



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

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**TOWN OF NEWBURGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS**

**PROJECT: BELL-PELELLA 2 LOT SUBDIVISION**  
**PROJECT NO.: 16-02**  
**PROJECT LOCATION: SECTION 8, BLOCK 1, LOT 4.22**  
**PROJECT ZONE: AR**  
**REVIEW DATE: 28 JANUARY 2016**  
**MEETING DATE: 4 FEBRUARY 2016**  
**PROJECT REPRESENTATIVE: SPARACCO & YOUNGBLOOD, PLLC**

1. Thirty foot easement proposed on Lot 1 should be similarly depicted as shown on Lot 2. Grading for the proposed driveway appears to extend out of the proposed easement area on Lot 1 as well as Lot 2. A grading easement should be provided to incorporate the areas proposed to be graded for access.
2. It appears the intention is to remove the access to the common driveway over Tax Map 4.21 by installing a gate and connecting Lot 1 to the shared driveway. Common access and maintenance agreements for the shared driveway should be submitted for Mike Donnelly's review.
3. Percolation test results on Sheet 5 of 5 are illegible due to the reproduction of the mapping.
4. Septic design identifies septic laterals which are different sizes. Septic system laterals should be equal length to assure equal distribution of effluent throughout the laterals.
5. Detail of the proposed well should be added to the plans consistent with Health Department Standards.
6. Sheet 1 in a Resolution Block identifies the Town of Blooming Grove.

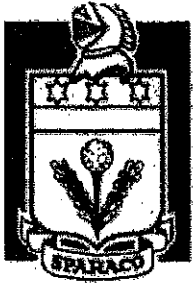
7. Highway Superintendent's comments regarding location of the driveway at the terminus of Lockwood Lane should be received. In addition offers of dedication are identified at a proposed cul-de-sac. Status of these dedications and ownership of that property should be determined. Burial depth of the proposed drainage pipe is shallow should proposed cul-de-sac ever be constructed.
8. Notes should be added to the plan requiring submission to the Code Enforcement Department of an as built map and certification from a Licensed Professional regarding construction of the Subsurface Sanitary Sewer Disposal System prior to issuance of Certificate of Occupancy.
9. General Note 13 & 16 do not appear to be pertinent to this project.

Respectfully submitted,

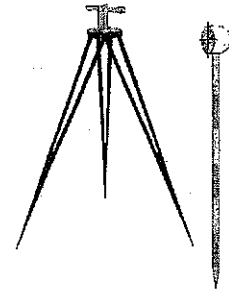
***McGoey, Hauser and Edsall  
Consulting Engineers, D.P.C.***

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Patrick J. Hines  
Principal



**SPARACO & YOUNGBLOOD, PLLC**  
CIVIL ENGINEERING \* LAND SURVEYING \* SITE PLANNING  
P.O. Box #818; 18 N. Main Street Harriman, N.Y. 10926  
(845) 782-8543 Fax (845) 782-5901  
[sparaco.steve@selsny.com](mailto:sparaco.steve@selsny.com)  
[wdyls1@gmail.com](mailto:wdyls1@gmail.com)



December 18, 2015

Town of Newburgh  
Town Engineer  
308 Gardner Road  
Newburgh, NY 12550

Att.: James W. Osborne, P.E.

Re: Bell/Pelella – Septic System Design and Report  
Job #SY-1125  
Section 8, Block 1, Lot 4.22

Dear Mr. Osborne,

We have prepared a septic system design to serve a new 1-family dwelling located at 65 Lockwood Lane in the Town of Newburgh. This site is also known as Lot 2 on the attached plan.

The site is located in an AR Zone and it is proposed to construct a new 3-bedroom, 1 family dwelling at the subject site.

We have witnessed a deep hole excavation and performed percolation testing on site and have determined that the area is suited for a septic system.

The soil where the septic system is proposed consists of clay loam with shale to a depth of at least 6 feet. These soils have adequate percolation capacity with the longest percolation rate of 58 minutes. Ground water was not observed. Attached herewith is a full set of plans for your review.

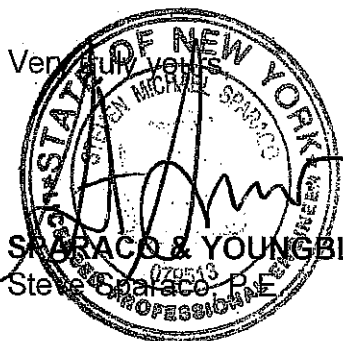
This is a suitable location for a septic field and is located a minimum of 100 feet from any restricting (i.e. wetlands, stream, wells, etc.) site characteristics.

This septic system will be gravity fed and will consist of a 1,000 gallon septic tank, a 12-way distribution box and 367 linear feet of absorption field.

The proposed design flow to be used is calculated using 110 gpd for 3 bedrooms which equals 330 gpd total. Using Table 3 "Minimum Septic Tank Capacities" from the NYS "Design Handbook 2012" (attached) a 1,000 gallon capacity septic tank (detail attached) is required for 3 bedrooms. Using Table 6A for Single-Family Residences" (attached) 367' of absorption field is required for 3 bedrooms and a percolation rate of 58 minutes (deep hole log and percolation tests are also attached).

For our design, we have proposed 1 lateral of 49' and 6 laterals of 53' each to achieve the minimum 367' long trench requirement. The area for an additional 100% expansion has been delineated on the plan.

Please let us know if there is any question on the enclosed. Thank you for your assistance and cooperation.

Very truly yours,  
  
STEVEN MICHAEL SPARACO  
STEVEN MICHAEL SPARACO, PLLC  
Steven Sparaco, P.E.  
PROFESSIONAL ENGINEER

cc.: client

**TABLE 3****MINIMUM SEPTIC TANK CAPACITIES**

Number of Bedrooms	Minimum Tank Capacity (gallons)	Minimum Liquid Surface Area (ft <sup>2</sup> )
1, 2, 3	1,000	27
4	1,250	34
5	1,500	40
6	1,750	47

**NOTES:**

- a) Tank size requirements for more than six (6) bedrooms shall be calculated by adding 250 gallons and seven (7) square feet of surface area for each additional bedroom.
- b) A garbage grinder shall be considered equivalent to an additional bedroom for determining septic tank size.
- c) A whirlpool bath or spa (connected to house plumbing) should be considered equivalent to an additional bedroom for determining septic tank size.

TABLE 6A

**REQUIRED LENGTH OF CONVENTIONAL ABSORPTION TRENCH  
FOR STANDARD DAILY DESIGN FLOWS  
(FEET)  
(BASED UPON TWO (2) FOOT WIDE TRENCH)**

Percolation Rate (min/inch)	Application Rate (gal/day/ft <sup>2</sup> )	Daily Flow Rate (gallons per day)														
		2 Bedrooms			3 Bedrooms			4 Bedrooms			5 Bedrooms			6 Bedrooms		
		220	260	300	330	390	450	440	520	600	550	650	750	660	780	900
1 - 5	1.20	92	108	125	138	162	187	184	216	250	230	270	312	275	325	374
6 - 7	1.00	110	130	150	165	195	225	220	260	300	275	325	375	330	390	450
8 - 10	0.90	123	145	167	184	217	250	245	290	333	306	360	417	367	433	500
11 - 15	0.80	138	162	188	207	244	281	275	325	375	344	406	469	413	488	563
16 - 20	0.70	158	186	214	236	279	321	315	372	429	393	464	536	472	557	643
21 - 30	0.60	184	217	250	275	325	375	367	433	500	459	542	625	550	650	750
31 - 45	0.50	220	260	300	330	390	450	440	520	600	550	650	750	660	780	900
46 - 60	0.45	245	290	333	367	433	500	489	578	667	612	722	833	734	867	1000

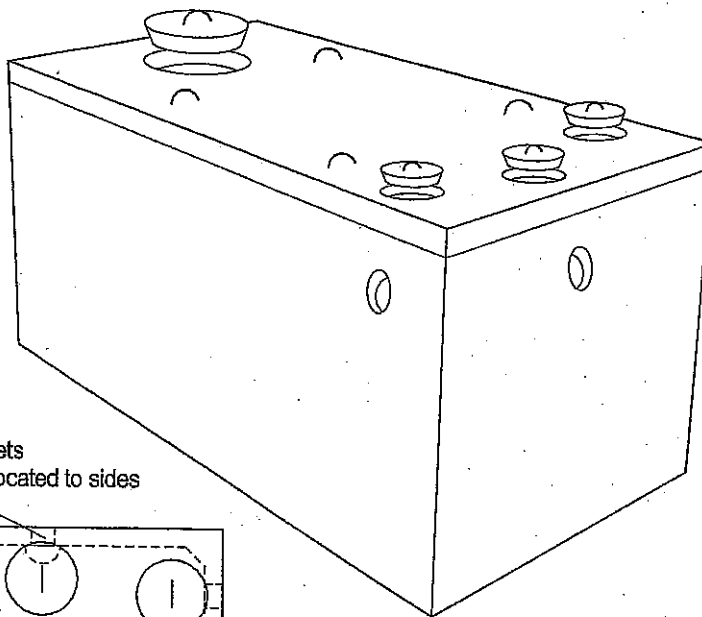
Dosing required if there is 500-foot or more of total trench length

Alternate Dosing required if there is 1000-foot or more of total trench length

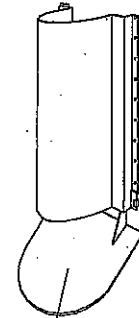
TABLE 6B

**CONVENTIONAL ABSORPTION TRENCH  
APPLICATION RATES FOR  
NON-STANDARD DAILY DESIGN FLOWS**

Percolation Rate (minutes/inch)	Application Rate (gallons/day/ft <sup>2</sup> )
1 - 5	1.20
6 - 7	1.00
8 - 10	0.90
11 - 15	0.80
16 - 20	0.70
21 - 30	0.60
31 - 45	0.50
46 - 60	0.45
Soil with a percolation rate of less than one (1) minutes/inch is unsuitable for a conventional system.	
Required Total Trench Bottom Area (ft <sup>2</sup> ) = Flow Rate (GPD)/Application Rate (GPD/ft <sup>2</sup> )	
Required Total Absorption Trench Length = Required Total Trench Bottom Area (ft <sup>2</sup> )/2 feet (trench width)	

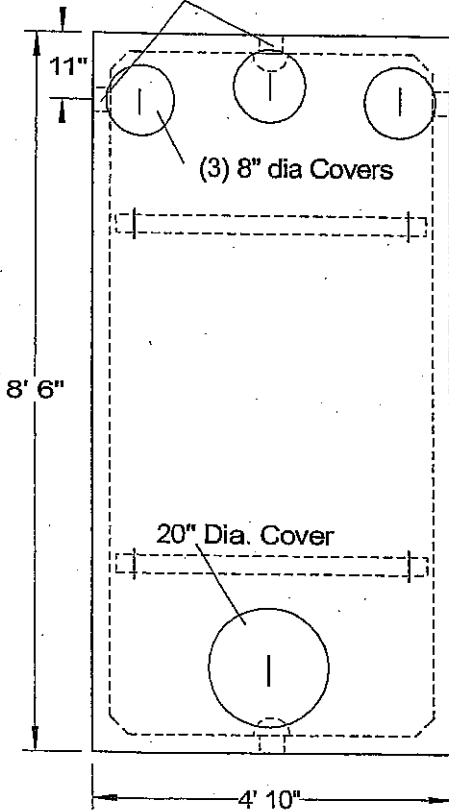


Baffle (deflector on outlet only)

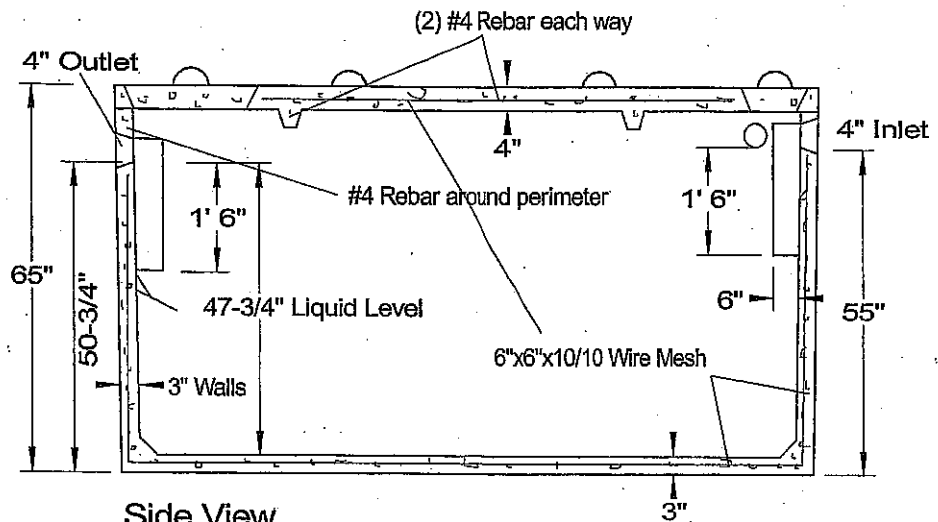


Gas Deflector

(3) 4" Polylok Inlets  
Baffle can be relocated to sides



Top View



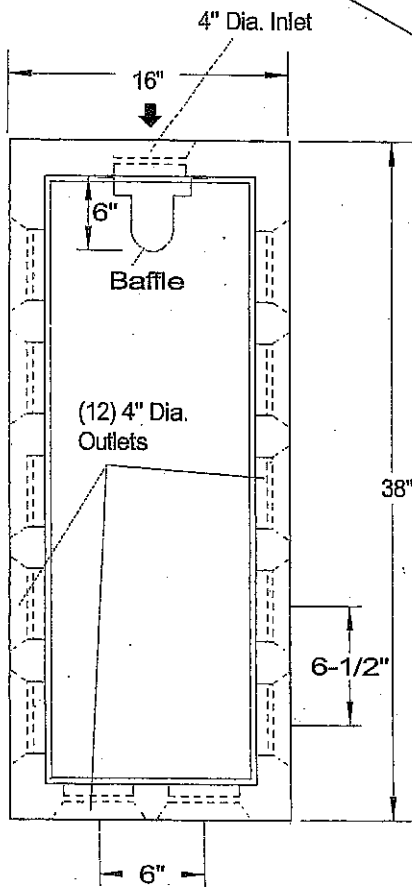
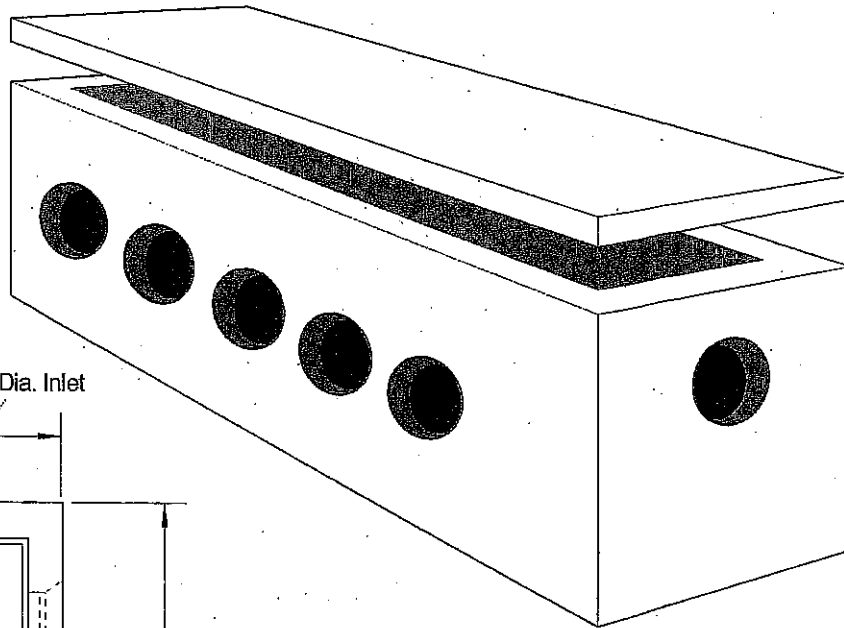
Side View

**SPECIFICATIONS**

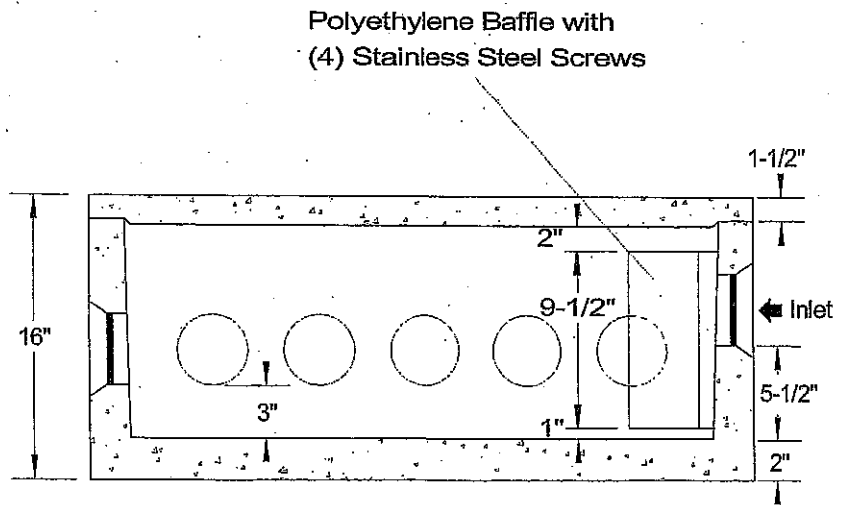
Concrete Min. Strength: 4,000 psi at 28 days  
 Reinforcement: #4 Rebar, 6x6x10ga. WWM  
 Air Entrainment: 5%  
 Construction Joint: Butyl Rubber Sealant  
 Pipe Connection: Polylok Seal (patented)  
 Weight = 8,700 lbs  
 Load Rating: 300 psf

**PRECAST SEPTIC TANKS  
 MODEL ST-1000 / 1000 GALLONS**

**Woodard's Concrete Products, Inc.**  
 629 Lybolt Road, Bullville, NY 10915  
 (845) 361-3471 / Fax 361-1050



Top View



Side View

SPECIFICATIONS	
<p>Concrete Min. Strength: 4,000 psi at 28 days            Reinforcement: Fiber, 10ga. wire mesh            Air Entrainment: 5%            Pipe Connection: Polylok Seal (patented)            Load Rating: 300 psf            Weight = 325 lbs</p>	<p style="text-align: center;"><b>PRECAST DISTRIBUTION BOXES</b>  <b>MODEL DB-12 / 12 OUTLETS W/BAFFLE</b></p> <p style="text-align: center;"><b>Woodard's Concrete Products, Inc.</b>            629 Lybolt Road, Bullville, NY 10915            (845) 361-3471 / Fax 361-1050</p>
<p>Page 6B 1/12/05</p>	





Sparaco Engineering and Land Surveying PC Phone: (845) 362-1966  
 26 Fireman Memorial Drive - Suite 210 Fax: (845) 362-1987  
 Pomona, NY 10970 Email: info@selsny.com

### Test Hole Log

Site: BELL/BELELLA Weather Cond.: SUNNY 65  
 Job # SY-1125 No# 3  
 Date: 10/20/15  
 Name: W.M.J Sheet No: 112

DEPTH		TEST HOLE	TEST HOLE	TEST HOLE	TEST HOLE	TEST HOLE	TEST HOLE
FEET	INCHES						
1	3	↑	↑	HUMUS	HUMUS		
	6			CLAY LOAM			
	9						
	12						
2	15	↑	↑		CLAY LOAM		
	18						
	21						
	24						
3	27	↑	↑				
	30			DRY CLAY LOAM			
	33						
	36			W/SHALE	LOAM		
4	39	↑	↑				
	42						
	45						
	48						
5	51	↑	↑				
	54						
	57						
	60						
6	63	↑	↑				
	66						
	69						
	72						
7	75	↑	↑				
	78						
	81						
	84						
PERC. RATE							
DEPTH TO G. W.							

Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



Sparaco Engineering and Land Surveying PC Phone: (845) 362-1966  
 26 Fireman Memorial Drive - Suite 210 Fax: (845) 362-1987  
 Pomona, NY 10970 Email: info@selsny.com

## Test Hole Log

Site: BELL / PELELLA Weather Cond.: \_\_\_\_\_  
 Job # SY-1125 \_\_\_\_\_  
 Date: 10/20/15 \_\_\_\_\_  
 Name: W.M.V. \_\_\_\_\_  
 Sheet No: 2 | 2

Notes

DEPTH		TEST HOLE	TEST HOLE	TEST HOLE	TEST HOLE	TEST HOLE	TEST HOLE
FEET	INCHES						
8	87						
	90						
	93		↓ DRY			↑ SANDY LOAM	
	96						
9	99						
	102					DRY HARD SHALE	
	105						
108							
10	111						
	114						
	117						
	120						
11	123						
	126						
	129						
	132						
12	135						
	138						
	141						
	144						
13	147						
	150						
	153						
	156						
14	159						
	162						
	165						
	168						
PERC. RATE							
DEPTH TO G. W.							

Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

NEW YORK STATE DEPARTMENT OF HEALTH

Bureau of Community Sanitation and Food Protection

See instructions on reverse side.

Development/Site: BELL/PELELLA #SY-125 (VIC) NEWBURGH County: ORANGE

Percolation Test Data

County: ORANGE

Date: 10/20/15 Test Conducted By: W.M.J. SUNNY 70°

Test Hole No.	Test Hole Depth (Inches)	Lot No.	Soil Profile	Presoaking Date & Time	Time	Percolation Test Runs					
						1	2	3	4	5	6
#1	30"		SEE SOIL LOG	10/20/15 10:30AM	END	10:20:15	10:49:15	11:23:30	12:02:15	12:45:30	1:29:30
					BEGIN	10:00:00	10:21:15	10:50:45	11:25:00	12:04:00	12:46:45
					RESULT	20:15	28:00	32:45	37:15	41:30	43:45
#2	30"		SEE SOIL LOG	10/20/15	END	10:39:15	11:32:30	12:31:00			
					BEGIN	10:05:00	10:40:00	11:34:00	12:32:30		
					RESULT	34:15	52:30	57:00			
#3	30"		CLAY LOAM W/SHALE TEST 10/21/15	10/20/15 11:10	END	<del>10:39:15</del>	10:46:15	11:37:30	12:30:00		
					BEGIN	<del>10:05:00</del>	10:10:00	10:47:30	11:39:30	12:30:00	
					RESULT	<del>29:15</del>	46:15	50:00	57:30		
#5	66"		SEE SOIL LOG	1" ABOVE WELL 10/20/15 1:20PM	END						
					BEGIN						
					RESULT						
#5	66"		SEE SOIL LOG	1" ABOVE WELL 10/20/15 1:20PM	END	1:51:30	2:18:30	2:49:15	3:21:15		
					BEGIN	1:30:00	1:52:30	2:19:15	2:50:00		
					RESULT	21:30	26:00	30:00	31:15		
#5	66"		SEE SOIL LOG	1" ABOVE WELL 10/20/15 1:20PM	END						
					BEGIN						
					RESULT						

1. Begin time, end time and result in minutes for a water elevation change from 6" to 5" above the bottom of the test hole.

TOWN OF NEWBURGH  
APPLICATION FOR  
SUBDIVISION/SITE PLAN REVIEW

JPE  
JUN 13 2016

RETURN TO: Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, New York 12550

DATE RECEIVED: \_\_\_\_\_ TOWN FILE NO: 16-01  
(Application fee returnable with this application)

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

BELL / PELELLA

2. Owner of Lands to be reviewed:

Name WILLIAM BELL AND CHARLES PELELLA

Address 79 BINGHAM ROAD

MARLBORO, N.Y. 12542

Phone \_\_\_\_\_

3. Applicant Information (If different than owner):

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Representative \_\_\_\_\_

Phone \_\_\_\_\_

Fax \_\_\_\_\_

Email \_\_\_\_\_

4. Subdivision/Site Plan prepared by:

Name SPARACO AND YOUNGBLOOD, PLLC

Address P.O. Box 818

HARRIMAN, N.Y. 10926

\_\_\_\_\_

Phone/Fax 845-782-8543

5. Location of lands to be reviewed:

65 LOCKWOOD LANE

6. Zone AR

Acreage 9.8

Fire District MIDDLEHOPE

School District MARLBORO

7. Tax Map: Section 8 Block 1 Lot 4.22

8. Project Description and Purpose of Review:

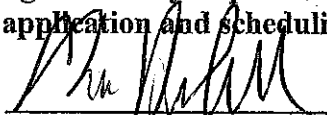
Number of existing lots 1 Number of proposed lots 2  
Lot line change SUBDIVISION  
Site plan review \_\_\_\_\_  
Clearing and grading \_\_\_\_\_  
Other \_\_\_\_\_

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) 30' WIDE INGRESS AND EGRESS 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  Title owner

Date: 1/8/16

**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

BELL/PELELLA

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.  N/A Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15.  N/A 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.  N/A 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.  N/A 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.  N/A Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28.  Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29.  Show topographical data with 2 or 5 ft. contours on initial submission

30.  Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. N/A If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32.  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. N/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. N/A 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: \_\_\_\_\_

  
Licensed Professional

Date: \_\_\_\_\_

12-18-15

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):



## STATEMENT TO APPLICANTS

### RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW

The Town of Newburgh Clearing and Grading Control Law requires a separate permit for most site preparation activities, including clearing, grading, tree cutting, excavating and filling. Site preparation activities performed following site plan or subdivision approval by the Planning Board may be exempt from the permit application, public hearing, fee and bonding requirements of the law provided the subdivision or site plan application has been reviewed for conformance with the clearing and grading law and the approval conditioned on compliance with the standards set forth in the law. Completion of the attached form will enable the Planning Board to review your application for conformance with the law's requirements. In the event it is not completed you may be required to apply for a separated permit for your site preparation activities. A sediment and erosion control plan and a plan showing the areas to be cleared, filled, graded or subjected to tree cutting, the types of vegetation affected and the proposed disposition of the destroyed vegetation must accompany the form. A SEQRA long form or full EAF should be utilized to discuss any environmental impacts and must accompany the application.

**TOWN OF NEWBURGH**  
**APPLICATION FOR CLEARING AND GRADING**

Name of applicant: \_\_\_\_\_

Name of owner on premises: \_\_\_\_\_

Address of owner: \_\_\_\_\_

Telephone number of owner: \_\_\_\_\_

Telephone number of applicant: \_\_\_\_\_

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

Location of land on which proposed work will be done: \_\_\_\_\_  
\_\_\_\_\_

Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Sub. Div.: \_\_\_\_\_

Zoning District of Property: \_\_\_\_\_ Size of Lot: \_\_\_\_\_

Area of lot to be cleared or graded: \_\_\_\_\_

Proposed completion of date: \_\_\_\_\_

Name of contractor/agent, if different than owner: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone number: \_\_\_\_\_

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: \_\_\_\_\_ Date: \_\_\_\_\_

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

**TOWN ACTION:**

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

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

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

## FEE LAW SUMMARY

### PENDING APPLICATIONS

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

### SEVERABILITY

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

### EFFECTIVE DATE:

This local law shall take effect immediately upon filing in the Office of the Secretary of State.

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.

Charles Petrella  
APPLICANT'S NAME (printed)

Ann Petrella  
APPLICANTS SIGNATURE

1/8/16  
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) Charles Pelella, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 79 Bingham Rd. Marlboro NY 12542  
IN THE COUNTY OF Ulster  
AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF 105 Rockwood Lane  
Newburgh, NY 12550

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

DATED: 1/8/16

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

NAMES OF ADDITIONAL  
REPRESENTATIVES

Charles Pelella  
OWNERS SIGNATURE

Charles Pelella  
OWNERS NAME (printed)

Jenna M. Pelella  
WITNESS' SIGNATURE

Jenna M. Pelella  
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.

1/ 8 /16

DATED

Charles Felella

APPLICANT'S NAME (printed)

Chas Felella

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

  1/8/14    
DATED

  Charles Felella    
INDIVIDUAL APPLICANT

\_\_\_\_\_  
CORPORATE OR PARTNERSHIP APPLICANT

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

## AGRICULTURAL NOTE

**(Required to be placed on all plans where property lies within 500 feet of land in active agricultural production or operation)**

Property adjacent to lots (1) is in active agricultural operation and production and residents must be aware that such property is protected by New York State "Right to Farm Laws" as regulated by the Department of Agriculture and Markets. From time to time during and prior to the normal growing season land and crops may be sprayed from the ground or by air, manure may be applied, and periodic noise may occur from machinery operation at various times throughout the day. Residents should be aware of this action by the adjacent property owners.

(1) Specific lots adjacent to the active farming area which are impacted shall be inserted in this space.



AGRICULTURAL DATA STATEMENT

(Required pursuant to Agricultural and Markets Law §305-a for applications for site plan approvals, use variances and subdivision approvals that will occur on property within a County Agricultural District containing an active farm operation or on property with boundaries within five hundred feet of an active farm operation located in a County Agricultural District)

Name and address of the applicant: Charles Pelella

Description of the proposed project: Lot Line / Subdivision

Location of the proposed project: 65 Lockwood Lane  
Newburgh, NY 12550

Name(s) and address(es) of any owner(s) of land within a County Agricultural District containing active farming operations and located within five hundred feet of the boundary of the project property: Borchart orchards  
278 Lattintown Rd,  
Marlboro, NY 12542

A tax map or other map showing the site of the proposed project relative to the location of the identified farm operations must be attached to this form.

Charles Pelella  
APPLICANT'S SIGNATURE

1/8/14  
DATE

## ARCHITECTURAL REVIEW

The Town of Newburgh Planning Board had been authorized to act as the Architectural Review Board for all: site plans, projects involving ten or more dwelling units, and any construction that would affect the character of a neighborhood under Section §185-59 of the Town Code (Zoning Law).

In order to perform this task, at some point prior to final approval, the applicant shall provide the Planning Board with elevations of buildings for all sides and a written (separately or on drawings) description of the materials, colors and textures to be used in construction. Plans shall also include topographical information and any screening of portions of the buildings, either existing or proposed.

Samples of the material and colors to be used shall either be submitted to the Planning Board or brought to the meeting at which architectural review will be discussed.

ARCHITECTURAL REVIEW FORM  
TOWN OF NEWBURGH PLANNING BOARD

DATE: 12/18/15

NAME OF PROJECT: BELL/PELELLA

The applicant is to submit in writing the following items prior to signing of the site plans.

**EXTERIOR FINISH (skin of the building):**

Type (steel, wood, block, split block, etc.)

---

**COLOR OF THE EXTERIOR OF BUILDING:**

---

**ACCENT TRIM:**

Location: \_\_\_\_\_

Color: \_\_\_\_\_

Type (material): \_\_\_\_\_

**PARAPET (all roof top mechanicals are to be screened on all four sides):**

---

**ROOF:**

Type (gabled, flat, etc.): \_\_\_\_\_

Material (shingles, metal, tar & sand, etc.): \_\_\_\_\_

Color: \_\_\_\_\_

**WINDOWS/SHUTTERS:**

Color (also trim if different): \_\_\_\_\_

Type: \_\_\_\_\_

**DOORS:**

Color: \_\_\_\_\_

Type (if different than standard door entrée): \_\_\_\_\_

**SIGN:**

Color: \_\_\_\_\_

Material: \_\_\_\_\_

Square footage of signage of site: \_\_\_\_\_

Charles Pelella, owner

Please print name and title (owner, agent, builder, superintendent of job, etc.)

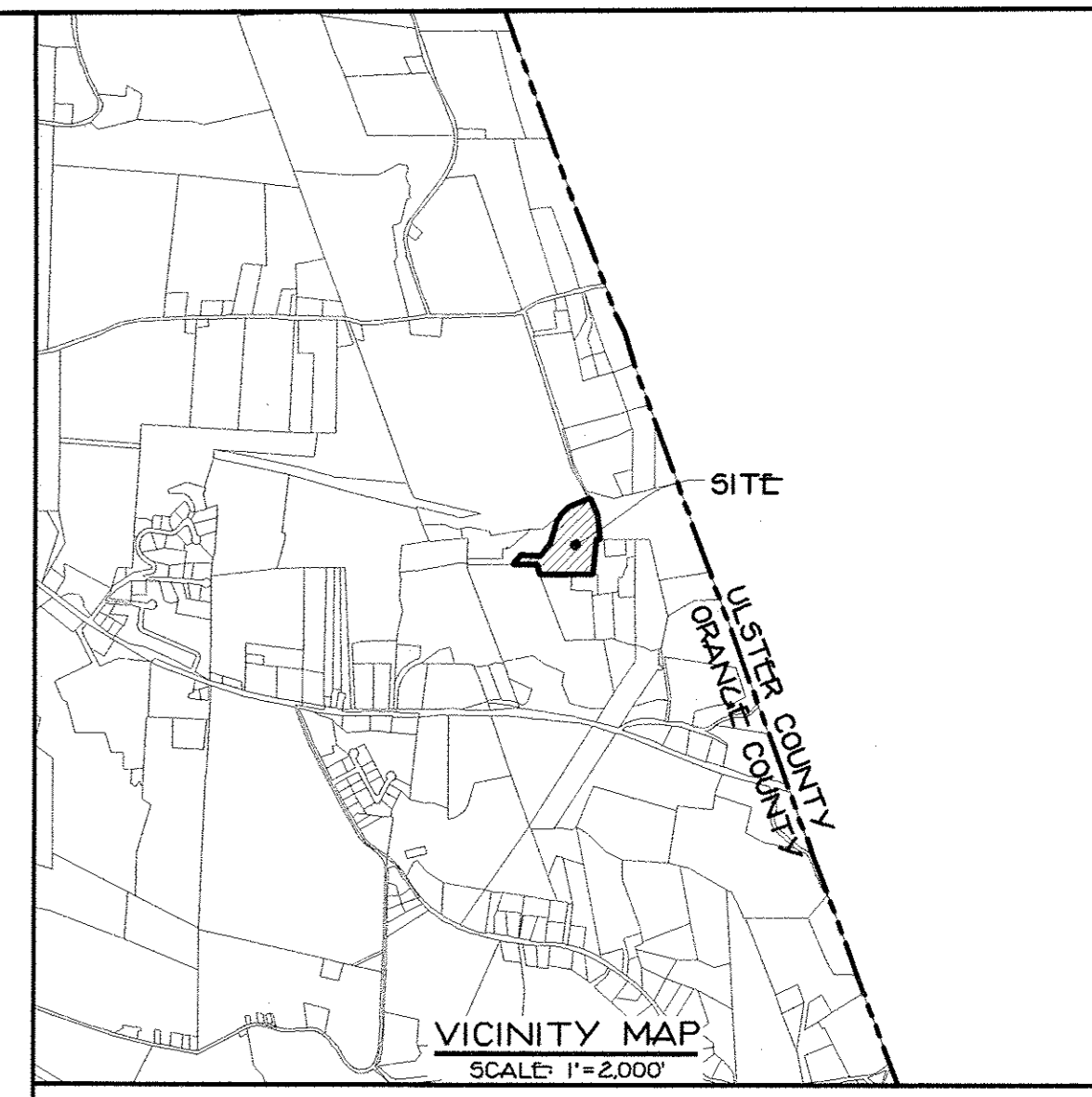
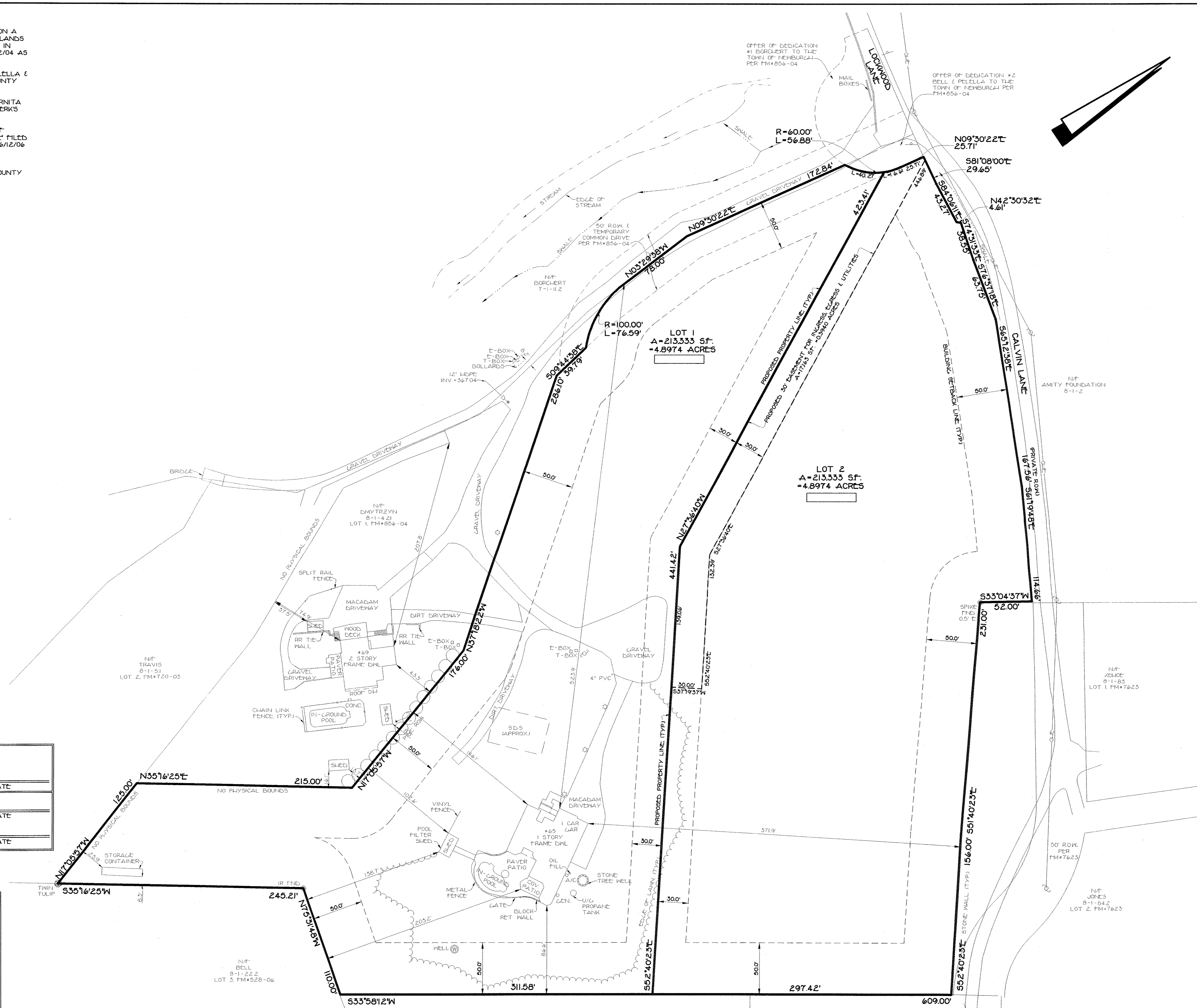
Chris Pelella

Signature

## LIST OF ADJACENT PROPERTY OWNERS

Within ten business days following the applicant's first appearance before the Planning Board, the applicant shall forward a letter prepared by the Planning Board or an authorized agent of the Planning Board to all property owners within 500 feet of the land involved in the application, as the names of such owners appear on the last completed assessment roll of the Town, notifying the property owners of the receipt of the plat and application, by first class mail. **The list of property owners shall be provided to the applicant from the Planning Board, through the Town Assessor's office.** The applicant shall thereafter submit a duly executed, notarized affidavit of mailing to the Planning Board. Further appearances before the Planning Board shall be prohibited until an affidavit meeting the requirements has been delivered. In the event a modification to an application proposes an increase in the number of lots or the relocation of a proposed road or drainage basin to a location adjacent to an adjoining property, then a supplementary letter shall be required to be forwarded in the same manner advising of the modification.

TAX LOT: SECTION 8, BLOCK 1, LOT 4.22  
 MAP REFERENCE:  
 BEING KNOWN AND DESIGNATED AS LOT 2 ON A CERTAIN MAP ENTITLED 'SUBDIVISION PLAN LANDS OF CHARLES PELELLA & WILLIAM BELL' FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 11/2/04 AS MAP#856-04.  
 MAP OF LOT LINE CHANGE FOR CHARLES PELELLA & DELBERT TRAVIS FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 12/20/03 AS MAP#720-03.  
 'SUBDIVISION PLAN LANDS OF CALVIN A. & ERNITA A. JONES' FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 5/9/86 AS MAP#7623.  
 'SURVEY & SUBDIVISION MAP OF A PORTION OF LANDS OF JOAN M. & WILLIAM D. STERNITZKE' FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 6/12/06 AS MAP#528-06.  
 MINOR SUBDIVISION PREPARED FOR ERNEST & ROBERT BORGLERT FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 3-16-77 AS MAP#4047.



- NOTES:**
- THIS IS A SUBDIVISION PLAT OF SECTION 8, BLOCK 1, LOT 4.22 AS SHOWN ON THE TOWN OF NEWBURGH TAX MAPS.
  - AREA OF TRACT = 426666 SF. = 9.7949 ACRES
  - ZONE: AR
  - NUMBER OF LOTS: 2
  - FROM THE BEST AVAILABLE KNOWLEDGE THERE ARE NO BURIED UTILITIES WITHIN OR ADJACENT TO THE PROPOSED LOT LINE THAT WILL CAUSE ENCROACHMENTS OR CREATE VIOLATIONS OF THE STATE SANITARY HEALTH CODE.
  - RECORD OWNER/APPLICANT: WILLIAM BELL & CHARLES PELELLA  
79 BINGHAM ROAD  
MARLBORO, NEW YORK 12542
  - FIRE DISTRICT: MIDDLEHOPE FIRE DISTRICT
  - SCHOOL DISTRICT: MARLBORO SCHOOL DISTRICT
  - ALL PROPERTY CORNERS SHALL BE MARKED WITH 3/4 INCH PIPE.
  - THE INDIVIDUAL LOTS ARE TO BE DESIGNATED WITH THE TAX LOT NUMBER SHOWN THUS:

**APPROVAL FOR FILING:**

OWNER	DATE
APPROVED BY RESOLUTION OF THE TOWN OF NEWBURGH PLANNING BOARD ON	DATE
PLANNING BOARD CHAIRMAN	DATE

**LEGEND**

EXISTING	PROPOSED	ITEMS
---	---	PROPERTY LINE
---	---	BUILDING SETBACK LINE
⊙	⊙	SAN SEWER MANHOLE
○	○	CLEAN-OUT
⊕	⊕	DRAINAGE MANHOLE
⊖	⊖	CATCH BASIN
⊗	⊗	WATER VALVE
⊘	⊘	GAS VALVE
⊙	⊙	UTILITY POLE
---	---	OVERHEAD ELECTRIC
---	---	GUY WIRE

**BULK REGULATIONS**

MINIMUM NET LOT AREA	40000 SF.
MINIMUM LOT WIDTH	150'
MINIMUM LOT DEPTH	150'
FRONT YARD	50'
SIDE YARD	30'
BOTH SIDE YARDS	80'
REAR YARD	50'
LIABIL FLOOR AREA PER DWELLING	900 SF.
LOT BUILDING COVERAGE	10%
LOT SURFACE COVERAGE	20%
MAX. BUILDING HEIGHT	35'



**REVISIONS**

REV.	DATE	COMMENTS
1-4-16		

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF BLOOMING GROVE NY, ON THE DAY OF 20...  
 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS DAY OF 20...  
 CHAIRMAN

PRELIMINARY SUBDIVISION PLAT FOR BELL / PELELLA  
 LOCATED IN TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

GRAPHIC SCALE: 1" = 50'

I HEREBY CERTIFY THAT THIS SUBDIVISION WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON SEPTEMBER 8, 2014.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

WILLIAM D. YOUNGBLOOD, L.S. # 50466

**SPARACO & YOUNGBLOOD, PLLC**  
 CIVIL ENGINEERING & LAND SURVEYING  
 SITE PLANNING

18 NORTH MAIN STREET  
 P.O. BOX 818  
 HARRIMAN, N.Y. 10926  
 TEL: (845) 782-8543  
 FAX: (845) 782-5901  
 SPARACO.STEVE@SELSNY.COM WDI151@GMAIL.COM

SY-1125  
 NOV. 2, 2015  
 1" = 50'



**EROSION CONTROL INFORMATION:**

**EROSION AND SEDIMENT CONTROL PLAN - CONSTRUCTION SEQUENCE:**

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS AND INSTALLATION OF PROPOSED STRUCTURES AND/OR UTILITIES.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND/OR STABILIZED.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS INDICATED ON PLAN.
4. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AND DOWN SLOPE OF ALL AREAS DESIGNATED FOR TOPSOIL STOCKPILING.
5. CONSTRUCT BERMS, TEMPORARY SHALES AND PIPES AS NECESSARY TO DIRECT RUNOFF TO TEMPORARY SEDIMENTATION ENTRAPMENT AREAS.
6. CLEAR EXISTING TREES, VEGETATION AND EXISTING STRUCTURES FROM AREAS TO BE FILLED OR EXCAVATED, STRIP AND STOCKPILE TOPSOIL FROM AREAS TO BE DISTURBED, SEED STOCKPILED TOPSOIL WITH TEMPORARY RYE GRASS COVER.
7. PERFORM EXCAVATION AND FILL TO BRING LAND TO DESIRED GRADE. ANY DISTURBED AREAS TO REMAIN BARE SHOULD BE SEEDDED WITH TEMPORARY RYE GRASS.
8. INSTALL UNDERGROUND UTILITIES MANHOLES AND CATCH BASINS, GRATES OF CURB AND FIELD INLETS SHOULD BE LEFT AT ELEVATIONS WHICH PERMIT PROPER COLLECTION OF SURFACE RUNOFF.
9. INSTALL INLET PROTECTION AT CURB AND FIELD INLETS.
10. CONSTRUCT CURBS AND INSTALL BASE AND BINDER COURSES OF PAVED AREAS RAISE GRATES OF THE CURB AND FIELD INLETS ACCORDINGLY.
11. COMPLETE THE GRADING.
12. INSTALL SURFACE COURSE OF PAVEMENT, RAISE GRATES OF CURBS AND FIELD INLETS TO FINAL ELEVATION.
13. UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS ARE TO BE SEEDDED WITH 1/2 LB. OF RYE GRASS PER 1000 SQUARE FEET OF DISTURBED AREA OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR THIS SITE. SOILS TO BE AMENDED AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR THIS SITE. ALL TEMPORARY DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
14. FOR INDIVIDUAL HOUSE & SEPTIC CONSTRUCTION FOLLOW STEPS #1 TO #15 WHERE APPLICABLE.
15. BARE SOIL SHOULD BE SEEDDED WITHIN 14 DAYS OF EXPOSURE. WHENEVER CONSTRUCTION IS SUSPENDED OR COMPLETED, AREAS SHOULD BE SEEDDED DOWN OR MULCHED IMMEDIATELY. UPON COMPLETION A PERENNIAL MIX NEEDS TO BE USED TO ENSURE CONTINUAL STABILIZATION.

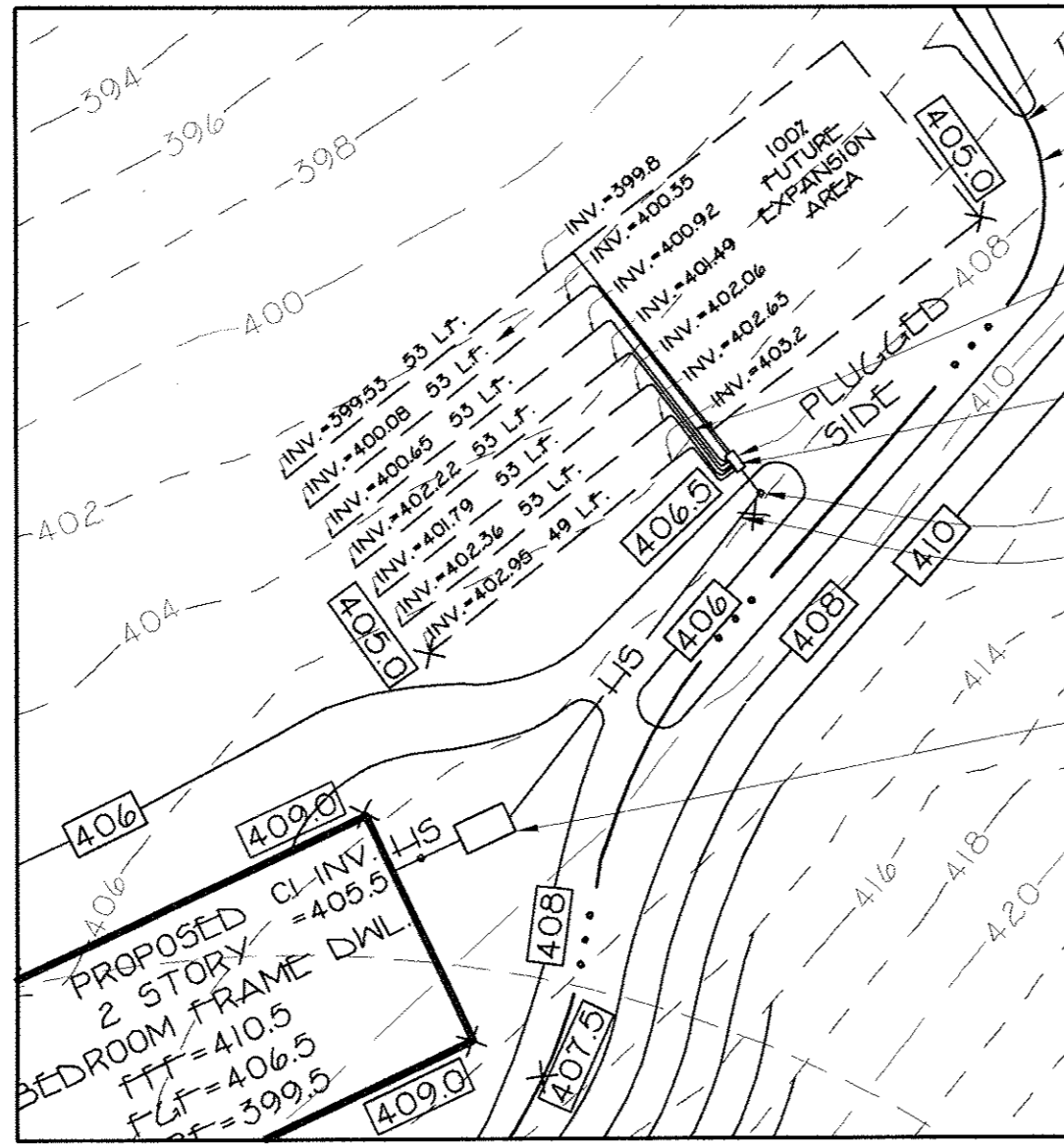
**STANDARD EROSION CONTROL NOTES:**

AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING AS APPLICABLE:

1. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP, CRUSHED STONE DAMS OR OTHER SUITABLE MATERIALS. DIVERSION SHALES, BERMS, OR OTHER GUANIALIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS WHICH SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
2. ALL DISTURBED AREAS, EXCEPT ROADWAYS WHICH WILL REMAIN UNFINISHED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDDED WITH 1/2 LB. OF RYE GRASS AND MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICAL BY INSTALLATION OF THE BASE COURSE.
3. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
4. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
5. PROVIDE INLET PROTECTION TO ALL INLETS ON SITE (SEE DETAIL).

**WATER MAIN SAFETY NOTES:**

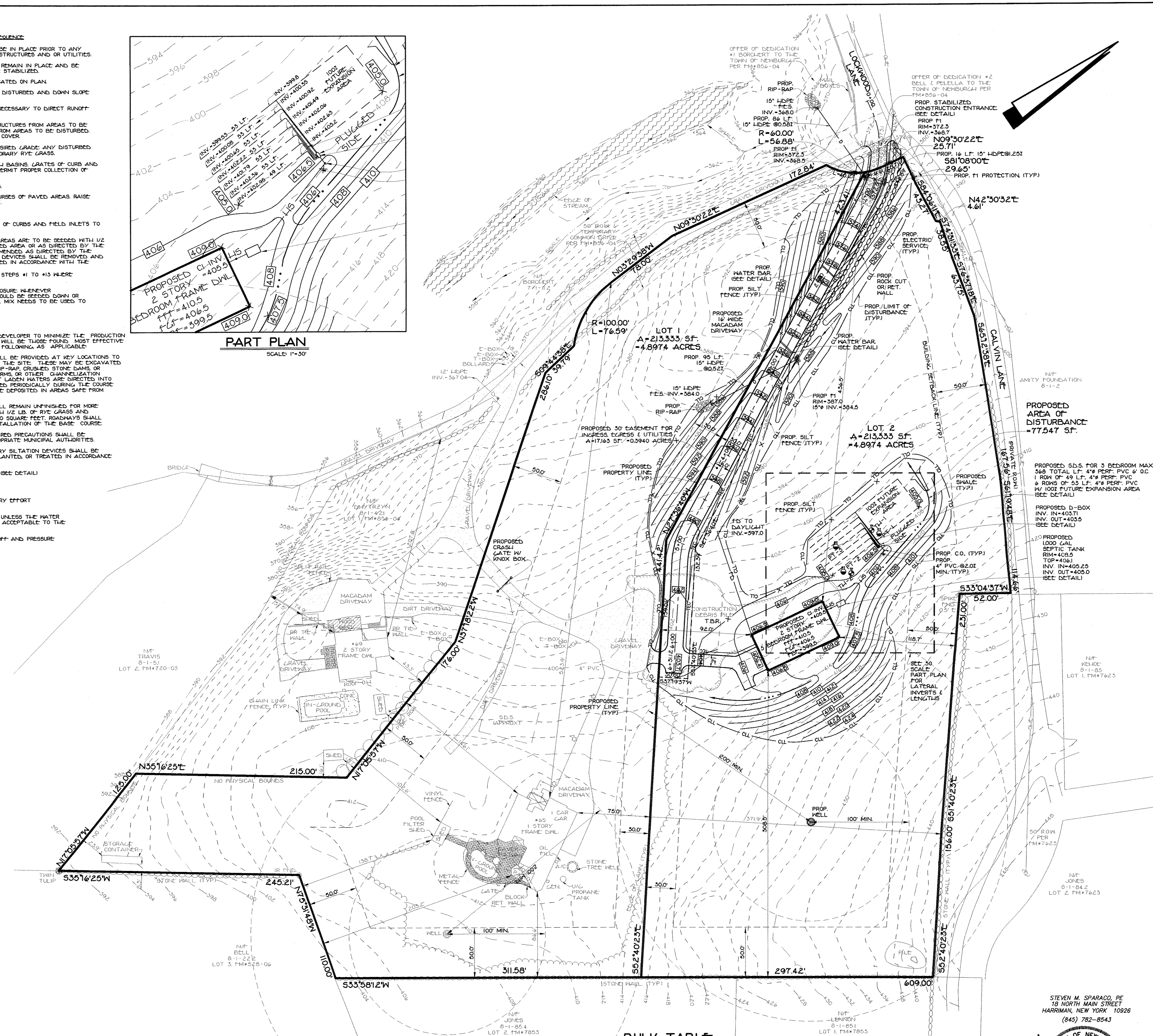
1. WHEN WORKING AT OR NEAR A LIVE WATER MAIN EVERY EFFORT IS TO BE MADE TO MAINTAIN STABILITY.
2. EXISTING THURST BLOCKS ARE NOT TO BE REMOVED UNLESS THE WATER MAIN HAS BEEN PROPERLY RESTRAINED USING MEANS ACCEPTABLE TO THE LOCAL WATER COMPANY OR DEPARTMENT.
3. WHEN POSSIBLE A WATER MAIN SHOULD BE TURNED OFF AND PRESSURE RELIEVED BEFORE EXPOSING MAIN.



**PART PLAN**  
SCALE: 1"=30'

EXISTING	PROPOSED	ITEMS
---	---	PROPERTY LINE
---	---	BUILDING SETBACK LINE
---	---	SANITARY SEWER
---	---	SAN SEWER MANHOLE
---	---	SEWER SERVICE
---	---	CLEAN-OUT
---	---	WATER MAIN
---	---	WATER SERVICE
---	---	FIRE SERVICE
---	---	WATER VALVE
---	---	GAS MAIN
---	---	GAS SERVICE
---	---	GAS VALVE
---	---	DRAIN PIPE
---	---	DRAINAGE MANHOLE
---	---	FIELD INLET
---	---	ROOF LEADER
---	---	FOOTING DRAIN
---	---	UTILITY POLE
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	10' CONTOUR INTERVAL
---	---	2' CONTOUR INTERVAL
---	---	SPOT GRADE
---	---	WALL & CURB ELEV.

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



**BULK TABLE**

ZONE	AR	MINIMUM LOT AREA	LOT WIDTH (FEET)	LOT DEPTH (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	BOTH SIDE YARD (FEET)	REAR YARD (FEET)	LIABILITIES FLOOR AREA PER DWELLING	LOT BUILDING COVERAGE (PERCENT)	LOT SURFACE COVERAGE (PERCENT)	MAXIMUM HEIGHT (FEET)
REOS	AR	40,000	150	150	50	50	80	50	900 SF.	10	20	35
PROPOSED LOT 1	213,333	285	900	523.9	75	177.6	86.6	900 SF.	2	7.9	35	
PROPOSED LOT 2	213,333	430	810	436.5	92	210.7	308.5	900 SF.	3	6.5	35	

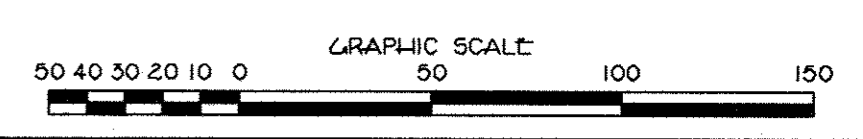
**GENERAL NOTES:**

1. CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
3. ALL EXISTING OFF-SITE PAVEMENT, FENCES, CURBS, WALKS AND OTHER FACILITIES DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
4. EXISTING UTILITIES & STRUCTURES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
5. PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. UTILITIES AND UTILITY STRUCTURES WHOSE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINDING SUCH UTILITIES, THE CONTRACTORS RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
7. CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE; WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO COMPLETED WORK.
8. ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND/OR COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND.
9. THE EXTENT OF THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM REQUIRED TO PERFORM THE CONTRACT WORK WITH AS MINIMAL EFFECT ON ADJACENT AREAS AS POSSIBLE.
10. ALL NEW STORM DRAINAGE PIPING TO BE SMOOTH BORE CORRUGATED HIGH DENSITY POLYETHYLENE UNLESS OTHERWISE SPECIFIED.
11. ROOF LEADERS WHERE REQUIRED TO BE 6" DIA. SDR 35 PVC PIPE AND WILL OUTLET TO DOWNSPOUTS ADJACENT TO THE PROPOSED BUILDINGS.
12. ALL NEW WATER MAINS AND RELATED APPURTENANCES TO BE SPECIFIED BY ARCHITECTS MECHANICAL ENGINEER.
13. ALL SANITARY HOUSE CONNECTIONS TO BE 6" DIA. CAST IRON WITH A MINIMUM GRADE OF -2' TO THE FIRST CLEAN OUT OUTSIDE THE BUILDING. BEYOND THE FIRST CLEAN OUT, SDR 35 PVC PIPE MAY BE USED IN LIEU OF CAST IRON.
14. ANY SUBSTITUTIONS TO BE REQUESTED IN WRITING AND APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
15. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS WITH REGARDS TO DEMOLITION AND DISPOSAL OF EXISTING STRUCTURES.
16. ANY EXISTING HOUSE CONNECTION PROPOSED TO BE ABANDONED MUST BE PLUGGED BETWEEN THE EDGE OF THE RIGHT-OF-WAY AND THE CURB LINE WITH A PERMANENT WATER-TIGHT PLUG OR CAP ENCASED IN CONCRETE.
17. WHERE FINISHED GRADE ELEVATION AT BUILDING WALL IS LESS THAN 24" BELOW THE FINISHED FLOOR CONSULT WITH ARCHITECT FOR CHANGES IN FOUNDATION AND SILL DESIGN.
18. CONTRACTOR TO OBTAIN AND SUBMIT SHOP DRAWINGS FOR ALL STRUCTURES TO DESIGN ENGINEER FOR REVIEW AND APPROVAL BEFORE MANUFACTURING.
19. RETAINING WALLS SHALL BE LESS THAN 4 FEET IN HEIGHT. RETAINING WALLS MORE THAN 4 FEET IN HEIGHT ARE REQUIRED TO BE DESIGNED BY A CERTIFIED STRUCTURAL ENGINEER.

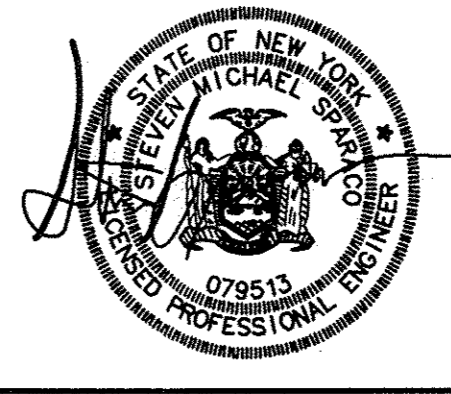
**REVISIONS**

REV. 1-4-16 COMMENTS

GRADING, UTILITY & EROSION CONTROL PLAN FOR **BELL / PELELLA** LOCATED IN TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK



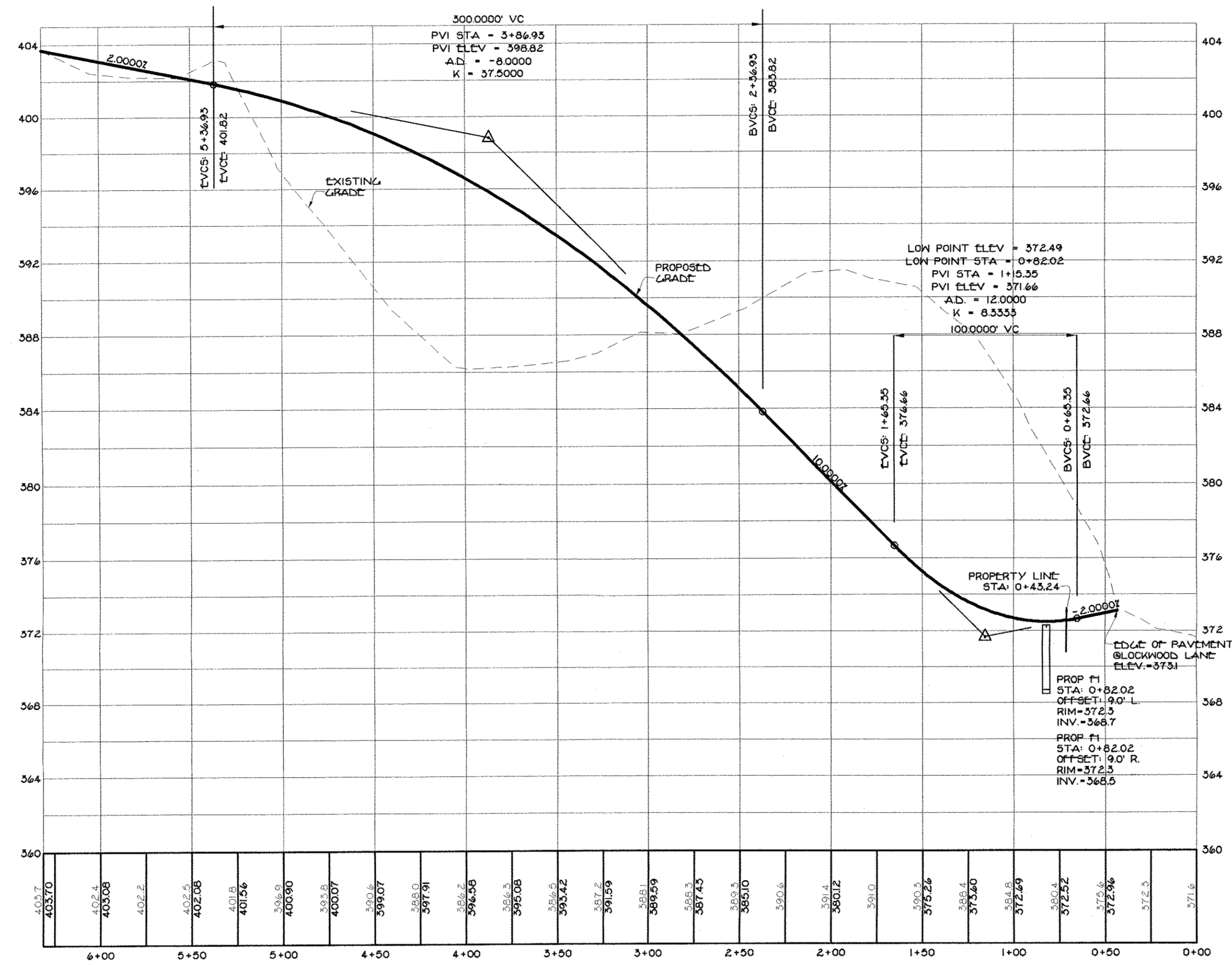
STEVEN M. SPARACO, PE  
18 NORTH MAIN STREET  
HARRISMAN, NEW YORK 10926  
(845) 782-8543



**SPARACO & YOUNGBLOOD, PLLC**  
CIVIL ENGINEERING • LAND SURVEYING  
SITE PLANNING  
18 NORTH MAIN STREET  
P.O. BOX 818  
HARRISMAN, N.Y. 10926  
TEL: (845) 782-8543  
FAX: (845) 782-5901  
WWW.SPACOSYS.COM WDTLS1@GMAIL.COM

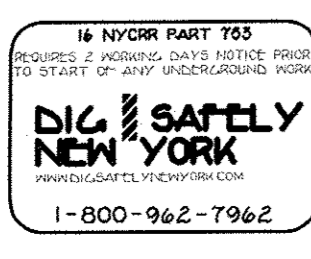
FILE # SV-1125  
DATE NOV. 2, 2015  
SCALE 1"=50'  
DWG NO. 2 OF 5





PRIVATE DRIVEWAY PROFILE  
 SCALE 1"=1'-50' V=1"=5'

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE, AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



<b>REVISIONS</b> REV. 1-4-16-COMMENTS	
PRIVATE DRIVEWAY PROFILE FOR <b>BELL / PELELLA</b> LOCATED IN TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK	
GRAPHIC SCALE 50 40 30 20 10 0 50 100 150	
<b>SPARACO &amp; YOUNGBLOOD, PLLC</b> CIVIL ENGINEERING * LAND SURVEYING SITE PLANNING 18 NORTH MAIN STREET P.O. BOX 818 HARRIMAN, N.Y. 10926 TEL: (845) 782-8543 FAX: (845) 782-5901 SPARACO.STEVE@SELNY.COM WBYL51@GMAIL.COM	FILE SY-1125 DATE NOV. 2, 2015 SCALE 1"=50' SHEET 3 OF 5



**Test Hole Log**

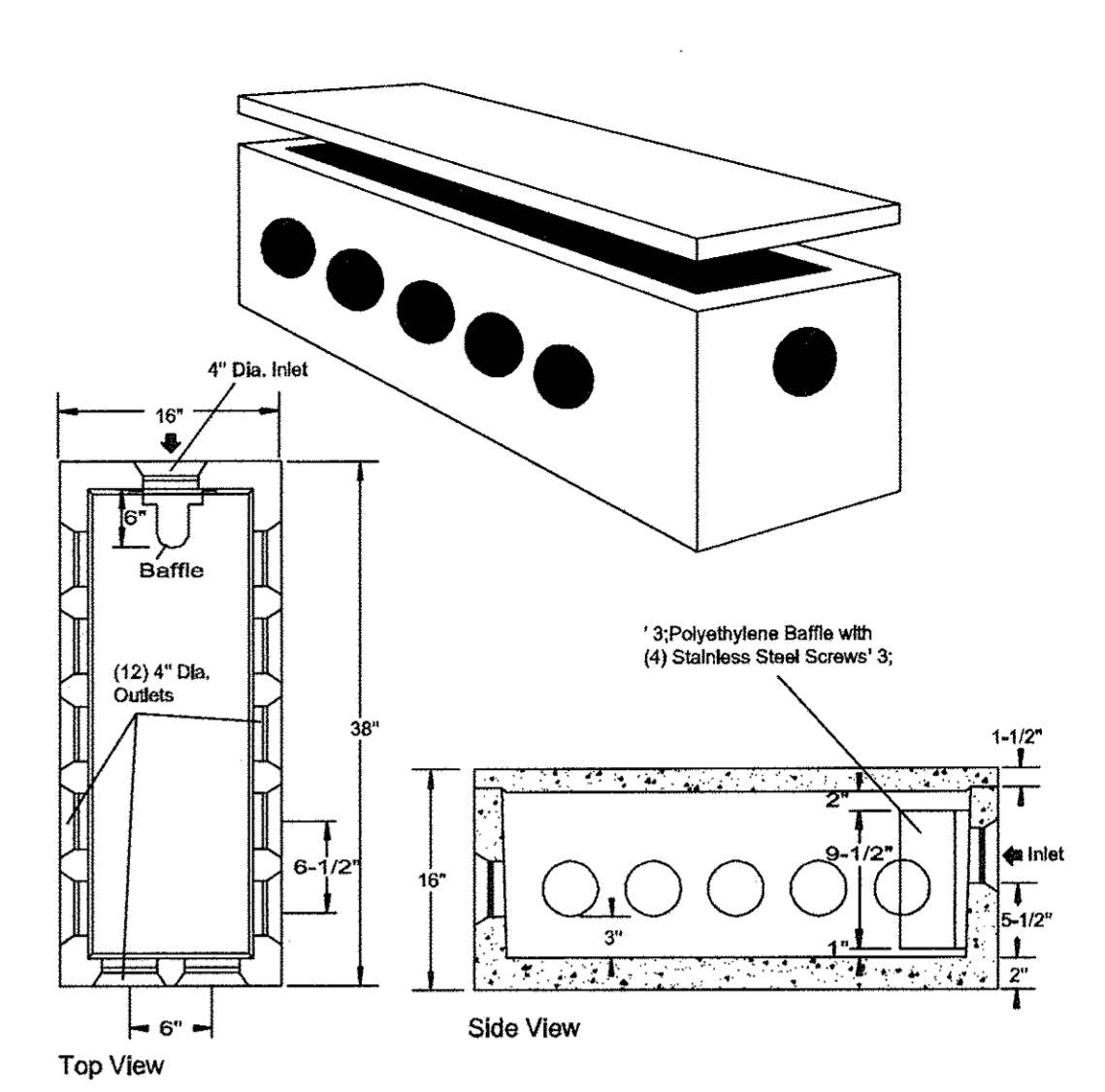
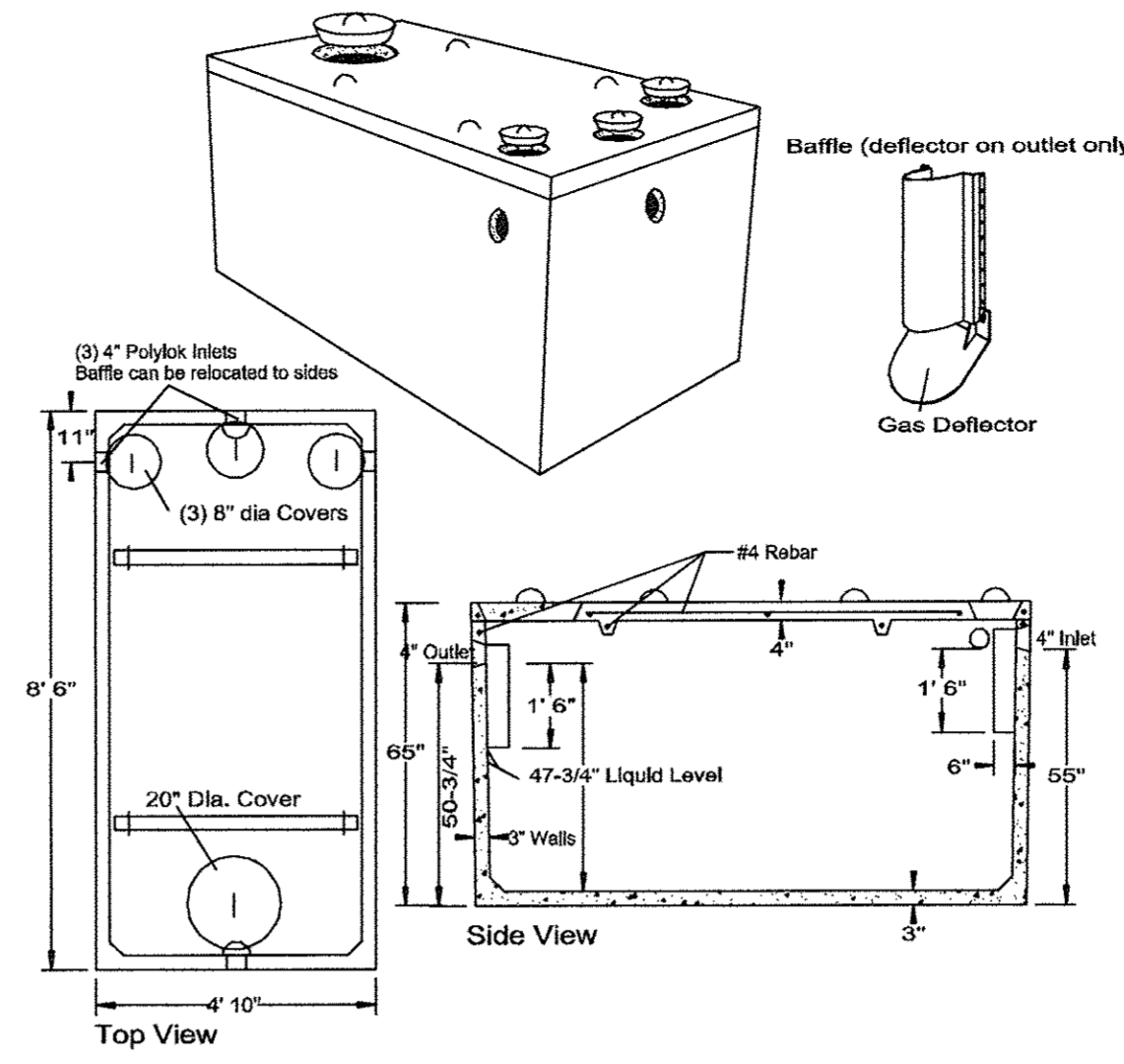
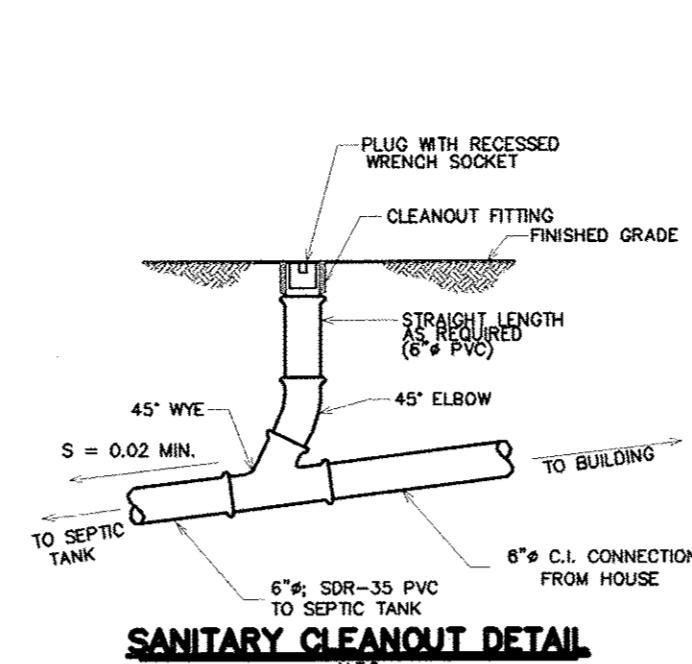
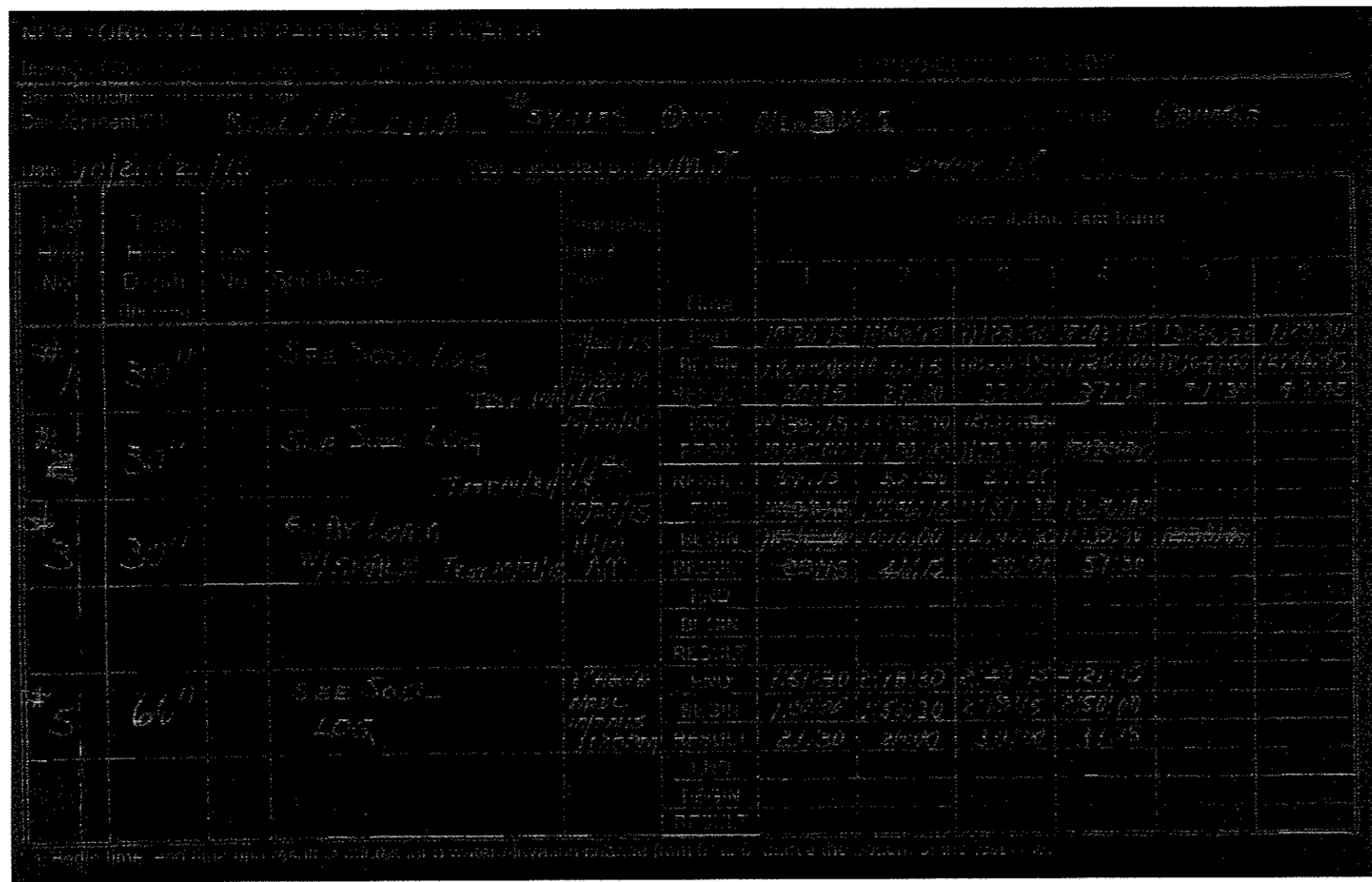
Site: BELL / PELELLA Weather Cond.: SUNNY 65  
 Job # SY-1125  
 Date: 10/20/15  
 Name: W.M.L.V. Sheet No: 1 of 2

DEPTH FEET	INCHES	TEST HOLE 1	TEST HOLE 2	TEST HOLE 3	TEST HOLE 4	TEST HOLE 5	TEST HOLE 6
1	6						
1	9						
1	12						
1	15						
2	18						
2	21						
2	24						
3	27						
3	30						
3	33						
3	36						
3	39						
4	42						
4	45						
4	48						
4	51						
4	54						
4	57						
4	60						
4	63						
4	66						
4	69						
4	72						
4	75						
4	78						
4	81						
4	84						
PERC. RATE							
DEPTH TO G. W.							

**Test Hole Log**

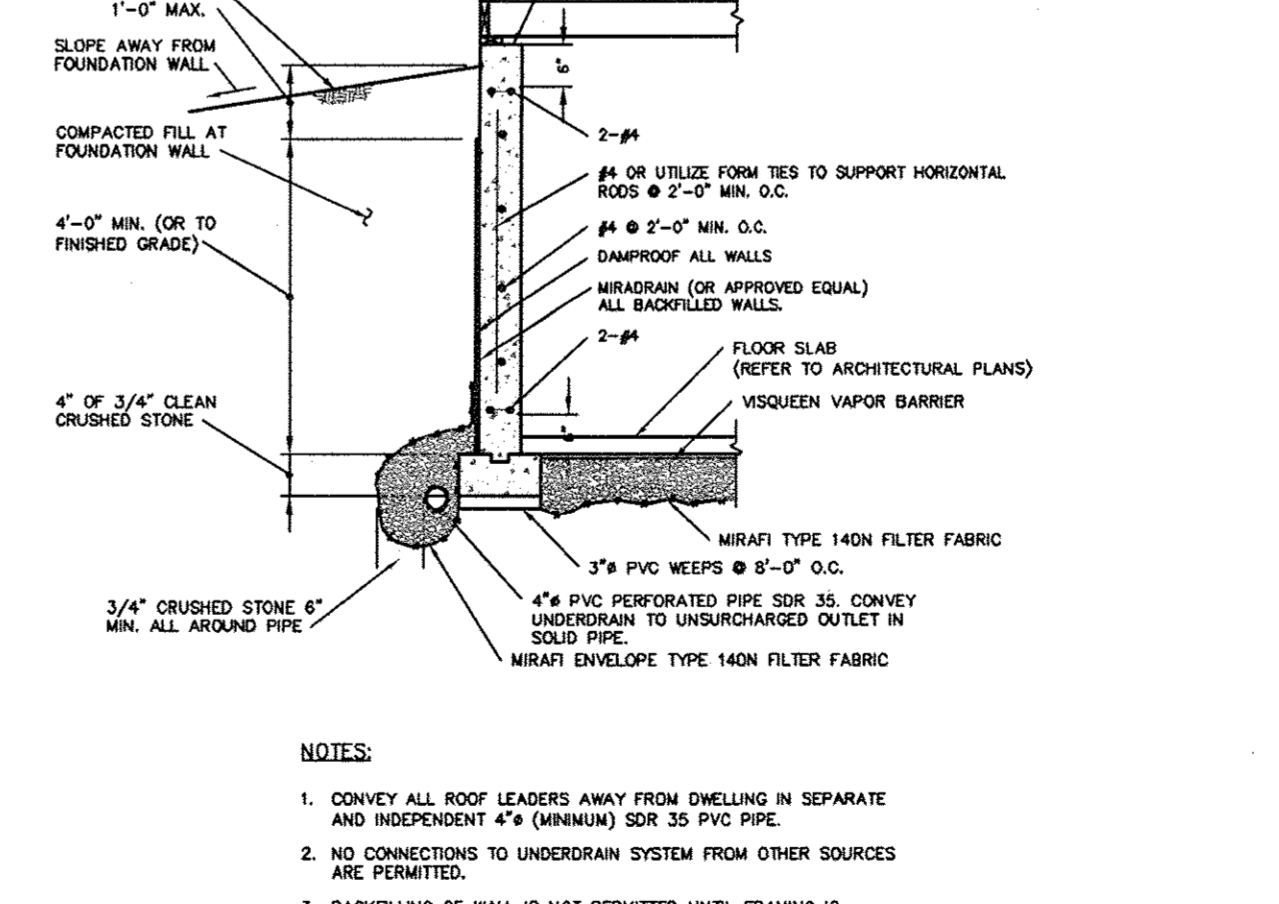
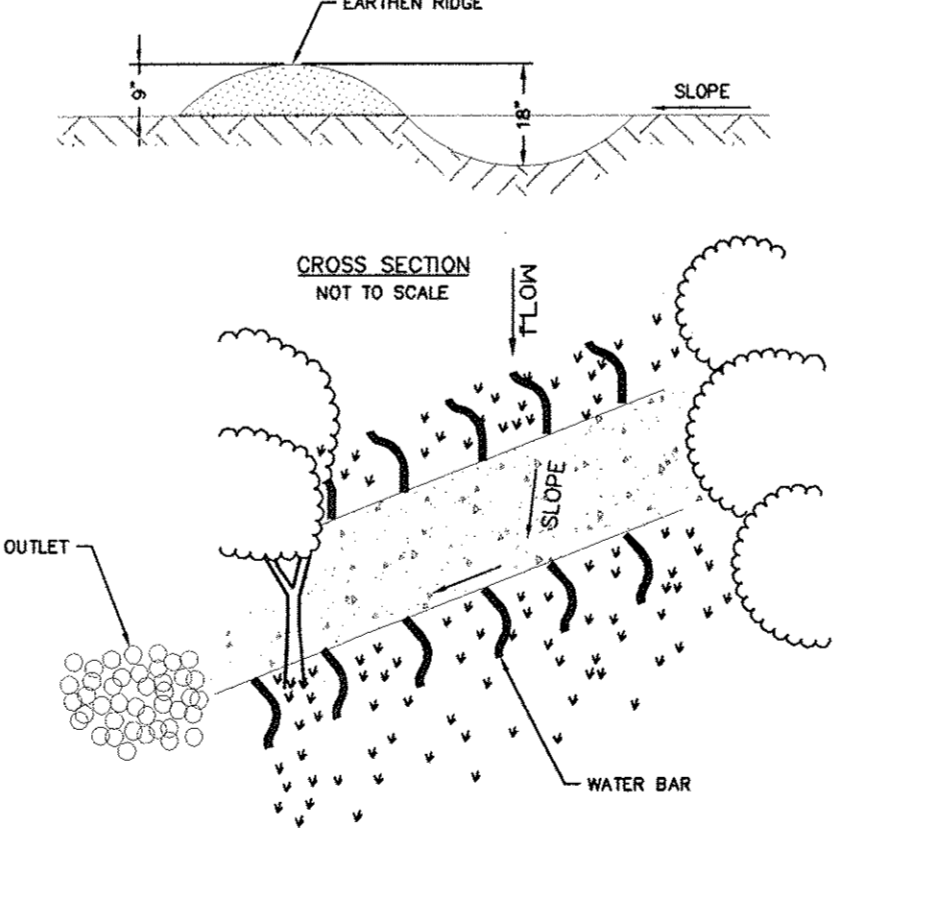
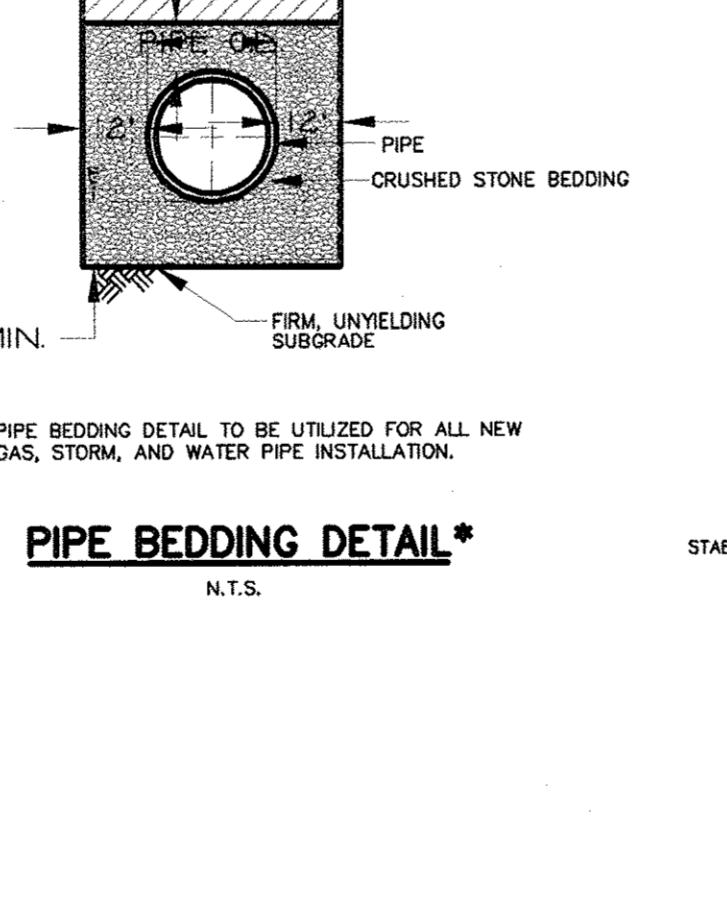
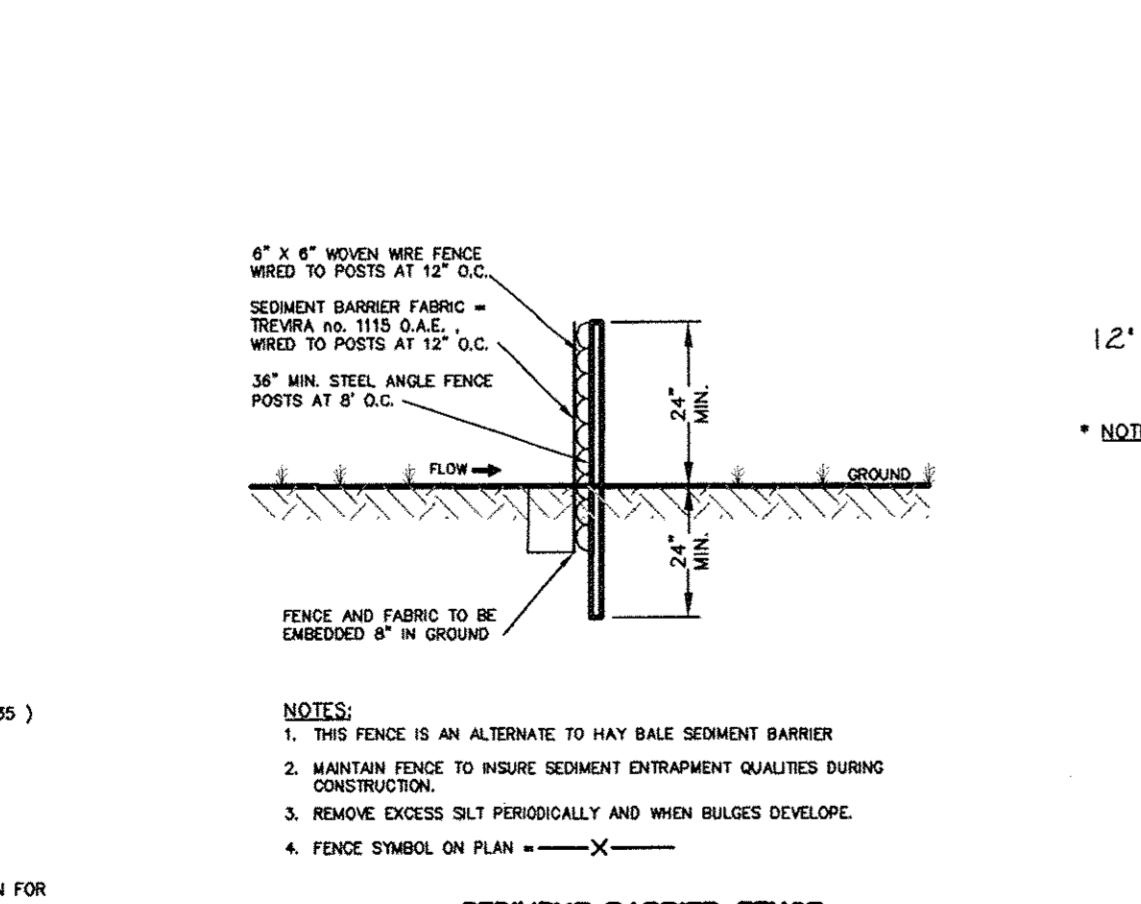
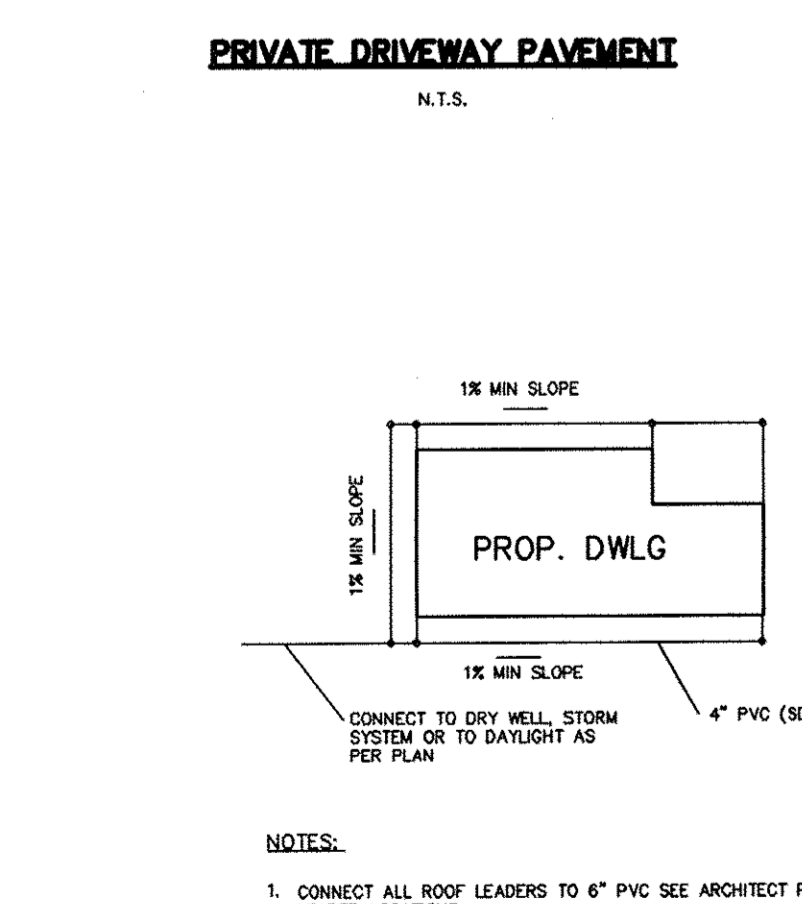
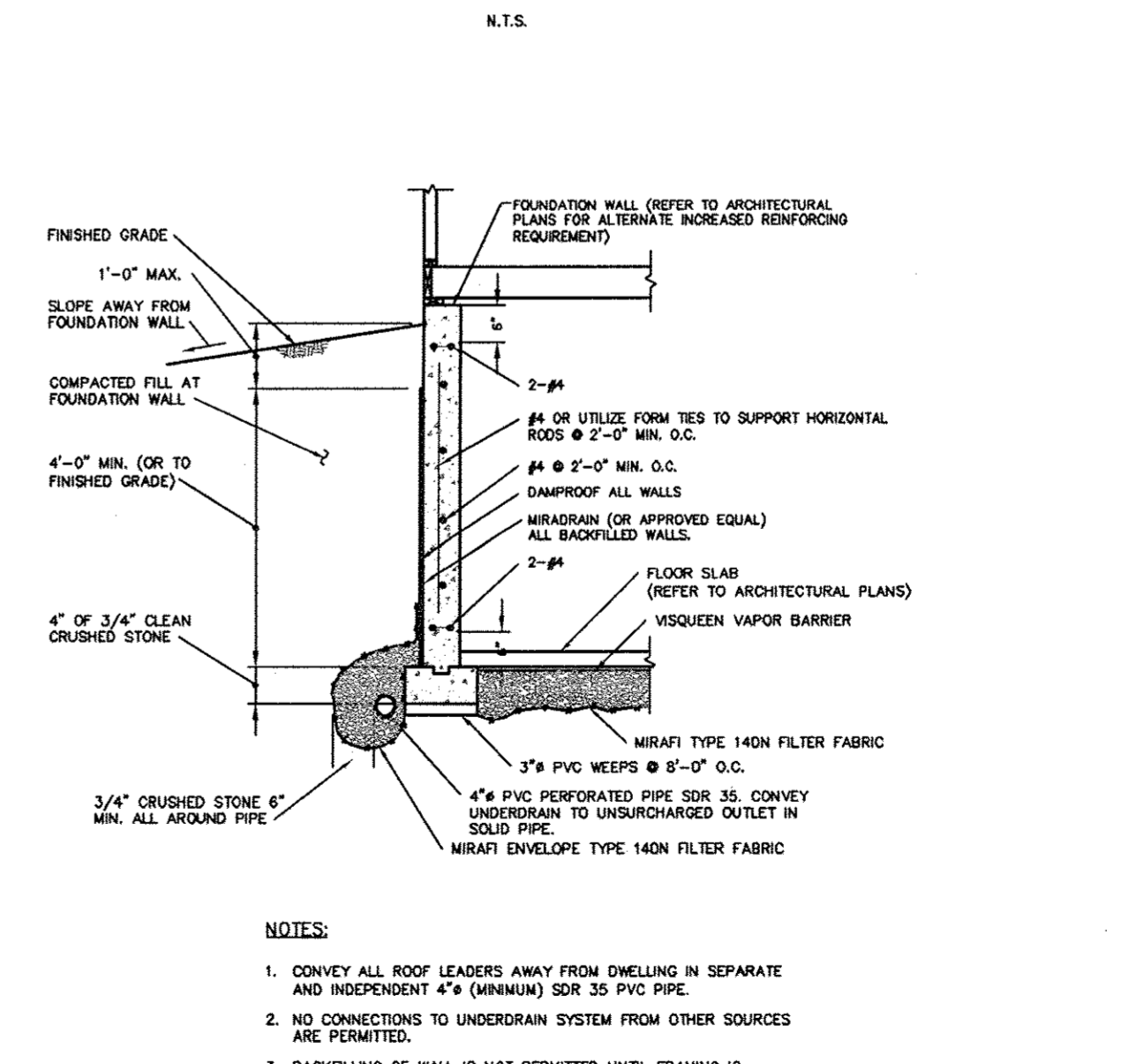
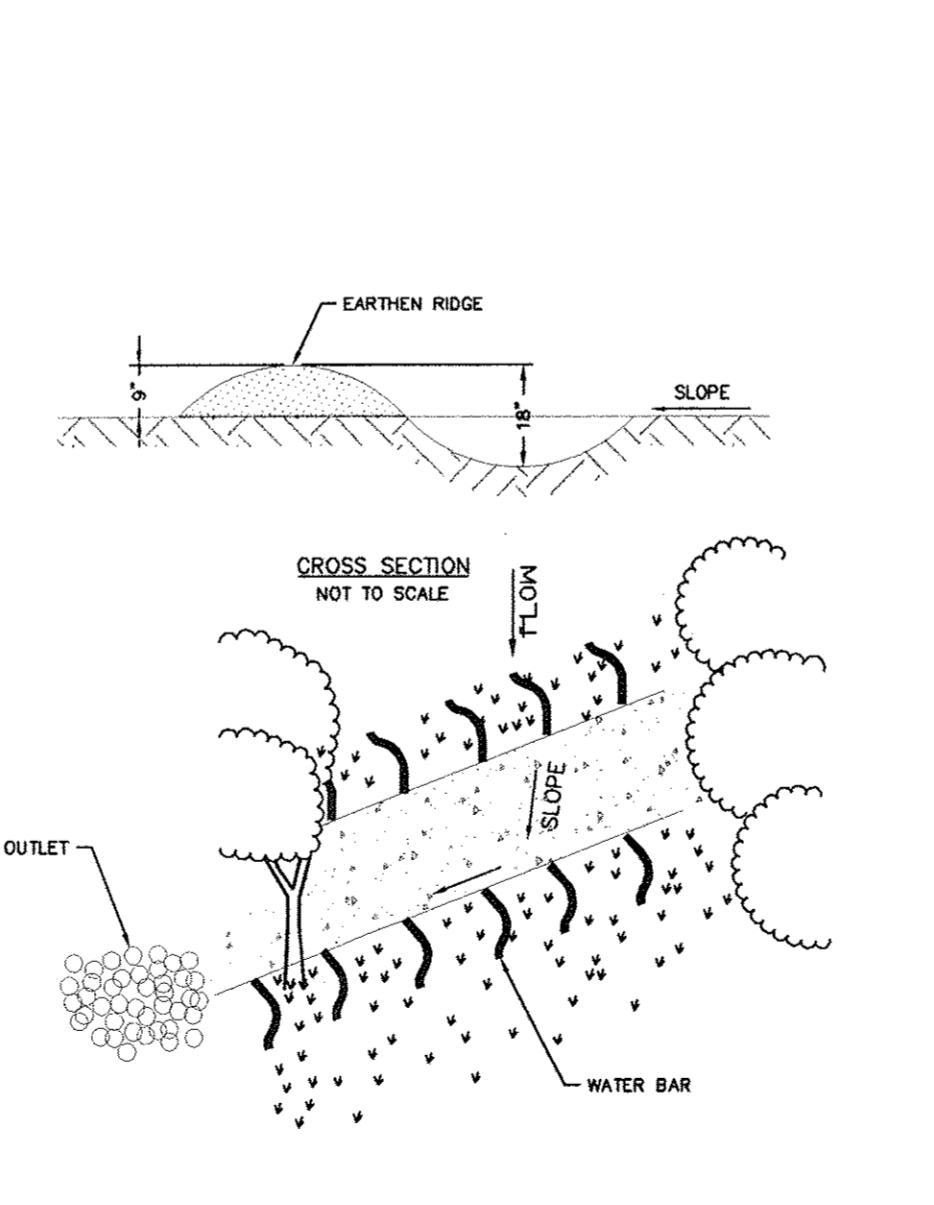
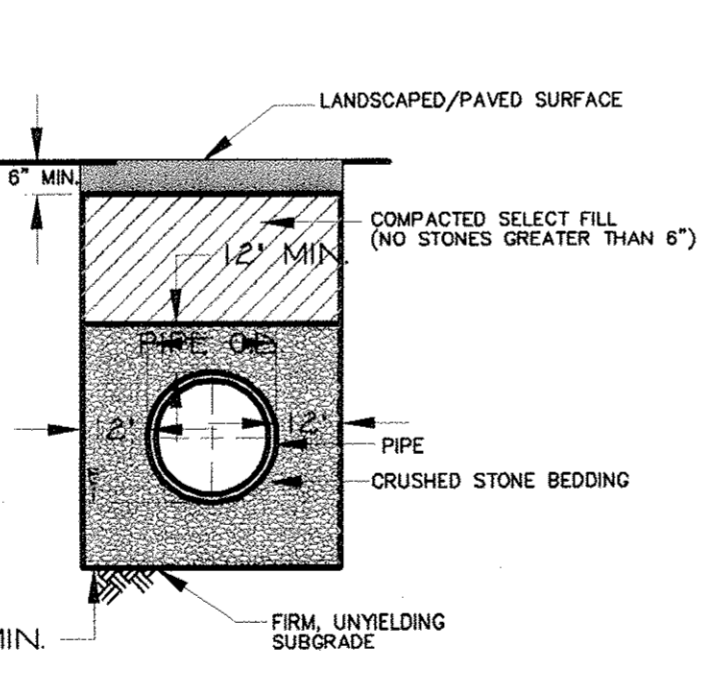
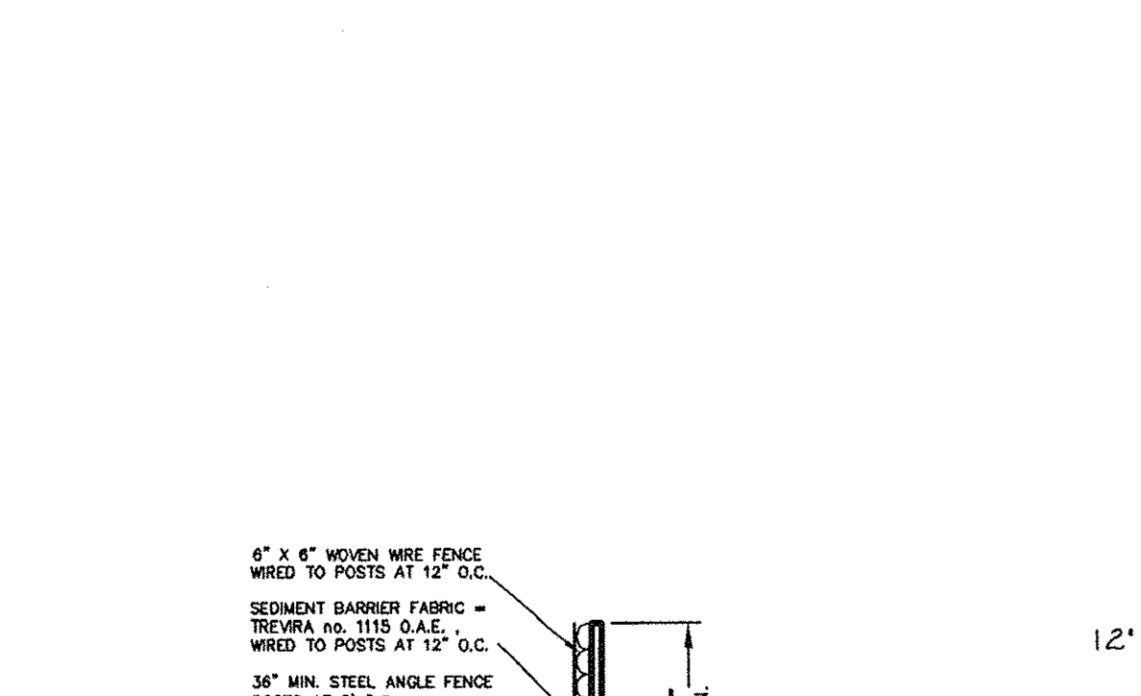
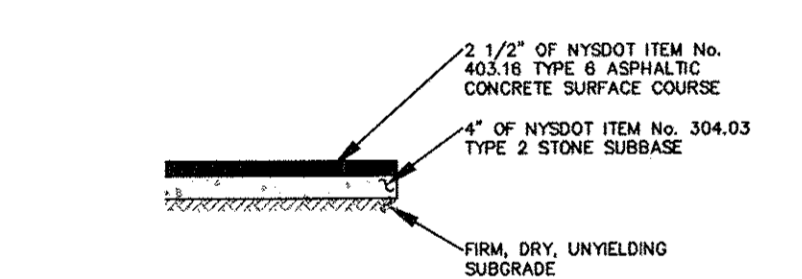
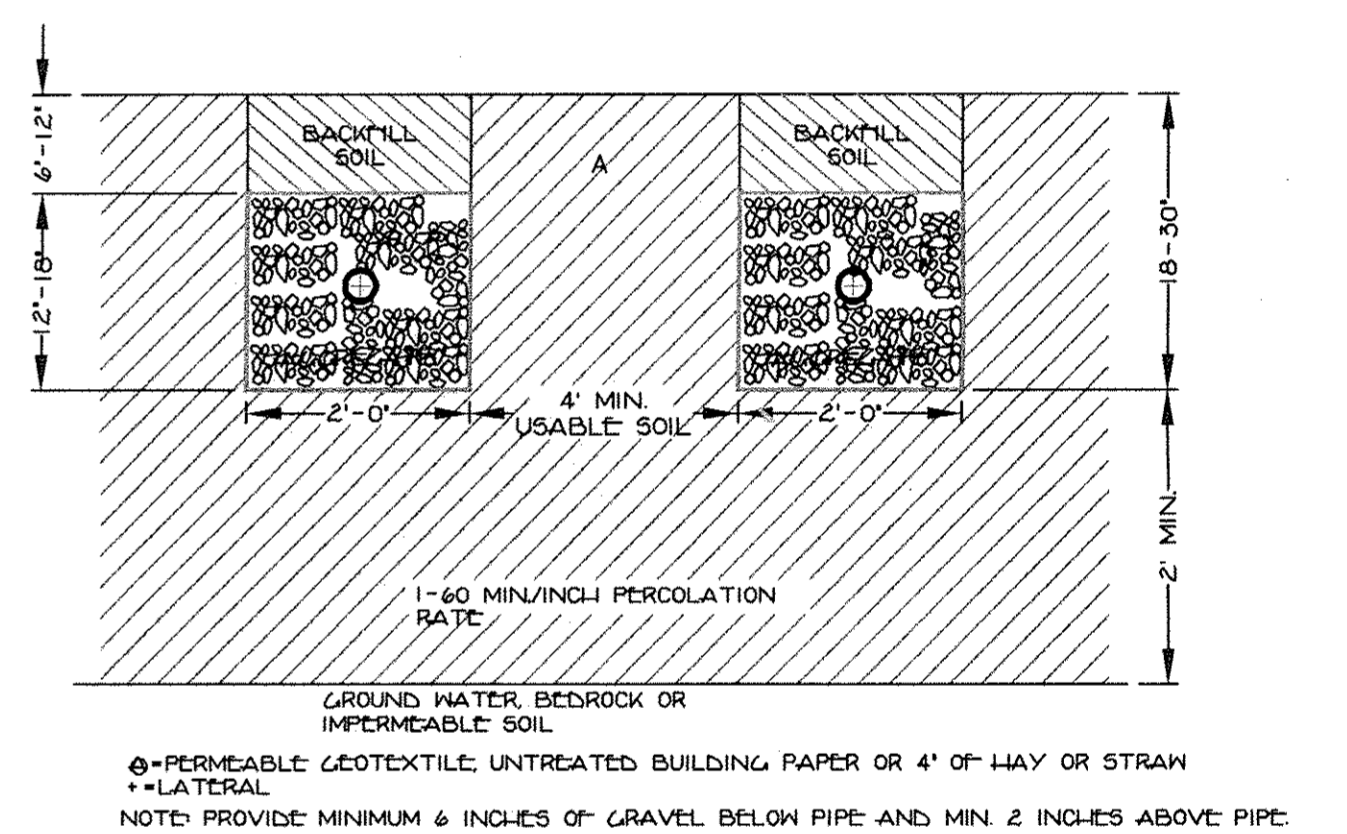
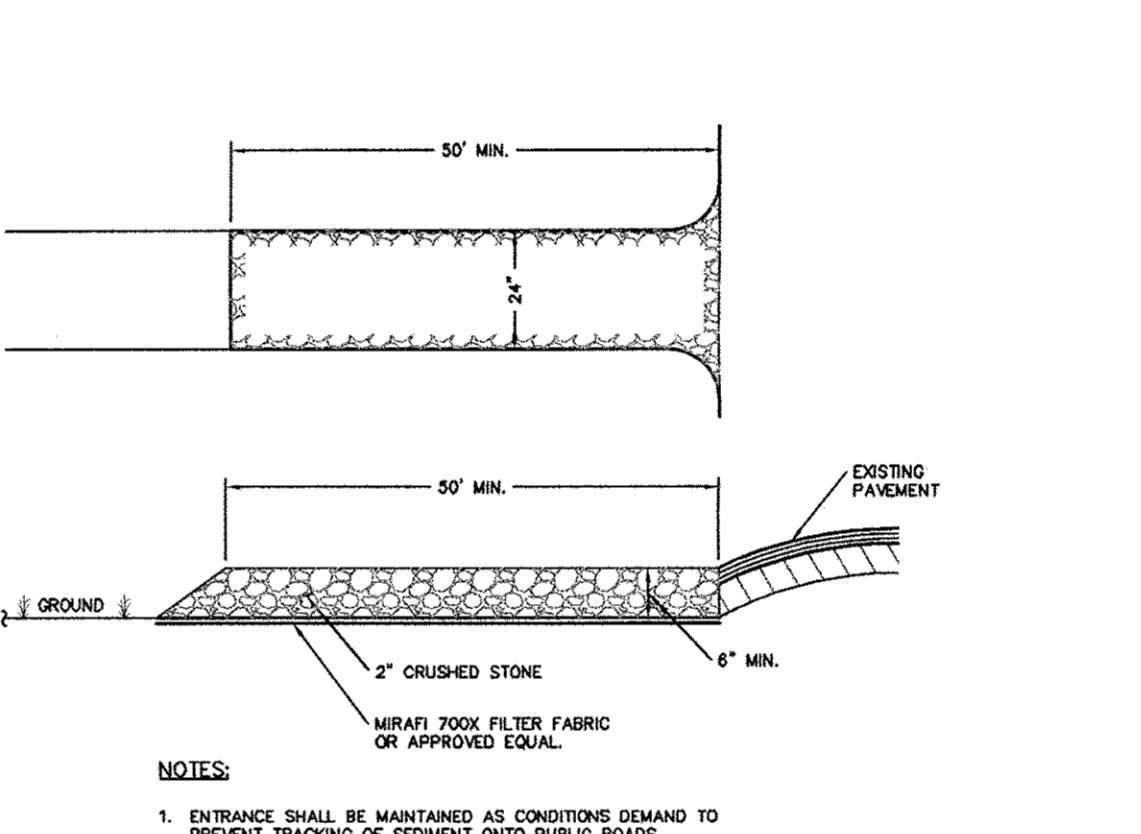
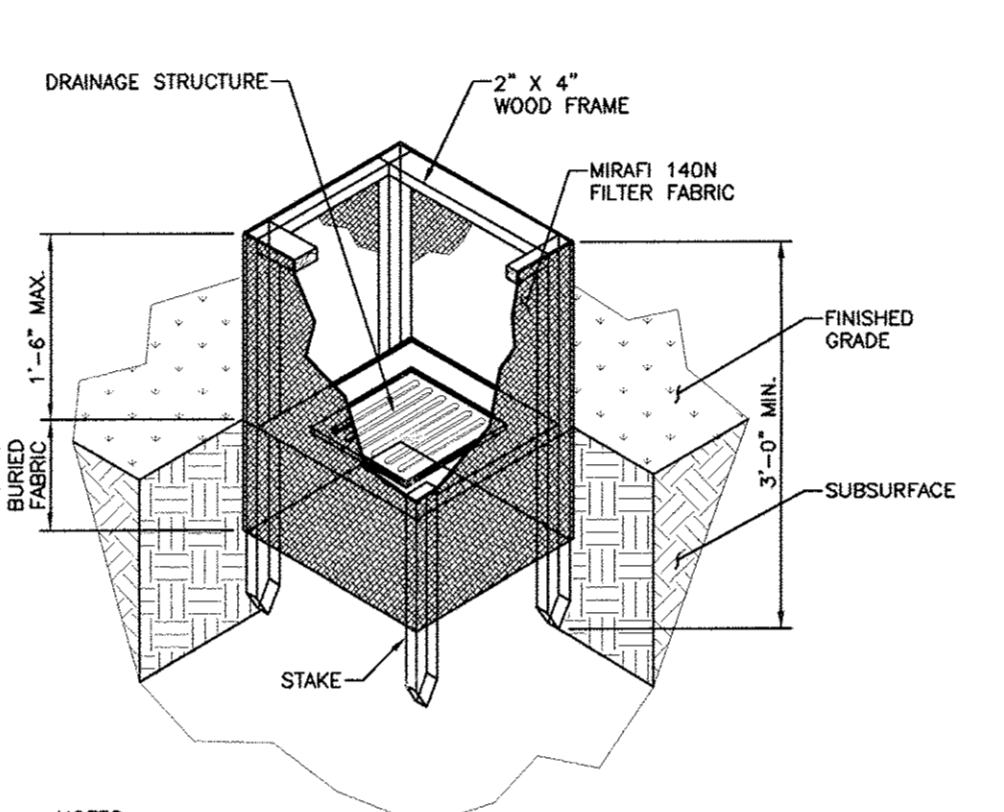
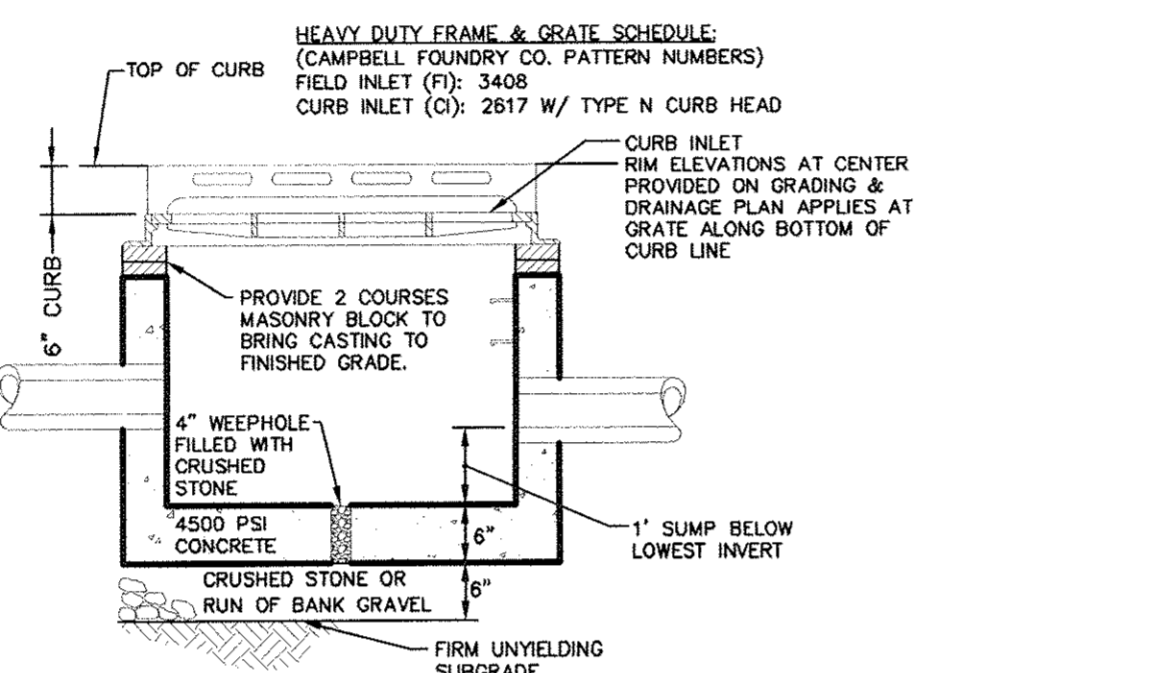
Site: BELL / PELELLA Weather Cond.: SUNNY 65  
 Job # SY-1125  
 Date: 10/20/15  
 Name: W.M.L.V. Sheet No: 2 of 2

DEPTH FEET	INCHES	TEST HOLE 1	TEST HOLE 2	TEST HOLE 3	TEST HOLE 4	TEST HOLE 5	TEST HOLE 6
8	87						
8	90						
8	93						
8	96						
8	99						
8	102						
8	105						
8	108						
8	111						
8	114						
8	117						
8	120						
8	123						
8	126						
8	129						
8	132						
8	135						
8	138						
8	141						
8	144						
8	147						
8	150						
8	153						
8	156						
8	159						
8	162						
8	165						
8	168						
PERC. RATE							
DEPTH TO G. W.							



SPECIFICATIONS	PRECAST SEPTIC TANKS MODEL ST-1000 / 1000 GALLONS
Concrete Min. Strength: 4,000 psi at 28 days. Reinforcement: #4 Bar gr. 60, Terra Ferro 5 Poly Air Entrainment: 6% Construction Joint: Butyl Rubber Sealant Pipe Connection: Polylok Seal (patented) Weight = 8,700 lbs Load Rating: 300 psf	<b>Woodard's Concrete Products, Inc.</b> 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050 Page 2A 7/17/14 www.woodardsconcrete.com

SPECIFICATIONS	PRECAST DISTRIBUTION BOXES MODEL DB-12 / 12 OUTLETS W/BAFFLE
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: Fiber, 10ga, wire mesh Air Entrainment: 6% Pipe Connection: Polylok Seal (patented) Load Rating: 300 psf Weight = 325 lbs	<b>Woodard's Concrete Products, Inc.</b> 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050 Page 6B 1/12/05 www.woodardsconcrete.com



REVISIONS	DETAILS FOR
REV. 1-4-16 - COMMENTS	BELL / PELELLA LOCATED IN TOWN OF NENGBURGH ORANGE COUNTY, NEW YORK

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18 NYCRR PART 1303  
 DESIGNER'S RESPONSIBILITY FOR THE ACCURACY OF ANY UNDERGROUND UTILITY INFORMATION IS LIMITED TO THE INFORMATION PROVIDED TO HIM BY THE CLIENT.  
**DIG & SAFELY**  
 NEW YORK  
 1-800-962-7962

CONSTRUCTION SPECIFICATIONS

- INSTALL THE WATER BAR AS SOON AS THE RIGHT OF WAY IS CLEARED AND GRADED.
- DISK OR STRIP THE SOIL FROM THE BASE OF THE CONSTRUCTED RIDGE BEFORE PLACING THE FILL.
- TRACK THE RIDGE TO COMPACT IT TO THE DESIGN CROSS SECTION.
- THE OUTLET SHALL BE LOCATED IN AN UNDISTURBED AREA. FIELD SPACING WILL BE ADJUSTED TO USE THE MOST STABLE OUTLET AREAS. OUTLET PROTECTION WILL BE PROVIDED WHEN NATURAL AREAS ARE NOT AVAILABLE.
- VEHICLES CROSSING SHALL BE STABILIZED WITH GRAVEL. EXPOSED AREAS SHALL BE IMMEDIATELY SEEDED AND MULCHED.
- PERIODICALLY INSPECT WATER BARS FOR EROSION DAMAGE AND SEDIMENT. CHECK OUTLET AREAS AND MAKE REPAIRS AS NEEDED TO RESTORE OPERATION.

**WATER BAR**  
N.T.S.

FOUNDATION UNDERDRAIN DETAIL  
N.T.S.

- CONVEY ALL ROOF LEADERS AWAY FROM DWELLING IN SEPARATE AND INDEPENDENT 1/2" DIA. (MINIMUM) SDR 35 PVC PIPE.
- NO CONNECTIONS TO UNDERDRAIN SYSTEM FROM OTHER SOURCES ARE PERMITTED.
- BACKFILLING OF WALL IS NOT PERMITTED UNTIL FRAMING IS COMPLETED OR WALL IS SUPPORTED INSIDE.
- STEEL REINFORCEMENT SHOWN IS MINIMUM REQUIREMENT. SEE ARCHITECTURAL PLANS FOR ALTERNATE INCREASED REINFORCING REQUIREMENT.

**FOUNDATION UNDERDRAIN DETAIL**  
N.T.S.

STEVEN M. SPARACO, PE  
 18 NORTH MAIN STREET  
 HARRIMAN, NEW YORK 10926  
 (845) 782-8543

**SPARACO & YOUNG BLOOD, PLLC**  
 CIVIL ENGINEERING & LAND SURVEYING  
 SITE PLANNING  
 18 NORTH MAIN STREET  
 P.O. BOX 618  
 HARRIMAN, NY 10926  
 TEL: (845) 782-8543  
 FAX: (845) 782-5908  
 SPARACO.STEVE@SELSNY.COM WOLFS1@GMAIL.COM

SY-1125  
 NOV. 2, 2015  
 AS NOTED  
 5 OF 5



TAX LOT: SECTION 8, BLOCK 1, LOT 4.22

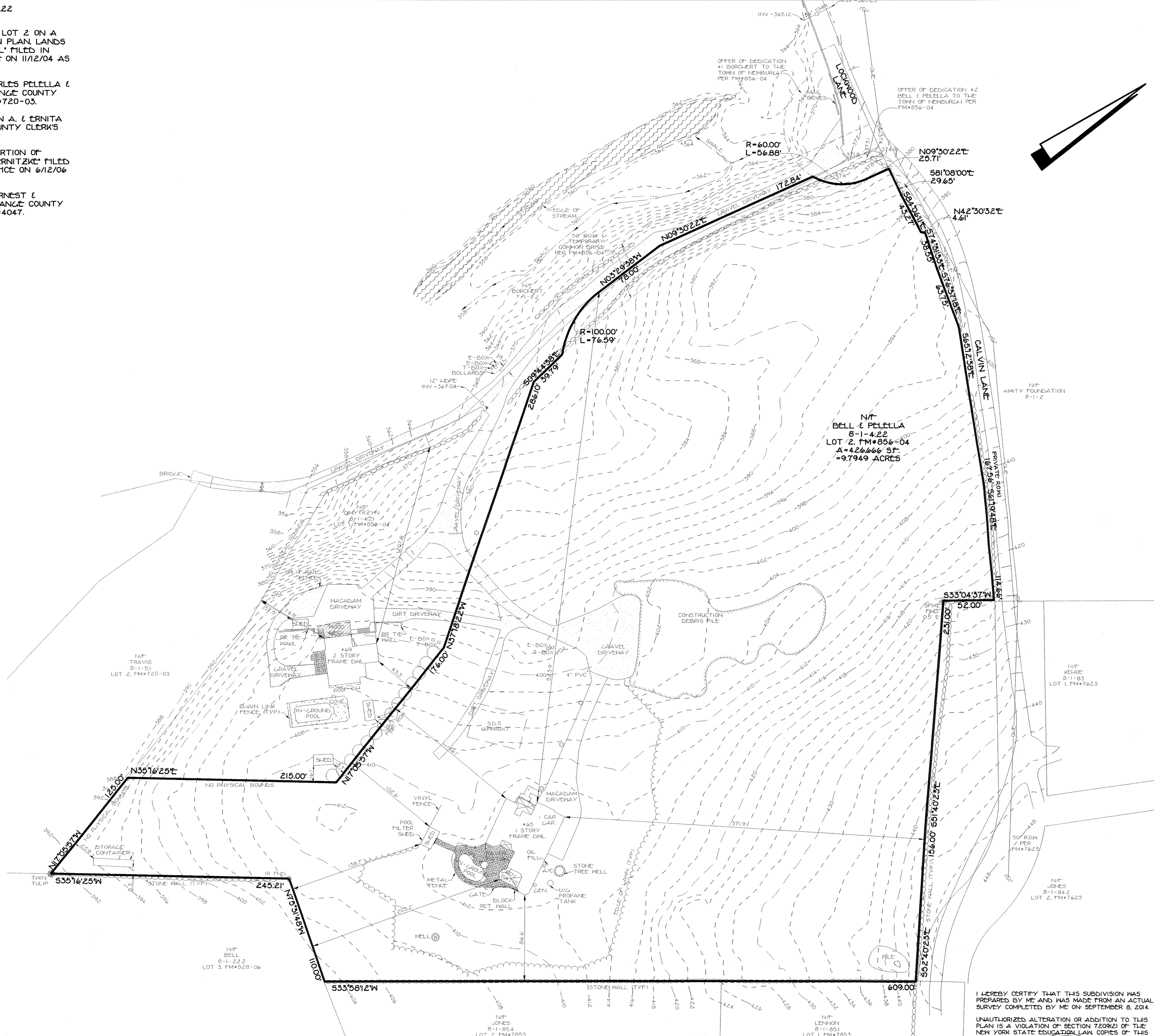
MAP REFERENCE:  
BEING KNOWN AND DESIGNATED AS LOT 2 ON A CERTAIN MAP ENTITLED 'SUBDIVISION PLAN LANDS OF CHARLES PELELLA & WILLIAM BELL' FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 11/12/04 AS MAP#856-04.

MAP OF LOT LINE CHANGE FOR CHARLES PELELLA & DELBERT TRAVIS' FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 12/20/03 AS MAP#720-03.

'SUBDIVISION PLAN LANDS OF CALVIN A. & ERNITA A. JONES' FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 5/8/86 AS MAP#7623.

'SURVEY & SUBDIVISION MAP OF A PORTION OF LANDS OF JOAN M. & WILLIAM D. STERNITZKI' FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 6/12/06 AS MAP#528-06.

MINOR SUBDIVISION PREPARED FOR ERNEST & ROBERT BORCHERT' FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 3-18-77 AS MAP#4047.



N/T  
BELL & PELELLA  
8-1-4.22  
LOT 2, FM#856-04  
A=426666 SF.  
=9.7949 ACRES

REVISIONS	
REV. 1-4-16-COMMENTS	

EXISTING CONDITIONS FOR BELL / PELELLA LOCATED IN TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK

GRAPHIC SCALE: 0 50 100 150

**SPARACO & YOUNGBLOOD, PLLC**  
CIVIL ENGINEERING • LAND SURVEYING  
SITE PLANNING

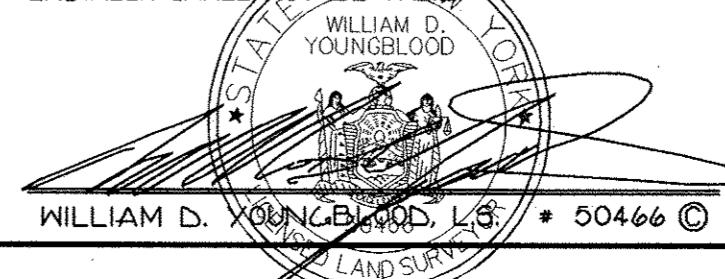
18 NORTH MAIN STREET  
PO BOX 818  
HARRIMAN, NY 10926  
TEL: 845) 782-8043  
FAX: 845) 782-5901  
SPARACO.STEVE@SELSNY.COM WDYLS1@GMAIL.COM

WILLIAM D. YOUNGBLOOD  
LAND SURVEYOR

NOV. 2, 2015  
SCALE: 1"=50'  
SHEET: 4 OF 5

I HEREBY CERTIFY THAT THIS SUBDIVISION WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON SEPTEMBER 8, 2014.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT LEAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.



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