



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS D.P.C.**

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)  
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)  
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)  
MATTHEW J. SICKLER, P.E. (NY & PA)  
PATRICK J. HINES

Main Office  
33 Airport Center Drive  
Suite 202  
New Windsor, New York 12553

(845) 567-3100  
fax: (845) 567-3232  
e-mail: mheny@mhepc.com

Principal Emeritus:  
RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

**PROJECT: MANN SUBDIVISION**  
**PROJECT NO.: 16-02**  
**PROJECT LOCATION: SECTION 28, BLOCK 1, LOT 12.1**  
**REVIEW DATE: 28 JANUARY 2016**  
**MEETING DATE: 4 FEBRUARY 2016**  
**PROJECT REPRESENTATIVE: MASER CONSULTING**

1. The Applicant should discuss with the Town Highway Superintendent whether the proposed short cul-de-sac would be better served as a private road rather than a Town owned and maintained roadway considering its length.
2. Stormwater Management is identified as to be provided on the site, however no Stormwater Management facilities are depicted in the sketch plan.
3. The asphalt driveways identified to be removed should have a leader also identifying the easterly most driveway on Lot 1, leaving one driveway off the propose roadway to serve Lot 1.
4. The proposed lots meet the Bulk requirements for the R-1 Zone.
5. Future comments will be provided upon submission of detailed engineered plans.

Respectfully submitted,

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

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Patrick J. Hines  
Principal



Engineers  
 Planners  
 Surveyors  
 Landscape Architects  
 Environmental Scientists

COPY

555 Hudson Valley Avenue, Suite 101  
 New Windsor, NY 12553-4749  
 T: 845.564.4495  
 F: 845.567.1025  
 www.maserconsulting.com

JAN 15 2016  
 16-2  
 J. J. MURPHY  
 TOWN CLERK

**NARRATIVE SUMMARY**  
**JANUARY 14, 2016**  
**MANN SUBDIVISION**  
**TAX LOT 28-1-12.1**  
**TOWN OF NEWBURGH, ORANGE COUNTY**  
**PB# 2016-02**  
**MC PROJECT NO. 15001767A**

RECEIVED  
 JPE  
 JAN -14 2016  
 TOWN OF NEWBURGH  
 PLANNING BOARD

Maser Consulting, P.A. (MC) has developed the attached Sketch Subdivision Plan for the above referenced tax lot.

The existing parcel is approximately 5.59 acres with frontage on Lakeside Road along its eastern boundary, the Town of Newburgh Little League Fields to the south, a vacant wooded lot to the west, and single family dwellings to the north. The site is located within the R1 (Residential) Zoning District. Single-family dwellings, among others, are a permitted use within the district. The parcel is not located within the one-hundred year flood plain, ACOE wetlands, or NYSDEC wetlands and buffer areas.

The Sketch Plan proposes a four (4) lot subdivision, including one (1) existing and three (3) proposed single family dwellings, with lot sizes averaging 53,563 square feet and a 41,605 square foot minimum which exceeds the 40,000 square foot required area per the R1 Zoning District. All proposed lots will be accessible from a proposed ±350' Town road with a dead-end cul-de-sac where a private drive is currently being utilized to access the existing residence. The proposed road will be built to the Town of Newburgh Road Specifications and will be dedicated upon completion. It does not appear by initial site visit that site distance will be an issue in the posted 30 MPH zone. As part of this application, a twenty-five (25) foot wide dedication of Lakeside Road will be made to the Town. This dedication will be created from an adjustment of the existing property line that extends to the centerline of Lakeside Road.

On-site stormwater management will be provided as required per the 2015 New York State Stormwater Management Design Manual. The development will be serviced by individual wells and septic systems. An existing, unused, leech field is located southwest of the existing garage. This system will be abandoned and removed prior to construction of Lot 4.

At this time we are requesting to be put on the next available Planning Board agenda.

JJS/jap

R:\Projects\2015\15001767A-Mann-Subdivision\Applications-Permits\Municipal\January 2016\160112\_Narrative Summary.docx

**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):** \_\_\_\_\_  
Mann Subdivision

**2. Owner of Lands to be reviewed:**  
**Name** \_\_\_\_\_ Cecil Mann  
**Address** \_\_\_\_\_ 545 Lakeside Road  
\_\_\_\_\_ Newburgh, NY 12550  
**Phone** \_\_\_\_\_ 845-564-2096

**3. Applicant Information (If different than owner):**  
**Name** \_\_\_\_\_  
**Address** \_\_\_\_\_  
\_\_\_\_\_  
**Representative** \_\_\_\_\_ Maser Consulting PA, Andrew Fetherston, P.E.  
**Phone** \_\_\_\_\_ 845-564-4495, ext. 3802  
**Fax** \_\_\_\_\_ 845-352-2611  
**Email** \_\_\_\_\_ afetherston@maserconsulting.com

**4. Subdivision/Site Plan prepared by:**  
**Name** \_\_\_\_\_ Maser Consulting PA, Andrew Fetherston, PE  
**Address** \_\_\_\_\_ 555 Hudson Valley Avenue, Suite 101  
\_\_\_\_\_ New Windsor, NY 12553  
**Phone/Fax** \_\_\_\_\_ 845-564-4495 / 845-352-2611

**5. Location of lands to be reviewed:** \_\_\_\_\_ 545 Lakeside Road, Newburgh, NY 12550

**6. Zone**     R1     **Fire District**     Orange Lake Fire District      
**Acreeage**     +/-5.59     **School District**     Wallkill    

**7. Tax Map: Section**     28     **Block**     1     **Lot**     12.1

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 4  
Lot line change N/A  
Site plan review Yes  
Clearing and grading No  
Other \_\_\_\_\_

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) None Known

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

Signature *Cecil Mann* Title Owner  
By: Cecil Mann  
Date: 1/11/16

**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**

Mann Subdivision

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**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.**

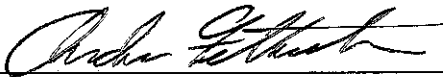
1.  Name and address of applicant
2.  Name and address of owner (if different from applicant)
3.  Subdivision or Site Plan and Location
4.  Tax Map Data (Section-Block-Lot)
5.  Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6.  Zoning table 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.  Surveyor,s Certification
12.  Surveyor's seal and signature
13.  Name of adjoining owners
14.  <sup>N/A</sup> Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15.  <sup>N/A</sup> Flood plain boundaries
16.  <sup>N/A</sup> 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.  <sup>N/A</sup> 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.  <sup>N/A</sup> Number of lots including residual lot
24.  <sup>N/A</sup> Show any existing waterways
25.  <sup>N/A</sup> A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26.  <sup>N/A</sup> 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.  <sup>N/A</sup> 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. X 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. N/A Number of acres to be cleared or timber harvested
33. N/A Estimated or known cubic yards of material to be excavated and removed from the site
34. N/A Estimated or known cubic yards of fill required
35. N/A 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. N/A 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. X 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: 

Andrew B. Fetherston, PE, Licensed Professional

Date: 1/12/16

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.

## **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:**

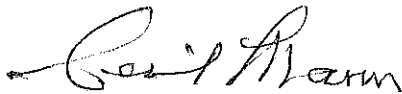
This local law shall take effect immediately upon filing in the Office of the Secretary of State.

**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.

Cecil Mann

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



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

1/11/16

\_\_\_\_\_  
**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) Cecil Mann, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 545 Lakeside Road, Newburgh, NY 12550

IN THE COUNTY OF Orange

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF \_\_\_\_\_

545 Lakeside Road, Newburgh, NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Andrew B. Fetherston, PE IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 1/11/15



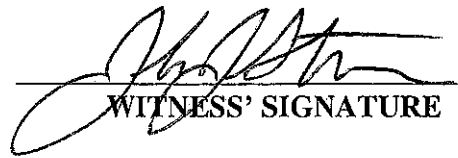
OWNERS SIGNATURE

Cecil Mann

OWNERS NAME (printed)

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

NAMES OF ADDITIONAL REPRESENTATIVES



WITNESS' SIGNATURE

JOHN J. STOECKEL

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.

1 / 11 / 16

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**DATED**

Cecil Mann

---

**APPLICANT'S NAME (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.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: Mann Subdivision							
Project Location (describe, and attach a location map): West of Lakeside Road, North of the Town of Newburgh Little League Fields, south of NYS Route 300							
Brief Description of Proposed Action: See attached narrative							
Name of Applicant or Sponsor: Cecil Mann		Telephone: 845-564-2096 E-Mail: cerene@hvc.rr.com					
Address: 545 Lakeside Road							
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">NO</th> <th style="width: 50%; text-align: center;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">NO</th> <th style="width: 50%; text-align: center;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		±5.6 acres					
b. Total acreage to be physically disturbed?		±1.8 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		±5.6 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<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							

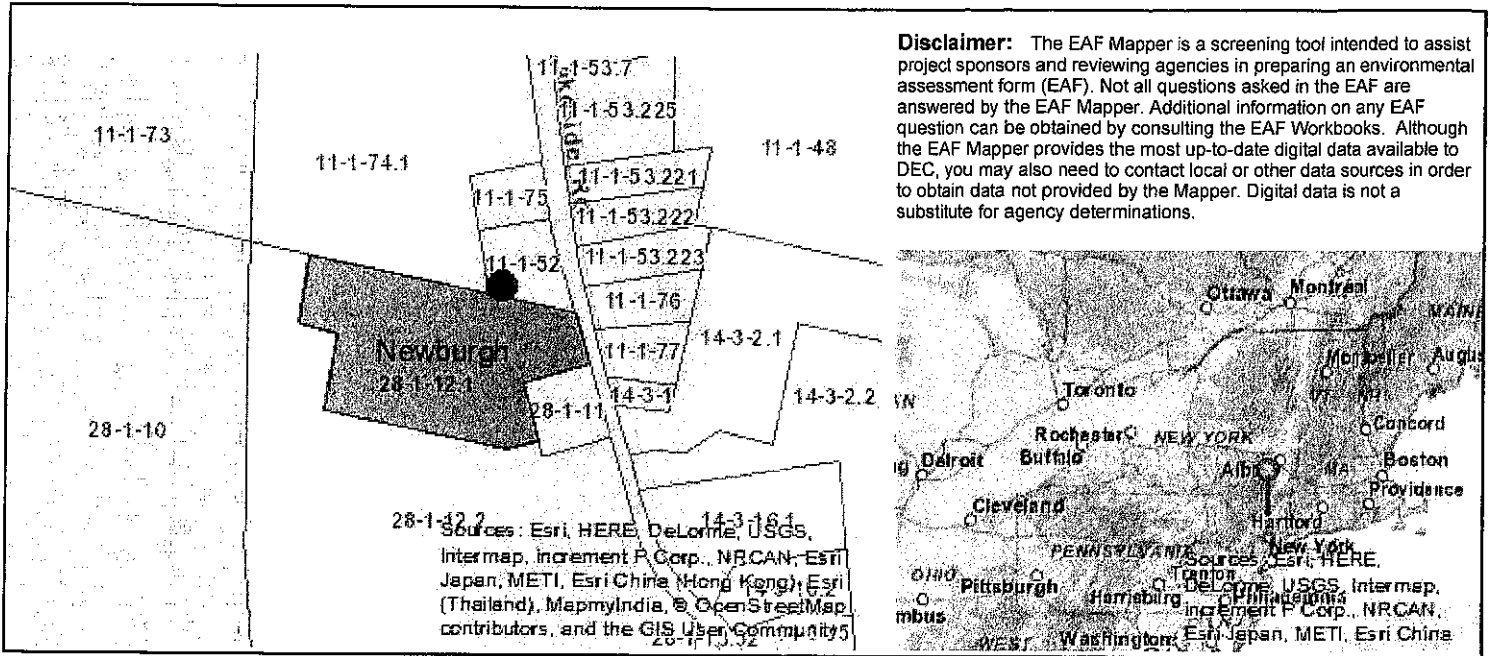


<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?          If Yes, explain purpose and size: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

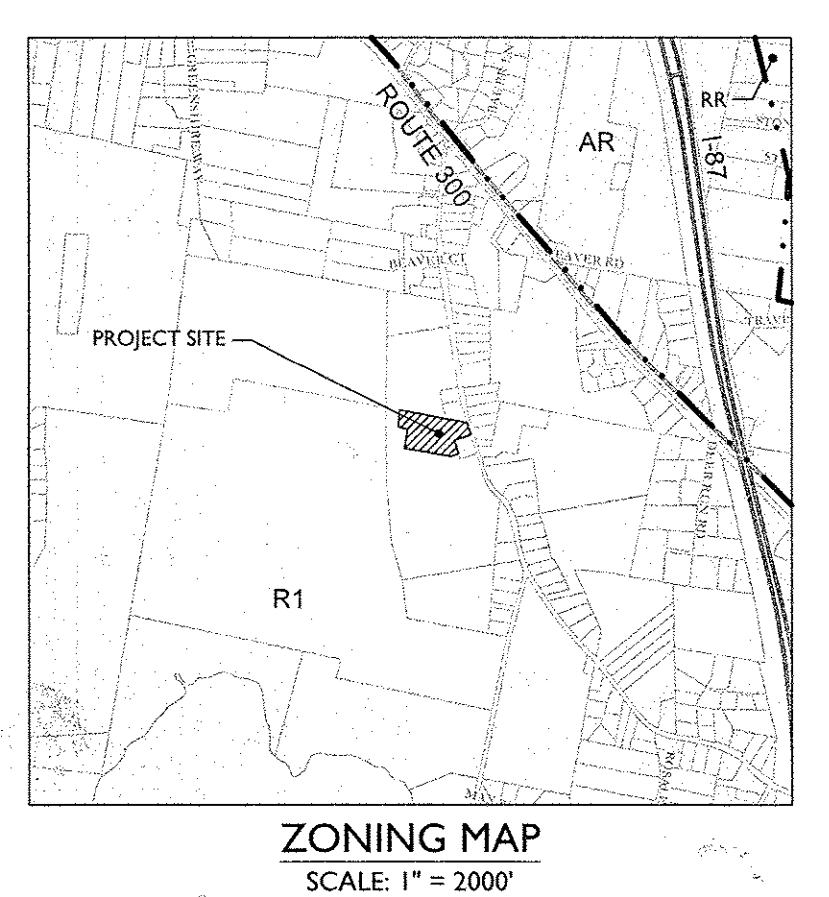
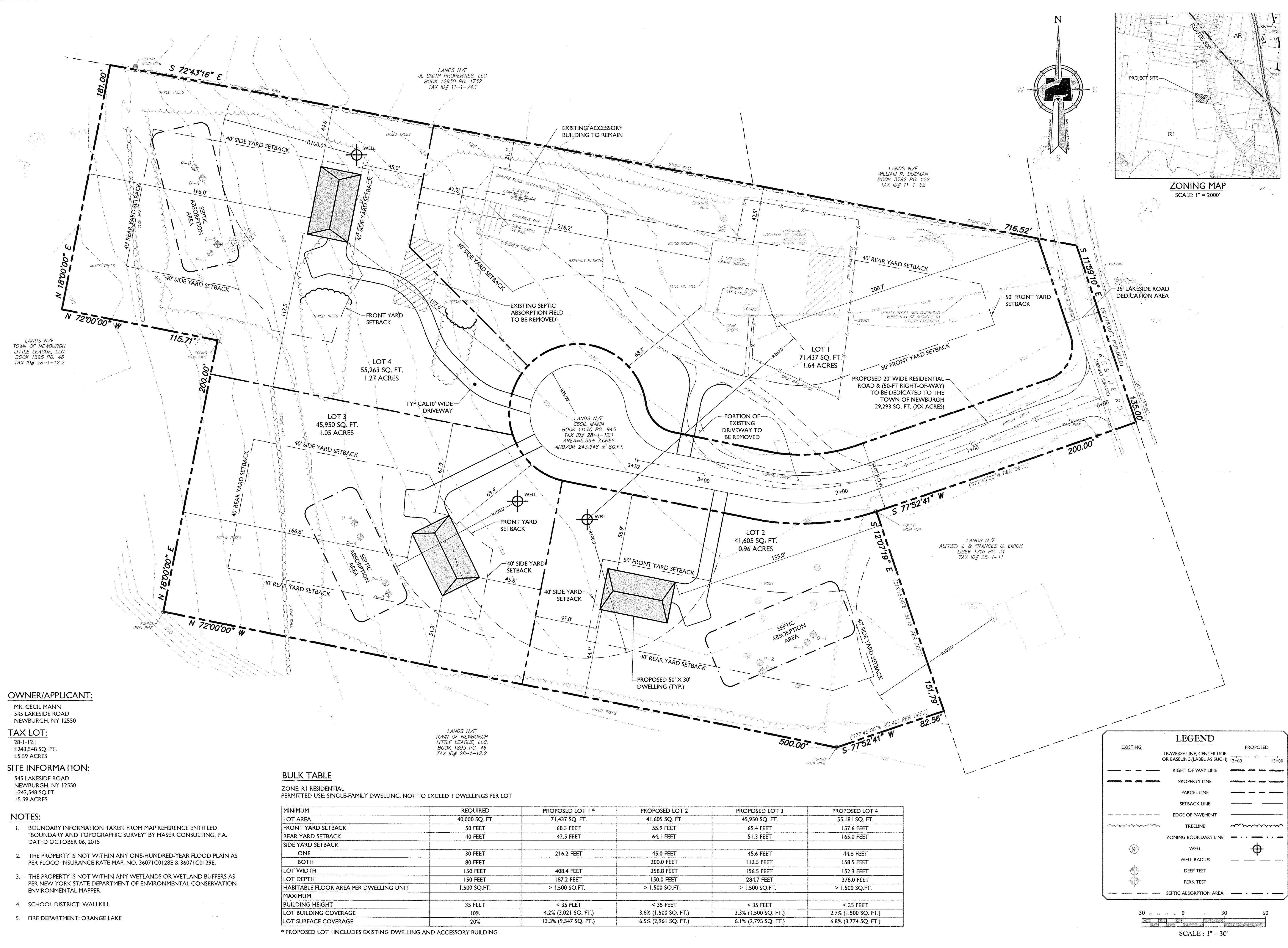
**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: Cecil Mann Date: 1/11/16

Signature: *Cecil Mann*



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	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



**MASER CONSULTING P.A.**  
 Customer Loyalty through Client Satisfaction  
 www.maserconsulting.com  
 Engineers • Planners • Surveyors  
 Landscape Architects • Environmental Scientists

Office Locations:  
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 Tampa, FL

State of N.Y. Certificate of Authorization: 0008671 / 0008821  
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**811** PROTECT YOURSELF  
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE  
 Know what's below.  
 Call before you dig.  
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: www.call811.com

REV	DATE	DESCRIPTION

Professional Engineer Seal for Andrew B. Fetherston, License Number 073555-1.

**ANDREW B. FETHERSTON**  
 NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 073555-1

**MINOR SUBDIVISION SKETCH PLAN**  
 FOR  
**CECIL MANN**

**SECTION 28**  
**BLOCK 1**  
**LOT 12.1**  
**TOWN OF NEWBURGH**  
**COUNTY OF ORANGE**  
**STATE OF NEW YORK**

**NEW WINDSOR OFFICE**  
 555 Hudson Valley Avenue  
 Suite 101  
 New Windsor, NY 12553  
 Phone: 845.564.4495  
 Fax: 845.567.1025

SCALE: AS SHOWN DATE: 07/11/16 DRAWN BY: JAP CHECKED BY: JIS  
 PROJECT NUMBER: 15001767A DRAWING NAME: C.N.P.T.  
 SHEET TITLE: SKETCH PLAN  
 SHEET NUMBER: 01 of 01

**OWNER/APPLICANT:**  
 MR. CECIL MANN  
 545 LAKESIDE ROAD  
 NEWBURGH, NY 12550

**TAX LOT:**  
 28-1-12.1  
 ±243,548 SQ. FT.  
 ±5.59 ACRES

**SITE INFORMATION:**  
 545 LAKESIDE ROAD  
 NEWBURGH, NY 12550  
 ±243,548 SQ. FT.  
 ±5.59 ACRES

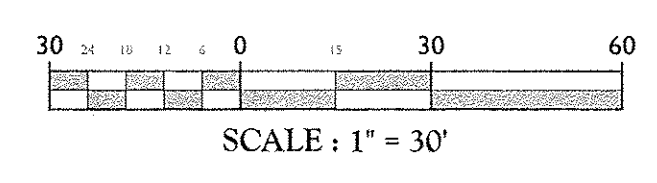
**BULK TABLE**  
 ZONE: R1 RESIDENTIAL  
 PERMITTED USE: SINGLE-FAMILY DWELLING, NOT TO EXCEED 1 DWELLINGS PER LOT

	REQUIRED	PROPOSED LOT 1 *	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4
MINIMUM LOT AREA	40,000 SQ. FT.	71,437 SQ. FT.	41,605 SQ. FT.	45,950 SQ. FT.	55,181 SQ. FT.
FRONT YARD SETBACK	50 FEET	68.3 FEET	55.9 FEET	69.4 FEET	157.6 FEET
REAR YARD SETBACK	40 FEET	42.5 FEET	64.1 FEET	51.3 FEET	165.0 FEET
SIDE YARD SETBACK					
ONE	30 FEET	216.2 FEET	45.0 FEET	45.6 FEET	44.6 FEET
BOTH	80 FEET		200.0 FEET	112.5 FEET	158.5 FEET
LOT WIDTH	150 FEET	408.4 FEET	258.8 FEET	156.5 FEET	152.3 FEET
LOT DEPTH	150 FEET	187.2 FEET	150.0 FEET	284.7 FEET	378.0 FEET
HABITABLE FLOOR AREA PER DWELLING UNIT	1,500 SQ.FT.	> 1,500 SQ.FT.	> 1,500 SQ.FT.	> 1,500 SQ.FT.	> 1,500 SQ.FT.
MAXIMUM BUILDING HEIGHT	35 FEET	< 35 FEET	< 35 FEET	< 35 FEET	< 35 FEET
LOT BUILDING COVERAGE	10%	4.2% (3,021 SQ. FT.)	3.6% (1,500 SQ. FT.)	3.3% (1,500 SQ. FT.)	2.7% (1,500 SQ. FT.)
LOT SURFACE COVERAGE	20%	13.3% (9,547 SQ. FT.)	6.5% (2,961 SQ. FT.)	6.1% (2,795 SQ. FT.)	6.8% (3,774 SQ. FT.)

\* PROPOSED LOT 1 INCLUDES EXISTING DWELLING AND ACCESSORY BUILDING

**LEGEND**

EXISTING	PROPOSED
TRaverse line, center line or baseline (label as such)	12+00 13+00
RIGHT OF WAY LINE	---
PROPERTY LINE	---
PARCEL LINE	---
SETBACK LINE	---
EDGE OF PAVEMENT	---
TREELINE	---
ZONING BOUNDARY LINE	---
WELL	⊕
WELL RADIUS	---
DEEP TEST	---
PERK TEST	---
SEPTIC ABSORPTION AREA	---



100% DATE PLOTTED: 07/11/16 10:00 AM PROJECT: 15001767A SHEET: 01 OF 01