



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

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)  
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)  
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)  
MATTHEW J. SICKLER, P.E. (NY & PA)  
PATRICK J. HINES  
LYLE R. SHUTE, P.E. (NY, NJ, PA)

Main Office  
33 Airport Center Drive  
Suite 202  
New Windsor, New York 12553

(845) 567-3100  
fax: (845) 567-3232  
e-mail: [mheny@mhepc.com](mailto:mheny@mhepc.com)

Principal Emeritus:  
RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

**PROJECT: BERETTA SUBDIVISION**  
**PROJECT NO.: 17-21**  
**PROJECT LOCATION: 8-1-38.2**  
**REVIEW DATE: 28 JULY 2017**  
**MEETING DATE: 03 AUGUST 2017**  
**PROJECT REPRESENTATIVE: MASER CONSULTING**

1. The project involves a sub division of an existing lot which contains two single family residences. The project proposes to subdivide off each of the single family residences, one with access to River Road the other with existing access to Old Post Road.
2. The location of sub surface sanitary sewer disposal systems should be depicted on the plans.
3. The project will require numerous variances as the resulting lots will not meet the minimum lot area required in the AR zone.  
The following variances will be required for Lot 1:
  - Minimum lot size 40,000 sq. ft. required, where 28,495 sq. ft. proposed, requires 11,505 sq. ft. variance.
  - Lot width 150 ft. required, where 95.79 ft. proposed, requires 54.21 variance.
  - One side yard: 30 ft. required where 3.68 ft. requires 26.32 ft. variance.
  - Both side yards 80 ft. required, 40.35 ft. provided, requires 39.65 ft. variance.
 The following variances will be required for Lot 2:
  - Lot area 40,000 sq. ft. required, where 27,954 sq. ft. is proposed, requires 12,046 sq. ft. variance.
  - Front Yard: 50 ft. required, where 2.05 ft. is provided, requires 47.95 ft. variance
  - Side Yard setback for accessory use: 5 ft. required, 0.84 provided, requires 4.16 ft. variance.

4. Should project be successful in obtaining required variances, an adjoiners notice must be filed 10 days prior to returning to the Planning Board.

Respectfully submitted,

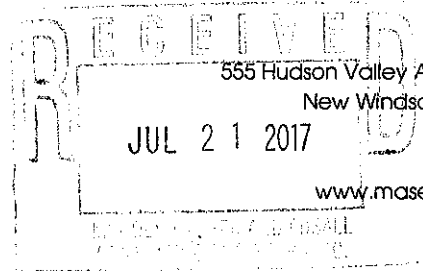
***McGoey, Hauser and Edsall  
Consulting Engineers, D.P.C.***

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Patrick J. Hines  
Principal



Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists



555 Hudson Valley Avenue, Suite 101  
New Windsor, NY 12553-4749  
T: 845.564.4495  
F: 845.567.1025  
www.maserconsulting.com

**NARRATIVE SUMMARY**  
**JULY 20, 2017**  
**BERETTA SUBDIVISION**  
**TAX LOT 8-1-38.2**  
**TOWN OF NEWBURGH, ORANGE COUNTY**  
**MC PROJECT NO. 17001138A**  
**PB 2017-21**

Maser Consulting, P.A. (MC) has developed the attached Subdivision Plat for the above referenced tax lot.

The existing parcel is approximately 1.43 acres with frontage on Old Post Road along its northern boundary, River Road along its southern boundary, a Central Hudson Substation on an industrial lot to the east, and single-family dwellings to the west. The existing Lot is developed, with one (1) existing 1,223 square foot home and one (1) existing 1,338 square foot home. Each dwelling is serviced by an individual septic system and the house fronting on Old Post Road has a well and the house fronting on River Road has a water service connected to a Town Water Main. The site is located within the AR (Agricultural Residence) Zoning District. Single-family dwellings, among others, are a permitted use within the district. A small portion of the Lot is also located in the I (Industrial Business) Zoning District. No current or proposed uses are within the I District. The parcel is not located within a one-hundred-year flood plain, nor are there any ACOE, or NYSDEC wetlands.

The Subdivision Plat proposes a two (2) lot subdivision of the existing 62,494 square foot lot. This application will require multiple variances for minimum lot area, lot width, front yard setback, side yard setbacks, habitable floor area, and accessory structure setbacks. A detailed description of the variances can be found on the Site Plan and in *Table 1* below. Prior to the submission the applicant did approach the adjacent land owner to the east (Central Hudson Gas & Electric) to purchase property to help reduce the variances the project would need. Central Hudson is not interested in selling any portion of their property (see attached letter for Central Hudson's response).

Proposed Lot 1 contains one (1) one-story single-family dwelling, and is accessible through an existing driveway to Old Post Road. Proposed Lot 2 contains one (1) two-story single-family dwelling along with two (2) small sheds, and is accessible by an existing driveway to River Road. As part of this application, a twenty-five (25) foot wide dedication of the subject parcel of both Old Post Road and River Road will be made to the Town for right-of-way purposes. This dedication will be created from an adjustment of the existing property lines that extend to the centerline of each road.

At this time, we are requesting to be put on the next available Planning Board agenda to discuss the project and obtain a referral to the zoning board of appeals to seek the variances described herein.



PRINCIPAL USE BULK TABLE			
MINIMUM	REQUIRED	PROPOSED LOT 1	REMARKS
LOT AREA	40,000 SQ. FT.	28,495 SQ. FT.	NON-CONFORMING, REQUIRES 11,505 SQ. FT. VARIANCE
LOT WIDTH	150'	95.79'	NON-CONFORMING, REQUIRES 54.21' VARIANCE
LOT DEPTH	150'	282.97'	OK
FRONT YARD	50'	50.34'	OK
ONE SIDE YARD	30'	3.68'	NON-CONFORMING, REQUIRES 26.32' VARIANCE
BOTH SIDE YARDS	80'	3.68' + 36.67' = 40.35'	NON-CONFORMING, REQUIRES 39.65' VARIANCE
REAR YARD	50'	192.31'	OK
HABITABLE FLOOR AREA	900 SQ. FT.	±1,223 SQ. FT.	OK
PARKING SPACES	2 PER DWELLING UNIT	DRIVEWAY + GARAGE >2	OK, EXISTING DRIVEWAY PARKING
MAXIMUM			
LOT BUILDING COVERAGE	10%	5.2% (1,481 SQ. FT.)	OK
LOT SURFACE COVERAGE	20%	10.9% (3,102 SQ. FT.)	OK
BUILDING HEIGHT	35'	1 STORY < 35'	OK
ACCESSORY USES			
MINIMUM	REQUIRED	PROPOSED LOT 1	REMARKS
SIDE SETBACK	5'	N/A	N/A
REAR SETBACK	5'	N/A	N/A
MAIN BLDG SEPARATION	10'	N/A	N/A
MAXIMUM			
ACCESSORY HEIGHT	15'	N/A	N/A
TOTAL ACCESSORY AREA	1000 SQ. FT. OR VALUE "V" FROM FORMULA IN §185-15, WHICHEVER IS LOWER: LOT 1 VALUE "V" = N/A LOT 2 VALUE "V" = 515 SQ. FT.	N/A	N/A

Table 1 – Bulk Table Requirements



April 19, 2017

Mrs. JoAnn Beretta  
60 Old Post Road  
Newburgh, NY 12550

Re: Request to Purchase Property  
River Road, Newburgh  
8-1-67.1

Dear Mrs. Beretta:

I am in receipt of the inquiry to purchase .6 acres of property from Central Hudson on River Road in the Town of Newburgh (parcel 8-1-67.1). Central Hudson is not amenable to selling any portion of this property.

I hope this information is helpful.

Sincerely,

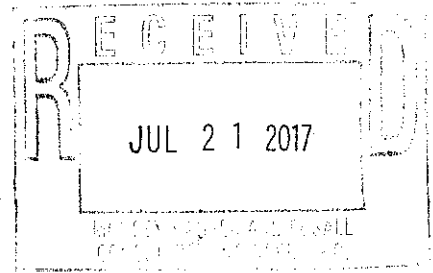
A handwritten signature in cursive script that reads "Jackie Dinkel".

Jackie Dinkel  
Real Property Services – Representative

284 South Avenue  
Poughkeepsie, NY 12601

Direct: (845) 486-5475  
Email: [jdinkel@cenhud.com](mailto:jdinkel@cenhud.com)  
[www.CentralHudson.com](http://www.CentralHudson.com)

**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):** Beretta Subdivision

**2. Owner of Lands to be reviewed:**  
**Name** JOANN E. BERETTA **CONTACT:** BRENDA BERETTA  
**Address** 60 OLD POST ROAD  
NEWBURGH, NY 12550  
**Phone** 732-761-9559

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

**4. Subdivision/Site Plan prepared by:**  
**Name** MASER CONSULTING, PA  
**Address** 555 HUDSON VALLEY ROAD, SUITE 101  
NEW WINDSOR, NY 12553  
ATTN: ANDREW B. FETHERSTON, P.E.  
**Phone/Fax** 845-564-4495/845-567-1025

**5. Location of lands to be reviewed:**  
60 OLD POST ROAD, NEWBURGH, NY 12550

**6. Zone** AR & I **Fire District** MIDDLEHOPE FIRE  
**Acreage** 1.4 **School District** MARLBORO

**7. Tax Map: Section** 8 **Block** 1 **Lot** 38.2



**TOWN OF NEWBURGH PLANNING BOARD**

Beretta Subdivision

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**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.  X  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.  X  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. N/A Surveyor,s Certification
12. X Surveyor's seal and signature
13. X 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. N/A Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. X Metes and bounds of all lots
18. X 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. N/A Show existing or proposed easements (note restrictions)
20. X 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. X Lot area (in sq. ft. for each lot less than 2 acres)
23. X Number of lots including residual lot
24. N/A 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. N/A Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. X Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. X Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. N/A Show topographical data with 2 or 5 ft. contours on initial submission

30. N/A 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. N/A Number of acres to be cleared or timber harvested
33. N/A Estimated or known cubic yards of material to be excavated and removed from the site
34. N/A Estimated or known cubic yards of fill required
35. N/A 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. N/A 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:   
ANDREW B. FETHERSTON, P.E. Licensed Professional

Date: 7/18/17

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):

## **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.

JOANN E. BERETTA  
**APPLICANT'S NAME (printed)**

Joann E. Beretta  
**APPLICANTS SIGNATURE**

7/18/2017  
**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) JOANN E. BERETTA, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 60 OLD POST ROAD, NEWBURGH, NY 12550

IN THE COUNTY OF ORANGE

AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF \_\_\_\_\_

SECTION 8 BLOCK 1 LOT 38.2

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND MASER CONSULTING, PA IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 7/18/2017

Joann E. Beretta  
OWNERS SIGNATURE

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

JOANN E. BERETTA  
OWNERS NAME (printed)

Brenda M. Beretta  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

Brenda M. Beretta  
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.

7/18/2017  
DATED

JOANN E. BERETTA  
APPLICANT'S NAME (printed)

Jo Ann E. Beretta  
APPLICANT'S SIGNATURE

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,  
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

  X   NONE

                   NAME, ADDRESS, RELATIONSHIP OR INTEREST  
(financial or otherwise)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

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

  7/18/2017    
DATED

  Jo Ann E. Beretta    
INDIVIDUAL APPLICANT

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

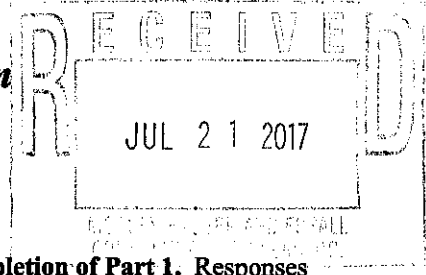
BY: \_\_\_\_\_  
(Pres.) (Partner) (Vice-Pres.)  
(Sec.) (Treas.)

## 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.



**Short Environmental Assessment Form**  
**Part 1 - Project Information**



**Instructions for Completing**

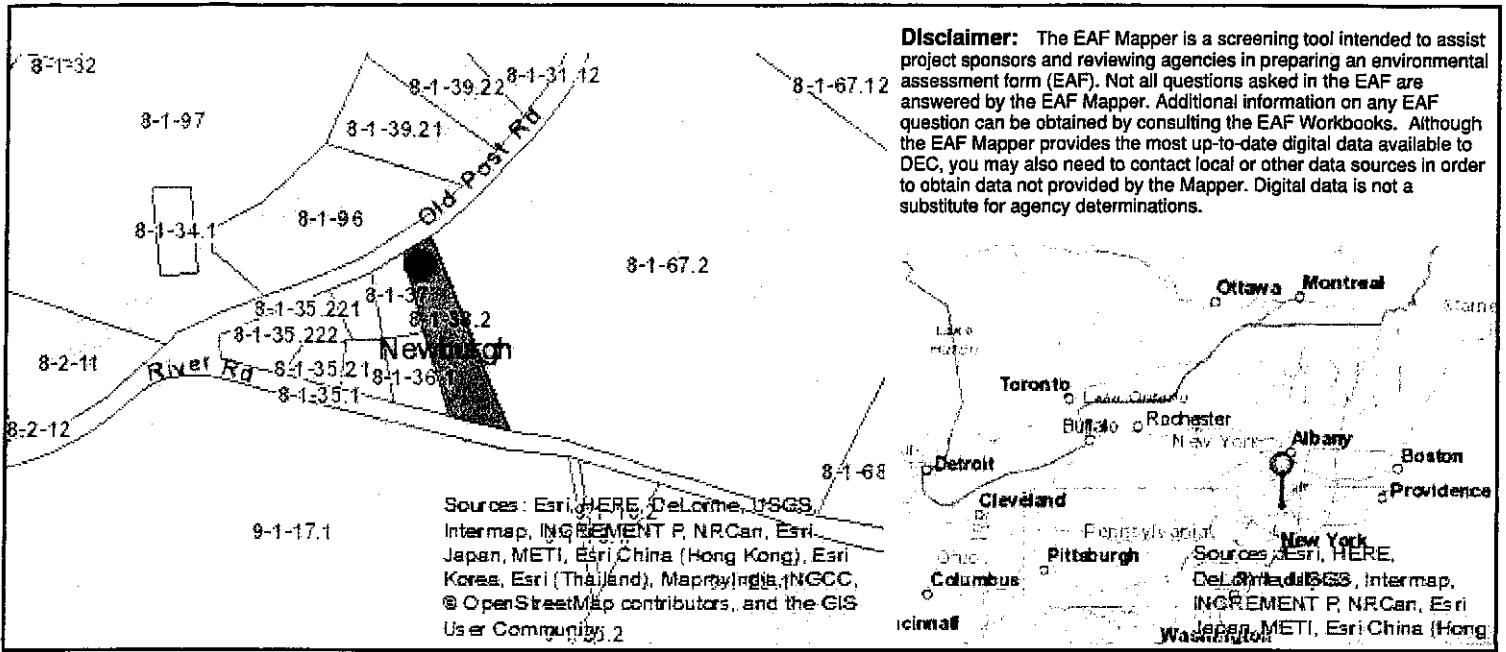
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: BERETTA SUBDIVISION			
Project Location (describe, and attach a location map): 60 OLD POST RD, NEWBURGH, NY 12550 S8-B1-L38.2 , 725 FEET EAST OF THE INTERSECTION OF OLD POST ROAD & RIVER ROAD			
Brief Description of Proposed Action: SEE ATTACHED NARRATIVE.			
Name of Applicant or Sponsor: JOANN E. BERETTA		Telephone: 732-761-9559	
		E-Mail:	
Address: 60 OLD POST ROAD			
City/PO: NEWBURGH		State: NY	Zip Code: 12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" 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: TOWN OF NEWBURGH: PLANNING BOARD (MINOR SUBDIVISION), ZONING BOARD OF APPEALS (NUMEROUS AREA VARIANCES, SEE ATTACHED NARRATIVE), & ROADWAY R.O.W. DEDICATION			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1.4 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.4 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: NO CONSTRUCTION IS PROPOSED FOR THIS PROJECT.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ EXISTING WATER SERVICE FOR THE DWELLINGS SHALL REMAIN IN USE.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ EXISTING SANITARY FACILITIES FOR THE DWELLINGS SHALL REMAIN IN USE.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES			

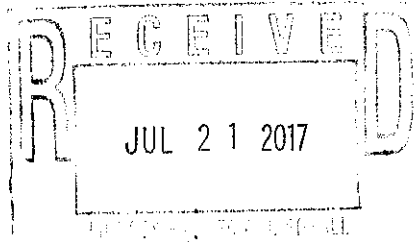
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
<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: <u>ANDREW B. FETHERSTON, P.E.</u> Date: <u>7/18/17</u></p> <p>Signature: <u><i>Andrew Fetherston</i></u></p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
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]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists



555 Hudson Valley Ave, Suite 101  
New Windsor NY 12553  
T: 845.564.4495  
F: 845.564.0278  
www.maserconsulting.com

## LETTER OF TRANSMITTAL

To:  
Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, NY 12550

Date: July 21, 2017	Job No.: 17001138A
Attention: John Ewasutyn, Planning Board Chairman	
Re: Beretta Subdivision	
Via Hand Delivery	

WE ARE SENDING YOU:

- Attached**                       **Under separate cover** \_\_\_\_\_ **the following items:**
- Shop Drawings**                       **Prints**                                       **Plans**
- Samples**                                       **Specifications**                                       **Copy of Letter**
- Change order**

COPIES	DATE	NO.	Description
1	7/20/17	1091	Subdivision Application Fee, \$550.00
1	7/20/17	1092	Public Hearing Fee, \$150.00
1	7/20/17	1093	Escrow Fee, \$2,000.00
14	7/20/17	---	Narrative Summary
14	7/18/17	---	Application for Subdivision Review
14	7/18/17	---	Short Environmental Assessment Form
14	7/20/17	---	Subdivision Plan, Sheet 1 of 1

THESE ARE TRANSMITTED as checked below:

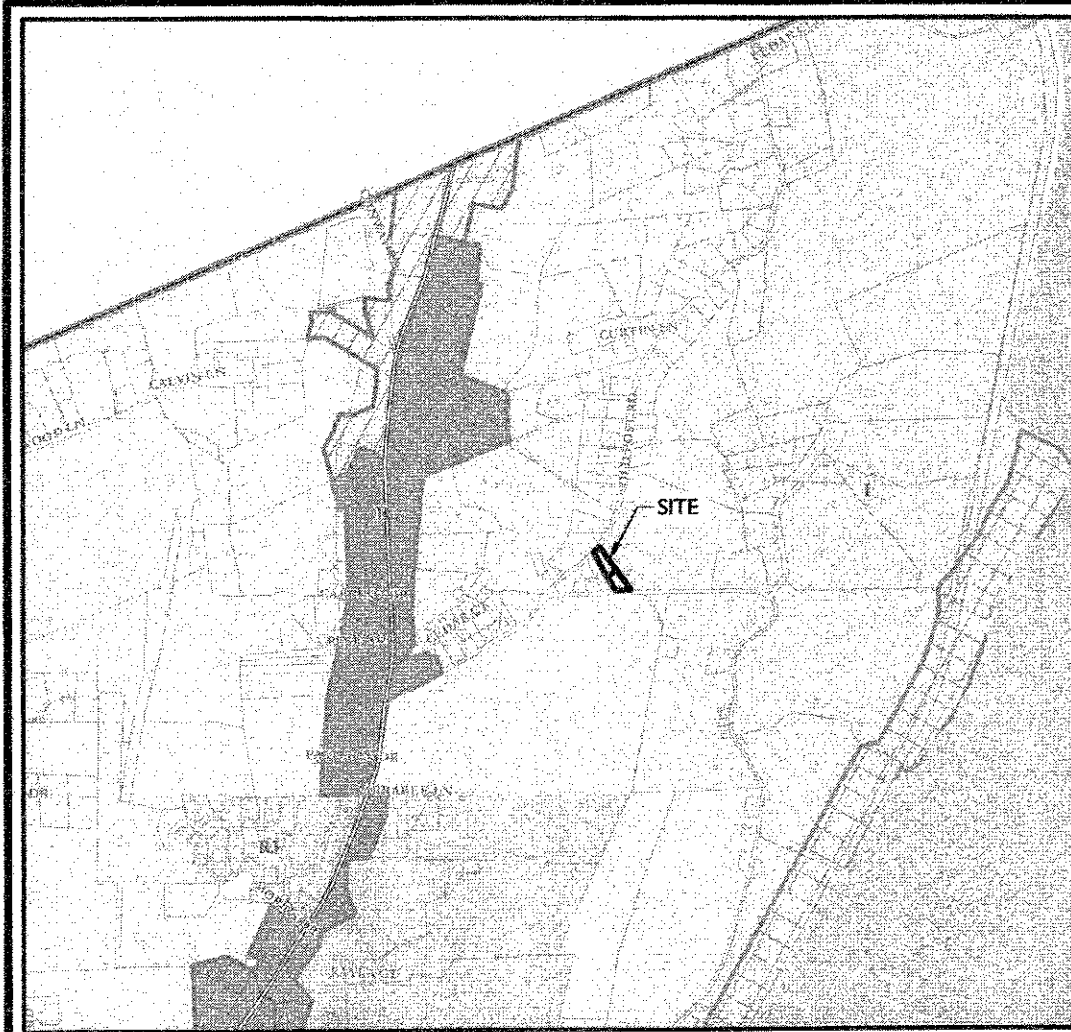
- For Final Sign Off**                       **Approved as submitted**                       **Resubmit**    **copies for approval**
- For your use**                                       **Approved as noted**                                       **Submit**    **copies for distribution**
- As Requested**                                       **Returned for corrections**                                       **Returned**    **corrected prints**
- For review and comment**
- FOR BIDS DUE:**                                       **PRINTS RETURNED AFTER LOAN TO US**

REMARKS:

Maser Consulting respectfully requests to be placed on the August 3, 2017 Planning Board agenda. Please feel free to contact us with any questions. Thank you.

**Copy To:** Joann Beretta, w/enclosures  
Daniel M. Martuscello, w/enclosures  
Michael Donnelly, w/enclosures  
Patrick Hines, w/enclosures  
File, w/ enclosures

**Signed:** Justin E. Dates, RLA



VICINITY MAP  
SCALE: 1"=2000'

**OWNER/APPLICANT:**

JOANN E. BERETTA  
60 OLD POST RD  
NEWBURGH, NY 12550

**TAX LOT:**

8-1-38.2  
262,494 SQ. FT.  
2.143 ACRES

**ZONING REQUIREMENTS:**

EXISTING ZONES: AR (AGRICULTURAL RESIDENCE) DISTRICT  
I (INDUSTRIAL BUSINESS) DISTRICT

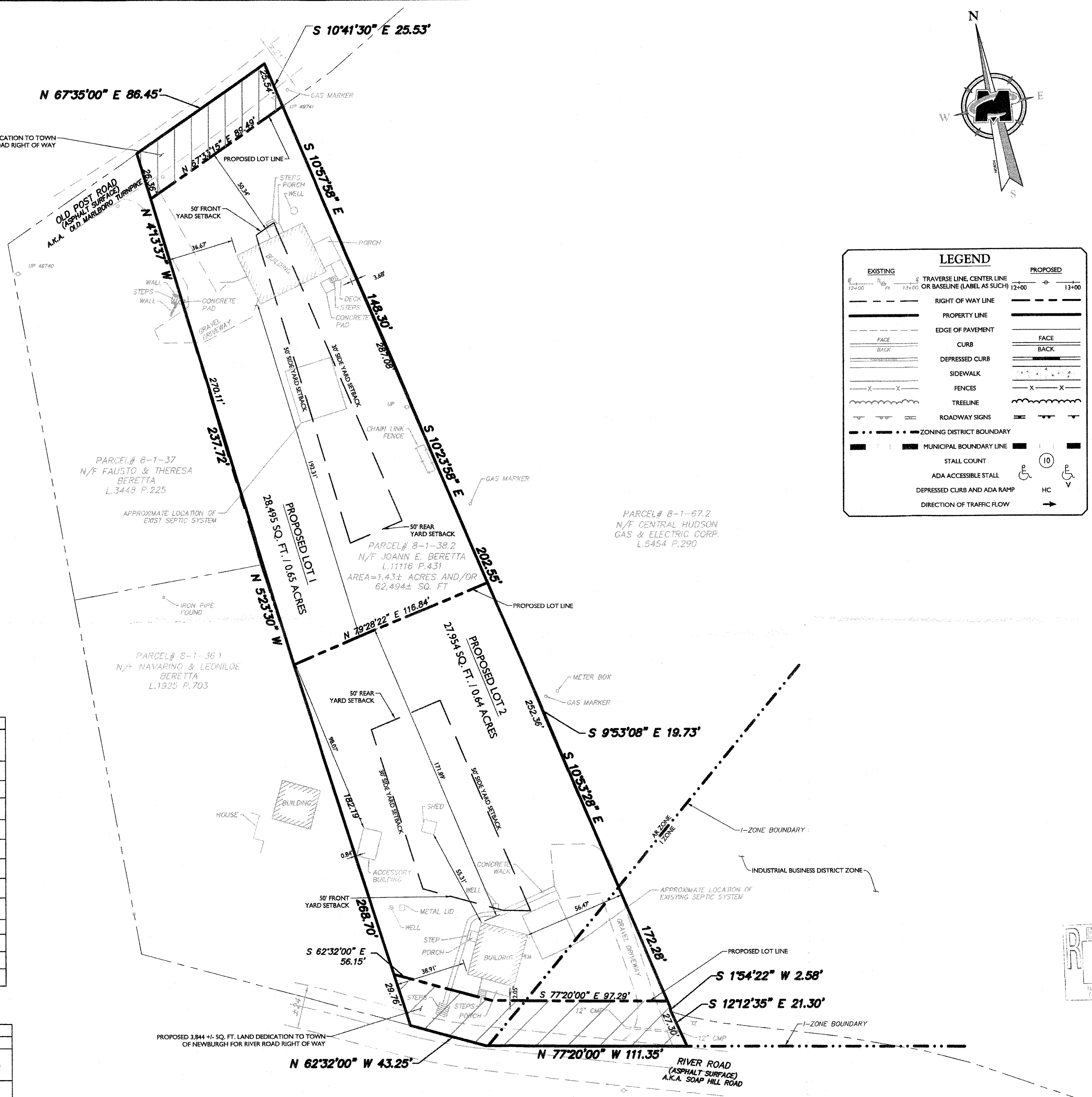
AR ZONE  
PERMITTED USE: SINGLE-FAMILY DWELLING (2 EXISTING DWELLINGS)

I ZONE  
USE: NO EXISTING OR PROPOSED USE WITHIN THIS ZONE

BULK REQUIREMENTS REFERENCED BELOW ARE FOR THE AR ZONING DISTRICT FOR 'SINGLE-FAMILY DWELLINGS' USE

MINIMUM	REQUIRED	PROPOSED LOT 1	REMARKS	PROPOSED LOT 2	REMARKS
LOT AREA	40,000 SQ. FT.	28,495 SQ. FT.	NON-CONFORMING, REQUIRES 11,505 SQ. FT. VARIANCE	27,954 SQ. FT.	NON-CONFORMING, REQUIRES 12,046 SQ. FT. VARIANCE
LOT WIDTH	150'	95.79'	NON-CONFORMING, REQUIRES 54.21' VARIANCE	153.31'	OK
LOT DEPTH	150'	282.97'	OK	219.59'	OK
FRONT YARD	50'	50.34'	OK	2.05'	NON-CONFORMING, REQUIRES 47.95' VARIANCE
ONE SIDE YARD	30'	3.68'	NON-CONFORMING, REQUIRES 26.32' VARIANCE	38.91'	OK
BOTH SIDE YARDS	60'	3.68' + 36.67' = 40.35'	NON-CONFORMING, REQUIRES 39.65' VARIANCE	38.91' + 56.47' = 95.38'	OK
REAR YARD	50'	192.31'	OK	171.89'	OK
HABITABLE FLOOR AREA	900 SQ. FT.	±1,223 SQ. FT.	OK	±1,338 SQ. FT.	OK
PARKING SPACES	2 PER DWELLING UNIT	DRIVEWAY + GARAGE >2	OK, EXISTING DRIVEWAY PARKING	DRIVEWAY >2	OK, EXISTING DRIVEWAY PARKING
<b>MAXIMUM</b>					
LOT BUILDING COVERAGE	10%	5.2% (1,481 SQ. FT.)	OK	3.2% (893 SQ. FT.)	OK
LOT SURFACE COVERAGE	20%	10.9% (3,102 SQ. FT.)	OK	10.4% (2,915 SQ. FT.)	OK
BUILDING HEIGHT	35'	1 STORY < 35'	OK	2 STORIES < 35'	OK

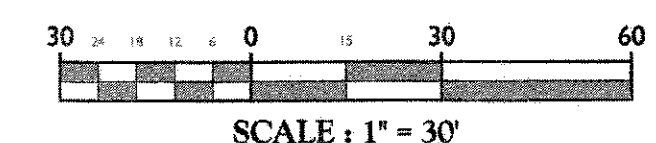
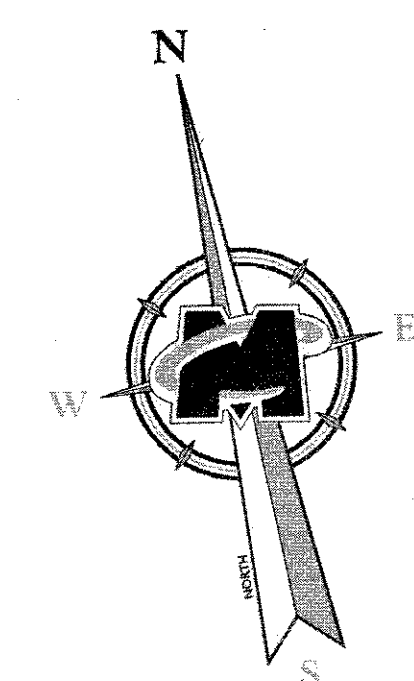
MINIMUM	REQUIRED	PROPOSED LOT 1	REMARKS	PROPOSED LOT 2	REMARKS
SIDE SETBACK	5'	N/A	N/A	0.84'	NON-CONFORMING, REQUIRES 4.16' VARIANCE
REAR SETBACK	5'	N/A	N/A	98.07'	OK
MAIN BLDG SEPARATION	10'	N/A	N/A	55.31'	OK
<b>MAXIMUM</b>					
ACCESSORY HEIGHT	15'	N/A	N/A	< 15'	OK
TOTAL ACCESSORY AREA	1000 SQ. FT. OR VALUE "V" FROM FORMULA IN §185-15, WHICHEVER IS LOWER; LOT 1 VALUE "V" = N/A; LOT 2 VALUE "V" = 515 SQ. FT.	N/A	N/A	197 SQ. FT.	OK



**LEGEND**

EXISTING	PROPOSED
TRaverse Line, Center Line or Baseline (Label as Such)	12+00 to 13+00
RIGHT OF WAY LINE	12+00 to 13+00
PROPERTY LINE	12+00 to 13+00
EDGE OF PAVEMENT	12+00 to 13+00
CURB	FACE BACK
DEPRESSED CURB	FACE BACK
SIDEWALK	FACE BACK
FENCES	X X X X
TREELINE	Wavy line
ROADWAY SIGNS	Symbol
ZONING DISTRICT BOUNDARY	Dashed line
MUNICIPAL BOUNDARY LINE	Thick solid line
STALL COUNT	10
ADA ACCESSIBLE STALL	Wheelchair symbol
DEPRESSED CURB AND ADA RAMP	HC
DIRECTION OF TRAFFIC FLOW	Arrow

- NOTES:**
- BOUNDARY INFORMATION SHOWN HEREON REFERENCED FROM A MAP ENTITLED "BOUNDARY SURVEY" BY MASER CONSULTING P.A. DATED JUNE 05, 2017.
  - THE PROPERTY IS NOT WITHIN ANY ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, NO. 36071C0153E.
  - THE PROPERTY IS NOT WITHIN ANY WETLANDS OR WETLAND BUFFERS AS PER NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION ENVIRONMENTAL MAPPER.
  - SCHOOL DISTRICT: MARLBORO
  - FIRE DEPARTMENT: MIDDLEHOPE FIRE



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- Orlando, FL
- Miami, FL
- Scottsdale, AZ
- Norfolk, VA
- Abingdon, VA
- Abingdon, VA
- Charlotte, NC

State of N.Y. Certificate of Authorization: 0008971 / 0008921

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NO.	DATE	REVISION

**MARK R. DeLOR**  
NEW YORK LICENSED  
LAND SURVEYOR - LICENSE NUMBER: 050478

**SUBDIVISION**  
FOR  
**JOANN E. BERETTA**

**SECTION 8**  
**BLOCK 1**  
**LOT 38.2**

**TOWN OF NEWBURGH**  
**ORANGE COUNTY**  
**NEW YORK STATE**

**NEW WINDSOR OFFICE**  
555 Hudson Valley Avenue  
Suite 101  
New Windsor, NY 12553  
Phone: 845.564.4495  
Fax: 845.567.1025

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	07/20/17	CDR	JED

**SUBDIVISION PLAT**

SHEET NUMBER:  
**1** of **1**