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

PROJECT: FABRIZIO 2 LOT
PROJECT NO.: 2017-05
PROJECT LOCATION: SECTION 51, BLOCK 9, LOT 9
REVIEW DATE: 27 JANUARY 2017
MEETING DATE: 2 FEBRUARY 2017
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING

1. The common driveway access and maintenance agreement will be required for the shared driveway for proposed Lot #1 and Tax Lot 4.21.
2. Highway Superintendent's comments regarding dual driveway locations should be received.
3. The shared utility arrangement will require a filed agreement for the combined sewer discharge.
4. NYS raised septic system notes should be removed from the plans as lots are tributary to the Town's collection system.
5. The Applicant's representative is requested to explain pump chamber note 5 regarding metering of the wells.
6. Referral to Zoning Board of Appeals for front yard setback on Proposed Lot #1 would be required.

	Required	Proposed Lot #1	Proposed Lot #2
Front Yard Set back	50	25.76	
Rear Yard Set back	40	35.36	
Minimum Lot area	40,000	23,543	33,795
Lot width	150		123
Lot depth	150		127

We have noted that the structure could be re-oriented to fit within the permissible building envelope. Applicant's representative should explain house orientation.

7. Lot #2 structure is depicted at or near building envelope setbacks. Notes should be added to the plans requiring field stake out of all improvements prior to issuance of the Building permit. A plot plan should be submitted to the Building Department with the Building permit.

Respectfully submitted,

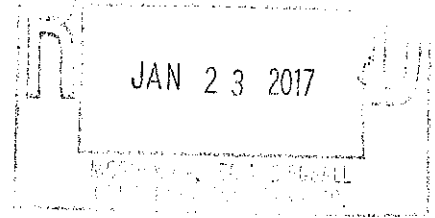
***McGoey, Hauser and Edsall
Consulting Engineers, D.P.C.***

Patrick J. Hines
Principal

PJH/kbw

Talcott Engineering DESIGN, PLLC

1 GARDNERTOWN ROAD ~ NEWBURGH, NY 12550
(845) 569-8400* ~ (fax) (845) 569-4583



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

January 23, 2017

Attn: John Ewasutyn, Chairman

Re: Project Narrative
Town Project No. 2017-05
Fabrizio 2 Lot Subdivision
Gardnertown Road
SBL: 51-9-9
R-1 Zone
Job No. 16293-FAB

PROJECT NARRATIVE

The proposed project is a two lot subdivision of an existing vacant 1.40 acre parcel of land to create two building lots. Both lots will have frontage on "Gardnertown Road". Both lots will be serviced by on-site wells and in ground septic systems.

The parent parcel is in the R-1 zone, but was zoned R-3 when the owner purchased it. The proposed lots will need area variances for lot area and some setbacks.

Attached please find 12 Planning Board Applications, 12 sets of plans, and 12 copies of an EAF short form, along with this narrative and checks for the additional application fees (\$950) and public hearing fee (\$150) and escrow fee (\$3,000). I will FedEx 1 set to Michael Donnelly and deliver 1 set to Patrick Hines.

Respectfully yours,

A handwritten signature in black ink, appearing to be "Charles T. Brown".

Charles T. Brown, P.E. -- President
Talcott Engineering

Pc; Tony Fabrizio, Owner

**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):

FABRIZIO TWO LOT SUBDIVISION

2. Owner of Lands to be reviewed:

Name TONY FABRIZIO
Address 39 HARTH DRIVE
NEW WINDSOR, NY 12553
Phone 845-728-1873

3. Applicant Information (If different than owner):

Name (NONE)
Address _____

Representative CHARLES T. BROWN PE / TALCOTT ENGINEERING
Phone 845-569-8400
Fax 845-569-4583
Email TALCOTTDESIGN12@GMAIL.COM

4. Subdivision/Site Plan prepared by:

Name CHARLES T. BROWN, PE / TALCOTT ENGINEERING
Address 1 GARONERTOWN ROAD
NEWBURGH, NY 12550
Phone/Fax 845-569-8400 / 845-569-4583

5. Location of lands to be reviewed:

GARONERTOWN ROAD NEAR LAKESIDE ROAD

6. Zone R-1 Fire District ORANGE LAKE
Acreage 1.40 School District NEWBURGH

7. Tax Map: Section 57 Block 9 Lot 9

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 2
Lot line change N/A
Site plan review N/A
Clearing and grading N/A
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) ~~DRIVEWAY~~ DRIVEWAY EASEMENT FOR 5/16/51-9-4.21

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

Signature *Anthony J. Lopez* Title OWNER

Date: JAN 17, 2017

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).

TOWN OF NEWBURGH PLANNING BOARD

FABRIZIO E COE SUBDIVISION
PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees
4. Completed Checklist (Automatic rejection of application without checklist)

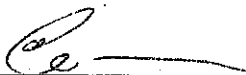
II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

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. Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. Flood plain boundaries
16. Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. Metes and bounds of all lots
18. Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. Show existing or proposed easements (note restrictions)
20. Right-of-way width and Rights of Access and Utility Placement
21. Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. Lot area (in sq. ft. for each lot less than 2 acres)
23. Number of lots including residual lot
24. Show any existing waterways
25. A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. Show topographical data with 2 or 5 ft. contours on initial submission

30. 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.
- _____
- _____
- _____

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: 
 Licensed Professional

Date: 1/27/07

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 8/11/05
 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.

N/A

**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.

Anthony Fabrizio

APPLICANT'S NAME (printed)

Anthony Fabrizio

APPLICANTS SIGNATURE

Jan. 17, 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) TONY FABRIZIO, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 39 HAREN DRIVE, NEW WINDSOR
IN THE COUNTY OF ORANGE
AND STATE OF NEW YORK
AND THAT HE/SHE IS THE OWNER IN FEE OF GARDNERTOWN ROAD,
5/18/6 51-9-9

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND CHARLES T. BROWN / TALCOTT ENGINEERING IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: JAN. 17, 2017

Anthony Fabrizio
OWNERS SIGNATURE

Anthony Fabrizio
OWNERS NAME (printed)

Katherine M. Miller
WITNESS' SIGNATURE

Katherine M. Miller
WITNESS' NAME (printed)

NAMES OF ADDITIONAL
REPRESENTATIVES

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.

1/17/12

DATED

Anthony Fabrizio

APPLICANT'S NAME (printed)

Anthony Fabrizio

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
 X ZONING BOARD OF APPEALS
 ZONING ENFORCEMENT OFFICER
 BUILDING INSPECTOR
 OTHER

 Jan. 17, 2017
DATED

 Charles Lalyer
INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

BY: _____
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

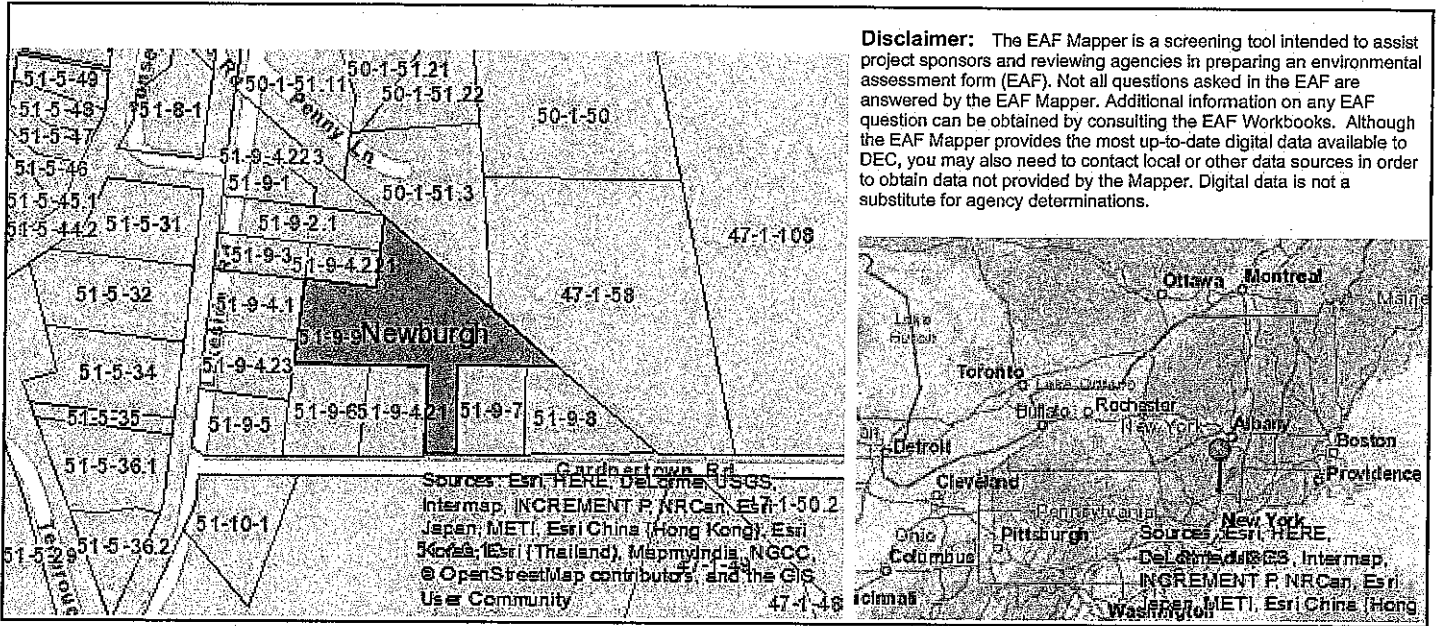
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

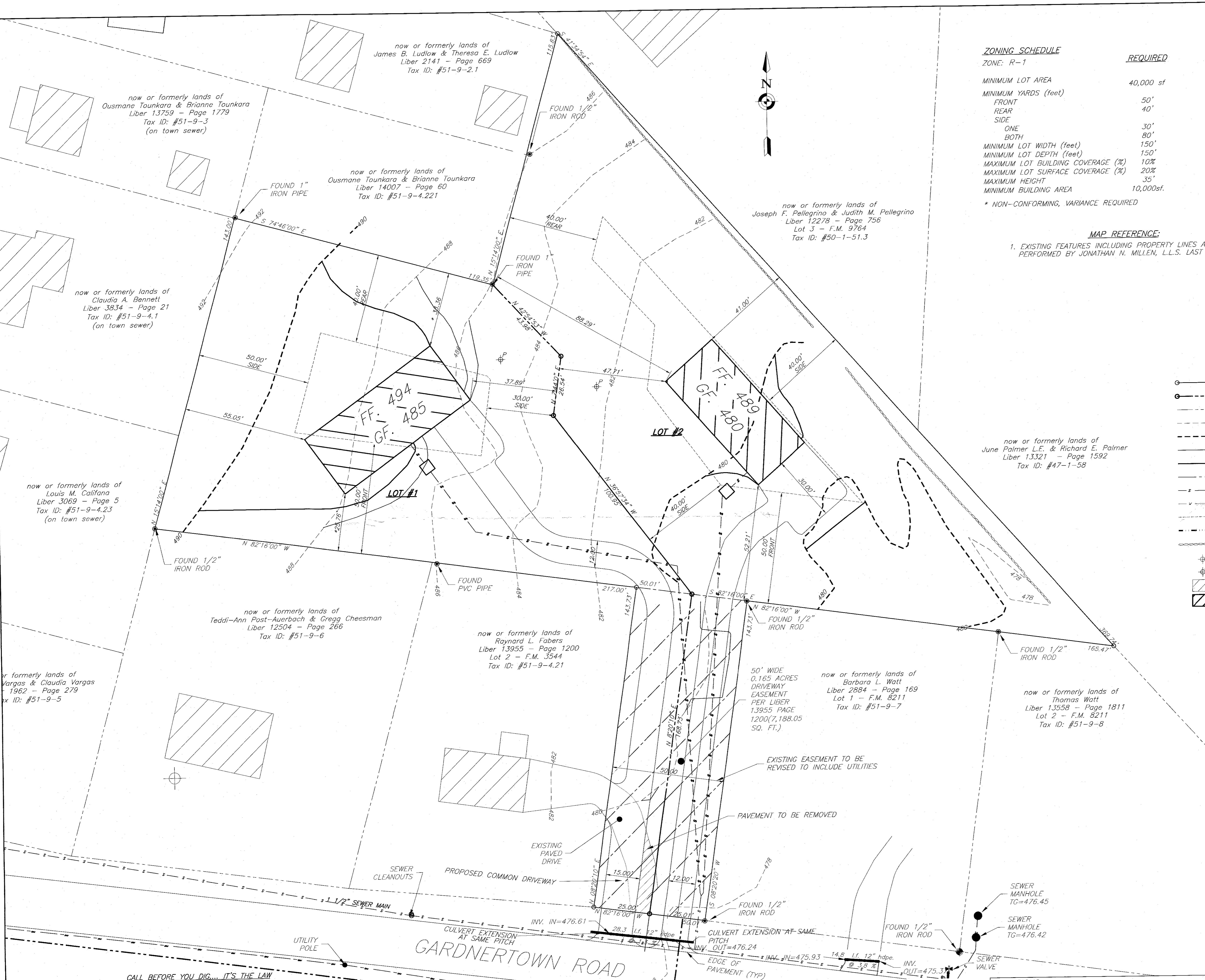
Part 1 - Project and Sponsor Information			
Name of Action or Project: FABRIZIO LOT SUBDIVISION		TED # 16295	
Project Location (describe, and attach a location map): GARDNERTOWN ROAD			
Brief Description of Proposed Action: SUBDIVIDE AN EXISTING VACANT 1.40 ACRE LOT TO CREATE TWO NEW BUILDING LOTS. LOTS WILL BESERVICED BY INDIVIDUAL WELLS AND TOWN SEWER. BOTHE LOTS WILL HAVE FRONTAGE ON AND BE ACCESSED FROM GARDNERTOWN ROAD WHICH IS A TOWN ROAD.			
Name of Applicant or Sponsor: TONY FABRIZIO		Telephone: 845-728-1873	
		E-Mail: TONYFABRIZ@AOL.COM	
Address: 39 HARTH DRIVE			
City/PO: NEW WINDSOR		State: NY	Zip Code: 12553
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 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: VARIANCES FROM THE TOWN ZBA			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1.40 acres	
b. Total acreage to be physically disturbed?		0.80 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.40 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 type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A	
	<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?	NO	YES		
	<input type="checkbox"/>	<input checked="" 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: _____	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES		
	<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	YES	
	<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: _____ INDIVIDUAL WELLS	NO	YES		
	<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: _____	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Is the proposed action located in an archeological sensitive area?	NO	YES		
	<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?	NO	YES		
	<input type="checkbox"/>	<input checked="" 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: _____	NO	YES		
	<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?	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
16. Is the project site located in the 100 year flood plain?	NO	YES		
	<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	NO	YES		
	<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: _____	NO	YES		
	<input type="checkbox"/> NO <input type="checkbox"/> YES			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>CHARLES T. BROWN, PE</u></p>		<p>Date: <u>1-17-2017</u></p>
<p>Signature: _____ </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

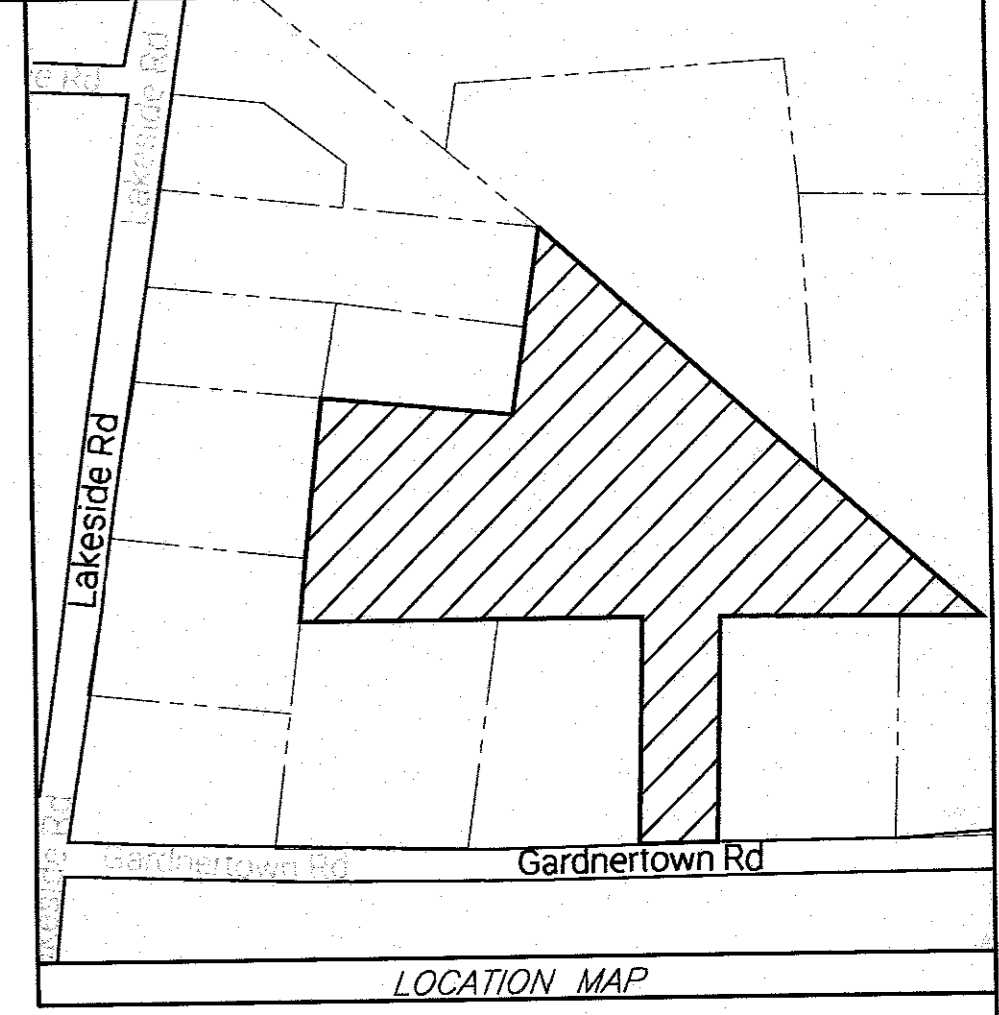


ZONING SCHEDULE
ZONE: R-1

	REQUIRED	LOT # 1 PROVIDED	LOT # 2 PROVIDED
MINIMUM LOT AREA	40,000 sf	*23,543sf	*33,795sf
MINIMUM YARDS (feet)			
FRONT	50'	*26'	52'
REAR	40'	*34'	88'
SIDE			
ONE	30'	38'	41'
BOTH	80'	93'	88'
MINIMUM LOT WIDTH (feet)	150'	158'	*123'
MINIMUM LOT DEPTH (feet)	150'	*127'	392'
MAXIMUM LOT BUILDING COVERAGE (%)	10%	9%	5%
MAXIMUM LOT SURFACE COVERAGE (%)	20%	26%	15%
MAXIMUM HEIGHT	35'	<35'	<35'
MINIMUM BUILDING AREA	10,000sf.	3,291sf.	4,380sf.

* NON-CONFORMING, VARIANCE REQUIRED

MAP REFERENCE:
1. EXISTING FEATURES INCLUDING PROPERTY LINES AND TOPOGRAPHY PER A SURVEY PERFORMED BY JONATHAN N. MILLEN, L.L.S. LAST REVISED 2017.



- LEGEND**
- PROPERTY LINE EXISTING
 - - - - - PROPERTY LINE PROPOSED
 - — — — — PROPERTY LINE ADJOINING
 - - - - - EXISTING CONTOURS (2')
 - - - - - EXISTING CONTOURS (10')
 - - - - - CONTOURS PROPOSED (2')
 - - - - - CONTOURS PROPOSED (10')
 - — — — — EASEMENT
 - - - - - SEWER LINE
 - - - - - WATERLINE
 - - - - - SETBACKS
 - - - - - SILT FENCE
 - — — — — STONEWALL
 - ⊕ WELL EXISTING
 - ⊕ WELL PROPOSED
 - ▨ HOUSE EXISTING
 - ▨ HOUSE PROPOSED

now or formerly lands of James B. Ludlow & Theresa E. Ludlow
Liber 2141 - Page 669
Tax ID: #51-9-2.1

now or formerly lands of Ousmane Toukara & Brienne Toukara
Liber 13759 - Page 1779
Tax ID: #51-9-3
(on town sewer)

now or formerly lands of Ousmane Toukara & Brienne Toukara
Liber 14007 - Page 60
Tax ID: #51-9-4.221

now or formerly lands of Joseph F. Pellegrino & Judith M. Pellegrino
Liber 12278 - Page 756
Lot 3 - F.M. 9764
Tax ID: #50-1-51.3

now or formerly lands of Claudia A. Bennett
Liber 3834 - Page 21
Tax ID: #51-9-4.1
(on town sewer)

now or formerly lands of Louis M. Califano
Liber 3069 - Page 5
Tax ID: #51-9-4.23
(on town sewer)

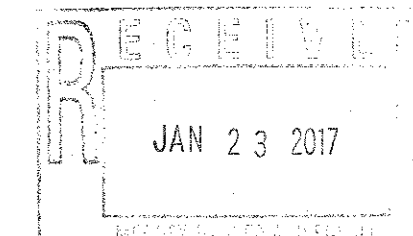
now or formerly lands of Teddi-Ann Post-Auerbach & Gregg Cheesman
Liber 12504 - Page 266
Tax ID: #51-9-6

now or formerly lands of Raynard L. Fabers
Liber 13955 - Page 1200
Lot 2 - F.M. 3544
Tax ID: #51-9-4.21

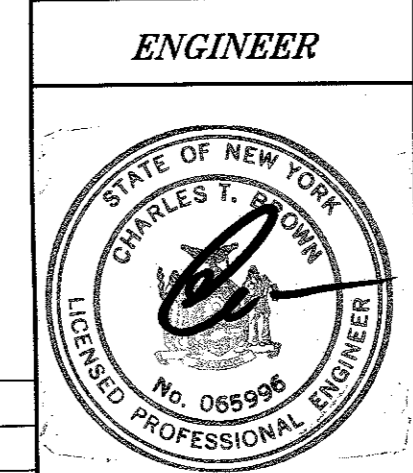
now or formerly lands of Barbara L. Watt
Liber 2884 - Page 169
Lot 1 - F.M. 8211
Tax ID: #51-9-7

now or formerly lands of Thomas Watt
Liber 13558 - Page 1811
Lot 2 - F.M. 8211
Tax ID: #51-9-8

now or formerly lands of Vargas & Claudia Vargas
Liber 1962 - Page 279
Tax ID: #51-9-5



TOWN PROJECT # 2017-05
THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.



ENGINEER
TALCOTT ENGINEERING DESIGN PLLC
1 GARDNERTOWN ROAD
NEWBURGH, NY 12550
(845)-569-8400
(FAX)(845)-569-4583
TALCOTTDESIGN129@GMAIL.COM

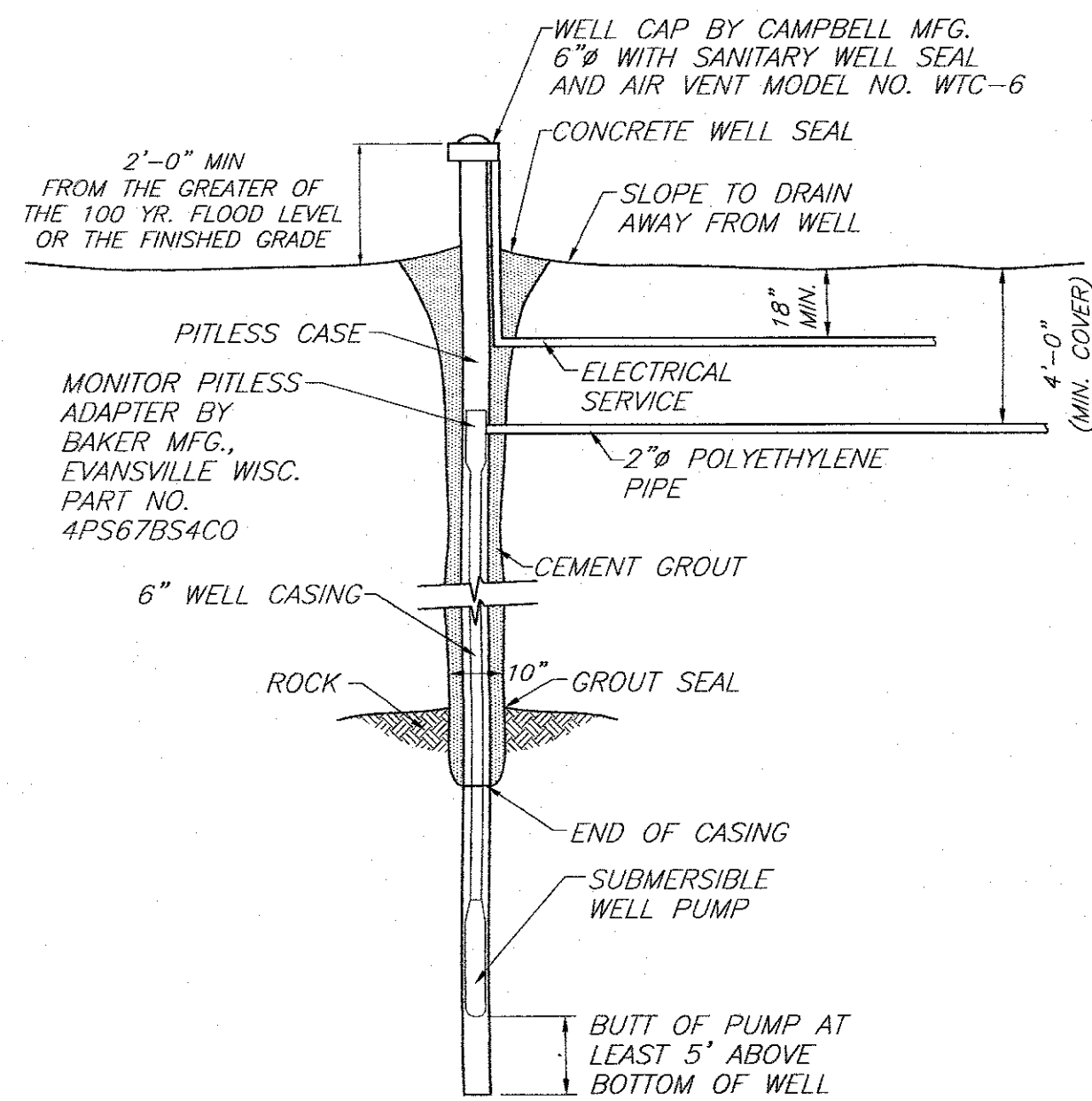
PROPOSED SUBDIVISION ENTITLED:
FABRIZIO 2 LOT SUBDIVISION
GARDNERTOWN ROAD, SBL: 51-9-9, LOT#3, FM# 8211
TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE: 01/19/17 SCALE: 1"=20' JOB NUMBER: 16293-FAB SHEET NUMBER: 1 OF 2

REVISIONS

REV.	DATE	BY	DESCRIPTION

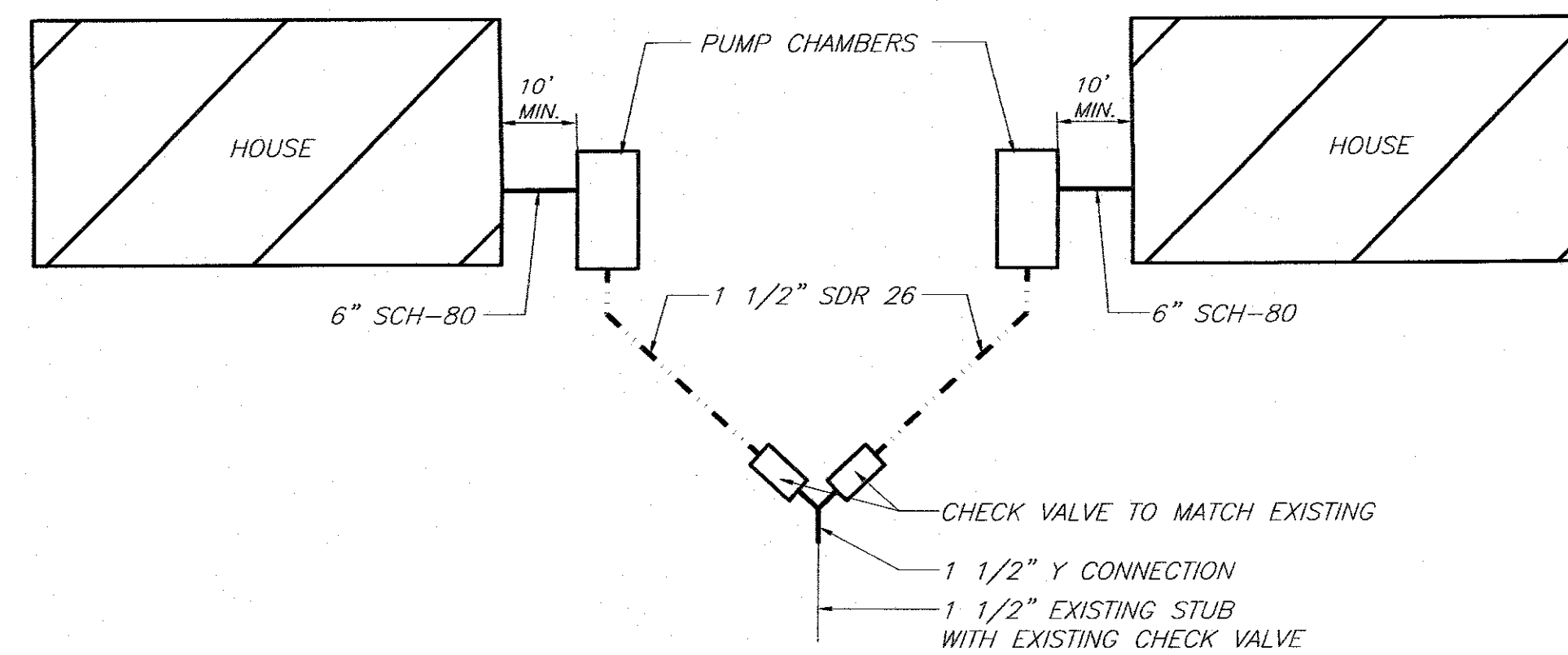
CALL BEFORE YOU DIG... IT'S THE LAW
WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY- TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 811



TYPICAL WELL DETAIL
N.T.S.

WELL NOTES:

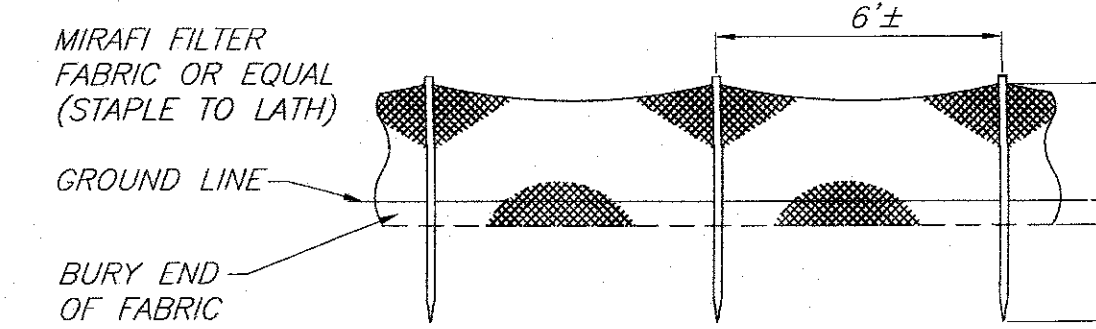
1. CASING DEPTH SHALL EXTEND AT LEAST 40' BELOW GROUND IN ANY CONDITION
2. WELL TO BE CONSTRUCTED PER NYSDOH APPENDIX 5B "STANDARDS FOR WATER WELL" LATEST EDITION
3. WELL SHALL HAVE A MIN. YIELD OF 5 GPM.
4. WELL CASING MATERIAL IS TO BE IN COMPLIANCE WITH AWWA STANDARD A-100, LATEST VERSION.



TYPICAL PLAN VIEW
N.T.S.

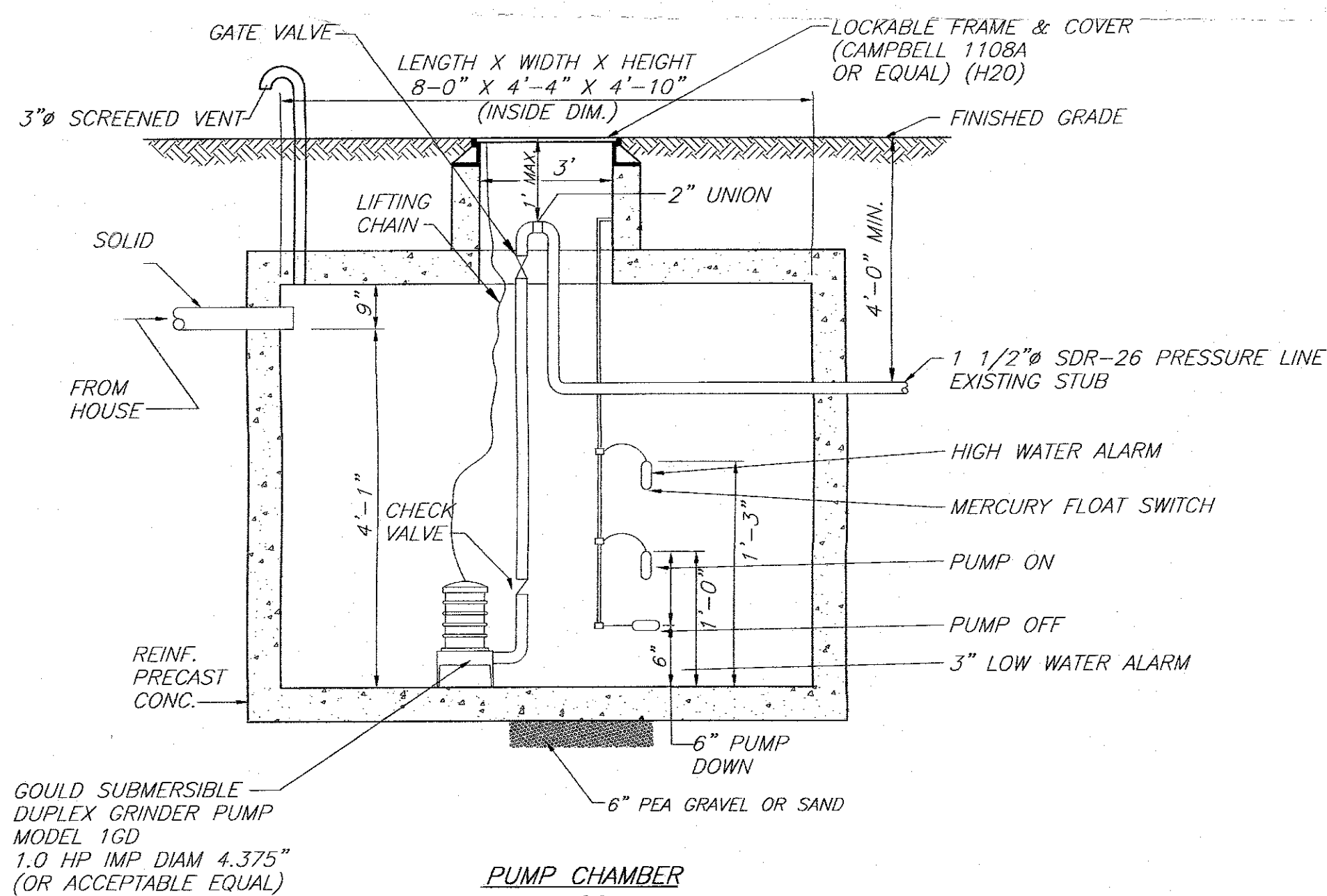
NOTE:

SILT FENCE IS TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND SHALL BE CHECKED AFTER EVERY RAIN STORM. SILT FENCES ARE TO BE REPLACED AS NECESSARY DUE TO DAMAGE OR WHEN FILLED WITH SILT. SILT TO BE REMOVED IN FRONT OF FENCES REGULARLY TO PREVENT EXCESSIVE SOIL BEARING WEIGHT ON THE FENCES AND FENCE POSTS.



SILT FENCE DETAIL
N.T.S.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INITIALIZE EROSION CONTROL MEASURES. SILT FENCING IS TO BE USED FOR SILTATION CONTROL AROUND ALL AREAS THAT WILL BE DISRUPTED DURING CONSTRUCTION. SILT FENCING IS TO BE MAINTAINED TO THE SATISFACTION OF THE ENGINEER AND WILL BE REMOVED BY THE CONTRACTOR ONCE GROUND COVER IS REESTABLISHED.



PUMP CHAMBER
N.T.S.

PUMP CHAMBER NOTES:

1. DUPLEX PUMP SHALL HAVE INDIVIDUAL AUDIO AND VISUAL ALARM TO INDICATE PUMP MALFUNCTION.
2. PUMP SHALL ALTERNATE ON A LEAD LAG BASIS WITH A 24 HR CYCLE TIME.
3. FORCE MAIN TO BE TESTED TO MINIMUM WATER PRESSURE OF 50 PSI OR AIR PRESSURE OF 10 PSI FOR 2 HOURS WITH ZERO DROP IN PRESSURE ALLOWED.
4. INSTALLATION OBSERVATION OF PUMP STATION, MANHOLE, GRAVITY SEWER AND TESTING TO BE BY OR UNDER THE DIRECT SUPERVISION OF A NYS LICENSED PROFESSIONAL ENGINEER.
5. WELL SHALL BE METERED WITH METERS ACCEPTABLE TO THE TOWN NEWBURGH.

N.Y.S. RAISED SEPTIC SYSTEM GENERAL NOTES:

1. PERCOLATION RATE OF FILL MATERIAL SHALL BE BETWEEN 5 AND 30 MINUTES PER INCH BOTH AT THE BORROW PIT PRIOR TO EXCAVATION AND AFTER THE MATERIAL HAS BEEN PLACED
2. FILL SHALL BE EITHER PLACED IN 6" LIFTS AND COMPACTED WITH A TRACK TYPE MACHINE OR ALLOWED TO SETTLE FOR 6 MONTHS MINIMUM AND A FREEZE THAW CYCLE.
3. FILL MATERIAL SHALL EXTEND 3'-6" BEYOND END OF LATERALS, EACH END.
4. FILL MATERIAL WILL NOT BE PLACED WHEN UNDERLYING SOIL HAVE HIGH MOISTURE CONTENT.
5. ALL TREES, STUMPS BRUSH, WEEDS ETC. SHALL BE CUT AT GRADE AND REMOVED. ALL LEAVES, LIMBS, AND BOULDERS ABOVE GRADE SHALL BE CAREFULLY REMOVED.
6. SITE SOILS MUST BE LEFT UNDISTURBED PRIOR TO PLACEMENT OF FILL.

TOWN PROJECT # 2017-05

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	ENGINEER TALCOTT ENGINEERING DESIGN PLLC 1 GARDNERTOWN ROAD NEWBURGH, NY 12550 (845)-569-8400 (FAX)(845)-569-4583 TALCOTTDESIGN12@GMAIL.COM																
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