



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

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**TOWN OF NEWBURGH  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT: HUGGINS II SUBDIVISION & LOT LINE CHANGE**  
**PROJECT NO.: 14-23**  
**PROJECT LOCATION: SECTION 34, BLOCK 2, LOTS 24 & 90**  
**PROJECT REPRESENTATIVE: TALCOTT ENGINEERING**  
**REVIEW DATE: 3 NOVEMBER 2014**  
**MEETING DATE: 6 NOVEMBER 2014**

1. Road maintenance agreement must be modified to provide access to newly created Lot 2, as well as existing Lot 1 (Tax Lot 24).
2. Subsurface sanitary sewer disposal system has been designed based on percolation and deep test. A pump system is required.
3. If Tax Lot 24 is within 500 feet of North Plank Road, County Planning Referral is required.

Respectfully submitted,

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

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Patrick J. Hines  
Principal

REGIONAL OFFICES

• 111 Wheatfield Drive • Milford, Pennsylvania 18337 • 570-296-2765 •

# Talcott Engineering

## DESIGN, PLLC

1 GARDNERTOWN ROAD ~ NEWBURGH, NY 12550  
(845) 569-8400\* ~ (fax) (845) 569-4583

Town of Newburgh  
Planning Board  
308 Gardnertown Road  
Newburgh, NY 12550

October 23, 2014

Attn: John Ewasutyn, Chairman

Re: Project Narrative  
Town Project No. 2014-23  
Huggins II Subdivision & Lot Line Change  
SBL: 34-2-24 & 901  
Job No. 14082-LYS

### PROJECT NARRATIVE

The project is a subdivision of the "Huggins Lot" (Tax Lot 34-2-24), which contains an existing single family residence, to create one new single family residential building lot. The new lot will be for the applicant "Smith", who is the owner's sister. This lot will be served by on site well and in ground septic system.

The project is also a lot line change, transferring 39,223 sq ft from the Huggins Lot to the "Ciacci Lot" (Tax Lot 34-2-90) and transferring 1,785 sq ft from Ciacci to Huggins, such that all parcels have frontage on Cocoa Lane, an existing private road. Smith will be joining the existing maintenance agreement for Cocoa Lane.

The subject parcels are in the R-2 zone and as proposed, all lots meet the bulk table requirements and minimum buildable areas.

TE has prepared and delivered 12 Planning Board Applications, 12 sets of plans, and 12 copies of a short EAF along with this narrative and checks for the application fees (\$700.00) and escrow (\$1,500.00).

Respectfully yours,



Charles T. Brown, P.E. – President  
Talcott Engineering

**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):**

Huggins II SUBDIVISION & LOT LINE

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

Name	<u>Arthur Huggins / Jessica E Ciacci</u>
Address	<u>7 Todd Lane / 35 Cocoa Lane</u>
	<u>Newburgh 12550 / Newburgh 12550</u>
Phone	<u>845-304-8601 / 845-527-2514</u>

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

Name Lynne Smith  
Address 10 Surrey Court  
Nanuet NY 10954

Representative Talcott Engineering PLLC  
Phone 845-569-8400  
Fax 845-569-4583  
Email talcottdesign12@gmail.com

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

Name Talcott Engineering PLLC  
Address 1 Gardnertown Road  
Newburgh, NY 12550

Phone/Fax 845-569-8400 / 845-569-4583

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

7 Todd Lane / 35 Cocoa Lane

6. Zone R-2 Fire District Cronomer Valley  
Acreage 10.8 / 1.7 School District Newburgh

7. Tax Map: Section 34 Block 2 Lot 24 / 90

8. Project Description and Purpose of Review:

Number of existing lots 2 Number of proposed lots 3  
 Lot line change ✓  
 Site plan review \_\_\_\_\_  
 Clearing and grading \_\_\_\_\_  
 Other \_\_\_\_\_

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) \_\_\_\_\_

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

Signature [Signature] Title PROJECT ENGINEER  
TALCOTT ENGINEERING  
 Date: 10/20/14

**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).

TOWN OF NEWBURGH PLANNING BOARD

Huggins II  
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.  Surveyor,s Certification
12.  Surveyor's seal and signature
13.  Name of adjoining owners
14.  Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15.  Flood plain boundaries
16.  Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17.  Metes and bounds of all lots
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
19.  Show existing or proposed easements (note restrictions)
20.  Right-of-way width and Rights of Access and Utility Placement
21.  Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22.  Lot area (in sq. ft. for each lot less than 2 acres)
23.  Number of lots including residual lot
24.  Show any existing waterways
25.  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
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. 0.3 Number of acres to be cleared or timber harvested
33. 0 Estimated or known cubic yards of material to be excavated and removed from the site
34. 0 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. ✓ 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.  
NONE
37. ✓ 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.  
NONE

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By:   
 Licensed Professional

Date: 10/20/14

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 8/11/05  
 STATEMENT TO APPLICANTS

**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.

LYNNE A SMITH  
APPLICANT'S NAME (printed)

Lynne A Smith  
APPLICANTS SIGNATURE

10/20/14  
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.

10/20/14

DATED

Lynne Smith

APPLICANT'S NAME (printed)

Lynne A. Smith

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**

  10/20/14    
**DATED**

*Lynne A. Smith*  
  Lynne Smith    
**INDIVIDUAL APPLICANT**

**CORPORATE OR PARTNERSHIP APPLICANT**

**BY:** \_\_\_\_\_  
(Pres.) (Partner) (Vice-Pres.)  
(Sec.) (Treas.)

**PROXY**

(OWNER) Jessica Ciacci, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 35 Cocoa Lane Newburgh  
IN THE COUNTY OF Orange  
AND STATE OF NY

AND THAT HE/SHE IS THE OWNER IN FEE OF 35 Cocoa Lane  
Newburgh (34-2-90)

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING  
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH  
PLANNING BOARD AND Lynne Smith IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD, *for the limited purpose of putting into place the lot line change contemplated on the attached map at no cost to the owner.* (see)

DATED: 10/8/14

Jessica Ciacci  
OWNERS SIGNATURE

CHARLES T. BROWN  
Talcott Engineering

Jessica R Ciacci  
OWNERS NAME (printed)

N/A

[Signature]  
WITNESS' SIGNATURE

N/A

NAMES OF ADDITIONAL REPRESENTATIVES

Robert Doreman  
WITNESS' NAME (printed)

PROXY

(OWNER) Arthur Huggins, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 7 Todd Lane Newburgh  
IN THE COUNTY OF Orange  
AND STATE OF NY

AND THAT HE/SHE IS THE OWNER IN FEE OF 7 Todd Lane  
Newburgh

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

DATED: 10/3/14

  
OWNERS SIGNATURE

CHARLES T. BROWN, PE  
Talcott Engineering

ARTHUR HUGGINS  
OWNERS NAME (printed)

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

  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

BEVERLY B. HUGGINS  
WITNESS' NAME (printed)

617.20  
Appendix B  
Short Environmental Assessment Form

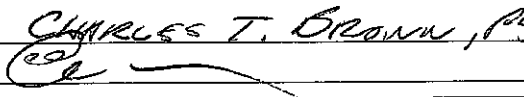
**Instructions for Completing**

**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: HUGGINS II SUBDIVISION & LOT LINE CHANGE			
Project Location (describe, and attach a location map): 7 TODD LAN(34-2-24) & 35 COCCOA LN(34-2-90)			
Brief Description of Proposed Action: LOT LINE AND SUBDVISION TO CREATE ONE ADDITION BUILDING LOT. NEW LOT WILL BE SERVICED BY PRIVATE WELL AND SEPTIC AND ACCESSED FROM COCOA LAN, A PRIVATE ROAD.			
Name of Applicant or Sponsor: LYNNE SMITH		Telephone: 845-624-2413	
		E-Mail: l12smith@verizon.net	
Address: 10 SURREY COURT			
City/PO: NANUET		State: NY	Zip Code: 10954
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: PLANNING BOARD			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		12.5 acres	
b. Total acreage to be physically disturbed?		0.3 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		12.5 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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			



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: _____ _____	NO	YES
	<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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>CHARLES T. BROWN, P.S.</u> Date: <u>10/22/14</u>		
Signature: <u></u>		

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

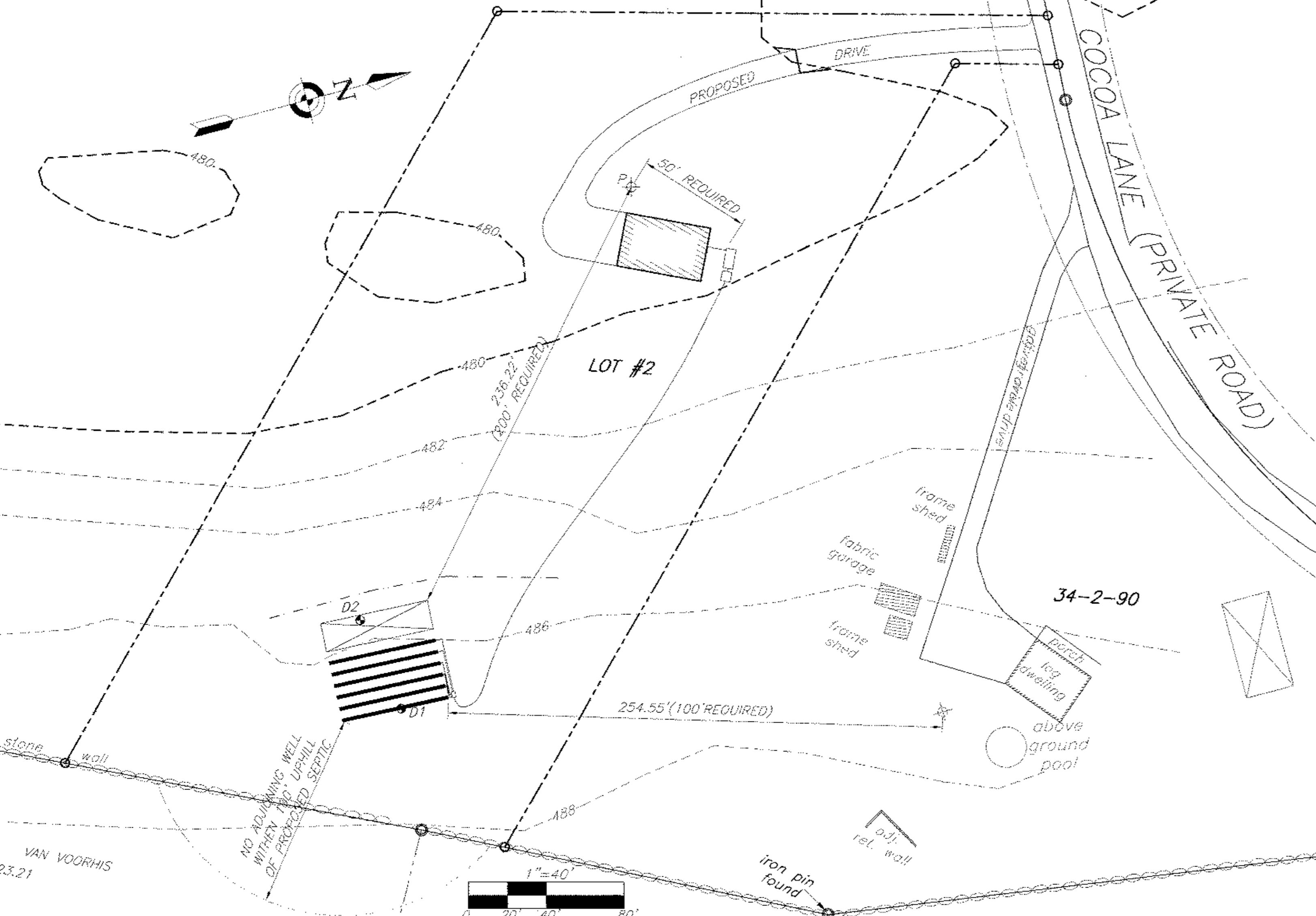
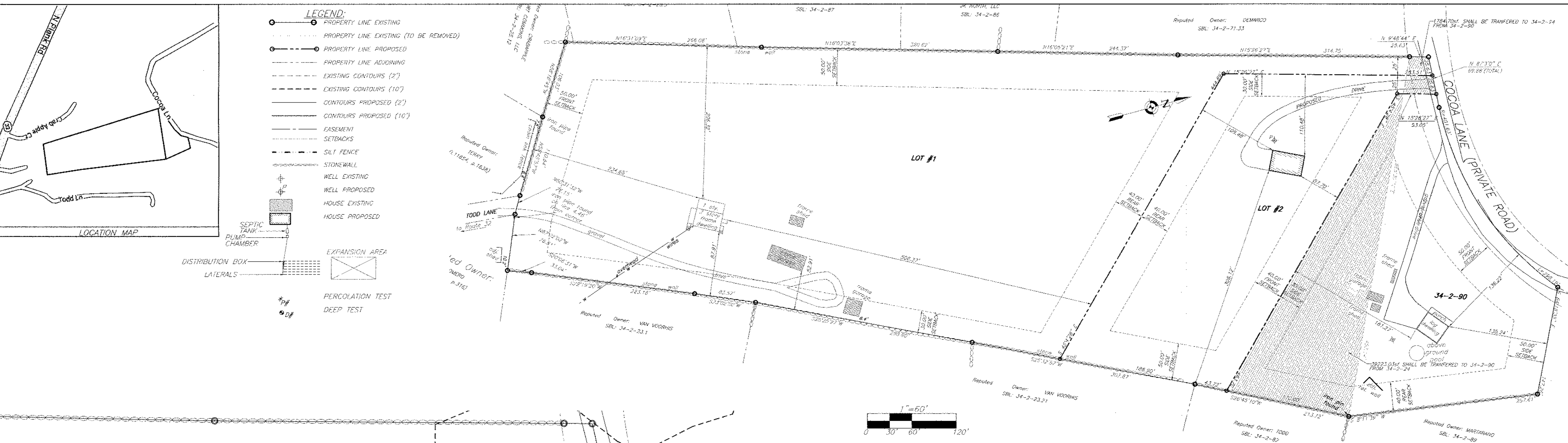
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**





- LEGEND:**
- PROPERTY LINE EXISTING
  - - - - - PROPERTY LINE EXISTING (TO BE REMOVED)
  - - - - - PROPERTY LINE PROPOSED
  - - - - - PROPERTY LINE ADJOINING
  - - - - - EXISTING CONTOURS (2')
  - - - - - EXISTING CONTOURS (10')
  - - - - - CONTOURS PROPOSED (2')
  - - - - - CONTOURS PROPOSED (10')
  - - - - - EASEMENT
  - - - - - SETBACKS
  - - - - - SILT FENCE
  - - - - - STONEWALL
  - ⊕ WELL EXISTING
  - ⊕ WELL PROPOSED
  - ▭ HOUSE EXISTING
  - ▭ HOUSE PROPOSED
  - ⊕ SEPTIC TANK
  - ⊕ PUMP CHAMBER
  - ⊕ DISTRIBUTION BOX
  - ⊕ LATERALS
  - ⊕ EXPANSION AREA
  - ⊕ PERCOLATION TEST
  - ⊕ DEEP TEST

**ZONING SCHEDULE**

ZONE: R-2

	REQUIRED	LOT #1 PROVIDED	LOT #2 PROVIDED	34-2-90 PROVIDED
MINIMUM LOT AREA	40,000sf.	325,354sf. (7.47ac.)	89,600sf. (2.06ac.)	112,148sf. (2.57ac.)
MINIMUM LOT WIDTH (feet)	150'	372'±	187'	268'±
MINIMUM LOT DEPTH (feet)	150'	872'±	374'±	381'±
MINIMUM YARDS (feet)				
FRONT	50'	231'	110'	135'
REAR	40'	506'	306'	86'
SIDE				
ONE	30'	87'	57'	136'
BOTH	80'	293'	166'	317'
MAXIMUM LOT BUILDING COVERAGE	15%	4%	4%	4%
MAXIMUM BUILDING HEIGHT	35'	35'max.	35'max.	35'max.
MAXIMUM LOT SURFACE COVERAGE	30%	4%	8%	8%
MINIMUM BUILDING AREA	10,000sf.	221,434sf.	38,926sf.	54,853sf.

**PERCOLATION DATA:**

TEST	DEPTH	DATE	RESULTS
* P1	24" DEEP	08/18/14	STABILIZED PERCOLATION RATE: 16 MINUTES / INCH
* P2	24" DEEP	08/18/14	STABILIZED PERCOLATION RATE: 20 MINUTES / INCH
● D1	93" DEEP	08/06/14	0-73" SANDY LOAM, 73-93" SILTY LOAM, NO ROCK, NO MOTTLING, NO WATER
● D2	84" DEEP	08/06/14	0-43" SANDY GRAVELLY LOAM, 43-84" SILT CLAY LOAM WITH STONES, NO ROCK, NO MOTTLING, NO WATER

**SEPTIC DESIGN CRITERIA: LOT#2**

- NO. OF BEDROOMS - 4
- SEPTIC TANK DESIGN - 1,250 GAL
- STABILIZED PERCOLATION RATE - 20 MIN/IN
- FLOW RATE (GALS / DAY) - 440
- DESIGN LENGTHS:  
SBR: PROVIDE 5 LATERALS @ 56' = 280 L.F. (236 L.F. REQ'D)  
ABR: PROVIDE 6 LATERALS @ 56' = 336 L.F. (315 L.F. REQ'D)
- PUMP REQUIRED

**ROAD MAINTENANCE**

- A ROAD MAINTENANCE AGREEMENT SHALL BE COMPLETED FOR LOTS 1 & 2 AND BE FILED IN THE COUNTY CLERK'S OFFICE.

**LOT# 2 NOTES:**

- LOT SPECIFIC PLOT PLAN FOR LOT 2 SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION AND FOUNDATIONS AND SEPTIC FIELDS SHALL BE STAKED OUT, PER PLOT PLAN, BY A LICENSED SURVEYOR, PRIOR TO CONSTRUCTION.
- SUBMISSION OF CERTIFICATION AND AS-BUILT TO THE TOWN OF NEWBURGH CODE COMPLIANCE DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR LOT 2.

**REVISIONS**

REV.	DATE	BY	DESCRIPTION

**APPLICANT:**  
LYNNE SMITH  
16 SURREY COURT  
NANUET, NY 10954

**RECORD OWNER'S CONSENT NOTE:**

THE UNDERSIGNED OWNERS 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 OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

ARTHUR HUGGINS (SBL: 34-2-24)  
7 TODD LANE  
NEWBURGH, NY 12550

JESSICA E CIACCI (SBL: 34-2-90)  
35 COCOA LANE  
NEWBURGH, NY 12550

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED BY ME IN THE FIELD ON OCTOBER 16, 2014.

SIGNATURE \_\_\_\_\_ HOWARD WEEDEN PLS  
LICENSE NO. 049967

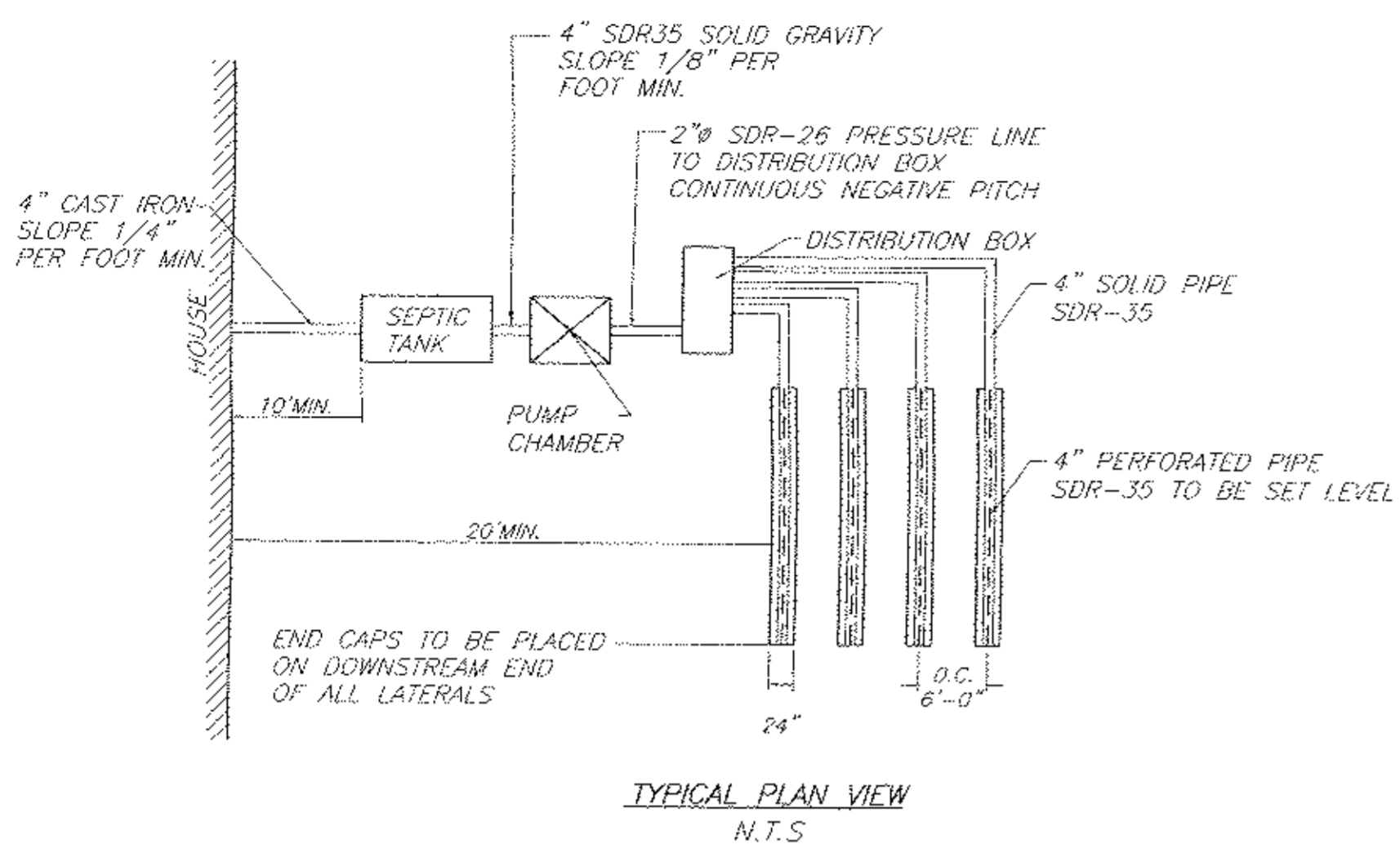
THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

**TALCOTT ENGINEERING DESIGN PLLC**

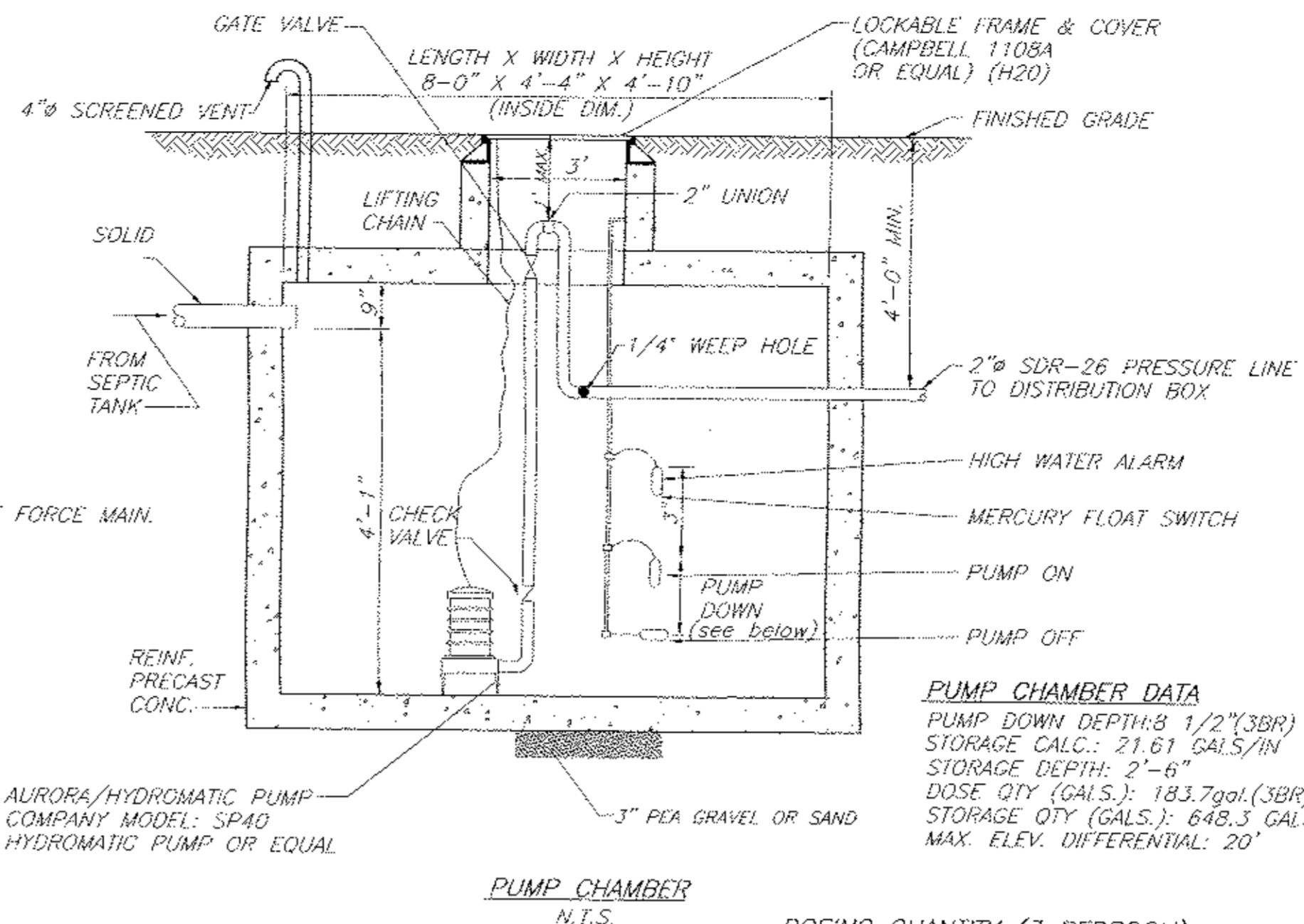
1 GARDNERTOWN ROAD  
NEWBURGH, NY 12550  
(845)-569-8400  
(FAX)(845)-569-4583  
TALCOTTDESIGN12@GMAIL.COM

SURVEYOR	ENGINEER	<b>CHARLES T. BROWN, P.E.</b> P.O. BOX 4470 NEW WINDSOR, N.Y. 12553		
<b>SUBDIVISION AND LOT LINE CHANGE ENTITLED HUGGINS II</b> <b>7 TODD LN (34-2-24) &amp; 35 COCOA LN (34-2-90)</b> <b>TOWN OF NEWBURGH, ORANGE COUNTY, NY</b>				
DATE	SCALE	JOB NUMBER	SHEET NUMBER	
10/22/14	AS NOTED	14082-LYS	1 OF 2	

**CALL BEFORE YOU DIG... IT'S THE LAW**  
WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS AND COSTLY-- TO EVERYONE. CALL BEFORE YOU DIG. TOLL FREE, 811.



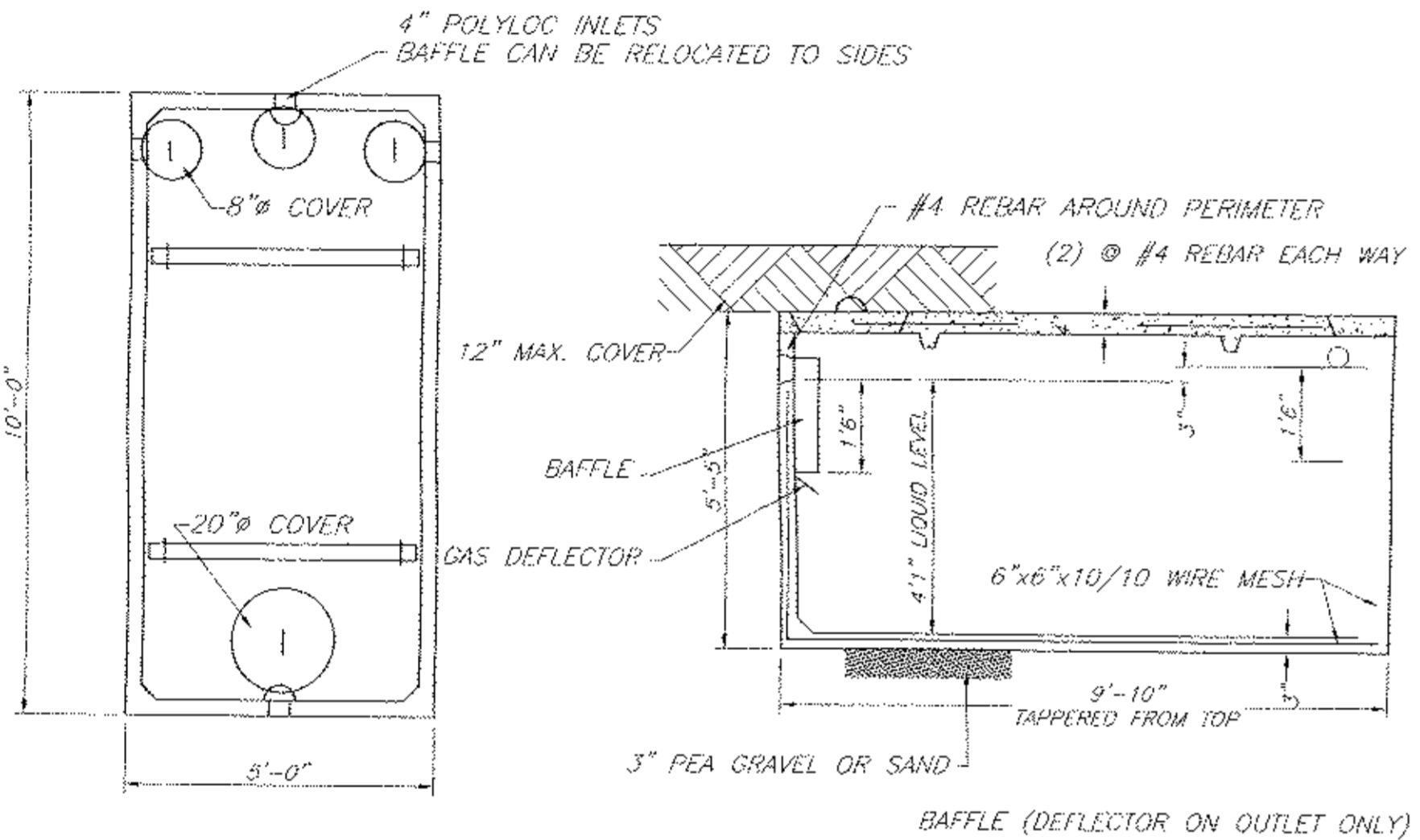
- PUMP CHAMBER NOTES:**
1. CONTRACTOR SHALL DETERMINE LENGTHS OF REQUIRED ELECTRICAL CABLE AND AVAILABLE VOLTAGE PRIOR TO ORDERING EQUIPMENT.
  2. ALL WIRING SHALL CONFORM TO NATIONAL ELECTRICAL CODE & LOCAL CODE REQUIREMENTS.
  3. THE POWER AND CONTROL WIRING SHALL BE MADE DIRECTLY TO THE CONTROL PANEL WITHOUT AND OUTSIDE SPLICES. CONTROL PANEL TO BE LOCATED INSIDE BASEMENT OF HOUSE. AUDIBLE ALARMS AND FLASHING LIGHT.
  4. A N.Y.S. PROFESSIONAL ENGINEER MUST CERTIFY TO THE CONSTRUCTION OF THE SYSTEM.
  5. QUANTITY Dosed IS BASED UPON 75% OF 4" PIPE AND 100% OF FORCE MAIN.
  6. QUANTITY STORED IS BASED UPON (1) DAYS FLOW MINIMUM.
  7. AS-BUILT MUST SHOW FORCE MAIN LOCATION.



**DOSING QUANTITY (3 BEDROOM)**  
FORCE MAIN: 280' X 0.163GAL/LF = 45.64 GAL  
LATS.: 75% X 280LF X 0.653GAL/LF = 137.13 GAL  
182.77 GAL. TOTAL

**DOSING QUANTITY (4 BEDROOM)**  
FORCE MAIN: 280' X 0.163GAL/LF = 45.64 GAL  
LATS.: 75% X 336LF X 0.653GAL/LF = 164.56 GAL  
210.20 GAL. TOTAL

- SEPTIC SYSTEM GENERAL NOTES:**
1. ALL PORTIONS OF THE SEPTIC FIELD WILL BE A MINIMUM DISTANCE OF 200 FEET UP SLOPE AND 100 FEET DOWN SLOPE FROM ANY WELL.
  2. SEPTIC TANK TO BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM ANY BUILDING OR PROPERTY LINE.
  3. CELLAR DRAINS, ROOF DRAINS OR FOOTING DRAINS SHALL NOT BE DISCHARGED IN THE VICINITY OF ABSORPTION FIELD.
  4. SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL NOT BE CONSTRUCTED OVER ANY PORTION OF THE ABSORPTION FIELD.
  5. NO TRENCHES TO BE INSTALLED IN WET SOIL.
  6. RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL IN ABSORPTION TRENCH.
  7. GROUT ALL PIPE PENETRATIONS TO CONC. SEPTIC TANK & DISTRIBUTION BOX.
  8. DISTRIBUTION LINES ARE TO BE CAPPED.
  9. THE PERIMETER OF THE ABSORPTION FIELD SHOULD BE GRADED TO DIVERT SURFACE WATER.
  10. ALL NEWLY DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED UPON CONSTRUCTION COMPLETION USING GRASS SEED & MULCH.
  11. NO SEWAGE SYSTEM SHALL BE PLACED WITHIN 35' OF ANY WATER COURSE DRAINAGE DITCH.
  12. ALL LAUNDRY AND KITCHEN WASTES SHALL BE DISCHARGED INTO SEWAGE SYSTEM.
  13. BENDS SHALL BE USED WHEN ENTRANCE OR EXIT FROM SEPTIC TANK IS NOT APPROXIMATELY STRAIGHT. IF BENDS ARE USED AT POINTS OTHER THAN ENTRANCE OR EXIT POINTS, THEN A CLEANOUT IS REQUIRED.
  14. THE DESIGN AND LOCATION OF THE SANITARY FACILITIES SHALL NOT BE CHANGED WITHOUT RESUBMISSION FOR APPROVAL.
  15. HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION.
  16. THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI TYPE SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR THESE.
  17. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE HOUSE, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
  18. THE PURCHASER OF THIS LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.



**SPECIFICATIONS**  
CONCRETE MINIMUM STRENGTH- 4,000 PSI AT 28 DAYS  
REINFORCEMENT-- 6"x6"10GA. WIRE MESH  
AIR ENTRAPMENT-- 5%  
PIPE CONNECTION-- POLYLOK SEAL (PATENTED)  
LOAD RATING-- 300PSF WEIGHT= 325 LBS.

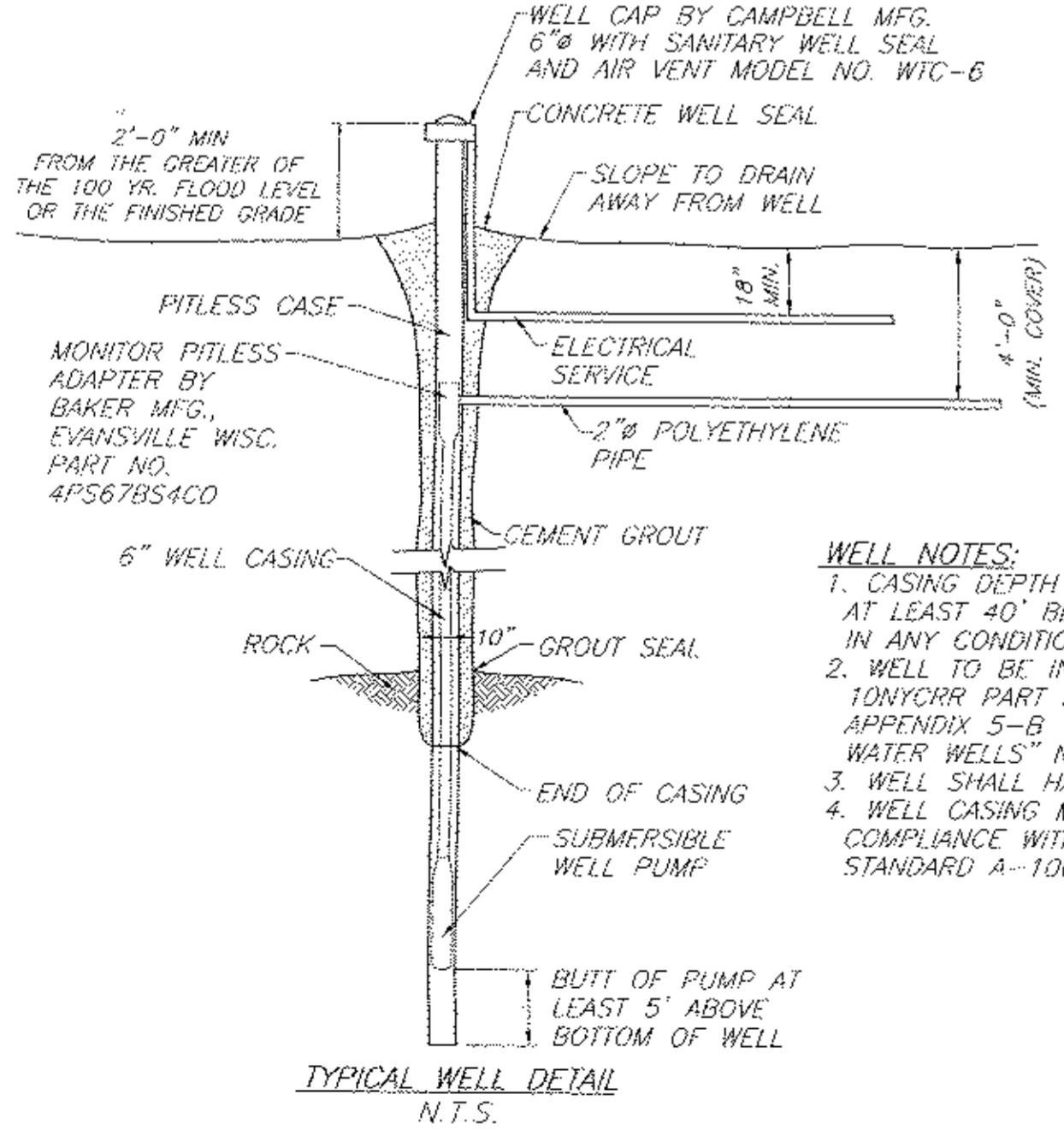
1. INSERT A SPEED LEVELER IN THE END OF ALL OUTLET PIPES IN THE DROPBOX.  
2. ROTATE UNTIL EFFLUENT ENTERS ALL OUTLETS EQUALLY.

**WOODARD'S SPEED LEVELER FSL-4**  
N.T.S.

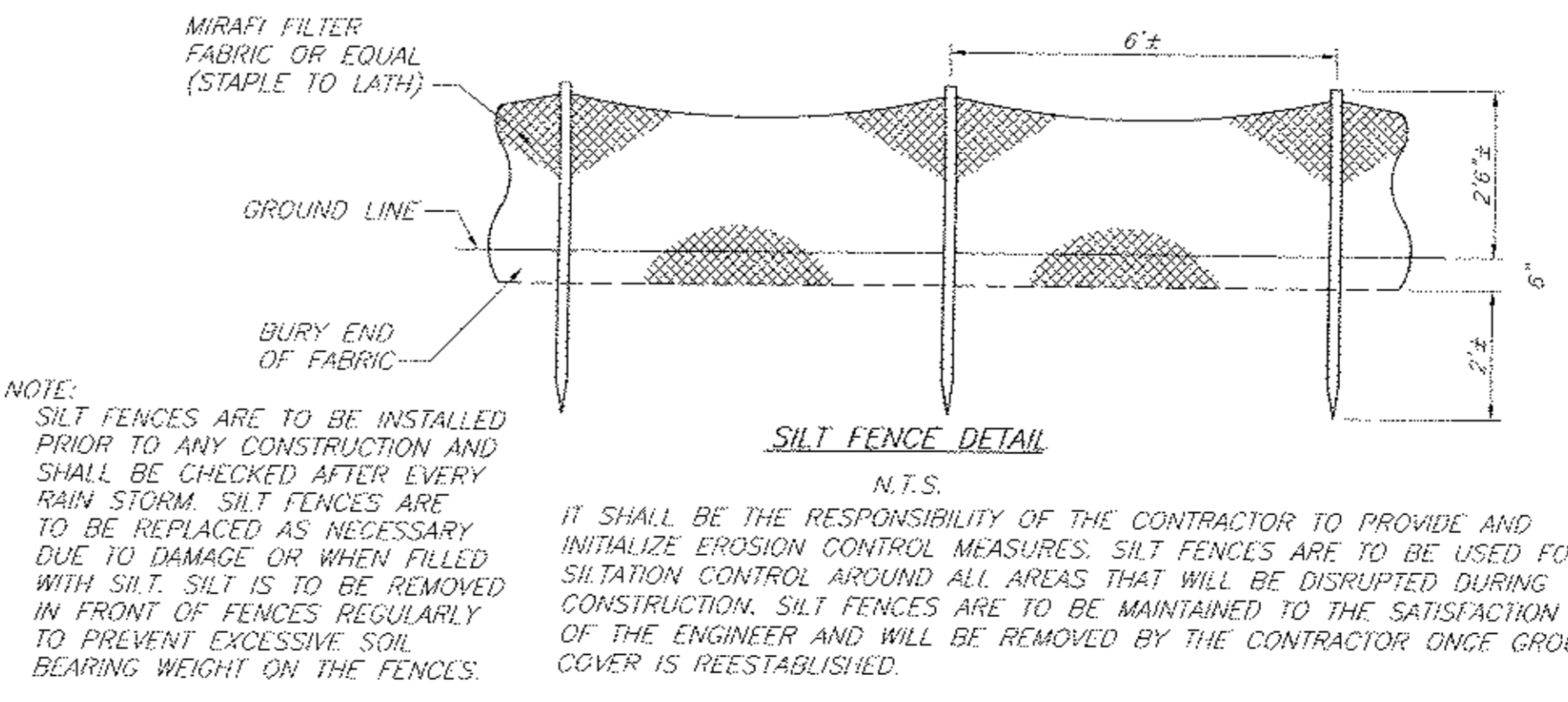
THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

"APPENDIX 75--A, WASTE TREATMENT - INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE."  
"WASTE TREATMENT HANDBOOK, INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE DEPARTMENT OF HEALTH."  
"RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH."  
"PLANNING THE SUBDIVISION AS PART OF THE TOTAL ENVIRONMENT, NEW YORK STATE DEPARTMENT OF HEALTH."

"THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES."



- WELL NOTES:**
1. CASING DEPTH SHALL EXTEND AT LEAST 40' BELOW GROUND IN ANY CONDITION.
  2. WELL TO BE INSTALLED PER TONYCOR PART 5 APPENDIX 5-B STANDARDS FOR WATER WELLS' NOV. 2005 EDITION.
  3. WELL SHALL HAVE A MIN. YIELD OF 5 GPM.
  4. WELL CASING MATERIAL IS TO BE IN COMPLIANCE WITH AWWA STANDARD A-100, LATEST VERSION.



ALL WELLS AND S.D.S. EXISTING OR APPROVED WITHIN 200' OF THE PROPOSED WELLS AND S.D.S. ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE S.D.S. AND WELL.

IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE CERTIFYING ENGINEER THAT THE SEPTIC TANK IS SEALED, WATER TIGHT AND ACCEPTABLE FOR USE. THIS SHALL REQUIRE, AS A MINIMUM, THE FILLING OF THE TANK WITH WATER TO OBSERVE IF IT IS IN FACT SEALED, WATERTIGHT AND ACCEPTABLE FOR USE.

ALL PROPOSED WELLS AND SERVICE LINES ON THIS PLAN ARE ACCESSIBLE FOR INSTALLATION AND PLACEMENT.

INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN 1 YEAR OF AVAILABILITY.

THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

**TALCOTT ENGINEERING DESIGN PLLC**  
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**ENGINEER**  
**CHARLES T. BROWN, P.E.**  
P.O. BOX 4470  
NEW WINDSOR, N.Y. 12553

**SUBDIVISION AND LOT LINE CHANGE ENTITLED HUGGENS II**  
7 TODD LN (34-2-24) & 35 COCOA LN (34-2-90)  
TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE: 10/22/14 SCALE: AS NOTED JOB NUMBER: 14082-LYS SHEET NUMBER: 2 OF 2

REVISIONS			
REV.	DATE	BY	DESCRIPTION