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CONSULTING ENGINEERS D.P.C.

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

PROJECT: LANDS OF JAN KADNAR
PROJECT NO.: 20-09
PROJECT LOCATION: SECTION 6, BLOCK 1, LOT 10.5
REVIEW DATE: 29 JULY 2020
MEETING DATE: 6 AUGUST 2020
PROJECT REPRESENTATIVE: VINCENT J. DOCE ASSOCIATES

1. Note #11 identifies “dwelling remains located on lot #5 to be renovated to a 4-bedroom home as per filed map #33-09.”. Two (2) structures appear to be identified as dwelling remains on the parcel. It is requested that the location of the proposed house be represented on the proposed subdivision map.
2. A proposed sanitary sewer disposal system is identified per filed map #33-09 information pertaining to the subsurface sanitary sewer disposal system should be added to the current subdivision plans.
3. It is suggested the NYSDEC freshwater wetland boundary validation be removed from the map, as no impacts to the wetlands are proposed and NYSDEC staff referenced on the map are no longer employed by the DEC.
4. It is requested the applicants submit a copy of the 26 March 2009 ZBA variance for the Planning Board’s review.
5. It is requested that the Planning Board attorney review the variance with regard to loss of protection upon re-subdivision of the parcel currently proposed. Lot area is changing from 42 +/- acres to 2.24 acres on what now is depicted as lot #5.

6. It is requested that the information pertaining to the 50-foot easement identified as Note #12 on filed map 33-09 be provided for the Planning Board's use.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/dns

VINCENT J. DOCE ASSOCIATES

ENGINEERS ~ SURVEYORS ~ PLANNERS
PROJECT CONSULTANTS - LAND CONSULTANTS
242 SOUTH PLANK ROAD, NEWBURGH, NEW YORK 12550
TEL. 845-561-1170 ~ FAX 845-561-7738

RECEIVED

JUL 6 2020

MCGOY, HAUSER, AND EDSALL
CONSULTING ENGINEERS D.P.C.

June 29, 2020

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

RE: Subdivision Plan lands of Jan Kadnar
275 Pressler Road
Town of Newburgh Tax Parcel: Section 6 Block 1 Lot 10.5
Town Project No. 2020-09

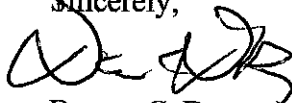
Dear Mr. Ewasutyn:

Enclosed are 14 sets of the above referenced plan, an application with a short EAF and the required fees (\$950.00 application fee, \$150.00 public hearing fee and \$2000.00 escrow fee).

The applicant proposes a two-lot residential subdivision of a 42.2 acre +/- parcel located at 275 Pressler Drive. The parcel is located in the AR Zoning District, the Newburgh School District and the Cronomer Valley Fire District. The parcel is Lot No. 5 of a previously approved subdivision filed in the Orange County Clerk's office as Map No. 333-09. The 42.2-acre lot has an existing building that will be renovated as a 4-bedroom home. The existing building will be subdivided from the 42.2-acre parcel creating a 2.24-acre lot and the residual 39.96-acre parcel. No development will be allowed on the 39.96-acre parcel until an additional application is made to and reviewed by the planning board. At the time of the previous subdivision, the existing building received a variance for front yard setback. The lots will be meet all other Town of Newburgh Zoning bulk lot requirements.

If any further explanation is required, please feel free to contact our office.

Sincerely,



Darren C. Doce

**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):

SUBDIVISION PLAN LANDS OF JAN KADNAR

2. Owner of Lands to be reviewed:

Name JAN KADNAR
Address 501 STAGE ROAD
MONROE NY 10950
Phone 845 238-9403

3. Applicant Information (If different than owner):

Name SAME
Address _____

Representative _____
Phone _____
Fax _____
Email _____

4. Subdivision/Site Plan prepared by:

Name D VINCENT J DOCE ASSOC. HERITAGE LAND SURVEYING
Address 242 SOUTH PLANK RD PO BOX 579
NEWBURGH NY 12550 PLATEKILL NY 12568
Phone/Fax 845-561-1170 845 562-4148

5. Location of lands to be reviewed:

275 PRESSLER ROAD

6. Zone AR
Acreege 42.2

Fire District CRONDORER VALLEY
School District NEWBURGH

7. Tax Map: Section 6 **Block** 1 **Lot** 10.5

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 _____
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) 50' EASEMENT FOR INGRESS/EGRESS AND UTILITIES

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

Signature [Signature] Title OWNER

Date: 6-29-2020

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

SUBDIVISION PLAN LANDS

PROJECT NAME

OF JAN KADNAR

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees
4. Completed Checklist (Automatic rejection of application without checklist)

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

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

11. Surveyor,s Certification
12. Surveyor's seal and signature
13. Name of adjoining owners
14. Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. ^{NONE} 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. ^{N/A} 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. 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 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. ^{NOTE} If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. 0 Number of acres to be cleared or timber harvested
33. 0 Estimated or known cubic yards of material to be excavated and removed from the site
34. 0 Estimated or known cubic yards of fill required
35. 0 The amount of grading expected or known to be required to bring the site to readiness
36. 0 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. 0 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. _____ 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: DARREN C. DOUG
VINCENT J. DOUG ASSOC
 Licensed Professional

Date: 6-16-2020

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.

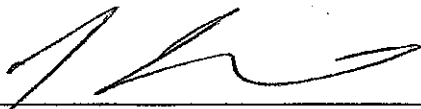
Prepared (insert date):

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.

JAN KADNAR

APPLICANT'S NAME (printed)



APPLICANT'S SIGNATURE

6-29-2020

DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be placed on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PROXY

(OWNER) JAN KADNAR, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 501 STAGE ROAD

IN THE COUNTY OF ORANGE

AND STATE OF NEW YORK

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

TAX PARCEL SECTION 6 BLOCK 1 LOT 10.5

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND DARREN C. DOCE
VINCENT J DOCE ASSOC IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 6-29-2020

[Signature]
OWNERS SIGNATURE

JAN KADNAR
OWNERS NAME (printed)

[Signature]
WITNESS' SIGNATURE

NAMES OF ADDITIONAL REPRESENTATIVES

DARREN C DOCE
WITNESS' 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:

✓ _____ **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**

6-29-2020
DATED



INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

BY: _____
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)

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.

6-29-2020

DATED

JAN KADNAR

APPLICANT'S NAME (printed)



APPLICANT'S 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

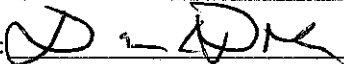
Instructions for Completing

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: Subdivision Plan lands of Jan Kadnar | | | |
| Project Location (describe, and attach a location map): 275 Pressler Road, Town of Newburgh, Orange County | | | |
| Brief Description of Proposed Action: Two lot subdivision of an 42.2 +/- acre parcel. One lot will be 2.24 +/- acres in size and contain an existing dwelling. This lot will be serviced by a well and septic system. The other lot will be 39.96 +/- acres in size. At this time, this lot will not be a building lot. | | | |
| Name of Applicant or Sponsor: Jan Kadnar | | Telephone: 845 238-9403 | |
| | | E-Mail: jankadnar@icloud.com | |
| Address: 501 Stage Road | | | |
| City/PO: Monroe | State: NY | Zip Code: 10950 | |
| 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: NYSDEC freshwater wetland boundary validation | | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 42.2 +/- acres | |
| b. Total acreage to be physically disturbed? | | _____ acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 45.1 +/- 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 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? | <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: _____ | <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? | <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: _____ _____ | <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: _____ Individual well | <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: _____ Individual septic system | <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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <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: _____ _____ _____ | <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 type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If Yes, briefly describe: | | |
| Road side swales | | |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Jan Kadnar/Vincent J Doce Associates (Darren C Doce)</u> Date: <u>June 29, 2020</u> Signature: <u></u> Title: <u>PE</u> | | |

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.

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

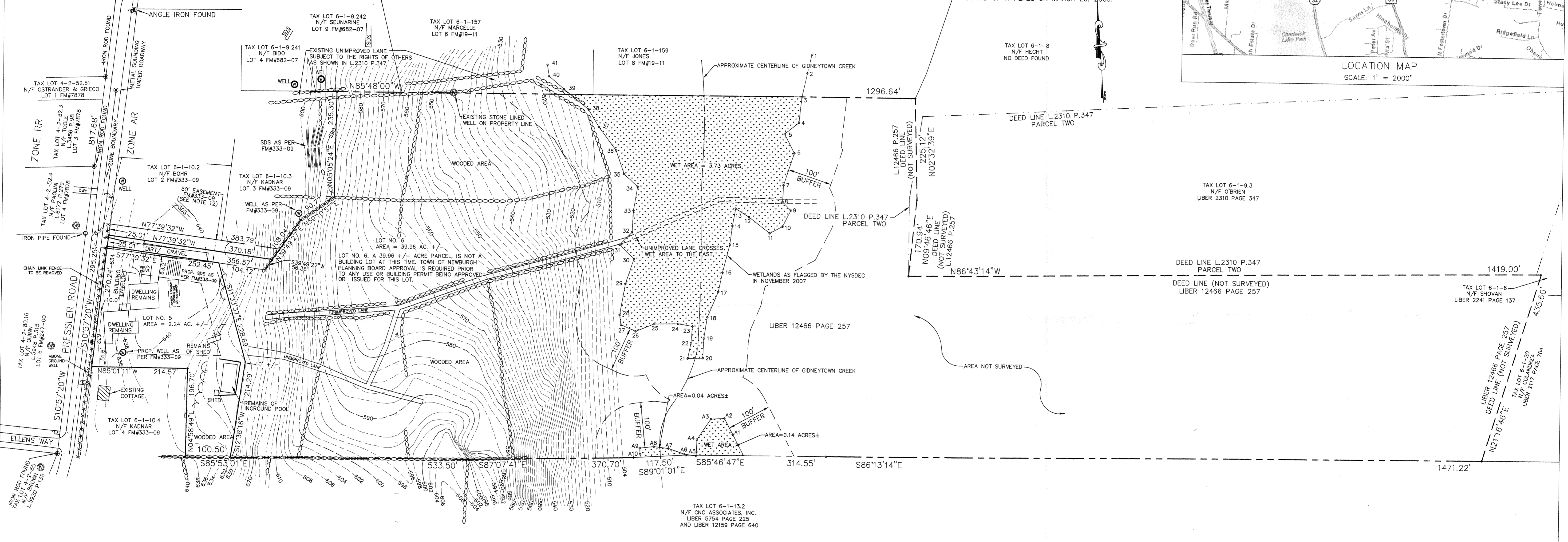
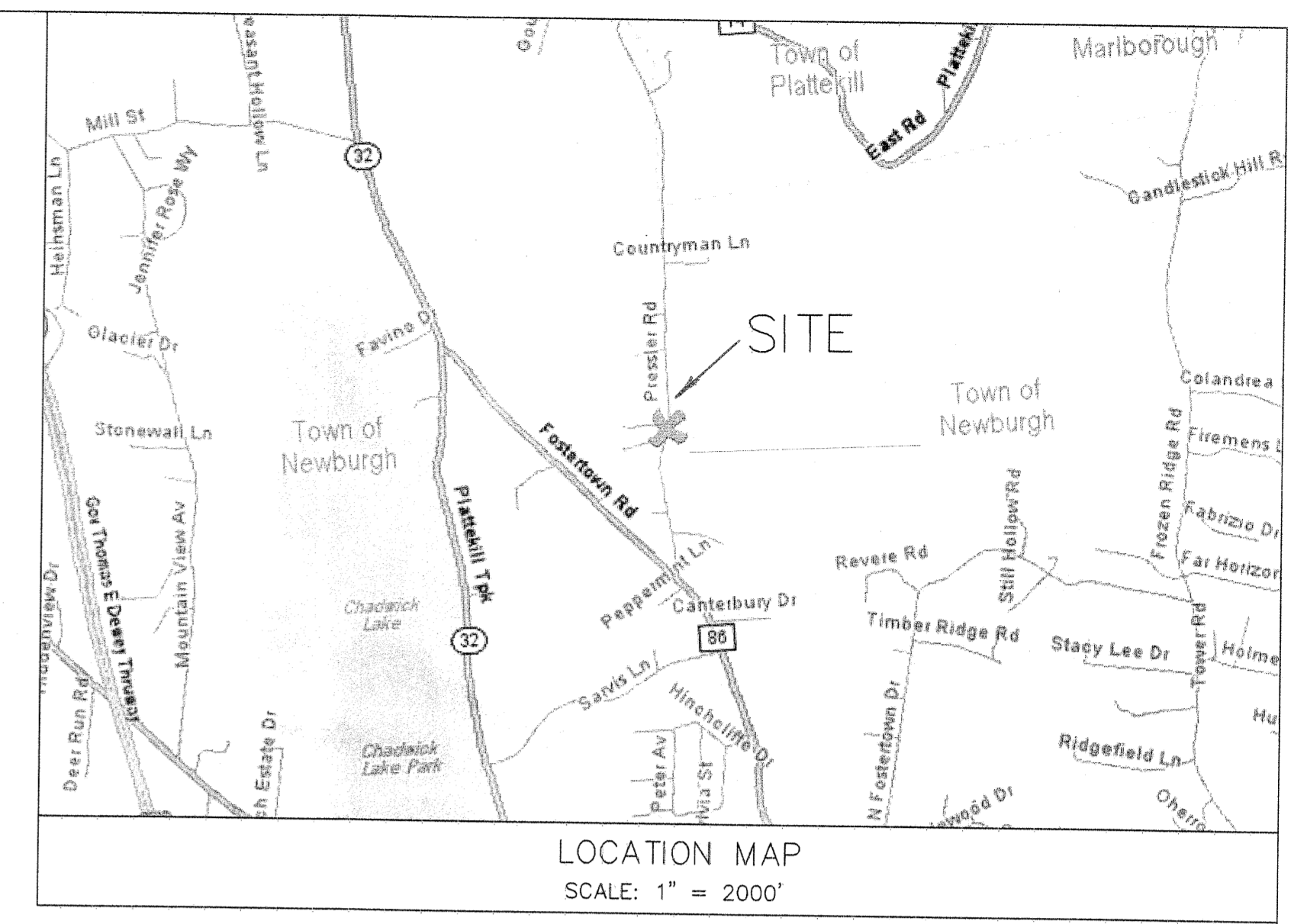
| | |
|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 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] | No |
| Part 1 / Question 20 [Remediation Site] | No |

NOTES:

- OWNER/APPLICANT: JAN KADNAR
501 STAGE ROAD
MONROE, NEW YORK 10950
- LOCATION OF SITE: 275 PRESSLER ROAD
WALLKILL, NEW YORK 12589
- TAX LOT : SECTION 6 BLOCK 1 LOT 10.5
- TOTAL PARCEL AREA = 42.20 AC. +/-
- ZONE : AR
- NUMBER OF EXISTING LOTS : 1
- NUMBER OF PROPOSED LOTS : 2
- THE BOUNDARY AND TOPOGRAPHICAL SURVEY SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED BY DARREN J. STRIDIRO, P.L.S. ON DECEMBER 4, 2007. THE SUBDIVISION SHOWN IS BASED ON SAID SURVEY.
- LOT NO. 6, A 39.96 AC +/- PARCEL IS NOT A BUILDING LOT AT THIS TIME. TOWN OF NEWBURGH PLANNING BOARD APPROVAL IS REQUIRED PRIOR TO ANY USE OR BUILDING PERMIT BEING APPROVED/ISSUED FOR THIS LOT.
- WELL AND SDS LOCATIONS ON SBL 6-1-9.241, SBL 6-1-9.242 AND SBL 6-1-10.2 AS PER TOWN OF NEWBURGH CODE COMPLIANCE DEPARTMENT RECORDS.
- DWELLING REMAINS LOCATED ON LOT NO. 5 TO BE RENOVATED TO A 4 BR HOME AS PER FILED MAP NO. 333-09.
- LOT NO. 5, LOT NO. 6 AND SBL 6-1-10.3 SHALL HAVE RIGHTS OF INGRESS AND EGRESS, AS WELL AS THE RIGHTS TO PLACE UTILITIES, OVER THE 50-FOOT EASEMENT.
- TAX PARCEL SECTION 6 BLOCK 1 LOT 10.5 IS LOT NO. 5 AS SHOWN ON A MAP ENTITLED "SUBDIVISION PLAT LANDS OF JAN KADNAR LOCATED AT SECTION 6 BLOCK 1 LOT 10 TOWN OF NEWBURGH COUNTY OF ORANGE, NEW YORK," DATED APRIL 16, 2009, LAST REVISED AUGUST 9, 2009 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE SEPTEMBER 17, 2009 AS MAP NO. 333-09.
- UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

| REGULATION | MINIMUM REQUIRED | MINIMUM PROPOSED | |
|-----------------------|------------------|------------------|---------------|
| | | LOT NO. 5 | LOT NO. 6 |
| LOT AREA | 40,000 S.F. | 2.24 AC. +/- | 39.96 AC. +/- |
| LOT WIDTH | 150 FEET | 268 FT. +/- | 815 FT. +/- |
| LOT DEPTH | 150 FEET | 300 FT. +/- | 1296 FT. +/- |
| FRONT YARD | 50 FEET | 10.0 FT. +/-* | 50 FT. |
| REAR YARD | 50 FEET | 142.9 FT. +/- | 50 FT. |
| ONE SIDE YARD | 30 FEET | 51.6 FT. +/- | 30 FT. |
| BOTH SIDE YARDS | 80 FEET | 114.8 FT. +/- | 80 FT. |
| MAXIMUM PERMITTED | | MAXIMUM PROPOSED | |
| LOT BUILDING COVERAGE | 10% | 8% | 10% |
| BUILDING HEIGHT | 35 FEET | 35 FEET | 35 FEET |
| LOT SURFACE COVERAGE | 20% | 10% | 20% |

* A VARIANCE WAS GRANTED FOR LOT 5 FOR FRONT YARD SETBACK (10.0 FEET) BY THE TOWN OF NEWBURGH ZONING BOARD OF APPEALS ON MARCH 26, 2009.



LEGEND

| | |
|--|---------------------------------|
| | DENOTES EXISTING CONTOUR LINE |
| | DENOTES EXISTING UTILITY POLE |
| | DENOTES EXISTING OVERHEAD WIRES |
| | DENOTES WELL |
| | DENOTES EXISTING STONE WALL |

OWNER'S CONSENT

I, JAN KADNAR, OWNER OF 275 PRESSLER ROAD, HAVE REVIEWED THE SUBDIVISION PLANS AND CONCUR WITH ALL ITEMS THEREON.

OWNER _____ DATE _____

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

THE FRESHWATER WETLAND BOUNDARY AS REPRESENTED ON THESE PLANS ACCURATELY DEPICTS THE LIMITS OF FRESHWATER WETLAND NB-34(NORTH) AS DELINEATED BY JAMES PINHEIRO ON OCTOBER 19, 2007.

DEC STAFF: DOUGLAS GAUGLER - BIOLOGIST | SURVEYOR/ENGINEER: DARREN J. STRIDIRO, P.L.S.

DATE: APRIL 6, 2009 SEAL:

WETLAND BOUNDARY AS VALIDATED BY DEC REMAINS VALID FOR THREE YEARS FROM DATE OF FLAGGING OR REVALIDATION. FOR OFFICIAL USE OF THE WETLAND BOUNDARY AFTER THIS THREE YEAR PERIOD, THE BOUNDARY MUST BE REVALIDATED BY DEC STAFF. THIS MAY INCLUDE RE-FLAGGING AND SURVEY OF THE WETLAND BOUNDARY IF CHANGES ARE NOTED.

ANY PROPOSED CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEARING OR OTHER REGULATED ACTIVITY IN THE FRESHWATER WETLAND OR WITHIN 100 FEET OF THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN REQUIRES A PERMIT FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION UNDER ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW (FRESHWATER WETLANDS ACT) PRIOR TO COMMENCEMENT OF WORK.

HERITAGE LAND SURVEYING, P.C.
P.O. BOX 579, PLATTEKILL, NEW YORK 12568
TEL (845)562-4148, FAX (845)562-4148, e-mail: heritageurvey@hotmail.com

I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHICAL SURVEY SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON DECEMBER 4, 2007.

JAN KADNAR
TOWN OF NEWBURGH PLANNING BOARD

I HEREBY 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 7209m OF THE NEW YORK STATE EDUCATION LAW.
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

DARREN J. STRIDIRO, PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENSE No. 050487

SUBDIVISION PLAN
LANDS OF
JAN KADNAR

275 PRESSLER ROAD, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
DATE: JUNE 17, 2020 SCALE: 1 IN. = 100 FT.

PREPARED BY:
VINCENT J. DOCE ASSOCIATES
ENGINEERS - LAND SURVEYORS - PLANNERS
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