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STATE OF NEW YORK : COUNTY OF ORANGE
TOWN OF NEWBURGH PLANNING BOARD

----- X
In the Matter of

CASSARA SUBDIVISION
(2014-06)

442 Fostertown Road
Section 17; Block 2; Lot 32.12
AR Zone

----- X

SITE PLAN - INITIAL APPEARANCE

Date: April 3, 2014
Time: 7:25 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
KENNETH MENNERICH
JOSEPH E. PROFACI
JOHN A. WARD

ALSO PRESENT: MICHAEL H. DONNELLY, ESQ.
PATRICK HINES
GERALD CANFIELD
PAUL RUGGIERO

APPLICANT'S REPRESENTATIVE: LAWRENCE MARSHALL

----- X

MICHELLE L. CONERO
10 Westview Drive
Wallkill, New York 12589
(845)895-3018

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MR. PROFACI: The next item on tonight's agenda is the Cassara Subdivision, project 2014-06, located at 442 Fostertown Road, Section 17; Block 2; Lot 32.12. It is in the AR Zone. It's a site plan, initial appearance. It's being represented by --

MR. MARSHALL: Larry Marshall.

MR. PROFACI: Gary Marshall.

MR. MARSHALL: Larry.

MR. PROFACI: Larry Marshall.

MR. MARSHALL: This is a proposed three-lot subdivision located on the northerly side of Fostertown Road in the AR Zoning District.

What we propose is the creation of two additional building lots, lot 1 being a proposed two-family residence, lot 2 would contain all of the existing structures on the parcel, and lot 3 would be a proposed single-family residence.

The owner, Mr. Cassara, intends to build a house for himself on lot 1 and house one of his children along with himself in the structure.

All of the lots meet the necessary

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zoning requirements with the exception of lot 2 as the existing dwelling is located within the front yard setback requirement.

CHAIRMAN EWASUTYN: All right.
Comments from our consultants. Pat Hines?

MR. HINES: Again, the first comment just identifies that lot 1 is proposed for a two-family home. That will require architectural review further on in the process, being a two-family home. It's a subdivision and site plan at that point.

The existing dwelling on lot 2 has a front yard setback issue which will need to be referred to the ZBA.

The driveways are fronting on the County road and need County DPW approval.

The separation distance between the septic system on lot 2 and the well on lot 3, we need you to take a look at that. It looks down gradient and less than 200 feet.

MR. MARSHALL: Okay.

MR. HINES: Percolation test data, I know you said you were waiting for the weather to clear up to do that.

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MR. MARSHALL: It's a little cold.

CHAIRMAN EWASUTYN: It's January.

MR. HINES: The Town requires a buildable area of block be shown on the plans. That can be added.

I think right now you're looking for a referral to the ZBA for that front yard setback issue.

MR. MARSHALL: Lot 2.

CHAIRMAN EWASUTYN: At the same time can Mr. Marshall present to you plans to circulate to the Orange County Planning Department?

MR. HINES: Yes.

CHAIRMAN EWASUTYN: Jerry Canfield?

MR. CANFIELD: Nothing. We have nothing.

CHAIRMAN EWASUTYN: Comments from Board Members. Frank Galli?

MR. GALLI: Pat, on that lot 2, the existing barns are all okay?

MR. HINES: Yes. As accessory structures they meet those setbacks.

MR. MARSHALL: I believe the one barn

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intends to stay. The barn that's within the setbacks is not in great shape.

MR. GALLI: It will be removed?

MR. MARSHALL: Yes.

MR. HINES: It only needs ten feet for an accessory structure, so it meets it. It's up to them whether they want to keep it or not.

CHAIRMAN EWASUTYN: Ken Mennerich?

MR. MENNERICH: No question.

CHAIRMAN EWASUTYN: Joe Profaci?

MR. PROFACI: No questions.

MR. WARD: No questions.

CHAIRMAN EWASUTYN: I'll move for a motion to have Mike Donnelly prepare a letter to the ZBA explaining the front yard variance and for Larry Marshall to present plans to Pat Hines to circulate to the Orange County Planning Department.

MR. PROFACI: So moved.

MR. GALLI: Second.

CHAIRMAN EWASUTYN: I have a motion by Joe Profaci. I have a second by Frank Galli. I'll ask for a roll call vote starting with Frank Galli.

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CASSARA SUBDIVISION

MR. GALLI: Aye.

MR. MENNERICH: Aye.

MR. PROFACI: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Myself. So
carried.

MR. MARSHALL: Thank you very much.

CHAIRMAN EWASUTYN: Good to see you,
Larry.

MR. MARSHALL: Same to you.

CHAIRMAN EWASUTYN: Who was the owner
of this property before? We went through that on
the deed.

MR. MARSHALL: We have the prior deed.
I can look it up and let you know.

CHAIRMAN EWASUTYN: Thank you.

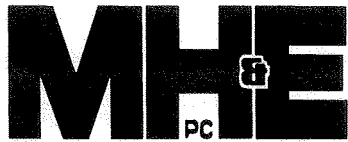
(Time noted: 7:30 p.m.)

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C E R T I F I C A T I O N

I, Michelle Conero, a Shorthand Reporter and Notary Public within and for the State of New York, do hereby certify that I recorded stenographically the proceedings herein at the time and place noted in the heading hereof, and that the foregoing is an accurate and complete transcript of same to the best of my knowledge and belief.

DATED: April 21, 2014



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)
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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: CASSARA SUBDIVISION
PROJECT NO.: 14-06
PROJECT LOCATION: SECTION 17, BLOCK.2, LOT 32.12
PROJECT REPRESENTATIVE: MERCURIO-NORTON- TAROLLI-MARSHALL
REVIEW DATE: 27 MARCH 2014
MEETING DATE: 3 APRIL 2014

1. The Applicant proposes a 3 Lot Subdivision with Lot 1 proposed for a two-family home.
2. Existing dwelling on proposed Lot 2 does not have adequate front yard setback. Zoning Board of Appeal approval for this is required as the existing non-conformity loses the protection upon subdivision.
3. County DPW approval for driveway locations will be required. Driveway details, as well as additional survey data for county road including striping, must be shown.
4. The Applicant's Representative requested to evaluate the separation distance between the existing Subsurface Sewer Disposal System identified on Lot 2 and proposed well on Lot 1.
5. Percolation test data must be added to future plan submissions.
6. The number of bedrooms in the proposed two-family house should be identified and utilized for sizing of the Subsurface Sanitary Sewer Disposal System.
7. Buildable area box must be added to the plans.

Respectfully submitted,

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

Patrick J. Hines, Associate

REGIONAL OFFICES

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Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING

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Email: mnt-pc@mnt-pc.com

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

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

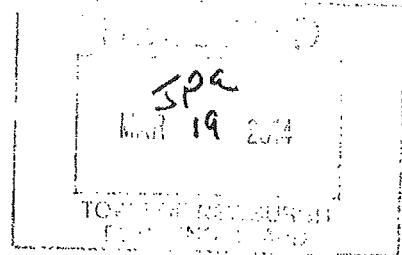
Lawrence J. Marshall, P.E.
Kenneth W. Vriesema, L.S.

Project Narrative

For

Cassara Subdivision

Fostertown Road
Town of Newburgh
Orange County, New York



Prepared for:

Antonino Cassara
442 Fostertown Road
Newburgh, NY 12550
(845) 239-6608

Prepared by:

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



Prepared:

March 11, 2014

Project Narrative for
Cassara Subdivision

A. Description of Project Site

The Cassara Subdivision is a proposed three (3) lot residential subdivision. The project involves the creation of one (1) two-family dwelling, one (1) single-family dwelling, and the one (1) existing single-family dwelling. The project is located on the easterly side of Fostertown Road in the Town of Newburgh, County of Orange, State of New York. The site is designated as tax map parcel: Section 17, Block 2, Lot 31.12. The project area is 4.671 acres located in the Rural Agriculture (AR) zoning district. The project parcel is designated as Lot 2 on Filed Map No. 119-93 filed in the Orange County Clerk's Office.

B. Description of the Project

Lot 1, the proposed two-family dwelling, has an area of 100,407 square feet, greater than the 100,000 square foot minimum lot size required for two-family residential lots. Lot 2, the existing single-family dwelling, has an area of 47,201 square feet. Lot 3, the proposed single-family dwelling, has an area of 55,878 square feet. Both lots are larger than the 40,000 square foot minimum lot size required for single-family residential lots. All proposed lots will meet the required zoning setbacks.

The sizes of the buildable area within the setbacks are: Lot 1 – 37,577 s.f., Lot 2 – 16,266 s.f., and Lot 3 – 11,619 s.f.. The buildable floor area for Lot 1 exceeds the 17,500 s.f. minimum area required for two-family dwellings. The buildable area for Lots 2 and 3 exceeds the 10,000 s.f. minimum area required for single-family dwellings.

Lot 2 contains an existing dwelling and barn. There is an additional barn and shed in disrepair that will be removed. 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

Lot 2 will access Fostertown Road by the existing shale driveway. Lots 1 and 3 will access Fostertown Road by individual driveways located 172 feet north and 172 feet south of the existing driveway, respectively. The sight distances for the driveways exceed the AASHTO recommended stopping sight distances for the posted speed limit.

The single-family dwelling on Lot 2 is currently served by an existing well and sewage disposal system. The two proposed 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.

Project Narrative for
Cassara Subdivision

D. Stormwater Management

The total proposed area of disturbance is approximately 1.2 acres. Erosion and sediment control measures will be installed during construction to prevent the transportation of sediment off-site. Silt fencing will be installed below disturbed areas and stabilized construction entrances will be installed at each of the proposed driveway entrances. Erosion and sediment control measures will be maintained at all times during construction.

E. Impact of the Proposed Project

The project will result in the creation of two (2) additional tax parcels. 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.

