

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: 2014-20  
(Application fee returnable with this application)

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

2. Owner of Lands to be reviewed:  
Name MARGUERITE DICHIARO  
Address 2051 ROUTE 300 - APT 2  
WALKILL, NY 12589  
Phone \_\_\_\_\_

3. Applicant Information (If different than owner):  
Name N/A  
Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Representative \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

4. Subdivision/Site Plan prepared by:  
Name MERCURIO-NORTON-TAROLI-MARSHALL (MNTM)  
Address PO BOX 166  
PINE BUSH, NY 12566  
Phone/Fax 845.744.3620

5. Location of lands to be reviewed:  
FOREST ROAD

6. Zone AR Fire District PLATEKILL  
Acreage 12.208 School District WALKILL

7. Tax Map: Section 3 Block 1 Lot 35.22

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 3

Lot line change \_\_\_\_\_

Site plan review X

Clearing and grading \_\_\_\_\_

Other \_\_\_\_\_

**PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT**

9. Easements or other restrictions on property:

(Describe generally) SEE ATTACHED NARRATIVE

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

Signature Marguerite M. DiCicco Title OWNER

Date: 9/5/14

**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).

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

DICHIARO SUBDIVISION  
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. X Environmental Assessment Form As Required
2. X Proxy Statement
3. X Application Fees
4. X 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. X Name and address of applicant
2. NA Name and address of owner (if different from applicant)
3. X Subdivision or Site Plan and Location
4. X Tax Map Data (Section-Block-Lot)
5. X 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. X 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. X Date of plan preparation and/or plan revisions
9. X Scale the plan is drawn to (Max 1" = 100')
10. X 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. X 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. X Number of acres to be cleared or timber harvested
33. X Estimated or known cubic yards of material to be excavated and removed from the site
34. X Estimated or known cubic yards of fill required
35. X The amount of grading expected or known to be required to bring the site to readiness
36. M/A Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
- \_\_\_\_\_
- \_\_\_\_\_
37. X 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.
- APPROXIMATELY 0.05 ACRES FEDERAL WETLAND DISTURBANCE  
FOR PROPOSED DRIVEWAY CONSTRUCTION
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:   
Licensed Professional

Date: 9/9/14

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 (insert date):

# 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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: DiChiaro Subdivision			
Project Location (describe, and attach a location map): Forest Road, Town of Newburgh, Orange County			
Brief Description of Proposed Action: Proposed three (3) lot residential subdivision, two (2) single-family dwelling lots & one (1) two-family dwelling lot			
Name of Applicant or Sponsor: Marguerite DiChiaro		Telephone: 845-565-2800 ext. 206	
Address: 2051 Route 300 - Apt 2		E-Mail:	
City/PO: Walkkill		State: NY	Zip Code: 12589
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"/>
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: Orange County DPW - Entrance permit			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		12.208 acres	
b. Total acreage to be physically disturbed?		±2.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		12.208 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			



<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: Marguerite DiChiara</p>		<p>Date: 9-5-14</p>
<p>Signature:  Project Engineer</p>		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

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]	Yes
Part 1 / Question 20 [Remediation Site]	No



45 Main Street • P.O. Box 166  
Pine Bush, New York 12566  
Tel: (845) 744-3620  
Fax: (845) 744-3805  
Email: mnt-pc@mnt-pc.com

Alphonse Mercurio, L.S.  
William G. Norton, L.S. (NY & PA)

John Tarolli, P.E., L.S.

Lawrence J. Marshall, P.E.  
Kenneth W. Vriesema, L.S.

## Project Narrative

For

### DiChiaro Subdivision

Forest Road  
Town of Newburgh  
Orange County, New York

*Prepared for:*

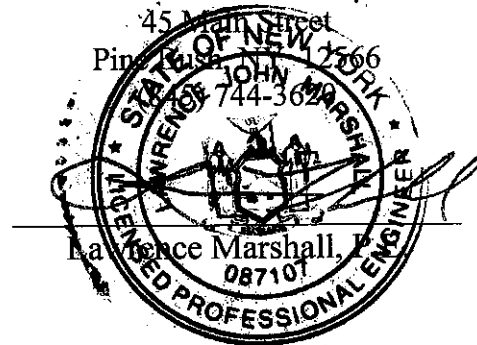
Marguerite DiChiaro  
2051 Route 300 – Apt 2  
Wallkill, NY 12589  
(845) 565-2800 ext. 206

*Prepared by:*

Mercurio-Norton-Tarolli-Marshall, P.C.

P. O. Box 166

45 Main Street  
Pine Bush, NY 12566



*Prepared:*

August 28, 2014

Project Narrative for  
DiChiaro Subdivision

A. Description of Project Site

The DiChiaro Subdivision is a proposed three (3) lot residential subdivision. The project involves the creation of one (1) two-family dwelling lot and two (2) single-family dwelling lots. The project is located on the easterly side of Forest Road in the Town of Newburgh, County of Orange, State of New York. The site is designated as tax map parcel: Section 3, Block 1, Lot 35.22. The project site contains 12.208 acres located in the Rural Agriculture (AR) zoning district. The project parcel is designated as Lot 2 on Filed Map No. 221-92 filed in the Orange County Clerk's Office.

B. Description of the Project

Lots 1 and 3 are proposed single-family residential lots with areas of 99,286 square feet and 332,229 square feet, respectively. Both lots are larger than the 40,000 square foot minimum lot size required for single-family residential lots. Lot 2, the proposed two-family dwelling, has an area of 100,177 square feet, greater than the 100,000 square foot minimum lot size required for two-family residential lots. In accordance with Town of Newburgh Zoning Code, the minimum lot width for Lot 2 is measured at the building line. All proposed lots will meet the required zoning setbacks.

The sizes of the buildable area within the setbacks are: Lot 1 – 15,709 square feet, Lot 2 – 39,242 square feet, and Lot 3 – 52,911 square feet. The buildable area for Lots 1 and 3 exceeds the 10,000 square foot minimum area required for single-family dwellings. The buildable area for Lot 2 exceeds the 17,500 square foot minimum area required for two-family dwellings.

C. Description Proposed Improvements

Lots 1 and 2 will access Forest Road by the existing earthen driveway serving the site. The driveway will be a shared driveway improved in accordance with Town of Newburgh and Orange County Department of Public Works standards. Lot 3 will access Forest Road by a proposed driveway adjacent to the existing driveway. The driveway will be constructed in accordance with Town of Newburgh and Orange County Department of Public Works standards. Due to the configuration of the existing parcel, access and utility easements are proposed over the area of the driveways. The sight distances for the driveways exceed the AASHTO recommended stopping sight distances for the posted speed limit.

The proposed single-family dwellings on Lots 1 and 3 contain four (4) bedrooms. The proposed two-family dwelling contains a three (3) bedroom unit and a two (2) bedroom unit. The proposed dwellings will be served by individual wells and sewage disposal systems. The sewage disposal systems have been designed in accordance with the current Orange County Health Department standards.

Project Narrative for  
DiChiaro Subdivision

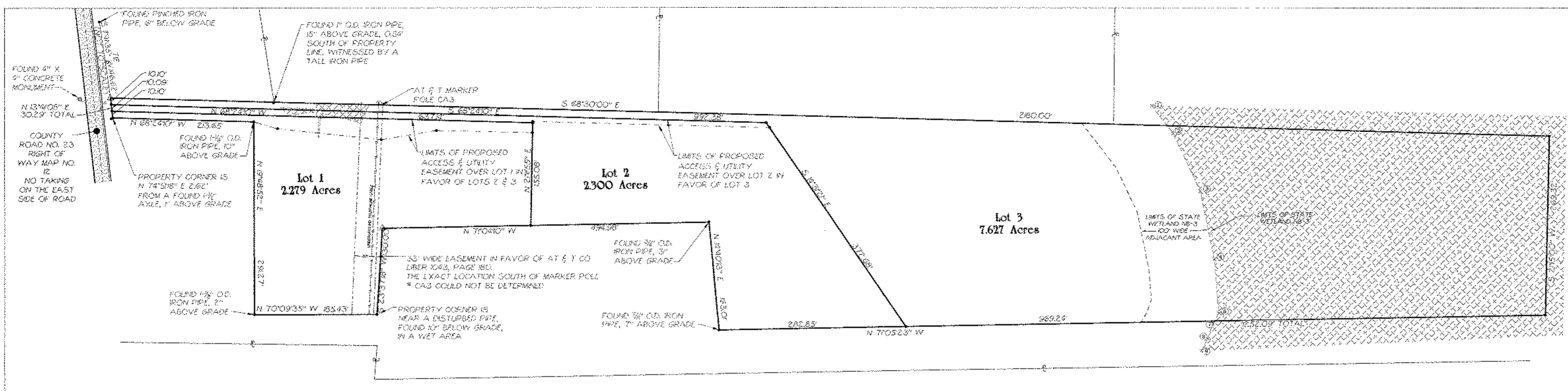
D. Stormwater Management

The total proposed area of disturbance is approximately 2.5 acres. Erosion and sediment control measures will be installed during construction to prevent the transportation of sediment off-site. Silt fencing will be installed below disturbed areas and stabilized construction entrances will be installed at each of the proposed driveway entrances. Erosion and sediment control measures will be maintained at all times during construction.

E. Access

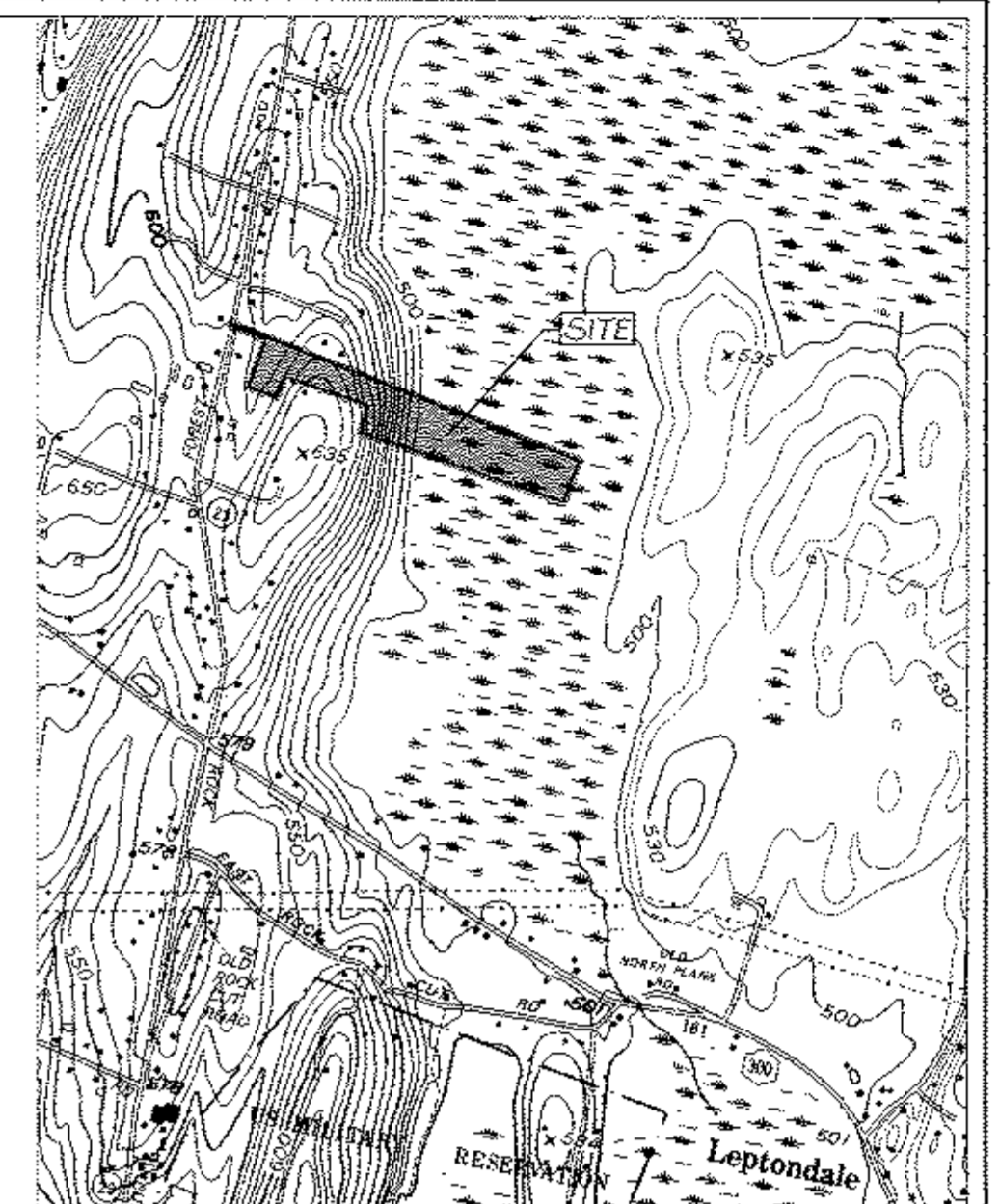
As previously discussed, Lots 1 & 2 will access Forest Road via a shared driveway. The driveway will serve three (3) dwelling units, exceeding the maximum permitted number of serviceable dwelling units on a common driveway as prescribed in §161-4 of the Town Code. The proposed access was presented and approved by the Town of Newburgh Town Board at their January 15, 2014 workshop meeting.

As stated in the December 30, 2013 workshop meeting minutes, the Town Board desired a clause be added to the plans stating further subdivision of the no permitted without access to a private or town road. This clause has been incorporated as note 9 on sheet 1 of the plan set.

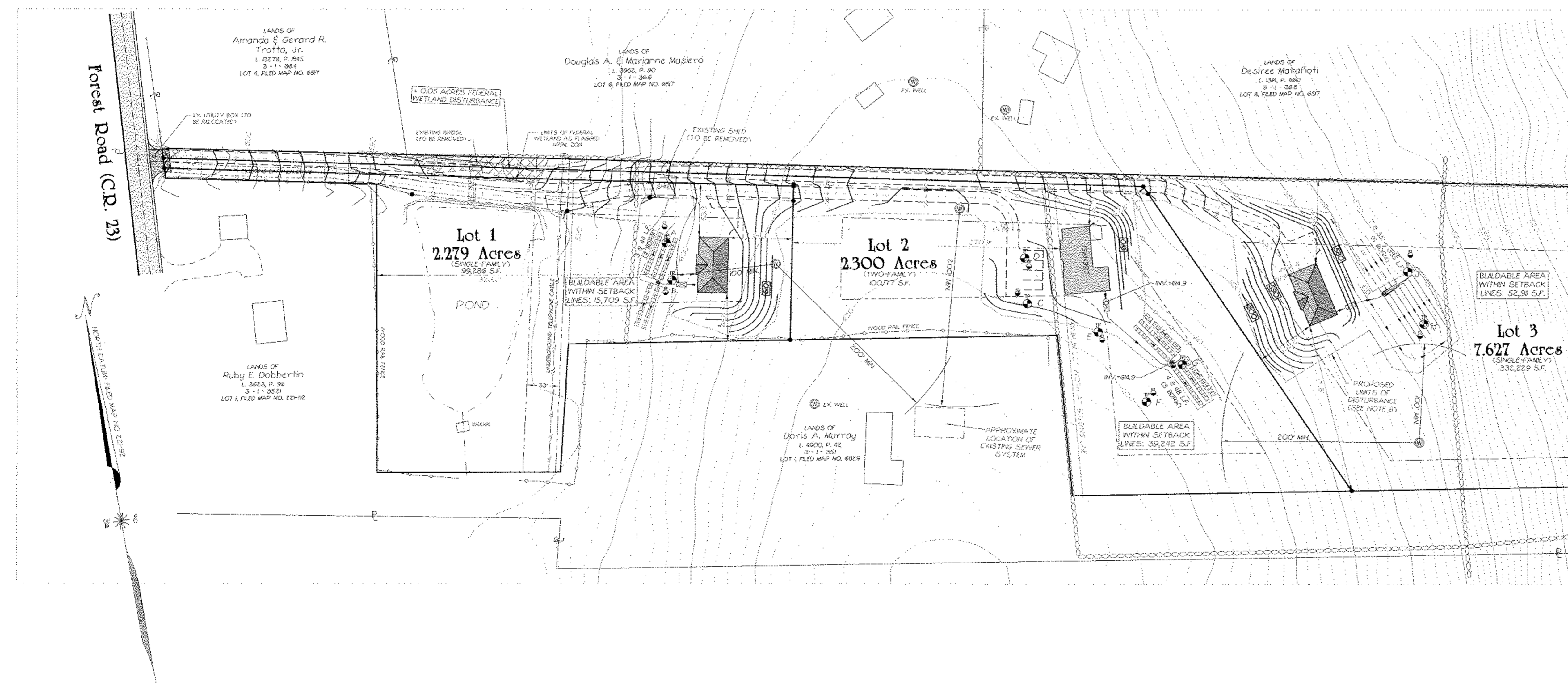


**Survey & Subdivision Detail**  
SCALE: 1" = 100'

- Notes:**
- SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.
  - SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF ANY ADJOINING ROADS FOR USE AS A PUBLIC HIGHWAY.
  - SUBJECT TO UTILITY GRANTS OF RECORD.
  - THIS LOT IS INTENDED TO BE LOT 2 AS SHOWN ON A MAP ENTITLED "RUTH DOBBERIN - MNR SUBDIVISION", FILED MAP NO. 223-92.
  - CONTOUR DATA TAKEN FROM AERIAL TOPOGRAPHY PREPARED FOR THE ORANGE COUNTY WATER AUTHORITY IN 2004. TOPOGRAPHY ALONG THE EXISTING DRIVEWAY SUPPLEMENTED DURING THE FIELD SURVEY BY MERCURIO-NORTON-TAROLLI-MARSHALL.
  - ALL ADJACENT WELLS AND SEWAGE DISPOSAL SYSTEMS IMPACTING THE SEPARATION DISTANCES WITHIN 100' AND 200' OF THE PROPOSED WELLS AND SEWAGE DISPOSAL SYSTEMS HAVE BEEN SHOWN.
  - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY SEWERAGE SYSTEM SUBJECT TO THE PROVISIONS OF LOCAL LAW 1, 1989, THE TOWN OF NEWBURGH BUILDING INSPECTOR MUST RECEIVE AN "AS BUILT" PLAN OF SUCH SYSTEM BEARING THE FOLLOWING CERTIFICATION OF A PROFESSIONAL ENGINEER OR OTHER AUTHORIZED DESIGN PROFESSIONAL AS SET FORTH ABOVE: "I HEREBY CERTIFY TO THE TOWN OF NEWBURGH THAT THE SEWERAGE SYSTEM DEPICTED ON THIS PLAN HAS BEEN DESIGNED AND INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE PUBLIC HEALTH LAW AND ALL REGULATIONS PROMULGATED THEREUNDER."
  - THE PROPOSED GRADING RESULTS IN APPROXIMATELY 1262 CUBIC YDS. NET CUT. NO EXCAVATED MATERIAL IS ANTICIPATED TO BE REMOVED FROM THE SITE. THE APPROXIMATE AREA OF DISTURBANCE IS 2.5 ACRES.
  - NO FURTHER SUBDIVISION OF THE PROPERTIES IS PERMITTED WITHOUT ACCESS TO A PRIVATE OR TOWN ROAD.



**Location Map**  
SCALE: 1" = 1,000'



**Zoning Legend: AR**

(SINGLE-FAMILY)	REQUIRE	LOT 1	LOT 2
MINIMUM LOT AREA (TWO-FAMILY)	40,000 SF	58,208 SF	332,222 SF
MINIMUM LOT WIDTH	150'	165.0'	363.8'
MINIMUM LOT DEPTH	150'	42.00'	100.0'
MINIMUM FRONT SETBACK	50'	50'	50'
MINIMUM DEEP SETBACK (CON'T)	30'	30'	35.0'
MINIMUM SIDE SETBACK (CON'T)	30'	30'	258.1'
MINIMUM REAR SETBACK	50'	50'	157.0'
MAXIMUM BUILDING HEIGHT	35'	35.0'	35.0'
MINIMUM FLOOR AREA	300 SF	7900 SF	7900 SF
MAXIMUM LOT BUILDING COVERAGE	30%	18%	0.6%
MAXIMUM LOT SURFACE COVERAGE	20%	7.4%	0.2%

**Zoning Legend: AR**

(TWO-FAMILY)	REQUIRE	LOT 2
MINIMUM LOT AREA (TWO-FAMILY)	40,000 SF	43,077 SF
MINIMUM LOT WIDTH	150'	166.1'
MINIMUM LOT DEPTH	150'	405.0'
MINIMUM FRONT SETBACK	50'	50.00'
MINIMUM SIDE SETBACK (CON'T)	30'	30.0'
MINIMUM SIDE SETBACK (CON'T)	30'	245.7'
MINIMUM REAR SETBACK	50'	67.8'
MAXIMUM BUILDING HEIGHT	35'	35.0'
MINIMUM FLOOR AREA	300 SF	2820 SF
MAXIMUM LOT BUILDING COVERAGE	30%	2.6%
MAXIMUM LOT SURFACE COVERAGE	20%	0.6%

\* MEASURED AT THE BUILDING LINE

**Legend**

- PROPERTY LINE & CORNER
- PROPOSED EASEMENT
- ADJOINERS PROPERTY LINE
- LINER OF DEEDS, PAGE
- TAX MAP DESIGNATION (SECTION - BLOCK - LOT)
- EX. UTILITY POLE & LINE
- DEEP SOIL TEST LOCATION & NUMBER
- PERCOLATION SOIL TEST LOCATION & NUMBER
- EXISTING STRUCTURE
- WATERCOURSE
- EXISTING CONTOUR LINE
- ZONING MINIMUM SETBACK LINE
- PROPOSED DISTRIBUTION BOX & 4" DIA. SOLID WALL PVC SDR35 PIPE
- PROPOSED "ELLEN" IN-DRAIN SYSTEM (SEE DETAIL)
- PROPOSED "ELLEN" IN-DRAIN FOR SEWER REPLACEMENT OR EXPANSION AREA
- PROPOSED WELL LOCATION
- PROPOSED 4" DIA. PERFORATED PVC SEWER DISTRIBUTOR PIPE
- PROPOSED 4" DIA. PERFORATED PVC DISTRIBUTOR PIPE FOR SEWER EXPANSION AREA
- PROPOSED SEPTIC TANK & 4" DIA. SOLID WALL PVC SDR35 PIPE
- LIMITS OF HYDRO WETLAND
- WETLAND FLAG NUMBER
- PROPOSED DRIVE
- PROPOSED SET FENCE (SEE DETAIL)
- PROPOSED CONSTRUCTION ENTRANCE (SEE DETAIL)
- PROPOSED COUNTY ROAD ENTRANCE IMPROVEMENTS

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.  
"ONLY COPIES FROM THE ORIGINAL TRACINGS OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES."  
CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."

**NYSDEC Freshwater Wetland Boundary Validation**  
THE FRESHWATER WETLAND BOUNDARY AS REPRESENTED ON THIS PLAN ACCURATELY DEPICTS THE LIMITS OF FRESHWATER WETLAND 1B-S AS DETERMINED BY MERCEURIO, MARGUERITE DICHARO, L.S., IN APRIL 2014.  
100 STAFF: \_\_\_\_\_ SURVEYOR/ENGINEER: \_\_\_\_\_  
DATE: \_\_\_\_\_ SEAL: \_\_\_\_\_  
WETLAND BOUNDARY DELINEATIONS AS VALIDATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REMAIN VALID FOR TEN YEARS UNLESS EXISTING EXEMPT ACTIVITIES, AREA HYDROLOGY, OR LAND USE PRACTICES CHANGE (I.E. AGRICULTURE, TO RESIDENTIAL). AFTER TEN YEARS THE BOUNDARY MUST BE REVALIDATED BY DEC STAFF. REVALIDATION MAY INCLUDE A NEW DELINEATION AND SURVEY OF THE WETLAND BOUNDARY.  
ANY PROPOSED CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEARING OR OTHER REGULATED ACTIVITY IN THE FRESHWATER WETLAND OR WITHIN 400 FEET OF THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN REQUIRES A PERMIT FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION UNDER ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW (FRESHWATER WETLANDS ACT) PRIOR TO COMMENCEMENT OF WORK.

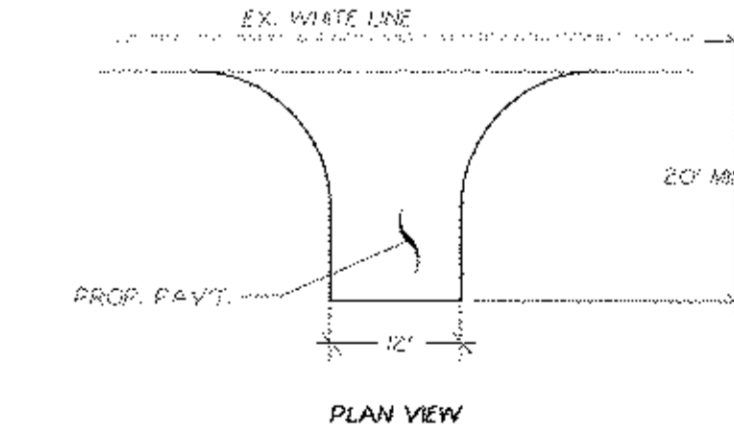
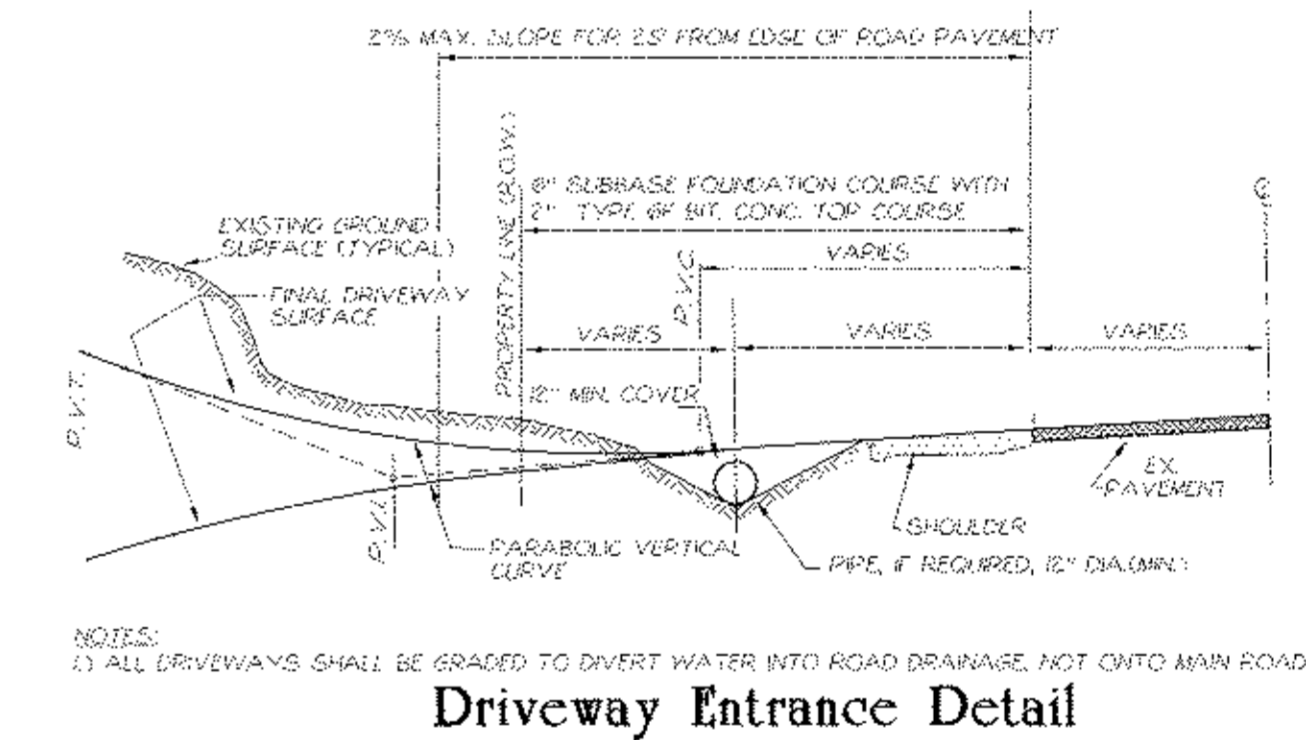
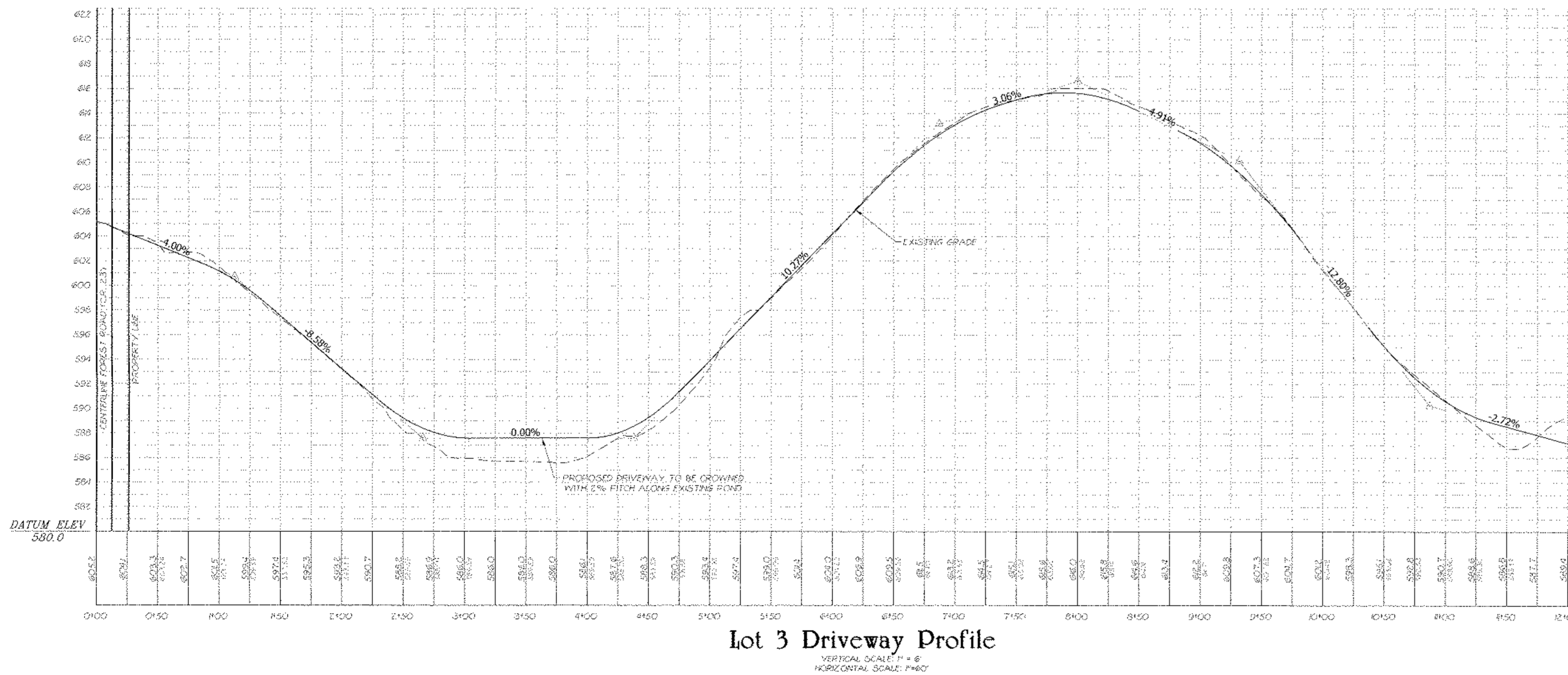
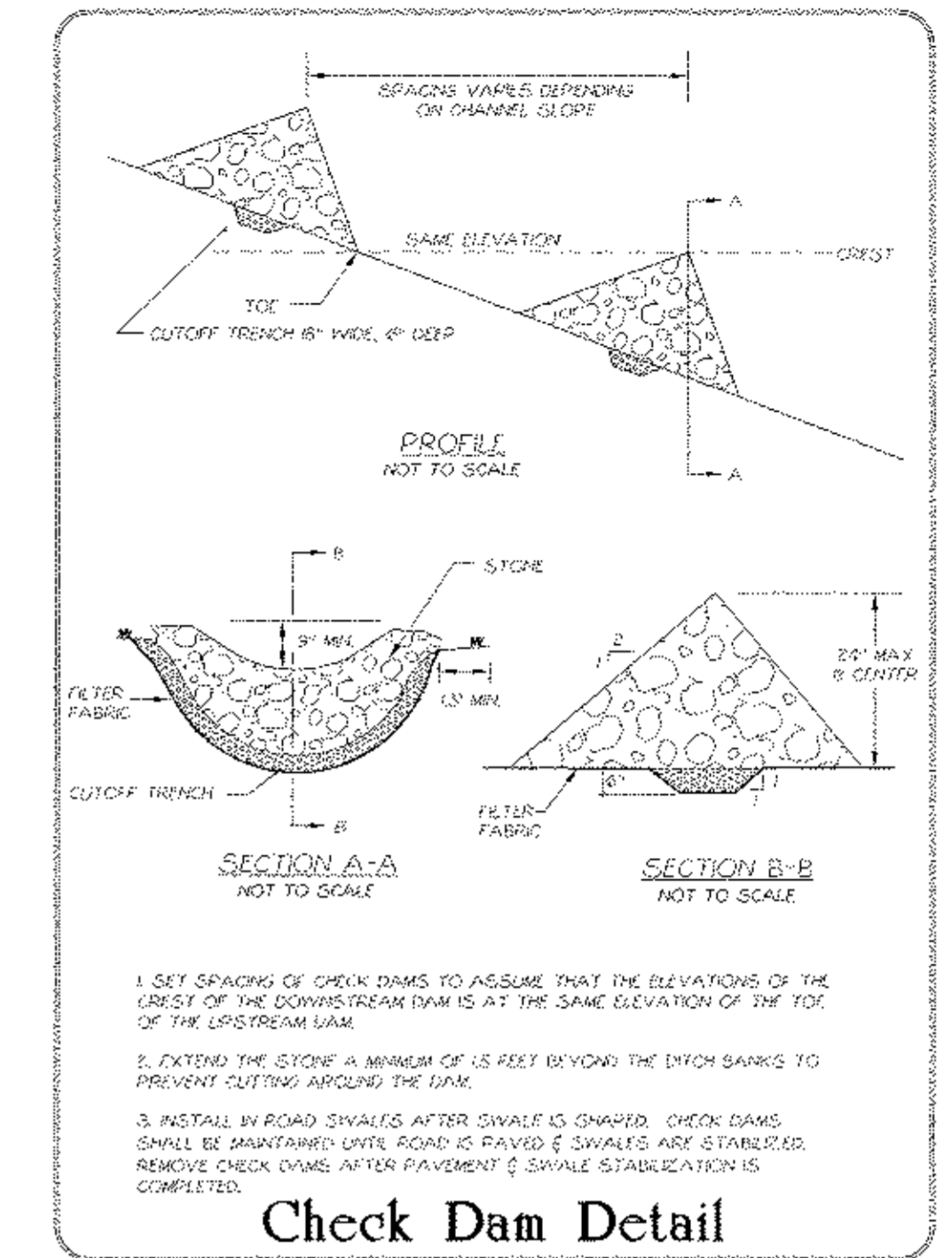
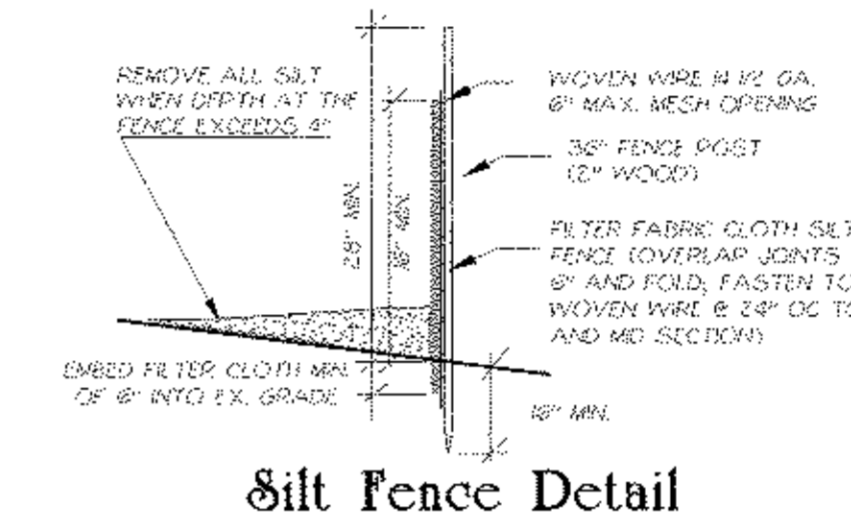
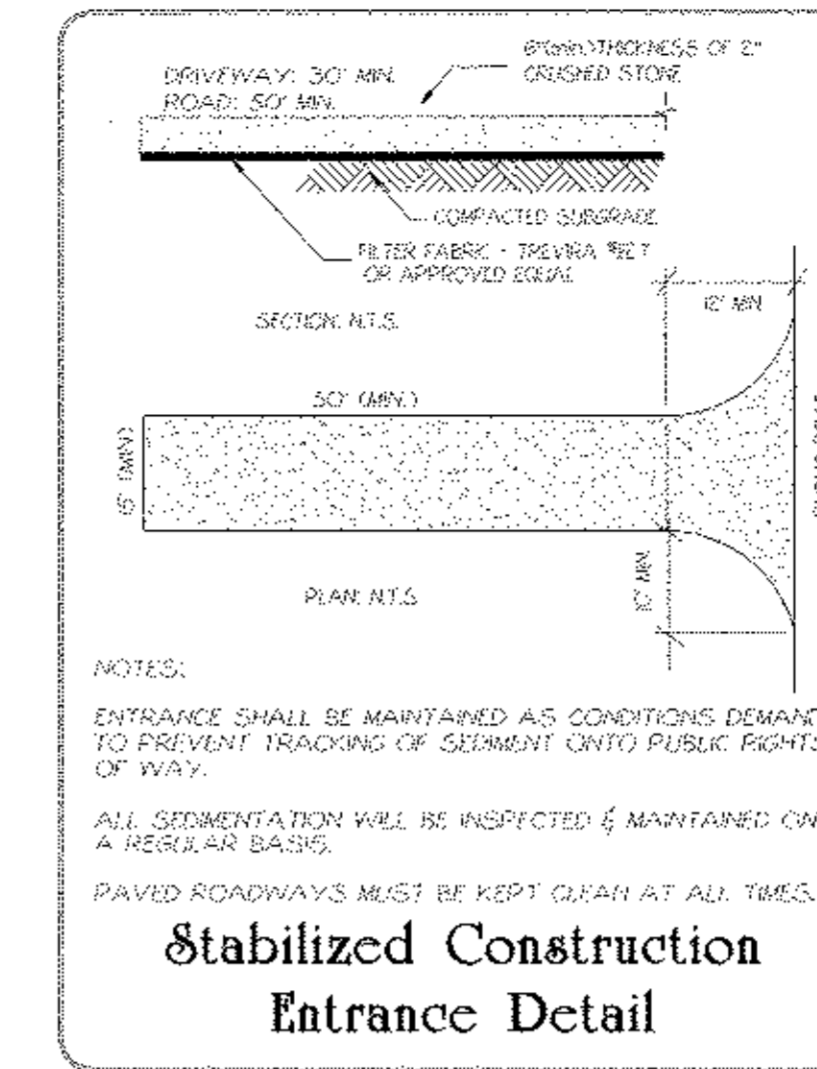
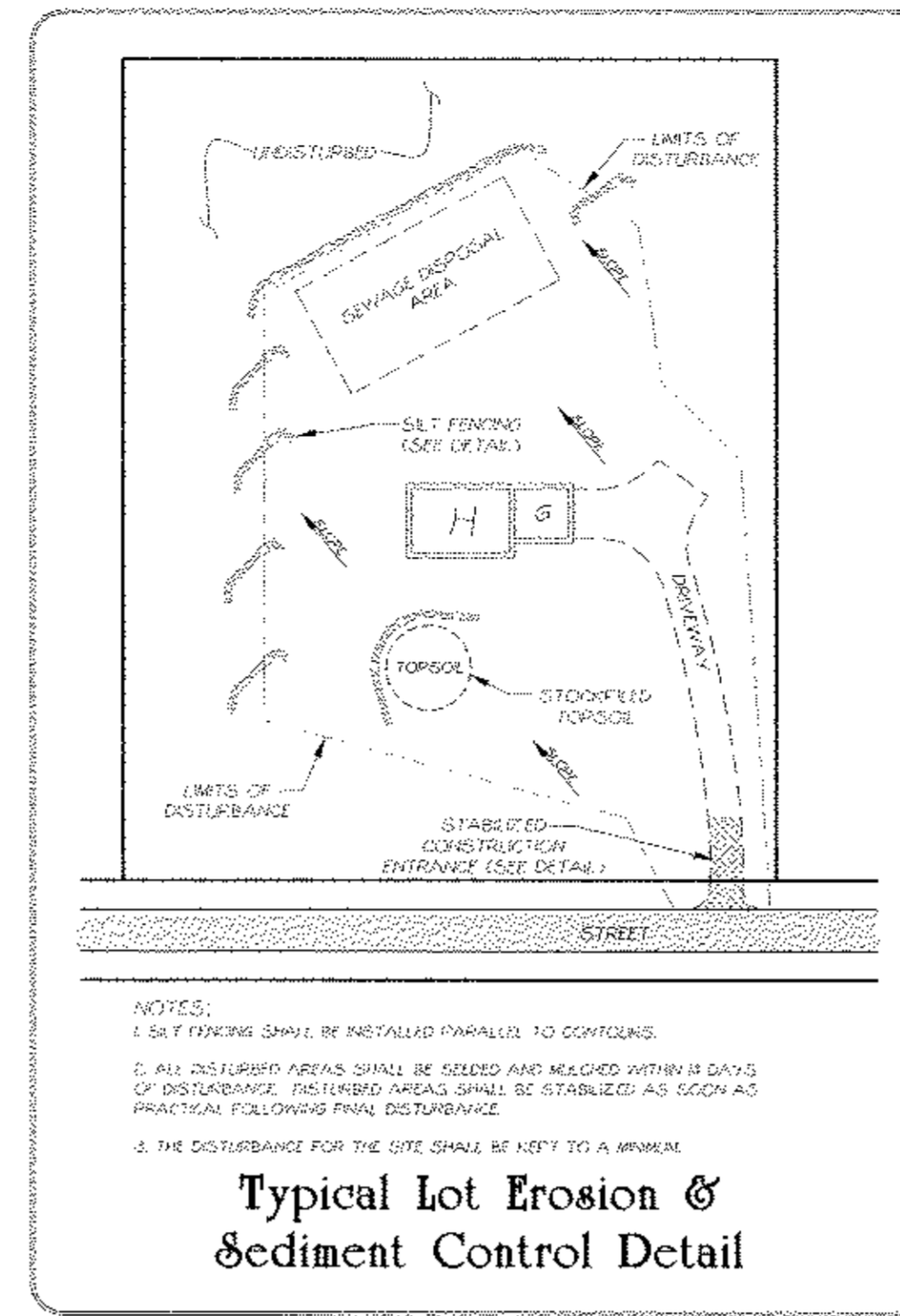
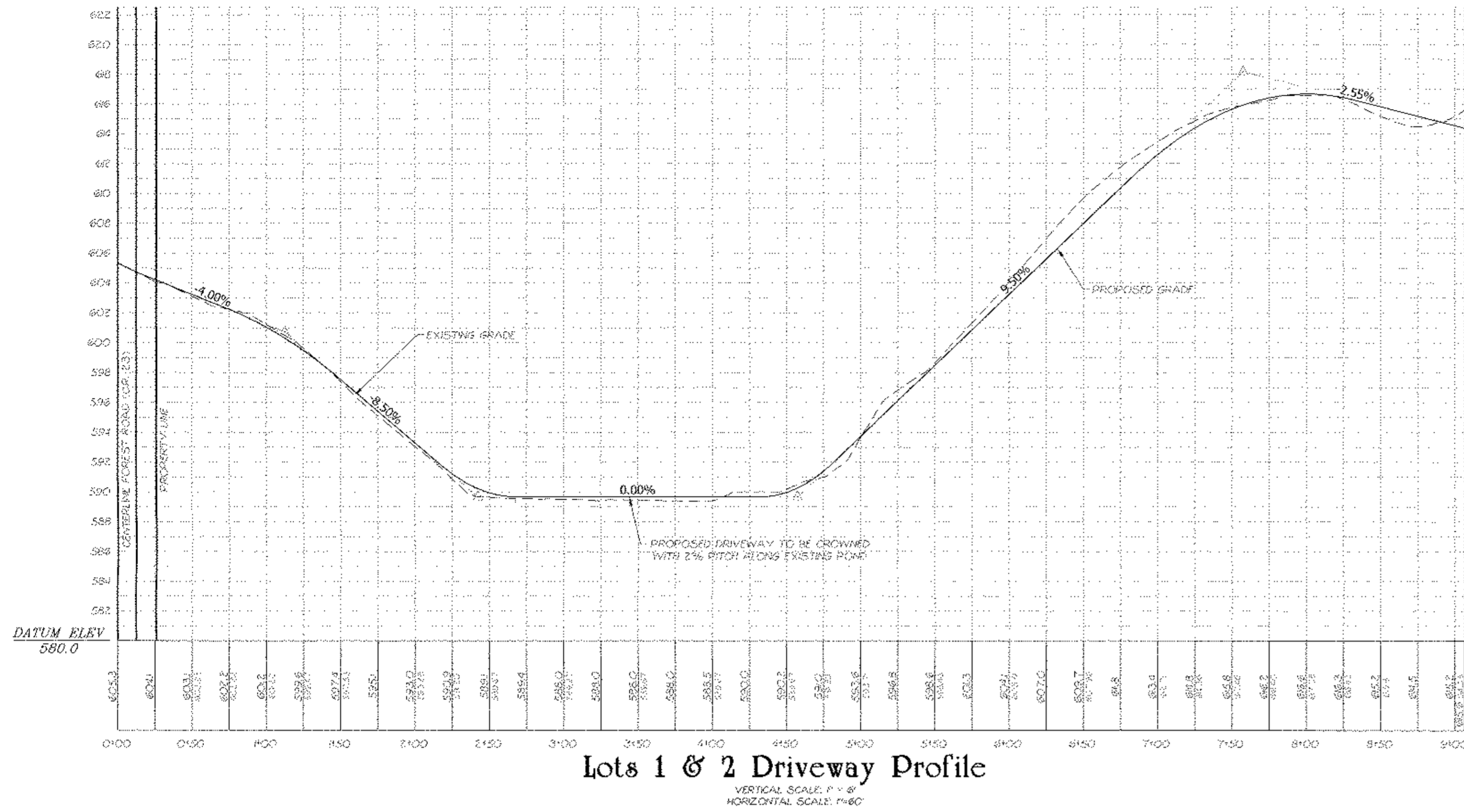
**COUNTY ROAD NOTE:**  
NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS, SHALL COMMENCE UNTIL A VALID HIGHWAY WORK PERMIT HAS BEEN SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS UNDER SECTION 156 OF THE HIGHWAY LAW.  
I HAVE REVIEWED THE PLAN AND AGREE TO ITS PLANS IN THE COUNTY CLERK'S OFFICE.  
MARGUERITE DICHARO  
OWNER

**Mercurio-Norton-Tarolli-Marshall**  
ENGINEERING - LAND SURVEYING  
PO Box 166, 45 Main Street Pine Bush, NY 12566  
P: (845)744.3620 F:(845)744.3805 Email: mnt-pe@mnt-pe.com

NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	APR 3, 2014	DESIGN	ALPHONSE MERCURIO	1	APR 3, 2014	DESIGN	LAWRENCE MARSHALL

I HEREBY CERTIFY TO MARGUERITE DICHARO THAT THIS MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED BY MERCURIO-NORTON-TAROLLI-MARSHALL, ENGINEERS - LAND SURVEYING, P.C. ON APRIL 3, 2014.  
I HEREBY CERTIFY THAT EACH PROPOSED SEWER SYSTEM & WETLAND FACILITY SHOWN ON THIS PLAN IS DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE NEW YORK STATE DEPARTMENTS OF HEALTH AND ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS AND FURTHER THAT SUCH DESIGN IS BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON EACH INDIVIDUAL LOT AND THAT SUCH SEWER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN SHOWN & AT THE LOCATION SHOWN.

**Total Area = 12.208 Acres**  
**Survey Map, Subdivision, & Site Plan**  
**for lands of**  
**Marguerite DiChiaro**  
RECORD OWNER: MARGUERITE DERALMA (AKA MARGUERITE DICHARO), 609 ROUTE 300 - APT A, WALL KILL, NY 12559  
DEED REFERENCE: LIBRA 18024, PAGE 155  
TAX MAP REFERENCE: SECTION 5, BLOCK 1, LOT 5072  
Situate in the Town of Newburgh  
Orange County, New York State  
Scale: 1" = 60' April 3, 2014  
RECORDED BY: ZAP | MAP CHECK: \_\_\_\_\_ | PROJECT: 3720 | SHEET 1 OF 3



FOREST ROAD POSTED SPEED LIMIT: 65 MPH		
SIGHT LINE	DISTANCE	NOTES
1	> 1,000'	
2	> 1,000'	
3	> 1,000'	
4	> 1,000'	



**Driveway Sight Distance Table**

**MNTM**  
 Mercurio-Norton-Tarolli-Marshall  
 ENGINEERING - LAND SURVEYING  
 PO Box 166, 45 Main Street, Pine Bush, NY 12566  
 P: (845)744.3620 F: (845)744.3805 Email: mnt-pe@mnt-pe.com

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 REVISION: \_\_\_\_\_ BY: \_\_\_\_\_

**Detail Sheet**  
 for Lands of  
**Marguerite DiChiaro**

RECORD OWNER: MARGUERITE DEPALMA (AKA MARGUERITE DI CHIARO), 2051 ROUTE 300 - APT. A, WALLKILL, NY 12588  
 DEED REFERENCE: LIBER 1802A, PAGE 155  
 TAX MAP REFERENCE: SECTION 5, BLOCK 1, LOT 36.02  
 Situate in the Town of Newburgh  
 Orange County, New York State  
 April 2014

