



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

PROJECT NAME: FOREST RIDGE – LOT 47- TWO FAMILY
PROJECT NO.: 24-24
PROJECT LOCATION: SECTION 125, BLOCK 1, LOT 47
REVIEW DATE: 28 AUGUST 2024
MEETING DATE: 5 SEPTEMBER 2024
PROJECT REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES, PC

1. Project is before the Board for a Public Hearing for a two-family residential structure on a lot previously proposed as a single-family. No increase in bedroom count will result in the two-family. The original septic design was for a four-bedroom, single-family residence. Current proposal is for a two, two - bedroom units.
2. The orientation of the structure has been modified based on the revised setback from the County roadway. The “front” of the structure now fronts on the County roadway.
3. The project requires architectural review approval in accordance with the Towns Two Family Code.
4. The applicants have submitted a copy of the Health Department/Planning Board approved plan of the lot on the original subdivision. The well and septic system have not been modified from the original approvals. It is noted the original subdivision did have the 60 foot front required setback.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines
Principal

PJH/kbw

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhempa@mhepc.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):

Forest Ridge - Lot 47

2. Owner of Lands to be reviewed:

Name All Mine of Orange Inc.

Address 198 Woodcock Mountain Road

Washingtonville, NY 10992

Phone _____

3. Applicant Information (If different than owner):

Name Mid-Hudson Processing, Inc.

Address P.O. Box 82

Goshen, NY 10924

Representative Engineering & Surveying Properties, PC

Phone 845-457-7727

Fax _____

Email ross@ep-pc.com

4. Subdivision/Site Plan prepared by:

Name Engineering & Surveying Properties, PC

Address 71 Clinton Street

Montgomery, NY 12549

Phone/Fax 845-457-7727

5. Location of lands to be reviewed:

County Road 23

6. Zone R1

Acreeage ±9.699

Fire District Orange Lake

School District Walkkill Central

7. Tax Map: Section 125 **Block** 1 **Lot** 47

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 1

Lot line change _____

Site plan review Two-family dwelling

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  Title Principal

Date: 06/20/24

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.

PROXY

(OWNER) All Mine of Orange Inc., DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 198 Woodcock Mountain Road

IN THE COUNTY OF Orange

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF _____

A lot along County Road 23 known as tax lot 125-1-47

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Engineering & Surveying Properties, PC IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: _____

6/26/24


OWNERS SIGNATURE

All Mine of Orange Inc.
OWNERS NAME (printed)


WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES


WITNESS NAME (printed)

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: 06/20/24

NAME OF PROJECT: Forest Ridge - Lot 47

The applicant is to submit in writing the following items prior to signing of the site plans.

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.)

Vinyl Siding

COLOR OF THE EXTERIOR OF BUILDING:

Flagstone

ACCENT TRIM:

Location: Corners posts, windows, doors

Color: White

Type (material): Vinyl

PARAPET (all roof top mechanicals are to be screened on all four sides):

None

ROOF:

Type (gabled, flat, etc.): Gabled

Material (shingles, metal, tar & sand, etc.): Shingles

Color: Black

WINDOWS/SHUTTERS:

Color (also trim if different): White windows, black shutters
Type: Double hung Vinyl

DOORS:

Color: Black
Type (if different than standard door entrée): _____

SIGN:

None
Color: _____
Material: _____
Square footage of signage of site: _____

Please print name and title (owner, agent, builder, superintendent of job, etc.)

Paul Bisogni / owner Mid-Hudson Processing Inc.
Signature

Short Environmental Assessment Form

Part 1 - Project Information

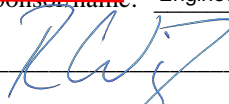
Instructions for Completing

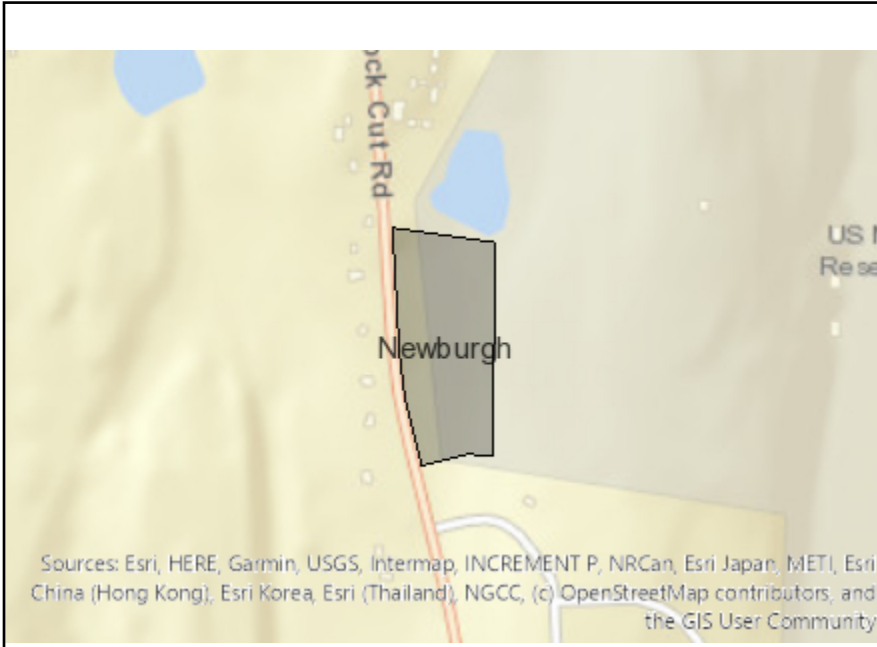
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Forest Ridge Lot 47			
Project Location (describe, and attach a location map): County Road 23, Town of Newburgh, Orange County, New York			
Brief Description of Proposed Action: The proposed action consists of the construction of a two-family, four-bedroom dwelling on Lot 47 of the Mountain Lake Subdivision (Filed Map #250-08). This lot was previously approved for a single-family, four-bedroom dwelling. The proposed two-family dwelling will be serviced by an on-site well and septic system as per the design provided on the filed map. The proposed use is permitted in the "R1" zoning district, subject to site plan review by the Planning Board in accordance with §185 ATCH 7 (D)(9).			
Name of Applicant or Sponsor: Mid-Hudson Processing, Inc.		Telephone: 845-238-8182 E-Mail: paul.biagini@biaginirealty.com	
Address: P.O. Box 82			
City/PO: Goshen		State: NY	Zip Code: 10924
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 government Agency? If Yes, list agency(s) name and permit or approval: OCDPW - Highway Entrance Permit OC Planning - GML 239		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ ±9.7 acres	
b. Total acreage to be physically disturbed?		_____ ±0.48 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ ±9.7 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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 checked="" type="checkbox"/> Other(Specify): Wetland			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
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?	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input 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 <input type="checkbox"/>	YES <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: _____ Proposed private on-site well. _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Proposed private on-site septic system. _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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. 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 <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

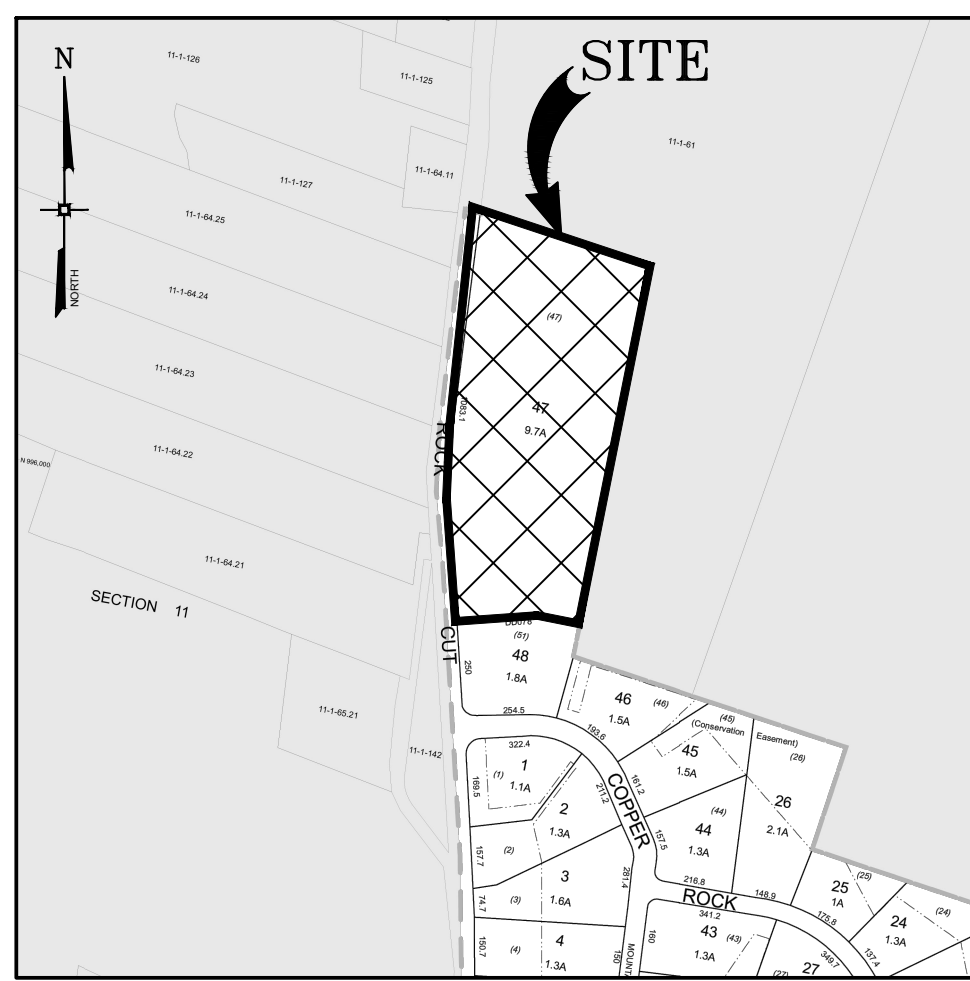
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	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,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ Dwelling roof leaders will tie into a subsurface stormwater dry well.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
49. 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	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p style="text-align: center;">I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p style="text-align: center;">Engineer</p> <p style="text-align: center;">Applicant/sponsor name: Engineering & Surveying Properties, PC C/O Ross Winglovitz, PE Date: 06/20/2024</p> <p>Signature:  Title: Principal</p>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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



LOCATION MAP

SCALE: 1" = 500'

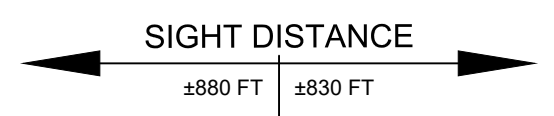
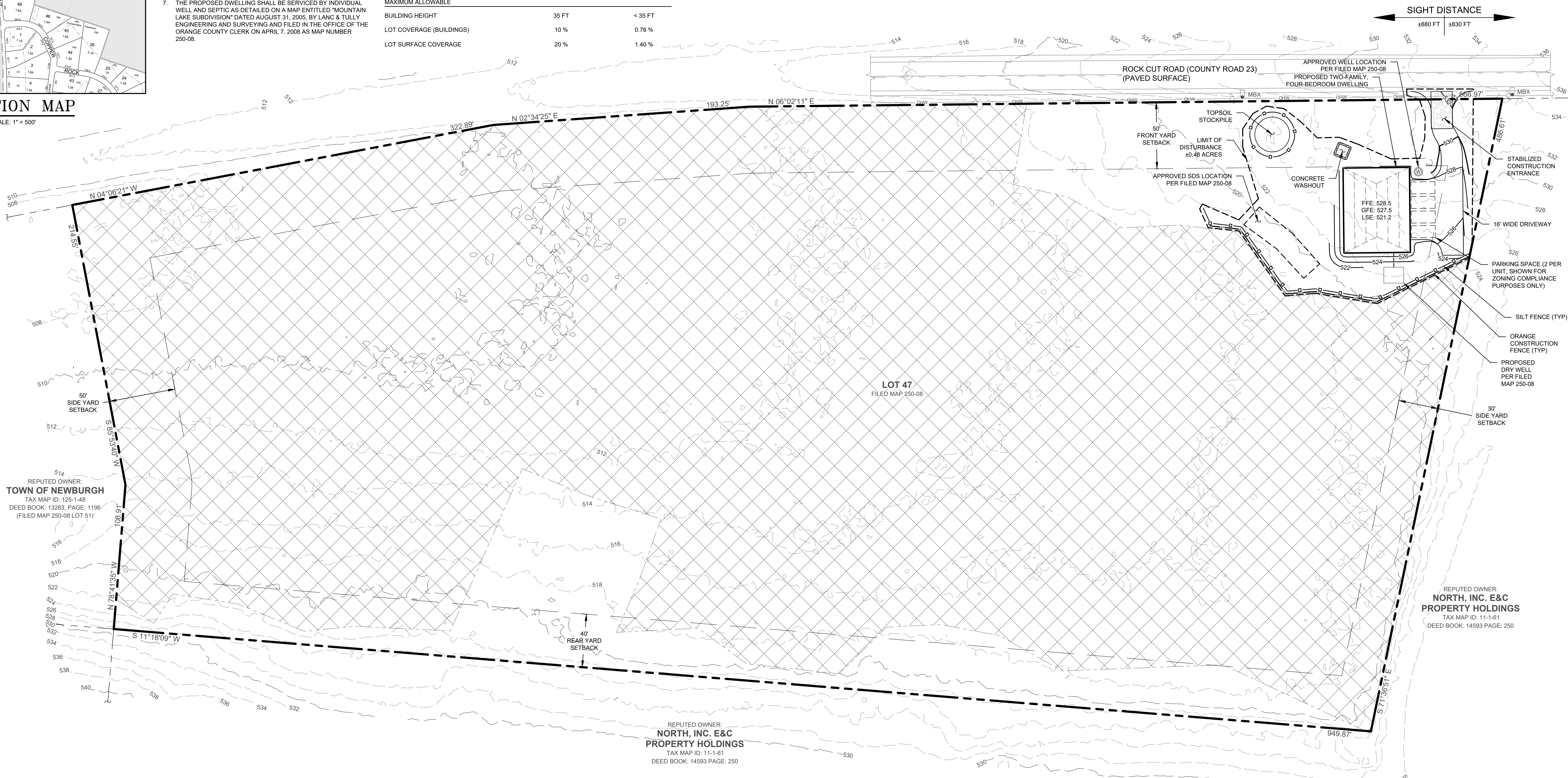
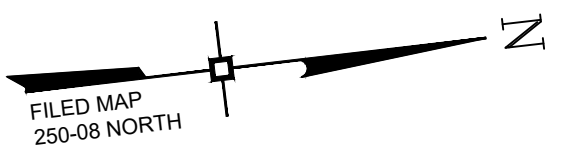
GENERAL NOTES

1. TAX MAP IDENTIFICATION NUMBER: SECTION 125 BLOCK 1 LOT 47
2. TOTAL AREA OF SUBJECT PARCEL: 9.899± ACRES.
3. DEED REFERENCE: DEED LIBER 15395, PAGE 1763
4. MAP REFERENCES:
 - 4.1. A MAP ENTITLED "MOUNTAIN LAKE SUBDIVISION" DATED AUGUST 31, 2005, BY LANC & TULLY ENGINEERING AND SURVEYING AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON APRIL 7, 2009 AS MAP NUMBER 250-08.
5. OWNER: ALL MINE OF ORANGE INC.
198 WOODCOCK MOUNTAIN ROAD
WASHINGTONVILLE, NY 10992
6. APPLICANT: MID-HUDSON PROCESSING, INC.
P.O. BOX 82
GOSHEN, NY 10924
7. THE PROPOSED DWELLING SHALL BE SERVICED BY INDIVIDUAL WELL AND SEPTIC AS DETAILED ON A MAP ENTITLED "MOUNTAIN LAKE SUBDIVISION" DATED AUGUST 31, 2005, BY LANC & TULLY ENGINEERING AND SURVEYING AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON APRIL 7, 2009 AS MAP NUMBER 250-08.

BULK REQUIREMENTS

TOWN OF NEWBURGH - ZONING DISTRICT R1
PROPOSED USE: 2-FAMILY DWELLINGS (USE §185 ATCH 7 (D)(9))

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	100,000 SF	422,486 SF
LOT WIDTH	200 FEET	1,059.3 FEET
LOT DEPTH	150 FEET	404.5 FEET
FRONT YARD	50 FEET	51.0 FEET
REAR YARD	40 FEET	357.3 FEET
SIDE YARD (ONE / BOTH)	30 / 80 FEET	44.2 / 978.2 FEET
HABITABLE FLOOR AREA PER DWELLING UNIT	1,500 SF	> 1,500 SF
MAXIMUM ALLOWABLE		
BUILDING HEIGHT	35 FT	< 35 FT
LOT COVERAGE (BUILDINGS)	10 %	0.76 %
LOT SURFACE COVERAGE	20 %	1.40 %



NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS, SHALL COMMENCE UNTIL A VALID HIGHWAY WORK PERMIT HAS BEEN SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS UNDER SECTION 136 OF THE HIGHWAY LAW.

UDIG-NY

SAFE DIGGING STARTS HERE

- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

Dial: 811

www.udigny.org

No.	DATE	DESCRIPTION

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		06/26/24
	SHEET NUMBER	
<input type="checkbox"/>	CONCEPT APPROVAL	N/A OF N/A
<input checked="" type="checkbox"/>	PLANNING BOARD APPROVAL	1 OF 1
<input type="checkbox"/>	OCDOH REALTY SUBDIVISION APPROVAL	N/A OF N/A
<input type="checkbox"/>	OCDOH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/>	NYSDEC APPROVAL	N/A OF N/A
<input type="checkbox"/>	NYS DOT APPROVAL	N/A OF N/A
<input type="checkbox"/>	OTHER:	N/A OF N/A
<input type="checkbox"/>	FOR BID / CONSTRUCTION	N/A OF N/A

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ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

1 inch = 40 ft.

ENGINEERING & SURVEYING PROPERTIES
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MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
WWW.EP-PC.COM

SITE PLAN

FOREST RIDGE - LOT 47
COUNTY ROAD 23
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 1035.0147
DATE: 06/26/24
REVISION: 0

DRAWN BY: RMB
SCALE: 1" = 40'
TAX LOT: 125-1-47

C-101