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**PROJECT NARRATIVE**

for

**Subdivision of Lands of**

**Botrac Properties, LLC**

Town of Newburgh  
County of Orange  
State of New York

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**A. Description of Project Site**

The Botrac Properties, LLC Subdivision is a proposed lot line change and two (2) lot, single-family residential subdivision. The project involved two (2) existing tax. The project is located on the westerly side of Orchard Drive in the Town of Newburgh, County of Orange, State of New York. The site is designated as tax map parcels: Section 1, Block 1, Lots 133.1 & 134. The total area involved in the project is 3.578 acres. The current zoning for the project site is Rural Agriculture (AR).

**B. Description of the Project**

This project involves the transfer of xxx acres of land from Lot 1 of the Botrac Properties, LLC Subdivision map, filed in the Orange County Clerk's Office as Filed Map No. 20-12 (tax map parcel 1-1-133.1) to Lot 2 of the Scenic View Developers Subdivision map, filed in the Orange County Clerk's Office as Filed Map No. 113-07 (tax map parcel 1-1-134). Lot 2, with the transferred land, will be re-subdivided into two parcels. The result of the subdivision will be the creation of one additional building lot.

The proposed lot sizes are: Lot 1R - 1.117 acres (48,673 s.f.), Lot 2A - 1.213 acres (52,841 s.f.), and Lot 2B - 1.248 acres (54, 378 s.f.). The minimum lot size based upon the current zoning for the project site is 40,000 sq.ft.. All proposed lots will meet the required zoning setbacks. The sizes of the buildable area within the setbacks are: Lot 1R - 15,537 s.f., Lot 2 - 19,553 s.f., and Lot 3 - 19,731 s.f.. The buildable area for each of the proposed lots exceeds the 10,000 s.f. minimum area required.

Lot 1R contains an existing dwelling. The remainder of the project site is currently vacant and consists mostly of woods and brush. There are no wetlands or floodplains located within the project site.

**C. Description Proposed Improvements**

There will be no physical improvements made to Lot 1R. Lots 2A and 2B will access Orchard Drive by individual driveways. The proposed lots will access Orchard Drive approximately 161 feet and 227 feet north of the existing driveway for Lot 1R, respectively. The sight distances for the proposed driveways exceed the AASHTO recommended stopping sight distances for the posted speed limit.

The single-family dwelling on Lot 1R is currently served by an existing well and sewage disposal system. The two proposed single-family dwellings will also be served by individual wells and sewage disposal systems. The sewage disposal systems have been designed in accordance with the current Orange County Health Department Standards

**D. Stormwater Management [157-4c(1)]**

The total proposed area of disturbance for Lots 2A and 2B is approximately 0.50 acres. No additional disturbance is proposed on Lot 1R as part of the project. The area of disturbance for the previously approved Lot 2 on Filed Map No. 113-07 is approximately 0.60 acres. The proposed subdivision does not increase the overall proposed disturbance on the project site. The houses for Lots 2a and 2B have been relocated to be substantially closer to Orchard Drive than the house on Lot 2. This relocation and the update of the septic system design to current regulations results in an overall decrease in disturbed area, despite the additional house.

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

**E. Impact of the Proposed Project**

The project will result in the creation of one (1) additional tax parcel. The vacant lot currently has site plan approval for a single-family dwelling as shown on Lot 2, Filed Map No. 113-07. Under current Town of Newburgh zoning regulations, specifically the requirements for minimum lot size and width, no further subdivision of the proposed lots is possible.