



CALLAS SUBDIVISION
Section 3 Block 1 Lot 144
Town of Newburgh
Orange County, New York

APPLICATION REPORT

Prepared for Submission to:
Town of Newburgh
Planning Board

Fine & Associates
Engineers and Planners

Job No. 11-112

Date: January 2012

152 Main Street
Goshen, New York 10924
(845) 294-1830 • Fax: (845) 294-1832
fineandassoc@frontiernet.net

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CALLAS SUBDIVISION

Application Report

1. Location Plan

1.1 The site fronts on the south side of North Plank Route (Route 300) and north of East Rock Cut Road. Rock Cut Road (Route 23) is north/south and westerly of the site. Running north/south and approximately one mile east of the site is the New York State Thruway. Orange Lake and Chadwick Lake are located in the general area.

2. Planning Review

2.1 The proposed project is a two-lot residential subdivision in the Town of Newburgh. The characteristics of the site are as follows:

Tax Map I.D.3-1-144
Total Area.....3.306 acres
ZoneAR
Bounded By.....State Highway 300
QuantificationSee Bulk Table
Permitted Use.....Single Family Dwellings
SanitarySeptics and Wells

3. Existing Site

3.1 The site itself is currently occupied by an existing two-family residence, supported by an existing septic tank and existing sewage disposal system. The ground generally slopes from west to east, with a slope of $\pm 8\%$.

4. SEQRA

4.1 We anticipate that the project will be classified "unlisted" and an Environmental Assessment Form will ultimately be required. A short Environmental Assessment Form is attached to the drawings.

5. Soils

5.1 Based on the "Soils Survey of Orange County," soils consist of MdC and MdB. Soils Analysis is included in the Appendix.

6. Wetlands

6.1 There are no known state or federal wetlands within the subject lot.

7. Flood Plain

7.1 The subject lot is not in a flood plain.

8. Water

8.1 A well will be drilled to meet the standards of the Orange County Health Department. Minimum acceptable flow is 5 gal/min. Separation from potential sources of pollution will be provided.

9. Sewage

9.1 Soil testing for the proposed facility will be performed in accordance with the "Red" Book for individual systems. The proposed area is shown on the layout drawing. In consideration of adjoining wells and sanitary facilities, the sewage will be pumped from the residential facility to the disposal area.

10. Drainage

10.1 Site drainage does not raise the level institutional consideration. Survey was performed. Two-foot contours are provided.

11. DOT

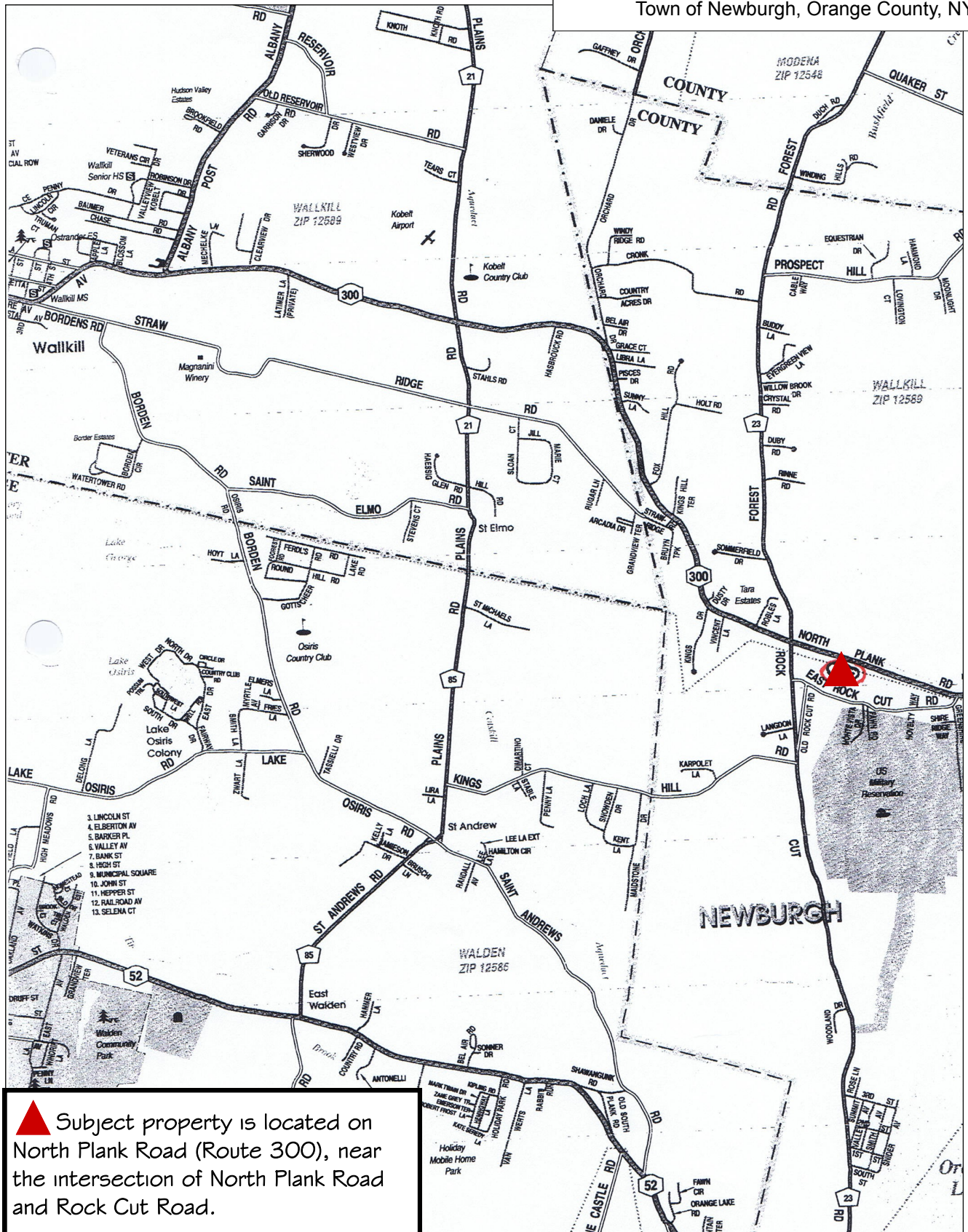
11.1 Route 300 is a state road, and curb cut approval is required.

APPENDIX

A Location MAP

3-1-144

Callas Subdivision—North Plank Road
Town of Newburgh, Orange County, NY

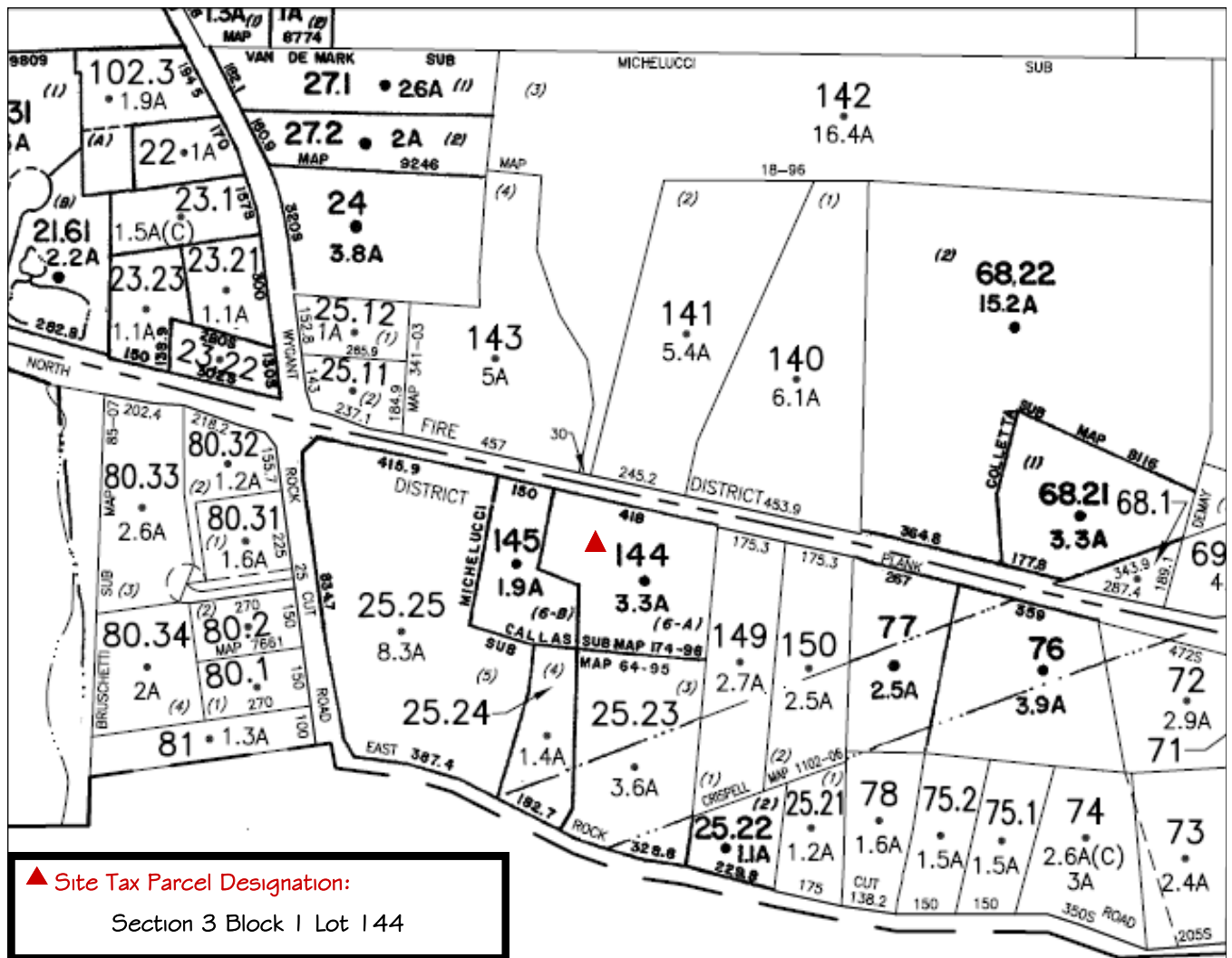


▲ Subject property is located on North Plank Road (Route 300), near the intersection of North Plank Road and Rock Cut Road.

B Tax Map

3-1-144

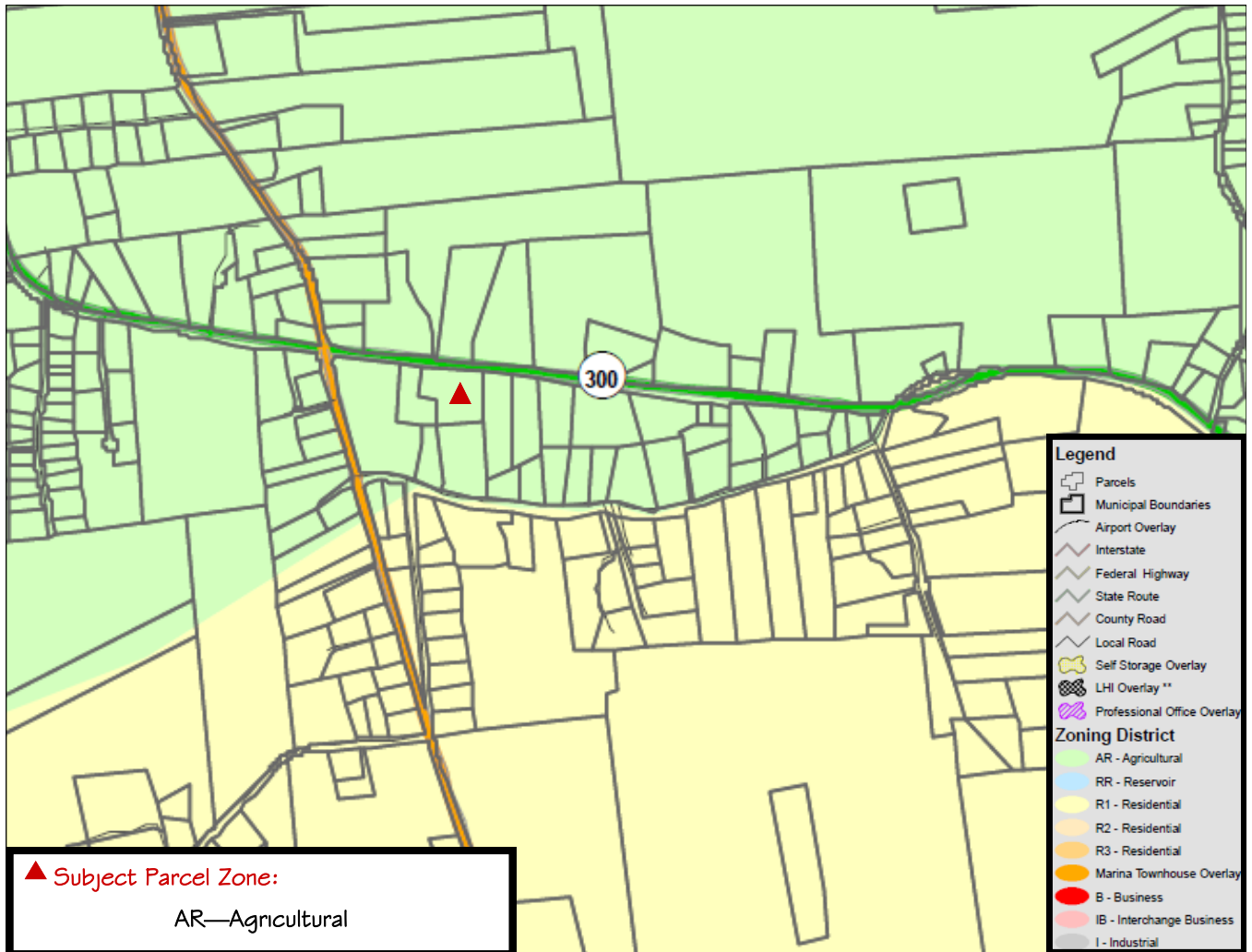
Callas Subdivision—North Plank Road
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C Zone Map

3-1-144

Callas Subdivision—North Plank Road
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D

Aerial Map

3-1-144

Callas Subdivision—North Plank Road
Town of Newburgh, Orange County, NY



ZONING

185 Attachment 6

Town of Newburgh

Table of Use and Bulk Requirements
AR District -- Schedule 2
[Amended 9-23-1998 by L.L. Nu. 10-1998; 4-8-2000 by L.L. Nu. 2-2000]

A. Accessory User	B. Permitted With	C. Permitted Uses 1. Single-family dwellings, not to exceed 1 dwelling unit per lot. 2. (Reserved) 3. (Reserved) 4. Municipal buildings and town activities 5. Agricultural operations, as follows: a. Growing of field, greenhouse and garden crops, vineyards, orchards and nurseries b. Keeping of livestock c. Keeping of fowl	D. Users Subject to Site Plan Review by the Planning Board	Minimum Required						Maximum Permitted			
				Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	1 Side Yard (feet)	Back Side Yards (feet)	Habitable Floor Area Per Dwelling Unit (square feet)	Lot Building Coverage (percent)	Building Height (feet)
1. Home occupancies	C1-3, D1 and 2			40,000	130	150	50	50	30	80	900	20%	20%
2. Private garage or carport for not more than 4 vehicles	C1-3 and 5 D1-12												
3. Garden house, unshook, wading or swimming pool or tennis court in accordance with § 185-43	C1-3 D1-3, 10-12			NA	NA	NA	NA	NA	NA	NA	NA	20%	NA
4. Signs in accordance with § 185-14: a. Professional b. Institutional c. Identification	C1-3, D1, 2 and 8 C4, D4-7, 11, 12 C3-5, D1-12			40,000	150	150	50	40	30	80	NA	NA	NA
5. Keeping up to 5 (total) dogs or cats over 6 months of age	C1-3 and 5 D1-3, 8-12			20 acres 10 acres	150 NA	150 NA	50 NA	40 NA	30 NA	80 NA	900	10%	35
6. Keeping up to 2 domestic animals, excepting dogs and cats, and up to 25 fowl on lots of 2 acres or more	C1-3 and 5 D1, 3-9			10 acres	300	300	200	200	200	400	NA	15%	40%
7. Off-street parking as required by the principal use	All			2 acres	150	150	50	50	50	100	NA	20%	50%
8. Off-street parking for commercial vehicles in accordance with § 185-13	C5 D3-9												10%
9. Separate living quarters within the permitted structure for persons employed on the premises	C1-3 and 5 D1-12			5 acres	300	300	75	50	50	100	NA	15%	50%
10. Fuel tanks in accordance with § 185-39	C5, D6 and 7			2 acres	200	200	50	50	40	80	NA	10%	40%
11. Satellite earth stations in accordance with § 185-40	C1-5 D1-12			10 acres	400	300	100	150	150	300	500	5%	50%
12. Accessory apartments in accordance with § 185-38A	C1 D1 and 2			20 acres	200	300	50	50	50	100	1,000 plus 100 per person	20%	50%
13. Burns, silos, produce-storage structures and packing warehouses not within 50 feet of any lot line	C5			60,000	150	150	50	50	50	100	NA	20%	50%
14. Seasonal roadside stands in accordance with § 185-44	C5			NA	NA	NA	NA	NA	NA	NA	NA	20%	50%
				100,000	200	150	50	40	30	80	900		
				100,000	200	150	50	40	30	80	900		
				50,000	100	150	50	40	30	80	900		

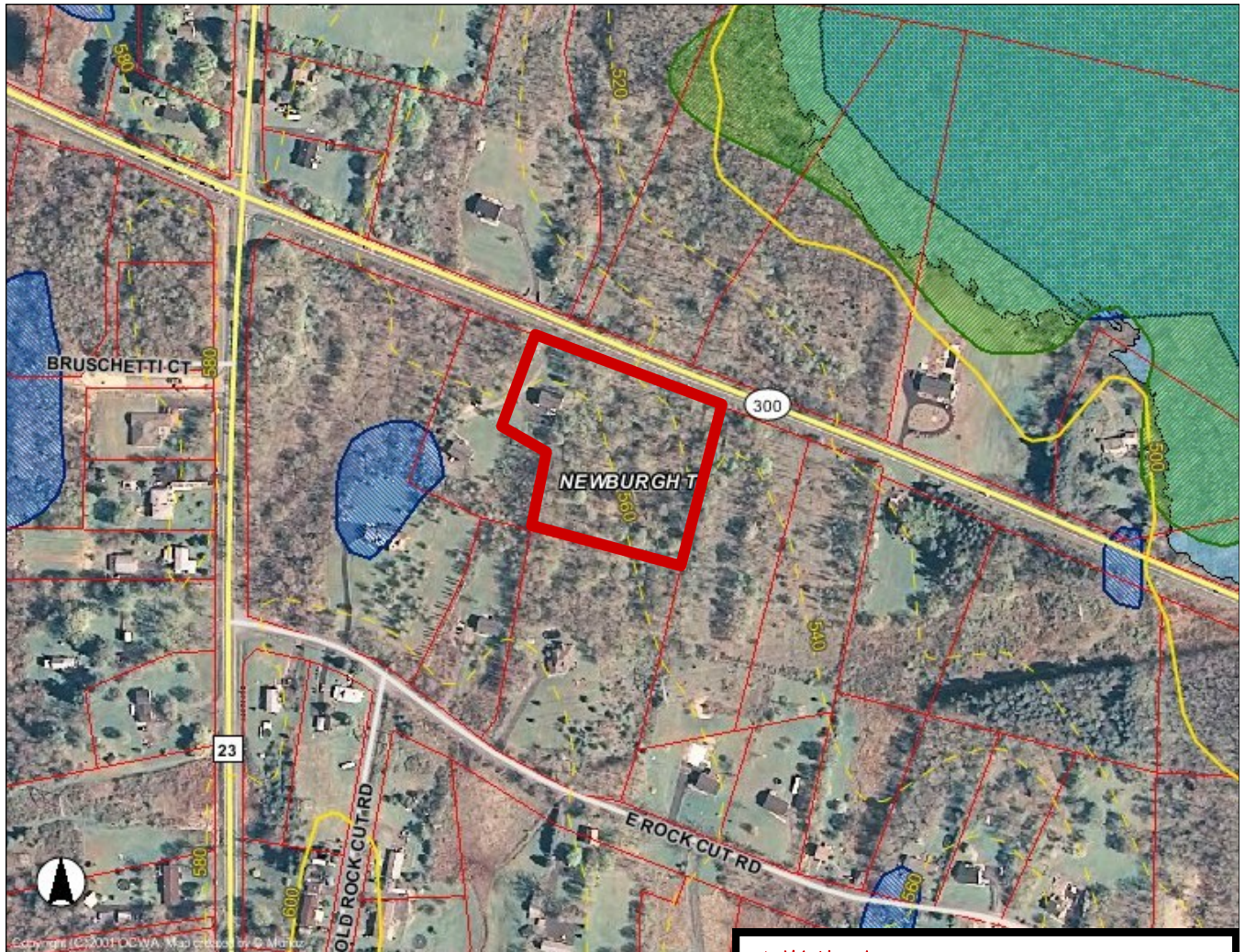
E
Bulk Table
3-1-144
Callas Subdivision—North Plank Road
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F

Wetlands

3-1-144

Callas Subdivision—North Plank Road
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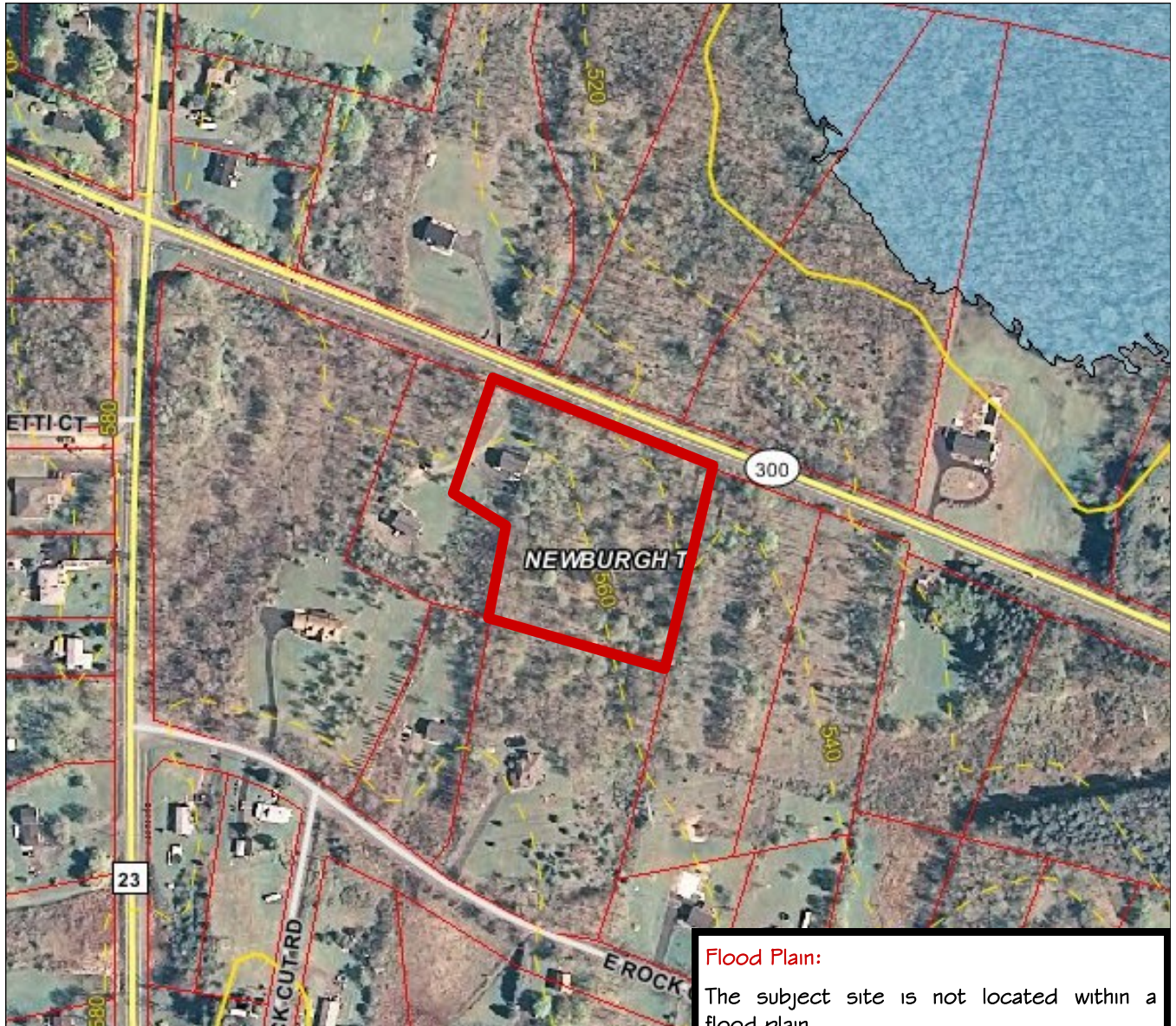
▲ Wetlands:
There are no state or federal wetlands within the subject site.

G

Flood Plain

3-1-144

Callas Subdivision—North Plank Road
Town of Newburgh, Orange County, NY



Flood Plain:
The subject site is not located within a flood plain.

§ 163-4. Initial contact.

A. The subdivider contacts the office of the Planning Board to discuss the proposed subdivision, location, applicable law and procedure. Based upon the discussion, the subdivider either files an application for a minor subdivision (see § 163-5) or an application for a major subdivision (see § 163-6). As an alternative, the subdivider may request to meet with the Planning Board to discuss the proposed subdivision before proceeding with a formal application.

B. Application for a further subdivision of any portion of a minor subdivision within a period of three (3) years from the approval date of the original subdivision shall constitute application for a major subdivision, regardless of the prior ownership of any portion of the minor subdivision.

§ 163-5. Minor subdivision.

A. Application, fee and information. The subdivider shall submit an application for approval of a subdivision plat along with a SEQR short form EAF and appropriate fee. Notwithstanding the foregoing, for subdivision sites located within the Chadwick Lake Critical Environmental Area (CEA), a long form EAF shall always be submitted. Said application shall contain information described in Subsections B and C below.

B. Information on plat. In the case of minor subdivision only, the subdivision plat shall include the following information:

- (1) The title block shall include the proposed subdivision name, the name of the town and county, the name and address of the record owner and subdivider, North point, map scale of no less than one (1) inch equals one hundred (100) feet and the date of drawing and of the latest revision (if any).
- (2) The location of existing and proposed structures, wells, septic systems and zoning district boundaries, if any, within two hundred (200) feet of the property proposed for subdivision.
- (3) The location of intersection(s) of private roads and driveway(s) with a public road.
- (4) Identification of the buildable area on each lot. (See Article IV, § 163-18A).
- (5) An actual field survey of the boundary lines of the entire tract, giving complete descriptive data by bearings and distances, made, certified and sealed by a licensed land surveyor.
- (6) All proposed on-site sanitation and water supply facilities, to be shown designed to meet the minimum specification of the Town Sewer Use Law Editor's Note: See Ch. 148, Sewers, and State Department of Health, and a note to this effect shall be stated on the plat and signed by a licensed engineer. The location and results of the percolation test(s) and deep pit test(s) on which the septic system design(s) are based shall be indicated on the plat. (See Article IV, § 163-22.)
- (7) A zoning table showing the current zoning requirements and proposed minimum requirements of lots and buildings.
- (8) A map of the entire holding indicating the location of that portion which is to be subdivided in relation to the entire tract and the distance to the nearest existing street intersection.
- (9) Topographic contours at intervals of not more than two (2) feet based on United States Geological Survey (USGS) datum or as required by the Planning Board.
- (10) The drawing sheet:

(a) The size shall be in conformance with requirements for filing in the Orange County Clerk's office.

(b) If more than one (1) sheet is required, a clearly drawn cut line shall be shown on both sheets and on the key map.

(11) The name of the owner and of all adjoining property owners as disclosed by the most recent town tax records.

(12) The tax map section, block and lot numbers of all parcels set forth in Subsection B(11) above.

(13) All existing restrictions on the use of land, including easements and covenants.

(14) A location map at a scale of one (1) inch equals two thousand (2,000) feet [one to twenty-four thousand (1:24,000)] to indicate the relationship of the proposed subdivision to significant existing community facilities which will serve or influence the layout, such as major traffic arteries, shopping areas, schools, parks, employment centers, churches, etc. It shall show the North point, scale and date.

(15) General site conditions: rock outcrops, isolated trees over twelve (12) inches caliber measured at a point four (4) feet above the base of the trunk and all specimen trees and other trees over twenty-four (24) inches caliber, orchards, hedge rows and other ornamental landscaping, wooded areas, existing structures, stone walls, roads or lanes, power lines, easements and other existing improvements within the portion to be subdivided and within two hundred (200) feet thereof.

(16) The location of floodplains, federal wetlands, Department of Environmental Conservation (DEC) designated wetlands and buffers with boundaries certified to by the DEC, where applicable.

C. Accompanying information.

(1) A copy of such covenants or deed restrictions as are intended to cover all or part of the tract.

(2) If the applicant/owner in Subsection B(11) above is a corporation or partnership, the name of the officers of the corporation, and, if a partnership, the name of the general partner(s) shall be provided.

D. Number of copies. Eight (8) copies of the subdivision plat shall be presented to the Secretary of the Planning Board no later than ten (10) days prior to a scheduled monthly meeting of the Planning Board. Nothing herein, however, guarantees the applicant being on an agenda of a meeting to be held immediately subsequent to a submission.

E. Subdivider to attend Planning Board meeting. The subdivider or the subdivider's duly authorized representative shall attend the meeting of the Planning Board to discuss the subdivision plat.

F. When officially submitted. The time of submission of the subdivision plat shall be considered to be the date of the regular meeting of the Planning Board at which the complete application is to be considered, except where a later date is provided for by law, rule or regulation, in which case the later date shall apply. At least ten (10) days prior to such meeting, the subdivision plat must be filed with the Secretary to the Planning Board. The application for plat approval may be placed on the agenda for consultation and discussion at the sole discretion of the Planning Board Chairperson even if the application is incomplete.

G. Endorsement of state, county and federal agencies. If the site borders a county or state road, copies of the submission shall be forwarded to the Orange County Department of Public Works and/or the Regional Office of the New York State Department of Transportation. If the site of a subdivision of fifty (50) or more lots or an action within or contiguous to any critical environmental area or an action requiring the preparation of an agricultural impact statement lies within five hundred (500) feet of an existing or proposed county or state road, drainage easement, institution or park or within five hundred (500) feet of a municipal boundary, a copy of the submission shall be forwarded to the Orange County Department of Planning. These submissions shall be made by the Planning Board Secretary to these agencies. If the property lies within or adjacent to the Hudson River, federal wetlands or the Stewart Airport Overlay Zone, as described on the current zoning map, the appropriate federal agencies shall be notified by the applicant.

H. Preliminary plat public hearing; approval of preliminary plat; revocation of approval.

- (1) Submission of preliminary plats. All plats shall be submitted to the Planning Board for approval in final form; provided, however, that where the Planning Board has been authorized to approve preliminary plats, the owner may submit or the Planning Board may require that the owner submit a preliminary plat for consideration. Such a preliminary plat shall be clearly marked "preliminary plat" and shall conform to the definition provided in this chapter.
- (2) Coordination with the State Environmental Quality Review Act. The Planning Board shall comply with the provisions of the State Environmental Quality Review Act under Article 8 of the Environmental Conservation Law and its implementing regulations.
- (3) Receipt of a complete preliminary plat. A preliminary plat shall not be considered complete until a negative declaration has been filed or until a notice of completion of the draft environmental impact statement has been filed in accordance with the provisions of the State Environmental Quality Review Act. The time periods for review of a preliminary plat shall begin upon filing of such negative declaration or such notice of completion.
- (4) Planning Board as lead agency under the State Environmental Quality Review Act; public hearing; notice; decision.
 - (a) Public hearing on preliminary plats. The time within which the Planning Board shall hold a public hearing on the preliminary plat shall be coordinated with any hearings the Planning Board may schedule pursuant to the State Environmental Quality Review Act, as follows:
 - [1] If such Board determines that the preparation of an environmental impact statement on the preliminary plat is not required, the public hearing on such plat shall be held within sixty-two (62) days after the receipt of a complete preliminary plat by the Clerk of the Planning Board; or
 - [2] If such Board determines that an environmental impact statement is required and a public hearing on the draft environmental impact statement is held, the public hearing on the preliminary plat and the draft environmental impact statement shall be held jointly within sixty-two (62) days after the filing of the notice of completion of such draft environmental impact statement in accordance with the provisions of the State Environmental Quality Review Act. If no public hearing is held on the draft environmental impact statement, the public hearing on the preliminary plat shall be held within sixty-two (62) days of filing the notice of completion.
 - (b) Public hearing; notice; length. The hearing on the preliminary plat shall be advertised at least once in a newspaper of general circulation in the town at least five (5) days before such hearing if no hearing is held on the draft environmental impact statement or fourteen (14) days before a hearing held jointly therewith. The Planning Board may provide that the hearing be further advertised in such manner as it deems most appropriate for full public consideration of such preliminary plat. The hearing on the preliminary plat shall be closed upon motion of the Planning Board within one hundred twenty (120) days after it has been opened.
 - (c) Decision. The Planning Board shall approve, with or without modification, or disapprove such preliminary plat as follows:
 - [1] If the Planning Board determines that the preparation of an environmental impact statement on the preliminary plat is not required, such Board shall make its decision within sixty-two (62) days after the close of the public hearing; or
 - [2] If the Planning Board determines that an environmental impact statement is required and a public hearing is held on the draft environmental impact statement, the final environmental impact statement shall be filed within forty-five (45) days following the close of such public hearing in accordance with the provisions of the State Environmental Quality Review Act; if no public hearing is held on the draft environmental impact statement, the final environmental impact statement shall be filed within forty-five (45) days following the close of the public hearing on the preliminary plat. Within thirty (30) days of the filing of such final environmental impact statement, the Planning Board shall issue findings on the final environmental impact statement and make its decision on the preliminary plat.

Red Book Separation

3-1-144

Callas Subdivision—North Plank Road
Town of Newburgh, Orange County, NY

TABLE 2

REQUIRED SEPARATION DISTANCES FROM WASTEWATER SYSTEM COMPONENTS

System Components	Well (f) or Suction Line	To Stream, Lake Watercourse (b), or Wetland	Dwelling	Property Line	Drainage Ditch(b),(g)
House Sewer (watertight joints)	25' if cast iron or PVC with O-ring joints, 50' otherwise	25'	3'	10'	---
Septic tank	50'	50'	10'	10'	10'
Effluent line to distribution box	50'	50'	10'	10'	10'
Distribution box	100'	100'	20'	10'	20'
Absorption field	100' (a)	100'	20'	10'	20'
Seepage pit	150' (a)	100'	20'	10'	20'
Dry well (roof and footing)	50'	25'	20'	10'	10'
Raised or Mound System (c)	100'(a)	100'	20'	10'	20'
Intermittent Sand Filter (c)	100'(a)	100'	20'	10'	20'
Evapotranspiration-absorption system (c)	100'(a)	50'	20'	10'	20'
Composter	50'	50'	20'	10'	10'
Sanitary Privy Pit	100'	50'	20'	10'	20'
Privy, Watertight Vault	50'	50'	20'	10'	10'

NOTES:

(a) When sewage treatment systems are located in coarse gravel or upgrade and in the general path of drainage to a well, the closest part of the treatment system shall be at least 200 feet away from the well.

(b) Mean high water mark.

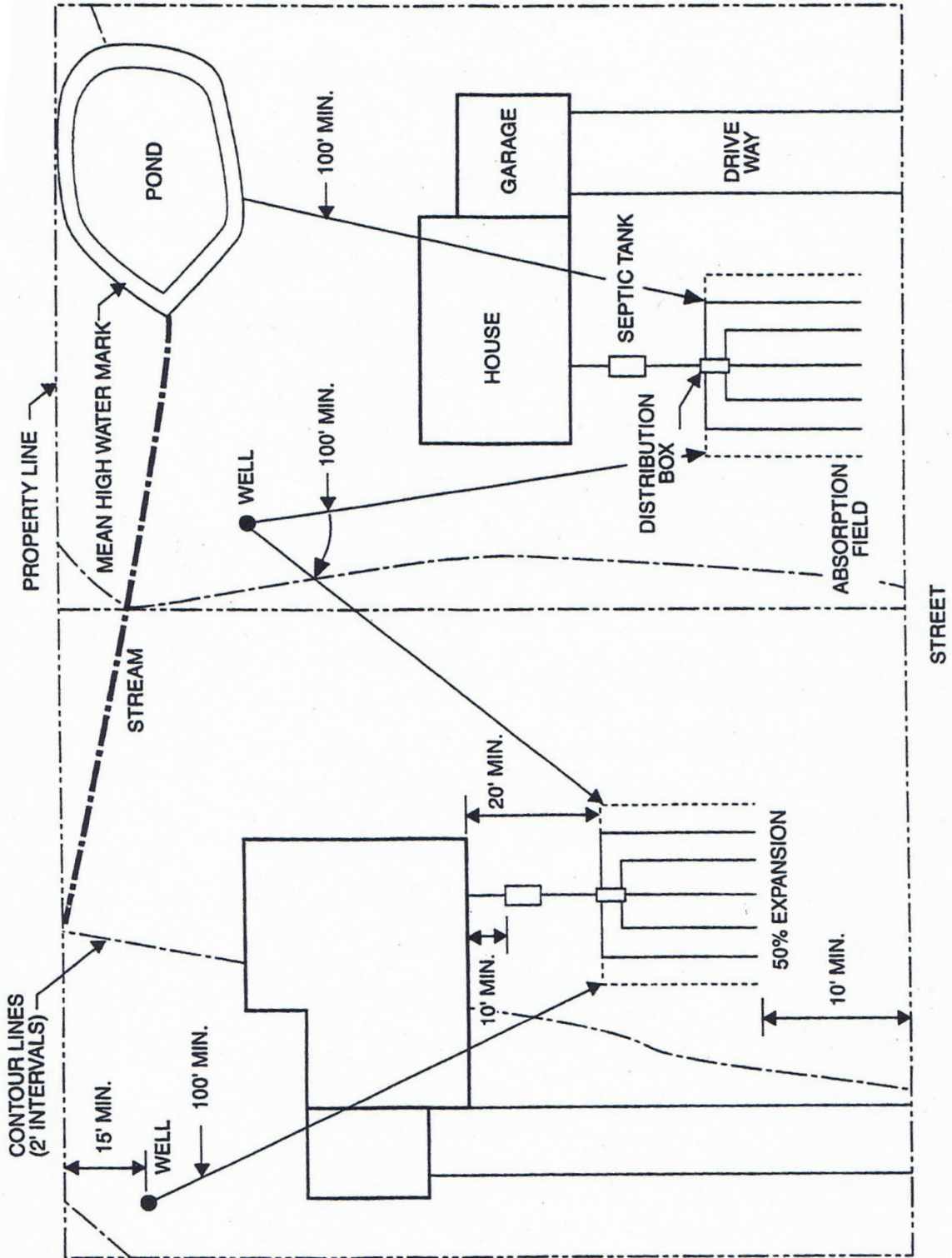
(c) For all systems involving the placement of fill material, separation distances are measured from the toe of slope of the fill.

(d) Any water service line under pressure (i.e., public water supply main, household service line, well to household service line) located within ten feet of any absorption field, seepage pit or sanitary privy shall be installed inside a larger diameter water main to protect the potable water supply.

(e) Any water service line under pressure (i.e., public water supply main, household service line, well to household service line) crossing a sewer shall be installed with one full length of water main centered above the sewer so both water connecting joints are as far as possible from the sewer. Section 8.6 of the GLUMRB Recommended Standards for Water Works, shall be followed for separation of water mains, sanitary sewers and storm sewers.

(f) The minimum separation distance between a septic tank and a community type public water supply well should be 100 feet. Distribution boxes and absorption facilities (e.g., absorption trenches/beds, seepage pits, raised systems, mound systems, etc.) should be located at least 200 feet from community type public water supply wells.

(g) Recommended separation distances.

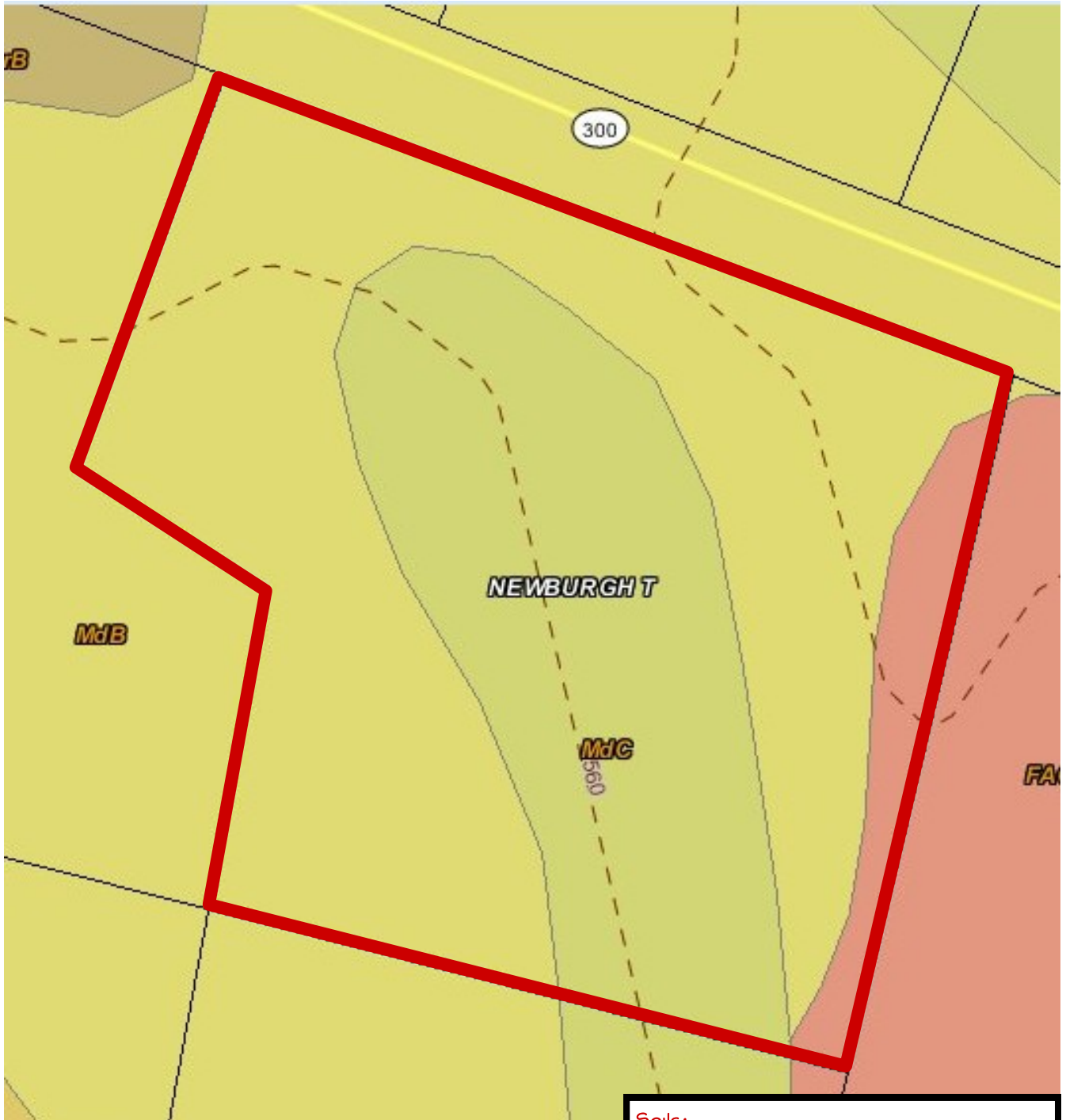


J

Soils

3-1-144

Callas Subdivision—North Plank Road
Town of Newburgh, Orange County, NY



Soils:
The subject site consists of the following
soils: MdB and MdC

Orange County, New York

MdB—Mardin gravelly silt loam, 3 to 8 percent slopes

Map Unit Setting

Elevation: 800 to 1,800 feet

Mean annual precipitation: 42 to 52 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 135 to 215 days

Map Unit Composition

Mardin and similar soils: 75 percent

Description of Mardin

Setting

Landform: Drumlinoid ridges, hills, till plains

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest

Down-slope shape: Concave

Across-slope shape: Convex

Parent material: Loamy till derived mainly from acid sedimentary rock

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: 14 to 26 inches to fragipan

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 18 to 24 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Very low (about 2.6 inches)

Interpretive groups

Land capability (nonirrigated): 2w

Typical profile

0 to 8 inches: Gravelly silt loam

8 to 20 inches: Gravelly silt loam

20 to 60 inches: Channery silt loam

Orange County, New York

MdC—Mardin gravelly silt loam, 8 to 15 percent slopes

Map Unit Setting

Elevation: 800 to 1,800 feet

Mean annual precipitation: 42 to 52 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 135 to 215 days

Map Unit Composition

Mardin and similar soils: 75 percent

Description of Mardin

Setting

Landform: Drumlinoid ridges, hills, till plains

Landform position (two-dimensional): Summit

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Properties and qualities

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Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 18 to 24 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Very low (about 2.4 inches)

Interpretive groups

Land capability (nonirrigated): 3e

Typical profile

0 to 7 inches: Gravelly silt loam

7 to 18 inches: Gravelly silt loam

18 to 60 inches: Channery silt loam

PERCOLATION DATA:

LOT#2 - 8/22/11

PH1 - 28" DEEP

R1	12:20:15	-	12:31:10	10MIN	55	SEC
R2	12:32:10	-	12:53:45	21MIN	35	SEC
R3	12:54:30	-	1:16:40	22MIN	10	SEC

PH2 - 30" DEEP

R1	1:23:20	-	1:37:20	14MIN	00	SEC
R2	1:38:00	-	1:54:15	16MIN	15	SEC
R3	1:55:45	-	2:21:20	25MIN	35	SEC

DEEP PIT DATA

LOT#2 - 8/22/11

DP #1 - 6'-3" DEEP

0" - 4" TOPSOIL

4" - 20" SILTY LOAM WITH TRACE CLAY

20" - 75" COMPACT TO COARSE CLAYISH SILT WITH TRACE CLAY
NO BEDROCK, GROUNDWATER OR MOTTLING ENCOUNTERED.

DP #2 - 6'-6" DEEP

0" - 6" TOPSOIL

6" - 24" SILTY LOAM WITH TRACE CLAY

20" - 75" COMPACT TO COARSE CLAYISH SILT WITH TRACE CLAY
NO BEDROCK, GROUNDWATER OR MOTTLING ENCOUNTERED.