

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: LANDS OF DICKINSON
PROJECT NO.: 18-22
PROJECT LOCATION: SECTION 6, BLOCK 1, LOT 12
REVIEW DATE: 14 DECEMBER 2018
MEETING DATE: 20 DECEMBER 2018
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING/CHARLES BROWN

1. The Applicant's are before the Board after a referral from the Town Board for an Open Development Area. Several landlocked parcels exist in the vicinity of the former Tarben Subdivision. Lot #12 of the Tarben Subdivision contains a 50 foot wide easement reputedly to provide access to Tax Lots #20, Lot #41.22, Lot #11 and Lot #12 the subject parcel. The subject parcel is requesting permission to construct a residential driveway within the easement accessing a proposed residential structure on Lot #12. A review of the Tarben Subdivision as well as the Declaration of Right-of-Way and Maintenance Agreement identifies that the easement is referred to as a "private road". During the Tarben Subdivision Public Hearing the owner of Lot #20 requested the easement be extended to his parcel to provide that parcel access to Tarben Way, a proposed town roadway. Based on a review of the plans and easement the construction of a private driveway within the easement would allow for numerous lots to access Tarben Way via driveway's. Potentially four lots utilizing a single driveway is in contravention of a long standing policy and in town private road regulations which prohibit greater than two lots on a common driveway.

Our office would recommend the Planning Board review each of the proposed access drives with regard to requiring the construction of a private roadway within the easement area to allow for access to the numerous lots involved.

2. The subject parcel appears to have access on the southeasterly portion of the lot to what appears to be a 50 foot right-of-way as well. This should be discussed with the Planning Board.

Respectfully submitted,

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

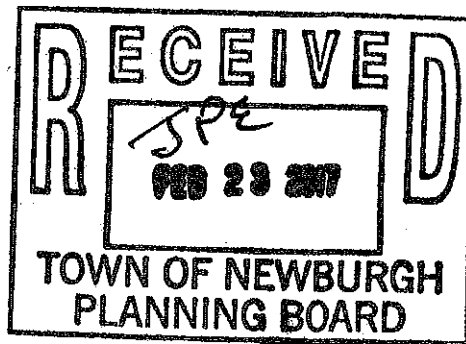
• Regional Office • 111 Wheatfield Drive • Suite 1 • Milford, Pennsylvania 18337 • 570-296-2765 •



Patrick J. Hines
Principal
PJH/kbw

Daniel Dickinson
4 Maplewood Dr.
Newburgh, NY 12550
845-591-6720

Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, NY 12550
(845) 564-7804



2/22/17

RE: Dickinson/Proposed Single Family Home/Tarben Way Newburgh
Denied Driveway Permit

COPY

Dear Mr. Ewasutyn,

On 2/21/17 a driveway permit application was denied for my proposed single family home (SBL 6-1-12) here in the town of Newburgh. The lot is accessed through an easement off of Tarben Way, a newly approved subdivision located off of Revere Road. This historical easement benefits my lot, 6-1-12, and 6-1-11 (Lands of FucHECK). It was very recently extended to lot 6-1-20 (Lands of Colandrea).


On the basis of the driveway permit denial, Mr. Todd Depew of the Highway Department maintains that I am obligated to install a town road. He states that this is necessary in the event that either FucHECK or Colandrea propose a multi-lot subdivision on either parcel. At the time of this letter, there are no such plans proposed for any of these lots, mine being included.

My research has led me to substantiate the following:

1. There is no town law, or code, requiring a landowner to install a town road for the purposes of accessing a single proposed home through an easement that benefits more than one lot.
2. With the Highway Departments stance on the issue, this would make mine and my neighbors' lots unbuildable, unless of course, someone was willing to install a town road to access their home.
3. With the Highway Departments stance on the issue, this would essentially abolish my right-of-way and land-lock my parcel.
4. Should a sub-division be proposed by another land owner in the future, and if approved, it would be that developer's obligation to propose a road way, not mine.

Any thoughts, expertise, or advice from your Planning Board would be greatly needed as my family's issue has been seemingly marginalized by the Highway Department. Furthermore, there has been no direction, communication, or formal guidance given, by either the Highway Department or Code Compliance, concerning how to properly resolve the issue. I have been trying to build on this lot for over a year now. Any help would be appreciated.

Sincerely,


Daniel Dickinson/845-591-6720

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: 2018-22
(Application fee returnable with this application)

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

Lands of Dickinson

2. Owner of Lands to be reviewed:

Name

Address

Phone

Daniel & Elissa Dickinson

4 Maplewood Dr

Newburgh, NY 12550

845-591-6720

3. Applicant Information (If different than owner):

Name

Address

Same

Representative

Phone

Fax

Email

Talcott Engineering

1 Gardnertown Rd.

Newburgh, NY 12550

talcottdesign12@gmail.com

4. Subdivision/Site Plan prepared by:

Name

Address

Phone/Fax

Talcott Engineering

1 Gardnertown Rd

Newburgh, NY 12550

845-569-8400

5. Location of lands to be reviewed:

S.B.L. 6-1-12 Town of Newburgh

6. Zone

Acres

Fire District

School District

AR

12 ac

Cranmer Hill

Newburgh Enlarged

7. Tax Map: Section

Block

Lot

6

1

12

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 1

Lot line change _____

Site plan review _____

Clearing and grading _____

Other Open Development Area

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 David [Signature] Title OWNER

Date: 11/28/18

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

Lands of Dickinson
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. N/A 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. N/A 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. 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. Number of acres to be cleared or timber harvested
33. Estimated or known cubic yards of material to be excavated and removed from the site
34. 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.
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.
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: Charles Brown PE
Licensed Professional

Date: 12/3/18

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): 12/3/18

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.

Daniel Dickinson
APPLICANT'S NAME (printed)


APPLICANTS SIGNATURE

11/28/18
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).

PROXY

(OWNER) Daniel Dickinson, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 4 Maplewood Dr. Newburgh, NY 12550

IN THE COUNTY OF Orange

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF S. B.L. 6-112
Town of Newburgh, NY

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

DATED: 11/28/18


OWNERS SIGNATURE

Daniel Dickinson
OWNERS NAME (printed)


WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

Elissa Dickinson
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.

11/28/18
DATED

Daniel Dickinson
APPLICANT'S NAME (printed)


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:

 X 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.

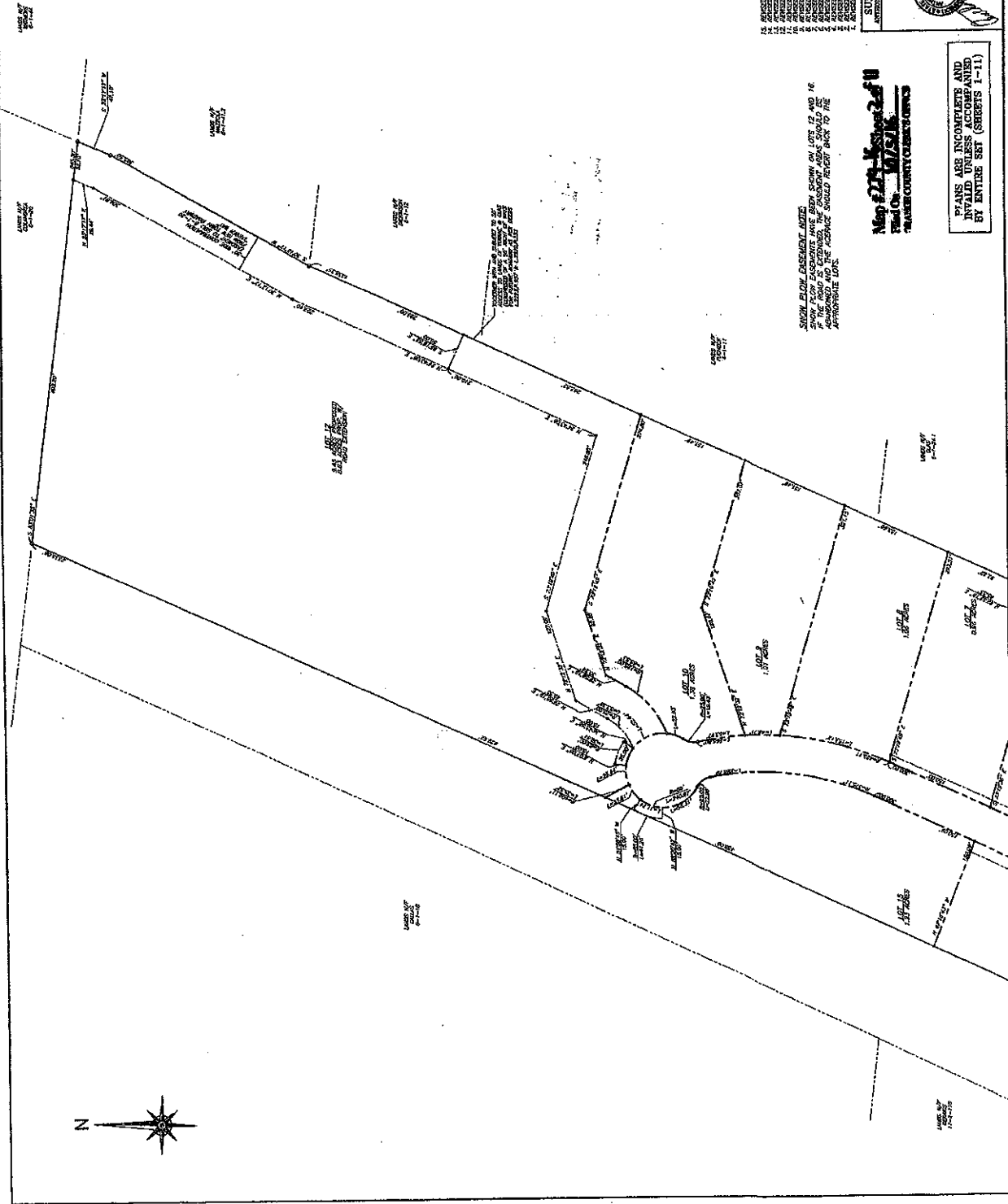
- _____
TOWN BOARD
- X
PLANNING BOARD
- _____
ZONING BOARD OF APPEALS
- _____
ZONING ENFORCEMENT OFFICER
- _____
BUILDING INSPECTOR
- _____
OTHER

 11/28/18
DATED

 Daniel Dickinson / Palmer
INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

BY: _____
 (Pres.) (Partner) (Vice-Pres.)
 (Sec.) (Treas.)



- 15 REVISION 08/17/16 SET PLANNING BOARD COMMENTS
- 14 REVISION 08/17/16 SET PLANNING BOARD COMMENTS
- 13 REVISION 08/17/16 SET PLANNING BOARD COMMENTS
- 12 REVISION 08/17/16 SET PLANNING BOARD COMMENTS
- 11 REVISION 08/17/16 SET PLANNING BOARD COMMENTS
- 10 REVISION 08/17/16 SET PLANNING BOARD COMMENTS
- 9 REVISION 08/17/16 SET PLANNING BOARD COMMENTS
- 8 REVISION 08/17/16 SET PLANNING BOARD COMMENTS
- 7 REVISION 08/17/16 SET PLANNING BOARD COMMENTS
- 6 REVISION 08/17/16 SET PLANNING BOARD COMMENTS
- 5 REVISION 08/17/16 SET PLANNING BOARD COMMENTS
- 4 REVISION 08/17/16 SET PLANNING BOARD COMMENTS
- 3 REVISION 08/17/16 SET PLANNING BOARD COMMENTS
- 2 REVISION 08/17/16 SET PLANNING BOARD COMMENTS
- 1 REVISION 08/17/16 SET PLANNING BOARD COMMENTS

LARSEN OF TARBEN, INC.
 16 LOT SUBDIVISION/LOT LINE CHANGE
 SURVEY PLAN
 SHEET 6-1-(16.21.01) & 17-2-110
 TOWN OF NEPESQUE, CHANGING COUNTY, NY

Supervisor
 TOWN OF NEPESQUE, CHANGING COUNTY, NY

Map # 224-K-1000-2 of 11
 10/2/16
 CHANGING COUNTY CLERK'S OFFICE

PLANS ARE INCOMPLETE AND
 INVALID UNLESS ACCOMPANIED
 BY ENTIRE SET (SHEETS 1-11)

SHOW FLOW EASEMENT NOTE
 SHOW FLOW EASEMENTS HAVE BEEN SHOWN ON LOTS 12 AND 16
 ADJACENT AND THE ADJACENT SHOULD RECYCLE BACK TO THE
 APPROPRIATE LOTS.

ADJACENT AND THE ADJACENT SHOULD RECYCLE BACK TO THE
 APPROPRIATE LOTS.

ADJACENT AND THE ADJACENT SHOULD RECYCLE BACK TO THE
 APPROPRIATE LOTS.

ADJACENT AND THE ADJACENT SHOULD RECYCLE BACK TO THE
 APPROPRIATE LOTS.

ADJACENT AND THE ADJACENT SHOULD RECYCLE BACK TO THE
 APPROPRIATE LOTS.

ADJACENT AND THE ADJACENT SHOULD RECYCLE BACK TO THE
 APPROPRIATE LOTS.

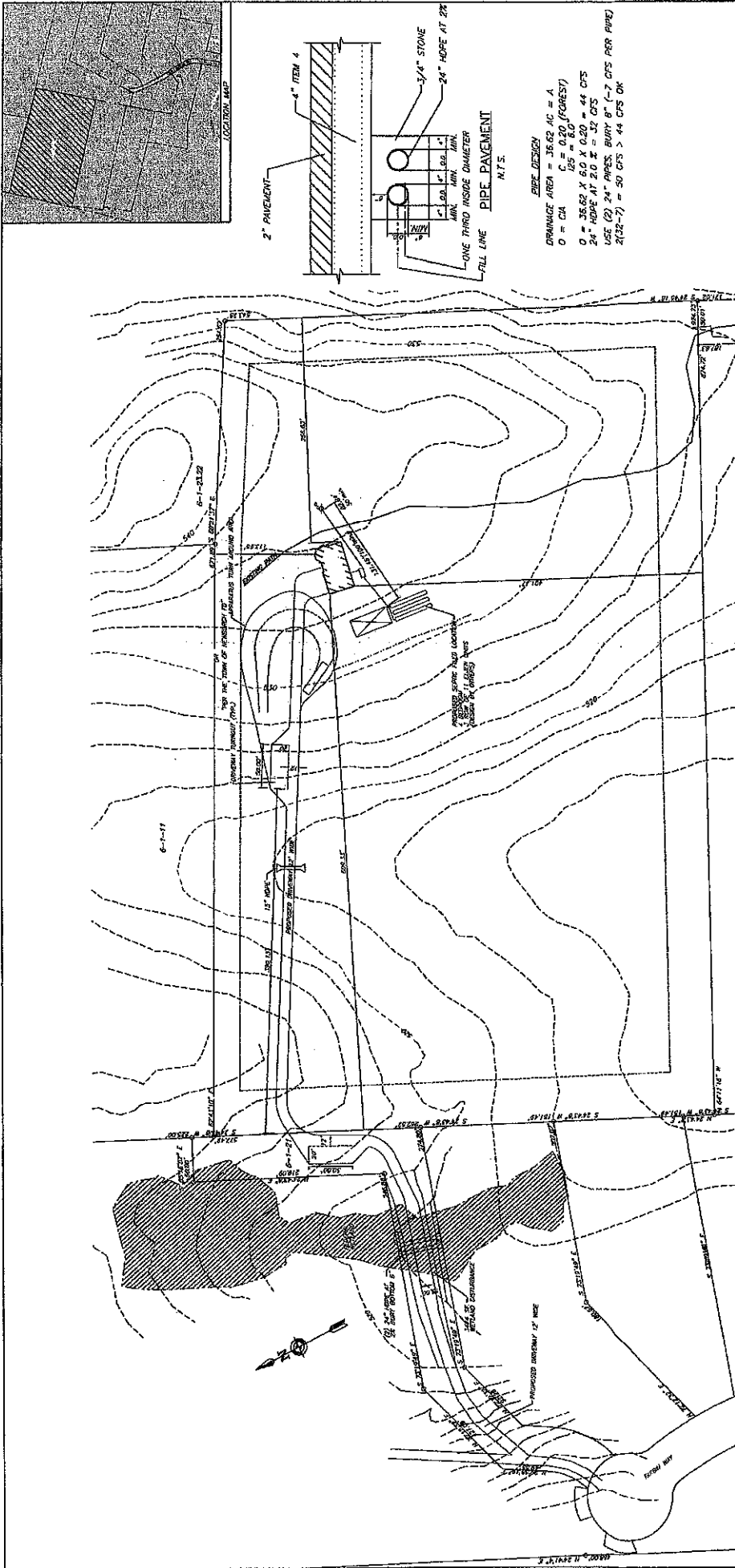
ADJACENT AND THE ADJACENT SHOULD RECYCLE BACK TO THE
 APPROPRIATE LOTS.

ADJACENT AND THE ADJACENT SHOULD RECYCLE BACK TO THE
 APPROPRIATE LOTS.

ADJACENT AND THE ADJACENT SHOULD RECYCLE BACK TO THE
 APPROPRIATE LOTS.

ADJACENT AND THE ADJACENT SHOULD RECYCLE BACK TO THE
 APPROPRIATE LOTS.

proposed single family home



PIPE DESIGN
 DRAINAGE AREA = 36.62 AC = A
 C = 0.20 (FOREST)
 Q = 36.62 X 0.20 X 0.20 = 44 CFS
 24" HOPE AT 2%
 USE (3) 24" BRES. BURP (3) 7 CFS PER PIPE)
 (3)(2'-7) = 30 CFS > 44 CFS OK

LEGEND

- PROPERTY LINE EXISTING
- PROPERTY LINE PROPOSED
- EXISTING CONTOUR (10')
- EXISTING CONTOUR (20')
- EXISTING CONTOUR (30')
- EXISTING CONTOUR (40')
- EXISTING CONTOUR (50')
- EXISTING CONTOUR (60')
- EXISTING CONTOUR (70')
- EXISTING CONTOUR (80')
- EXISTING CONTOUR (90')
- EXISTING CONTOUR (100')
- EXISTING CONTOUR (110')
- EXISTING CONTOUR (120')
- EXISTING CONTOUR (130')
- EXISTING CONTOUR (140')
- EXISTING CONTOUR (150')
- EXISTING CONTOUR (160')
- EXISTING CONTOUR (170')
- EXISTING CONTOUR (180')
- EXISTING CONTOUR (190')
- EXISTING CONTOUR (200')
- EXISTING CONTOUR (210')
- EXISTING CONTOUR (220')
- EXISTING CONTOUR (230')
- EXISTING CONTOUR (240')
- EXISTING CONTOUR (250')
- EXISTING CONTOUR (260')
- EXISTING CONTOUR (270')
- EXISTING CONTOUR (280')
- EXISTING CONTOUR (290')
- EXISTING CONTOUR (300')
- EXISTING CONTOUR (310')
- EXISTING CONTOUR (320')
- EXISTING CONTOUR (330')
- EXISTING CONTOUR (340')
- EXISTING CONTOUR (350')
- EXISTING CONTOUR (360')
- EXISTING CONTOUR (370')
- EXISTING CONTOUR (380')
- EXISTING CONTOUR (390')
- EXISTING CONTOUR (400')
- EXISTING CONTOUR (410')
- EXISTING CONTOUR (420')
- EXISTING CONTOUR (430')
- EXISTING CONTOUR (440')
- EXISTING CONTOUR (450')
- EXISTING CONTOUR (460')
- EXISTING CONTOUR (470')
- EXISTING CONTOUR (480')
- EXISTING CONTOUR (490')
- EXISTING CONTOUR (500')
- EXISTING CONTOUR (510')
- EXISTING CONTOUR (520')
- EXISTING CONTOUR (530')
- EXISTING CONTOUR (540')
- EXISTING CONTOUR (550')
- EXISTING CONTOUR (560')
- EXISTING CONTOUR (570')
- EXISTING CONTOUR (580')
- EXISTING CONTOUR (590')
- EXISTING CONTOUR (600')
- EXISTING CONTOUR (610')
- EXISTING CONTOUR (620')
- EXISTING CONTOUR (630')
- EXISTING CONTOUR (640')
- EXISTING CONTOUR (650')
- EXISTING CONTOUR (660')
- EXISTING CONTOUR (670')
- EXISTING CONTOUR (680')
- EXISTING CONTOUR (690')
- EXISTING CONTOUR (700')
- EXISTING CONTOUR (710')
- EXISTING CONTOUR (720')
- EXISTING CONTOUR (730')
- EXISTING CONTOUR (740')
- EXISTING CONTOUR (750')
- EXISTING CONTOUR (760')
- EXISTING CONTOUR (770')
- EXISTING CONTOUR (780')
- EXISTING CONTOUR (790')
- EXISTING CONTOUR (800')
- EXISTING CONTOUR (810')
- EXISTING CONTOUR (820')
- EXISTING CONTOUR (830')
- EXISTING CONTOUR (840')
- EXISTING CONTOUR (850')
- EXISTING CONTOUR (860')
- EXISTING CONTOUR (870')
- EXISTING CONTOUR (880')
- EXISTING CONTOUR (890')
- EXISTING CONTOUR (900')
- EXISTING CONTOUR (910')
- EXISTING CONTOUR (920')
- EXISTING CONTOUR (930')
- EXISTING CONTOUR (940')
- EXISTING CONTOUR (950')
- EXISTING CONTOUR (960')
- EXISTING CONTOUR (970')
- EXISTING CONTOUR (980')
- EXISTING CONTOUR (990')
- EXISTING CONTOUR (1000')

ZONING SCHEDULE

ZONE	AREA	PERMITTED	PROHIBITED
RES-1	40,000	50'	50'
RES-2	50'	50'	50'
RES-3	50'	50'	50'
RES-4	50'	50'	50'
RES-5	50'	50'	50'
RES-6	50'	50'	50'
RES-7	50'	50'	50'
RES-8	50'	50'	50'
RES-9	50'	50'	50'
RES-10	50'	50'	50'
RES-11	50'	50'	50'
RES-12	50'	50'	50'
RES-13	50'	50'	50'
RES-14	50'	50'	50'
RES-15	50'	50'	50'
RES-16	50'	50'	50'
RES-17	50'	50'	50'
RES-18	50'	50'	50'
RES-19	50'	50'	50'
RES-20	50'	50'	50'
RES-21	50'	50'	50'
RES-22	50'	50'	50'
RES-23	50'	50'	50'
RES-24	50'	50'	50'
RES-25	50'	50'	50'
RES-26	50'	50'	50'
RES-27	50'	50'	50'
RES-28	50'	50'	50'
RES-29	50'	50'	50'
RES-30	50'	50'	50'
RES-31	50'	50'	50'
RES-32	50'	50'	50'
RES-33	50'	50'	50'
RES-34	50'	50'	50'
RES-35	50'	50'	50'
RES-36	50'	50'	50'
RES-37	50'	50'	50'
RES-38	50'	50'	50'
RES-39	50'	50'	50'
RES-40	50'	50'	50'
RES-41	50'	50'	50'
RES-42	50'	50'	50'
RES-43	50'	50'	50'
RES-44	50'	50'	50'
RES-45	50'	50'	50'
RES-46	50'	50'	50'
RES-47	50'	50'	50'
RES-48	50'	50'	50'
RES-49	50'	50'	50'
RES-50	50'	50'	50'

MAP REFERENCE

1. HARRISON AND COUNTY LINES
2. EXISTING CONTOURS AND PROPERTY LINES PER SURVEYOR'S MAP
3. PROPOSED DRIVEWAY PER A PLAN ENTITLED "LAND OF DISCOVERY"
4. EXISTING PROPERTY LINES PER A SURVEYOR'S MAP
5. EXISTING CONTOURS PER A SURVEYOR'S MAP
6. EXISTING CONTOURS PER A SURVEYOR'S MAP
7. EXISTING CONTOURS PER A SURVEYOR'S MAP
8. EXISTING CONTOURS PER A SURVEYOR'S MAP
9. EXISTING CONTOURS PER A SURVEYOR'S MAP
10. EXISTING CONTOURS PER A SURVEYOR'S MAP
11. EXISTING CONTOURS PER A SURVEYOR'S MAP
12. EXISTING CONTOURS PER A SURVEYOR'S MAP
13. EXISTING CONTOURS PER A SURVEYOR'S MAP
14. EXISTING CONTOURS PER A SURVEYOR'S MAP
15. EXISTING CONTOURS PER A SURVEYOR'S MAP
16. EXISTING CONTOURS PER A SURVEYOR'S MAP
17. EXISTING CONTOURS PER A SURVEYOR'S MAP
18. EXISTING CONTOURS PER A SURVEYOR'S MAP
19. EXISTING CONTOURS PER A SURVEYOR'S MAP
20. EXISTING CONTOURS PER A SURVEYOR'S MAP
21. EXISTING CONTOURS PER A SURVEYOR'S MAP
22. EXISTING CONTOURS PER A SURVEYOR'S MAP
23. EXISTING CONTOURS PER A SURVEYOR'S MAP
24. EXISTING CONTOURS PER A SURVEYOR'S MAP
25. EXISTING CONTOURS PER A SURVEYOR'S MAP
26. EXISTING CONTOURS PER A SURVEYOR'S MAP
27. EXISTING CONTOURS PER A SURVEYOR'S MAP
28. EXISTING CONTOURS PER A SURVEYOR'S MAP
29. EXISTING CONTOURS PER A SURVEYOR'S MAP
30. EXISTING CONTOURS PER A SURVEYOR'S MAP
31. EXISTING CONTOURS PER A SURVEYOR'S MAP
32. EXISTING CONTOURS PER A SURVEYOR'S MAP
33. EXISTING CONTOURS PER A SURVEYOR'S MAP
34. EXISTING CONTOURS PER A SURVEYOR'S MAP
35. EXISTING CONTOURS PER A SURVEYOR'S MAP
36. EXISTING CONTOURS PER A SURVEYOR'S MAP
37. EXISTING CONTOURS PER A SURVEYOR'S MAP
38. EXISTING CONTOURS PER A SURVEYOR'S MAP
39. EXISTING CONTOURS PER A SURVEYOR'S MAP
40. EXISTING CONTOURS PER A SURVEYOR'S MAP
41. EXISTING CONTOURS PER A SURVEYOR'S MAP
42. EXISTING CONTOURS PER A SURVEYOR'S MAP
43. EXISTING CONTOURS PER A SURVEYOR'S MAP
44. EXISTING CONTOURS PER A SURVEYOR'S MAP
45. EXISTING CONTOURS PER A SURVEYOR'S MAP
46. EXISTING CONTOURS PER A SURVEYOR'S MAP
47. EXISTING CONTOURS PER A SURVEYOR'S MAP
48. EXISTING CONTOURS PER A SURVEYOR'S MAP
49. EXISTING CONTOURS PER A SURVEYOR'S MAP
50. EXISTING CONTOURS PER A SURVEYOR'S MAP

CALL BEFORE YOU DIG... LET THE JOB

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU NEED TO KNOW WHERE THE UTILITIES ARE. CALL 811 BEFORE YOU DIG. IT'S FREE, BUT IT'S ESSENTIAL TO EVERYONE'S SAFETY.

TALCOTT ENGINEERING DESIGN PLLC
 1. LICENSE NO. 00000000000000000000
 2. LICENSE NO. 00000000000000000000
 3. LICENSE NO. 00000000000000000000

ENGINEER
 CHARLES F. BRONKHORST, P.E.

PROJECT MANAGER
 DICKINSON

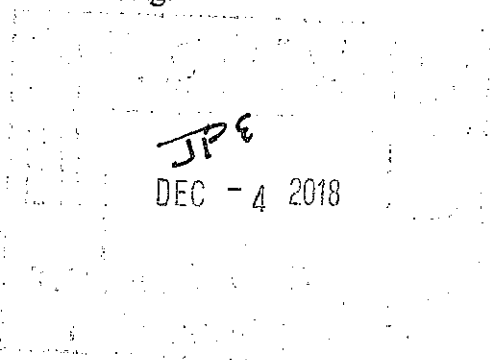
STILL HOLLOW ROAD, S-9-3-1: 6-1-12
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE: 01/24/16
SCALE: 1" = 50'
PROJECT NO.: 12115-SM

Daniel and Elissa Dickinson
4 Maplewood Dr.
Newburgh, NY 12550
845-591-6720

Engineer for the Applicant: Charles Brown P.E./Talcott Design
1 Gardnertown Rd
Newburgh, NY 12550
845-569-8400

Project: Dickinson Residence
Construction of Single Family Home
SBL (6-1-12) Town of Newburgh
Acreage-12, Zone-AR



Planning Board Proposal: Establishment of an Open Development Area

Narrative

The applicant above seeks the approval of an Open Development Area for the construction of a single-family home as a primary residence. On 10/25/18, the project met in front of the Zoning Board of Appeals for relief of Town Law 280 (A). The board found that the project did not qualify under 280 (A) but instead would be better suited to the establishment of an Open Development Area. The ZBA referred the case to the Town Board who then referred the case to the Planning Board for their mandatory comments on the project.

Please find the above as a request for the establishment of an Open Development Area for the project described in our application.

Daniel and Elissa Dickinson
Applicant

Engineer for the Applicant: Charles Brown P.E

12/4/18

Bloom & Bloom, P.C.
ATTORNEYS AND COUNSELORS AT LAW

DANIEL J. BLOOM
PETER E. BLOOM
KEVIN D. BLOOM *
*ALSO ADMITTED IN FLORIDA

530 BLOOMING GROVE TURNPIKE
P.O. BOX 4323
NEW WINDSOR, NEW YORK 12553
TELEPHONE (845) 561-6920
FAX: (845) 561-0978
E-MAIL: BLOOMBLOOM@bvc.ny.com

September 5, 2018

VIA FIRST CLASS MAIL and EMAIL: jrones@lawampm.com

Finklestein & Partners LLP
Attn: Joseph P. Rones, Esq.
1279 Route 300
P.O. Box 1111
Newburgh, New York 12550


RE: **TARBEN, INC. (Our File Reference: Fuchek/Dickinson RE-2625)**
Town of Newburgh SBL: 6-1-(19.21, .91) & (17-2-110)

Dear Joe:

Transmitted herewith please find a photostatic copy of the "Declaration of Right-of-Way and Maintenance Agreement" in the above matter, duly executed by all parties and recorded thereafter in the office of the Orange County Clerk on September 4, 2018, in Instrument No.: 20180063851 Liber 14455 at page 21, receipt attached.

Thank you for all your efforts and cooperation in this matter.

Sincerely,


DANIEL J. BLOOM
DJB/dt
Enclosure

cc: Mr. Daniel Dickinson via Email: danielmichaeldickinson@yahoo.com



ORANGE COUNTY CLERK

ANN G. RABBITT

Receipt

RE 2625

Receipt Date: 09/04/2018 11:53:22 AM
RECEIPT # 2543932

Recording Clerk: JM
Cash Drawer: CASH42
Rec'd Frm: BLOOM & BLOOM, PC

Instr#: 20180063851 Bk/Pg: 14455/21
DOC: RIGHT OF WAY (R)
DEED STAMP: 1104
OR Party: TARBEN INC
EE Party: DICKINSON DANIEL

Recording Fees	\$85.00
Transfer Tax	\$0.00
DOCUMENT TOTAL: ----->	\$85.00

Receipt Summary

Document Count: 1	
TOTAL RECEIPT: ----->	\$85.00
TOTAL RECEIVED: ----->	\$85.00
CASH BACK: ----->	\$0.00

PAYMENTS

Check # 18129 ->	\$85.00
BLOOM & BLOOM, PC	

DECLARATION
OF
RIGHT OF WAY
AND
MAINTENANCE AGREEMENT

TARBEN, INC., a domestic corporation with an office for the transaction of business located at 225 Stoneywood Drive, Newburgh, Orange County, New York 12550 ("GRANTOR") and DANIEL DICKINSON and ELISSA DICKINSON, residing at 4 Maplewood Drive, Newburgh, Orange County, New York 12550 (hereinafter "DICKINSON"), CHRISTOPHER MARTINEZ and CYNTHIA MAZZOLA MARTINEZ, residing at 246 Farmers Tpke., Gardiner New York 12525, (hereinafter "MARTINEZ"), RONALD L. COLANDREA, residing at 4 Rivers Edge, Newburgh, New York 12250 (hereinafter "COLANDREA") and RAY FUCHECK and DAWN FUCHECK residing at 45 Willets Way, Newburgh, New York 12550 (hereinafter "FUCHECK"). "DICKINSON", "COLANDREA", "MARTINEZ" and "FUCHECK" are hereinafter referred to collectively as ("GRANTEES or OWNERS").

RECITALS

- A. "GRANTOR" is the owner of certain properties located in the Town of Newburgh, Orange County, New York and described on the Tax Map of the Town of Newburgh as SBL: 6-1-19, SBL: 6-1-21, SBL: 6-1-91 and SBL: 17-2-110. GRANTOR filed a subdivision map relating to said properties in the office of the Orange County Clerk on October 5, 2016, as Map # 274-16 (hereinafter sometimes referred to as "the MAP").
- B. Access to and from the public highway known as Revere Road in the Town of Newburgh to the GRANTEE'S lots is over a PRIVATE ROAD (hereinafter sometimes referred to as, the "PRIVATE ROAD" or "RIGHT-OF-WAY") owned by Grantor which proceeds in a northerly direction from the cul-de sac at the northerly terminus of a Town Road known as Tarben Way through the lands of GRANTOR in a generally northerly direction contiguous to Lot Numbers 10 and 12 and referred to on the MAP as a "50' wide "continuation Easement" to the premises of COLANDREA (SBL 6-1-20), through Lot 12 on the Map and abutting parcels of land designated on the Town of Newburgh Tax Map as SBL 6-1-11 (FUCHECK); SBL 6-1-12 (DICKINSON) and SBL 6-1-41.22 (MARTINEZ).
- C. DICKINSON and FUCHECK are designated on the MAP as the OWNERS of SBL 6-1-12 (lands of DICKINSON) and SBL 6-1-11 (lands of FUCHECK). (References on the MAP to "Lands of Dickinson" and "Lands of FucHECK" are reversed in error).
- D. GRANTOR wishes to grant a 50' wide Easement (hereinafter, "RIGHT-OF-WAY") for ingress and egress as well as for utilities to and from Tarben Way to the lands of the GRANTEE'S known and designated on the tax map of the Town of Newburgh, County of Orange as SBL: 6-1-12 (lands of DICKINSON) SBL: 6-1-11 (lands of FUCHECK), SBL: 6-1-20 (lands of COLANDREA) and SBL: 6-1-41.22 (lands of MARTINEZ).

- E. GRANTOR and GRANTEES (hereinafter sometimes referred to as the "PARTIES") also desire to establish a procedure for continuing maintenance of said RIGHT-OF-WAY including, but not limited to, the rights and obligations of others who may use the RIGHT-OF-WAY. It is in the best interests of all PARTIES/OWNERS, present and future, that will own the lots presently titled in the PARTIES as well as all future OWNERS who may utilize the RIGHT-OF-WAY, to have an AGREEMENT that sets forth the intent to maintain said RIGHT-OF-WAY in a passable condition and also sets forth the apportionment of expenses and repairs of said RIGHT-OF-WAY.

NOW THEREFORE IT IS HEREBY AGREED AND DECLARED AS FOLLOWS:

1. The GRANTOR in consideration of one dollar (\$1.00) and other valuable consideration paid by the GRANTEES, does hereby grant and release unto the GRANTEES an easement for ingress and egress and for utilities to and from Tarben Way to the lands of the GRANTEES known and designated on the Tax Map of the Town of Newburgh, County of Orange, as SBL: 6-1-12 (lands of DICKINSON), SBL: 6-1-11 (lands of FUCHECK), SBL: 6-1-20 (lands of COLANDREA) and SBL: 6-1-41.22 (lands of MAZZOLA).
The area of said easement is more particularly shown and designated as the 50' easement along Lot 12 (Section 127 Block 1 Lot 12) shown on the Map.
2. The GRANTEES present and future will refer to this Agreement in the Deeds conveying title to their respective premises and will cause the heirs, successors and assigns of the GRANTEES to assume the obligations under this Agreement.
3. The GRANTEES shall meet at least annually to determine what maintenance shall be done on the PRIVATE ROAD for the coming year. The GRANTEES shall also agree on a method for determining when contractors shall be requested to perform maintenance on the PRIVATE ROAD/RIGHT OF WAY, remove snow or sand when snow or ice conditions prevail.
4. All decisions for improvement of the PRIVATE ROAD shall be made by a unanimous vote of all lot OWNERS present and each lot OWNER shall have an equal vote. Nevertheless, in the event not all of the OWNERS can agree on necessary repairs and/or improvements to the PRIVATE ROAD, the matter shall be resolved by submission to the American Arbitration Association for binding arbitration by a single arbitrator. The costs of such arbitration shall be assessed against the GRANTEES, their heirs, successors and/or assigns equally.
5. All maintenance and expenses of said RIGHT-OF-WAY shall be equally borne only by the owners of those lots of the GRANTEES on which residences have been constructed and Certificates of Occupancy have been issued, including, but not necessarily limited to, the owners of Lot 6-1-20 (COLANDREA) and Lot 6-1-41.22 (MARTINEZ).
6. In the event one of the GRANTEES, or their heirs, successors and/or assigns fails to pay their proportionate share of the expenses within FIVE (5) days of receipt of a statement from the Contractor in that regard, the other OWNERS shall be authorized to forward the portion of the invoice that has been paid to the contractor with a statement setting forth the proportionate share that remains unpaid and the name(s) the lot OWNER(s) that has not paid their share. The lot OWNER(s) who has not

paid their proportionate share shall subject their real property to the lien of the Contractor as if they had executed the contract for the performance of the work. For the purpose of this Agreement, each OWNER that is affected by the Agreement hereby gives their authorization and by accepting a Deed to their respective lot does hereby accept the condition that any work performed pursuant to this Agreement shall be deemed authorized by all the OWNERS and the OWNERS consent to be bound by the terms of any contract for improvements entered into pursuant to the same.

7. Unless otherwise agreed among the lot OWNERS, it is hereby declared that in the event that accumulation of snow exceeds four (4) inches in depth, as the average depth, any party to this Agreement is authorized to engage a contractor to remove the snow from the Driveway without further authorization from the other lot OWNERS;
8. All OWNERS agree that the PRIVATE ROAD/RIGHT OF WAY shall always be installed and maintained in accordance with the requirements of the Town of Newburgh, and maintained so as to be passable by ordinary passenger vehicles, emergency vehicles, as well as delivery trucks; and this shall include any "potholes" that exceed two (2) inches in depth. Maintenance includes snow removal, de-icing, sealing, resurfacing and re-edging pavement.
9. The PARTIES hereto shall execute any such other and further documentation as may from time to time be required to carry out the purposes and the intent of this Agreement, including but not limited to, any and all documentation necessary and appropriate to granting an Easement under and through the PRIVATE ROAD/RIGHT OF WAY for installation of utilities;
10. In the event a court of competent jurisdiction finds that any portion of this Agreement is void or unenforceable, the remainder of this Agreement which is not so found to be void or unenforceable shall remain in force and effect;
11. The PARTIES hereby confirm and ratify their respective rights to continue to utilize the PRIVATE ROAD/RIGHT OF WAY in its present location as depicted on the Map as a means of ingress and egress and for installation of utilities to and from their respective lots and Tarben Way;
12. This Declaration of Right of Way and Maintenance Agreement shall be recorded in the office of the Orange County Clerk and run with title to the lands and be binding upon the PARTIES, their heirs, successors and/or assigns in perpetuity.
13. Each lot OWNER shall indemnify and hold the other lot OWNERS and the GRANTOR harmless from any and all liability, including reasonable attorneys' fees, for personal injury or property damage when such injury or damage shall result from, arises out of or be attributable to the construction, use, repair or improvement of the PRIVATE ROAD/RIGHT-OF-WAY. Each lot OWNER shall indemnify and hold the GRANTOR harmless from any and all liability, including reasonable attorney's fees, for the cost of construction, re-construction, maintenance and repair of the PRIVATE ROAD/RIGHT OF WAY.
14. The GRANTEEES (their successors and assigns) shall have the right to install and repair utilities on/under the Right-of-Way at their sole expense in a workmanlike

manner and restore the premises to its original condition following the installation of any such utilities. The term "utilities" shall include, but not be limited to water, sewer, electric, gas, telephone and cable. Such party undertaking such activity shall substantially return the premises to their existing condition after exercising rights pursuant to this AGREEMENT.

15. The PARTIES, their successors and assigns, agree not to place any structures within the PRIVATE ROAD/RIGHT-OF-WAY area and not to block the use thereof.
16. RESERVING unto the GRANTOR the right of ingress, egress and utilities to and from Lot # 12 on the Map (and as the same may or may not be further subdivided in the future) to Tarben Way over such portions of the PRIVATE ROAD/RIGHT OF WAY as are a part of the said Lot #12 and shall not bear any cost of the installation or maintenance of the PRIVATE ROAD/RIGHT OF WAY.

Dated: ____ day of _____, 2018



DANIEL DICKINSON



ELISSA DICKINSON



RAY FUCHECK



DAWN FUCHECK



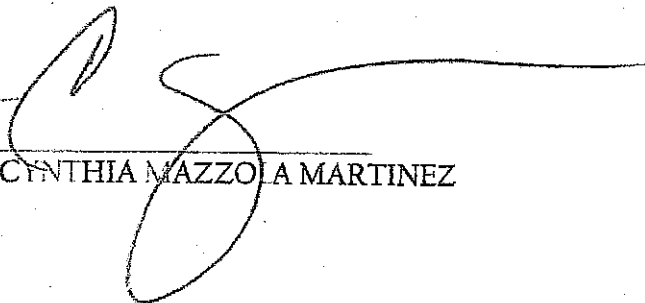
RONALD L. COLANDREA

TARBEN, INC.


BY: ANTHONY TARSIO, PRESIDENT



CHRISTOPHER MARTINEZ



CYNTHIA MAZZOLA MARTINEZ

STATE OF NEW YORK)

COUNTY OF Orange) ss.:

On the 23rd day of August, in the year 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared DANIEL DICKINSON, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

PETER E. BLOOM
NOTARY PUBLIC - STATE OF NY
Residing in Orange County
#02BL5351357
Commission Expires June 30, 2022

STATE OF NEW YORK)

COUNTY OF NY Orange) ss.:

On the 23rd day of August, in the year 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared ELISSA DICKINSON personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

MATTHEW RICHARD WHITE
Notary Public - State of New York
NO. 01WH6282720
Qualified in Dutchess County
My Commission Expires May 28, 2021


Notary Public

STATE OF NEW YORK)

COUNTY OF Orange) ss.:

On the 23 day of August, in the year 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared RAY FUCHECK personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

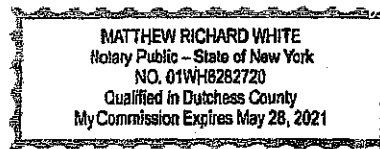
MATTHEW RICHARD WHITE
Notary Public - State of New York
NO. 01WH6282720
Qualified in Dutchess County
My Commission Expires May 28, 2021


Notary Public

STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

On the 23 day of August, in the year 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared DAWN FUCHECK, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

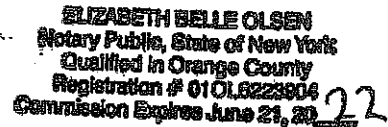
Matthew R White
Notary Public



STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

On the 27th day of August, in the year 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared ANTHONY TARSIO, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

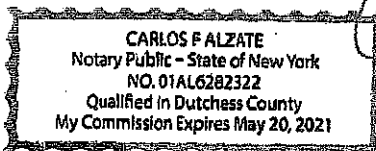
Elizabeth Belle Olsen
Notary Public



STATE OF NEW YORK)
) ss.:
COUNTY OF)

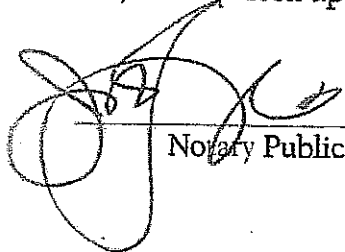
On the 27th day of August, in the year 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared RONALD L. COLANDREA, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Carlos F Alzate
Notary Public

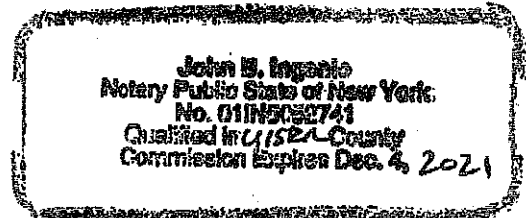


STATE OF NEW YORK)
) ss.:
COUNTY OF Ulster)

On the 28th day of August, in the year 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared CHRISTOPHER MARTINEZ, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

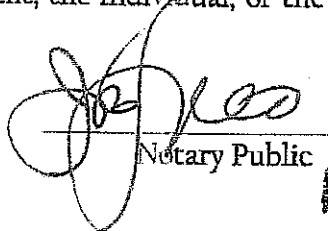


Notary Public

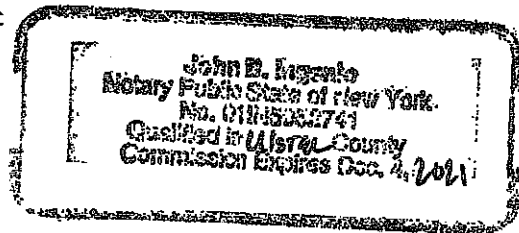


STATE OF NEW YORK)
) ss.:
COUNTY OF Ulster)

On the 28th day of August, in the year 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared CYNTHIA MAZZOLA MARTINEZ, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public



Short Environmental Assessment Form


Part 1 - Project Information

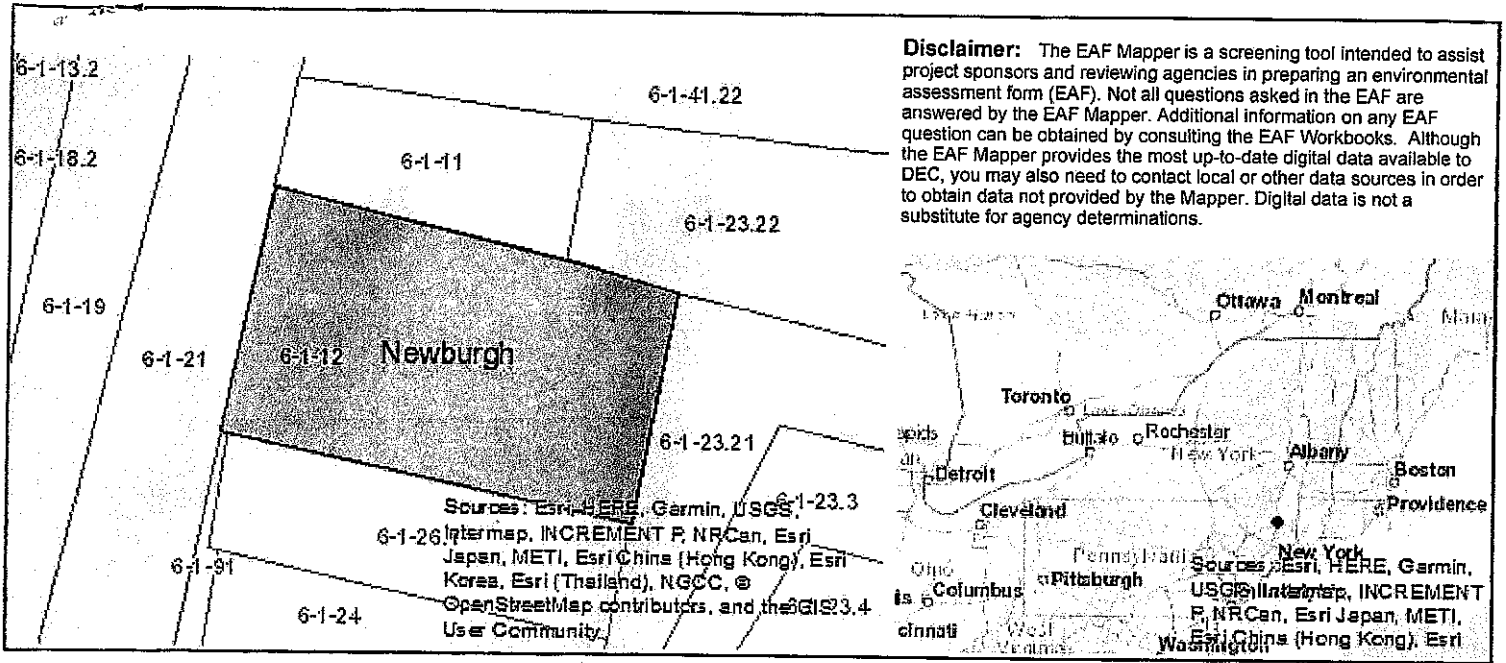
Instructions for Completing

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: DICKINSON RESIDENCE TED # 17334-DNK			
Project Location (describe, and attach a location map): TARBEN WAY, NEWBURGH, NY S/B/L 6-1-12			
Brief Description of Proposed Action: CREATE AN OPEN DEVELOPMENT AREA TO PERMIT CONSTRUCTION OF A SINGLE FAMILY RESIDENCE			
Name of Applicant or Sponsor: DANIEL & ELISSA DICKINSON		Telephone: 845-591-6720	
		E-Mail: DANIELMICHAELDICKINSON@YAHOO.C	
Address: 4 MAPLEWOOD DRIVE			
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 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: BUILDING PERMIT FROM TOWN OF NEWBURGH BUILDING DEPARTMENT			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 12 acres	
b. Total acreage to be physically disturbed?		_____ 1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 12 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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: CHARLES T. BROWN, PE		Date: 12-3-2018
Signature: 		



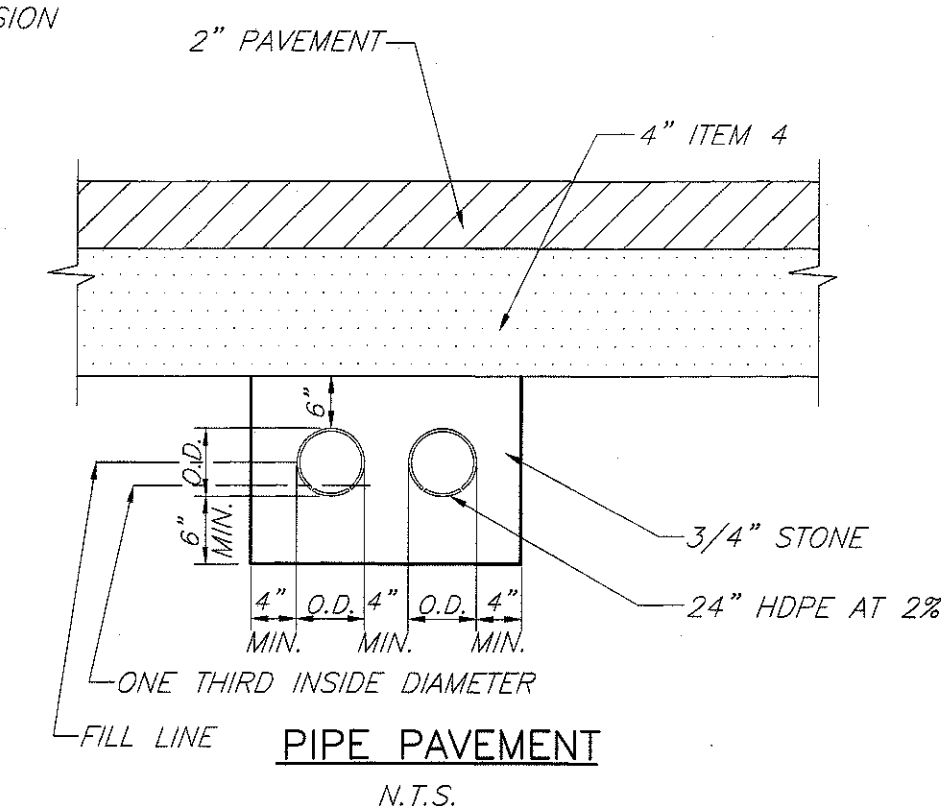
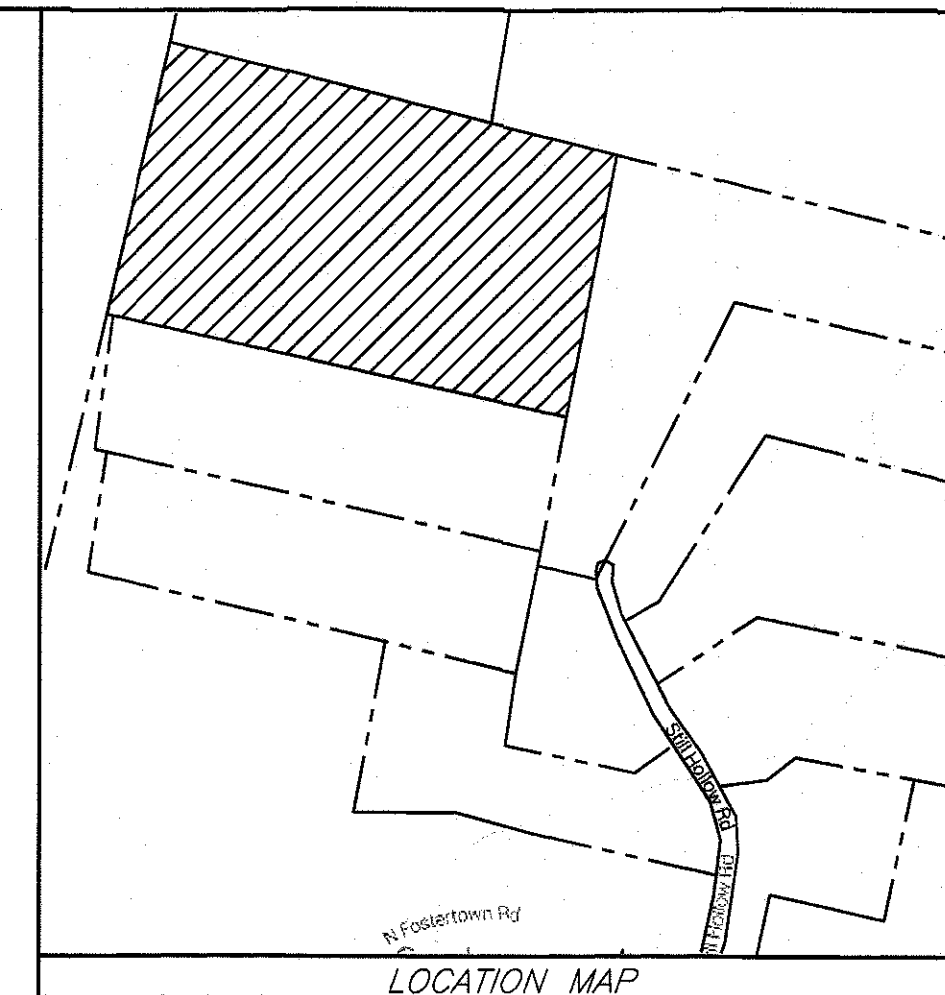
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies 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

ZONING SCHEDULE

ZONE: AR	REQUIRED	PROVIDED
MINIMUM LOT AREA	40,000	521,721sf
MINIMUM YARDS (feet)		
FRONT	50'	107'
REAR	50'	760'
SIDE		
ONE	30'	113'
BOTH	50'	514'
MINIMUM LOT WIDTH (feet)	150'	564'
MINIMUM LOT DEPTH (feet)	150'	924'
MAXIMUM SURFACE COVERAGE (%)	20%	5%
LOT BUILDING COVERAGE		3%
MAXIMUM HEIGHT	35'	35'max.

MAP REFERENCE:

1. TOPOGRAPHY PER ORANGE COUNTY USGS
2. EXISTING EASEMENTS, AND PROPERTY LINES PER SUBDIVISION ENTITLED "R&K REAL ESTATE MANAGEMENT INC." FM #9483
3. PROPOSED SEPTIC PER A PLAN ENTITLED "LAND OF DICKINSON" PREPARED BY VALDINA CONSULTING ENGINEERS
4. EXISTING PROPERTY LINES PER A SURVEY PREPARED BY VALDINA CONSULTING ENGINEERS
5. EXISTING ADJOINING WETLANDS, TOPOGRAPHY AND PROPERTY LINES PER A SUBDIVISION ENTITLED "ARBEN SUBDIVISION PREPARED BY ZEN DESIGN.



PIPE DESIGN

DRAINAGE AREA = 36.62 AC = A
 Q = CIA C = 0.20 (FOREST)
 125 = 6.0"
 Q = 36.62 X 6.0 X 0.20 = 44 CFS
 24" HDPE AT 2.0 % = 32 CFS
 USE (2) 24" PIPES, BURY 8" (-7 CFS PER PIPE)
 2(32-7) = 50 CFS > 44 CFS OK

LEGEND

- PROPERTY LINE EXISTING
- PROPERTY LINE ADJOINING
- - - EXISTING CONTOURS (2')
- - - EXISTING CONTOURS (10')
- CONTOURS PROPOSED (2')
- CONTOURS PROPOSED (10')
- EASEMENT
- - - SETBACKS
- - - SILT FENCE
- ⊕ WELL EXISTING
- ⊕ WELL PROPOSED
- ▨ HOUSE EXISTING
- ▨ HOUSE PROPOSED
- SEPTIC TANK

PLAN CERTIFICATIONS

DANIEL AND ELISSA DICKINSON
 WALDEN SAVINGS BANK
 WESTCOOR LAND TITLE INSURANCE COMPANY

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

REVISIONS			
REV.:	DATE:	BY:	DESCRIPTION:

ENGINEER	TALCOTT ENGINEERING DESIGN PLLC 1 GARDINERTOWN ROAD NEWBURGH, NY 12550 (845)-569-8400 (FAX)(845)-569-4583 TALCOTTDESIGN12@GMAIL.COM		
	PLOT PLAN FOR: DICKINSON STILL HOLLOW ROAD, S-B-L: 6-1-12 TOWN OF NEWBURGH, ORANGE COUNTY, NY		
DATE	SCALE	JOB NUMBER	SHEET NUMBER
CHARLES T. BROWN, P.E.	03/30/19	1" = 60'	17334-DKN 1 OF 1

