



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

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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: MORONEY 2 FAMILY RESIDENCE
PROJECT NO.: 13-21
PROJECT LOCATION: SECTION 28, BLOCK 1, LOT 18.21
PROJECT REPRESENTATIVE: DAVID TODER, RA, BOLDER ARCHITECTURE
REVIEW DATE: 30 JULY 2014
MEETING DATE: 7 AUGUST 2014

1. Project is before the Board for amended site plan approval to relocate a previously approved 2 family residence on a 3.03^{+/-} acre parcel. Modified building design has allowed for the structure to be moved closer to the road which will reduce the amount of impervious surface needed to access the structure.
2. The structure must access Lakeside Road at the location identified and previously approved by the Highway Superintendent to relieve the condition that no more than one single family dwelling unit can access the common driveway.
3. Architectural review of the structure must be provided for the Planning Board.

Respectfully submitted,

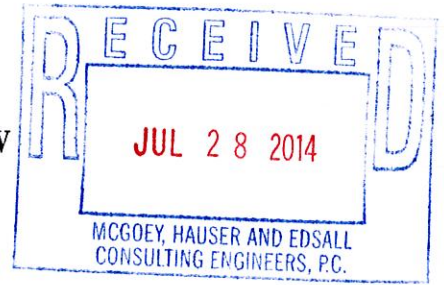
***McGoey, Hauser and Edsall
Consulting Engineers, D.P.C.***

Patrick J. Hines
Associate

REGIONAL OFFICE

• 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

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: 13-21
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):
Moroney 2-Family Residence

2. Owner of Lands to be reviewed:
Name Patrick Moroney
Address 391 Lakeside Road Newburgh, NY 12550
Phone 914-213-0751

3. Applicant Information (If different than owner):
Name _____
Address _____
Representative _____
Phone _____
Fax _____
Email _____

4. Subdivision/Site Plan prepared by:
Name David Toder, RA of BOLDER Architecture, PLLC
Address 298 Plutarch Road Highland, NY 12528
Phone/Fax 845-532-8354

5. Location of lands to be reviewed:
386 Lakeside Road Newburgh, NY 12550

6. Zone R-1 Fire District Orange Lake
Acreage 3.03 +/- School District Newburgh

7. Tax Map: Section 28 Block 1 Lot 18.21

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 1

Lot line change NA

Site plan review site plan amendment

Clearing and grading _____

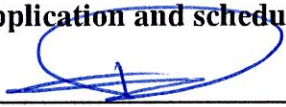
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:
(Describe generally) _____

The property (Lot 1) shall not be used for more than one single family dwelling unit unless access is provided by a dedicated driveway or the common driveway is upgraded to a private road.

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

Signature  Title Owner

Date: July 25, 2014

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.

July 25, 2014

Moroney 2-Family Residence

Project # 13-21

Narrative:

An Amendment to the Site Plan approved by the Planning Board on November 7, 2013 is sought.

The building design was modified to allow it to be located ~ 100' closer to Lakeside Road.

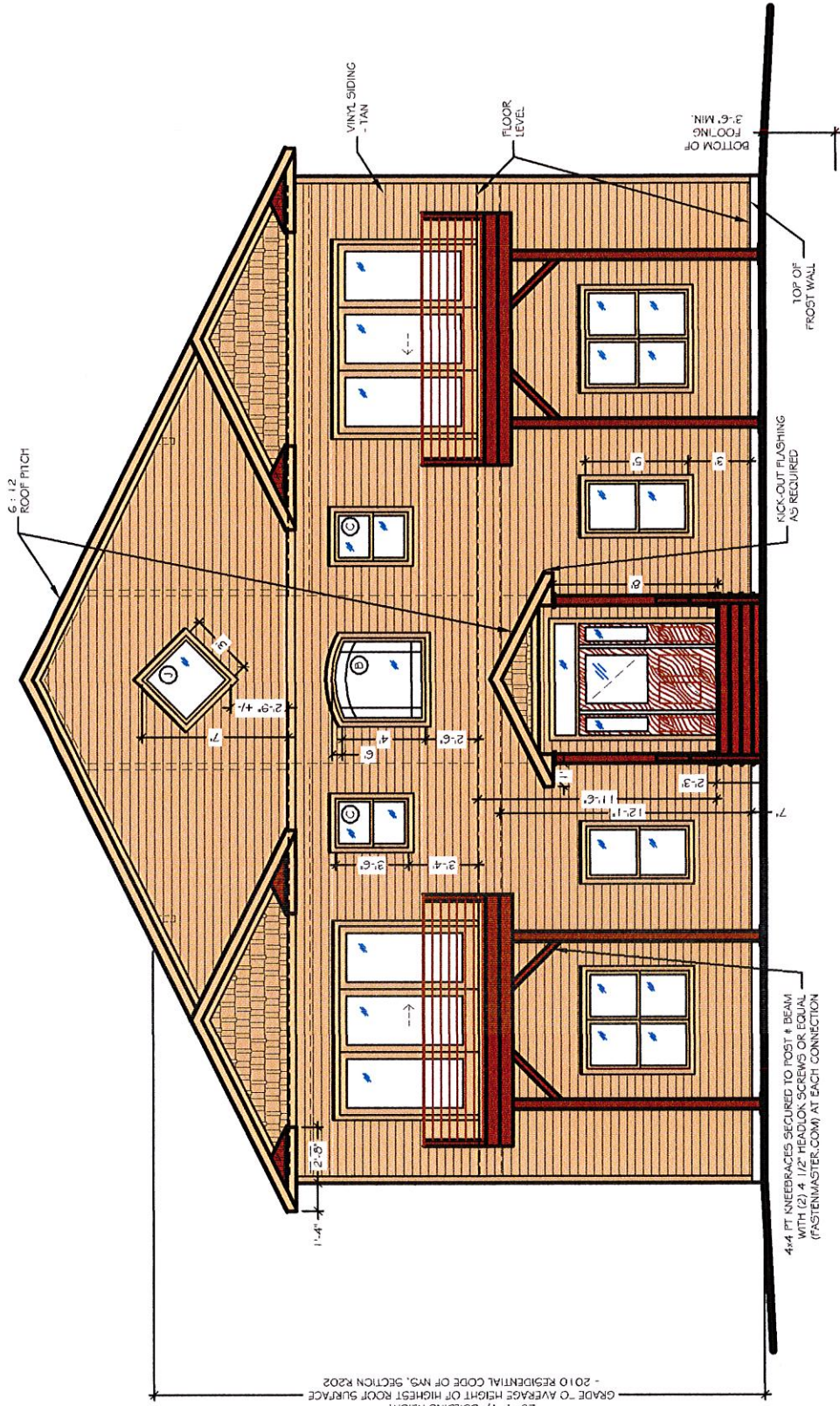
This site plan change results in the building being 100' further from the wetlands, and 100' closer to the road, reducing site disturbance and driveway length, reducing the number of truck trips with driveway material, and reducing the cost of the driveway and water and sewer connections. The new building is also more than 1' further from both side yard setbacks than the previous design.

A revised site plan is submitted with this application, showing both the previous, approved building location and the new building location. New rendered building elevations are also included.

All other project details remain the same as those approved last November:

A 2-Family Residence is proposed for the 3.03 +/- acre lot located at 386 Lakeside Road (a Town road), SBL# 28-1-18.21, in the R-1 zoning district.

The house will resemble a single family residence and will use municipal water and sewer.



WEST ELEVATION

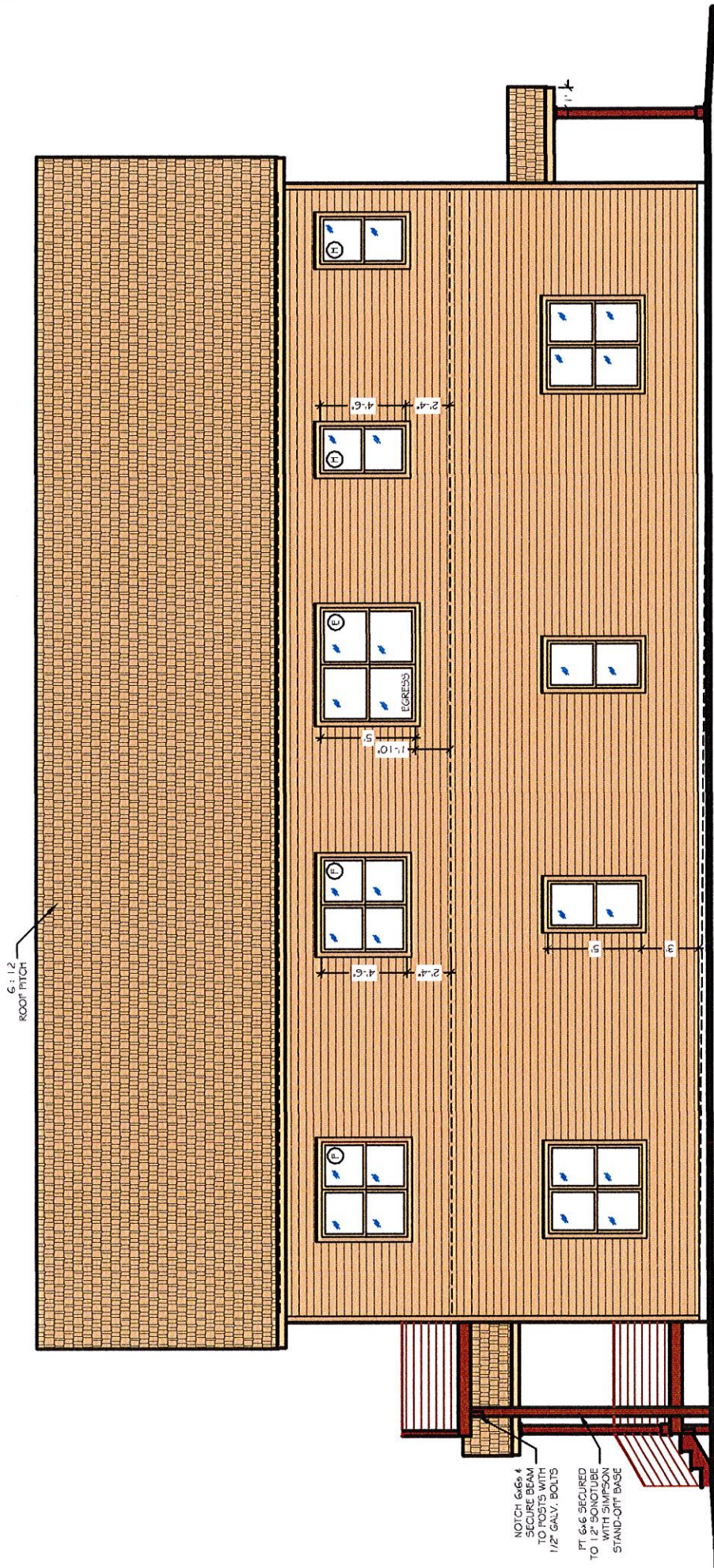
SCALE: 1/8" = 1'

**NEW 2-FAMILY RESIDENCE FOR
PATRICK MORONEY
386 LAKESIDE ROAD NEWBURGH, NY
TOWN OF NEWBURGH**

BOLDER ARCHITECTURE, PLLC

DAVID TODER ARCHITECT / CRAFTSMAN

298 Plutarch Road
Highland, New York 12528
845-532-8354 fax 845-255-2548
BolderArchitect@aol.com Bolder-Architecture.com

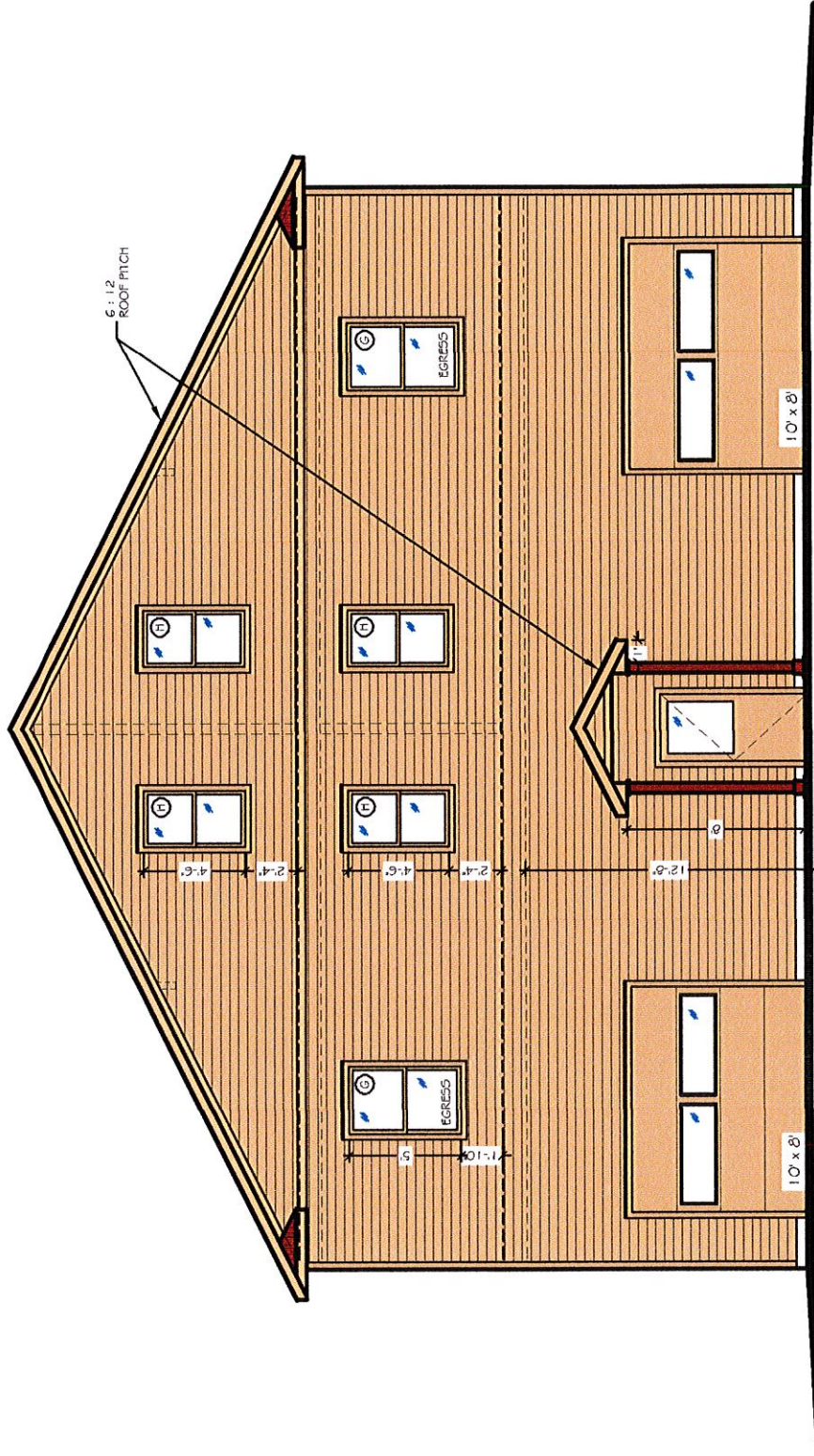


2 SOUTH ELEVATION
SCALE: 1/8" = 1'

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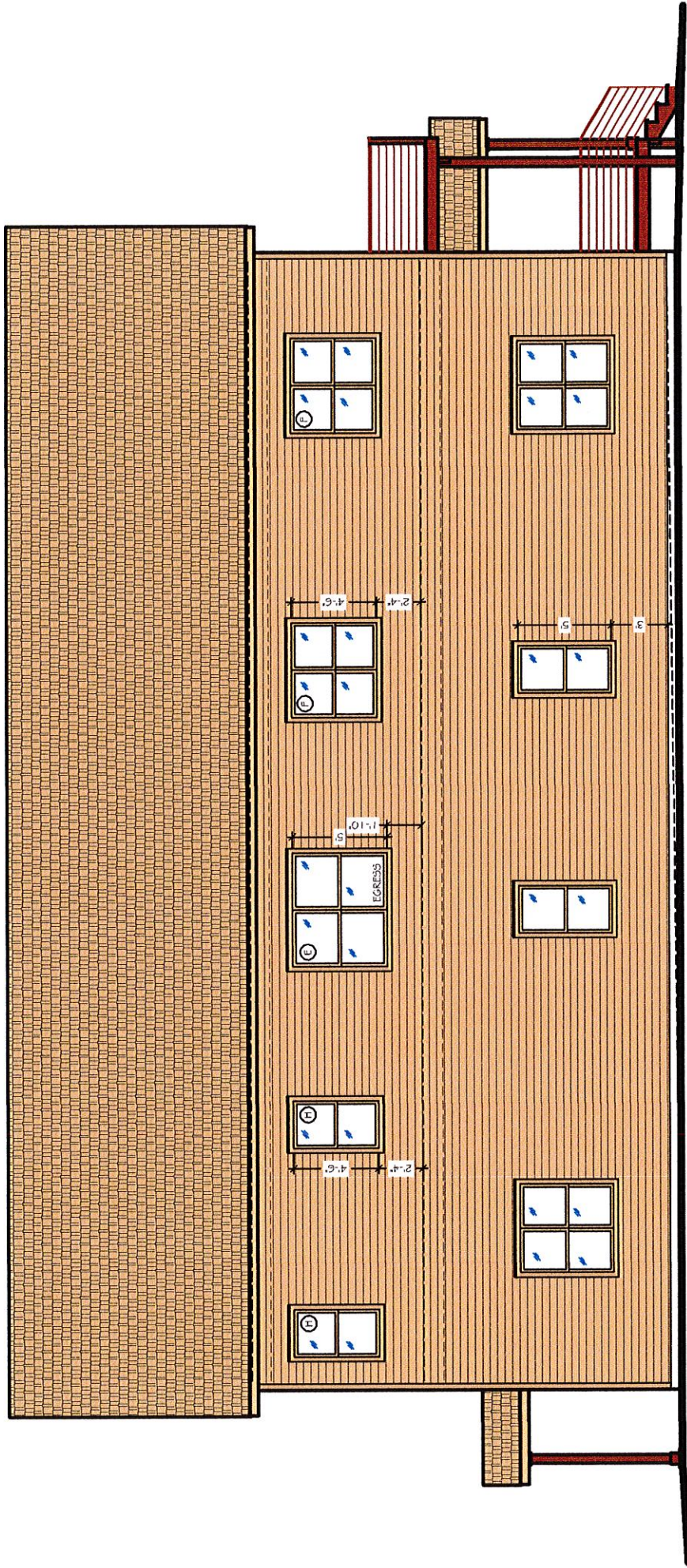
3 EAST ELEVATION
SCALE: 1/8" = 1'

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4 NORTH ELEVATION

SCALE: 1/8" = 1'

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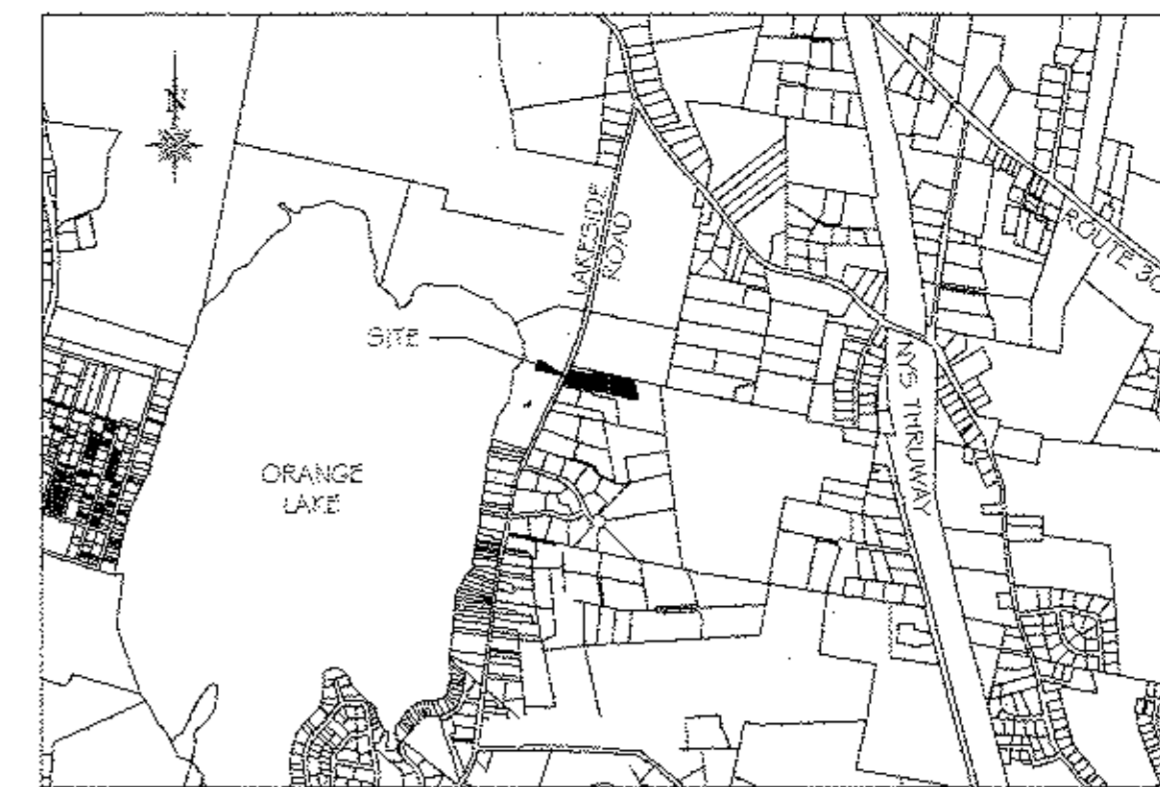
298 Plutarch Road
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OTHER PROPERTY OWNERS WITHIN 500'

SBL#	NAME
28-6-9	WATTS
28-6-11	SANDCASTLE HOMES, INC.
28-6-1	SANDCASTLE HOMES, INC.
28-6-2	RIZZO
28-6-3	SHILLER
28-6-4	SANDCASTLE HOMES, INC.
28-6-5	SANDCASTLE HOMES, INC.
28-6-6	SANDCASTLE HOMES, INC.
11-1-2-21	RIVERA
11-1-2-19-22	ALLISSANDRO * WALSH
34-1-1-13	DISANO-FINE
28-1-20-24	LOGGAR
28-1-18-22	ORCHARD PROPERTIES, INC.
28-1-20-22	PETERS * JAROSKY
28-1-19	ABRAHAM
28-1-18-1	HED HOLDING GROUP CORP.
33-1-12-1	RESSLHUBER
33-1-10-1	NOBLE
33-1-9	SILENO
33-1-8	MARTEL
33-1-7	LANGER
33-1-5	CRAWFORD
33-1-4	ANDERSON
33-1-3	DROSINS * LAGE
28-1-15	RUDIE
28-1-36	ALBERT * RUDIE

ADJACENT PROPERTY OWNERS

SBL#	NAME
28-1-1-7	LEASE
28-6-1-0	DMIOVI
28-6-8	CINNANTE
28-6-7	BOLAND * HAESSE
28-6-12	SANDCASTLE HOMES, INC.
28-1-18-23	ORCHARD PROPERTIES, INC.
33-1-2	O R LAKEHOUSE INC.
33-1-1	BREWER

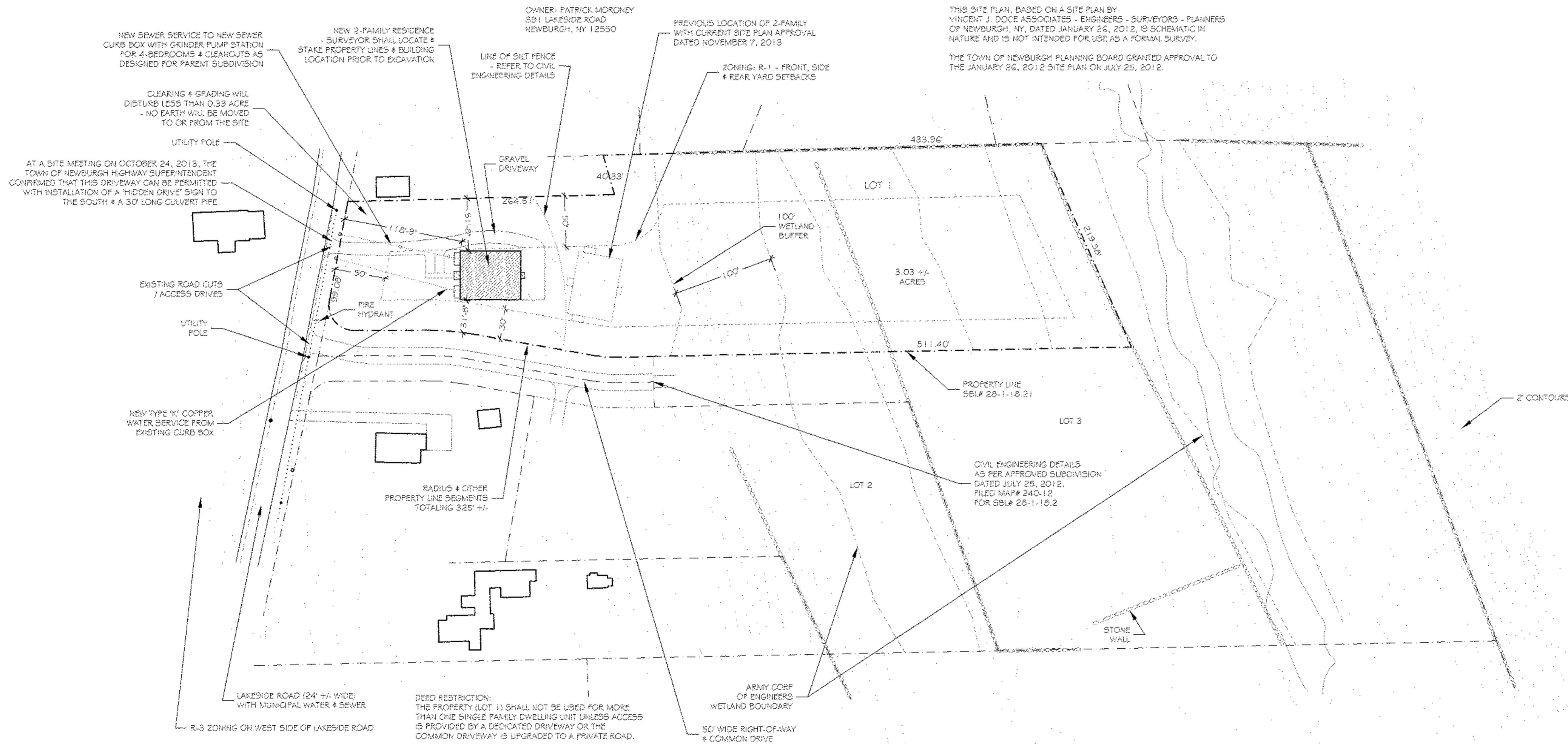


1 LOCATOR MAP
SCALE: 1" = 2000'

**2-FAMILY RESIDENCE
FOR
PATRICK MORONEY**
**386 LAKESIDE ROAD
NEWBURGH, NEW YORK 12550**
TOWN OF NEWBURGH

IT IS A REPRESENTATION OF THE LAW. IT IS ANY PERSON TO ALTER INFORMATION, INCLUDING IN THESE DOCUMENTS, IF THESE TERMS HAVE BEEN SPECIFICALLY NOTED WITH THE SEAL OF A LICENSED ARCHITECT.

REVISION	DATE	DESCRIPTION
	10/24/2013	ORIGINAL SUBMISSION
# 1	11/14/2013	MOVE BUILDING AWAY FROM ROAD TO COMPLY WITH TOWN CODE
# 2	7/25/2014	SITE PLAN AMENDMENT - MODIFY BUILDING * MOVE TOWARD ROAD



2 SITE PLAN
SCALE: 1" = 60'

ZONING BULK TABLE			
ZONING DISTRICT:	R-1		
	REQUIRED FOR 1-FAMILY	REQUIRED FOR 2-FAMILY	PROPOSED
MINIMUM LOT AREA:	40,000 SF	100,000 SF	1,321.13 SF
MINIMUM FRONT YARD SETBACK:	50'	50'	50'
MINIMUM REAR YARD SETBACK:	40'	40'	40'
MINIMUM SIDE YARD SETBACK:	30' ONE SIDE, 50' BOTH SIDES	30' ONE SIDE, 50' BOTH SIDES	30' * 50'
MINIMUM FLOOR AREA PER DWELLING UNIT:	1,500 SF	1,500 SF	1,540 SF
MAXIMUM BUILDING HEIGHT:	35'	35'	32'

OWNER'S ENDORSEMENT

AS THE OWNER OF THE PROPERTY AT 386 LAKESIDE ROAD, NEWBURGH, NY 12550, IN THE TOWN OF NEWBURGH, I CONFIRM THAT I HAVE REVIEWED THE CONTENTS OF THIS PLAN & CONCUR WITH ALL THE TERMS & CONDITIONS NOTED HERE & APPROVE THE FILING OF THIS PLAN.

BOLDER ARCHITECTURE PLLC
DAVID TODER
ARCHITECT / CRAFTSMAN
LEED AP

298 Plattburgh Road Highlands, New York 12528
Town of New Paltz
845-532-8354 fax: 845-255-2548
bolder.architect@icloud.com Bolder-Architecture.com

PROJECT # 13-25 DATE: 7/23/2014

L01

SITE PLAN