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

**PROJECT: MAHER – 50 COCOA LANE**  
**PROJECT NO.: 21-09**  
**PROJECT LOCATION: SECTION 34, BLOCK 2, LOT 71.34**  
**REVIEW DATE: 30 APRIL 2021**  
**MEETING DATE: 6 MAY 2021**  
**PROJECT REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES**

1. A survey sheet depicting metes and bounds of all existing and proposed lot lines as well as a surveyor stamp should be submitted.
2. Information regarding the wetland delineation should be submitted to the Planning Board. There appears to be a disconnect between the wetland flag b01 and wetland flag a103.
3. The highway superintendent’s review of the new driveway access to Weyants Lane should be received.
4. Notes should be added to the septic notes requiring the submission of an as-built survey and certification by a NYS Licensed Design Professional as to the construction of the subsurface sanitary sewer disposal system prior to a certificate of occupancy.
5. The project proposed a proprietary Eljen septic disposal field. County Health Department regulations require the concrete sand be specified on the plan.

Respectfully submitted,

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

Patrick J. Hines  
Principal

PJH/dns



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](http://www.EngineeringPropertiesPC.com)

April 23, 2021

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

**ATTN: John Ewasutyn, Chairman**

**RE: W.O. # 1325.02  
PB APPLICATION 2021-09  
MAHER – COCOA LANE  
50 COCOA LANE  
PROJECT NARRATIVE**

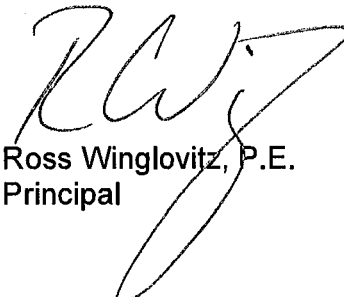
Dear Mr. Ewasutyn,

Please find attached 12 copies of the completed application form, SEAF and Septic Design Plans for the proposed application of Maher – Cocoa Lane. Additional copies of the aforementioned documents have been delivered directly to the Planning Board Engineer and Planning Board Attorney. The project is located at 50 Cocoa Lane in the Town of Newburgh. The proposed application is for a subdivision of an existing lot occupied by one (1) 2-story frame residence into two (2) new residential lots. One new residential lot will contain the existing 2-story frame residence while the other new residential lot will contain a proposed new dwelling with a proposed individual well and septic system. The proposed plan is permitted in the "R-2" zoning district in accordance with the following:


Zoning District R-2 Use §185 Attachment 7 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



Reuben Buck  
Project Engineer

**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](mailto: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):**  
Maier - Cocoa Lane Subdivision
  
2. **Owner of Lands to be reviewed:**  
**Name** Michael P. & Margaret E. Maier  
**Address** 50 Cocoa Lane  
Newburgh NY 12550  
**Phone** \_\_\_\_\_
  
3. **Applicant Information (If different than owner):**  
**Name** same as owner  
**Address** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
**Representative** \_\_\_\_\_  
**Phone** \_\_\_\_\_  
**Fax** \_\_\_\_\_  
**Email** \_\_\_\_\_
  
4. **Subdivision/Site Plan prepared by:**  
**Name** Engineering & Surveying Properties, PC  
**Address** 71 Clinton Street  
Montgomery, NY 12549  
**Phone/Fax** (845) 457-7727 / (845) 457-1899
  
5. **Location of lands to be reviewed:**  
50 Cocoa Lane Newburgh NY, 12550
  
6. **Zone** R1 **Fire District** Orange Lake  
**Acreage** 5.0 **School District** Walkill
  
7. **Tax Map: Section** 34 **Block** 2 **Lot** 71.34

**8. Project Description and Purpose of Review:**

Number of existing lots 1 Number of proposed lots 2  
Lot line change N/A  
Site plan review N/A  
Clearing and grading TBP  
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  Title owner/applicant

Date: 11/25/2020

**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**

Cocoa Lane Subdivision

**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.  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. 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: 11/23/2020

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):

## **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: Same as owner

Name of owner on premises: Michael P. & Margaret E. Maher

Address of owner: 50 Cocoa Lane, Newburgh, NY 12550

Telephone number of owner: \_\_\_\_\_

Telephone number of applicant: \_\_\_\_\_

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

Location of land on which proposed work will be done: \_\_\_\_\_  
50 Cocoa Lane, Newburgh, NY 12550

Section: 34 Block: 2 Lot: 71.34 Sub. Div.: \_\_\_\_\_

Zoning District of Property: R1 Size of Lot: 5.0 acres

Area of lot to be cleared or graded: 1.2 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: 4/8/21

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.

Micheal P Maher

\_\_\_\_\_  
**APPLICANT'S NAME (printed)**

  
\_\_\_\_\_  
**APPLICANTS SIGNATURE**

4/8/01  
\_\_\_\_\_  
**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) Micheal P Maher, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 50 Cocoa Lane, Newburgh, NY 12550  
IN THE COUNTY OF Orange  
AND STATE OF New York  
AND THAT HE/SHE IS THE OWNER IN FEE OF \_\_\_\_\_  
50 Cocoa Lane

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING  
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH  
PLANNING BOARD AND Engineering & Surveying Properties, PC IS AUTHORIZED  
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 4/8/21

  
OWNERS SIGNATURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Micheal P Maher  
OWNERS NAME (printed)

  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

ROSS W. WILSON, JR.  
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.

4/9/21

\_\_\_\_\_  
**DATED**

Micheal P Maher

\_\_\_\_\_  
**APPLICANT'S NAME (printed)**



\_\_\_\_\_  
**APPLICANT'S SIGNATURE**



**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**

4/8/21  
**DATED**

  
**Micheal P Maher**  
**INDIVIDUAL APPLICANT**

**CORPORATE OR PARTNERSHIP APPLICANT**

**BY:** \_\_\_\_\_  
(Pres.) (Partner) (Vice-Pres.)  
(Sec.) (Treas.)

### **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:** Micheal P Maher  
50 Cocoa Lane, Newburgh, NY 12550

**Description of the proposed project:** The proposal consists of one existing lot of which lot contains an existing residential dwelling with a proposed subdivision to create a total of 2 residential dwelling lots (1 existing and 1 new dwellings).

**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**

4/8/21  
\_\_\_\_\_

**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

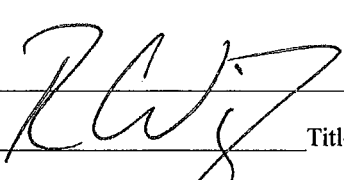
### Instructions for Completing

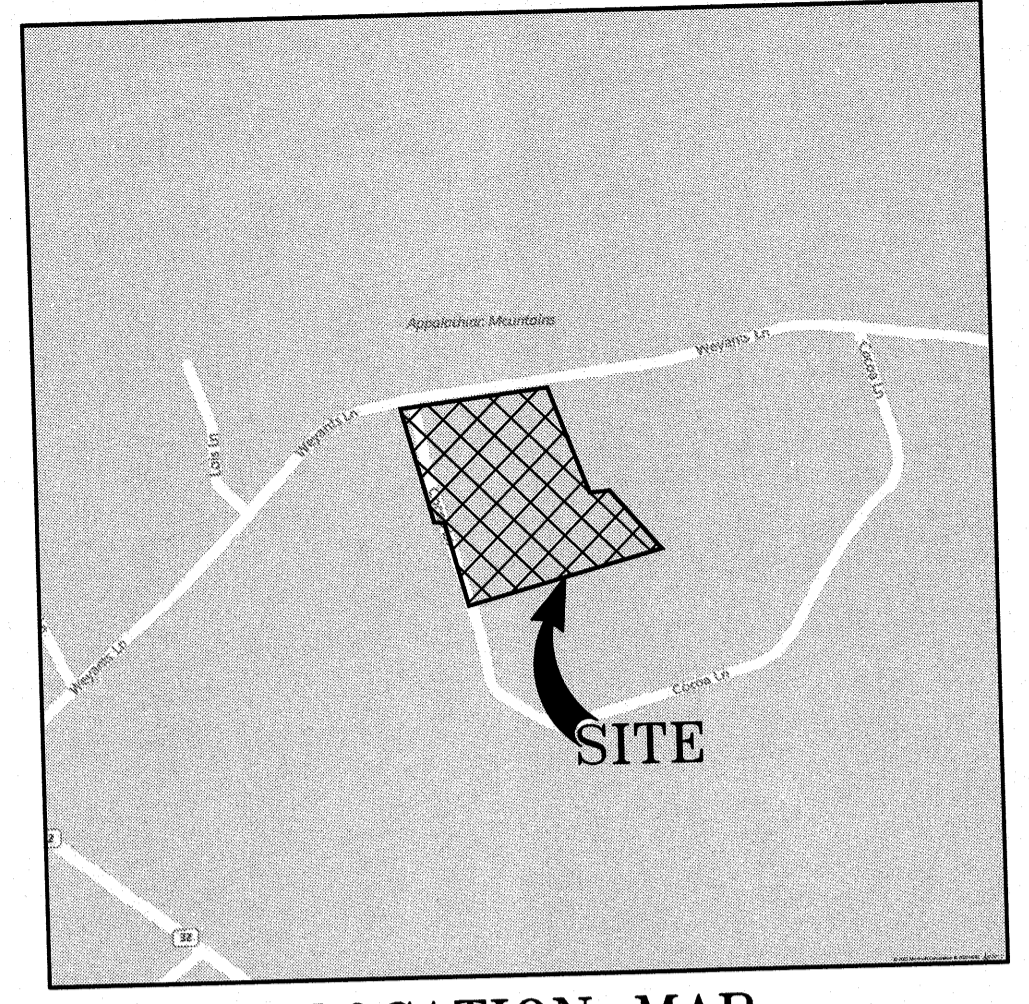
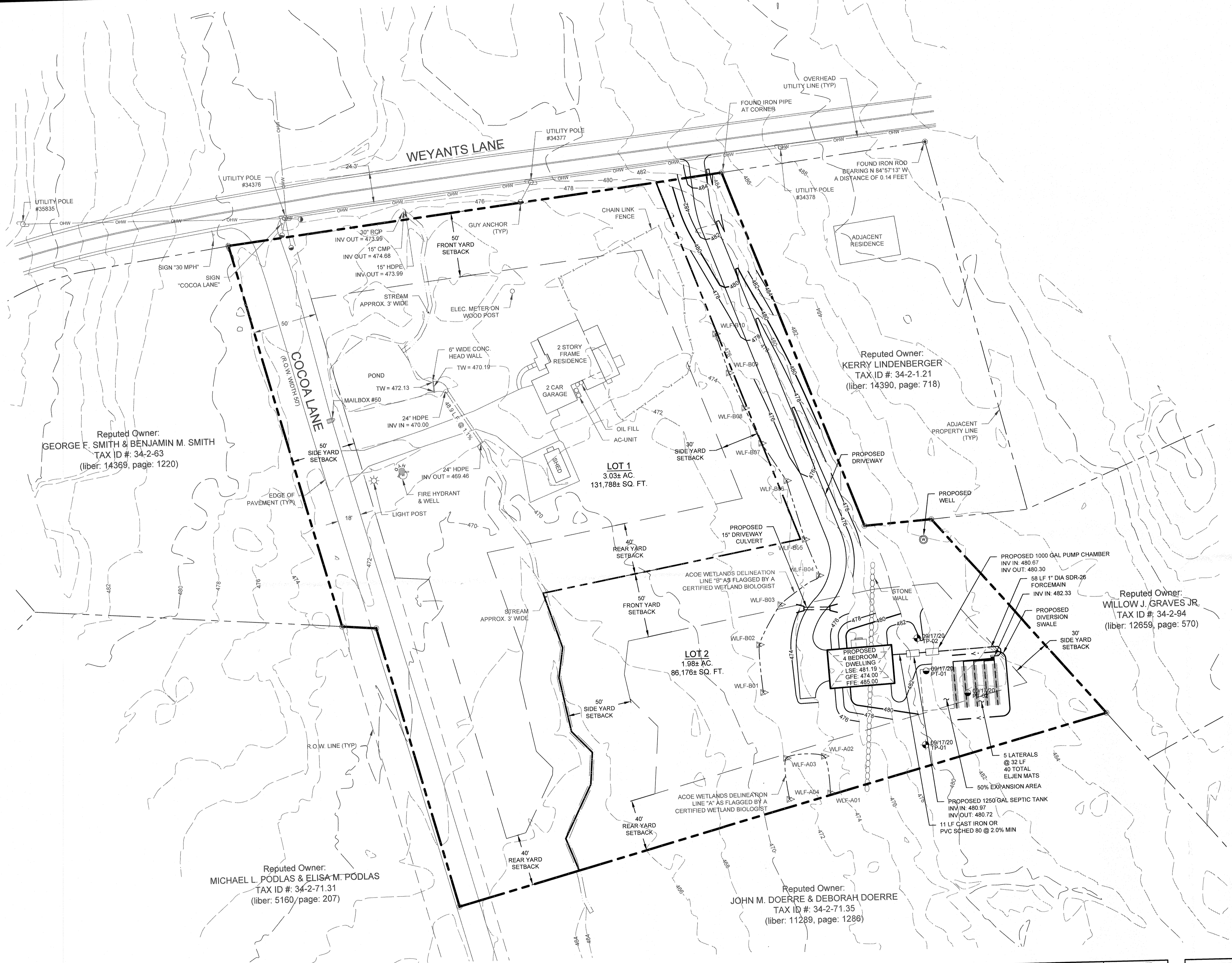
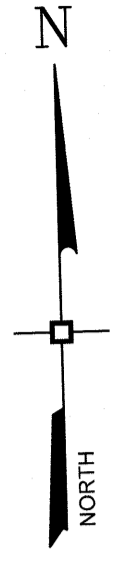
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Maier - Cocoa Lane Subdivision			
Project Location (describe, and attach a location map): 50 Cocoa Lane			
Brief Description of Proposed Action: The proposed action is a two lot subdivision with an existing home and a proposed residence with associated well and septic system			
Name of Applicant or Sponsor: Michael P. & Margaret E. Maier		Telephone: E-Mail: mikchief99@aol.com	
Address: 50 Cocoa Lane			
City/PO: Newburgh		State: NY	Zip Code: 12550
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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		5.00 acres	
b. Total acreage to be physically disturbed?		1.2 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.00 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			



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 type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If 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 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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> <input checked="" type="checkbox"/> <b>ENGINEER</b> Applicant/sponsor name: <u>Ross Winglovitz P.E.</u> Date: <u>11/06/2020</u> Signature: <u></u> Title: <u>P.E.</u>		



LOCATION MAP

GENERAL NOTES

- 1. TAX MAP IDENTIFICATION NUMBER: SECTION 34 BLOCK 2 LOT 71.34
2. TOTAL AREA OF SUBJECT PARCEL: 5.004± ACRES
3. BOUNDARY AND PLANIMETRIC INFORMATION BASED ON FIELD SURVEY AS PERFORMED BY JONATHAN N. MILLEN, LLS ON AUGUST 29, 2019.
4. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC. FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS GIS COV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
5. OWNER/APPLICANT: MICHAEL P. & MARGARET E. MAHER 50 COCOA LANE NEWBURGH, NY 12550
6. PROPOSED NUMBER OF LOTS: 2
7. ALL PROPOSED LOT SHALL BE SERVICED BY INDIVIDUAL WELLS AND SEPTICS.

BULK REQUIREMENTS

Table with columns: MINIMUM BUILDING REQUIREMENTS, REQUIRED, PROPOSED LOT 1, PROPOSED LOT 2. Rows include Lot Area, Lot Width, Lot Depth, Front Yard, Rear Yard, Side Yard, Livable Floor Area, Building Coverage, and Lot Coverage.

TOWN OF NEWBURGH PLANNING BOARD APPROVAL BOX

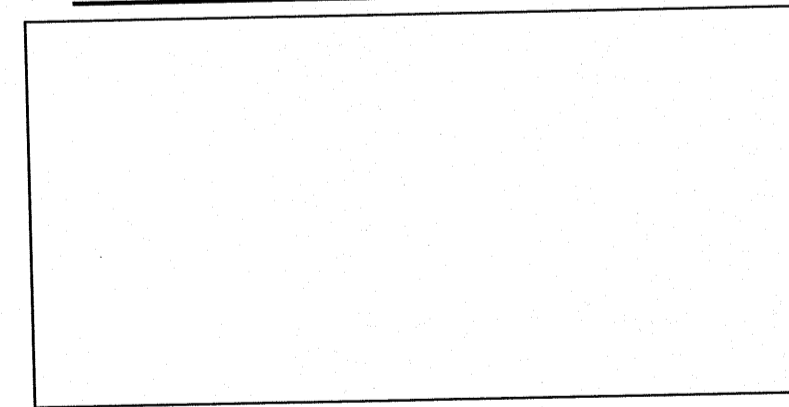


Table with columns: No., DATE, DESCRIPTION. It is currently empty.

DRAWING STATUS table with columns: THIS SHEET IS PART OF THE PLAN SET ISSUED FOR, ISSUE DATE: 01/06/21, SHEET NUMBER. Includes checkboxes for CONCEPT APPROVAL, PLANNING BOARD APPROVAL, etc.

Professional Engineer seal for ROSS WINGLOVITZ, P.E., NEW YORK LICENSE # 071701. Includes a graphic scale bar showing 1 inch = 40 feet.

ENGINEERING & SURVEYING PROPERTIES logo and contact info. Includes 'SEPTIC DESIGN PLAN' title, owner name MAHER - COCOA LANE, and sheet number C-1.



# PERCOLATION TEST RESULTS

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
09/17/20 PT-1	24"	8"	FINISH		38 MIN
			START	STOPWATCH USED FOR TIMED INTERVALS	
			TIME	00:08:16 00:18:56 00:24:41 00:35:50 00:37:35	
09/17/20 PT-2	24"	8"	FINISH		31 MIN
			START	STOPWATCH USED FOR TIMED INTERVALS	
			TIME	00:11:22 00:18:19 00:21:19 00:29:50 00:30:42	

### NOTES

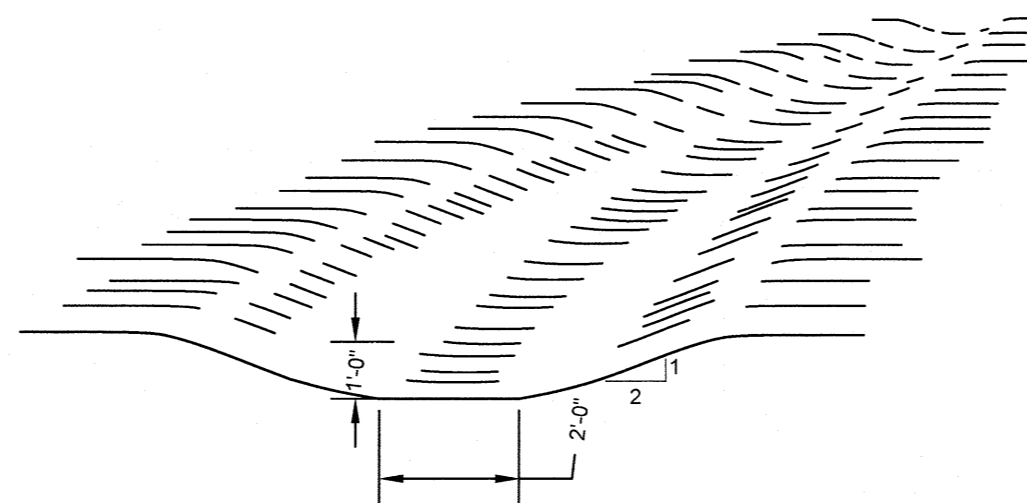
- SEPTIC TANK TO BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM THE HOUSE.
- THERE SHALL BE NO REGRADING, EXCEPT AS SHOWN ON THE APPROVED PLANS, IN THE AREA OF THE ABSORPTION FIELDS.
- GARBAGE GRINDERS AND/OR JACUZZI TYPE SPA TUBS OVER 100 GALLONS ARE NOT PERMITTED WITHOUT THE SYSTEM BEING REDESIGNED AND REAPPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH.
- CELLAR DRAINS, ROOF DRAINS OR FOOTING DRAINS SHALL NOT BE DISCHARGED IN THE VICINITY OF THE TILE FIELDS OR WELLS.
- SWIMMING POOLS, DRIVEWAYS AND/OR STRUCTURES THAT MAY COMPACT THE SOIL ARE NOT TO BE CONSTRUCTED OVER TILE FIELDS.
- ASPHALTIC SEALS SHALL BE MAINTAINED BETWEEN THE SEPTIC TANK, AND ALL PIPES AND COVERS.
- NO TRENCHES TO BE INSTALLED IN WET SOIL.
- RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL IN ABSORPTION TRENCH.
- GROUT ALL PIPE PENETRATIONS INTO AND OUT OF ANY DISTRIBUTION OR DROP BOX.
- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN THE PUBLICATION "INDIVIDUAL RESIDENTIAL WASTEWATER TREATMENT SYSTEMS, DESIGN HANDBOOK, LATEST EDITION, AND APPENDIX 75-A OF THE NEW YORK STATE DEPARTMENT OF HEALTH.
- ABSORPTION TRENCH PIPE TO BE CAPPED AT END.
- ABSORPTION SYSTEM TO BE LOCATED A MINIMUM DISTANCE OF 20 FEET FROM ANY DWELLING UNIT.
- SEPTIC TANK JOINTS MUST BE SEALED AND TESTED FOR WATERTIGHTNESS.
- PROVIDE 30" OF SOLID PIPE PRIOR TO START OF PERFORATED ABSORPTION PIPE AND BE BACKFILLED WITH NATIVE MATERIAL.
- THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE DWELLING, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
- DROP BOXES SHOULD BE INSPECTED PERIODICALLY TO ASSURE THAT THEY ARE LEVEL AND OPERATING PROPERLY.
- HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION. EXTREME CARE MUST BE TAKEN DURING THE ACTUAL CONSTRUCTION SO TO AS TO AVOID ANY UNDESIRED COMPACTION THAT COULD RESULT IN A CHANGE OF ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.

# DEEP TEST HOLE RESULTS

TEST HOLE #	DATE	DEPTH	DESCRIPTION
TP-1	09/17/20	0' - 4' 4" - 57' - 80"	TOPSOIL TAN. SILTY. LOAM WITH LARGE COBBLE BROWN. SILTY LOAM WITH GRAVEL
TP-2	09/17/20	0' - 4' 4" - 55"	TOPSOIL TAN. SILTY. LOAM WITH LARGE COBBLE

# SEPTIC SYSTEM DESIGN SCHEDULE

LOT #	STABILIZE PERC RATE (min)	PROPOSED BEDROOMS	FLOW RATE (GPD)	APPLICATION RATE (GPD/Sq. Ft.)	REQUIRED AREA (Sq. Ft.)	REQUIRED ABSORPTION FIELD LENGTH (ft) (ELJEN)	PROPOSED ABSORPTION FIELD LENGTH (ft)
2	38	4	440	0.50	880	147	5 LATERALS @ 32 LF = 160 40 TOTAL ELJEN MATS



### CHANNEL CROSS-SECTION

### CONSTRUCTION SPECIFICATIONS:

- ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY.
- THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
- ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
- FILL SHALL BE COMPACTED AS NEEDED IN CONSTRUCTION TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETED WATERWAY.
- WATERWAY SHALL BE SEEDED AND STABILIZED WITH JUTE OR EXCELSIOR MATTING UNTIL THE VEGETATION IS ESTABLISHED.

### GRASSED SWALE

SCALE: N.T.S.

# PUMP STATION CALCULATIONS

### PUMP VOLUME CALCULATIONS:

260 LF x (3.14) (33")<sup>2</sup> / 4 = 22.6 CF x 7.48 GAL/CF = 169 GALLONS (TILE FIELD)  
58 LF x (3.14) (8.63")<sup>2</sup> / 4 = 0.3 CF x 7.48 GAL/CF = 2 GALLONS (FORCE MAIN)  
ELEVATION BETWEEN PUMP OFF TO PUMP ON TRY 7.5' OR 0.63'  
9 FT x 4.33 FT x 0.63 FT = 22 CF = 165 GAL  
165 GAL / (169 + 2) GAL = 96%

### 24 HOUR STORAGE CALCULATIONS:

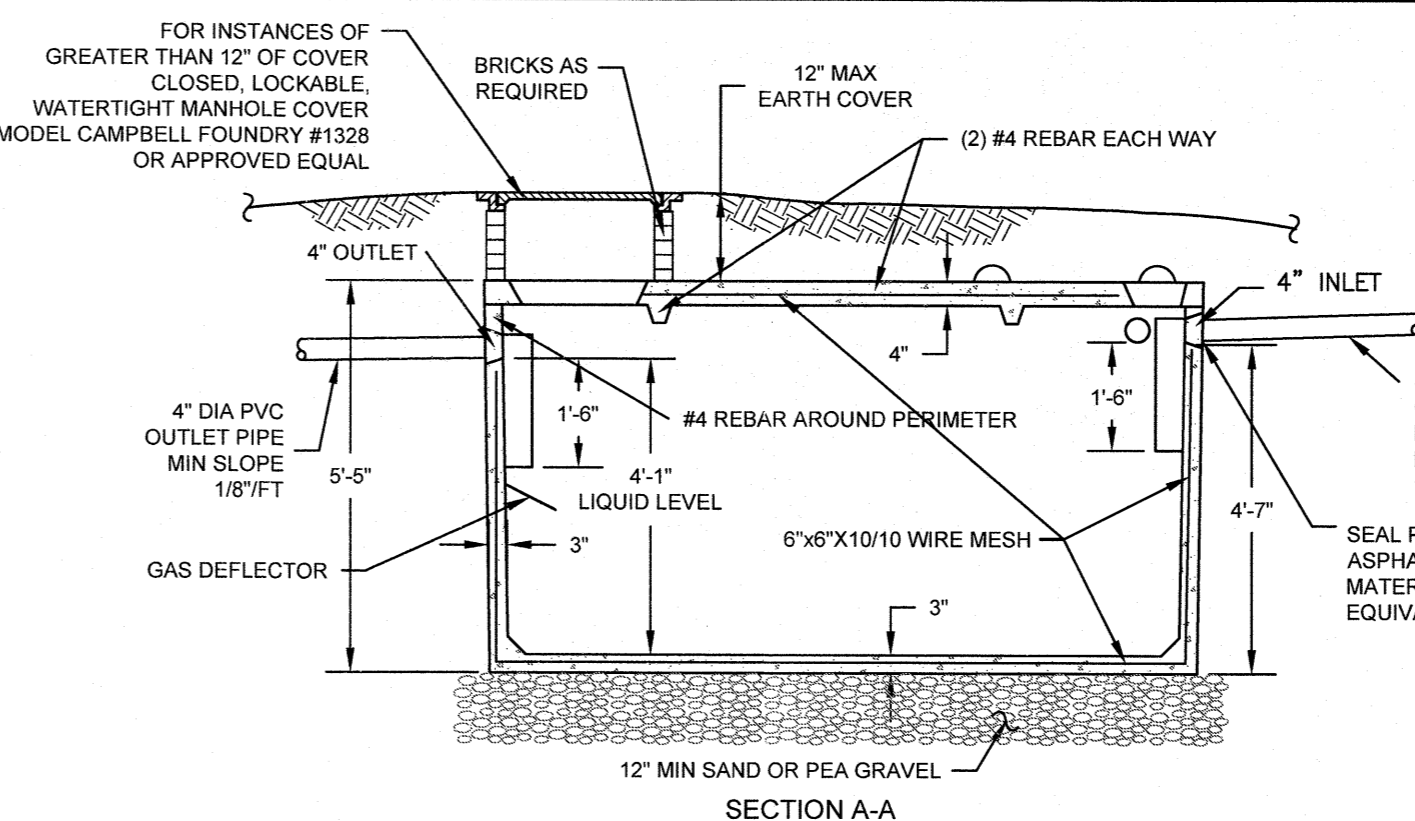
24 HOUR STORAGE = 440 GAL / 7.48 GAL/CF = 58.8 CF  
24 HOUR STORAGE HEIGHT = 58.8 CF / (8 FT x 4.33 FT) = 1.70 FT  
24 HOUR STORAGE AVAILABLE TO INVERT IN = 2.53 FT

### NOTES:

- PRECAST CONCRETE PUMP CHAMBER AS MFG. BY WOODARD'S CONCRETE PRODUCTS, INC. MODEL # 750, W (2) 24" DIA COVERS OR APPROVED EQUAL.
- CONCRETE - 4,000 PSI AT 28 DAYS.
- REINFORCEMENT - W/M #4 REBAR.
- CONSTRUCTION JOINT TO BE SEALED WITH BUTYL RUBBER SEALANT.
- CONTROL PANEL AS MFG. GOULDS PUMPS, INC. MODEL SES SERIES CUSTOMIZED CONTROL PANEL - NEMA 1 SIMPLEX CONTROLLER WITH ALARM. CONTROL PANEL IS TO BE MOUNTED INDOORS AND WIRED TO CIRCUIT BREAKER.
- ALL ELECTRICAL WORK SHALL MEET WITH THE NATIONAL ELECTRICAL CODE LATEST EDITION.
- PUMP STATION(S) SHOULD BE INSPECTED PERIODICALLY BY A PROPERLY TRAINED PERSON FOR PROPER OPERATION, INCLUDING HIGH WATER ALARMS, VENTING AND ANY PHYSICAL DAMAGE.

### SCHEDULE OF MECHANICAL EQUIPMENT

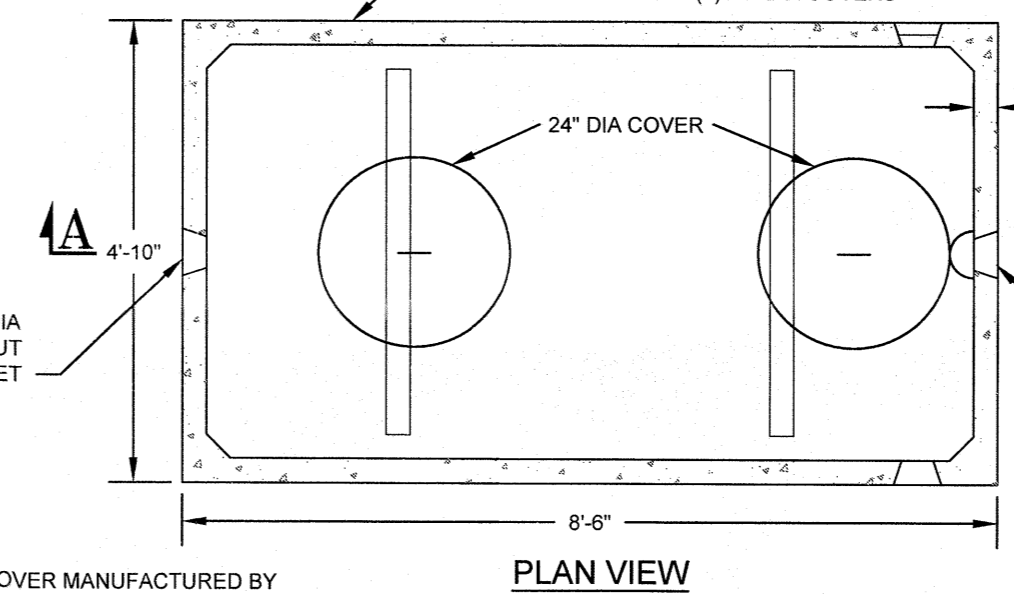
REF#	QTY	DESCRIPTION & WOODARD'S MODEL #	A	O	D
1	1	ELECTRICAL JUNCTION BOX - AB-1J			
2	1	STAINLESS STEEL FLOAT BRACKET - FSB1			
3	3	MERCURY FLOAT SWITCH - A2K23			
4	1	GOULDS 3885 SUBMERSIBLE EFFLUENT PUMP - WOODARD'S MODEL # - GP-WE03L			
5	1	10' LIFT CABLE - ACBL-10			
6	1	1" UNION - FUNION-2			
7	1	1" BALL VALVE - FBALLVALVE-2			
8	1	1" FLAP CHECK VALVE - FFLAPCHECK-2			
9	1	1" NPT THREADED ADAPTER - FMA-2			
10	1	GOULDS SIMPLEX CONTROL PANEL W/ALARM - WOODARD'S MODEL # S10020N1			



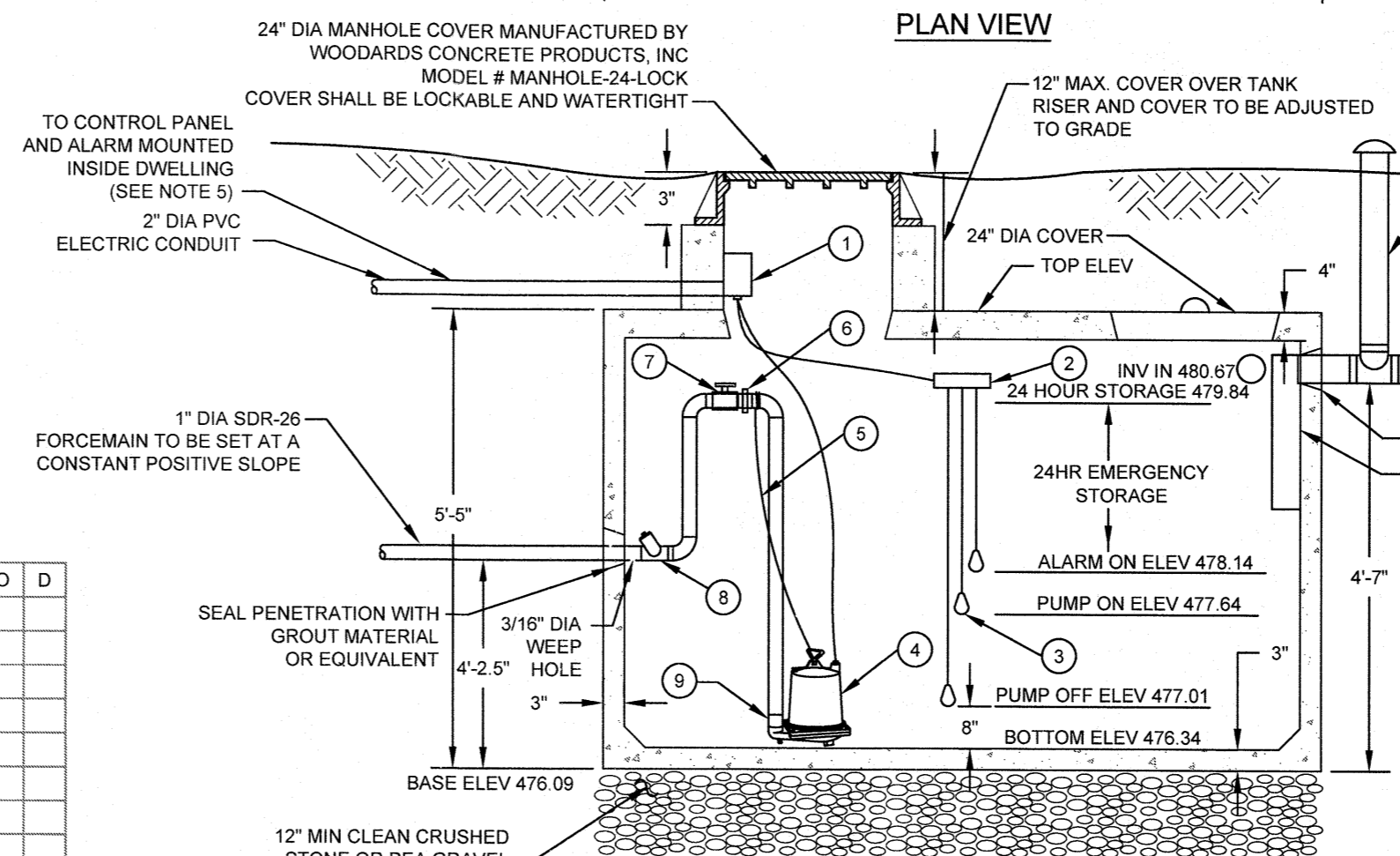
# 1250 GAL SEPTIC TANK

SCALE: N.T.S. (FOR 4-BEDROOM HOUSE)

1,000 GAL PRECAST PUMP CHAMBER MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. MODEL # GT-1000 W(2) 24" DIA COVERS



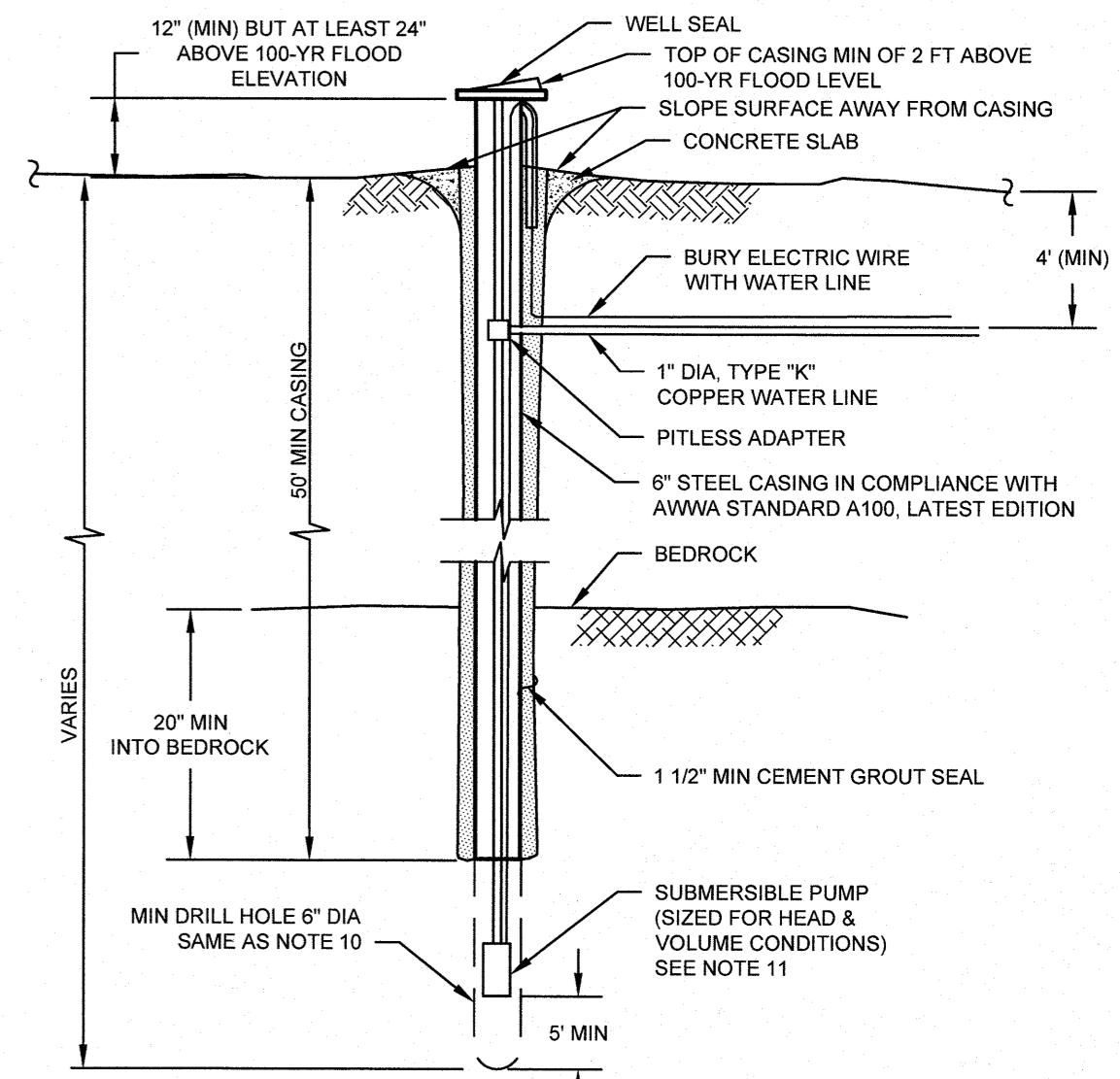
### PLAN VIEW



### SECTION A-A

# 1,000 GAL PUMP CHAMBER

SCALE: N.T.S.



### NOTES:

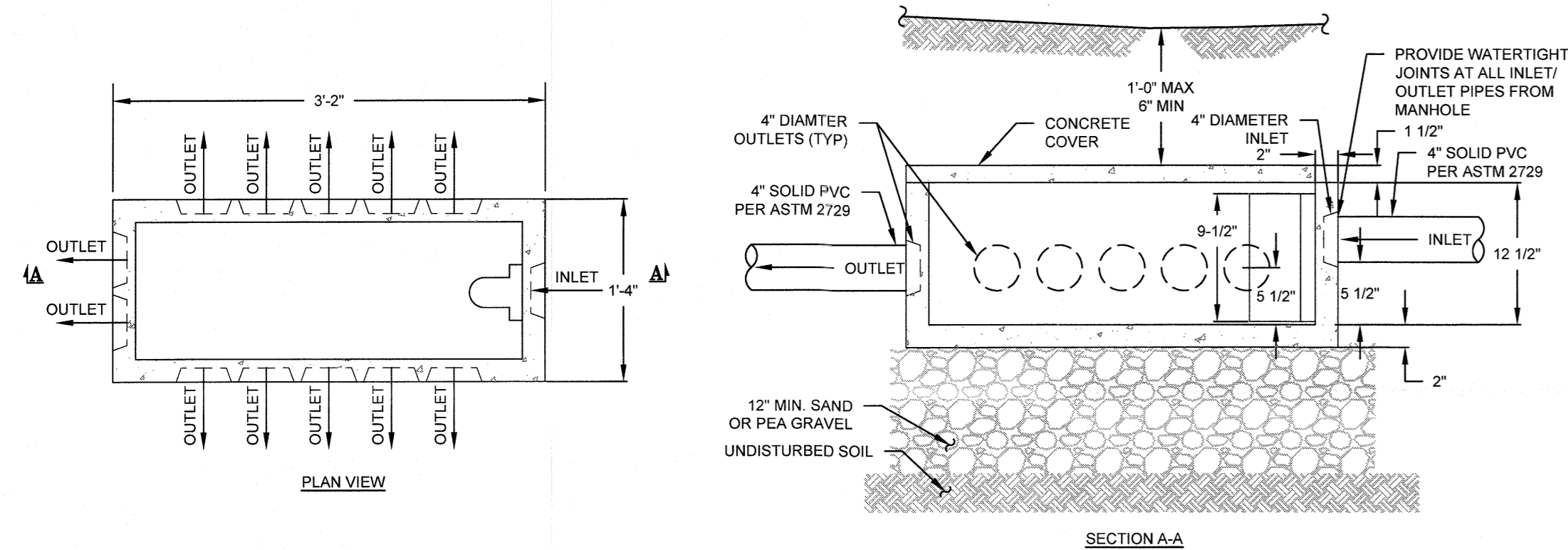
- WELL IS TO BE Cased AND GROUTED FOR A MIN OF 50' IN LENGTH.
- CASING SHALL EXTEND MINIMUM 20' INTO BEDROCK.
- OVERSIZE DRILL HOLE (FOR GROUTING) TO BE 10" DIAMETER.
- EXPECTED DEPTH OF LOAM AND SHALE OVERBURDEN = 5 - 30 FEET.
- EXPECTED DEPTH OF WATER BEARING FORMATION = 300 - 600 FEET.
- THE WELL CASING TO CONFORM TO AWWA STANDARD A100 (LATEST EDITION).
- SANITARY WELL SEAL SHALL BE MONITOR MODEL NO 6WE-1, MFG BY THE BAKER MFG CO, EVANSVILLE, WIS, OR APPROVED EQUAL AND SHALL HAVE THE APPROVAL OF THE WATER SYSTEMS COUNSEL.
- PITLESS ADAPTER SHALL BE MONITOR MODEL NO 8PL10, MFG BY THE BAKER MFG CO, EVANSVILLE, WIS, OR APPROVED EQUAL AND SHALL HAVE THE APPROVAL OF THE WATER SYSTEMS COUNSEL.
- DISCHARGE PIPE: 1" MIN OF TYPE "K" COPPER WATER LINE.
- WATER SERVICE LINES UNDER PRESSURE SHALL NOT PASS CLOSER THAN 10' OF A SEPTIC TANK, TILE FIELD, OR ANY OTHER PART OF A SEWAGE DISPOSAL SYSTEM.
- PVC PIPE WITH O-RING JOINTS ARE REQUIRED FOR SEWAGE LINES BETWEEN 25 AND 50 FEET OF ANY WELL.
- MIN WELL YIELD TO BE A MINIMUM OF 2 GAL PER MINUTE. ANY WELL PRODUCING BETWEEN 2-5 GPM REQUIRES 24 HOURS OF STORAGE WITHIN HOME.
- CEMENT GROUT SHALL BE A MIXTURE OF 1 BAG CEMENT (94 LBS) AND 5 1/2 GAL OF CLEAN WATER.
- ELECTRICAL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
- CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN THE PUBLICATION "RURAL WATER SUPPLY", NYS DEPT OF HEALTH, LATEST EDITION.
- WELLS ARE TO BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLAN TO ASSURE THE MINIMUM SEPARATION DISTANCES ARE MET.

# TYPICAL DRILLED WELL SECTION

SCALE: N.T.S.

# 12 HOLE DISTRIBUTION BOX

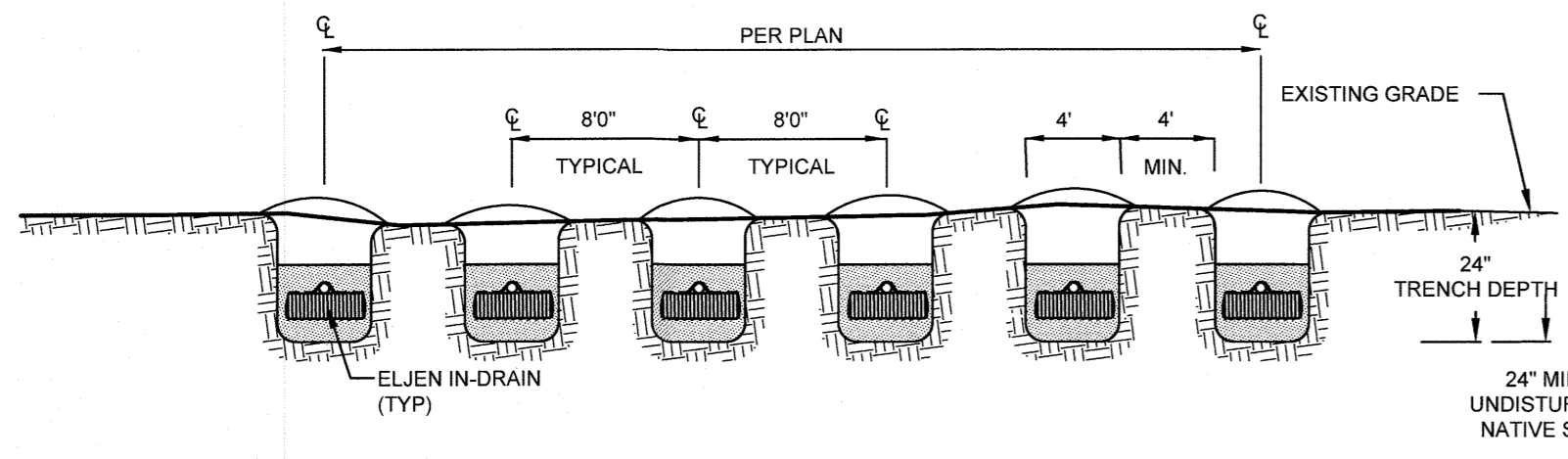
SCALE: N.T.S.



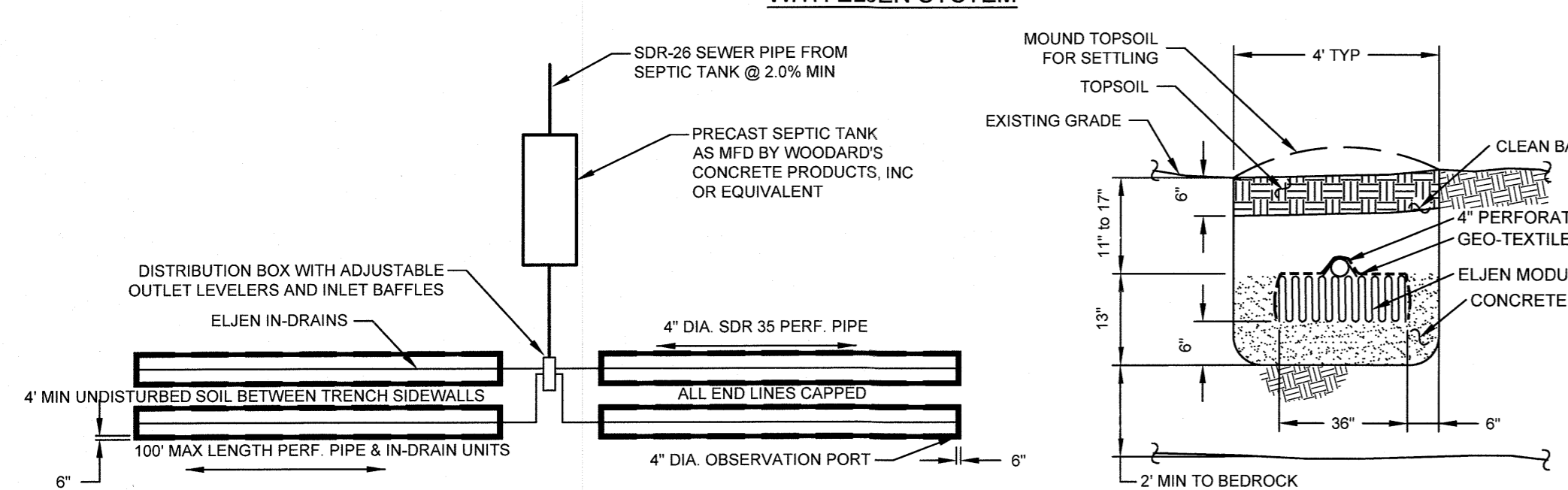
### PLAN VIEW

### SECTION A-A

- NOTES:
- DISTRIBUTION BOX AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. CATALOG NO. DB-12 OR APPROVED EQUAL.
  - MINIMUM CONCRETE STRENGTH 4,000 PSI AT 28 DAYS.
  - CONCRETE TO BE FIBER REINFORCED PER MANUFACTURER'S SPECIFICATION.
  - SEAL ALL JOINTS AT INLET/OUTLET PIPES WITH ASPHALTIC MATERIAL OR EQUIVALENT.
  - PROVIDE SPEED LEVELERS AT ALL DISTRIBUTION BOX OUTLETS.
  - FIRST 30" MIN. OF OUTLET PIPE(S) TO BE SOLID PVC.
  - UNUSED OUTLETS TO REMAIN PLUGGED.



### A-A - TILE FIELD ABSORPTION TRENCH WITH ELJEN SYSTEM



### TYPICAL ELJEN TRENCH SECTION

### PLAN VIEW ELJEN IN-DRAIN SYSTEM

# ABSORPTION TILE FIELD OVERALL PLAN

SCALE: N.T.S.

No.	DATE	DESCRIPTION

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		01/06/21
		SHEET NUMBER
<input type="checkbox"/>	CONCEPT APPROVAL	N/A OF N/A
<input checked="" type="checkbox"/>	PLANNING BOARD APPROVAL	2 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"/>	NYSDEC APPROVAL	N/A OF N/A
<input type="checkbox"/>	NYS DOT APPROVAL	N/A OF N/A
<input type="checkbox"/>	OTHER	N/A OF N/A
<input type="checkbox"/>	FOR BID	N/A OF N/A
<input type="checkbox"/>	FOR CONSTRUCTION	N/A OF N/A

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**SOIL TESTING RESULTS & DETAILS**

MAHER - COCOA LANE  
50 COCOA LANE  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

JOB #: 1325.02  
DATE: 01/06/21  
REVISION: 0 - 01/06/21

DRAWN BY: RMB  
SCALE: AS NOTED  
TAX LOT: 34-2-71.34

**C-2**

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