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Principal Emeritus:
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**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT: HANOVER ROUTE 32 SUBDIVISION
PROJECT NO.: 21-06
PROJECT LOCATION: SECTION 2, BLOCK 1, LOT 57.2
REVIEW DATE: 9 APRIL 2021
MEETING DATE: 15 APRIL 2021
PROJECT REPRESENTATIVE: ENGINEERING AND SURVEYING PROPERTIES

1. NYS Department of Transportation approval for the driveways will be required.
2. Limits of disturbance should be determined for the project. Projects which disturb greater than one acre will require coverage under the NYSDEC Stormwater SPDES Permit.
3. The common driveway access and maintenance agreement is required for Lots 4 & 5.
4. Orange County Planning review will be required as project is located on state highway.
5. The septic system location on proposed Lot 3 is in very close proximity to an area identified as Federal Jurisdictional Wetlands. One Hundred foot separation distance is required from wetlands.
6. Deep Test Pit #14 identified in the expansion area identifies ground water at 22 inches.
7. A copy of the Wetland Delineation report should be submitted for the Town's files.
8. The Planning Board may wish to consider its Notice of Intent for Lead Agency and circulation to other involved agencies.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw



Montgomery Office:
71 Clinton Street
Montgomery, NY 12549
phone: (845) 457-7727
fax: (845) 457-1899

Warwick Office:
17 River Street
Warwick, NY 10990
phone: (845) 986-7737
fax: (845) 986-0245

www.EngineeringPropertiesPC.com

April 6, 2021

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

ATTN: John Ewasutyn, Chairman

**RE: WO 1051.11
PB APPLICATION 2021-06
HANOVER RTE 32 SUBDIVISION
TAX LOT # 2-1-57.2
PROJECT NARRATIVE**

Dear Mr. Ewasutyn:

Engineering & Surveying Properties, PC (EP) is submitting a proposed subdivision application for Hanover Development, LLC for a parcel that is located along NYS Route 32 opposite East Road. The existing parcel is a wooded vacant property that is approximately 53.75 acres in size with ± 550 feet of road frontage along NYS Route 32. The proposed application is for a subdivision of the existing lot into five (5) new residential lots. The proposed lots will vary in size ranging from ± 2.0 acres to ± 39.15 acres. Each of the new residential lots will contain a proposed residential dwelling with a new individual well and septic system. All of the proposed lots will have a driveway access from NYS Route 32. The proposed plan is permitted in the "RR" zoning district in accordance with the following.

Zoning District RR Use C.1. "Single family dwellings, not to exceed 1 dwelling unit per lot"

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

Sincerely,
Engineering & Surveying Properties, PC

Ross Winglovitz, P.E.
Principal

TOWN OF NEWBURGH PLANNING BOARD

**APPLICATION PACKAGE
for
SUBDIVISIONS,
SITE PLANS,
LOT LINE CHANGES
And
SPECIAL EXCEPTION USE PERMITS**

Procedures and Requirements

July 2013

**TOWN OF NEWBURGH PLANNING BOARD
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550
(845) 564-7804
fax: (845) 564-7802
planningboard@hvc.rr.com**

JULY 2013

TO WHOM IT MAY CONCERN:

This package of information and forms is provided to assist the applicant in the preparation of a submission of a site plan, subdivision, lot line change or special exception use permit to the Town of Newburgh Planning Board. In most cases the application will be prepared initially by a licensed professional engineer, architect, surveyor or land planner. Since in almost every case such professional will be required for the process, they should be retained as early as possible.

Procedurally, the applicant should contact the Planning Board to discuss the potential project and obtain the necessary forms and regulations.

The Zoning and Subdivision Regulations of the Town of Newburgh require that the applicant must present plans to the Secretary of the Planning Board. When your application is complete, it will be placed on the next **AVAILABLE** agenda. Submittals must be handed in to the Planning Board Secretary at least 10 days prior to the next meeting, but the date of the appearance at a meeting will be determined by the next available time slot, not necessarily the next meeting. You will be notified of the date, time and place of your meeting.

A minimum of **FOURTEEN (14)** sets of **FOLDED PLANS** for a major or minor subdivision or a site plan must be submitted with a **COMPLETED** application, and **FIFTEEN (15)** sets of plans must be submitted if plans need to be submitted to the Town of Newburgh Traffic Consultant. This completed application must include a **LONG FORM OR FULL EAF** for every project except lot line changes, 2 lot subdivisions under 3 acres or site plans impacting less than one acre, along with a **NARRATIVE** of the proposed project. The narrative should include the action being taken, the size of the parcel, what zone the parcel is in, the water and sewer information, any Zoning Board of Appeals relief needed, and whether the parcel is on a private or town road. Complex or unusual projects should be discussed in greater detail.

Following the first meeting before the Planning Board the applicant is required to send an Adjoiner Notice to property owners within 500 feet of the parcels in question (please see final page of the package for full instructions).

Upon initial review of a Short Form, the Planning Board may require specific additional environmental information or the preparation of a Long Form. Long Form part 1 should be completed by the applicant. The Board will review and may modify Part 2 prior to making a decision on the SEQRA aspect of the project.

All fees for consulting and professional services that the Planning Board incurs during the review of the applications will be the responsibility of the applicant. An advance deposit for these fees will be required and will be placed in an escrow account with the Town. If the escrow account falls below the 40% of the initial deposit, the applicant will be required to immediately make an additional deposit to the escrow account prior to any further review of the project application by the Planning Board.

Very truly yours,

JOHN P. EWASUTYN, Chairman
Town of Newburgh Planning Board

**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):**
Hanover Route 32 Subdivision (PB # 2021-06)

2. **Owner of Lands to be reviewed:**
Name Steven J. Brandfield
Address 40 West 72nd Street, New York, NY 10023

Phone _____

3. **Applicant Information (If different than owner):**
Name Hanover Development, LLC
Address 71 Clinton Street
Montgomery, NY 12549

Representative Jay Samuelson
Phone (845) 457-7727
Fax (845) 457-1899
Email jay@ep-pc.com

4. **Subdivision/Site Plan prepared by:**
Name Engineering & Surveying Properties, PC C/O Ross Winglovitz
Address 71 Clinton Street
Montgomery, NY 12549

Phone/Fax (845) 457-7727 / (845) 457-1899

5. **Location of lands to be reviewed:**
New York State Route 32, Town of Newburgh, NY 12550

6. **Zone** RR **Fire District** Orange Lake
Acreeage 53.75 **School District** Walkkill

7. **Tax Map: Section** 2 **Block** 1 **Lot** 57.2

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 5
Lot line change N/A
Site plan review Yes
Clearing and grading Yes
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) _____

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

Signature J. Samuel Title Applicant
Date: 04/02/2021

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

Hanover Route 32 Subdivision (PB # 2021-06)

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. TBP Surveyor,s Certification
12. TBP 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. TBP 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. TBP Show existing or proposed easements (note restrictions)
20. TBP 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. 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. N/A 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. 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. Number of acres to be cleared or timber harvested
33. Estimated or known cubic yards of material to be excavated and removed from the site
34. Estimated or known cubic yards of fill required
35. 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. 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. TBP 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: 04/02/2021

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):

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.

TOWN OF NEWBURGH
APPLICATION FOR CLEARING AND GRADING

Name of applicant: Hanover Development, LLC

Name of owner on premises: Steven J. Brandfield

Address of owner: 40 West 72nd Street, New York, NY 10023

Telephone number of owner: _____

Telephone number of applicant: (845) 457-7727

State whether applicant is owner, lessee, agent, architect, engineer or contractor:
Engineer

Location of land on which proposed work will be done: _____
New York State Route 32, Town of Newburgh, NY 12550

Section: 2 Block: 1 Lot: 57.2 Sub. Div.: _____

Zoning District of Property: RR Size of Lot: 53.75 acres

Area of lot to be cleared or graded: ±2.5 acres

Proposed completion of date: TBD

Name of contractor/agent, if different than owner: TBP

Address: TBP

Telephone number: TBP

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.

Hanover Development, LLC

APPLICANT'S NAME (printed)



APPLICANTS SIGNATURE

04/02/2021

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

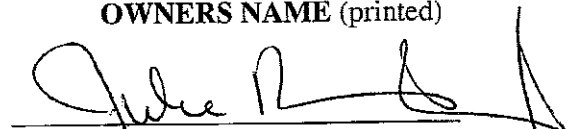
(OWNER) STEVEN J. BRANDFIELD, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 40 WEST 72ND STREET NEW YORK, NY 10023
IN THE COUNTY OF New York
AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF LAND IN NEWBURGH
SECTION 2, Block 1, LOT 57.2 Route 32
WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND Hanover Development LLC IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: MARCH 26, 2021


OWNERS SIGNATURE

Engineering & Surveying Properties PC

STEVEN J. BRANDFIELD
OWNERS NAME (printed)


WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

Julie Brandfield
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.

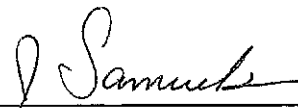
The applicant hereby acknowledges, consents, and agrees to the above.

04/02/2021

DATED

Hanover Development, LLC

APPLICANT'S NAME (printed)



APPLICANT'S SIGNATURE

AGRICULTURAL NOTE

(Required to be placed on all plans where property lies within 500 feet of land in active agricultural production or operation)

Property adjacent to lots (1) is in active agricultural operation and production and residents must be aware that such property is protected by New York State "Right to Farm Laws" as regulated by the Department of Agriculture and Markets. From time to time during and prior to the normal growing season land and crops may be sprayed from the ground or by air, manure may be applied, and periodic noise may occur from machinery operation at various times throughout the day. Residents should be aware of this action by the adjacent property owners.

(1) Specific lots adjacent to the active farming area which are impacted shall be inserted in this space.

AGRICULTURAL DATA STATEMENT

(Required pursuant to Agricultural and Markets Law §305-a for applications for site plan approvals, use variances and subdivision approvals that will occur on property within a County Agricultural District containing an active farm operation or on property with boundaries within five hundred feet of an active farm operation located in a County Agricultural District)

Name and address of the applicant: Hanover Development, LLC
71 Clinton Street, Montgomery, NY 12549

Description of the proposed project: The proposal consists of one existing lot which is to be subdivided into five (5) proposed single-family residential lots.

Location of the proposed project: _____
Town of Newburgh

Name(s) and address(es) of any owner(s) of land within a County Agricultural District containing active farming operations and located within five hundred feet of the boundary of the project property: None

A tax map or other map showing the site of the proposed project relative to the location of the identified farm operations must be attached to this form.



APPLICANT'S SIGNATURE

04/02/2021

DATE

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: _____

NAME OF PROJECT: TBD _____

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.)

COLOR OF THE EXTERIOR OF BUILDING:

ACCENT TRIM:

Location: _____

Color: _____

Type (material): _____

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

ROOF:

Type (gabled, flat, etc.): _____

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

Color: _____

WINDOWS/SHUTTERS:

Color (also trim if different): _____

Type: _____

DOORS:

Color: _____

Type (if different than standard door entrée): _____

SIGN:

Color: _____

Material: _____

Square footage of signage of site: _____

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

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: Hanover Route 32 Subdivision (PB # 2021-06)			
Project Location (describe, and attach a location map): New York State Route 32, Town of Newburgh, NY 12550			
Brief Description of Proposed Action: The proposed project consists of a subdivision of 1 lot (tax lot 2-1-57.2) to create five (5) proposed lots. Each proposed lot will have an individual well and septic system.			
Name of Applicant or Sponsor: Hanover Development, LLC		Telephone: (845) 457-7727 E-Mail: jay@ep-pc.com	
Address: 71 Clinton Street			
City/PO: Montgomery		State: NY	Zip Code: 12549
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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		±53.75 acres	
b. Total acreage to be physically disturbed?		±2.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		±53.75 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" 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			

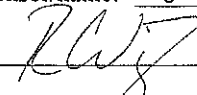
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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 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: _____ A new private well will be drilled for each proposed lot. _____	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: _____ A new sewage disposal system will be installed for each proposed lot. _____	NO	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<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. 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Preparer		
Applicant/sponsor name: <u>Engineering and Surveying Properties, PC C/O Ross Winglovitz</u> Date: <u>04/02/21</u>		
Signature: <u></u> Title: <u>Principal</u>		

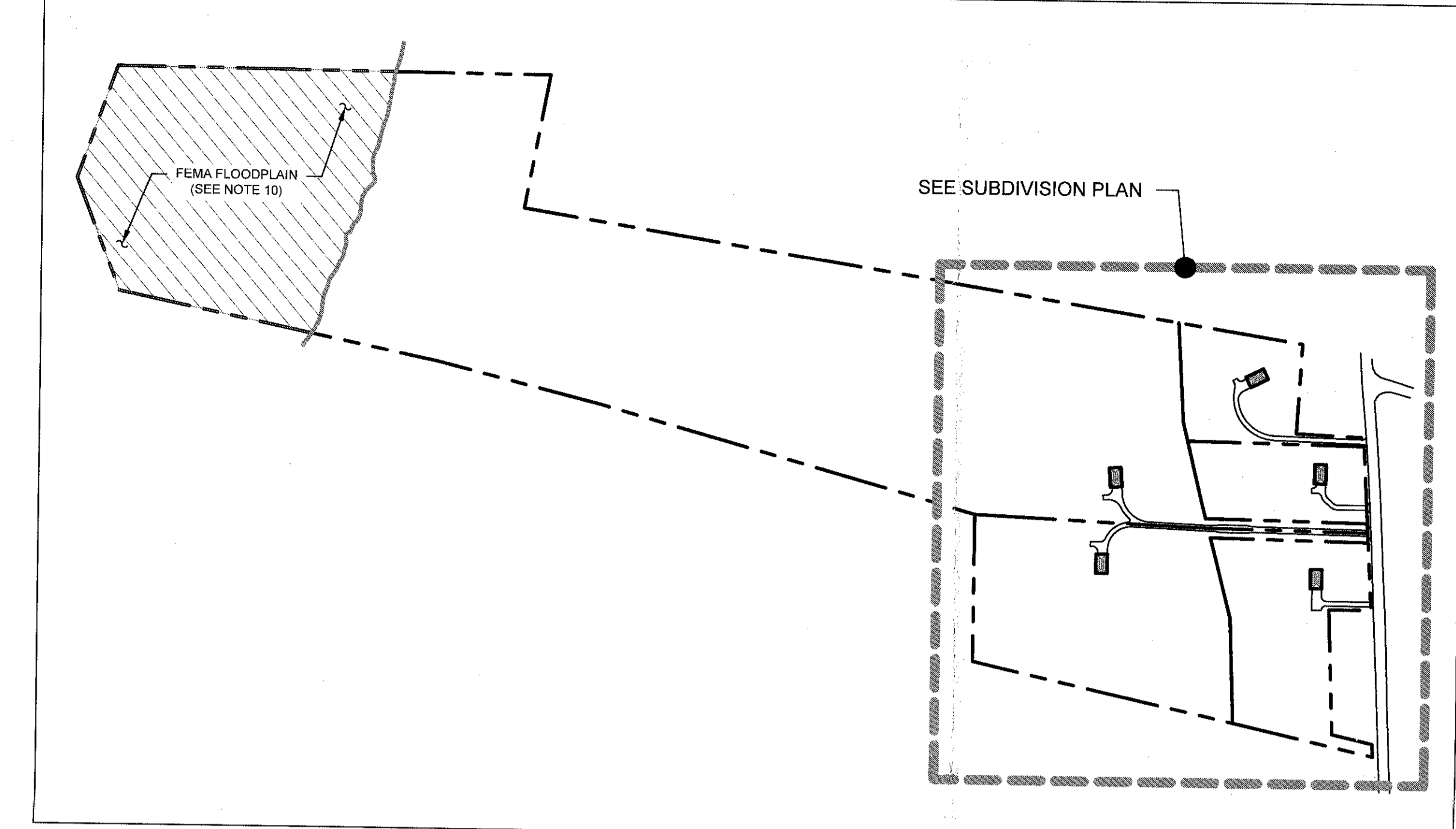
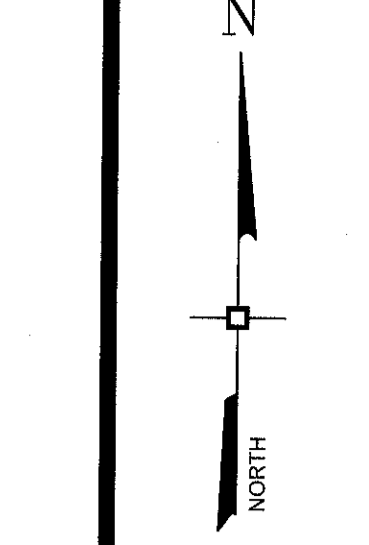
EAF Mapper Summary Report

Friday, April 2, 2021 8:30 AM

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.

Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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]	Yes
Part 1 / Question 20 [Remediation Site]	No

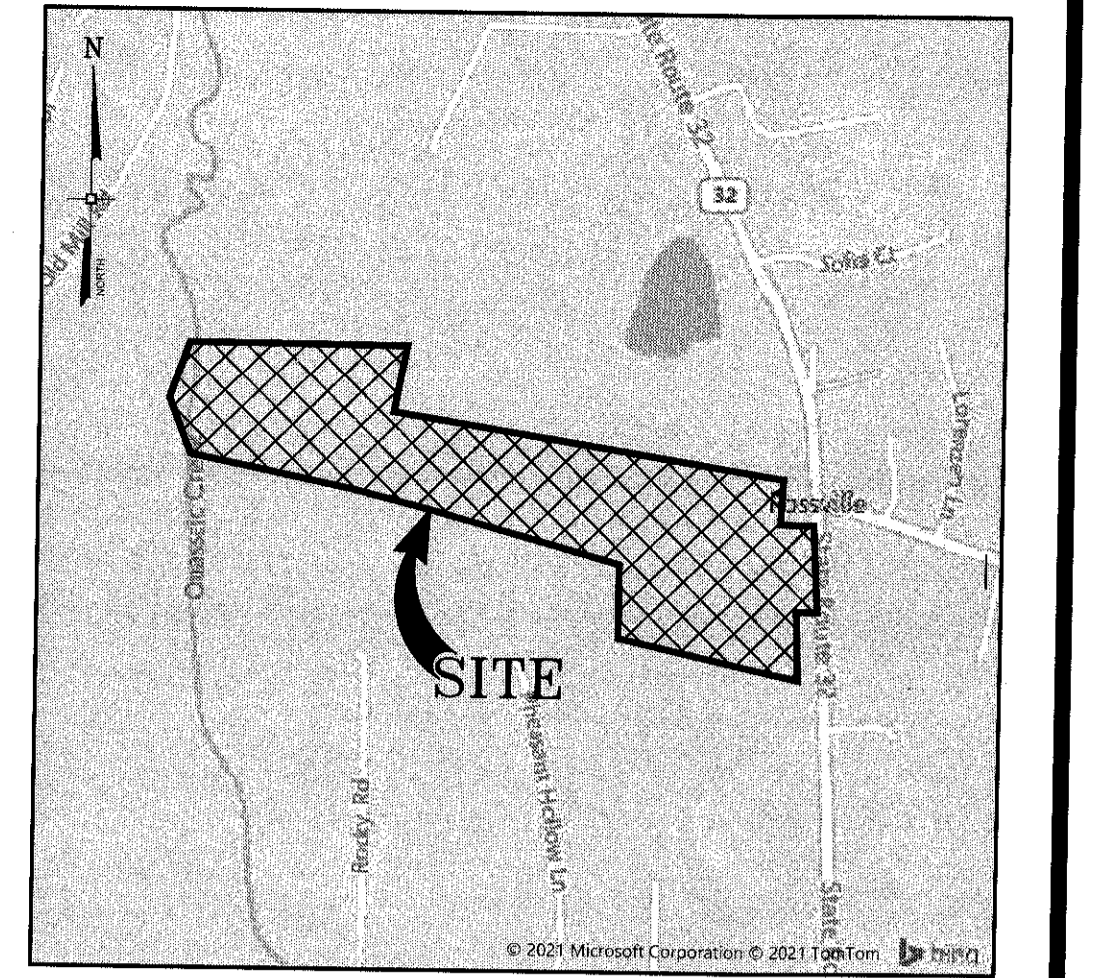


OVERALL PLAN
SCALE: 1" = 300'

BULK REQUIREMENTS

**TOWN OF NEWBURGH - ZONING DISTRICT RR
PROPOSED USE: SINGLE-FAMILY DWELLINGS (USE §185 ATTACHMENT 5)**

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5
LOT AREA	2.0 ACERS	2.09 ACERS	2.01 ACERS	3.82 ACERS	6.88 ACERS	38.15 ACERS
LOT WIDTH	200 FEET	270 FEET	200.96 FEET	528 FEET	455 FEET	553 FEET
LOT DEPTH	300 FEET	309 FEET	433 FEET	380 FEET	634 FEET	3,031 FEET
FRONT YARD	60 FEET	65 FEET	115 FEET	120 FEET	212 FEET	132 FEET
REAR YARD	100 FEET	218 FEET	283 FEET	201 FEET	383 FEET	624 FEET
SIDE YARD (ONE / BOTH)	50 / 100 FEET	52 / 196 FEET	64 / 130 FEET	53 / 437 FEET	74 / 370 FEET	90 / 489 FEET
HABITABLE FLOOR AREA	1,500 SQ. FT.	1,500 SQ. FT.	1,500 SQ. FT.	1,500 SQ. FT.	1,500 SQ. FT.	1,500 SQ. FT.
MAXIMUM ALLOWABLE						
BUILDING HEIGHT	35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT
LOT COVERAGE (BUILDINGS)	10%	1.6%	1.7%	0.95%	0.5%	0.09%
IMPERVIOUS COVERAGE	10%	8.4%	4.9%	2.9%	2.7%	0.5%



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER: SECTION 2 BLOCK 1 LOT 57.2
- TOTAL AREA OF SUBJECT PARCEL: 53,754 ACRES.
- DEED REFERENCE: DEED LIBER 2897, PAGE 310
- THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES, P.C. FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEM) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY M/S GIS/DOV. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1985.
- OWNER: STEVEN J BRANDFIELD, 40 WEST 72ND STREET, NEW YORK, NY 10023
- APPLICANT: HANOVER DEVELOPMENT, LLC, 71 CLIFTON STREET, MONTGOMERY, NY 12549
- PROPOSED NUMBER OF LOTS: 5
- ALL PROPOSED LOTS SHALL BE SERVICED BY INDIVIDUAL WELLS AND SEPTICS.
- THE APPROXIMATE LOCATION OF ALL EXISTING WELLS AND SEPTIC SYSTEMS WITHIN 500' OF ALL PROPOSED WELLS AND SEPTIC SYSTEMS ARE SHOWN.
- THE NORTHWESTERN PORTION OF THE SITE FALLS WITHIN THE FEMA 100-YEAR FLOODPLAIN TAKEN FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, ORANGE COUNTY, COMMUNITY TOWN OF NEWBURGH, NUMBER 36070102B, PANEL NUMBER 129 OF 630, EFFECTIVE DATE: AUGUST 3, 2009.
- WETLANDS DELINEATED BY ERSC CONSULTANTS ON JANUARY 25, 2021 AND LOCATED BY GPS BY ENGINEERING & SURVEYING PROPERTIES, P.C. ON FEBRUARY 10, 2021.

REPUTED OWNER: **GAETANO, LOUISE & DOMINIC DINARDI**
TAX MAP ID: 2-1-55
DEED BOOK: 12686, PAGE: 1478



SUBDIVISION PLAN
SCALE: 1" = 50'

LEGEND

	BUILDING LINE
	BUILDING ROOF LINE
	DRIVEWAY LINE
	EASEMENT LINE
	PROPERTY LINE
	EDGE OF PAVEMENT LINE
	SEPTIC SYSTEM LATERALS
	BUILDING SETBACK LINES
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
	EXISTING BUILDING LINE
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	EXISTING EDGE OF PAVEMENT LINE
	EXISTING EASEMENT LINE
	EXISTING FENCE LINES
	ADJACENT PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING SEWER MAIN LINES
	EXISTING STORM DRAIN LINES
	PERC TEST LOCATION
	DEEP TEST HOLE LOCATION
	SIGN & POST
	WELL LOCATION
	SEWER CLEANOUT
	UTILITY POLE
	WETLAND FLAG LOCATION AND DESIGNATION
	GARAGE FLOOR ELEVATION
	FIRST FLOOR ELEVATION
	LOWEST SEWERABLE ELEVATION
	6 HOLE DROP BOX
	1250 GALLON SEPTIC TANK

No.	DATE	DESCRIPTION

CHECKBOX	DESCRIPTION	ISSUE DATE	SHEET NUMBER
<input type="checkbox"/>	CONCEPT APPROVAL	04/05/21	N/A
<input checked="" type="checkbox"/>	PLANNING BOARD APPROVAL	1	OF 2
<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"/>	NYSDC APPROVAL	N/A	OF N/A
<input type="checkbox"/>	NYSDOT APPROVAL	N/A	OF N/A
<input type="checkbox"/>	OTHER	N/A	OF N/A
<input type="checkbox"/>	FOR BID	N/A	OF N/A
<input type="checkbox"/>	FOR 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

**TOWN OF NEWBURGH
PLANNING BOARD APPROVAL BOX**

NEWBURGH PB # 2021-06

ENGINEERING & SURVEYING PROPERTIES, P.C.
Montgomery Office
71 CLIFTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
WWW.EP-PC.COM

OVERALL & SUBDIVISION PLANS

**HANOVER ROUTE 32 SUBDIVISION
NYS ROUTE 32
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK**

JOB #:	1051.11	RMB	C-1
DATE:	04/05/21	AS NOTED	
REVISION:	0	TAX LOT:	2-1-57.2

SEPTIC SYSTEM DESIGN SCHEDULE

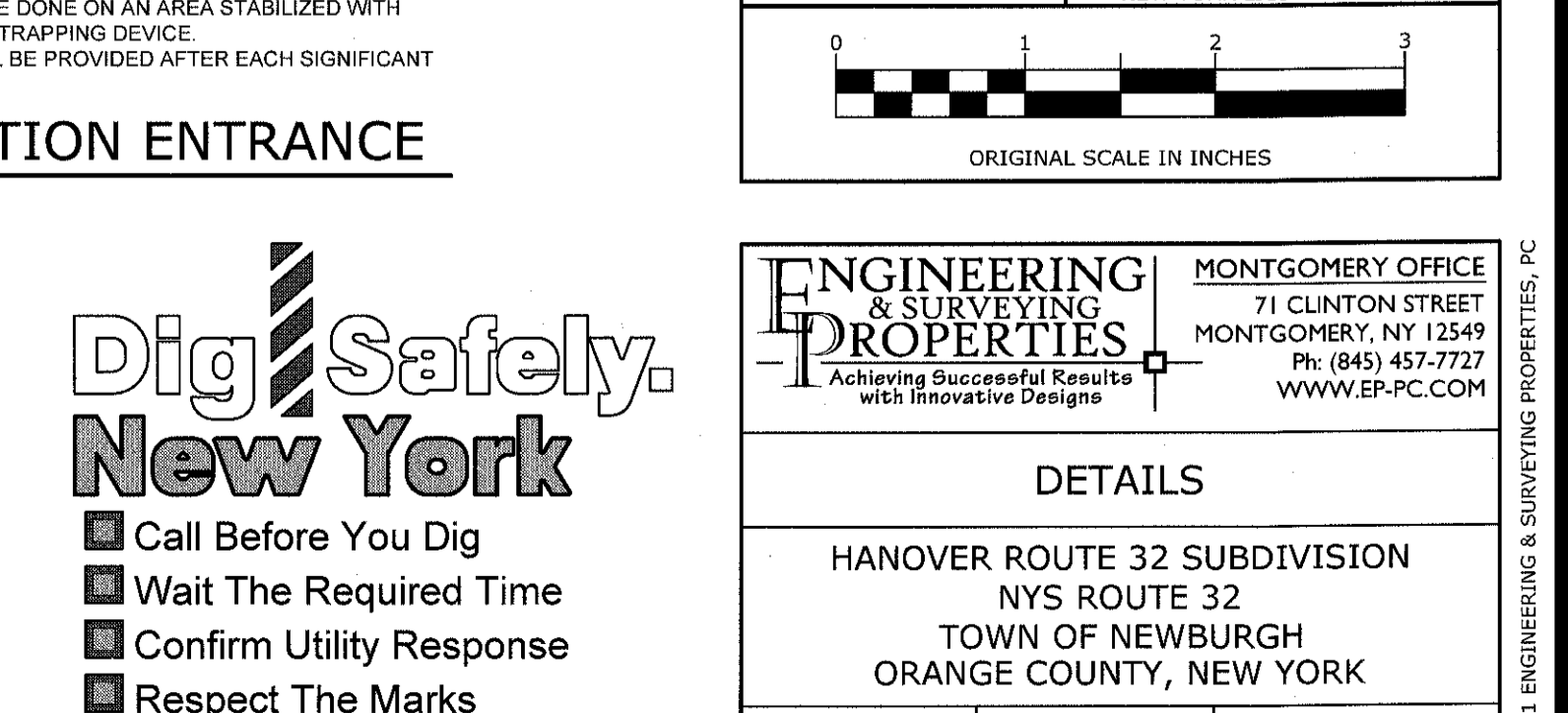
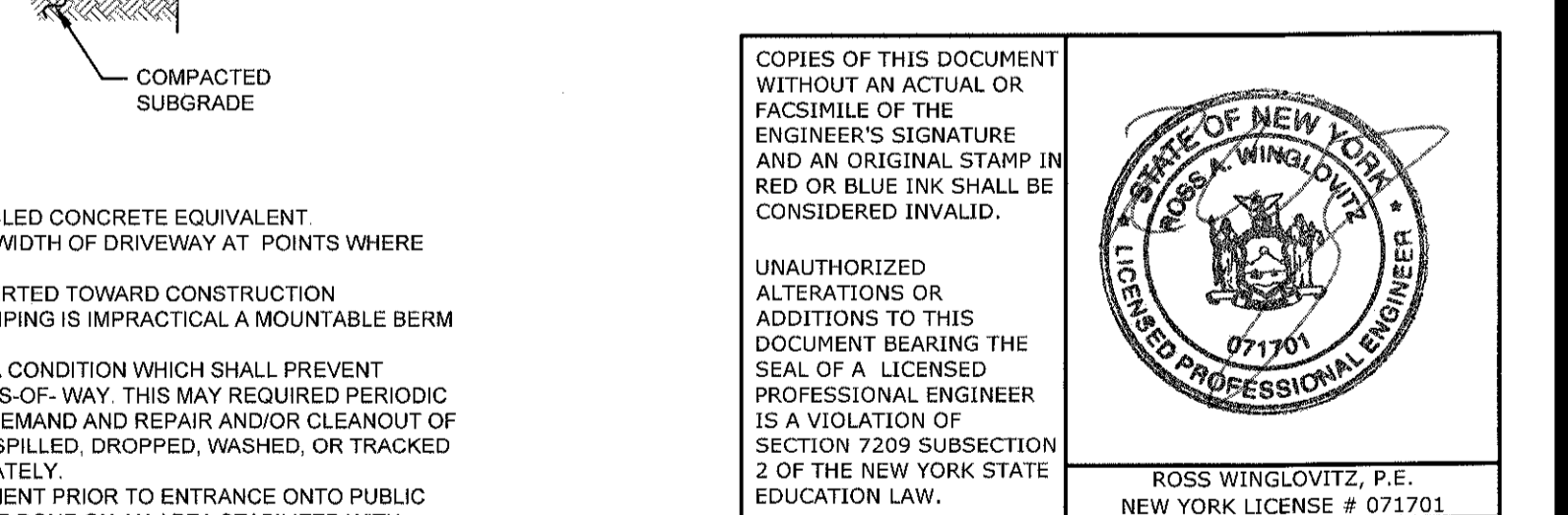
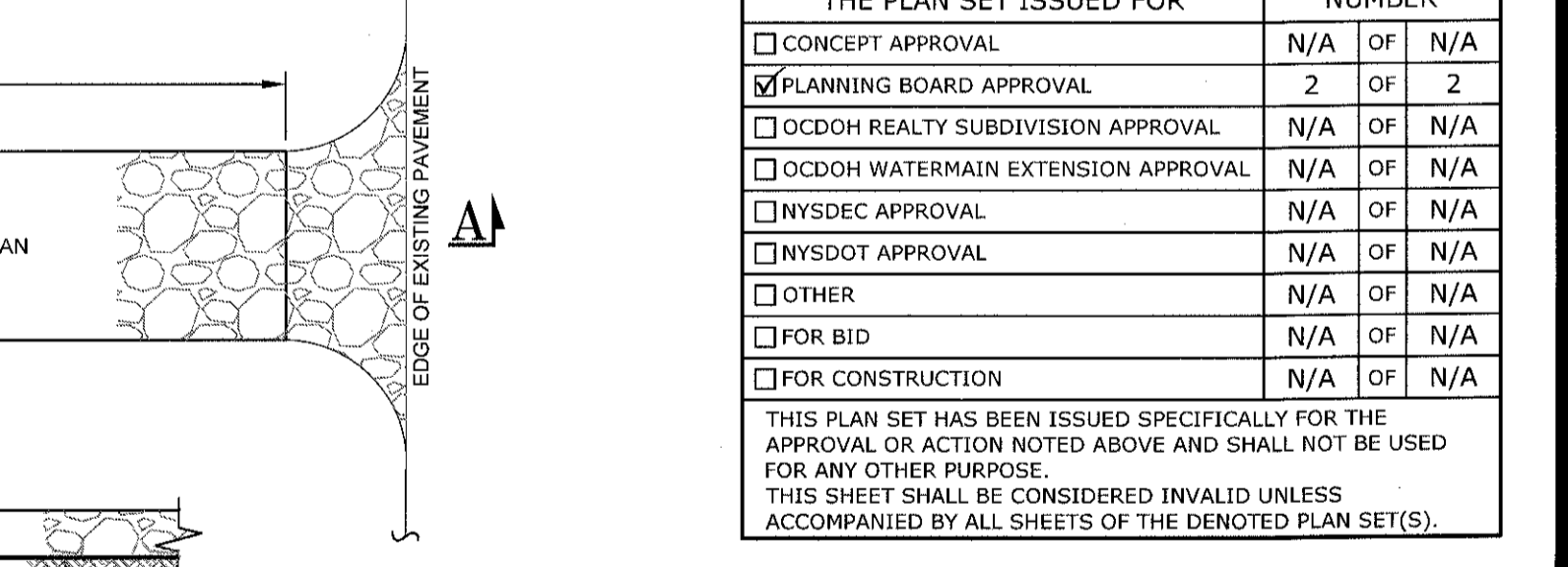
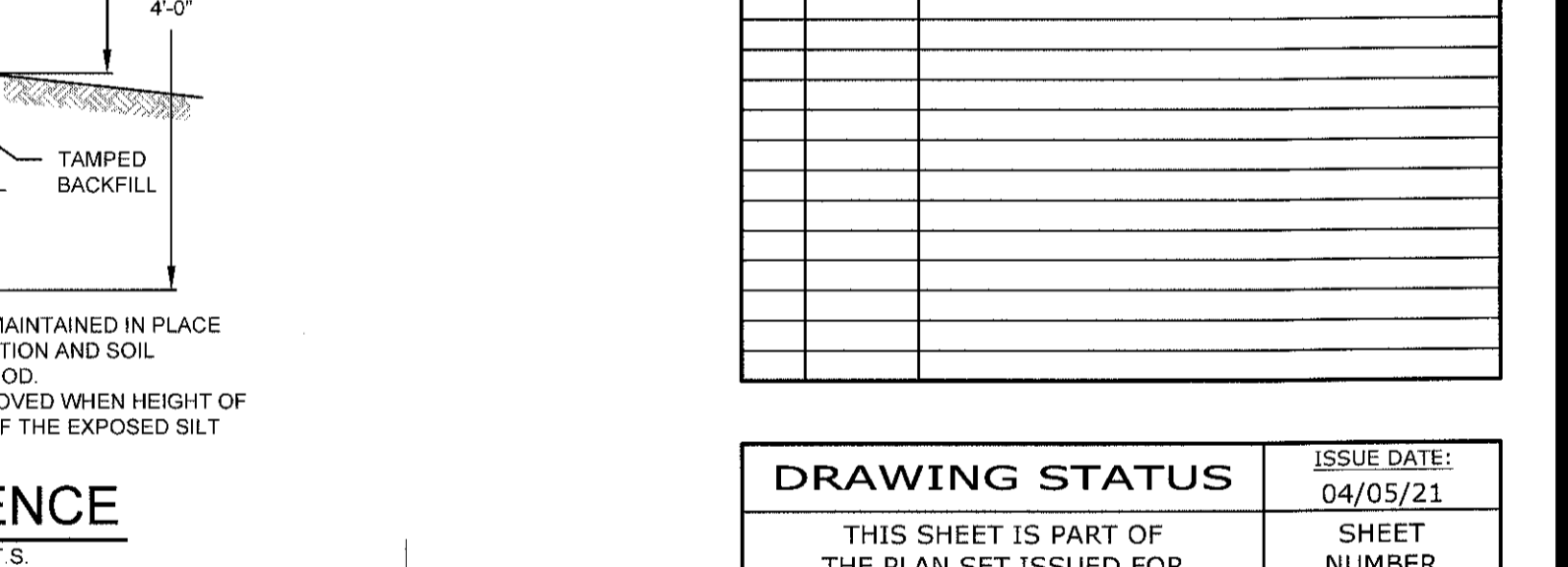
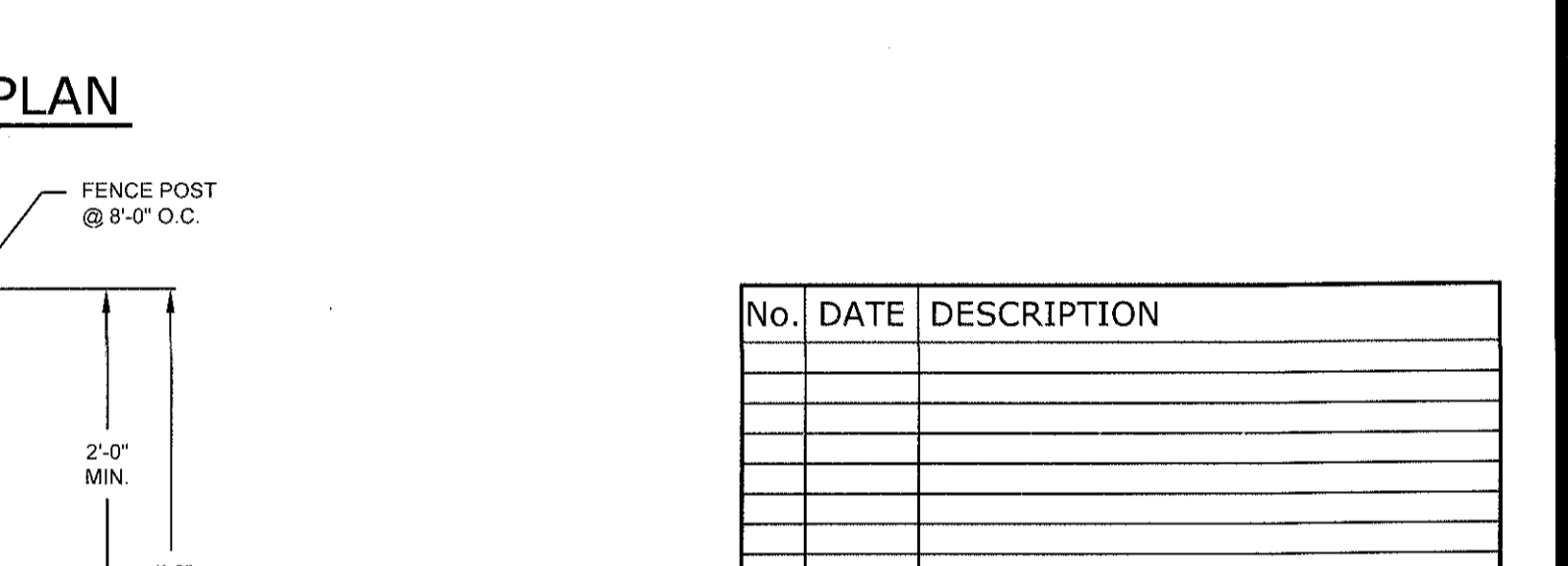
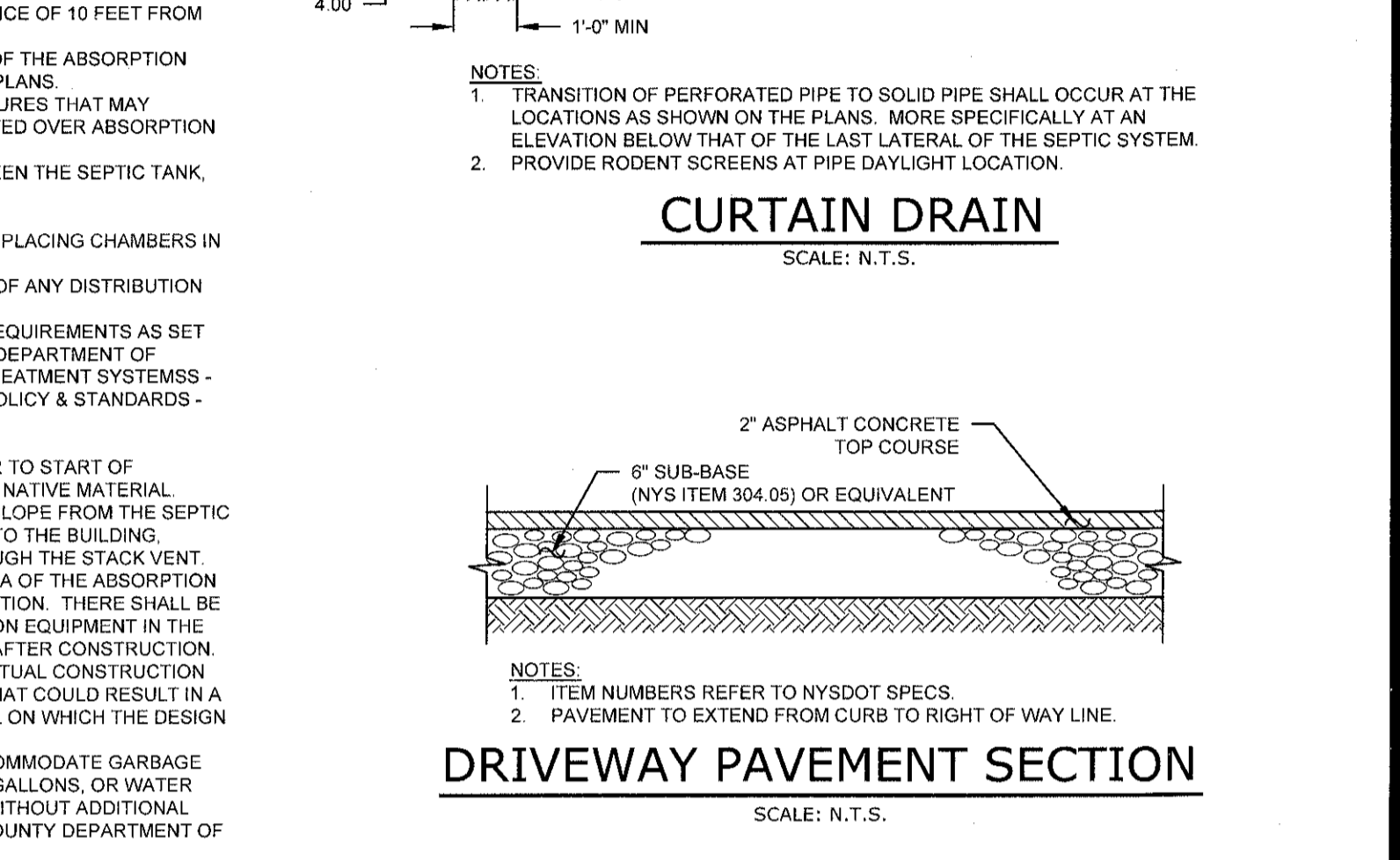
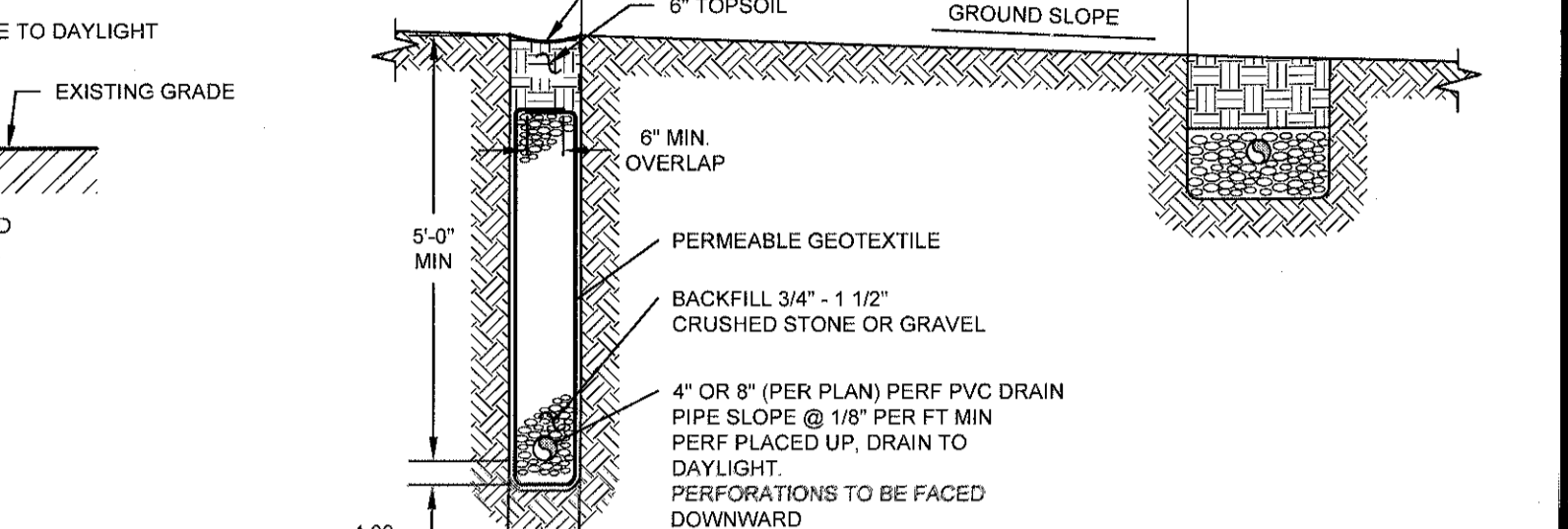
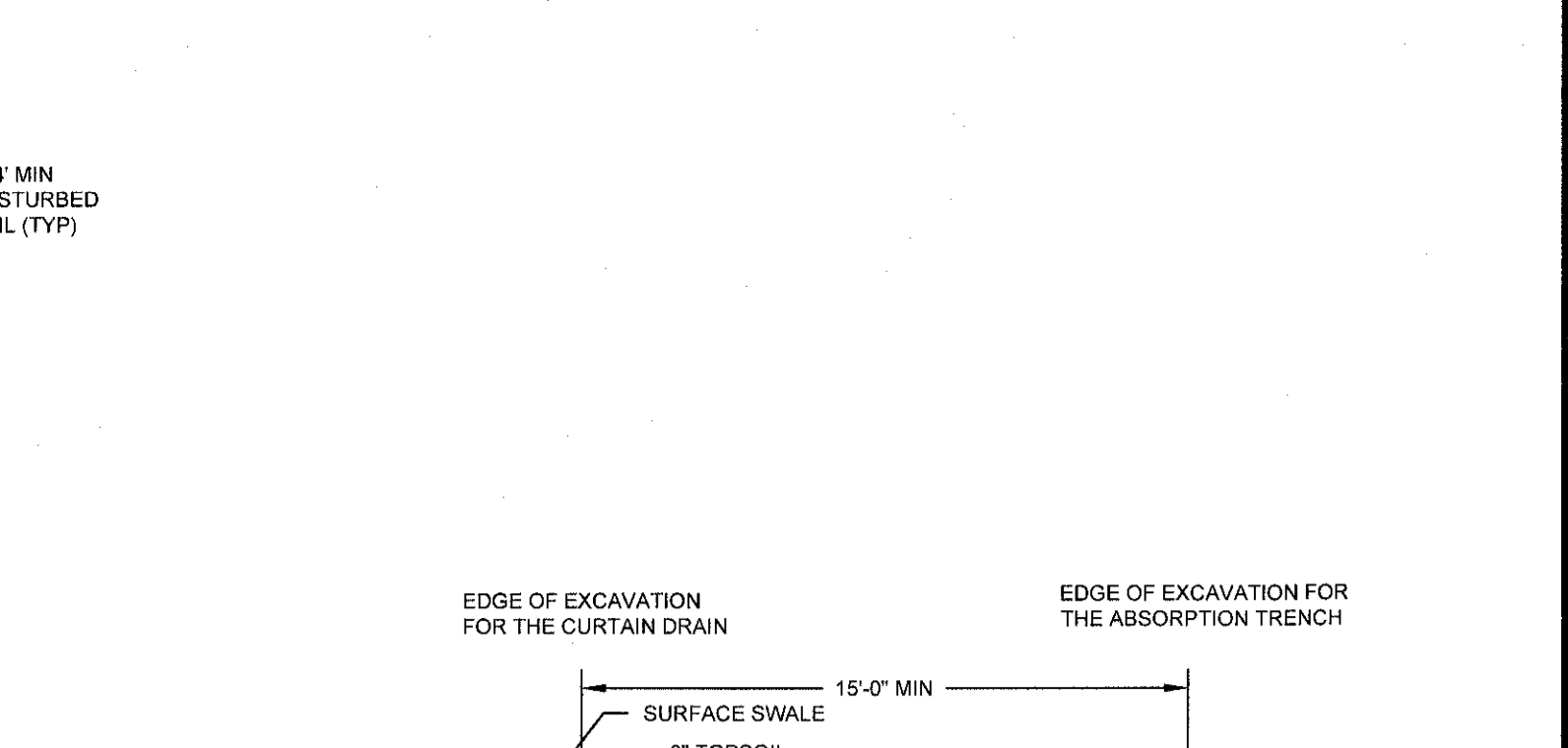
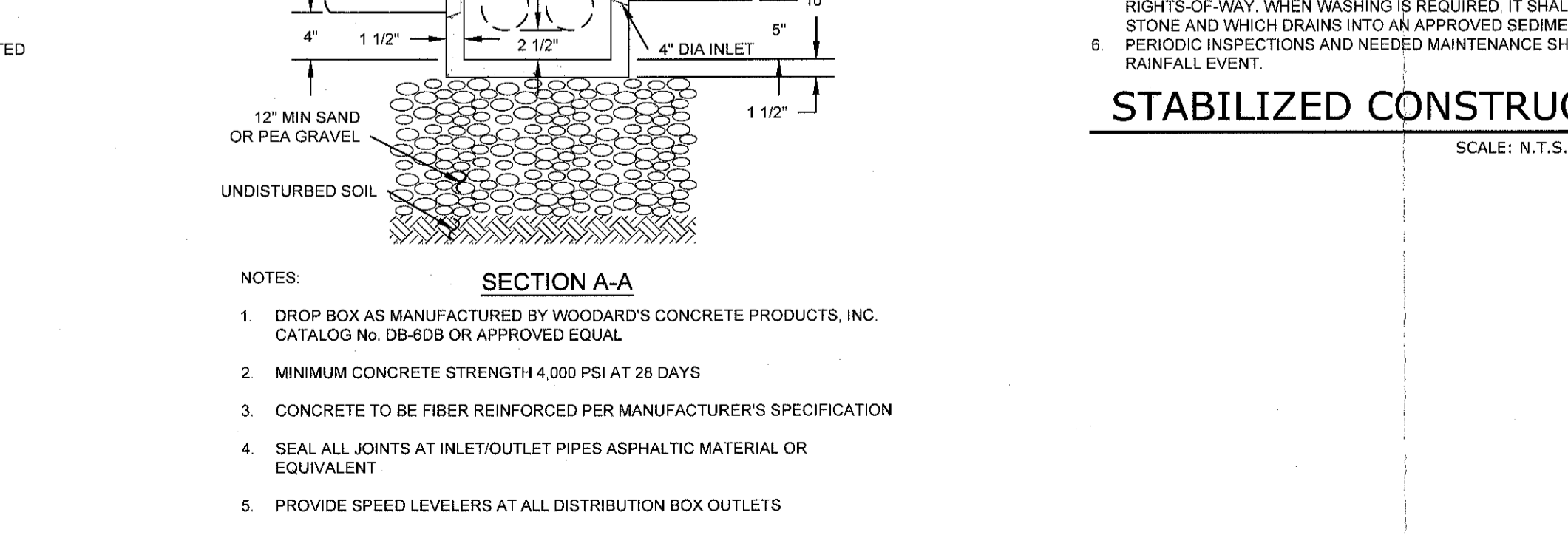
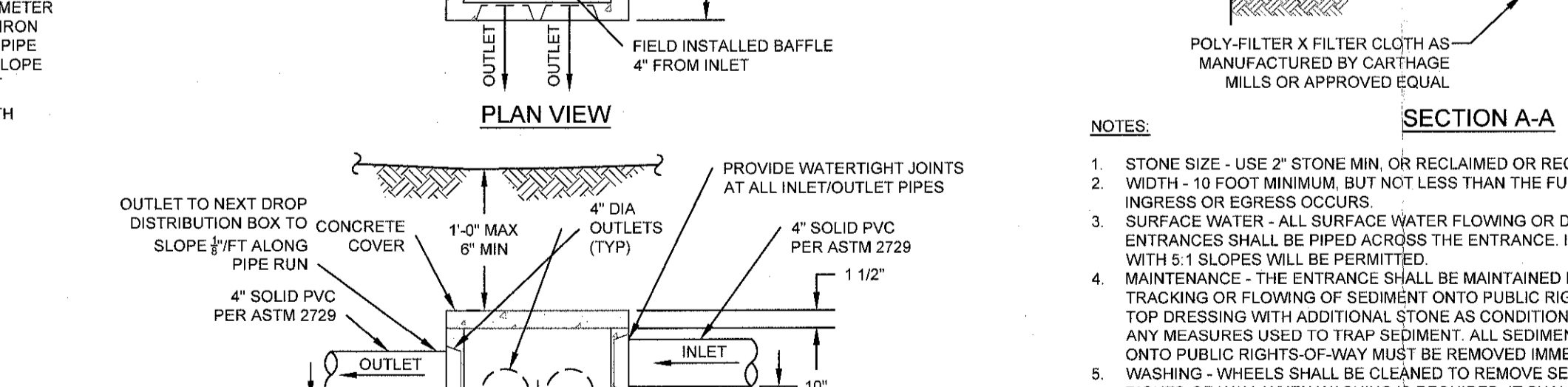
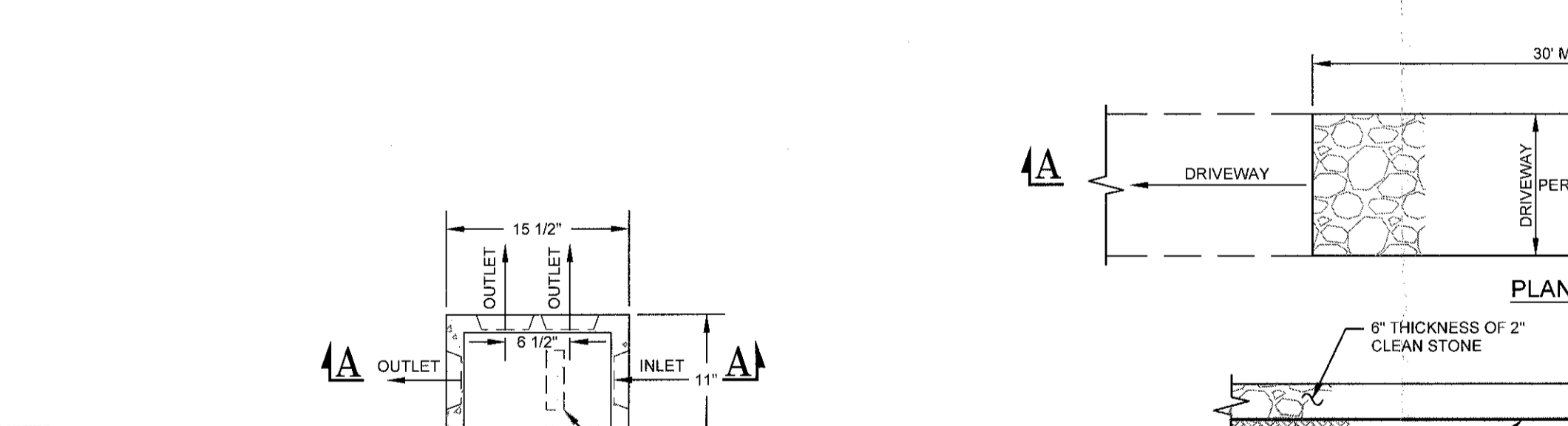
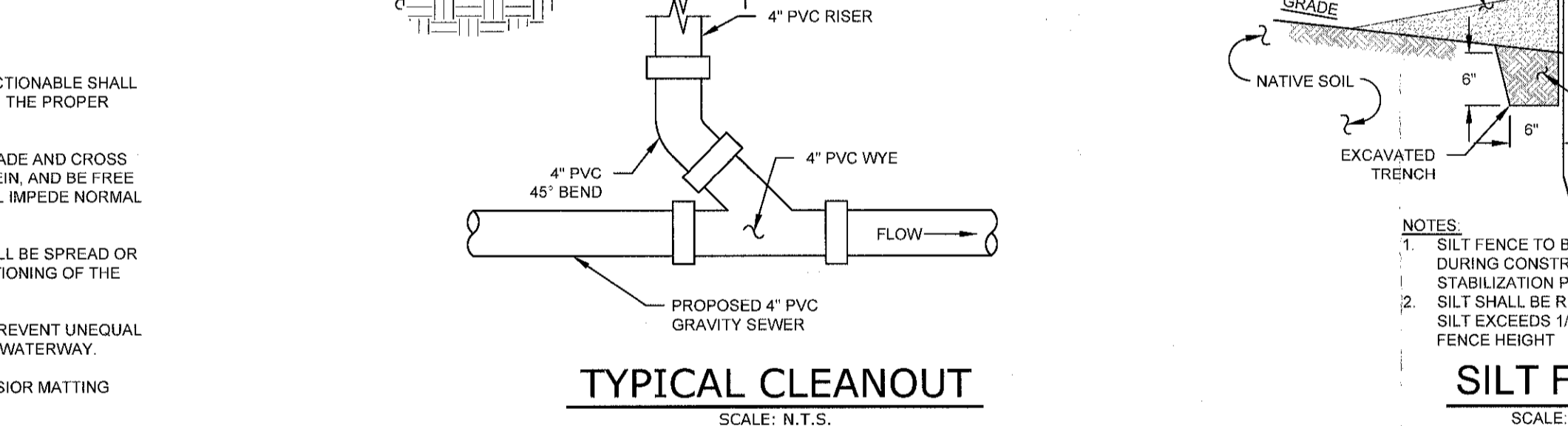
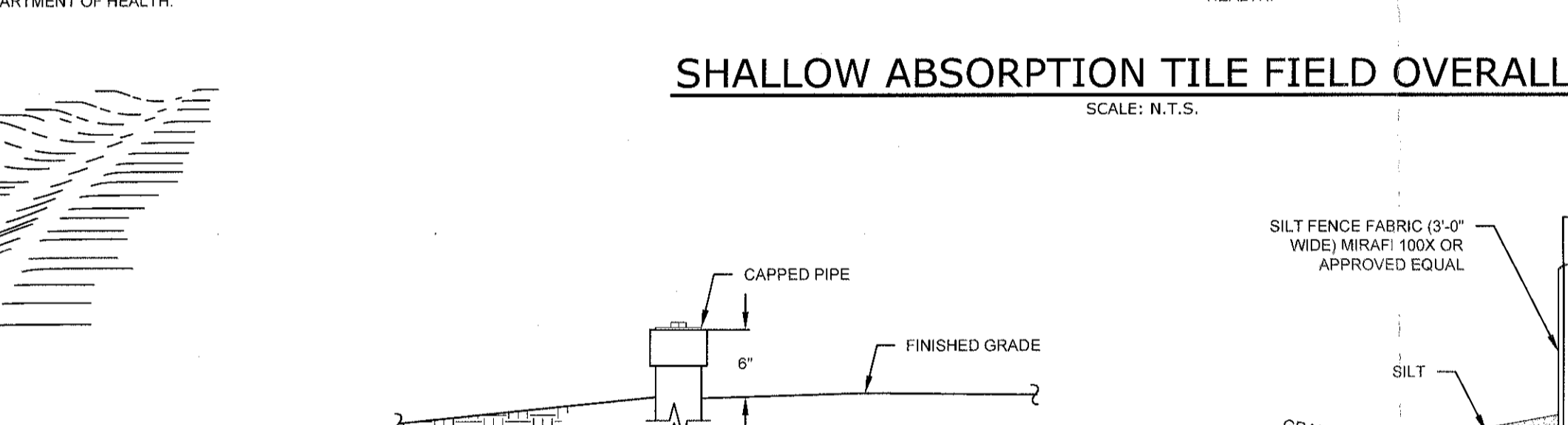
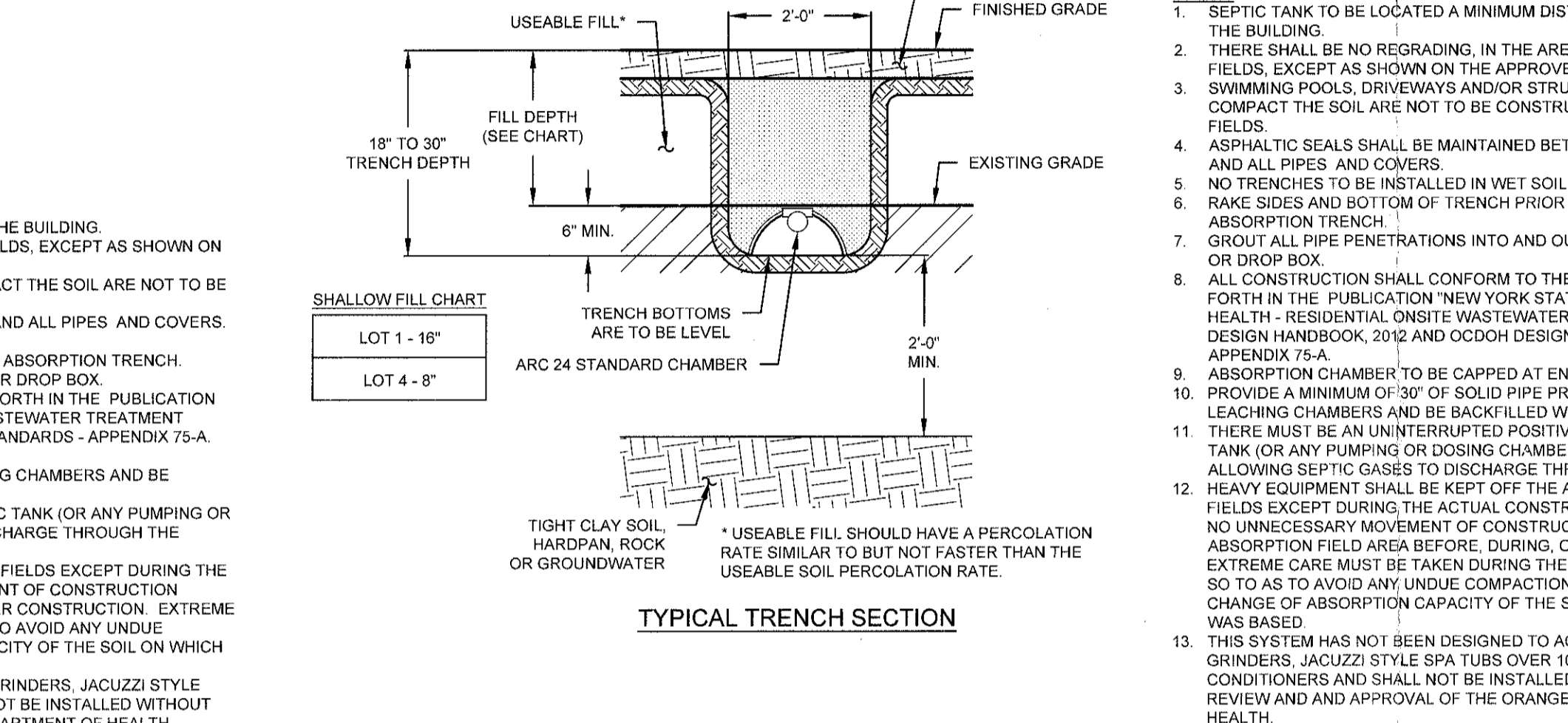
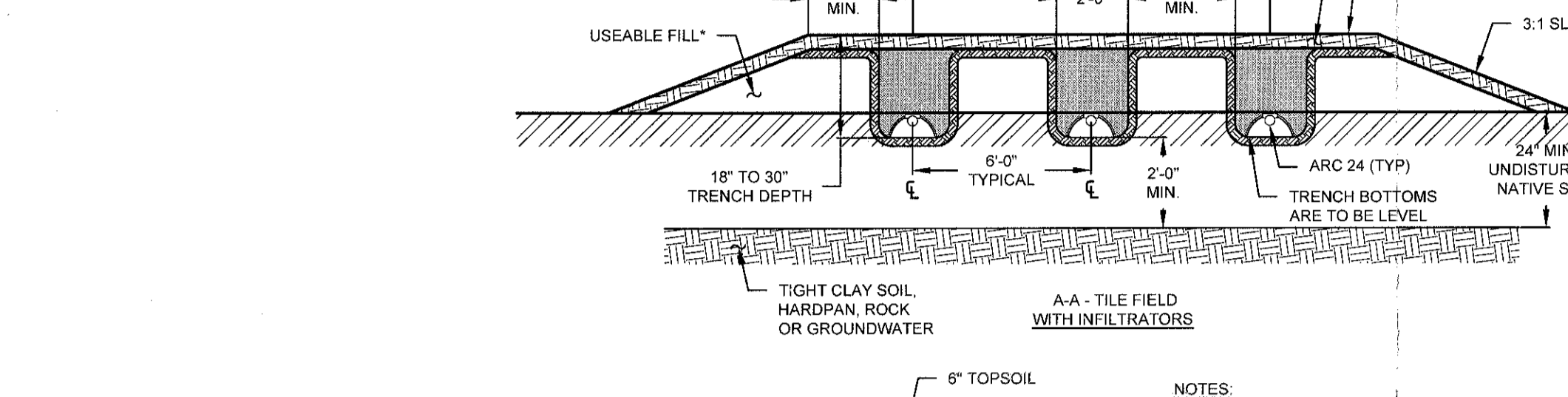
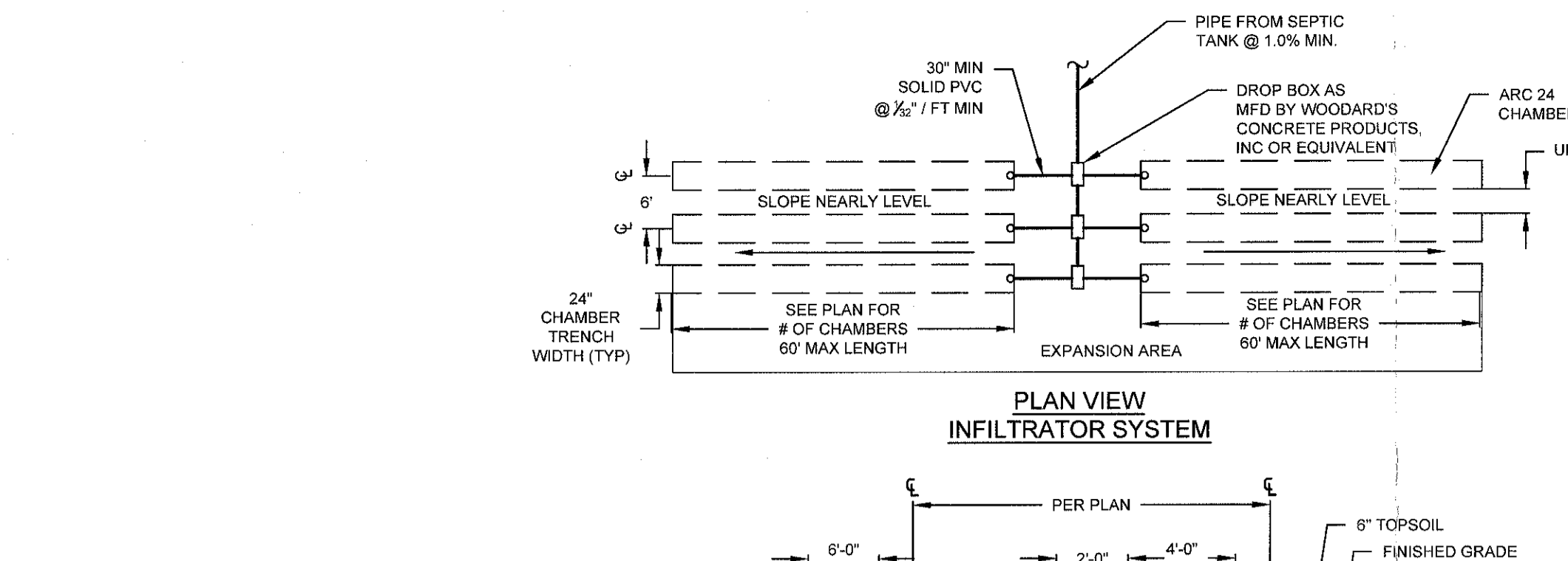
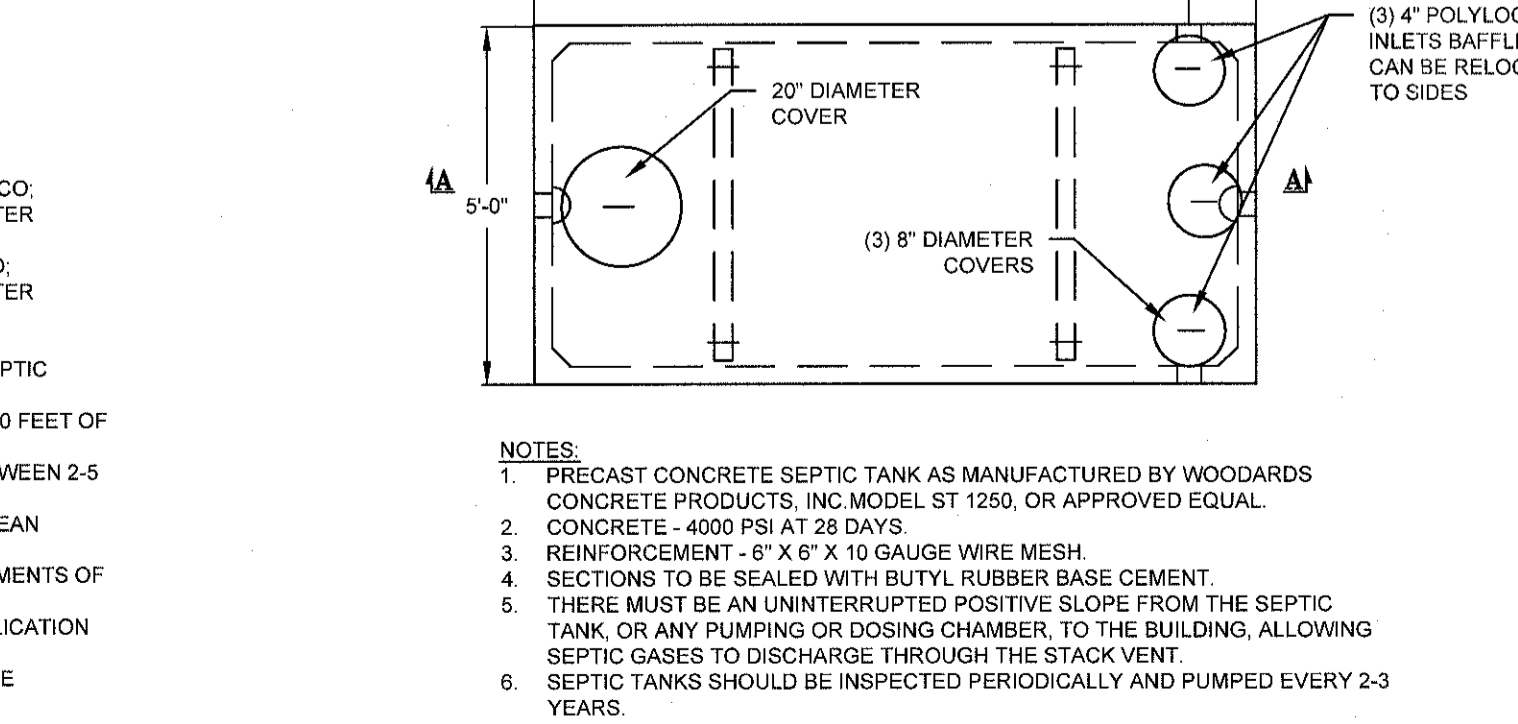
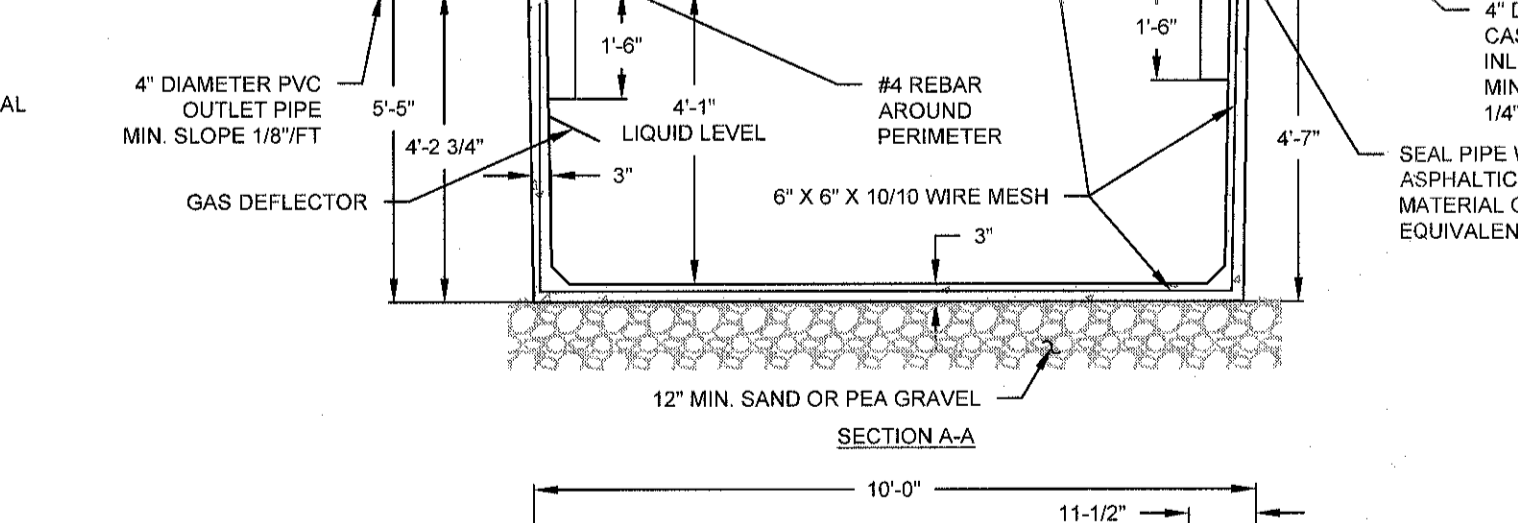
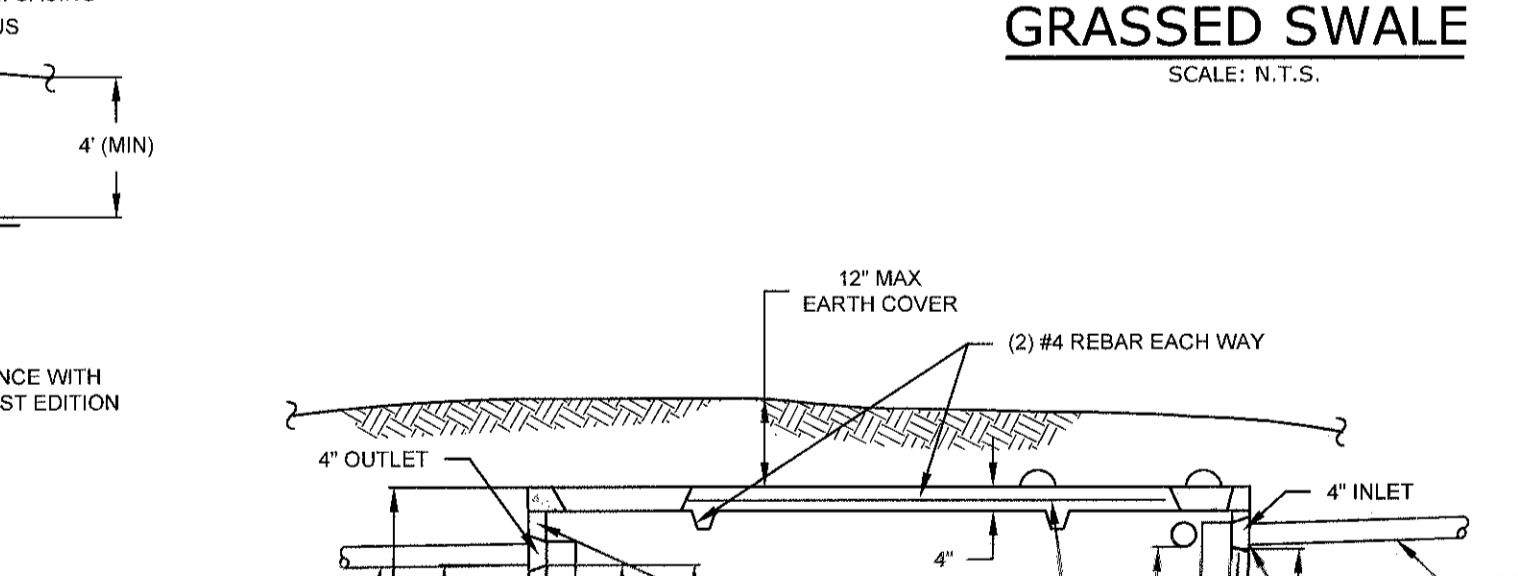
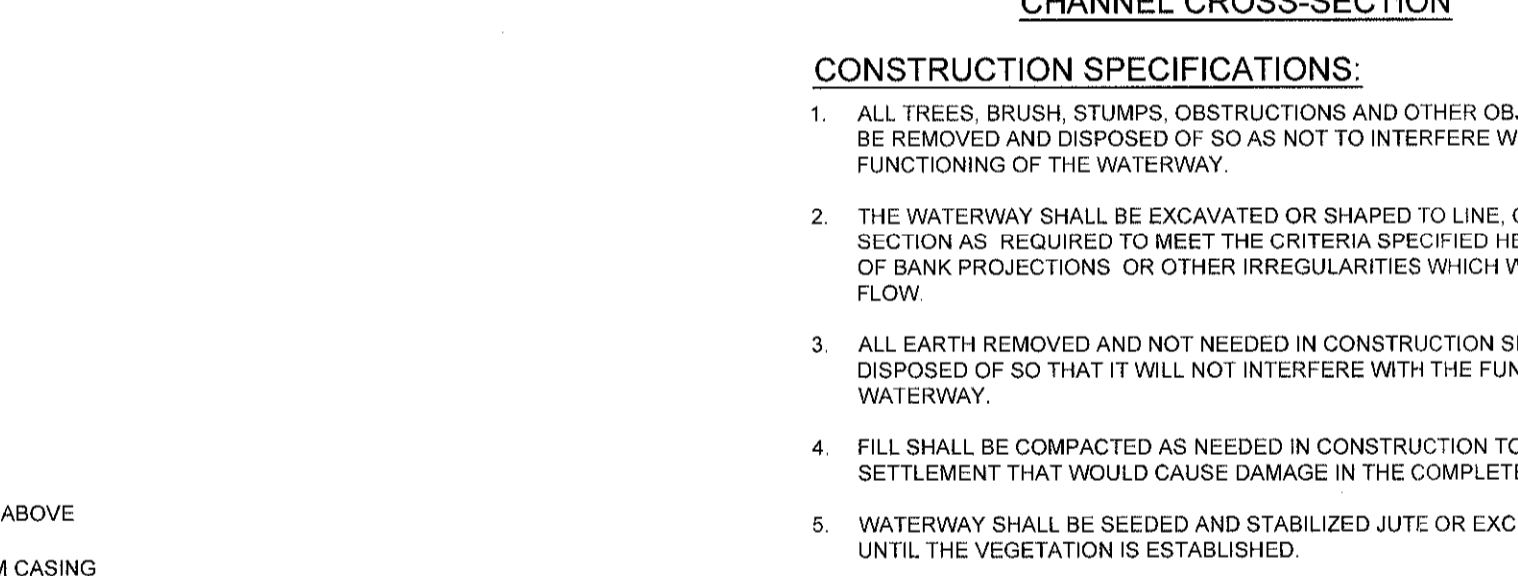
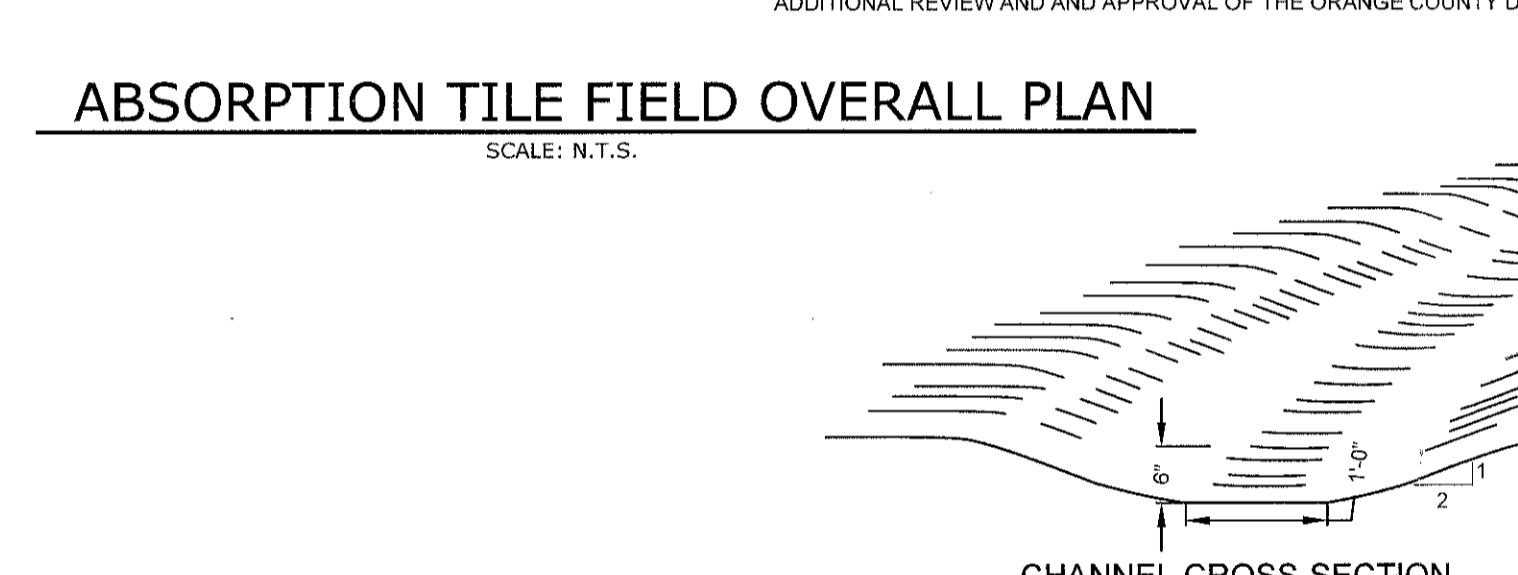
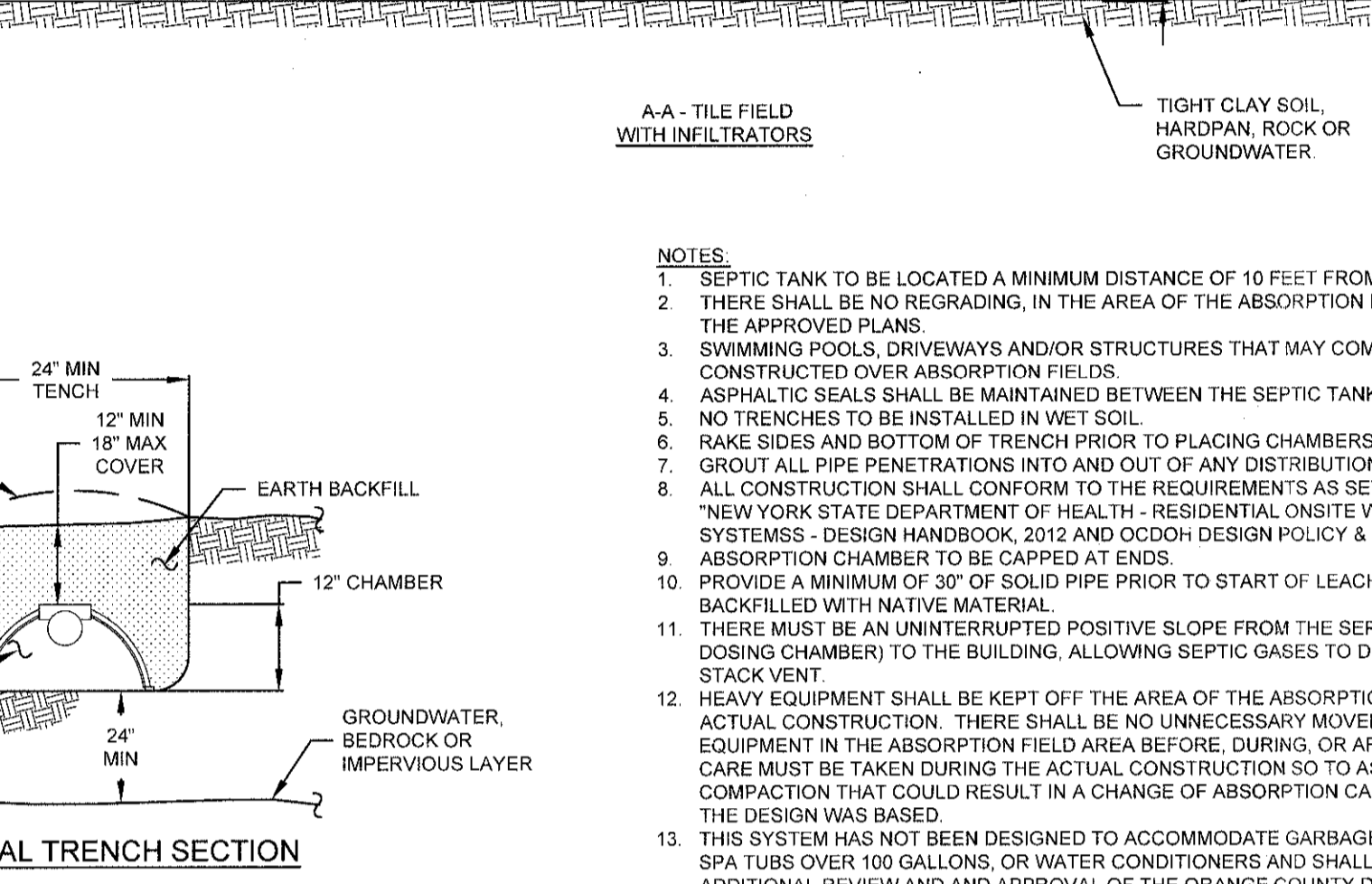
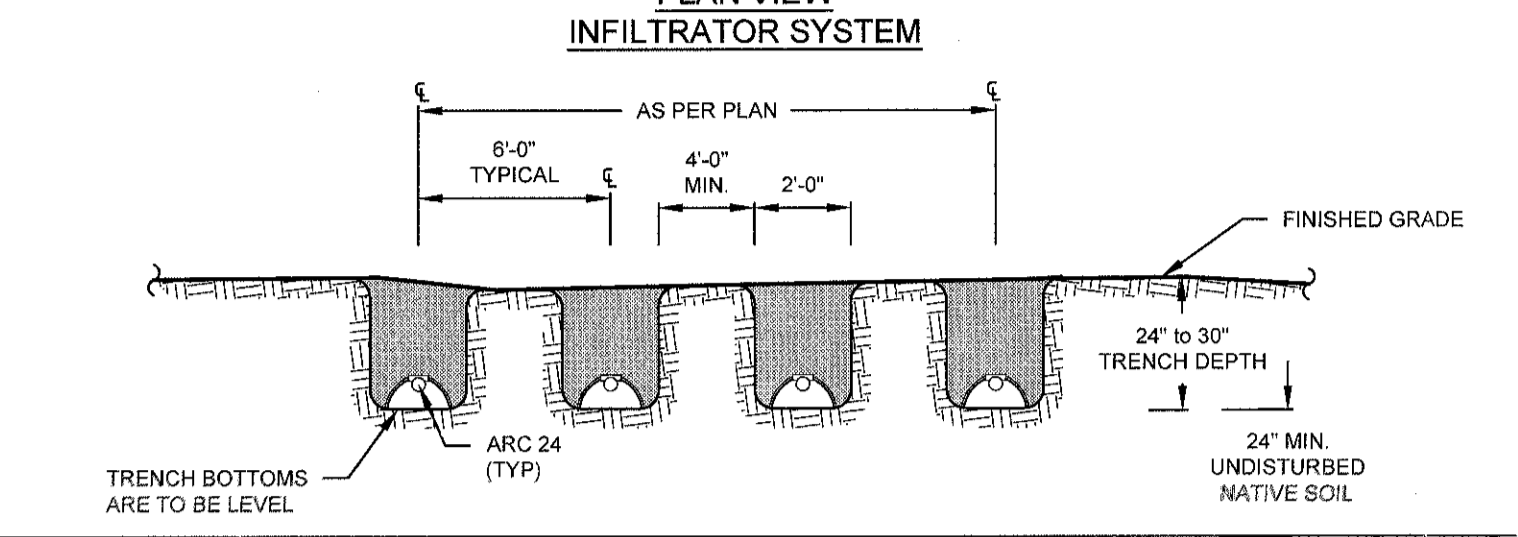
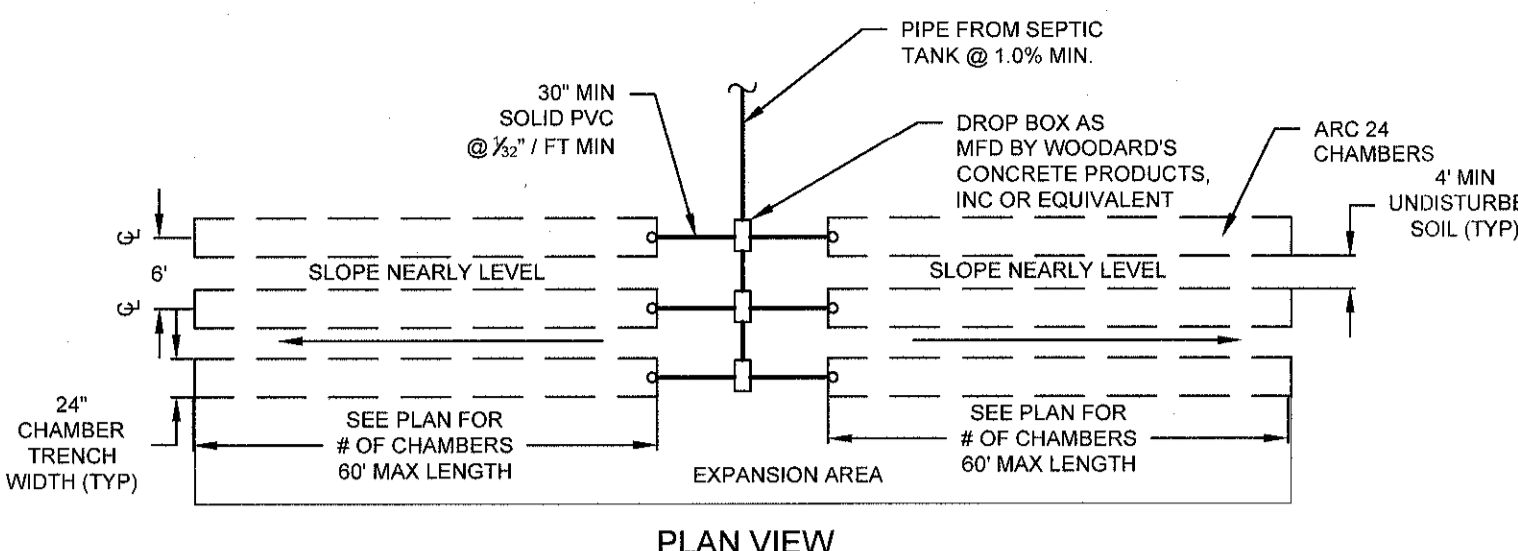
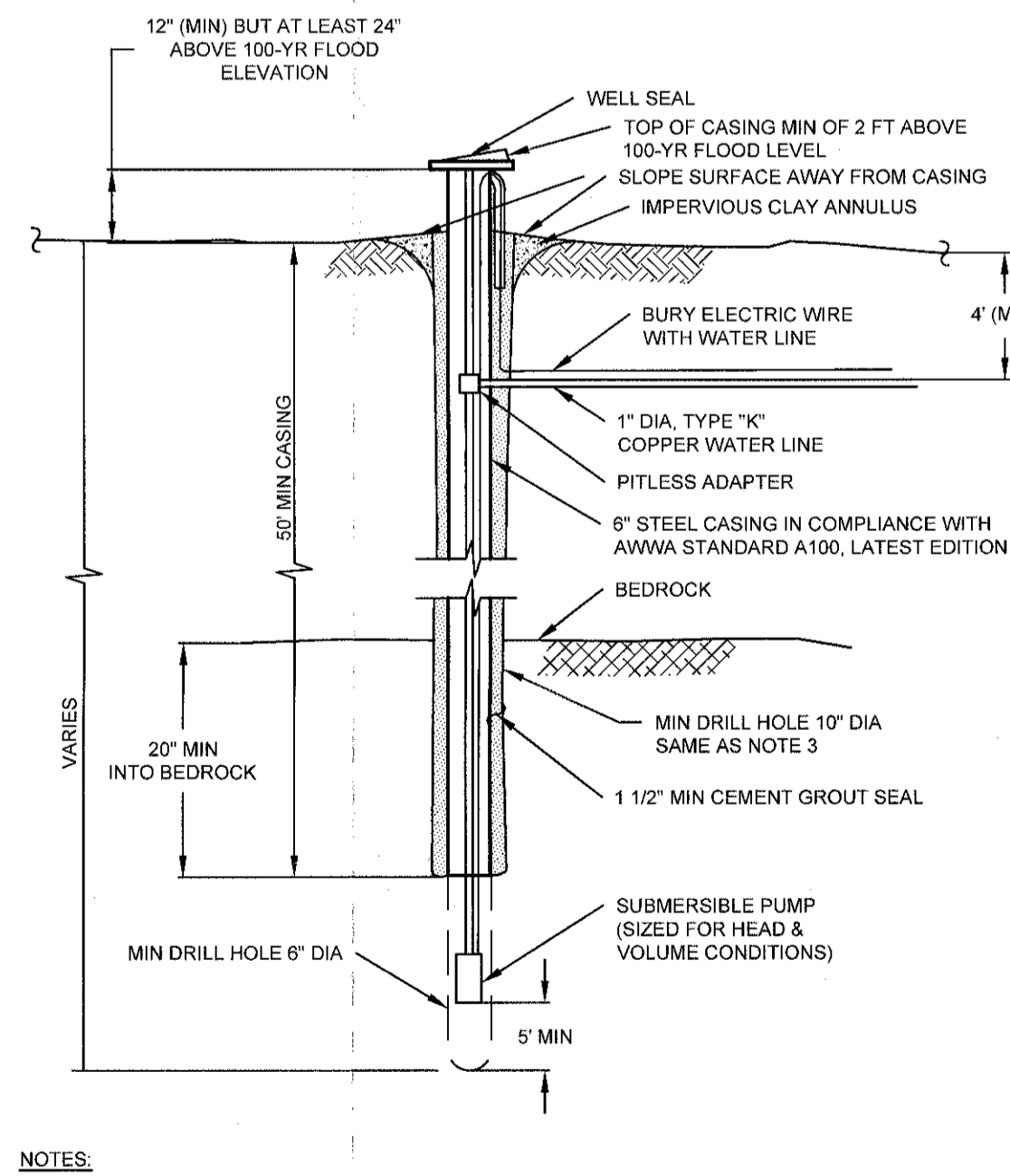
LOT	NUMBER OF BEDROOMS	DESIGN PERC RATE (min)	FLOW RATE (GPD)	APPLICATION RATE (GPD/Sq. Ft.)	REQUIRED AREA (Sq. Ft.)	REQUIRED ABSORPTION FIELD LENGTH (ft)	REQUIRED FIELD LENGTH (ft) BASED USING GRAVELLESS CHAMBERS (25% REDUCTION)	PROPOSED ABSORPTION FIELD LENGTH (ft)
1	4	10	440	0.90	488.9	245.3	184	5 LATERALS @ 40' 5 ROWS OF 6 CHAMBERS
2	4	14	440	0.80	550.0	278.0	207	4 LATERALS @ 55' 4 ROWS OF 11 CHAMBERS
3	4	34	440	0.50	880.0	440.0	330	6 LATERALS @ 55' 6 ROWS OF 11 CHAMBERS
4	4	31	440	0.50	880.0	440.0	330	6 LATERALS @ 55' 6 ROWS OF 11 CHAMBERS
5	4	22	440	0.60	733.3	366.7	275	8 LATERALS @ 35' 8 ROWS OF 7 CHAMBERS

PERCOLATION TEST RESULTS

LOT #	PERC HOLE #	PERC HOLE DEPTH	PERC HOLE DIA	TIME	PERCOLATION TEST RUNS - STOPWATCH USED FOR ALL TESTS (TIME FOR 1" DROP IN WATER LEVEL)	STABILIZED RATE
1	01/22/21 PT-3	24"	10"	FINISH		8 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS	
1	03/05/21 PT-3	24"	10"	FINISH		10 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS	
2	01/22/21 PT-2	24"	10"	FINISH		11 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS	
2	03/05/21 PT-4	24"	10"	FINISH		14 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS	
3	01/21/21 PT-2	24"	10"	FINISH		32 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS	
3	01/22/21 PT-4	24"	10"	FINISH		34 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS	
4	01/21/21 PT-1	24"	10"	FINISH		31 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS	
4	03/05/21 PT-1	24"	10"	FINISH		31 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS	
5	01/22/21 PT-1	24"	10"	FINISH		19 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS	
5	03/05/21 PT-2	24"	10"	FINISH		22 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS	

DEEP TEST HOLE RESULTS

LOT #	TEST HOLE #	DATE	DEPTH	DESCRIPTION
1	TP-7	03/05/21	0'-6" 0'-32"	TOPSOIL TAN, SILTY LOAM ROCK @ 32"
1	TP-8	03/05/21	0'-6" 0'-42"	TOPSOIL TAN, SILTY LOAM ROCK @ 32"
2	TP-9	03/05/21	0'-6" 0'-44"	TOPSOIL TAN, SILTY LOAM GROUNDWATER @ 57"
2	TP-10	03/05/21	0'-8" 0'-32" 32'-42"	TOPSOIL TAN, SILTY LOAM W/ COBBLE TAN, SILTY, CLAY LOAM GROUNDWATER @ 42"
3	TP-13	03/05/21	0'-6" 0'-48"	TOPSOIL TAN, SILTY, CLAY LOAM GROUNDWATER @ 48"
3	TP-14	03/05/21	0'-8" 0'-39" 39'-44"	TOPSOIL TAN, SILTY LOAM TAN, SILTY, SANDY, GRAVELLY LOAM GROUNDWATER SEEPAGE @ 22" GROUNDWATER @ 44"
4	TP-1	03/05/21	0'-6" 0'-44"	TOPSOIL TAN, SILTY, CLAY LOAM GROUNDWATER @ 42", ROCK @ 44"
4	TP-3	03/05/21	0'-6" 0'-41"	TOPSOIL TAN, SILTY, CLAY LOAM GROUNDWATER @ 42", ROCK @ 41"
5	TP-4	03/05/21	0'-8" 0'-23" 23'-42"	TOPSOIL TAN, SILTY LOAM TAN, SILTY, CLAY LOAM GROUNDWATER @ 42"
5	TP-5	03/05/21	0'-8" 0'-42" 42'-67"	TOPSOIL TAN, SILTY LOAM TAN, SILTY, SANDY LOAM GROUNDWATER @ 67"



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DETAILS
 HANOVER ROUTE 32 SUBDIVISION
 NYS ROUTE 32
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

JOB #: 1051.11 DRAWN BY: RMB
 DATE: 04/05/21 SCALE: AS NOTED
 REVISION: 0 TAX LOT: 2-1-57.2

C-2

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