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

**PROJECT: LANDS OF FISCHER**  
**PROJECT NO.: 15-31**  
**PROJECT LOCATION: SECTION 94, BLOCK 1, LOTS 12,13,14,15**  
**REVIEW DATE: 13 NOVEMBER 2015**  
**MEETING DATE: 19 NOVEMBER 2015**  
**PROJECT REPRESENTATIVE: VINCENT DOCE**

1. The project involves the proposed construction of a 1800 square foot structure and consolidation of 4 lots. The use for the building identified is an existing frame building to the rear north portion of the property should be identified. This structure does not meet zoning setbacks if it is other than an accessory structure.
2. A lot consolidation plan must be filed to combine all the lots into one.
3. The title block does not identify lots 15 & 16 as part of the application however, grading is proposed to provide for a swale across those lots as well. In addition part of the structure is located on lot 15.
4. Proposed curbing on the site should be clearly identified. Planning Board requires commercial sites to be curbed. Drainage must take into account proposed curbing on the site.
5. The stone wall is depicted between the existing Veterinary and grooming site and the proposed pet boarding facility. Is vehicular and pedestrian access proposed between these sites.
6. The driveway access location should be reviewed by the Highway Superintendent based on its proximity to the Route 17K intersection.

Fischer

19 November 2015

7. NYS DOT approval for water and sewer utilities and State Highway right of way is required.
8. The Orange County Planning submission is required due to proximity to State Highway.
9. A City of Newburgh flow acceptance letter is required.

Respectfully submitted,

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

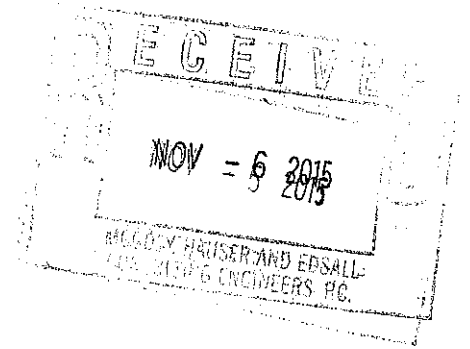
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Patrick J. Hines  
Principal

**PAT HINES**  
**VINCENT J. DOCE ASSOCIATES**  
ENGINEERS ~ SURVEYORS ~ PLANNERS  
PROJECT CONSULTANTS - LAND CONSULTANTS  
242 SOUTH PLANK ROAD, NEWBURGH, NEW YORK 12550  
TEL. 845-561-1170 ~ FAX 845-561-7738

November 3, 2015

John P. Ewasutyn, Chairman  
Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, NY 12550



RE: Site Plan Review for James A. Fischer  
154 NYS Rte. 17K and Fletcher Drive  
Town of Newburgh Tax Parcels: Section 94 Block 1 Lot 12, 13, 14 & 15  
Town Project No. 2015-31

Dear Mr. Ewasutyn:

Enclosed are 15 sets of the above referenced plan, an application with a short EAF and the required fees.

The parcel is located at the intersection of NYS Rte. 17K and Fletcher Drive. The parcel is located in the B zoning district, the Newburgh School District and the Orange Lake Fire District. The parcel has town sewer and water.

The site is the location of an existing veterinary practice. There are existing buildings providing medical care of domestic animals, grooming and a living quarter for an individual providing care to the boarded animals. The applicant is proposing a separate 1800 square foot building at the current location to provide pet boarding. A parking area will be constructed providing 9 spaces to service the proposed building. The proposed building will connect to the existing municipal water and sewer lines.

The applicant requests appearing at the next available planning board meeting. Thank you for your time and consideration.

Sincerely,

Darren C. Doce

cc Michael Donnelly  
Patrick Hines

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):

SITE PLAN LANDS OF JAMES A FISCHER

2. Owner of Lands to be reviewed:

Name JAMES A. FISCHER  
Address 718 RIVER ROAD  
MOUNT GOMERY NY 12549  
Phone 845 457-4082

3. Applicant Information (If different than owner):

Name SAME AS OWNER  
Address \_\_\_\_\_  
\_\_\_\_\_

Representative VINCENT J. DOCE ASSOC / DARDEN C. DOLE  
Phone 845-561-1170  
Fax 845-561-7739  
Email DDOCE12@HOTMAIL.COM

4. Subdivision/Site Plan prepared by:

Name VINCENT J. DOCE ASSOC.  
Address 242 SOUTH PLANK ROAD  
NEWBURGH NY 12550  
Phone/Fax 845 561-1170 / 845 561-7738

5. Location of lands to be reviewed:

154 NYS RTE 17K & FLETCHER DRIVE

6. Zone B Fire District ORANGE LAKE  
Acreage 1.99 AC ± School District NEWBURGH

7. Tax Map: Section 94 Block 1 Lot 12, 13, 14 & 15

8. Project Description and Purpose of Review:

Number of existing lots \_\_\_\_\_ Number of proposed lots \_\_\_\_\_  
Lot line change   
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) NONE

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

Signature [Handwritten Signature] Title P.E.

Date: 11/3/2015

**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

SITE PLAN LANDS OF JAMES A. FISHER  
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)

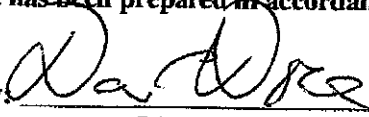
**II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.**

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.  <sup>NONE</sup> Flood plain boundaries
16.  <sup>NA</sup> 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.  <sup>NONE</sup> Show existing or proposed easements (note restrictions)
20.  <sup>NA</sup> Right-of-way width and Rights of Access and Utility Placement
21.  <sup>NA</sup> 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.  <sup>N.A.</sup> Number of lots including residual lot
24.  Show any existing waterways
25.  <sup>NA</sup> 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.  Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31.  NA 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. 0.3 <sup>act</sup> Number of acres to be cleared or timber harvested
33. 360 <sup>cy</sup> Estimated or known cubic yards of material to be excavated and removed from the site
34. 0 Estimated or known cubic yards of fill required
35. 0.3 <sup>act</sup> The amount of grading expected or known to be required to bring the site to readiness
36.  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.  
NONE
37.  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.  
NONE
38.  <sup>TO BE COMPLETED</sup> 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: 11/3/2015

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):



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?		<b>NO</b>	<b>YES</b>
		<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: _____		<b>NO</b>	<b>YES</b>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<b>NO</b>	<b>YES</b>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?		<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 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: _____		<b>NO</b>	<b>YES</b>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____		<b>NO</b>	<b>YES</b>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____		<b>NO</b>	<b>YES</b>
		<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?		<b>NO</b>	<b>YES</b>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input 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?		<b>NO</b>	<b>YES</b>
		<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: _____		<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 checked="" 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?		<b>NO</b>	<b>YES</b>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		<b>NO</b>	<b>YES</b>
		<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,		<b>NO</b>	<b>YES</b>
a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			

Project: \_\_\_\_\_

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

### **Short Environmental Assessment Form Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**

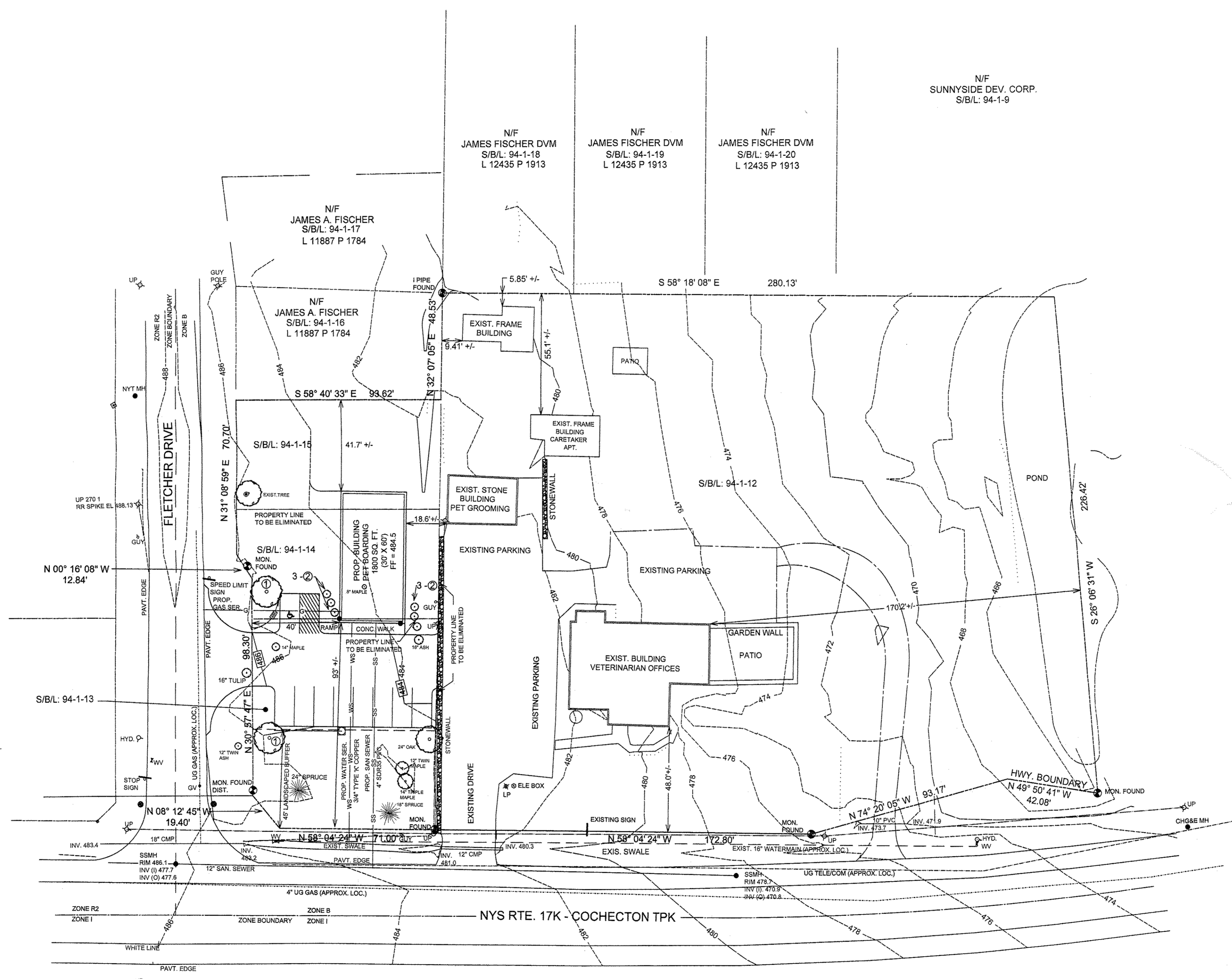
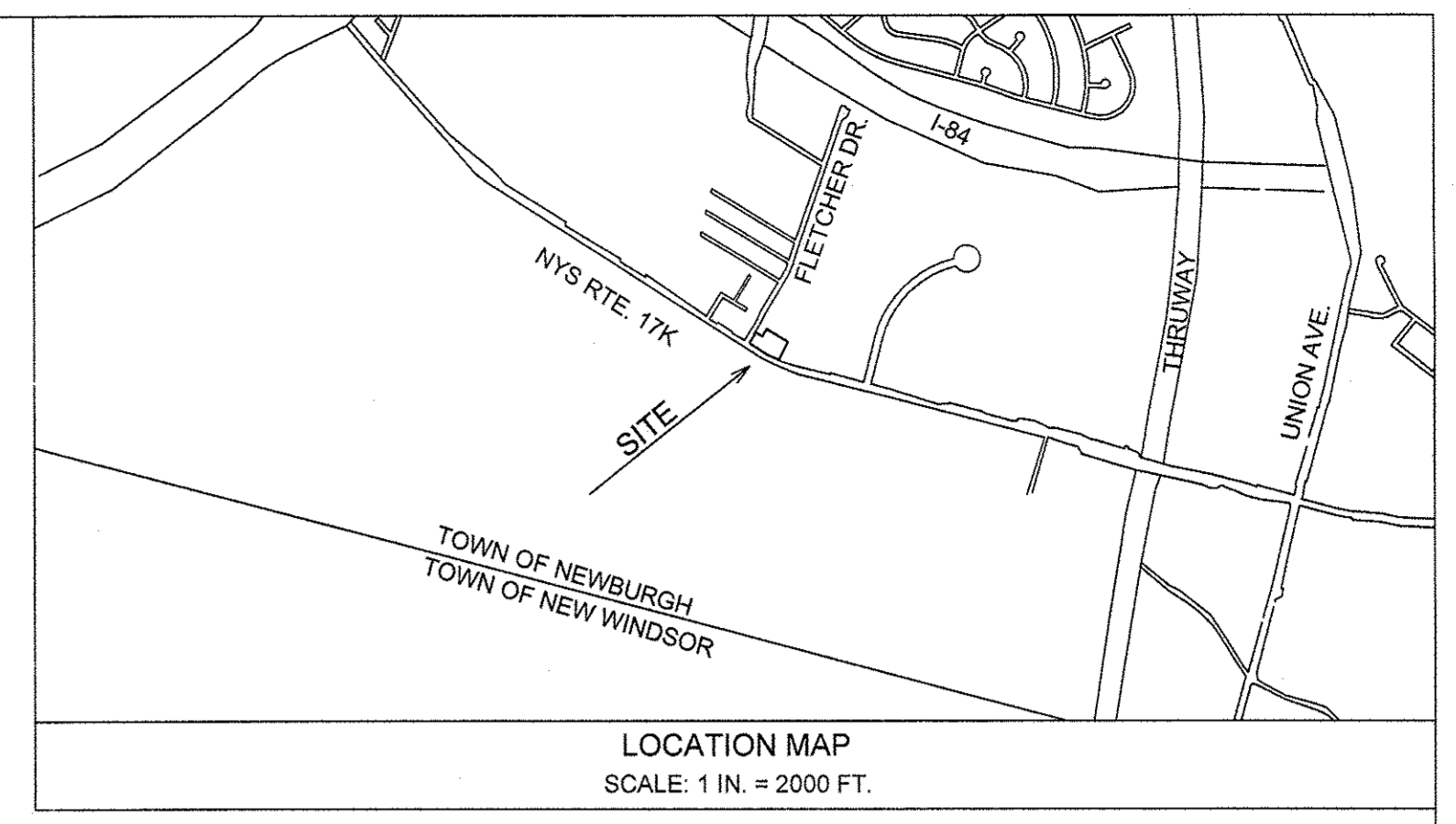
- TOWN SEWER SYSTEM NOTES:**
- CONSTRUCTION OF SANITARY SEWER FACILITIES AND CONNECTION TO THE TOWN OF NEWBURGH SANITARY SEWER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE TOWN OF NEWBURGH.
  - ALL SEWER PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH SEWER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
  - ALL GRAVITY SANITARY SEWER SERVICE LINES SHALL BE 4 INCHES IN DIAMETER OR LARGER AND SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034-86. JOINTS SHALL BE PUSH-ON WITH ELASTOMERIC RING GASKETS CONFORMING TO ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPIGOT CONFIGURATION COMPATIBLE WITH THE PIPE.
  - THE SEWER MAIN SHALL BE TESTED IN ACCORDANCE WITH TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
  - THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.

- TOWN WATER SYSTEM NOTES:**
- CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE TOWN OF NEWBURGH.
  - ALL WATER SERVICE LINES (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED, CLASS 52, DUCTILE IRON PIPE CONFORMING TO ANSII/AWWA C151/A21.51-91 OR LATER REVISION FOR DUCTILE IRON PIPE. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
  - THRUST RESTRAINT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT. THRUST BLOCKS ARE NOT ACCEPTABLE. JOINT RESTRAINT SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RETAINER GLANDS. ALL FITTINGS AND VALVES SHALL ALSO BE INSTALLED WITH RETAINER GLANDS FOR JOINT RESTRAINT. RETAINER GLANDS SHALL BE 888A IRON MEGALUG SERIES 1100 OR APPROVED EQUAL. THE USE OF MANUFACTURED RESTRAINED JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT.
  - ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON. MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSII/AWWA C110/A21.10-87 OR LATEST REVISION FOR DUCTILE AND GRAY IRON FITTINGS OR ANSII/AWWA C153/A21.53-94 OR LATEST REVISION FOR DUCTILE IRON COMPACT FITTINGS.
  - ALL VALVES SHALL BE RESILIENT WEDGE, MECHANICAL JOINT GATE VALVES CONFORMING TO ANSII/AWWA C509 OR LATEST REVISION SUCH AS MUELLER A-2360-23 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTER CLOCKWISE).
  - TAPPING SLEEVES SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL. TAPPING VALVES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSII/AWWA C509 SUCH AS MUELLER MODEL T-2380-19 OR APPROVED EQUAL. ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 PSI MINIMUM. TESTING OF THE TAPPING SLEEVE AND VALVE MUST BE WITNESSED AND ACCEPTED BY THE TOWN OF NEWBURGH WATER DEPARTMENT PRIOR TO CUTTING INTO THE PIPE.
  - ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-15020 FOR 3/4 INCH AND 1 INCH AND MUELLER H-15000 OR B-25000 FOR 1 1/2 INCH AND 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-1501-2 FOR 3/4 INCH AND 1 INCH AND MUELLER B-25204 FOR 1 1/2 INCH AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-10312 FOR 3/4 INCH AND 1 INCH AND MUELLER H-10310 FOR 1 1/2 INCH AND 2 INCH SIZES.
  - ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT.
  - THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE, SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF NEWBURGH WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE TOWN OF NEWBURGH DEPARTMENT.
  - THRUST RESTRAINTS SHALL BE PROVIDED BY RODS AND RETAINER GLANDS. THE LENGTH OF RETAINED PIPE SHALL BE DETERMINED BASED UPON WORKING PRESSURES, SOIL CONDITIONS AND DEPTH OF BURY ACCORDING TO DIPRA STANDARDS.
  - PRESSURE AND LEAKAGE TESTS ARE REQUIRED AND SHALL BE DONE IN ACCORDANCE WITH AWWA C-600 STANDARDS.
  - DISINFECTION OF ALL NEW WORK SHALL BE DONE IN ACCORDANCE WITH AWWA C-651- YEAR OF LATEST REVISION STANDARDS.
  - ALL WATER MAINS SHALL BE 8-INCH CLASS 52, DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.
  - THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.
- TOWN OF NEWBURGH TOWN CODE SECTION 179-59 THROUGH 179-66.

- LEGEND:**
- ⊗ - NO. OF PARKING SPACES
  - ⊙ - SAN SEWER MANHOLE
  - ⊕ - LIGHT POLE
  - ⊖ - UTILITY POLE
  - ⊗ - WATER VALVE
  - ⊕ - HYDRANT
  - ⊖ - ADA PARKING SPACE

**PLANT LIST**

KEY	LATIN NAME	COMMON NAME	SIZE	QUANTITY
1	PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND PEAR	2" - 2 1/2" CAL.	2
2	BUXUS MICROPHYLLA var. KOREANA 'WINTERGREEN'	BOXWOOD	2' - 2 1/2'	6



**ZONE-B: VETERINARIAN PRACTICES REGULATION**

	REQUIRED	PROPOSED
MIN. LOT AREA	40,000 SQ. FT.	86,627 SQ. FT. +/-
MIN. LOT WIDTH	150 FT.	385 FT. +/-
MIN. LOT DEPTH	150 FT.	195 FT. +/-
MIN. FRONT YARD	40/50/60 FT.	**40/48 FT. +/-
MIN. REAR YARD	40 FT.	41.7 FT. +/-
MIN. SIDE YARD	30 FT.	170.2 FT. +/-
MIN. SIDE YARD (TOTAL)	60 FT.	N.A.
MAX. BUILDING CVG.	30 %	7 % +/-
MAX. BUILDING HEIGHT	35 FT.	< 35 FT.
MAX. LOT SURFACE CVG.	60 %	28 % +/-

**NOTES:**

- \* THE FRONT YARD SETBACK FROM A STATE HIGHWAY SHALL BE 60 FEET MINIMUM OR 50 FEET MINIMUM WHEN THE MAJORITY OF EXISTING BUILDINGS WITHIN 300 FEET ARE OF A LESSER AVERAGE DEPTH. THE FRONT YARD SETBACK FROM FLETCHER DRIVE SHALL BE 40 FEET MINIMUM.
- \*\* THE ZONING BOARD OF APPEALS GRANTED AN AREA VARIANCE MAY 25, 2000 FOR THE 48 FOOT FRONT YARD. THE PROPOSED MINIMUM FRONT YARD SETBACK TO FLETCHER DRIVE IS 40 FEET.

**PARKING REQUIREMENT:**

ANIMAL HOSPITAL : 1 PARKING SPACE / 200 SQ. FT. OF FLOOR AREA  
 PROPOSED BUILDING (30'X60') 1800 SQ. FT. X 1 SPACE/200 SQ. FT. = 8 PARKING SPACES REQUIRED  
 TOTAL PARKING SPACES PROPOSED = 9 PARKING SPACES  
 ADA PARKING SPACES PROPOSED - 1 SPACES

- NOTES:**
- OWNER AND APPLICANT: JAMES A. FISCHER  
718 RIVER ROAD  
MONTGOMERY, NY 12549
  - TAX MAP DATA: SECTION 94 BLOCK 1 LOTS 12, 13, 14 AND 15.
  - TAX PARCELS SECTION 94, BLOCK 1 LOTS 12, 13, 14 AND 15 SHALL BE COMBINED.
  - THE CONTRACTOR MUST NOTIFY THE UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION (1-800-962-7962) TO HAVE ANY EXISTING UTILITIES LOCATED AND MARKED AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, BLASTING OR DRILLING. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.
  - BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION AND SIZE OF ANY EXISTING UNDERGROUND UTILITY. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS, AS NECESSARY, TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT MAKING REVISIONS AS NEEDED. THE LOCATIONS (VERTICAL AND HORIZONTAL) SHOWN HEREON SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE.
  - ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC, DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
  - IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM FEDERAL, STATE OR LOCAL AUTHORITIES.
  - BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN HEREON AS PER A SURVEY PREPARED BY MARTIN ANTHONISEN

THIS SHEET IS INVALID UNLESS ACCOMPANIED BY ALL SHEETS 1 OF 4 THROUGH 4 OF 4

**SITE PLAN**  
 LANDS OF  
**JAMES FISCHER**  
 NYS RTE. 17K, TOWN OF NEWBURGH  
 ORANGE COUNTY, NEW YORK  
 DATE: JULY 2, 2015 SCALE: 1 IN. = 30 FT.  
 TAX MAP DATA: SECTION 94 BLOCK 1 LOT 12, 13 & 14

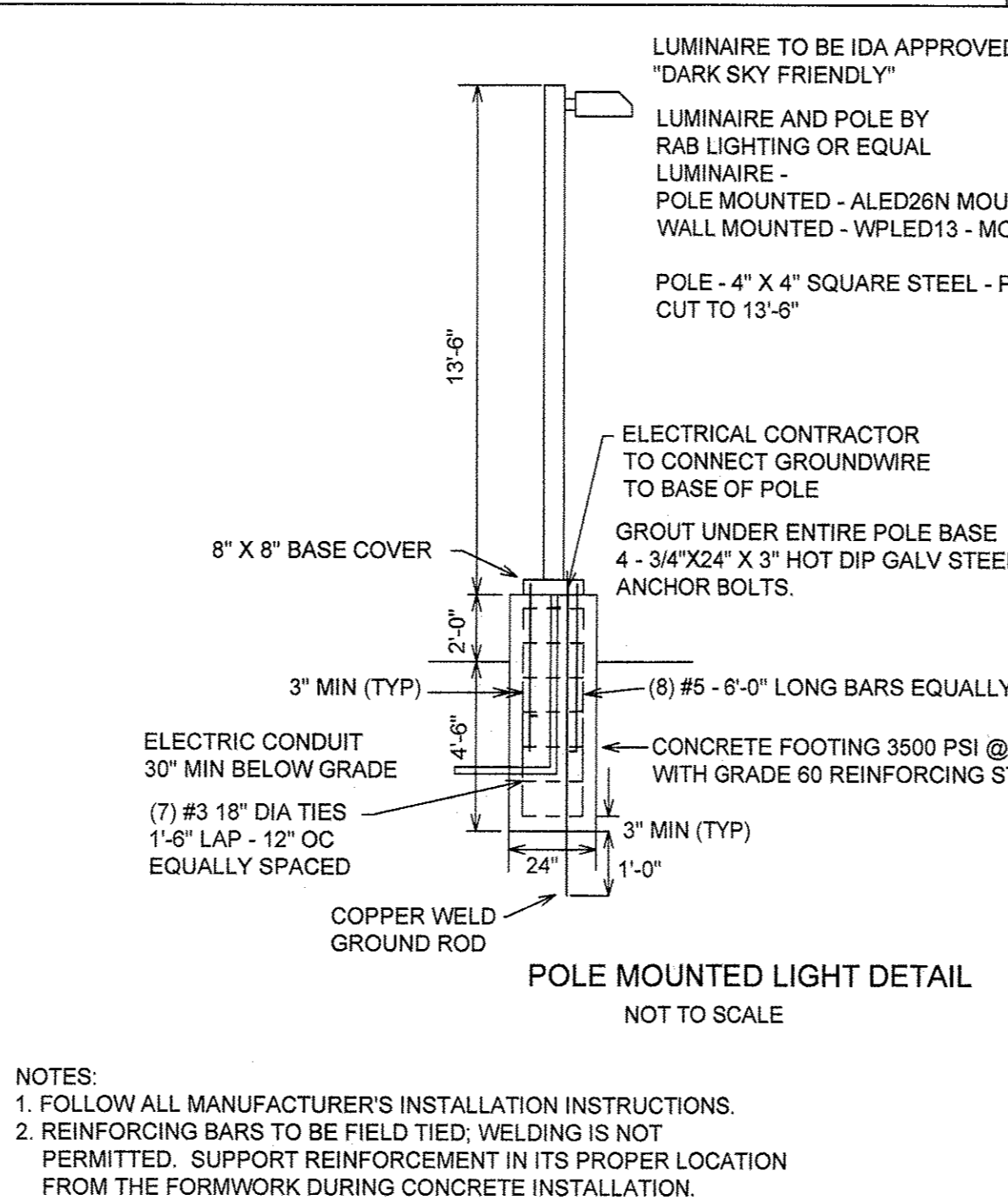
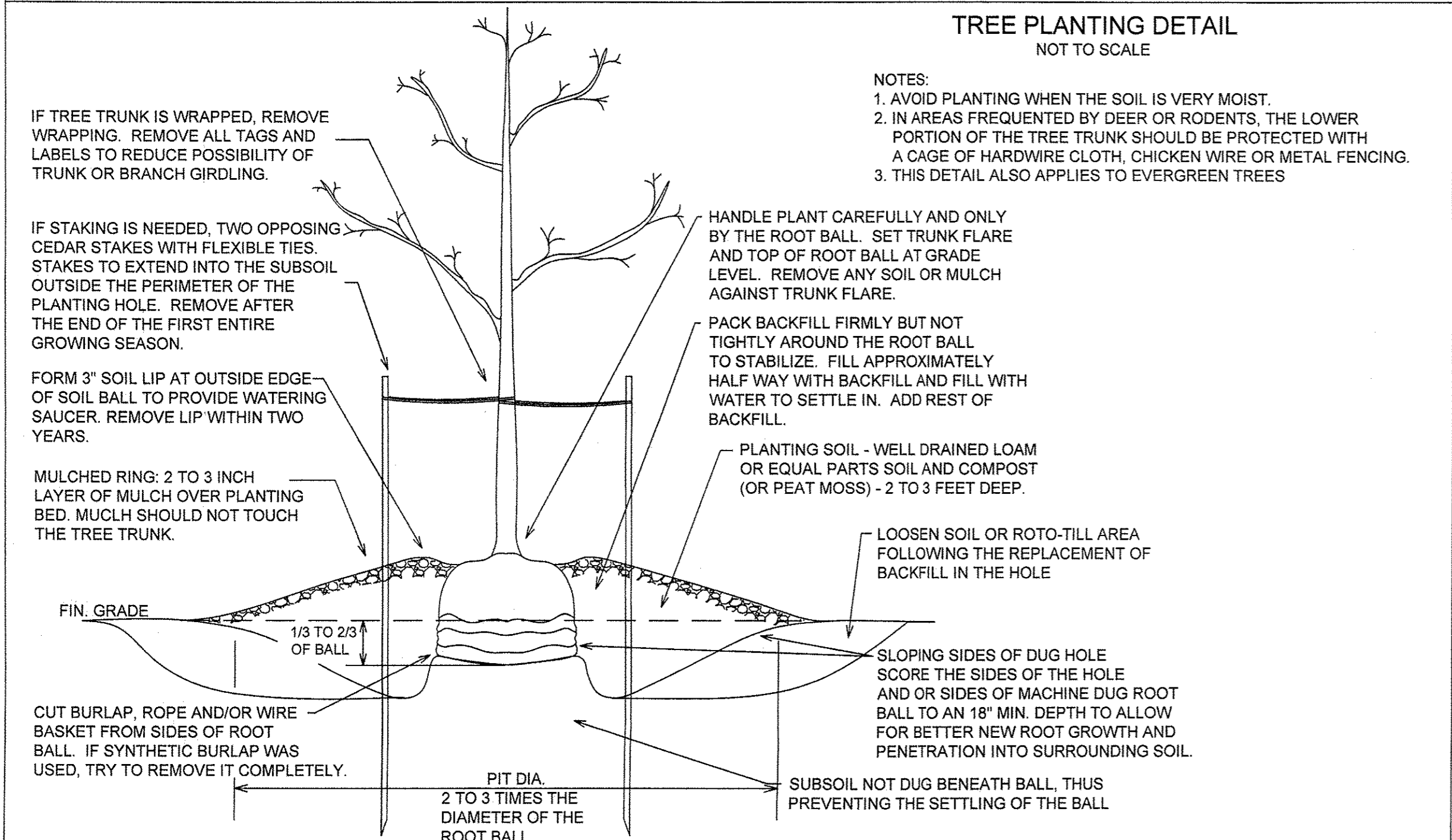
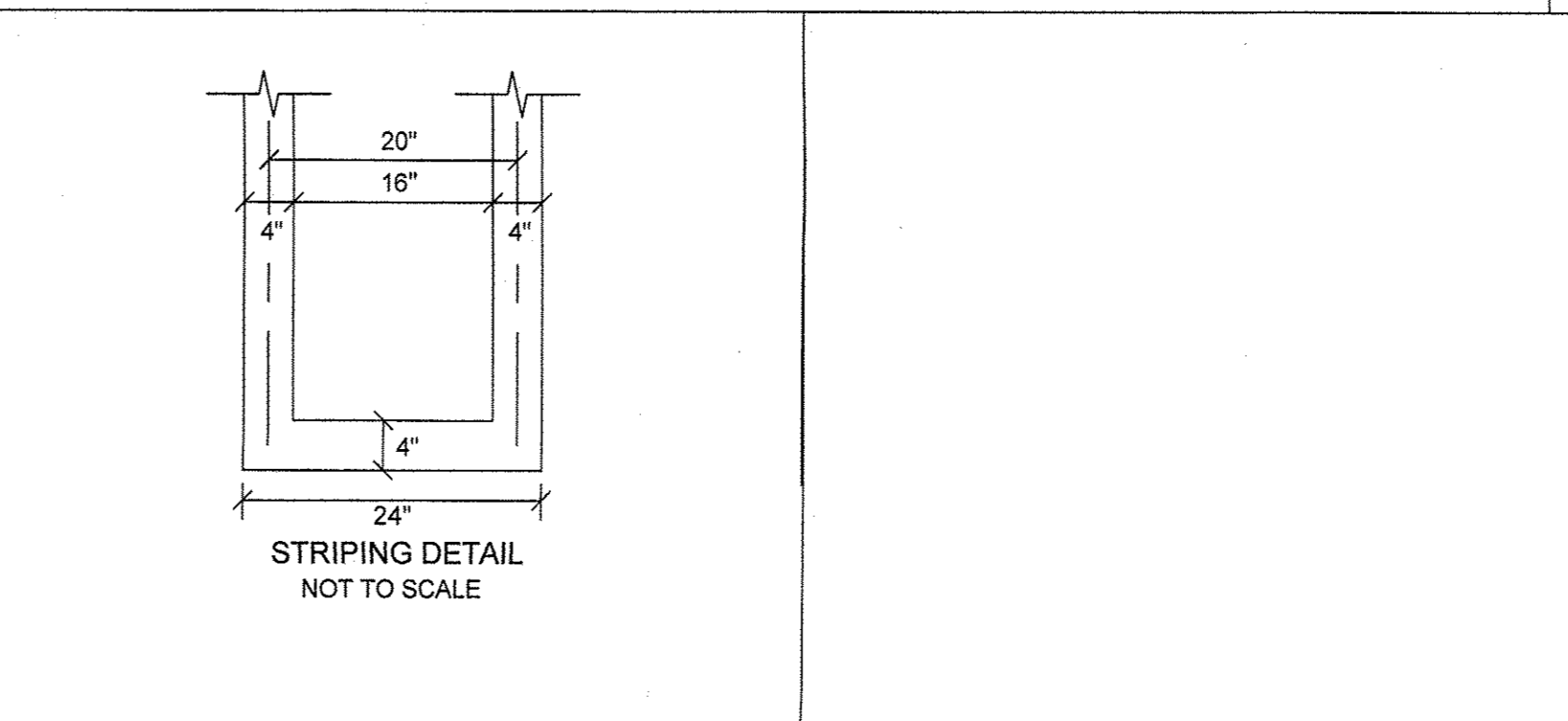
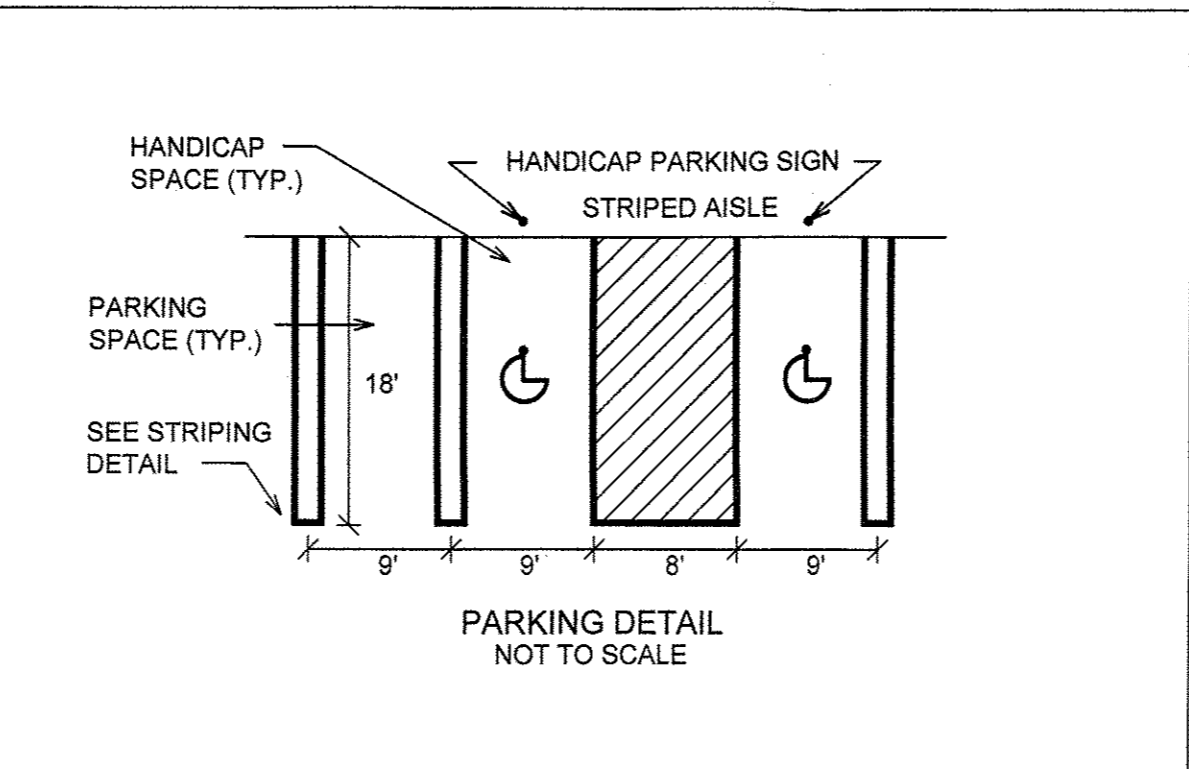
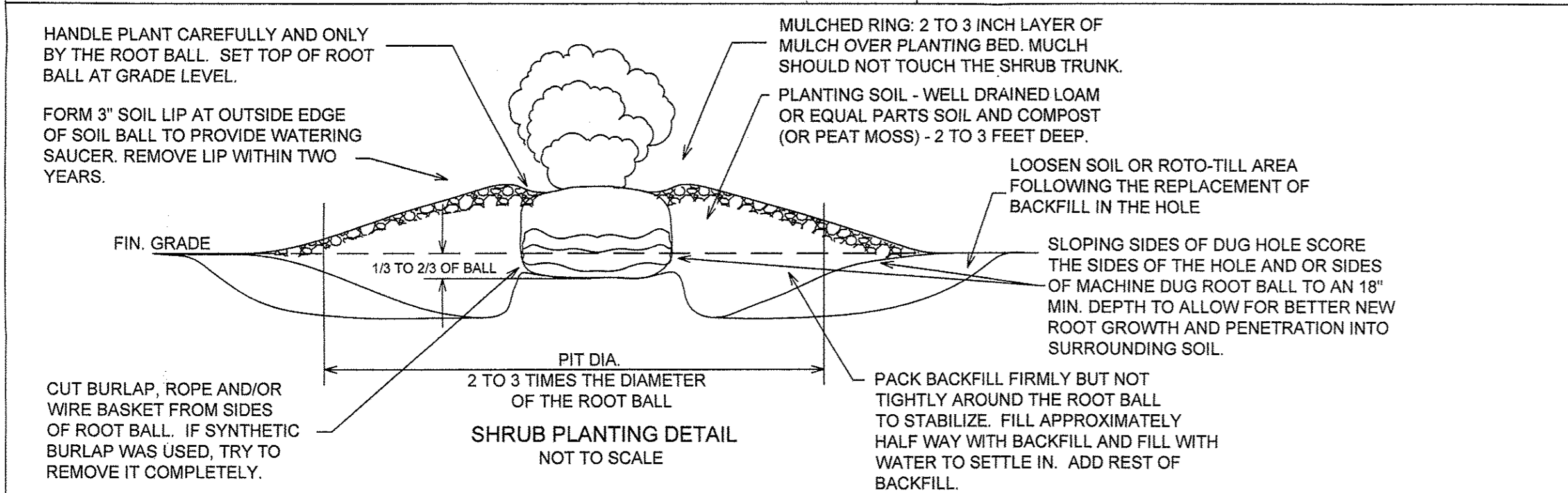
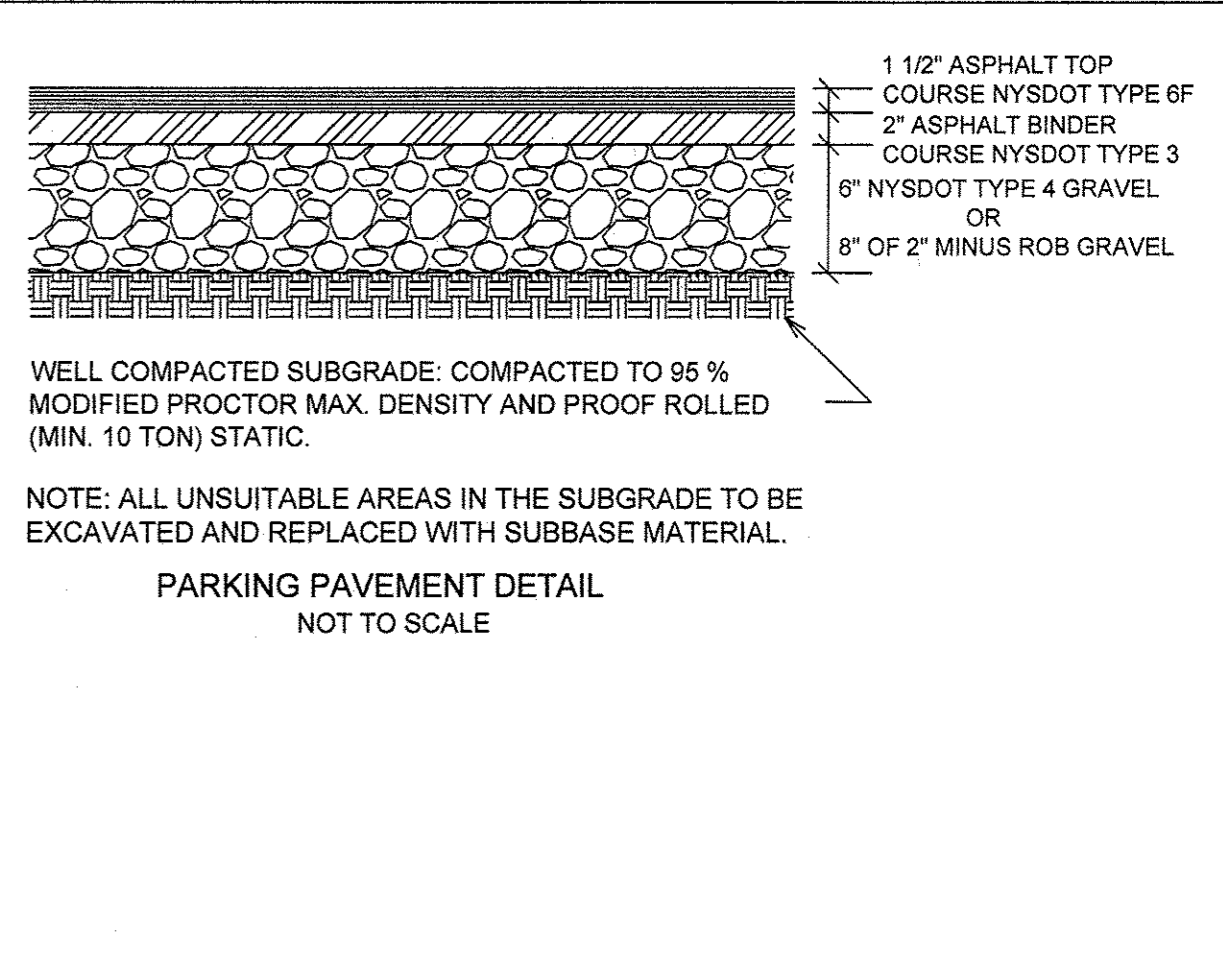
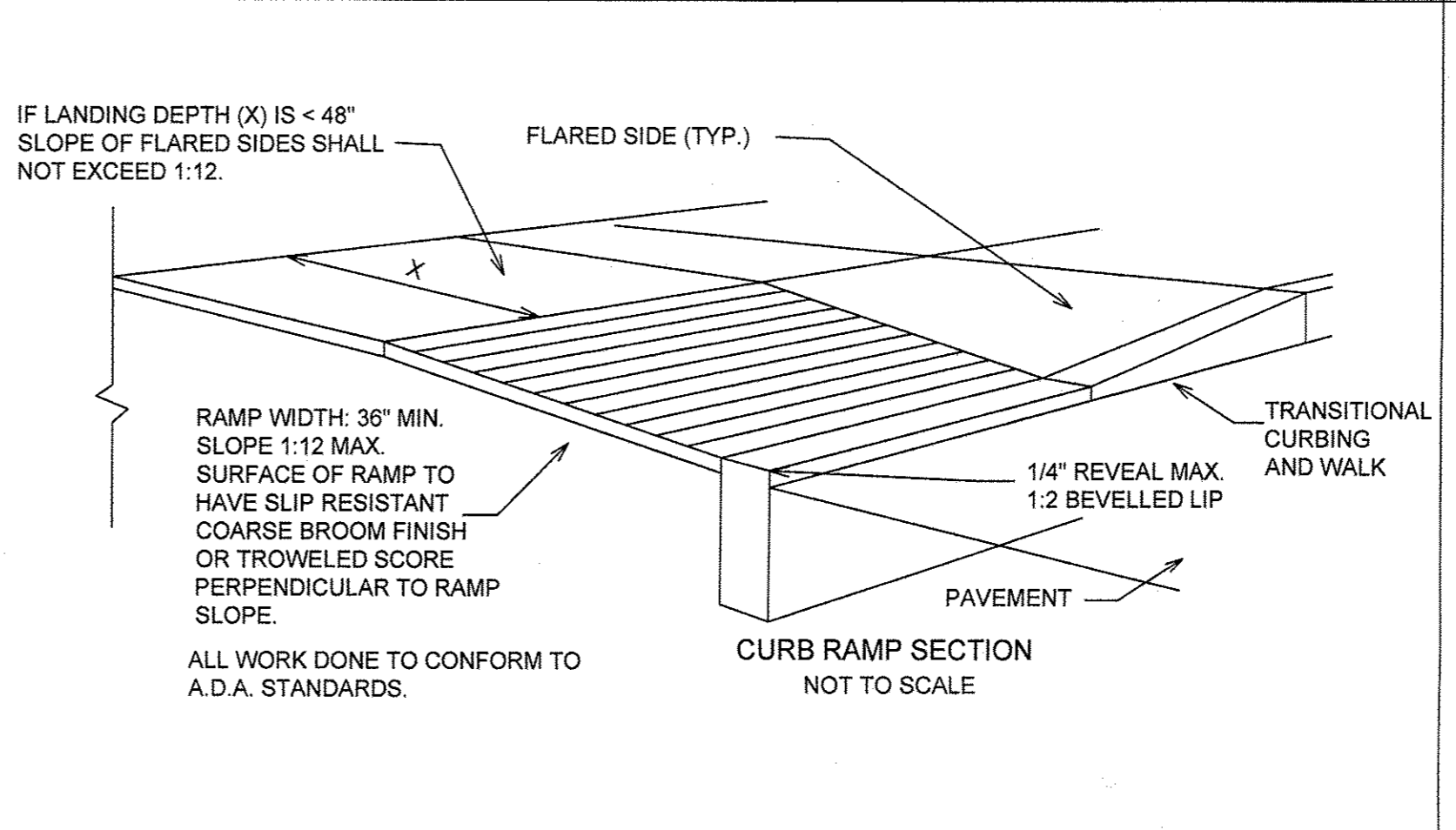
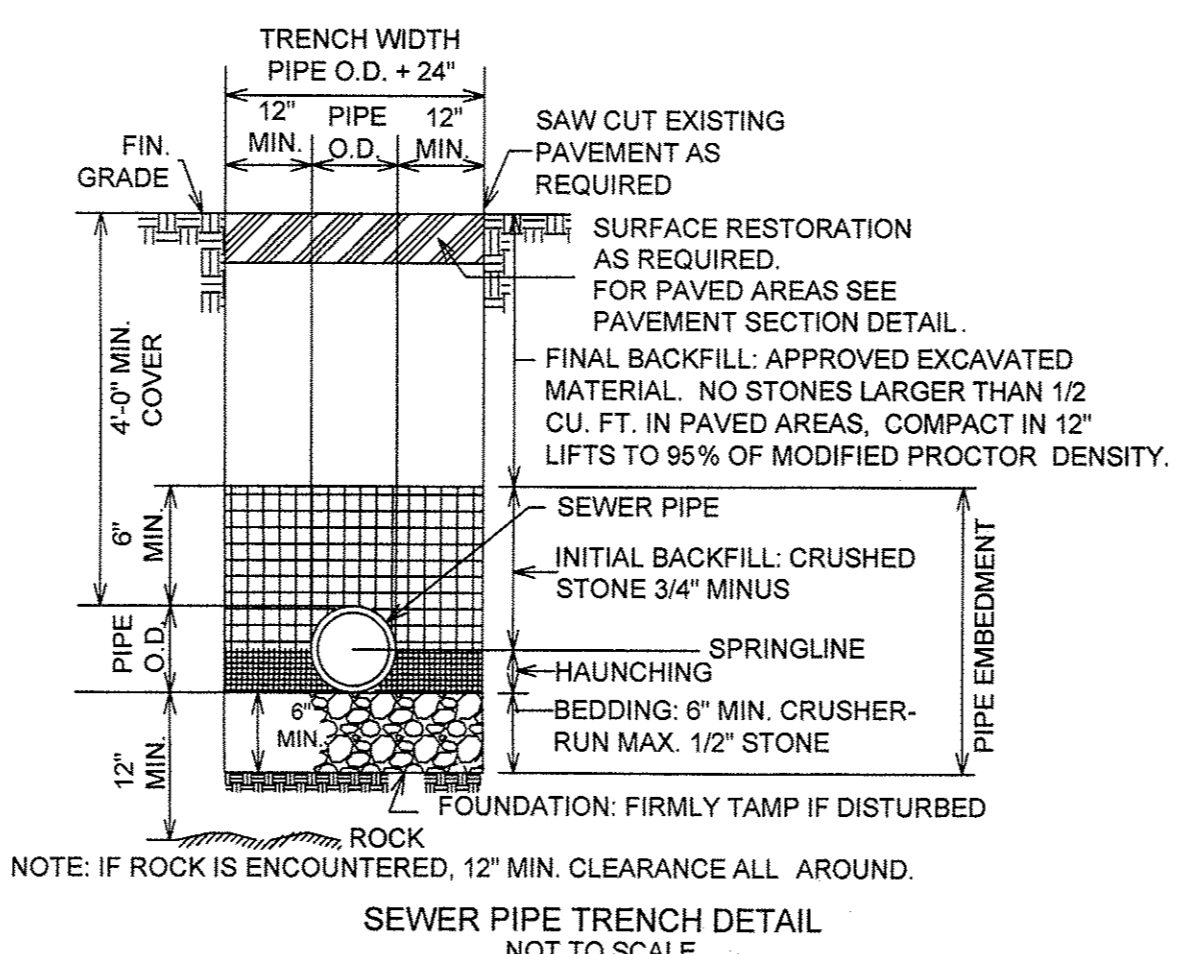
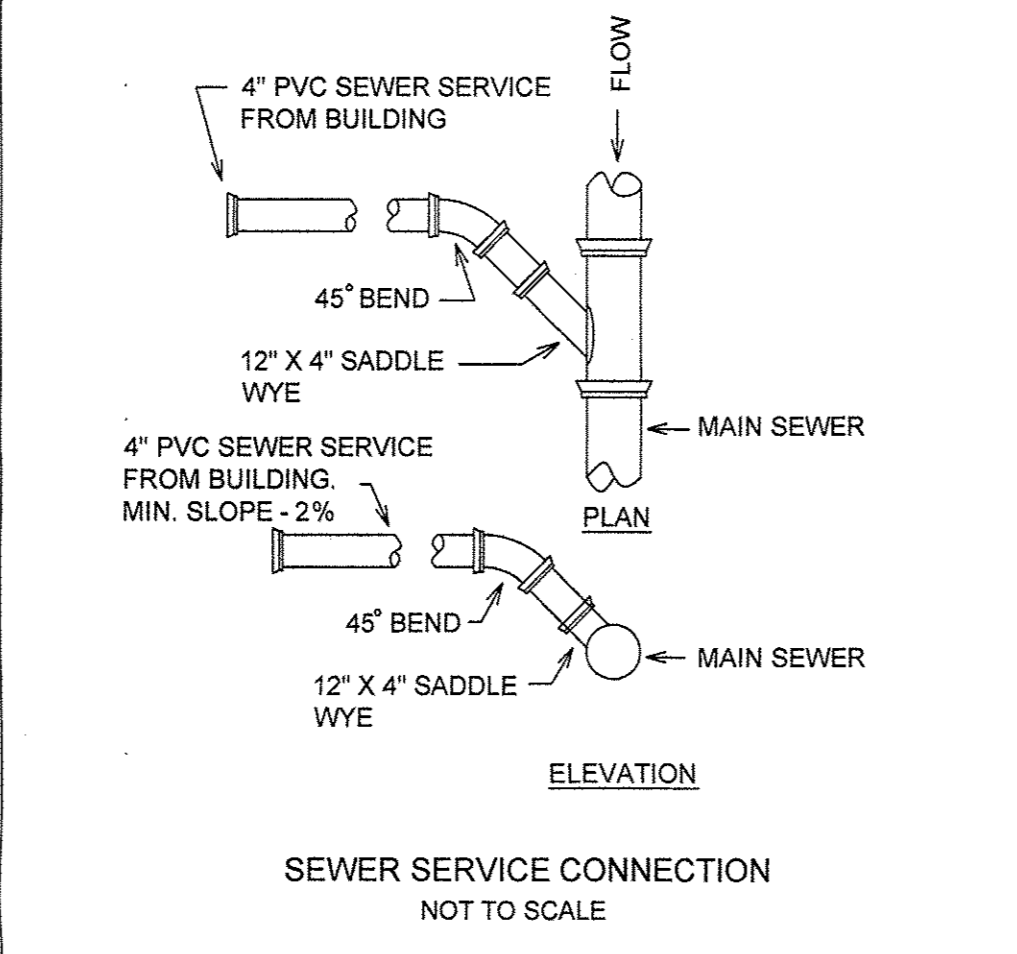
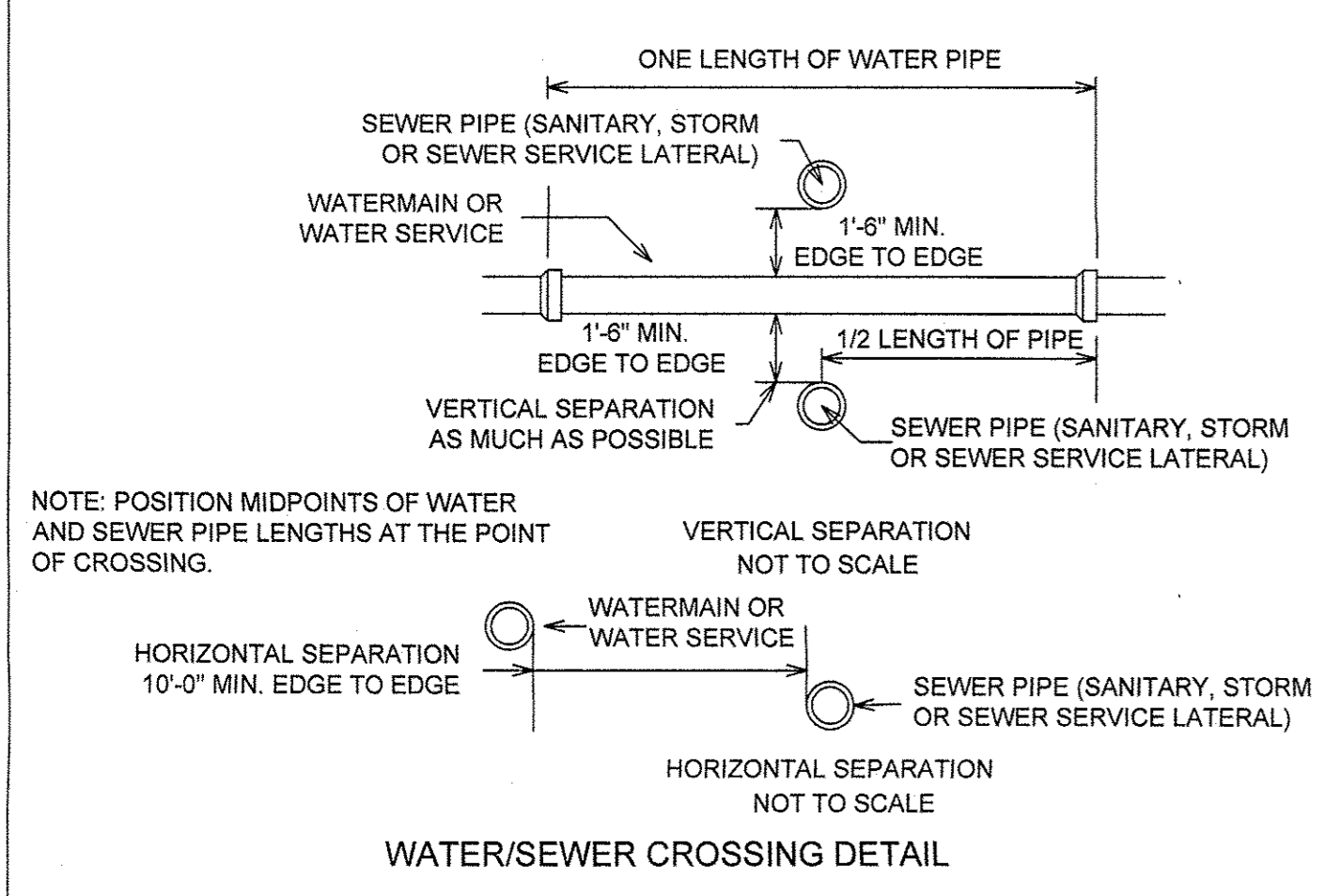
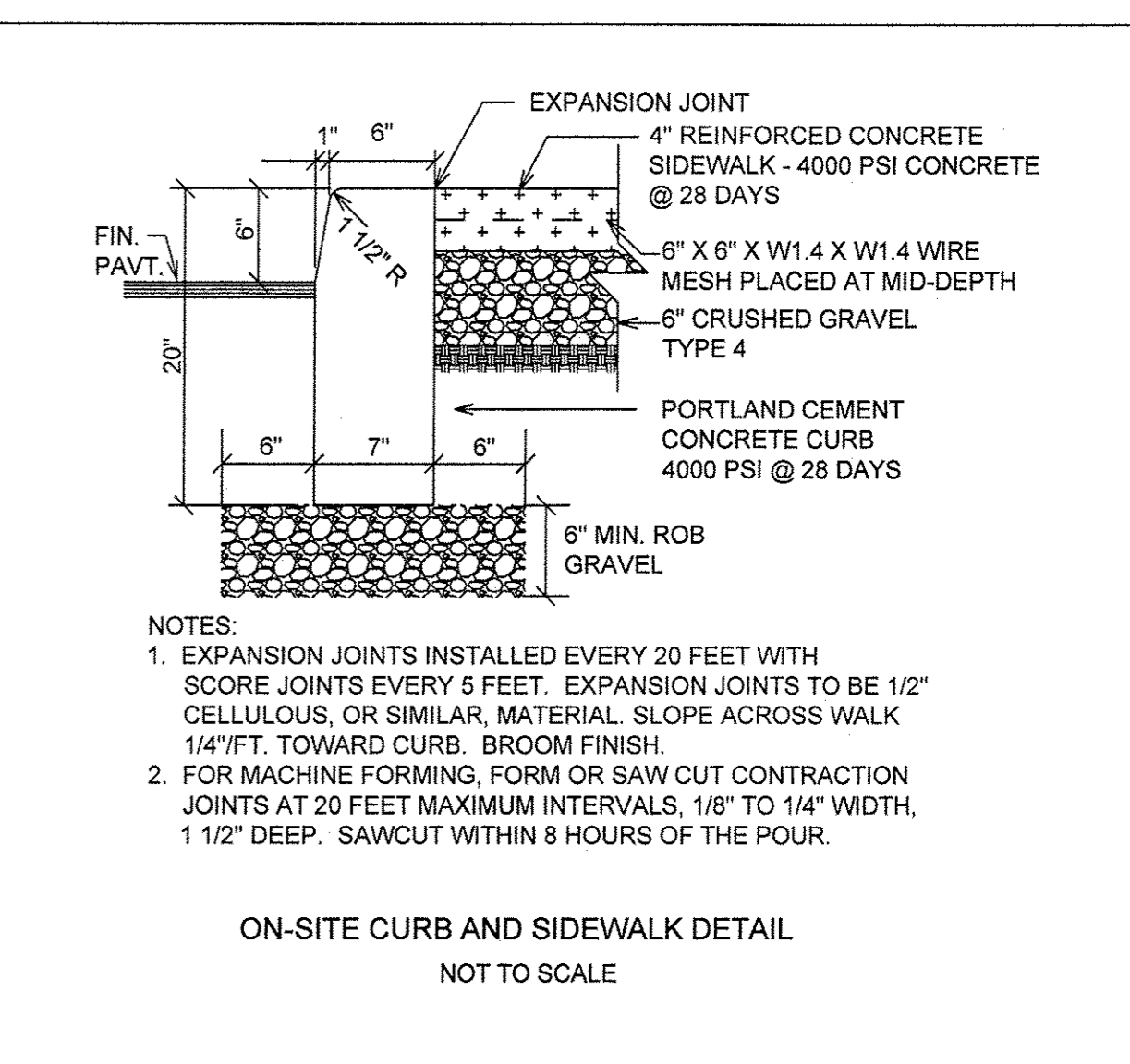
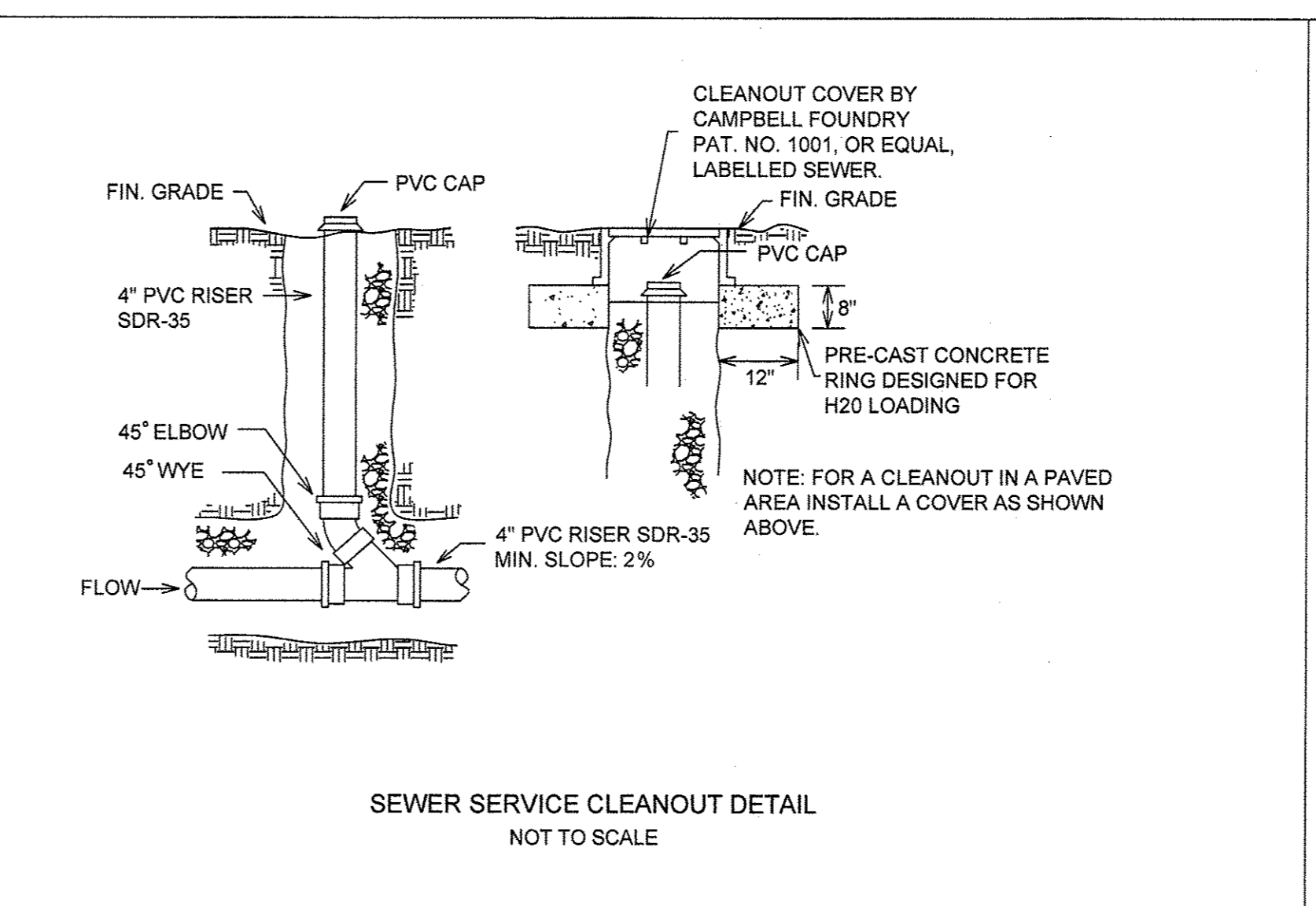
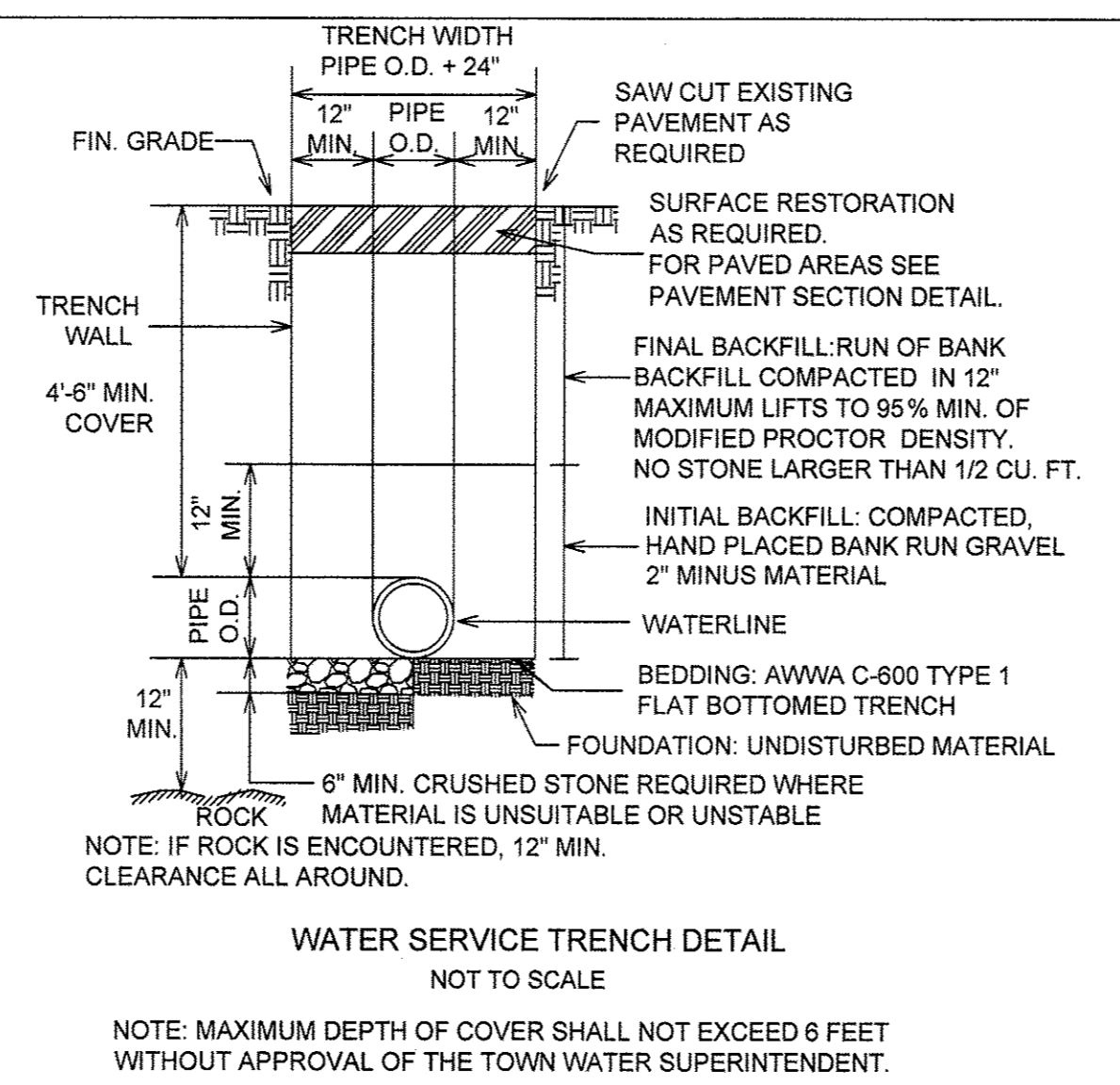
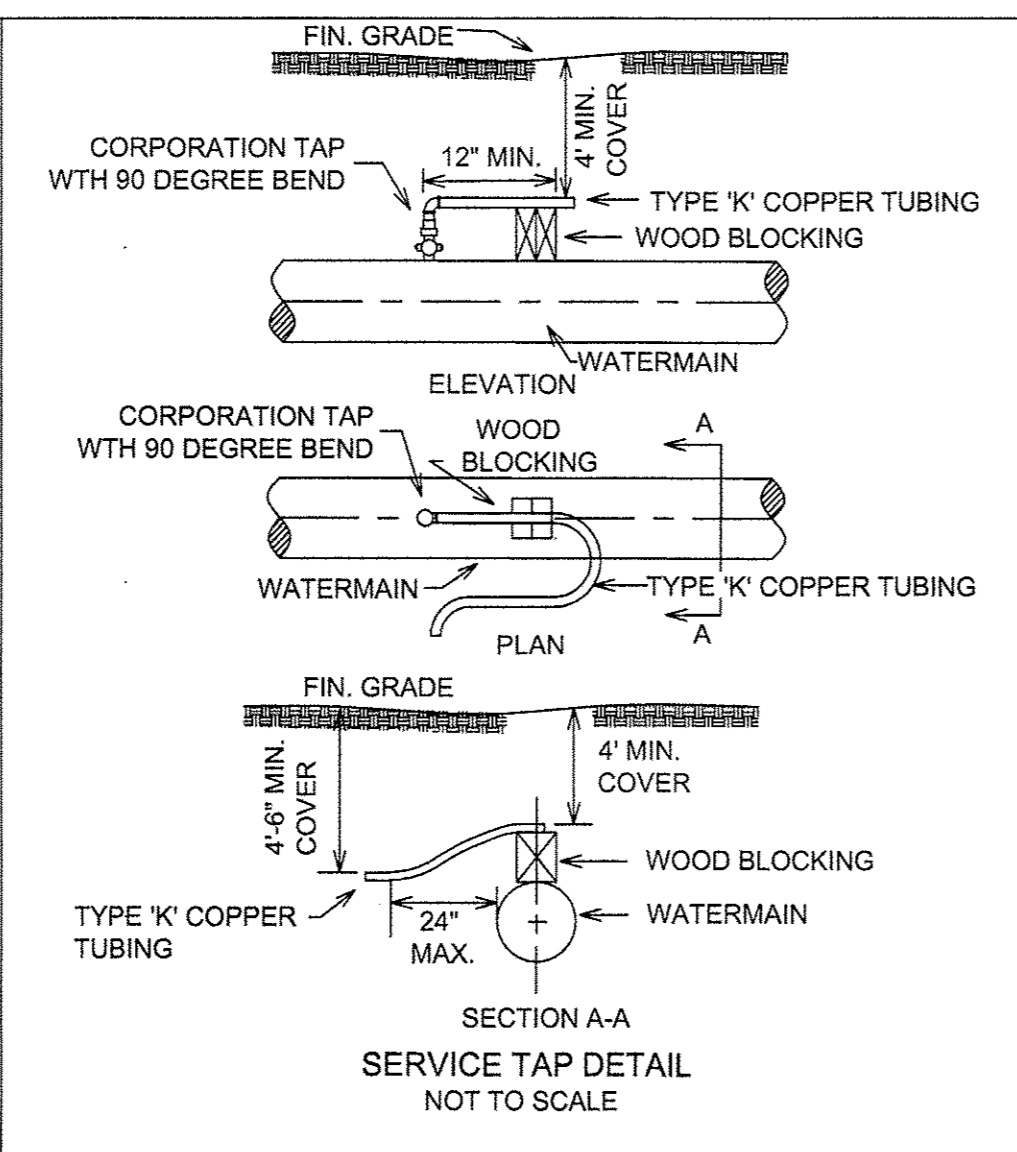
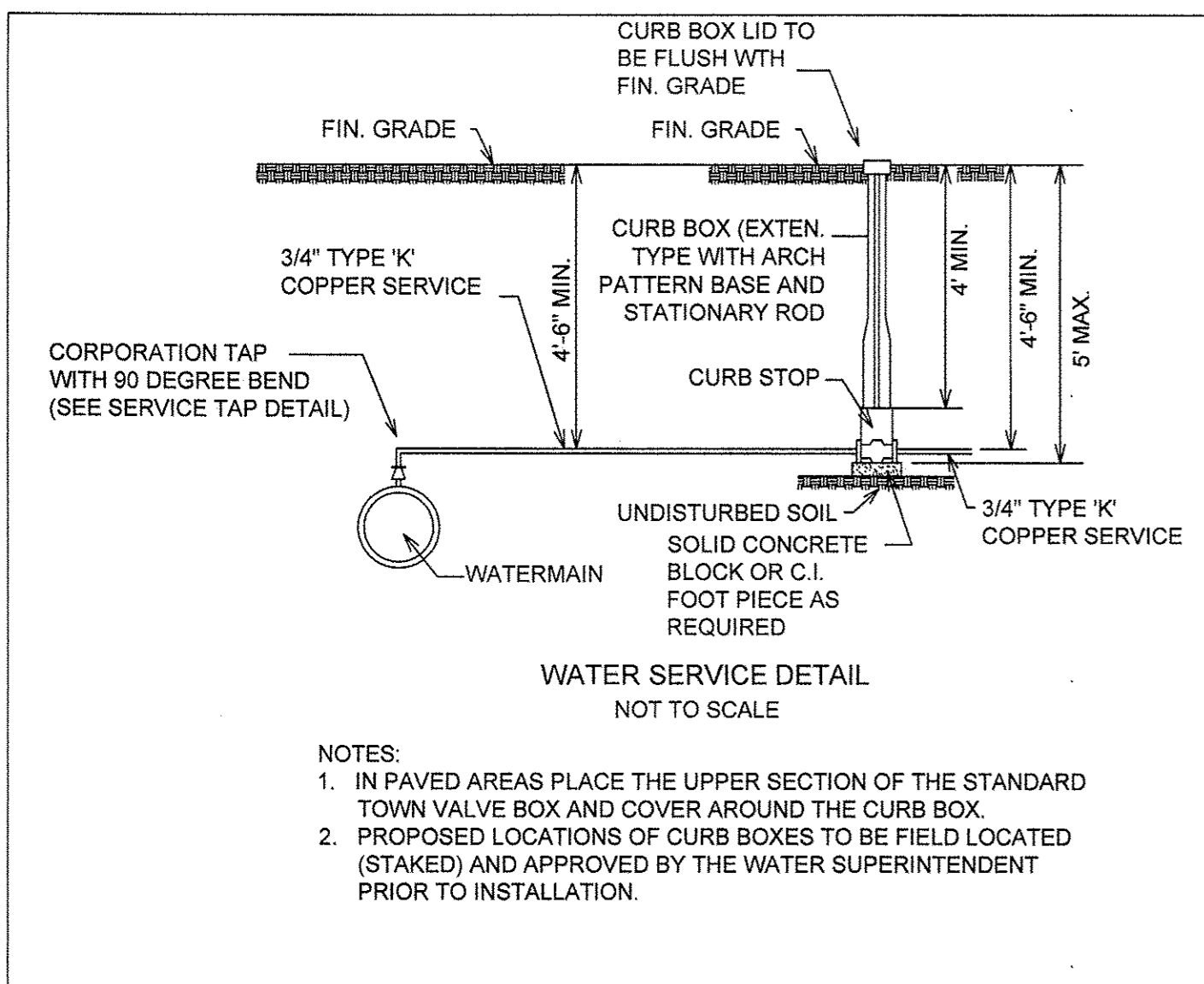
DATE	REVISION
08/21/2015	
08/18/2015	

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SHEET 1 OF 4

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.





THIS SHEET IS INVALID UNLESS ACCOMPANIED BY SHEET 1 OF 4 THROUGH SHEET 4 OF 4.

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

DATE	REVISION

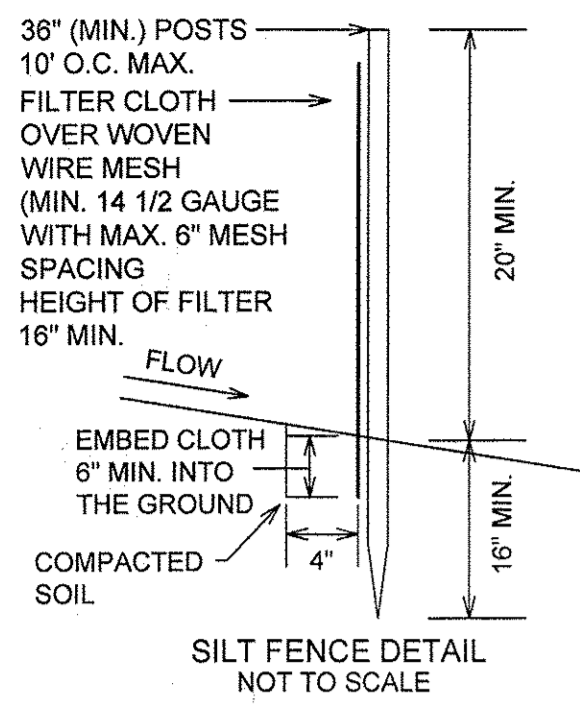
**DETAIL SHEET FOR JAMES FISCHER**

NYS ROUTE 17K AND FLETCHER DRIVE, TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK  
DATE: JULY 27, 2015 SCALE: AS SHOWN

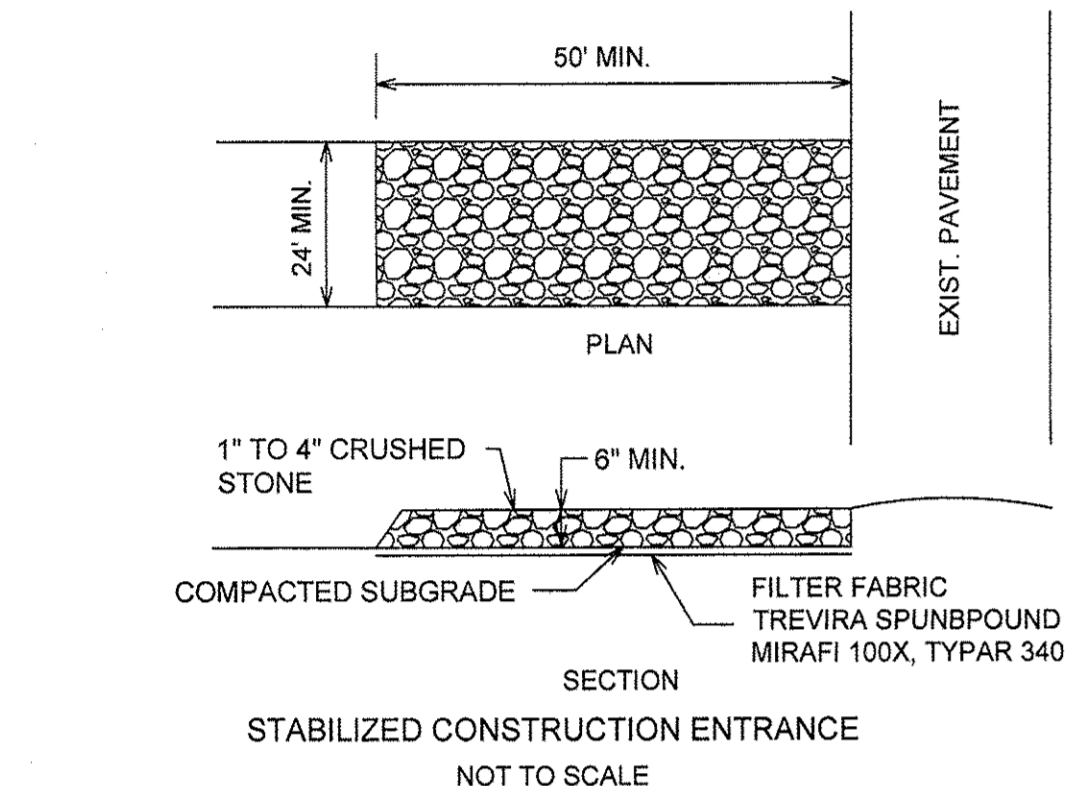
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SHEET 2 OF 4

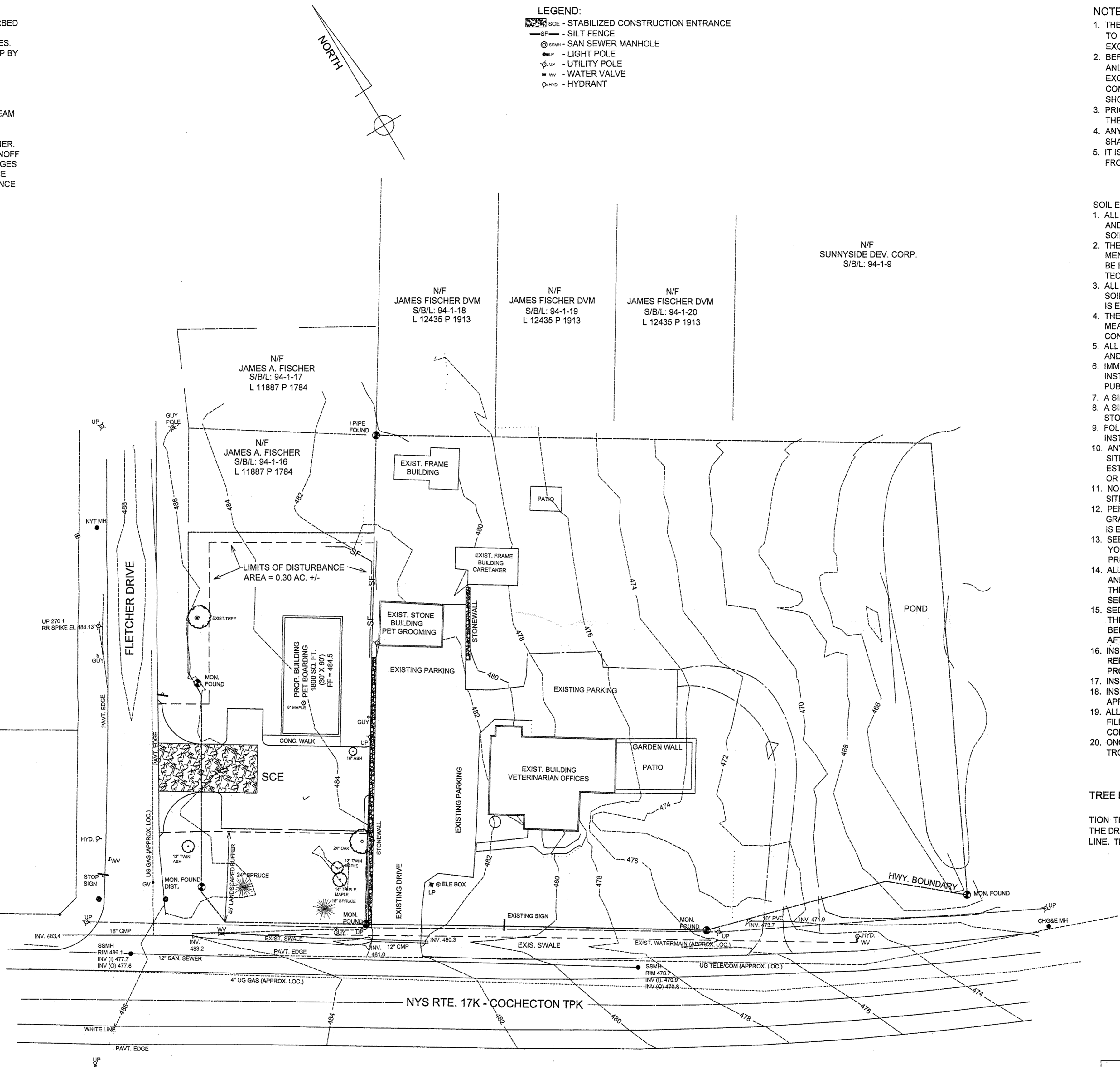
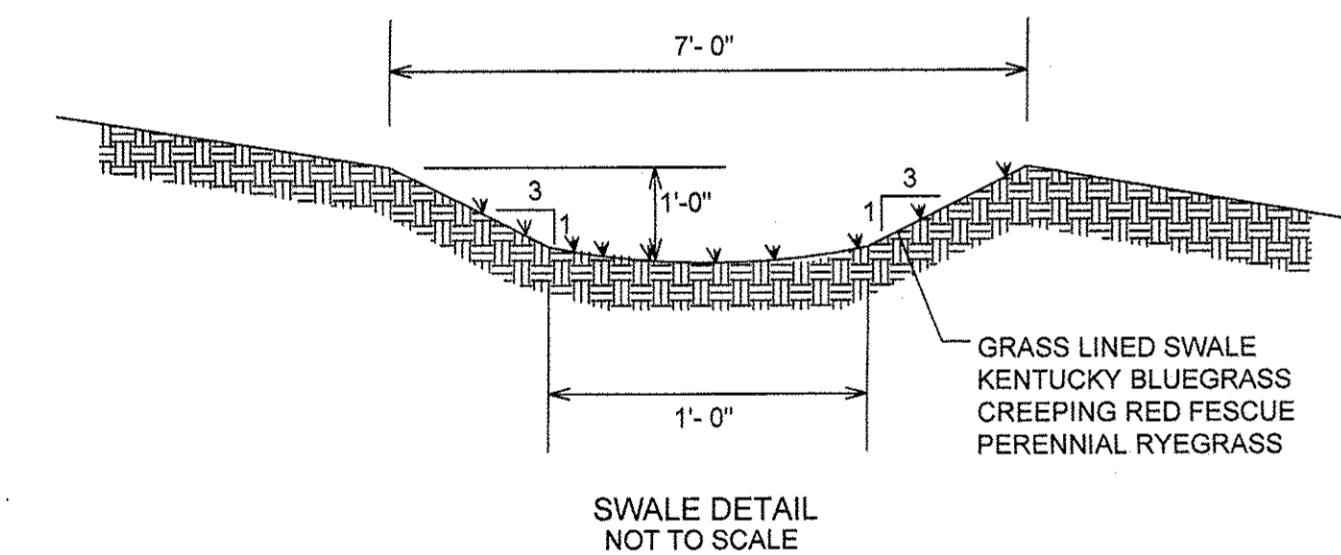




- NOTES:**
1. INSTALL SILT FENCE ON THE DOWNSLOPE SIDE OF DISTURBED AREAS TO CAPTURE SEDIMENT.
  2. FASTEN SILT FENCE TO POSTS WITH WIRE TIES OR STAPLES.
  3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN, OVERLAP BY 6" AND FOLD.
  4. PREFAB UNITS: GEOFAB, ENVIRONFENCE OR EQUAL.
  5. INSTALL THE SILT FENCE ON A LINE OF EQUAL ELEVATION (CONTOUR).
  6. PLACE SILT FENCE 6" MIN. FROM TOE OF SLOPE.
  7. INSTALL SILT FENCE WITH THE POSTS ON THE DOWNSTREAM SIDE OF THE FABRIC.
  8. SEDIMENT TO BE REMOVED FROM THE SILT FENCE WHEN THE DEPTH OF SEDIMENT IS 1/3 THE HEIGHT OF THE BARRIER. SILT FENCE SHOULD BE CHECKED FOR AREAS WHERE RUNOFF MIGHT HAVE ERODED BENEATH THE FENCE. SAGS OR BULGES IN THE FENCE OR FENCE COLLAPSE. REPAIR AND REPLACE AS NEEDED. AFTER SITE STABILIZATION, REMOVE SILT FENCE AND DISPOSE OF IT PROPERLY.



NOTE: INSPECT CONSTRUCTION ENTRANCE REGULARLY AND AFTER HIGH TRAFFIC VOLUMES OR A STORM. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. CLEAN ROADWAYS AS NEEDED.



- LEGEND:**
- SCE - STABILIZED CONSTRUCTION ENTRANCE
  - SF - SILT FENCE
  - ⊙ SSMH - SAN SEWER MANHOLE
  - ⊙ L.P. - LIGHT POLE
  - ⊙ U.P. - UTILITY POLE
  - ⊙ W.V. - WATER VALVE
  - ⊙ H.D. - HYDRANT

- NOTES:**
1. THE CONTRACTOR MUST NOTIFY THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (1-800-962-7962) TO HAVE ANY EXISTING UTILITIES LOCATED AND MARKED AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, BLASTING OR DRILLING. NON-MEMBR UTILITIES MUST BE CONTACTED SEPARATELY.
  2. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION AND SIZE OF ANY EXISTING UNDERGROUND UTILITY. THE CONTRACTOR SHALL PERFORME EXPLORATORY EXCAVATIONS, AS NECESSARY, TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT MAKING REVISIONS AS NEEDED. THE LOCATIONS (VERTICAL AND HORIZONTAL) SHOWN HEREON SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE.
  3. PRIOR TO DOING ANY WORK WITHIN THE NYS ROUTE 17K RIGHT-OF-WAY, A WORK PERMIT MUST BE FILED WITH THE NYS DOT. ALL WORK WITHIN THE NYS RIGHT-OF-WAY SHALL CONFORM TO ALL NYS DOT STANDARDS.
  4. ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC, DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
  5. IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM FEDERAL, STATE OR LOCAL AUTHORITIES.

- SOIL EROSION AND SEDIMENT CONTROL NOTES:**
1. ALL WORK TO BE DONE IN ACCORDANCE WITH STANDARDS SET FORTH IN "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL," LATEST EDITION, PREPARED BY THE USDA SOIL CONSERVATION SERVICE.
  2. THE SMALLEST PRACTICAL AREA OF LAND IS TO BE EXPOSED AT ANY ONE TIME DURING THE DEVELOPMENT OF THE PARCEL. ONLY THOSE AREAS NECESSARY IN THE DEVELOPMENT OF THE PARCEL SHALL BE DISTURBED. WHENEVER FEASIBLE, THE NATURAL VEGETATION IN ALL OTHER AREAS SHALL BE PROTECTED AND RETAINED. SOIL EXPOSURE SHALL BE LIMITED TO LESS THAN ONE ACRE.
  3. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
  4. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PERMANENT EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE PROPERTY OWNER WILL ASSUME THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF OCCUPANCY ARE ISSUED.
  5. ALL EXCAVATED EARTH AND ACCUMULATED SEDIMENT NOT USED AS FILL SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY.
  6. IMMEDIATELY AFTER INITIAL SITE DISTURBANCE A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO PREVENT TRACKING OF SEDIMENT ONTO THE PUBLIC ROAD. SEDIMENT TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED ON A DAILY BASIS.
  7. A SILT FENCE SHALL BE INSTALLED DOWNSLOPE OF ALL DISTURBED AREAS TO CAPTURE SEDIMENT.
  8. A SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF ANY STOCKPILE. WHEN NOT IN USE, STOCKPILES SHALL BE MULCHED.
  9. FOLLOWING ROUGH GRADING AND INSTALLATION OF UTILITIES, THE SUBBASE MATERIAL SHALL BE INSTALLED TO STABILIZE THE DRIVES AND PARKING AREAS.
  10. ANY DISTURBED AREA LEFT BARE FOR MORE THAN 14 DAYS AND NOT SUBJECT TO CONSTRUCTION OR SITE PREPARATION ACTIVITIES SHALL RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY VEGETATION, THE DISTURBED AREA SHALL BE MULCHED WITH STRAW OR AN EQUIVALENT MATERIAL AT A RATE OF TWO (2) TONS PER ACRE (100 - 120 BAYS PER ACRE).
  11. NO DISTURBED AREA SHALL BE LEFT EXPOSED FOR MORE THAN 14 DAYS UNLESS CONSTRUCTION OR SITE PREPARATION IS TAKING PLACE.
  12. PERMANENT VEGETATION SHALL BE INSTALLED ON ALL EXPOSED AREAS WITHIN 14 DAYS OF FINAL GRADING. MULCH SHALL BE USED AS NECESSARY FOR PROTECTION UNTIL PERMANENT VEGETATION IS ESTABLISHED.
  13. SEEDING AND MULCHING SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", LATEST EDITION, PREPARED BY THE USDA SOIL CONSERVATION SERVICE.
  14. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PERIODICALLY INSPECTED, MAINTAINED AND REPLACED WHEN THEY BECOME INOPERABLE. INSPECTIONS TO BE DONE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", LATEST EDITION PREPARED BY THE USDA SOIL CONSERVATION SERVICE.
  15. SEDIMENT TO BE REMOVED FROM THE SILT FENCE WHEN THE DEPTH OF SEDIMENT IS 1/3 THE HEIGHT OF THE BARRIER. THE SILT FENCE SHOULD BE CHECKED FOR AREAS WHERE RUNOFF MIGHT HAVE ERODED BENEATH THE FENCE, SAGS IN THE FENCE OR FENCE COLLAPSE. REPAIR AND REPLACE AS NEEDED. AFTER SITE STABILIZATION, REMOVE SILT FENCE AND DISPOSE OF IT PROPERLY.
  16. INSPECT MULCHED AREAS FOR AREAS WHERE THE MULCH HAS BEEN LOOSENEED OR REMOVED, AND REPLACE AS NEEDED. REMOVE ANY ANCHORING WHEN IT IS NO LONGER NEEDED AND DISPOSE OF IT PROPERLY.
  17. INSPECT SEEDED AREAS TO SEE IF GOOD GROWTH IS BEING ESTABLISHED AND RESEED AS NEEDED.
  18. INSPECT THE CONSTRUCTION ENTRANCE REGULARLY AND AFTER HIGH TRAFFIC VOLUMES OR A STORM. APPLY ADDITIONAL STONE AND CLEAN ROADWAYS AS NECESSARY.
  19. ALL WASTE MATERIAL (I.E. CONSTRUCTION DEBRIS AND TRASH) SHALL BE HAULED TO AN APPROVED LAND-FILL. NO CONSTRUCTION DEBRIS SHALL BE BURIED ON-SITE. ALL LOOSE MATERIALS SHALL BE REGULARLY COLLECTED TO PREVENT THE RELEASE OF FLOATABLES DURING STORM EVENTS.
  20. ONCE THE AREA HAS BECOME PERMANENTLY STABILIZED, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF PROPERLY.

**TREE PROTECTION NOTE:**  
BEFORE ANY SITE PREPARATION OR CONSTRUCTION IS STARTED, ALL EXISTING TREES AND VEGETATION THAT WILL REMAIN SHALL BE PROTECTED WITH CONSTRUCTION FENCING ERRECTED WELL OUTSIDE THE DRIP LINE AREAS. CONSTRUCTION FENCING SHALL ALSO BE PLACED ALONG THE DISTURBANCE LIMIT LINE. THERE SHALL BE NO STORAGE OF EQUIPMENT OR STOCKPILING OF MATERIAL WITHIN THESE AREAS.

THIS SHEET IS INVALID UNLESS ACCOMPANIED BY ALL SHEETS 1 OF 4 THROUGH 4 OF 4

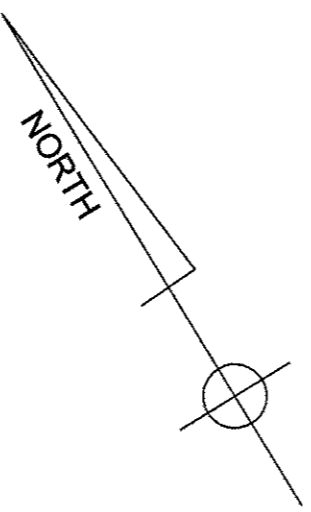
**SOIL EROSION AND SEDIMENT CONTROL PLAN**  
LANDS OF  
**JAMES FISCHER**  
NYS RTE. 17K, TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK  
DATE: JULY 2, 2015 SCALE: 1 IN. = 30 FT.  
TAX MAP DATA: SECTION 94 BLOCK 1 LOT 12, 13 & 14

PREPARED BY:  
**VINCENT J. DOCE ASSOCIATES**  
SURVEYORS - ENGINEERS - PLANNERS  
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DATE	REVISION

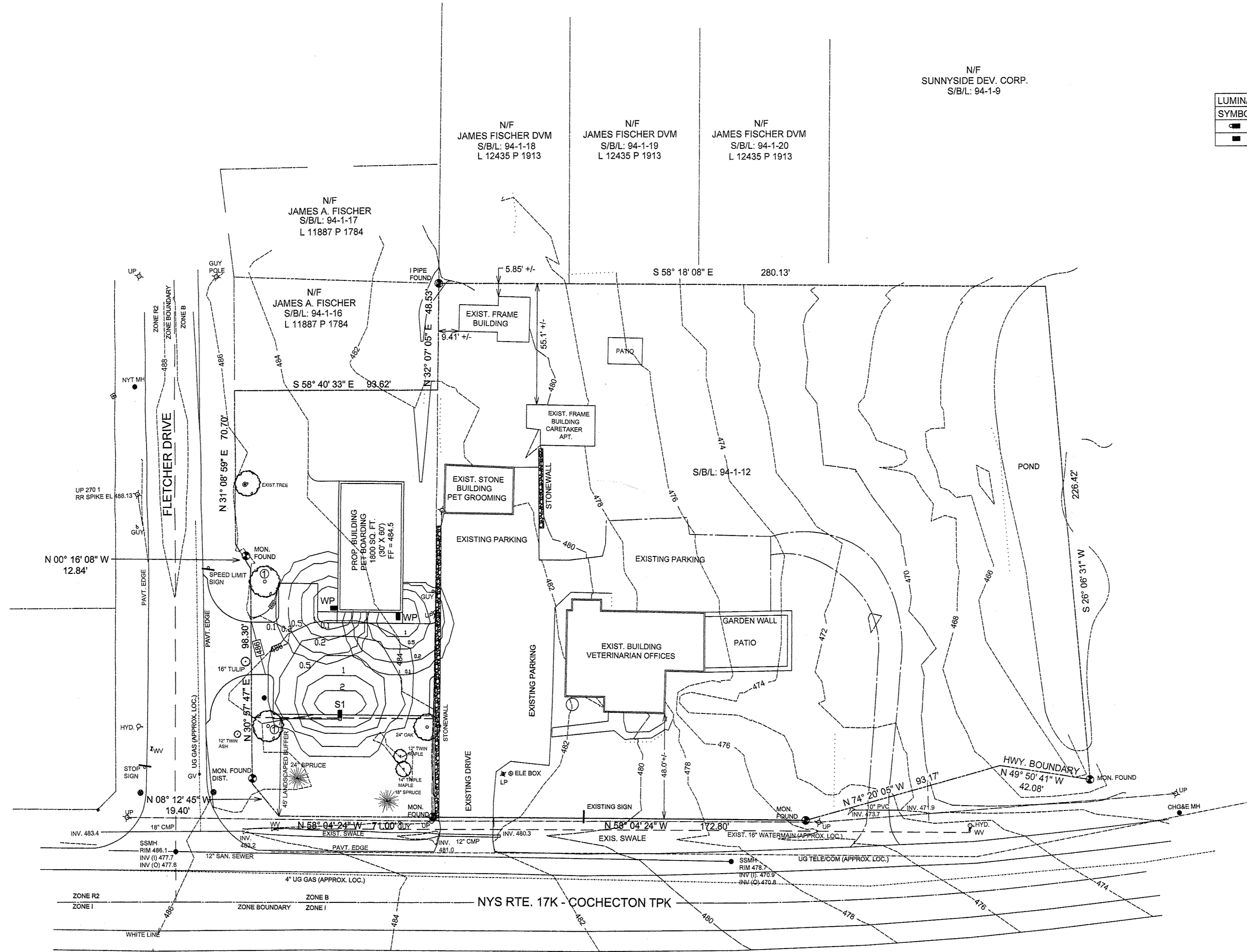
- LEGEND:**
- ⊗ - NO. OF PARKING SPACES
  - ⊙ - SAN SEWER MANHOLE
  - ⊙ - LIGHT POLE
  - ⊙ - UTILITY POLE
  - ⊙ - WATER VALVE
  - ⊙ - HYDRANT
  - ⊙ - ADA PARKING SPACE



**NOTES:**

1. THE CONTRACTOR MUST NOTIFY THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (1-800-962-7962) TO HAVE ANY EXISTING UTILITIES LOCATED AND MARKED AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, BLASTING OR DRILLING. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.
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3. ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC, DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
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LUMINAIRE SCHEDULE					
SYMBOL	LABEL	QTY.	DESCRIPTION	ARRANGEMENT	MOUNT. HGHT.
■	S1	1	ALED26	SINGLE	15
■	WP	2	WPLED13	SINGLE	10



THIS SHEET IS INVALID UNLESS ACCOMPANIED BY ALL SHEETS 1 OF 4 THROUGH 4 OF 4

LIGHTING PLAN  
LANDS OF  
JAMES FISCHER  
NYS RTE. 17K, TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK  
DATE: JULY 2, 2015 SCALE: 1 IN. = 30 FT.  
TAX MAP DATA: SECTION 94 BLOCK 1 LOT 12, 13 & 14

PREPARED BY:  
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