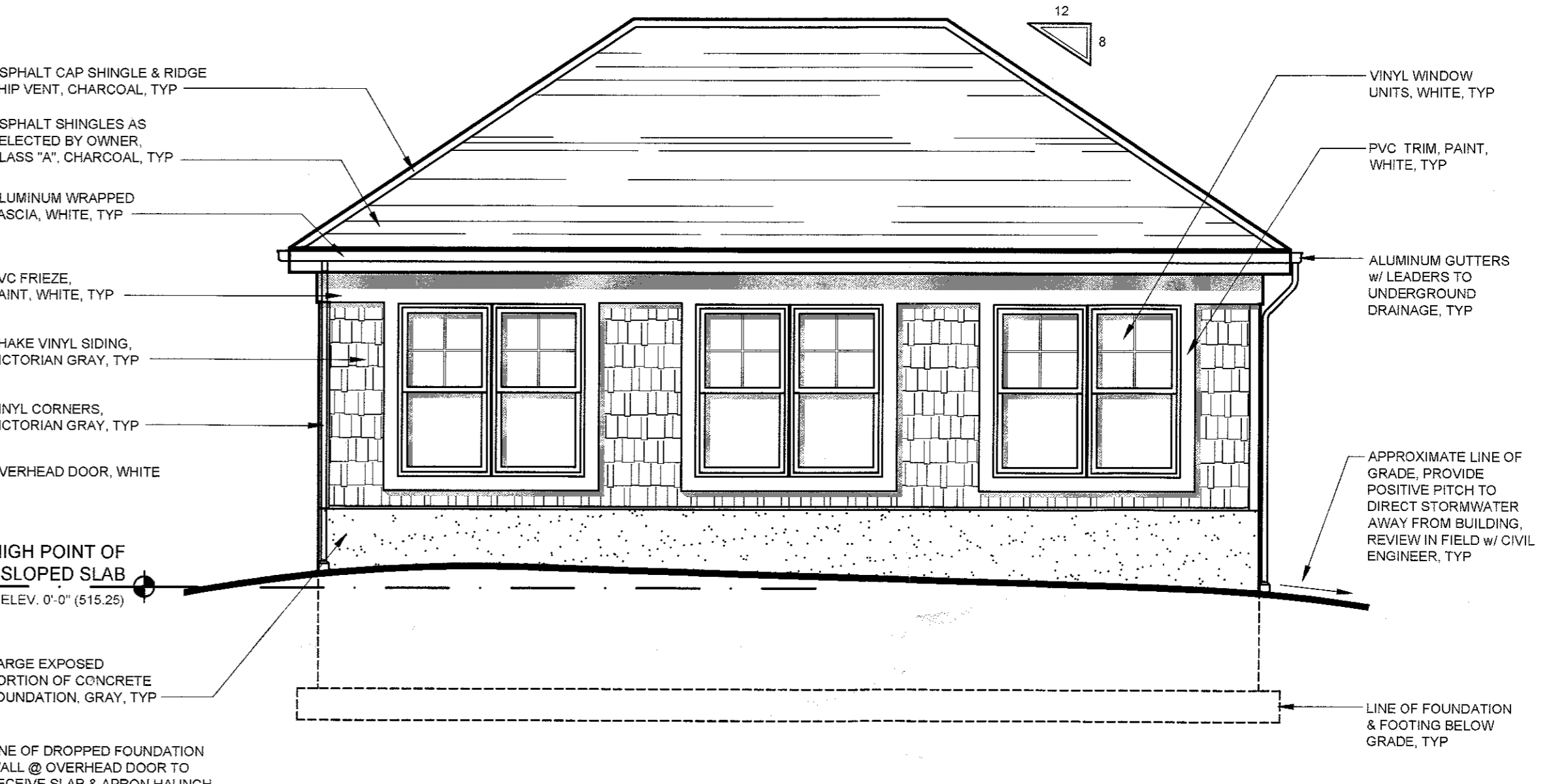
ZONE 1B	REQUIRED	PROPOSED
LOT AREA	MIN 5 AC / 217,800 SF	19.23 AC / 837,659 SF
NYS WETLAND AREA	---	5.8 AC / 252,648 SF
ACOE WETLANDS	---	1.8 AC / 78,408 SF
100 FT. BUFFER	---	1.65 AC / 71,874 SF
DEVELOPABLE UPLAND AREA	---	9.98 AC / 434,729 SF
1 BED UNITS	MIN 1 ACRE per 12 UNITS	2.5 ACRES = 30 UNITS
2 BED UNITS	MIN 1 ACRE per 10 UNITS	7.2 ACRES = 72 UNITS
TOTAL REQUIRED ACREAGE	MIN 9.7 AC / 422,532 SF	9.98 AC / 434,729 SF
HABITABLE FLOOR AREA SENIOR 1 - BED	MAX 700 SF	700 SF
SENIOR 2 - BED	MAX 900 SF	900 SF
PARKING 2 SPACES per UNIT	MIN 204	198 STANDARD 14 ACCESSIBLE 210 TOTAL

PREVIOUS APPROVALS

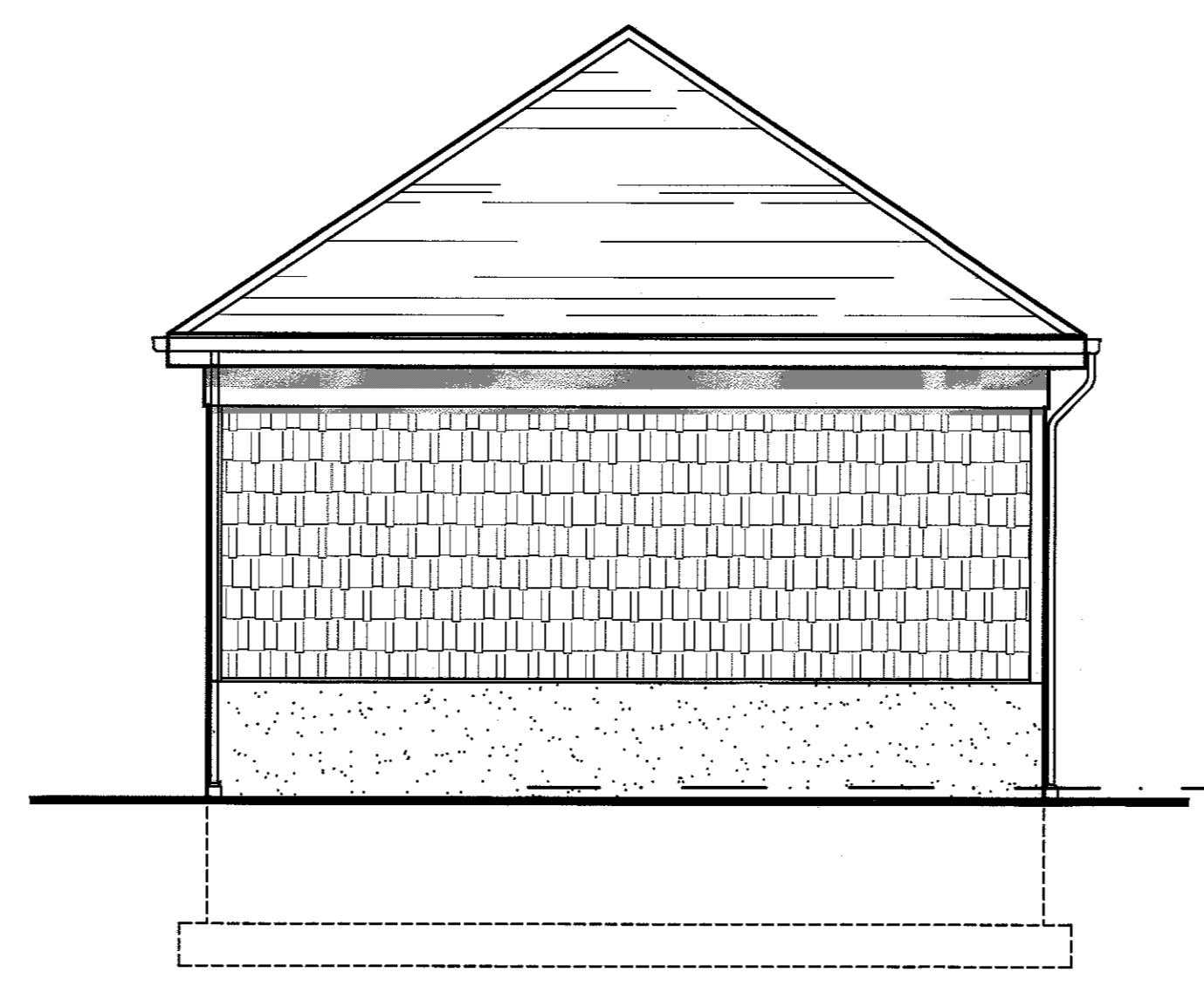
- FINAL SITE PLAN APPROVAL: SEPTEMBER 7, 2017
- ARB APPROVAL: SEPTEMBER 7, 2017
- AMENDED SITE PLAN APPROVAL: JUNE 6, 2019
- AMENDED ARB APPROVAL: JUNE 6, 2019



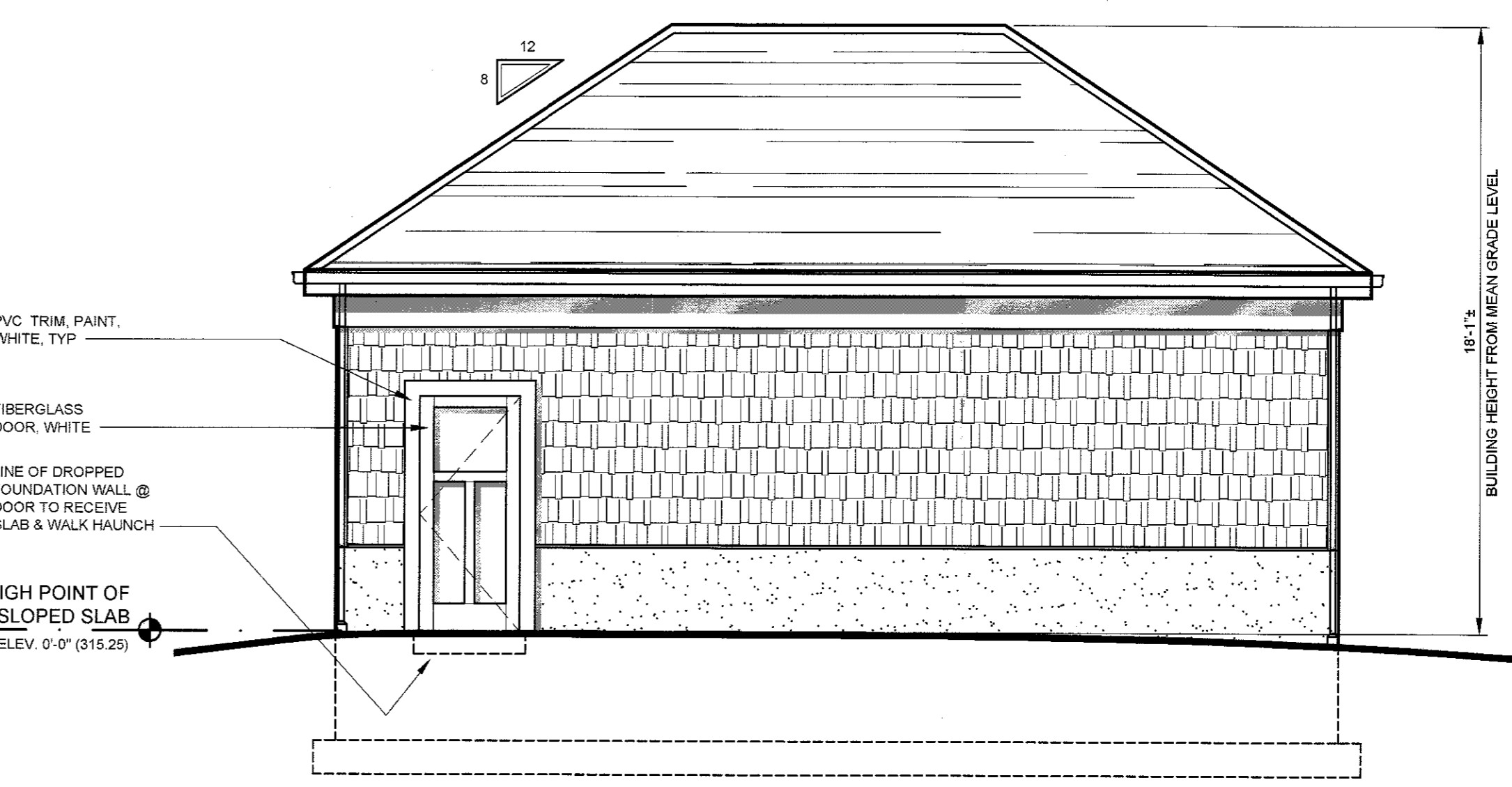
1 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

PROPOSED SENIOR HOUSING:
LAKESIDE APARTMENTS
 TOWN OF NEWBURGH, NY
 LAKESIDE ROAD

MAINTENANCE SHED ELEVATIONS
MAURI ARCHITECTS PC
 73 MANSION STREET POUGHKEEPSIE NY 12601 845.452.1030 mauri-architects.com

PROJECT NO.
PB-1
 PURSUANT TO SECTION 615 (b) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION, UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW.