



**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: 26 JULY 2024
MEETING DATE: 1 AUGUST 2024
PROJECT REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES, PC

1. The project proposes a two-family dwelling on a lot previously approved during the Mountain Lakes Subdivision as a single-family lot. The project site contains adequate lot area for the two-family use in the R-1 Zoning District.
2. The plans submitted identify well and septic locations from the 2008 filed map. It is requested that those designs be placed on the plan sheet such that the Code Compliance Department has a complete project plan when issuing Building Permits. The location of the wells and septic's is not proposed to change, however the layout of the subsurface sanitary sewer disposal system including septic tanks, distribution boxes and leech fields should be added to the plans with appropriate details.
3. A Driveway Permit from Orange County DPW will be required.
4. Section 185-18C(4)(b) Exceptions to District Regulations – Front yards abutting all State and County highways shall be at least 60 feet in depth, except where the majority of existing buildings on either side of the road within 300 feet of the intersection of the nearest property line and street line are of a lesser average depth. 50 foot front yard setback is shown, while a 60 foot front yard setback would be required.
5. All items of Section 185-48.2 A-C Two-Family Dwellings- must be documented on the plans. It is noted 4 parking spaces are provided. Architectural entrance details for the unit shall provide the appearance of a single-family residence. Architectural review is required.
6. Project requires a Public Hearing.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in dark ink, appearing to read '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 **Fire District** Orange Lake
Acreeage ±9.699 **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.

TOWN OF NEWBURGH PLANNING BOARD

Forest Ridge - Lot 47

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. X Environmental Assessment Form As Required
2. X Proxy Statement
3. X Application Fees
4. X 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. X Name and address of applicant
2. X Name and address of owner (if different from applicant)
3. X Subdivision or Site Plan and Location
4. X Tax Map Data (Section-Block-Lot)
5. X 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. X 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. N/A Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. X Date of plan preparation and/or plan revisions
9. X Scale the plan is drawn to (Max 1" = 100')
10. X North Arrow pointing generally up


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

- 30. X 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. X Estimated or known cubic yards of material to be excavated and removed from the site
- 34. X Estimated or known cubic yards of fill required
- 35. X 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.

- 38. X 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: 06/20/24

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): 06/20/24

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.

Mid-Hudson Processing Inc.
APPLICANT'S NAME (printed)

Paul Biagini
APPLICANTS SIGNATURE

6/26/24
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) 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)

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.

6/26/24
DATED

Mid-Hudson Processing Inc.
APPLICANT'S NAME (printed)

Paul Biogini
APPLICANT'S SIGNATURE

ARCHITECTURAL REVIEW

The Town of Newburgh Planning Board had been authorized to act as the Architectural Review Board for all: site plans, projects involving ten or more dwelling units, and any construction that would affect the character of a neighborhood under Section §185-59 of the Town Code (Zoning Law).

In order to perform this task, at some point prior to final approval, the applicant shall provide the Planning Board with elevations of buildings for all sides and a written (separately or on drawings) description of the materials, colors and textures to be used in construction. Plans shall also include topographical information and any screening of portions of the buildings, either existing or proposed.

Samples of the material and colors to be used shall either be submitted to the Planning Board or brought to the meeting at which architectural review will be discussed.

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

LIST OF ADJACENT PROPERTY OWNERS

Within ten business days following the applicant's first appearance before the Planning Board, the applicant shall forward a letter prepared by the Planning Board or an authorized agent of the Planning Board to all property owners within 500 feet of the land involved in the application, as the names of such owners appear on the last completed assessment roll of the Town, notifying the property owners of the receipt of the plat and application, by first class mail. **The list of property owners shall be provided to the applicant from the Planning Board, through the Town Assessor's office.** The applicant shall thereafter submit a duly executed, notarized affidavit of mailing to the Planning Board. Further appearances before the Planning Board shall be prohibited until an affidavit meeting the requirements has been delivered. In the event a modification to an application proposes an increase in the number of lots or the relocation of a proposed road or drainage basin to a location adjacent to an adjoining property, then a supplementary letter shall be required to be forwarded in the same manner advising of the modification.

Short Environmental Assessment Form

Part 1 - Project Information

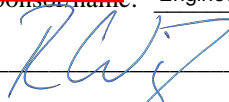
Instructions for Completing

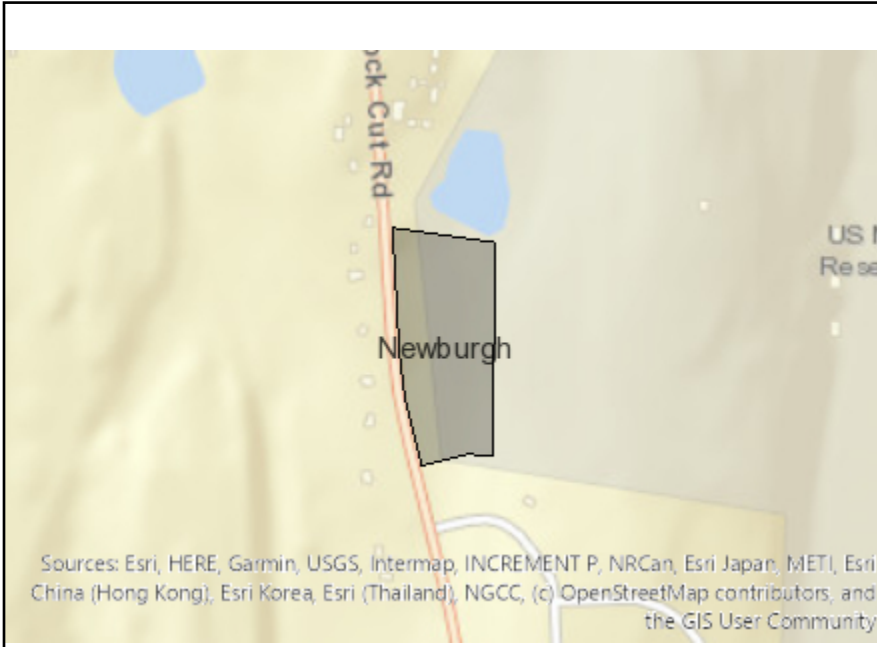
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Engineer Applicant/sponsor name: Engineering & Surveying Properties, PC C/O Ross Winglovitz, PE Date: 06/20/2024 Signature:  Title: Principal		



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



Montgomery Office: 71 Clinton Street Montgomery, NY 12549
Goshen Office: 262 Greenwich Ave, Ste B Goshen, NY 10924
(845) 457 - 7727
www.EngineeringPropertiesPC.com

June 26, 2024

Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

ATTN: John Ewasutyn, Chairman

RE: W.O. # 1035.0147
FOREST RIDGE LOT 47
COUNTY ROAD 23
PROJECT NARRATIVE

Dear Mr. Ewasutyn,

Attached, please find 14 copies of the completed application form, SEAF, and Site Plan for the proposed project by Mid-Hudson Processing, Inc. Additional copies of these documents have been delivered directly to the Planning Board Engineer and the Planning Board Attorney.

The project is located along County Road 23 and involves 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 the following zoning regulation:

Zoning District R1 Use §185 ATCH 7 (D)(9): "Two-family dwellings, not to exceed two dwelling units per lot."

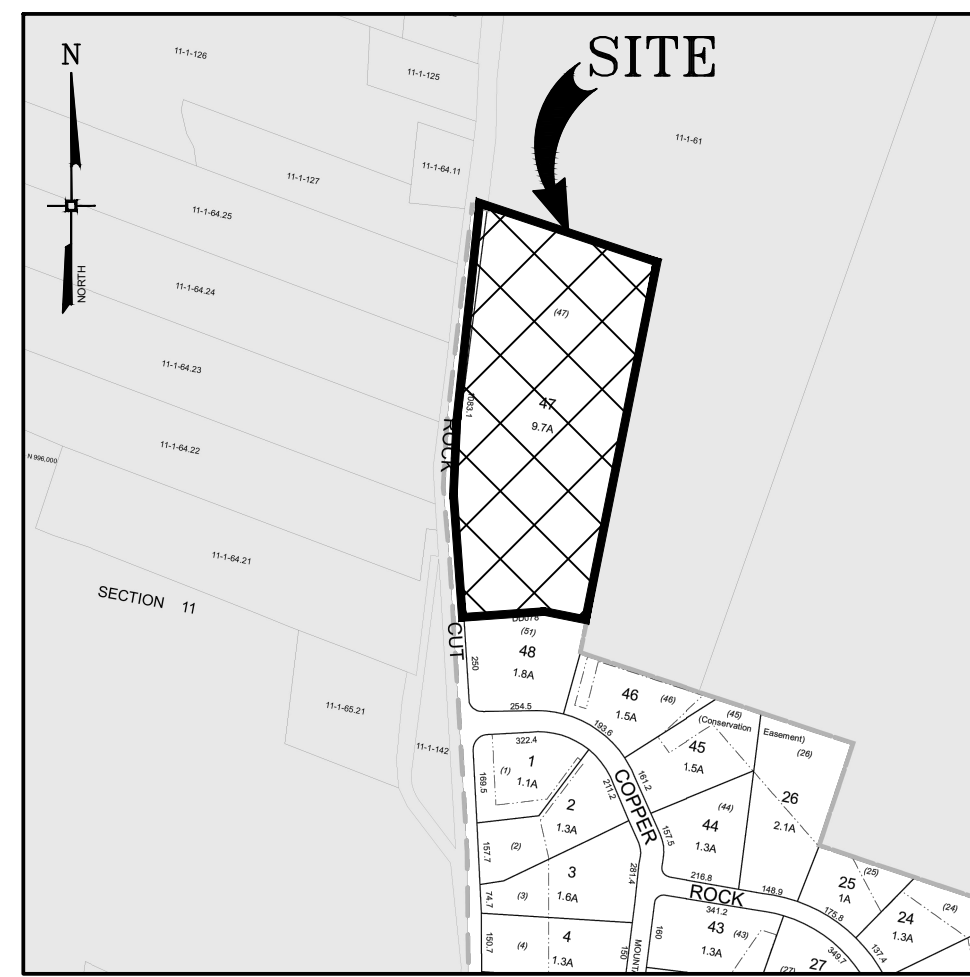
If you have any additional questions and/or comments please don't hesitate to contact this office.

Sincerely,
Engineering & Surveying Properties, PC

[Signature of Ross Winglovitz]
Ross Winglovitz, P.E.
Principal

[Signature of Reuben Buck]
Reuben Buck
Project Engineer

cc: Patrick Hines, P.E. - MHE Engineering
Dominic Cordisco, Esq. - Drake Loeb PLLC



LOCATION MAP

SCALE: 1" = 500'

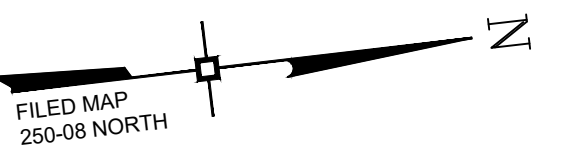
GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER: SECTION 125 BLOCK 1 LOT 47
- TOTAL AREA OF SUBJECT PARCEL: 9.699± ACRES.
- DEED REFERENCE: DEED LIBER 15395, PAGE 1763
- MAP REFERENCES:
 - 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, 2006 AS MAP NUMBER 250-08.
- OWNER: ALL MINE OF ORANGE INC. 188 WOODCOCK MOUNTAIN ROAD WASHINGTONVILLE, NY 10992
- APPLICANT: MID-HUDSON PROCESSING, INC. P.O. BOX 82 GOSHEN, NY 10924
- 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, 2006 AS MAP NUMBER 250-08.

BULK REQUIREMENTS

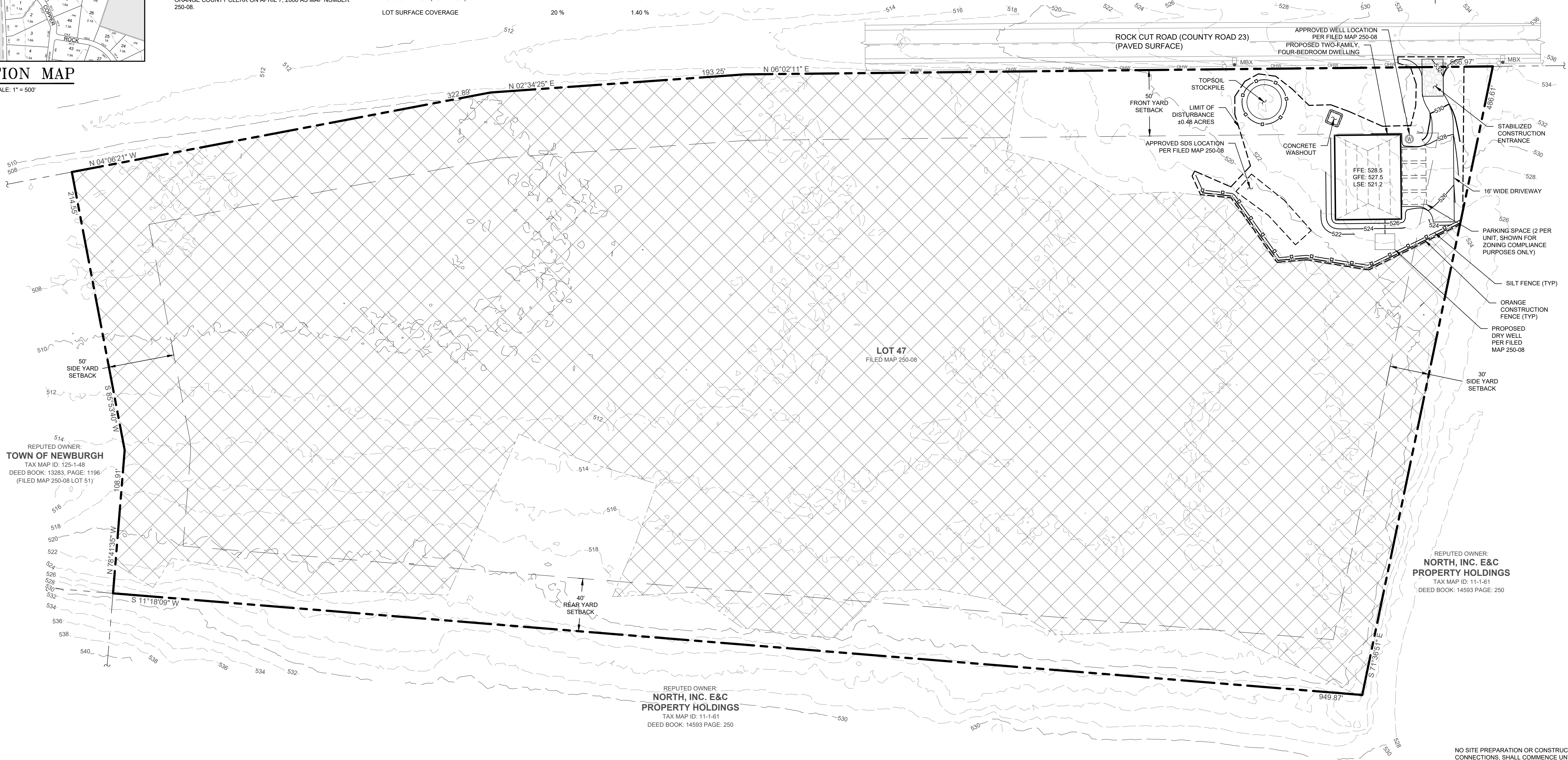
TOWN OF NEWBURGH - ZONING DISTRICT R1
PROPOSED USE: 2-FAMILY DWELLINGS (USE §185 ATCH 7 (D)(9))

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 %



SIGHT DISTANCE

±880 FT ±830 FT



REPUTED OWNER:
TOWN OF NEWBURGH
TAX MAP ID: 125-1-48
DEED BOOK: 13283, PAGE: 1196
(FILED MAP 250-08 LOT 51)

REPUTED OWNER:
NORTH, INC. E&C
PROPERTY HOLDINGS
TAX MAP ID: 11-1-61
DEED BOOK: 14593 PAGE: 250

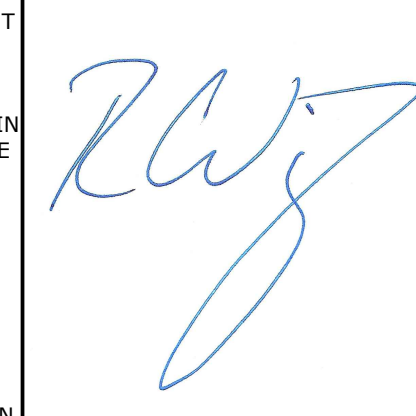
REPUTED OWNER:
NORTH, INC. E&C
PROPERTY HOLDINGS
TAX MAP ID: 11-1-61
DEED BOOK: 14593 PAGE: 250

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.

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

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.



UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

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



1 inch = 40 ft.

ENGINEERING & SURVEYING PROPERTIES
Achieving Successful Results with Innovative Designs

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 DRAWN BY: RMB
DATE: 06/26/24 SCALE: 1" = 40'
REVISION: 0 TAX LOT: 125-1-47

C-101



© COPYRIGHT 2024 ENGINEERING & SURVEYING PROPERTIES, PC