

# VINCENT J. DOCE ASSOCIATES

ENGINEERS ~ SURVEYORS ~ PLANNERS

PROJECT CONSULTANTS - LAND CONSULTANTS

242 SOUTH PLANK ROAD - NEWBURGH, NEW YORK 12550

TEL. 845-561-1170 ~ FAX 845-561-7738

May 30, 2012

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

Re: Grading Permit - Lands of WPA Acquisition Corp.  
North Plank Road  
Town Project No. 2012-08

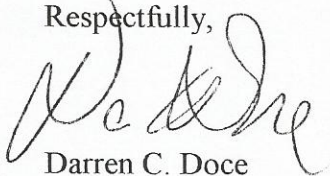
Dear Mr. Ewasutyn:

Enclosed are an application for clearing and grading and a grading plan outlining the activities to be performed at the above referenced site. Also, enclosed are a Long form EAF and the required fees.

The subject parcel is a 10.37 +/- acre parcel located on North Plank Road (NYS Route 32) opposite Chestnut Lane. This parcel is located in the B zone. WPA Acquisition Corp. has had a prior clearing and grading permit for this site. At various times, the Town of Newburgh has requested that WPA Acquisition Corp. address Town concerns regarding clearing and grading activities being conducted at the site. WPA Acquisition Corp. is prepared to address this issue and is submitting the attached application. WPA Acquisition Corp. would like to remove the stone stockpiles located at the site, and grade the site as shown on the plans. WPA Acquisition Corp. believes that grading this site will make it more marketable.

If, after reviewing the attached material, you have any questions or comments please feel free to contact me.

Respectfully,



Darren C. Doce

**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):**

CLEARING AND GRADING PLAN LANDS OF  
WPA ACQUISITION CORP.

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

Name WPA ACQUISITION CORP  
Address 260 BINGHAM ROAD  
MARLBORO, NY 12542  
Phone 845-542-4288

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

Name SAME  
Address \_\_\_\_\_  
\_\_\_\_\_

Representative DARREN L. DOCE / VINCENT J. DOCE  
Phone 845 561-1170  
Fax 845-561-7738  
Email DDOCE12@HOTMAIL.COM

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

Name VINCENT J. DOCE ASSOCIATES  
Address 242 SOUTH PLANK ROAD  
NEWBURGH NY 12550  
Phone/Fax 845-561-1170 845 561-7738

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

NORTH PLANK ROAD (NYS RTE 32) OPPOSITE  
CHESTNUT LANE

**6. Zone** B **Fire District** CRONONER VALLEY  
**Acreage** 10.37 AC **School District** NEWBURGH

**7. Tax Map: Section** 75 **Block** 1 **Lot** 29.1

8. Project Description and Purpose of Review:

Number of existing lots \_\_\_\_\_ Number of proposed lots \_\_\_\_\_  
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) 40' CHGE EASEMENT

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

Signature *David D. Re* Title P.E.

Date: 5-23-2012

**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**  
**APPLICATION FOR CLEARING AND GRADING**

Name of applicant: WPA ACQUISITION CORP

Name of owner on premises: WPA ACQUISITION CORP

Address of owner: 260 BINGHAM ROAD MARLBORO, NY 12542

Telephone number of owner: 845-542-4288

Telephone number of applicant: SAME

State whether applicant is owner, lessee, agent, architect, engineer or contractor:

OWNER

Location of land on which proposed work will be done: NORTH PLANK

ROAD (NYS RTE 32)

Section: 75 Block: 1 Lot: 29.1 Sub. Div.: MAP N<sup>o</sup>. 142-96

Zoning District of Property: B Size of Lot: 10.37 AC ±

Area of lot to be cleared or graded: 4 AC ±

- Proposed completion of date: 1 YEAR FROM PERMIT ISSUANCE

Name of contractor/agent, if different than owner: FOUR LEAF CONSTRUCTION INC.

Address: 13 PARK AVE, POUGHKEEPSIE, NY 12603

Telephone number: 845-234-0639

Date of Planning Board Approval: \_\_\_\_\_ (if required)

I hereby agree to hold the Town of Newburgh harmless from any claims arising from the proposed activity.

✓ Signature of owner: [Signature] Date: 5-23-2012

Signature of applicant (if different than owner): \_\_\_\_\_

**TOWN ACTION:**

Examined: \_\_\_\_\_ 20 \_\_\_\_\_

Approved: \_\_\_\_\_ 20 \_\_\_\_\_

Disapproved: \_\_\_\_\_ 20 \_\_\_\_\_

**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.

5-29-2012

**DATED**

GUS GEKAKIS  
WPA ACQUISITION CORP  
**APPLICANT'S NAME (printed)**

Gus Gekakis (PWS)  
**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**

5-29-2012  
**DATED**

           **INDIVIDUAL APPLICANT**

GUS GEKAKIS  
WPA ACQUISITION CORP  
**CORPORATE OR PARTNERSHIP APPLICANT**

**BY:** *Gus Gekakis*  
(Pres.) (Partner) (Vice-Pres.)  
(Sec.) (Treas.)

PROXY

(OWNER) GUS GEKARIS, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 260 BINGHAM ROAD, MARLBORO  
IN THE COUNTY OF ULSTER  
AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF TAX PARCEL  
SECTION 75 BLOCK 1 LOT 29.1

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

DATED: 5-29-2012

Gus Gekaris (P.c.)  
OWNERS SIGNATURE

GUS GEKARIS  
WPA ACQUISITION CORP  
OWNERS NAME (printed)

[Signature]  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

DARREN C. DOCE  
WITNESS' NAME (printed)

**FEE ACKNOWLEDGEMENT**

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

GUS GERAKIS  
WPA ACQUISITION CORP  
**APPLICANT'S NAME (printed)**

*Gus Gerakis (Per)*  
**APPLICANTS SIGNATURE**

5-29-2012  
**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).



**TOWN OF NEWBURGH PLANNING BOARD**

CLEARING AND GRADING PLAN

**PROJECT NAME**

WPA ACQUISITION CORP.

**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. N.A. 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.  ~~NA~~ Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17.  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.  ~~NA~~ Right-of-way width and Rights of Access and Utility Placement
21.  ~~NA~~ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22.  Lot area (in sq. ft. for each lot less than 2 acres)
23.  ~~NA~~ Number of lots including residual lot
24.  Show any existing waterways
25.  ~~NA~~ A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26.  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.  ~~NA~~ 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 Number of acres to be cleared or timber harvested  
PREVIOUSLY CLEARED UNDER PRIOR PERMIT
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  
58,560 CY ±
35.  The amount of grading expected or known to be required to bring the site to readiness  
4.0 AC ±
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: De Dore  
Licensed Professional

Date: 5/23/2012

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