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STATE OF NEW YORK : COUNTY OF ORANGE
TOWN OF NEWBURGH PLANNING BOARD

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In the Matter of

LANDS OF RICHARD MARTIN & OTHERS
(2015-09)
East Road
Section 2; Block 2; Lot 22.1
IB Zone

*Owned By
Daniel & Christy
MANN
as of 8/6/2014*

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CONCEPTUAL SITE PLAN

Date: May 21, 2015
Time: 7:08 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

ALSO PRESENT: MICHAEL H. DONNELLY, ESQ.
PATRICK HINES
GERALD CANFIELD

APPLICANT'S REPRESENTATIVE: DARREN STRIDIRON

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MICHELLE L. CONERO
10 Westview Drive
Wallkill, New York 12589
(845)895-3018

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CHAIRMAN EWASUTYN: The second application this evening is the lands of Richard Martin and others. It's located on East Road in an AR Zone. It's an initial conceptual appearance. It's for a two-lot subdivision. It's being represented by Heritage Land Surveyors.

Congratulations, by the way.

MR. STRIDIRON: Thank you very much. It came six weeks early but everything is good. Thank you.

My name is Darren Stridiron, I'm from Heritage Land Surveying representing my clients, the Martins on 37 East Road.

Currently the property is an eleven-acre property with a single-family residence. We're proposing to have a two-lot subdivision. The existing dwelling is part of lot 2, which will be about eight-and-a-half acres, and the proposed lot 1, which is a two-acre parcel, a single-family dwelling is proposed on that.

There's a driveway entering onto East Road which is a County road. We do show a widening which is uniform from the center of the

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road based on the original filed map which shows an approximate line for the variable width taken. So I followed that line as part of the right-of-way taking. I assume that the County would be reviewing that for -- as part of their reviews for their highway taking.

The engineering was done by Mr. Feeney. We're showing a septic area -- a standard septic area with the grade.

So if there are any questions, I'd be happy to answer them.

CHAIRMAN EWASUTYN: I think we'll turn to Pat Hines. He reviewed the plans for the Planning Board. We'll seek his comments.

Pat.

MR. HINES: Our first comment is the existing structure on proposed lot 2 does not meet the front yard setback as it is today. That's going to need referral to the Zoning Board of Appeals. It's going to lose that pre-existing protection that it has because of the subdivision.

We need to confirm if East Road is a County road. I wasn't sure that it was.

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MR. STRIDIRON: I believe it's County Route 14. I saw a sign out there. I have to check.

MR. GALLI: Is that Plattekill, Ulster County?

MR. STRIDIRON: I have to see which sign it is. It is mentioned on the original filed map as County Road 57. I have to see if --

MR. HINES: We'll have to follow up on that. I wasn't aware it was. It dead ends in Ulster County, or continues into Ulster County. If it is a County road, then the driveway details for the County are going to have to be added to the plans and the notes the County requires for no construction without a permit and such. So that will have to be updated. If it's not, then the highway superintendent's comments on the driveway and this Board's attorney's comments on the roadway dedication would need to be received.

Then we're awaiting the soil testing for the septic system which we don't have as of yet.

CHAIRMAN EWASUTYN: Jerry Canfield?

MR. CANFIELD: We have nothing

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additional.

MR. HINES: If it is a County roadway it will require referral to the Orange County Planning Department. We can do that subject to confirming that.

CHAIRMAN EWASUTYN: Okay. You'll work with Pat Hines on that. You can get maps to him so he can circulate that.

MR. STRIDIRON: Yes, I will.

CHAIRMAN EWASUTYN: Ken Mennerich?

MR. MENNERICH: No questions.

MR. GALLI: Nothing additional, John.

CHAIRMAN EWASUTYN: All right. At this point; Mike Donnelly, you'll prepare a referral letter to the ZBA.

MR. DONNELLY: For the existing front yard setback of 37.3 feet where 60 feet is required.

CHAIRMAN EWASUTYN: Is the Board in favor of that?

MR. GALLI: Yes.

MR. MENNERICH: Yes.

MR. DOMINICK: Yes.

MR. WARD: Yes.

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CHAIRMAN EWASUTYN: Okay. That's what we'll do next.

MR. STRIDIRON: Thank you very much.

(Time noted: 7:13 p.m.)

C E R T I F I C A T I O N

I, Michelle Conero, a Shorthand Reporter and Notary Public within and for the State of New York, do hereby certify that I recorded stenographically the proceedings herein at the time and place noted in the heading hereof, and that the foregoing is an accurate and complete transcript of same to the best of my knowledge and belief.

DATED: June 9, 2015

Heritage Land Surveying, P.C.
P.O. Box 579
Plattekill, NY 12568

Darren J. Stridiron, P.L.S.
(845)562-4148 office
(845)566-1416 fax

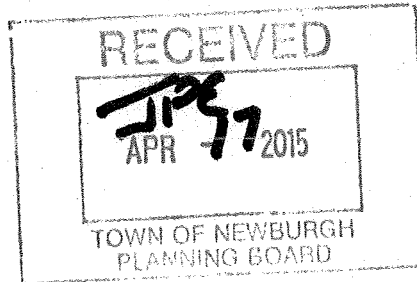
Planning Board Project Number 2015-09

PB# 2015-09

Proposed 2 Lot Subdivision – Lands of Martin
Address : 37 East Road, Town of Newburgh
Tax lot : 2-2-22.1
Owners : Dianne Martin and other family members

This project is located on the northerly side of East Road at the intersection of Tiffany Lane (private road). The parcel is a residential property and has acreage of 11.19 acres. The current zoning is RR and the existing and proposed use is single family residence.

The proposed action is a 2 Lot Subdivision where the parcel with the existing dwelling and pond will have 8.54 acres. The vacant, wooded lot will have a proposed acreage of 2.01 acres. There will be a gratuitous dedication to the County of Orange of 0.64 acres along the northerly side of East Road (County Road 14). All proposed construction will take place over 200 feet from the existing pond. The lot with the existing dwelling will have no changes proposed but is currently within the front yard setback as a pre-existing condition. That appears to be the only variance required for the project.



*Sold to
Daniel & Christy Mann
8/6/2014*

FILE COPY