



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

PROJECT NAME: LANDS OF COX
PROJECT NO.: 24-38
PROJECT LOCATION: WENMAR DRIVE
SECTION 73, BLOCK 2, LOTS 82
REVIEW DATE: DECEMBER 2024
MEETING DATE: 19 DECEMBER 2024
PROJECT REPRESENTATIVE: DARREN STRIDMON, PLS

1. This is an initial appearance for the Board for a two-lot subdivision 2.21 +/- acre parcel of property in the R-3 Zoning District. Initial Notices must be sent out.
2. The proposed dwellings are located very close to the required setbacks. A note should be added to the plans requiring that the foundations be staked in the field and a plot plan be submitted to the Building Department prior to constructing the foundations.
3. Water and sewer lateral details should be added to the plans.
4. Finish floor elevations for the dwellings should be depicted.
5. The 15-foot-wide utility easement is identified on proposed Lot 1. Drainage improvements were incorporated into the plans and original subdivision in 2010. It is requested the applicant's representative confirm whether drainage improvements exist within the proposed utility easement.
6. Highway Superintendent's comments on driveway locations should be submitted.

Respectfully submitted,

MHE Engineering, D.P.C.

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

Patrick J. Hines
Principal

PJH/kmm

A handwritten signature in black ink that reads 'Michael W. Weeks'.

Michael W. Weeks, P.E.
Principal

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 | mhepa@mhepc.com

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, New York 12550**

DATE RECEIVED: _____ **TOWN FILE NO:** _____
(Application fee returnable with this application)

1. **Title of Subdivision/Site Plan (Project name):**
LANDS OF COX - WENMAR DRIVE

2. **Owner of Lands to be reviewed:**
Name JOSHUA & JESSICA COX
Address 8 BLUE JAY DRIVE
NEWBURGH, NY 12550
Phone (845) 591-4455
Email jcito78@aol.com

3. **Applicant Information (If different than owner):**
Name _____
Address _____

Representative _____
Phone _____
Email _____

4. **Subdivision/Site Plan prepared by:**
Name DARREN STRIPMON, PLS
Address 155 PRESSLER RD
WALKILL, NY 12589
Phone (845) 234-2310
Email heritage.survey@hotmail.com

5. **Location of lands to be reviewed:**
WENMAR DRIVE - EAST SIDE OF ROAD

6. **Zone** R3 **Fire District** GOODWILL
Acreage 1.12 AC. **School District** NEWBURGH

7. **Tax Map: Section** 73 **Block** 2 **Lot** 82

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 2

Lot line change _____

Site plan review _____

Clearing and grading LOTS ARE CLEARED AND MINIMAL GRADING NEEDED


Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) PROPOSED 15' WIDE EASEMENT FOR UTILITIES ACROSS LOT 1

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 OWNER

Print Name: JOSHUA R. COX

Date: 12/3/24

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

PROJECT NAME: LANDS OF COX- WENMAR DRIVE

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 rejection of the application.

1. Name and address of applicant
2. Name and address of owner (if different from applicant)
3. Subdivision or Site Plan and Location
4. Tax Map Data (Section-Block-Lot)
5. Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. Date of plan preparation and/or plan revisions
9. Scale the plan is drawn to (Max 1" = 100')
10. North Arrow pointing generally up

11. Surveyor's Certification
12. Surveyor's seal and signature
13. Name of adjoining owners
14. Wetlands and buffer zones with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. Flood plain boundaries
16. Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. Metes and bounds of all lots
18. Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. Show existing or proposed easements (note restrictions)
20. Right-of-way width and Rights of Access and Utility Placement
21. *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. 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 ft. contours on initial submission

30. Compliance with the Tree Preservation Ordinance Code Section
31. Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
32. NA If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
33. NA Number of acres to be cleared or timber harvested
34. 0 Estimated or known cubic yards of material to be excavated and removed from the site
35. 0 Estimated or known cubic yards of fill required
36. The amount of grading expected or known to be required to bring the site to readiness
37. NA Type and amount of site preparation which falls within the buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
- _____
- _____
38. NA 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.
- _____
- _____
39. 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 -Signature

Print Name: DARREN STINSON, PLS

Date: 11/27/24

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.

Date Prepared: _____

**TOWN OF NEWBURGH
APPLICATION FOR CLEARING AND GRADING**

Name of applicant: JOSHUA COX

Name of owner on premises: JOSHUA COX

Address of owner: 8 BLUE JAY DRIVE

Telephone number of owner: (845) 591-4455

Telephone number of applicant: SAME

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

Location of land on which proposed work will be done: TAX LOT 73-2-82
WENMAN DRIVE - VAULT LOT #

Section: 73 Block: 2 Lot: 82 Sub. Div.: _____

Zoning District of Property: R3 Size of Lot: 1.12 ACRES

Area of lot to be cleared or graded: 0.7

Proposed completion of date: 6-1-2025

EAF: Time of year limitations exist for Threatened and Endangered Species-

Identify Species & dates if applicable:
N/A

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

Address: _____

Telephone number: _____

Date of Planning Board Approval: _____ (if required)

I hereby agree to hold the Town of Newburgh harmless from any claims arising from the proposed activity.

Signature of owner: [Signature] Date: 12/3/24

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, landscape consultant, traffic consultant), 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.

Town of Newburgh Code Chapter 104-2. Planning, Zoning and Building fees. Section E(2)(e) states: If the escrow account falls below 40% of the initial deposit, the Planning Board may, if recommended by the consulting engineer, planner or attorney, require that the applicant pay additional funds into the escrow account up to 75% of the initial deposit.



APPLICANT'S SIGNATURE

JOSHUA R. COX

APPLICANT'S NAME-- PRINTED

12/3/24

DATE

PROXY

(OWNER) JOSHUA COX, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 8 BLUE JAY DRIVE, NEWBURGH

IN THE COUNTY OF ORANGE

AND STATE OF NEW YORK

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

Address: WENMAR DRIVE

Section 73 Block 2 Lot 82

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND DAMON STRIDON, PLS IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: December 3, 2024

[Signature]
OWNERS SIGNATURE

Joshua R. Cox
OWNERS NAME (printed)

[Signature]
WITNESS' SIGNATURE

Kathy Corrado
WITNESS' NAME (printed)

NAMES OF ADDITIONAL REPRESENTATIVES

STATE OF NEW YORK)
)SS.:
COUNTY OF ORANGE)

On the 3 day of December 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared, Joshua R. Cox, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

[Signature]



**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.

12/3/24
DATED


APPLICANT'S SIGNATURE

Joshua R. Cox
APPLICANT'S NAME - PRINTED

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

 X NONE

_____ **NAME, ADDRESS, RELATIONSHIP OR INTEREST**
(financial or otherwise)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

- _____ **TOWN BOARD**
- _____ **PLANNING BOARD**
- _____ **ZONING BOARD OF APPEALS**
- _____ **ZONING ENFORCEMENT OFFICER**
- _____ **BUILDING INSPECTOR**
- _____ **OTHER**

 12/3/24
DATED



INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

BY: _____

TITLE: _____

PRINT: _____

AGRICULTURAL NOTE

N/A

(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 () 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.

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

AGRICULTURAL DATA STATEMENT

N/A

(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: _____

Description of the proposed project: _____

Location of the proposed project: _____

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: _____

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

APPLICANT'S NAME - PRINTED

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. All signs are subject to architectural review as part of any Site Plan approval. Signage plans including size, height, color, logos and location must be included in the ARB Submission. 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.

N/A

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: _____

NAME OF PROJECT: _____

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: _____

Height: _____

Name and Title (owner, agent, builder, superintendent of job, etc.)- Printed

Applicant's Signature

Short Environmental Assessment Form

Part 1 - Project Information

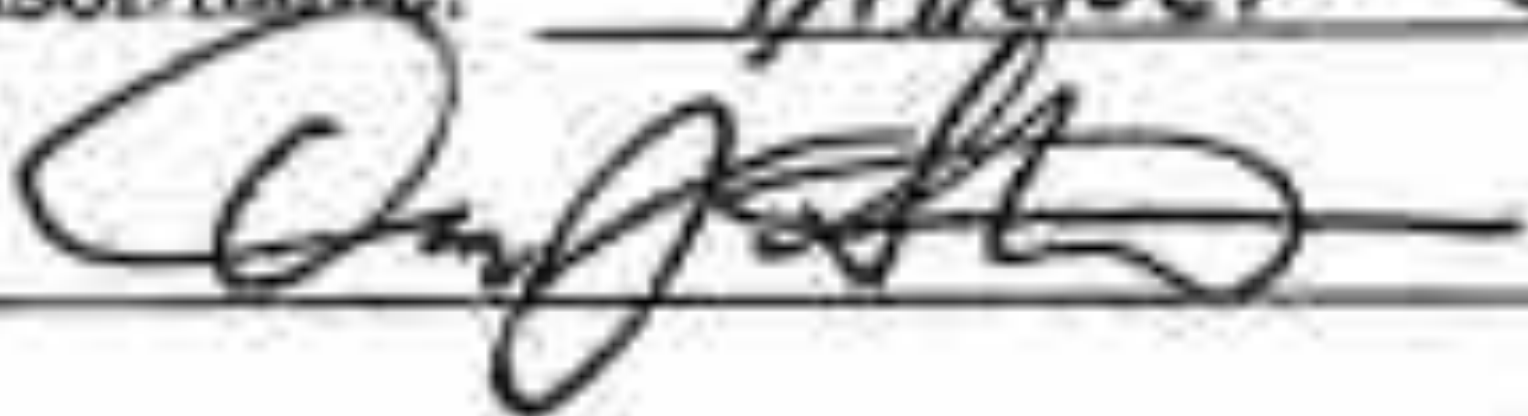
Instructions for Completing

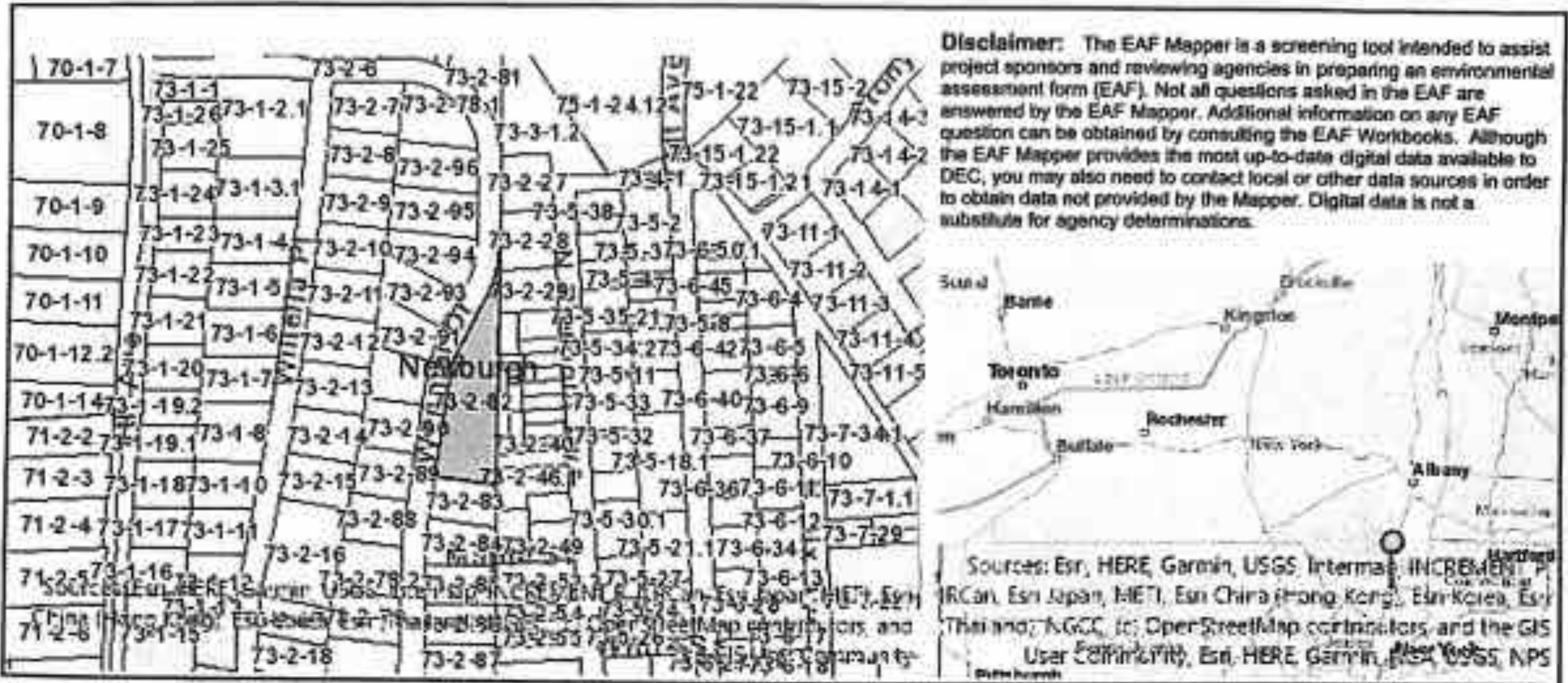
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

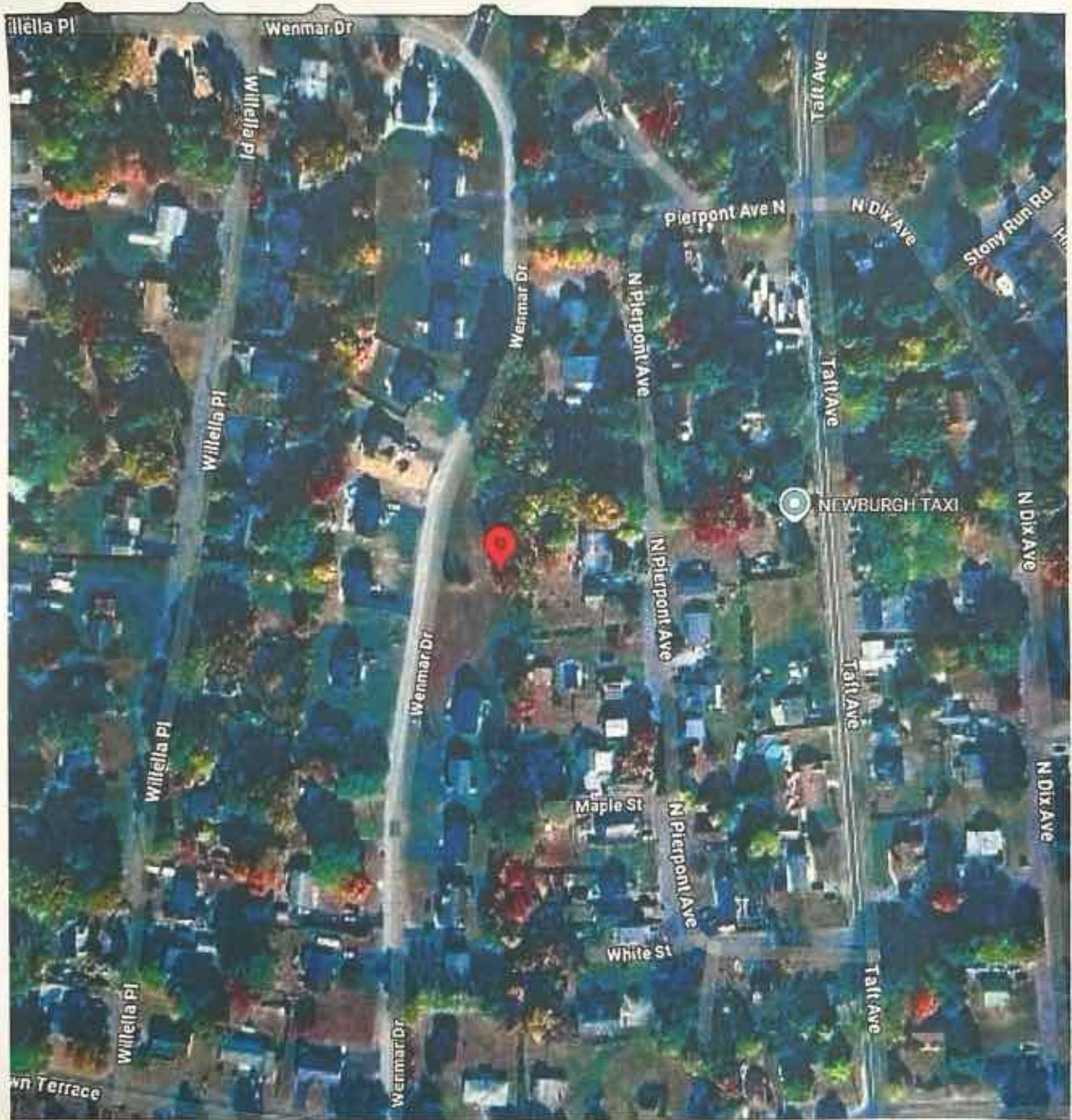
Part 1 – Project and Sponsor Information			
Name of Action or Project: LANDS OF COX – WENMAN DRIVE			
Project Location (describe, and attach a location map): EASTERLY SIDE OF WENMAN DRIVE – TAX LOT 73-2-82 (VACANT LOT)			
Brief Description of Proposed Action: PROPOSED TWO (2) LOT SUBDIVISION OF VACANT LOT ON EASTERLY SIDE OF WENMAN DRIVE (PUBLIC ROAD) – EXISTING WATER & SEWER TO SUPPLY BOTH LOTS. PROPOSES LOTS MEET ALL ZONE R3 REGULATIONS – NO VARIANCES NEEDED			
Name of Applicant or Sponsor: JOSHUA COX		Telephone: (845) 591-4455	
		E-Mail: jcito78@aol.com	
Address: 8 BLUE JAY DRIVE			
City/PO: NEWBURGH		State: NY	Zip Code: 12580
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 checked="" 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: TOWN OF NEWBURGH PLANNING BOARD		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>1.12</u> acres	
b. Total acreage to be physically disturbed?		<u>0.7</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>1.5</u> 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 type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<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"/>
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 type="checkbox"/>
	<input checked="" type="checkbox"/>	<input 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 checked="" 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: <i>MEETS REQUIREMENTS</i>	NO	YES	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	<input type="checkbox"/>
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"/>
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?	NO	YES	<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			<input checked="" type="checkbox"/>

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input 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: _____	NO	YES
	<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? 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 type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>DARRIN STRICKMAN, P.L.S.</u> Date: <u>11/27/24</u> Signature: <u></u> Title: <u>LAND SURVEYOR</u>		



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]	Yes



Willella Pl

Wenmar Dr

Willella Pl

Pierpont Ave N

Taft Ave

N Dix Ave

Stony Run Rd

Wenmar Dr

N Pierpont Ave

Taft Ave

Willella Pl

NEWBURGH TAXI

N Dix Ave

N Pierpont Ave

Taft Ave

Willella Pl

Wenmar Dr

Maple St

N Dix Ave

N Pierpont Ave

Willella Pl

Wenmar Dr

White St

Taft Ave

Wen Terrace

REFERENCES:

- TOWN OF NEWBURGH TAX MAP SECTION 73.
- DEEDS FILED IN THE ORANGE COUNTY CLERK'S OFFICE:
L.14616 P.616
L.4021 P.302
L.12952 P.1775
L.3492 P.194
L.14169 P.1263
L.3829 P.8
- MAPS FILED IN THE ORANGE COUNTY CLERK'S OFFICE:
#67-10

BULK TABLE

ZONE: R3	REQUIRED:	PROPOSED LOT 1	PROPOSED LOT 2
MINIMUM:			
LOT AREA	12,500 S.F.	15,205 S.F.	24,246 S.F.
LOT WIDTH	85 FEET	120 FEET	200 FEET
LOT DEPTH	100 FEET	128 FEET	113 FEET
FRONT YARD	40 FEET	42 FEET	40.4 FEET
REAR YARD	40 FEET	42.8 FEET	40.4 FEET
ONE SIDE YARD	15 FEET	22 FEET	15.5 FEET
BOTH SIDE YARDS	30 FEET	62 FEET	33.4 FEET
MAXIMUM:			
LOT BUILDING COVERAGE	15%	11%	6%
BUILDING HEIGHT	35 FEET	<35 FEET	<35 FEET
LOT SURFACE COVERAGE	30%	20%	12%

NOTES:

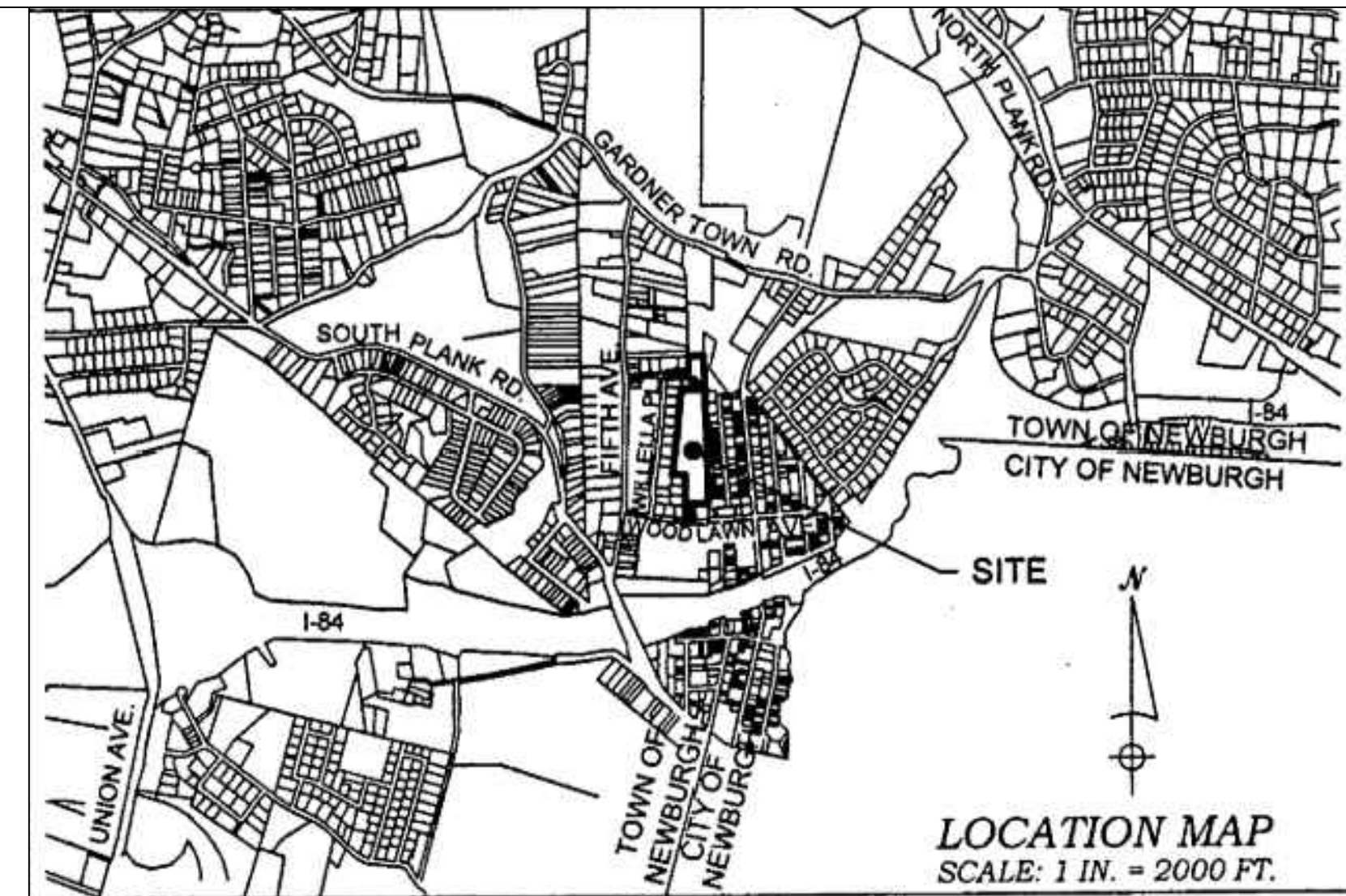
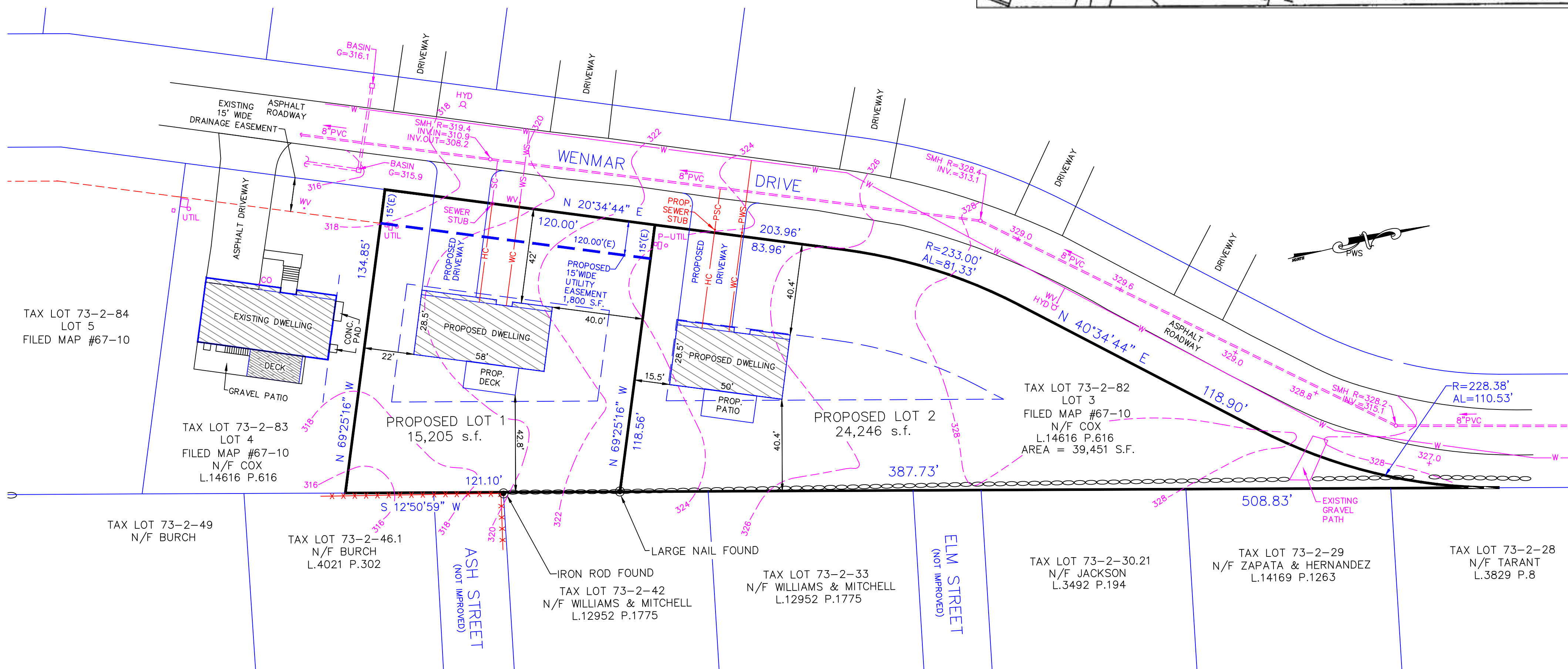
- ZONING DISTRICT : R3
- CURRENT USE - VACANT
- PROPOSED USE - SINGLE FAMILY DETACHED DWELLING
- RECORD OWNER - JOSHUA R. COX AND JESSICA A. COX
8 BLUE JAY DRIVE
NEWBURGH, NY 12550
- APPLICANT - JOSHUA R. COX
- TOTAL AREA OF ALL PARCELS - 0.91 ACRES±
- THE BOUNDARY SHOWN HEREON WAS PREPARED BY ME AND BASED ON FIELDWORK COMPLETED BY ME, DARREN STRIDIRON, ON APRIL 23, 2024.
- A TURN-AROUND AREA MUST BE PROVIDED ON LOTS WITH DRIVEWAYS HAVING SIGHT DISTANCES LESS THAN 300' TO ALLOW VEHICLES TO ENTER THE TOWN ROAD IN A FORWARD DIRECTION.
- ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE LAST APPROVAL.
- THE DESIGN AND LOCATIONS OF SANITARY FACILITIES (WATER SERVICES AND SEWER SYSTEMS) SHALL NOT BE CHANGED FROM THAT INDICATED ON THESE DRAWINGS.
- THE PURCHASER OF EACH LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES. THE PURCHASER SHALL ALSO BE ADVISED OF ANY ROUTINE OR SPECIAL MAINTENANCE PROCEDURES THAT MAY BE NECESSARY (REFER TO PAGES 56-81 OF THE NYSDOH DESIGN HANDBOOK FOR RECOMMENDED ROUTINE OPERATIONS AND MAINTENANCE ITEMS).
- A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL INSPECT THE SANITARY FACILITIES (WATER SUPPLY, ANY WATER TREATMENT, AND SEWAGE DISPOSAL FACILITIES) AT THE TIME OF CONSTRUCTION, PRIOR TO OCCUPANCY OF THE HOUSE. THE ENGINEER SHALL CERTIFY TO THE ORANGE COUNTY DEPARTMENT OF HEALTH AND THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES ARE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS, AND THAT ANY JOINTS ARE SEALED AND TESTED FOR WATERTIGHTNESS.
- PRIOR TO EXCAVATING FOR THE FOUNDATION OR POURING CONCRETE, A NYS LICENSED LAND SURVEYOR SHALL STAKEOUT THE FOUNDATION LOCATION AND SUBMIT A CERTIFIED SURVEY OF SAID LOCATION TO THE TOWN OF NEWBURGH CODE COMPLIANCE DEPARTMENT.
- ANY BUILDING PERMIT APPLICATION MAY BE REFERRED TO THE PLANNING BOARD BY THE TOWN OF NEWBURGH CODE COMPLIANCE DEPARTMENT FOR ARCHITECTURAL REVIEW BOARD APPROVAL IF THE PROPOSAL FOR THE LOT DOES NOT MEET THE REQUIREMENTS AND SPECIFIC CRITERIA OF SECTION 185-59(E) OF THE TOWN OF NEWBURGH ZONING CODE.

LANDSCAPE NOTES:

- ALL PLANTS SHALL CONFORM TO THE GUIDELINES SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK
- THE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST, AND HE SHOULD DETERMINE THE EXACT LOCATION OF SAID UTILITIES PRIOR TO STARTING WORK. DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- NO TREE SHALL BE PLANTED WITHIN TEN FEET OF AN UNDERGROUND UTILITY.
- MULCHED RINGS SHALL BE PROVIDED AROUND TREE PLANTINGS
- ON ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY NOT USED FOR ROADWAYS OR PLANTED WITH STREET TREES, THE CONTRACTOR SHALL INSTALL 6" MINIMUM OF TOPSOIL COMPOST MIX, SEED AND MULCH.
- ALL PLANTS SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS. REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE MISSING, MORE THAN 25% DEAD, WHICH DO NOT DEVELOP FROM PLANTING STOCK, THAT APPEAR UNHEALTHY OR UNSIGHTLY AND/OR HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES. ANY TREE THAT LOSES THE MAIN LEADER SHALL BE REPLACED. PLANT MATERIAL SHALL BE INSPECTED BY THE TOWN OF NEWBURGH'S LANDSCAPE CONSULTANT UPON COMPLETION OF WORK AND DURING EVERY GROWING SEASON FOR TWO YEARS. PLANTS THAT NEED REPLACEMENT SHALL BE NOTED ON AN INSPECTION REPORT, AND MUST BE REPLACED BY THE OWNER OR LANDSCAPE CONTRACTOR WITHIN TWO MONTHS OF THE RECEIPT OF THE INSPECTION REPORT, OR WITHIN TWO MONTHS FROM THE NEXT FOLLOWING GROWING SEASON.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN CONSENT FROM THE TOWN OF NEWBURGH'S LANDSCAPE ARCHITECTURAL CONSULTANT.

LEGEND

⊙	DENOTES EXISTING UTILITY POLE
WV	DENOTES EXISTING WATER VALVE
207.5+	DENOTES EXISTING SPOT GRADE
-208-	DENOTES EXISTING CONTOUR LINE
— W — W —	DENOTES EXISTING WATER MAIN
— HC —	DENOTES PROPOSED SEWER CONNECTION
— WC —	DENOTES PROPOSED WATER CONNECTION
— PSC —	DENOTES PROPOSED SEWER CONNECTION
— PWS —	DENOTES PROPOSED WATER SERVICE
P-UTIL	DENOTES PROPOSED UTILITIES



OWNERS ENDORSEMENT:

I, THE UNDERSIGNED HAVE REVIEWED THE CONTENTS OF THIS MAP AND HEREBY CONCUR WITH ALL THE TERMS AND CONDITIONS AS STATED HEREON, AND TO THE FILING OF THIS MAP.

OWNER: JOSHUA R. COX
8 BLUE JAY DRIVE
NEWBURGH, NY 12550

OWNER: JESSICA A. COX
8 BLUE JAY DRIVE
NEWBURGH, NY 12550

TAX LOT: SECTION 73 BLOCK 2 LOT 82

HERETBY CERTIFY THAT:
THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.
ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.
ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN.
ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.
UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW.
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE REPORT.

Darren Stridiron
DARREN J. STRIDIRON, PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENSE No. 050487

HERITAGE LAND SURVEYING, P.C.
155 PRESSLER ROAD WALLKILL, NEW YORK 12589
TEL (845)234-2310 e-mail: heritagelandsurvey@hotmail.com

PRELIMINARY SKETCH PLAT
LANDS OF COX - WENMAR DRIVE
LOCATED AT
TAX LOT 73-2-82
TOWN OF NEWBURGH
COUNTY OF ORANGE, NEW YORK

Date 11/12/24	Work Order	Drawing No.	SHEET
Scale 1" = 30'	2023-WENMAR	SKETCH	1



DATUM: NAVD 88

