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

PROJECT: OPR ASSOCIATES
PROJECT NO.: 17-18
PROJECT LOCATION: SECTION 3 BLOCK 1 LOT 141
REVIEW DATE: 30 JUNE 2017
MEETING DATE: 6 JULY 2017
PROJECT REPRESENTATIVE: MERCURIO, NORTON, TAROLLI & MARSHALL

1. Response from Orange County Planning is outstanding. Response will time out on July 20, 2017.

Respectfully submitted,

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

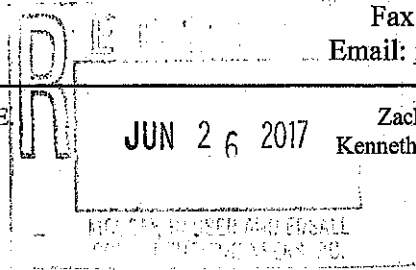
Patrick J. Hines
Principal

PJH/kbw

William G. Norton, L.S.
Alphonse Mercurio, L.S.

Lawrence J. Marshall, P.E.
John Tarolli, P.E., L.S.

Zachary A. Peters, P.E.
Kenneth W. Vriesema, L.S.



June 19, 2017

Planning Board
Town of Newburgh
308 Gardnertown Road
Newburgh, NY 12550

Re: Job No. 2130-2
Lands of OPR Associates
Tax Map Parcels: 3-1-140
Countryman Lane, Town of Newburgh
Town of Newburgh Project #2017-17
Town of Newburgh Project #2017-18

Dear Board Members:

Enclosed please find the following items in reference to Town of Newburgh Project #2017-17,
Tax Map Parcel 3-1-140:

1. Fourteen (14) copies of the transmittal letter

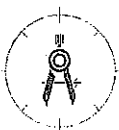
Enclosed please find the following items in reference to Town of Newburgh Project #2017-18,
Tax Map Parcel 3-1-141:

1. Fourteen (14) copies of the transmittal letter

Eighteen (18) sets of the revised site plan have also been provided with these submissions. The
site plan includes the proposed development information for both of the existing parcels.

The following responses are based upon a review by Patrick J. Hines dated May 24, 2017 in
reference to Town of Newburgh Project #2017-17:

1. Note 3 has been revised to specify the most recent delineation performed by Peter Torgerson on May 5, 2017. The revised plan has been submitted to NYSDEC for approval.
2. The Zoning Legend on sheet 1 of the plan set has been revised to specify the minimum buildable area for the project parcel, no portion of the onsite wetland or buffer have been included in the calculation.
3. The revised site plan has been submitted to NYSDOT for re-approval of the driveway location.
4. The site plan has been revised to more clearly designate the most recent percolation test location.
5. Survey note 10 has been modified to specify the lot numbers, as requested.
6. Proper notification will be provided for the required public hearing.



The following responses are based upon a review by Patrick J. Hines dated May 24, 2017 in reference to Town of Newburgh Project #2017-18:

1. Note 3 has been revised to specify the most recent delineation performed by Peter Torgerson on May 5, 2017. The revised plan has been submitted to NYSDEC for approval.
2. The Zoning Legend on sheet 1 of the plan set has been revised to specify the minimum buildable area for the project parcel, no portion of the onsite wetland or buffer have been included in the calculation.
3. The revised site plan has been submitted to NYSDOT for re-approval of the driveway location.
4. The site plan has been revised to more clearly designate the most recent percolation test location.
5. Note 5 has been added to sheet 1 of the plans specifying that the existing shallow well located on Tax Map Parcel 3-1-141 shall be abandoned in accordance with AWWA standards.
6. Survey note 10 has been modified to specify the lot numbers, as requested.
7. Proper notification will be provided for the required public hearing.

Please place this project on the next available agenda for continued discussion.

If you have any questions or concerns, please feel free to contact me at (845) 744-3620 or by email at lmarsshall@mntm.co.

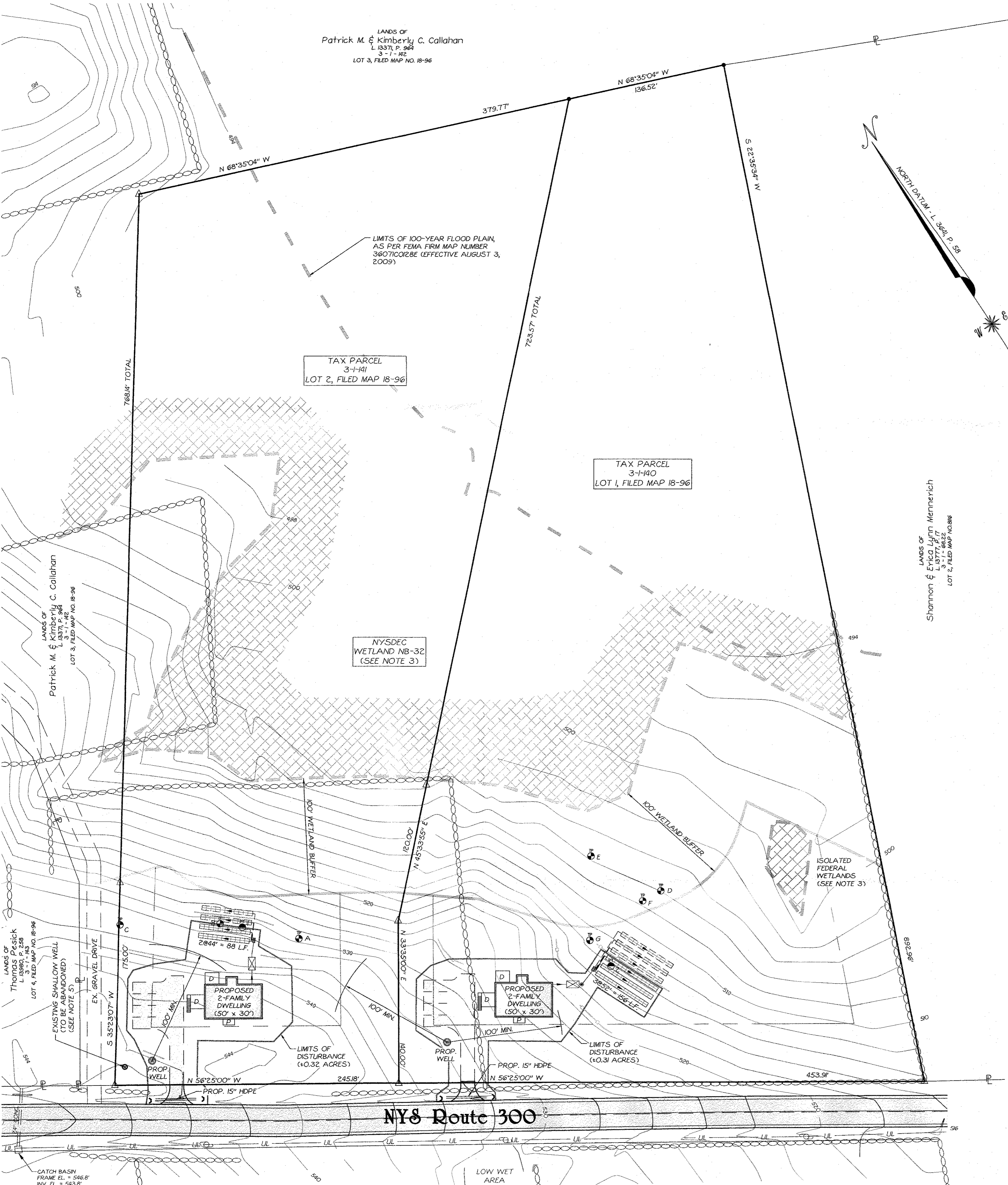
Sincerely,



Lawrence Marshall, P.E.

LM/rs
Enc.

cc: Debbie Nathanson (via email)
Patrick Hines
Michael Donnelly, Esq.

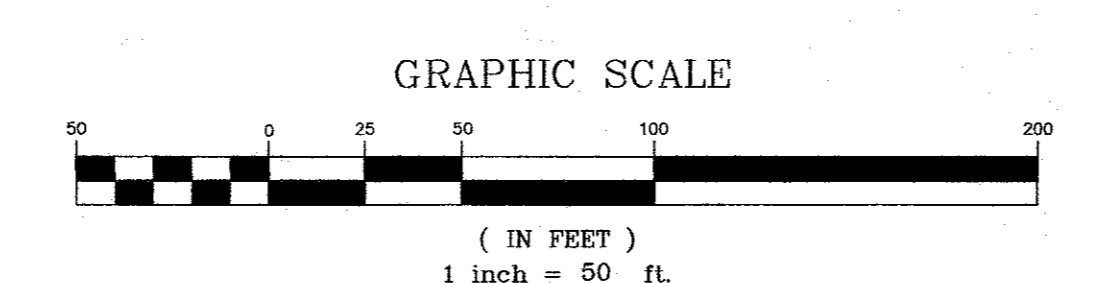


Parking Requirements

USE:	TOWN PARKING REQUIREMENT:	PROPOSED CRITERIA:	SPACES REQUIRED:	SPACES PROVIDED:
2-FAMILY	2 PER DWELLING UNIT	2 DWELLING UNITS	4	4

I HAVE REVIEWED THE PLAN AND AGREE TO ITS PLING IN THE ORANGE COUNTY CLERK'S OFFICE

OPR ASSOCIATES, LLC
(DEBORAH NATHANSON - MEMBER)



Zoning Legend: AR

TWO-FAMILY DWELLING	REQUIRED	PARCEL 3-1-140	PARCEL 3-1-141
MINIMUM LOT AREA	100,00 SF	6,058 ACRES	5,394 ACRES
MINIMUM LOT WIDTH	200'	167.5'	124.4'
MINIMUM LOT DEPTH	150'	186.2'	183.3'
MINIMUM FRONT YARD	50'	1.58'	1.60'
MINIMUM SIDE YARD (EACH)	30'	1.43'	1.77'
MINIMUM SIDE YARD (BOTH)	80'	1.386'	1.92'
MINIMUM REAR YARD	40'	1.78'	1.680'
MINIMUM BUILDABLE AREA	17,500 SF	139,800 SF	119,000 SF
HABITABLE FLOOR AREA PER DWELLING UNIT	900 SF	4,500 SF	4,500 SF
MAXIMUM LOT BUILDING COVERAGE	20%	11.0%	11.0%
MAXIMUM BUILDING HEIGHT	35'	<35'	<35'
MAXIMUM SURFACE COVERAGE	40%	12%	12%

Parcel Information

TAX PARCEL	AREA	REFERENCE
3 - 1 - 140	6.058 ACRES	LOT 1, FILED MAP NO. 18-96
3 - 1 - 141	5.394 ACRES	LOT 2, FILED MAP NO. 18-96

Notes

- 1.) RECORD OWNER: OPR ASSOCIATES, 342 SOUTH PLANK ROAD, WESTTOWN, NY 10998
- 2.) APPLICANT: OPR ASSOCIATES, LLC, 342 SOUTH PLANK ROAD, WESTTOWN, NY 10998
- 3.) LIMITS OF NYSDEC WETLAND NB-32 AND ISOLATED FEDERAL WETLAND AS DELINEATED BY PETER TORGERSON ON MAY 5, 2017.
- 4.) THE TOTAL PROPOSED LIMITS OF DISTURBANCE IS APPROXIMATELY 0.63 ACRES.
- 5.) THE EXISTING SHALLOW WELL LOCATED ON TAX MAP PARCEL 3 - 1 - 141 SHALL BE ABANDONED IN ACCORDANCE WITH AWWA STANDARDS.

Survey Notes

- 1.) SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.
- 2.) SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF NYS ROUTE 300, FOR USE AS A PUBLIC HIGHWAY.
- 3.) SUBJECT TO UTILITY GRANTS OF RECORD.
- 4.) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY SEWERAGE SYSTEM SUBJECT TO THE PROVISIONS OF LOCAL LAW 1, 1989, THE TOWN OF NEWBURGH BUILDING INSPECTOR MUST RECEIVE AN "AS BUILT" PLAN OF SUCH SYSTEM BEARING THE FOLLOWING CERTIFICATION OF A PROFESSIONAL ENGINEER OR OTHER AUTHORIZED DESIGN PROFESSIONAL AS SET FORTH ABOVE: "I HEREBY CERTIFY TO THE TOWN OF NEWBURGH THAT THE SEWERAGE SYSTEM DEPICTED ON THIS PLAN HAS BEEN DESIGNED AND INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE PUBLIC HEALTH LAW AND ALL REGULATIONS PROMULGATED THEREUNDER."
- 5.) TOPOGRAPHY MARCH, 1995
- 6.) APPROPRIATION PARCELS SHOWN ON NYS ROUTE 300, STATE HIGHWAY NO. 161, ARE SHOWN ON MAPS ON FILE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, AND ARE RECORDED IN LIBER 1535 OF DEEDS, PAGES 472, 473, 475, 476, 479 AND 486, L 1491, P. 387 & L 1487, P. 491 RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE.
- 7.) UNLABELED, OFF-PREMISES STRUCTURES ARE TAKEN FROM A MAP PREPARED BY LANC & TULLY, ENGINEERING AND SURVEYING, P.C., ENTITLED "TOPOGRAPHY SURVEY PREPARED FOR ALMAG DEVELOPMENT CORPORATION", DATED OCTOBER 1, 1986.
- 8.) PROPOSED DRIVEWAY GRADES SHALL NOT EXCEED 15%.
- 9.) THE FOLLOWING SHALL BE ADDED TO EACH DEED FOR THE LOTS SHOWN: "FOR AS LONG AS ANY PORTION OF THE PROPERTY DESCRIBED IN THIS DEED IS SUBJECT TO REGULATION UNDER ARTICLE 24 (THE FRESHWATER WETLANDS ACT) OF THE ENVIRONMENTAL CONSERVATION LAW OF THE STATE OF NEW YORK (ECL), THERE SHALL BE NO CONSTRUCTION, GRADING, EXCAVATING, CLEARING OR OTHER REGULATED ACTIVITY AS DEFINED BY ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW ON THIS PROPERTY WITHIN THE FRESHWATER WETLAND AREA OR 100' ADJACENT AREA AS SHOWN ON THE FINAL SUBDIVISION PLAT AT ANY TIME WITHOUT HAVING FIRST SECURED THE NECESSARY PERMISSION AND PERMIT REQUIRED PURSUANT TO THE ABOVE NOTED ARTICLE 24. THIS RESTRICTION SHALL BIND THE GRANTEE'S, THEIR SUCCESSORS AND ASSIGNS AND SHALL BE EXPRESSLY SET FORTH IN ALL SUBSEQUENT DEEDS TO THIS PROPERTY."
- 10.) THESE PARCELS ARE KNOWN AND DESIGNATED AS LOT NUMBERS 1 & 2 ON A MAP ENTITLED "SURVEY & SUBDIVISION MAP (4 LOTS) OF LANDS OF ALBERT & LUCY MICHELUCCI" FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NUMBER 18-96 AND IS SUBJECT TO ALL NOTES AND DETAILS AS SHOWN ON SAID FILED MAP.
- 11.) THIS MAP IS BASED ON A FIELD SURVEY COMPLETED IN MARCH, 1995.

Legend

- PROPERTY LINE & CORNER SET 5/8" IRON ROD WITH PLASTIC ID. CAP
- UTILITY LINE AND POLE
- ADJOINER'S PROPERTY LINE
- LIBER OF DEEDS, PAGE L XXXX, P. XXXX
- TAX MAP DESIGNATION
- STONE WALL
- EXISTING SIGN
- MINIMUM ZONING SETBACK
- TEST PIT LOCATION
- PERCOLATION TESTING LOCATION
- PROPOSED SEPTIC TANK & 4" DIA SOLID WALL PVC SDR35 PIPE
- PROPOSED SEWER CLEANOUT
- PROPOSED DISTRIBUTION BOX & 4" DIA. SOLID WALL PVC SDR35 PIPE
- PROPOSED 4" DIA. PERFORATED PVC SEWER DISTRIBUTOR PIPE
- PROPOSED 4" DIA. PERFORATED PVC SEWER DISTRIBUTOR PIPE
- PROPOSED SEWER CLEANOUT
- PROPOSED DRIVEWAY
- PROPOSED SILT FENCE (DETAIL)
- LIMITS OF NYSDEC WETLAND BUFFER
- LIMITS OF NYSDEC WETLAND (SEE NOTE 3)
- LIMITS OF FEDERAL WETLAND (SEE NOTE 3)

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

THE FRESHWATER WETLAND BOUNDARY AS REPRESENTED ON THESE PLANS ACCURATELY DEPICTS THE LIMITS OF FRESHWATER WETLAND NB-32 AS DELINEATED BY PETER TORGERSON ON MAY 5, 2017

DEC STAFF: _____ SURVEYOR/ENGINEER: WILLIAM NORTON, L.S.

DATE: _____ SEAL

WETLAND BOUNDARY DELINEATIONS AS VALIDATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REMAIN VALID FOR FIVE (5) YEARS UNLESS EXISTING EXEMPT ACTIVITIES, AREA HYDROLOGY, OR LAND USE PRACTICES CHANGE (E.G. AGRICULTURAL TO RESIDENTIAL). AFTER FIVE (5) YEARS THE BOUNDARY MUST BE REVALIDATED BY DEC STAFF. REVALIDATION MAY INCLUDE A NEW DELINEATION AND SURVEY OF THE WETLAND BOUNDARY.

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

TOWN OF NEWBURGH PROJECT #2017-17 (TAX MAP PARCEL: 3-1-140)
TOWN OF NEWBURGH PROJECT #2017-18 (TAX MAP PARCEL: 3-1-141)

Site Plan for OPR Associates, LLC

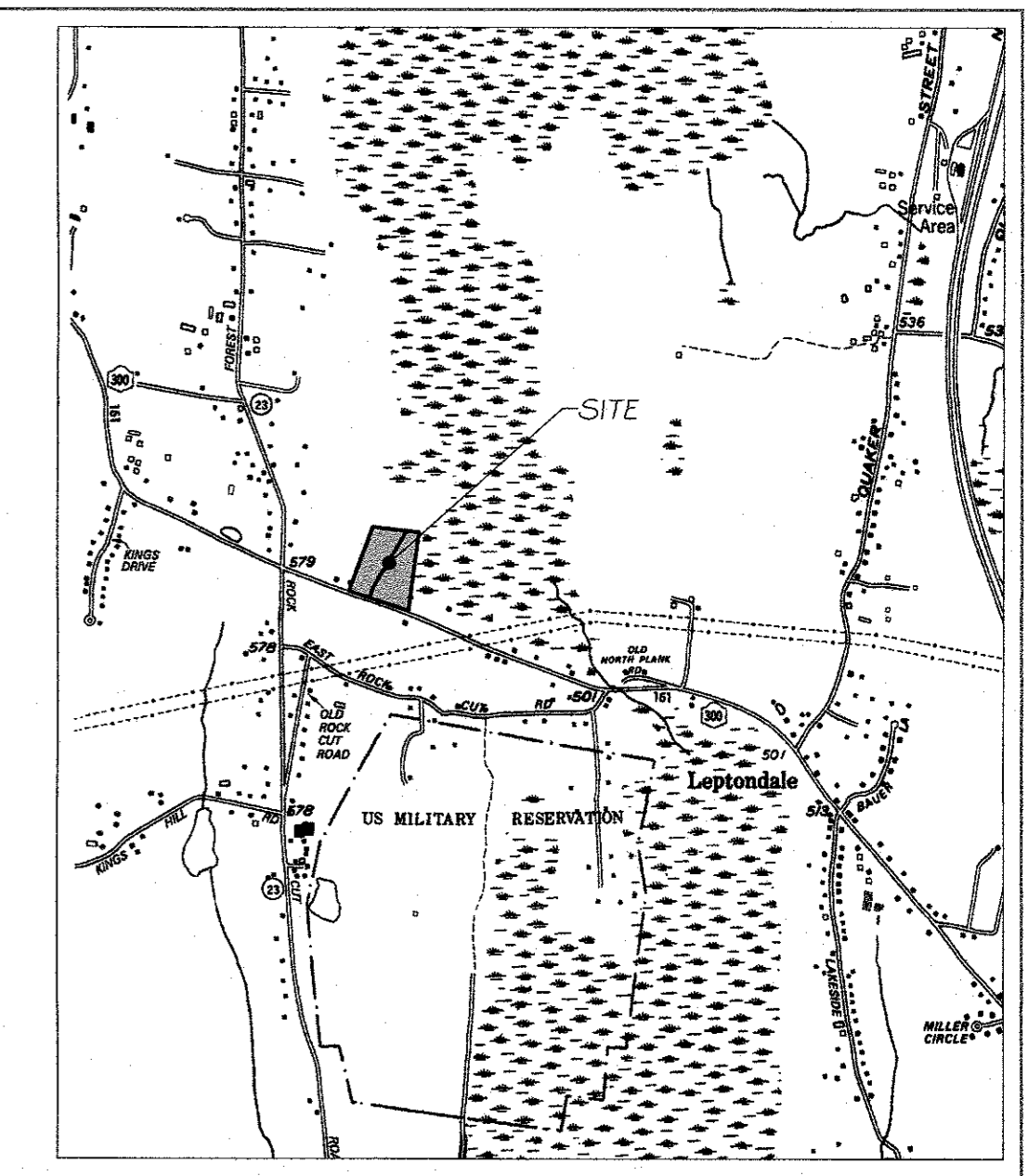
Mercurio-Norton-Tarolli-Marshall
ENGINEERING & LAND SURVEYING
PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566
P: (845)744-3620 F: (845)744-3805 MNTM@MNTM.CO

RECORD OWNER: OPR ASSOCIATES, LLC
TAX MAP REFERENCE: SECTION 3, BLOCK 1, LOTS 140 & 141
DEED REFERENCE: LIBER 14203, PAGE 1064
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK
DATE: MAY 2017
DRAFTED BY: RTS
PROJECT: 2130-2

SHEET 1 / 3

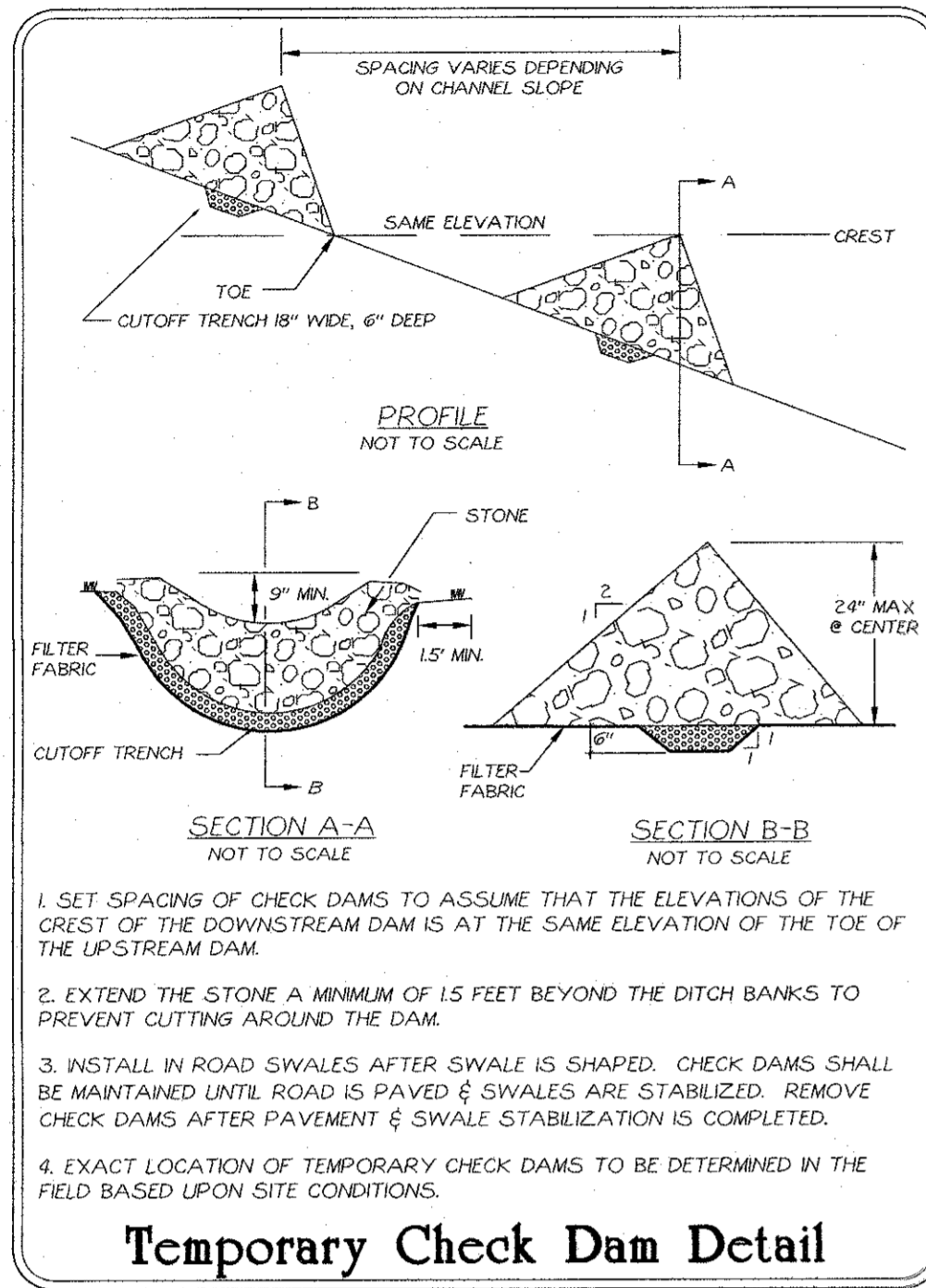
NO.	DATE	REVISION	BY
1	4/19/17	OWNER'S COMMENTS	RTS
2			
3			
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9			
10			

LAWRENCE MARSHALL, PE #08707

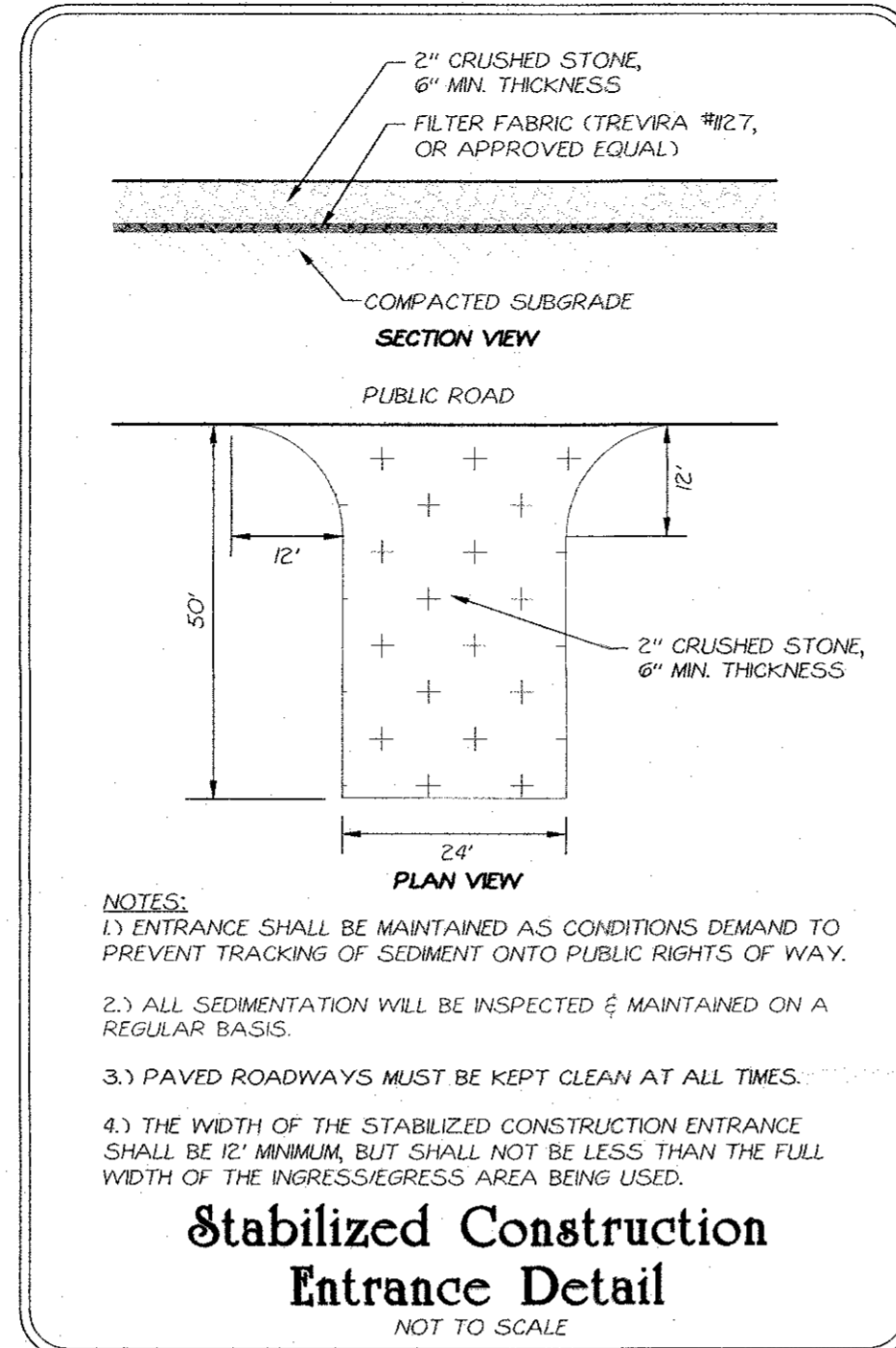


Location Map
SCALE: 1" = 2,000'

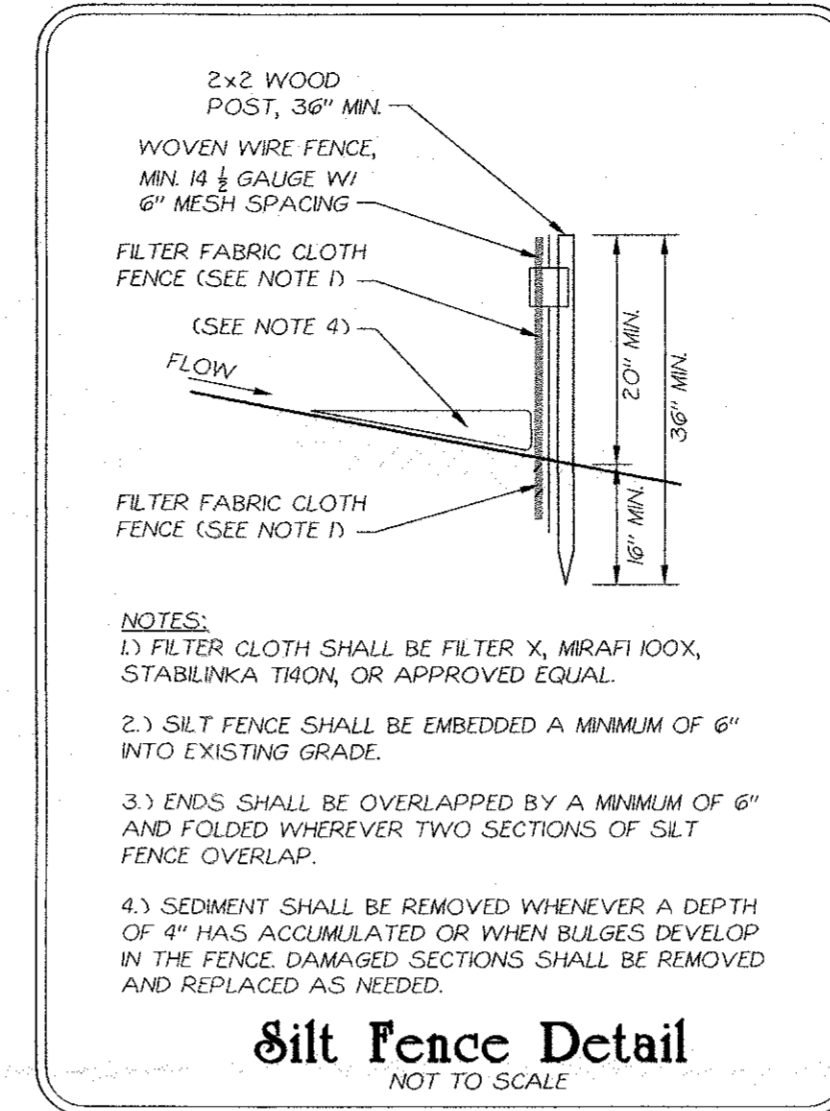
"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES."
"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."



Temporary Check Dam Detail
NOT TO SCALE



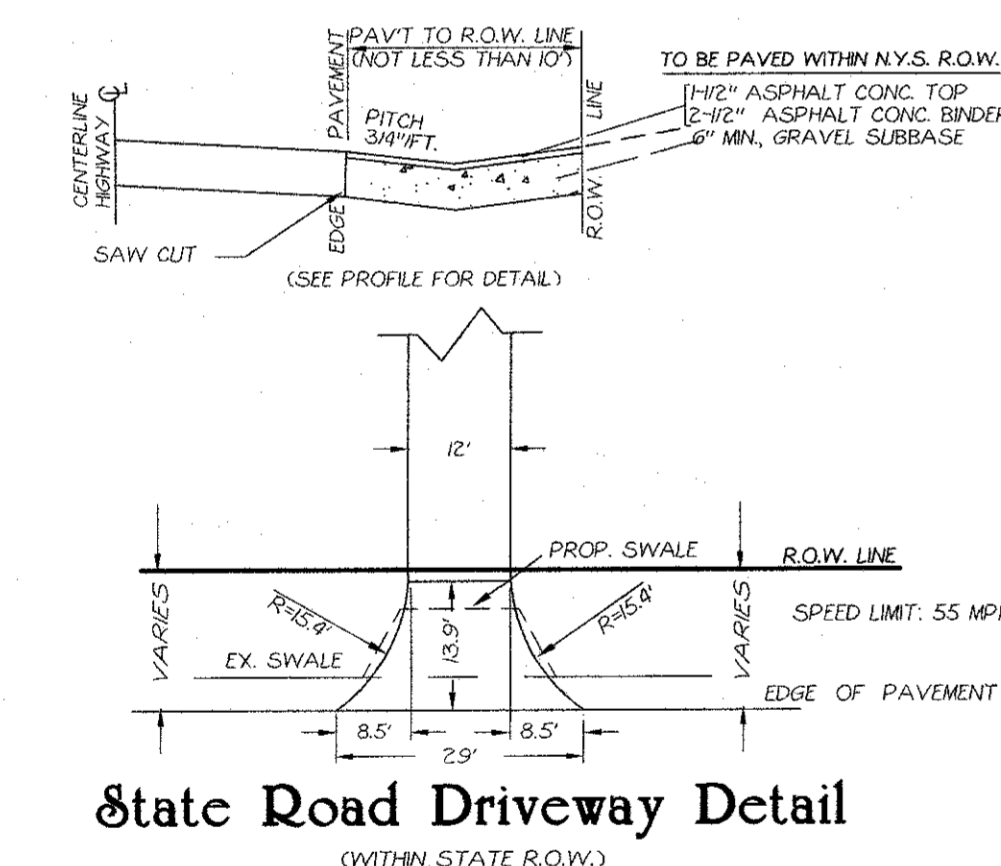
Stabilized Construction Entrance Detail
NOT TO SCALE



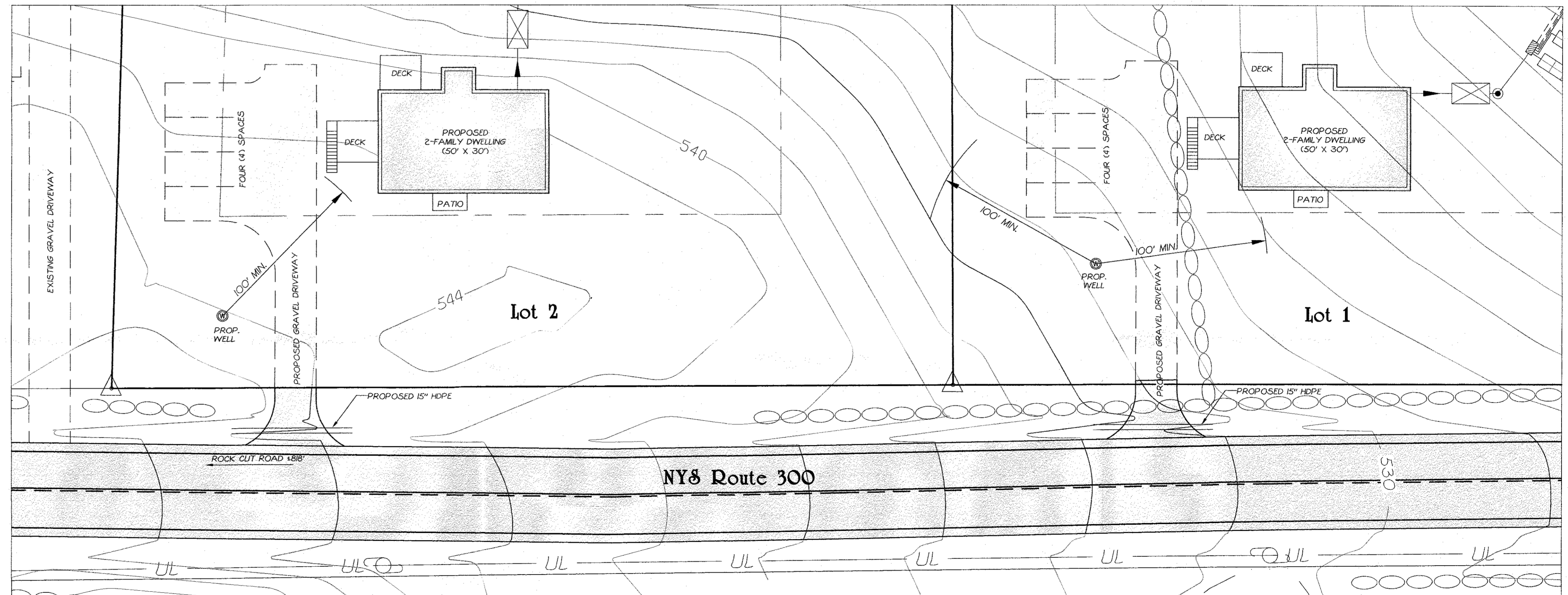
Silt Fence Detail
NOT TO SCALE

Erosion & Sediment Control Notes:

- 1) DUST CONTROL SHALL BE PROVIDED IN TIMES OF DRY WEATHER. AREAS SHALL BE SPRAYED WITH WATER TO PREVENT DUST FROM TRANSFERRING TO ADJACENT PROPERTIES.
- 2) ALL DISTURBED AREAS NOT STABILIZED WITH IMPERVIOUS COVER SHALL BE TOPSOILED & SEED.



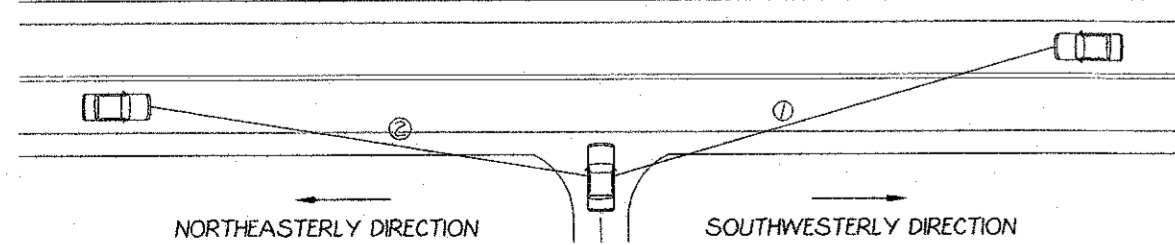
State Road Driveway Detail
(WITHIN STATE R.O.W.)



Entrance Detail
SCALE: 1" = 20'

Sight Distance Table

*BASED UPON FIELD ASSESSMENT		NYS ROUTE 300 SPEED LIMIT: 55 MPH	
LOCATION	SIGHT LINE	DISTANCE	NOTES
3-H-140	1	>800'	
	2	>800'	
3-H-141	1	>800'	
	2	>800'	



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NO.	DATE	REVISION	BY
1	6/9/17	DESIGNER'S COMMENTS	RTS

TOWN OF NEWBURGH PROJECT #2017-17 (TAX MAP PARCEL: 3-1-140)
TOWN OF NEWBURGH PROJECT #2017-18 (TAX MAP PARCEL: 3-1-141)

Site Plan
for
OPR Associates, LLC

Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING

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P: (845)744.3620 F: (845)744.3805 MNTM@MNTM.CO

RECORD OWNER:	OPR ASSOCIATES, LLC
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TOWN OF NEWBURGH	COUNTY OF ORANGE
STATE OF NEW YORK	DATE: MAY 2017
	DRAFTED BY: RTS
	PROJECT: 2130-2
	SHEET 2 / 3

