

# TOWN OF NEWBURGH

*Crossroads of the Northeast*

ZONING BOARD OF APPEALS  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

OFFICE OF ZONING BOARD

*Siobhan*

TELEPHONE 845-566-4901

FAX LINE 845-564-7802

## APPLICATION

DATED: Sept. 10, 2020

TO: THE ZONING BOARD OF APPEALS  
THE TOWN OF NEWBURGH, NEW YORK 12550

I (WE) Leon & Louie ORZEC Neworks, PRESENTLY  
RESIDING AT NUMBER 152 Lakeside Rd. Newburgh, NY 12550  
TELEPHONE NUMBER 845-566-4648

HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR THE FOLLOWING:

- USE VARIANCE
- AREA VARIANCE (S)
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

### 1. LOCATION OF THE PROPERTY:

SBL 47-1-127 (TAX MAP DESIGNATION)

106 Patton Rd (STREET ADDRESS)

R1 (ZONING DISTRICT)

### 2. PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185

3. IF VARIANCE TO THE ZONING LAW IS REQUESTED:

a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED:

8-31-2020

b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED:

\_\_\_\_\_

4. DESCRIPTION OF VARIANCE SOUGHT: AREA

\_\_\_\_\_

5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

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

**(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)**

b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

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

c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:

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

d) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

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

6. IF AN AREA VARIANCE IS REQUESTED:

- a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

it is zoned for one family houses

- b) THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, BECAUSE:

zoning has changed

- c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

of NPDES

- d) THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:

the area is a residential area.

- e) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

the town of Newburgh created my hardship

7. ADDITIONAL REASONS (IF PERTINENT):

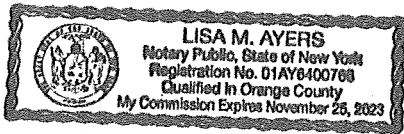
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Leon D. [Signature]*  
\_\_\_\_\_  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 10 DAY OF September 2020

*Lisa M. Ayers*  
\_\_\_\_\_  
NOTARY PUBLIC



NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed action to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 10 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE AGENDA ITEM OF THE MEETING).

(NOTE: BOARD MEMBERS MAKE SITE VISITS TO ALL THE PROPERTIES)

TOWN OF NEWBURGH  
ZONING BOARD OF APPEALS

PROXY

\_\_\_\_\_, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT \_\_\_\_\_

IN THE COUNTY OF \_\_\_\_\_ AND STATE OF \_\_\_\_\_

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

\_\_\_\_\_  
WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-  
TION AND THAT HE/SHE HAS AUTHORIZED \_\_\_\_\_

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: \_\_\_\_\_

OWNER'S SIGNATURE

\_\_\_\_\_

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

## 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.

Part 1 - Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map): <i>106 PATTON RD.</i>			
Brief Description of Proposed Action: <i>VARIANCE FOR TWO LOTS</i>			
Name of Applicant or Sponsor: <i>LEON &amp; BONNIE ORZECHOWSKI</i>		Telephone: <i>845-566-4648</i>	
Address: <i>122 LAKESIDE RD.</i>		E-Mail:	
City/PO: <i>NEWBURGH</i>		State: <i>N.Y.</i>	Zip Code: <i>12550</i>
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 type="checkbox"/>	YES <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:		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>ONE</i> acres	
b. Total acreage to be physically disturbed?		<i>ONE</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>1.7</i> 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 type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Septic SYSTEM</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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 plain?	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? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<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?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>LEON ORZECHOWSKI</u></p>	<p>Date: <u>SEPT. 10, 2020</u></p>	
<p>Signature: <u>Leon Orzechowski</u></p>		



Agency Use Only [If applicable]

Project:

Date:

*Short Environmental Assessment Form  
Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>



# TOWN OF NEWBURGH

*~Crossroads of the Northeast~*

**CODE COMPLIANCE DEPARTMENT**  
21 HUDSON VALLEY PROFESSIONAL PLAZA  
NEWBURGH, NEW YORK 12550

TELEPHONE 845-564-7801  
FAX LINE 845-564-7802

# 2865-20

## NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 08/31/2020

Application No. 20-0629

To: Leon Orzechowski  
122 Lakeside Road  
Newburgh, NY 12550

SBL: 47-1-127  
ADDRESS: 106 Patton Rd

ZONE: R1

PLEASE TAKE NOTICE that your application dated 07/15/2020 for permit to Single Family Home. on the premises located at 106 Patton Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Sections;

- 1) Bulk table schedule 3: Requires 40,000 square foot minimum lot area
- 2) Bulk table schedule 3: Requires a minimum lot width of 150 feet
- 3) Bulk table schedule 3: Requires a combined side yard setback of 80 feet

> #4

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File

# Town of Newburgh Code Compliance

**OWNER INFORMATION**

**BUILT WITH OUT A PERMIT**

YES /  NO

NAME: LEON ORZECOWSKI Building permit # 20-0629

ADDRESS: 122 LAKESIDE RD. NEWBURGH NY 12550

**PROJECT INFORMATION:**

**AREA VARIANCE**

USE VARIANCE

TYPE OF STRUCTURE: SINGLE FAMILY @ 106 PATTON RD NEWBURGH NY 12550

SBL: 47-1-127 ZONE: R-1 ZBA Application # 2865-20

TOWN WATER: YES / NO

TOWN SEWER: YES / NO

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA	40000 SF	22187 SF		17813 SF	55.40%
LOT WIDTH	150 FT	103.87 FT		46.13 FT	30.75%
LOT DEPTH					
FRONT YARD					
REAR YARD					
COMBINED SIDE YARD	80 FT	45 FT		35 FT	43.75%
MAX. BUILDING HEIGHT					
BUILDING COVERAGE					
SURFACE COVERAGE					

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 \_\_\_\_\_ YES / NO  
 2 OR MORE FRONT YARDS FOR THIS PROPERTY ..... YES / NO  
 CORNER LOT - 185-17-A ..... YES / NO

**ACCESSORY STRUCTURE:**

GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 ..... YES / NO  
 FRONT YARD - 185-15-A ..... YES / NO  
 STORAGE OF MORE THEN 4 VEHICLES ..... YES / NO  
 HEIGHT MAX. 15 FEET - 185-15-A-1 ..... YES / NO  
 10% MAXIMUM YARD COVERAGE - 185-15-A-3 ..... YES / NO

**NOTES:**

**185-55-D**

**Expiration. Unless construction is commenced and diligently prosecuted within six months of the granting of a variance or special permit, such variance or special permit shall become null and void.**

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_

REVIEWED BY: Joseph Mattina

DATE: 31-Aug-20

# Zimmerman Engineering & Surveying, P.C.

(A Division of KC Engineering and Land Surveying, P.C.)

## LEGAL DESCRIPTION FOR Orzechowski Proposed Lot 3

ALL that parcel of land, lying, situate, and being in the Town of Newburgh, County of Orange, State of New York, and being more accurately described as follows:

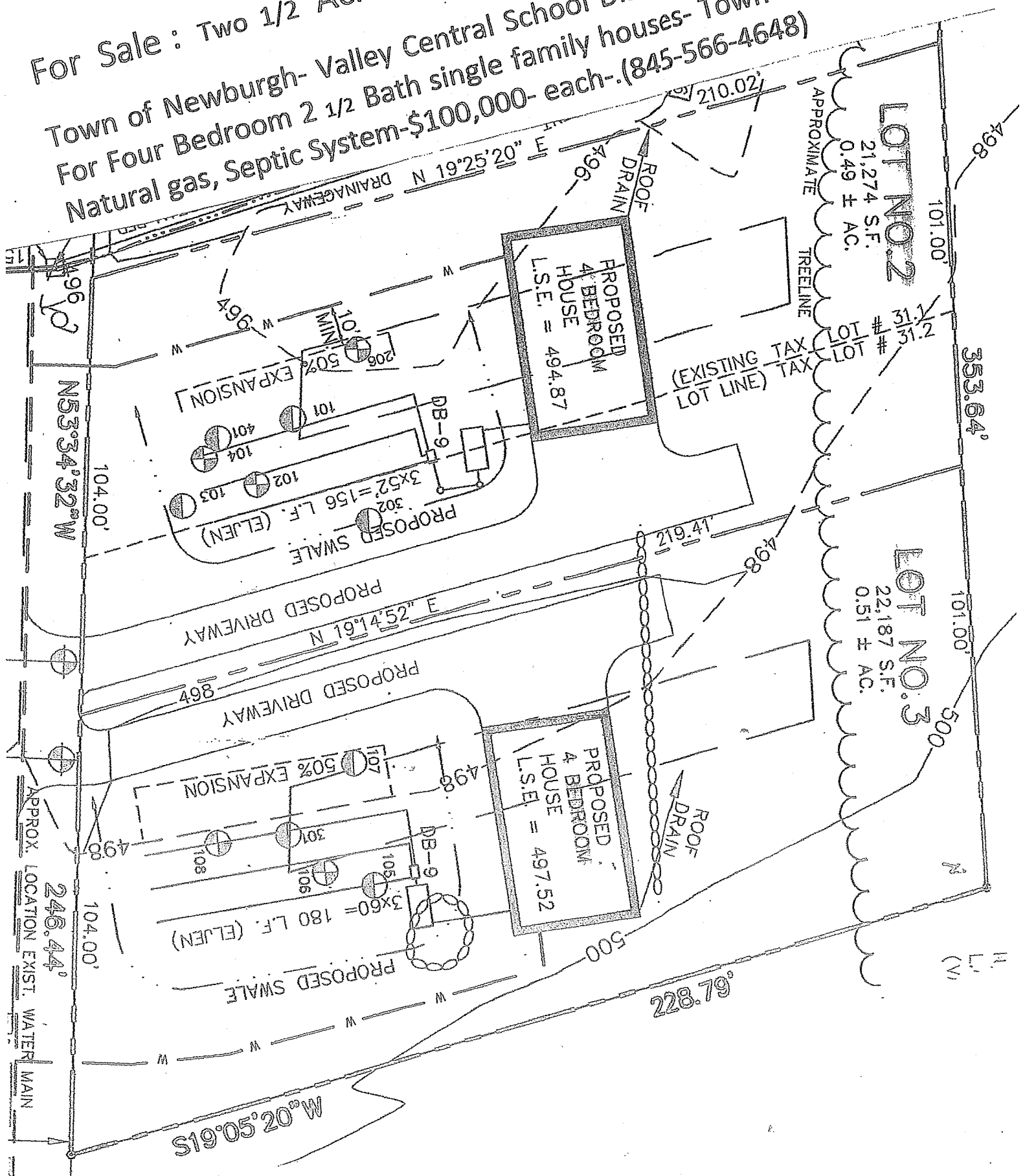
BEGINNING at a point on the northerly bounds of Patton Road, said point being the intersection of the southerly corner of proposed lot 2 and the westerly corner proposed lot 3 as shown on a certain map entitled "Subdivision for Leon Orzechowski", by Zimmerman Engineering and Surveying, P.C., dated November 11, 2005, and running thence along the division line of proposed lot 2 and proposed lot 3 N19°14'52"E 219.41 feet to a point in common with the southerly line of lands now or formerly of Patlake Holding Corp.; thence leaving proposed lot 2 and running along the division lines of Patlake Holding Corp. and proposed lot 3 S58°33'40"E 101.00 feet; thence S19°05'20"W 228.79 feet to a point on the northerly bounds of Patton Road; thence leaving said lands of Patlake Holding Corp. and running along the northerly bounds of Patton Road N53°34'32"W 104.00 feet to the point or place of beginning.

Containing 0.51± acres of land.

CJS/db  
2545-Lot3-Legal  
05/13/09

For Sale : Two 1/2 Acre Lot's on Patton RD.  
 Town of Newburgh- Valley Central School District. - Approved  
 For Four Bedroom 2 1/2 Bath single family houses- Town water,  
 Natural gas, Septic System-\$100,000- each-.(845-566-4648)

LEON ORZECZKOWSKI



LOT NO. 2  
 21,274 S.F.  
 0.49 ± AC.

LOT NO. 3  
 22,187 S.F.  
 0.51 ± AC.

PROPOSED  
 4 BEDROOM  
 HOUSE  
 L.S.E. = 494.87

PROPOSED  
 4 BEDROOM  
 HOUSE  
 L.S.E. = 497.52

50% EXPANSION

50% EXPANSION

PROPOSED SWALE

PROPOSED SWALE

PROPOSED DRIVEWAY

PROPOSED DRIVEWAY

DRAINAGEWAY

WATER MAIN

MIN. 10.0'

MIN. 10.0'

3x52=156 L.F. (ELJEN)

3x60=180 L.F. (ELJEN)

DB-9

DB-9

ROOF DRAIN

ROOF DRAIN

EXISTING TAX LOT LINE

EXISTING TAX LOT LINE

TREELINE

TREELINE

APPROXIMATE

APPROX. LOCATION EXIST. WATER MAIN

APPROX. LOCATION EXIST. WATER MAIN

APPROX. LOCATION EXIST. WATER MAIN

APPROX. LOCATION EXIST. WATER MAIN

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK:
NAME(S) OF PARTY(S) TO DOCUMENT

SECTION 47 BLOCK 1 LOT 3.1 3.2



LEON A. ORZECZOWSKI

RECORD AND RETURN TO:
(name and address)

TO
LEON A. ORZECZOWSKI AND
BONNIE L. ORZECZOWSKI

LEON A. ORZECZOWSKI
122 Lakeside Road
Newburgh, NY 12550

THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED [checked] MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

- 2089 BLOOMING GROVE (TN)
2001 WASHINGTONVILLE (VLG)
2289 CHESTER (TN)
2201 CHESTER (VLG)
2489 CORNWALL (TN)
2401 CORNWALL (VLG)
2600 CRAWFORD (TN)
2800 DEERPARK (TN)
3089 GOSHEN (TN)
3001 GOSHEN (VLG)
3003 FLORIDA (VLG)
3005 CHESTER (VLG)
3200 GREENVILLE (TN)
3489 HAMPTONBURGH (TN)
3401 MAYBROOK (VLG)
3689 HIGHLANDS (TN)
3601 HIGHLAND FALLS (VLG)
3889 MINISINK (TN)
3801 UNIONVILLE (VLG)
4089 MONROE (TN)
4001 MONROE (VLG)
4003 HARRIMAN (VLG)
4005 KIRYAS JOEL (VLG)

- 4289 MONTGOMERY (TN)
4201 MAYBROOK (VLG)
4203 MONTGOMERY (VLG)
4205 WALDEN (VLG)
4489 MOUNT HOPE (TN)
4401 OTISVILLE (VLG)
4600 NEWBURGH (TN)
4800 NEW WINDSOR (TN)
5089 TUXEDO (TN)
5001 TUXEDO PARK (VLG)
5200 WALLKILL (TN)
5489 WARWICK (TN)
5401 FLORIDA (VLG)
5403 GREENWOOD LAKE (VLG)
5405 WARWICK (VLG)
5600 WAWAYANDA (TN)
5889 WOODBURY (TN)
5801 HARRIMAN (VLG)

CITIES

- 0900 MIDDLETOWN
1100 NEWBURGH
1300 PORT JERVIS
9999 HOLD

NO PAGES 4 CROSS REF.
CERT. COPY ADD'L X-REF.
MAP# PGS.

PAYMENT TYPE: CHECK [checked]
CASH
CHARGE
NO FEE

Taxable CONSIDERATION \$ 0
TAX EXEMPT
Taxable MORTGAGE AMT. \$

MORTGAGE TAX TYPE:

- (A) COMMERCIAL/FULL 1%
(B) 1 OR 2 FAMILY
(C) UNDER \$10,000
(E) EXEMPT
(F) 3 TO 6 UNITS
(I) NAT.PERSON/CR. UNION
(J) NAT.PER-CR.UN/1 OR 2
(K) CONDO

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM: Barry

RECORDED/FILED
10/13/2006/ 13:43:44
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY

FILE # 20060110645
DEED R / BK 12279 PG 0645
RECORDING FEES 117.00
TTX# 002463 T TAX 0.00
Receipt#643395 d45

## DEED

THIS INDENTURE, made the 8 day of June, 2006, BETWEEN

LEON A. ORZECHOWSKI, residing at 122 Lakeside Road, Newburgh, NY 12550,

as party of the first part, and

LEON A. ORZECHOWSKI AND BONNIE L. ORZECHOWSKI, husband and wife,  
residing at 122 Lakeside Road, Newburgh, NY 12550,

as party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN DOLLARS and other good and valuable consideration paid by the party of the second part, the receipt and adequacy of which is hereby acknowledged, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece, or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the TOWN OF NEWBURGH, County of Orange, and State of New York, more particularly bounded and described as is set forth on Schedule "A" annexed hereto.

BEING AND INTENDED TO BE the same premises conveyed to Leon A. Orzechowski by Deed from Robert B. Scott and Patricia B. Scott dated 11/25/87 and recorded in the Orange County Clerk's Office on 12/7/87 in Liber 2846 of Deeds at page 354.

SAID PREMISES DO NOT LIE WITHIN AN AGRICULTURAL DISTRICT.

TOGETHER WITH all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER WITH the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it reads "parties" whenever the sense of the indenture so requires.

**IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.**

IN THE PRESENCE OF:

  
LEON A. ORZECOWSKI

STATE OF NEW YORK, COUNTY ORANGE)

SS:

On the 8<sup>th</sup> day of June, in the year 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared **LEON A. ORZECOWSKI**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
KEVIN F. BARRY  
NOTARY PUBLIC, State of New York  
Reg. No. 4954336  
Qualified in Dutchess County  
Commission Expires August 7, 2009

Tax Identification number: 47-1-31.1  
Town of Newburgh  
County of Orange  
State of New York

Record and Return to: **LEON A. ORZECOWSKI**  
122 Lakeside Road  
Newburgh, NY 12550



DEC 27 2006

(Time noted: 7:19 P.M.)  
July 27th, 2006

LEON A. ORZECZOWSKI

122 LAKESIDE ROAD  
(47-1-31.1&31.2) ZONE NEW R-1

ZBA APPROVAL RECEIVED FOR R-2 ZONE APPLICATION 2-23-06 –  
REAPPLYING FOR NEW R-1 ZONE FOR VARIANCES.

Applicant is seeking to subdivide property with one existing (front yard setback non-conforming) single family dwelling into a three-lot subdivision.

Area variances for lot areas, the front and side yards setbacks and lot widths will be required due to the loss of protection of the existing non-complying upon subdivision.

Chairperson Cardone: Our next applicant is Leon Orzechowski.

Ms. Gennarelli: All mailings were in order.

Chairperson Cardone: Thank you.

Mr. Orzechowski: Good Evening.

Chairperson Cardone: Good Evening.

Mr. Orzechowski: Everything is the same on this map as when I came here in February. Nothing has changed except the Zoning. The Zoning has created a hardship with me as well as numerous other people I am sure because of the Zoning change. Originally the zoning was 20,000 sq ft, which I conformed to. When the Zoning was changed March 6, my application to the Planning Board was predated the March 6<sup>th</sup> Zoning change. I received conceptual sub-divisional approval last year. During that time, the Planning Board felt that I should come to the Zoning Board of Appeals to get the variance for the front yard for my home and I did. That was in February. I came here, I was granted the variance. Theoretically, I should have gone before the Planning Board and received sub division approval. But, there was a lapse in time to get a letter somehow from one Agency to another Agency and low and behold, March the 6<sup>th</sup> came and the Zoning changed. So, now I am forced with this hardship. When we are playing a game, baseball and we are into the game and there is two sides and the one side is loosing the game and

that one baseball team says, well now when I hit the ball and it hits that fence over there, rather than get a double, it's a home run now. So, what's happening is, the one team is taking an unfair advantage over the other team. And, that's what I feel is happening to me. Unfair advantage is being influencing my subdivision because of the Zoning change. And, that is why I am here, hardship, I have a hardship. I started all this sub division approval prior to the Zoning change, Planning Board, Zoning Board. I should be as I said in front of the Planning Board now getting my final sub division approval. But, because of the Zoning change ... I don't question the legality of the Zoning change. I question the logic of the Zoning change. In the area of the Zoning change that went to 40,000 sq ft, I would venture to say there are 2000 homes within in that confines of that Zoning change. And 90% of those people that have homes or vacant lots do not conform to the 40,000 sq ft ruling. They are in the same ballpark that I'm in, in a hardship. I see a lot of people that are going to be standing in front of you, the Zoning Board, in the upcoming months and years. You're going to be here until late at night because of what is going on here. But, nevertheless, everything is the same as when I came here before. I didn't change the location of the houses, the lots are the same size, everything is the same size except the rules have changed. The rules have changed. If the Town of Newburgh wanted to really make this Zoning change fair, if they had mailed a questionnaire to all these 2000 homeowners within the confines of this Zoning change and asked their opinion, do you want it or don't you want it? I think it would have been a different finality. I don't think it would have been 40,000 sq ft. People, this is not Westchester County where you have the luxury of having 5 acres, a lot on 5 acres or 3 acres. These are hard-working people that have to have minimal costs; minimal costs are ½ acre lots. Not 5 acres like in Ossining, NY for \$600,000 for a piece of ground. So, hardship, I am standing before you in a hardship.

Chairperson Cardone: O.K.

Mr. Orzechowski: Thank you very much for your time.

Chairperson Cardone: Any questions from the Board? I think we are all familiar with this particular topic.

Mr. Hughes: I was at the Planning Board meeting as well.

Chairperson Cardone: That's right.

Mr. Hughes: This thing was beaten to death.

Chairperson Cardone: Any other questions from the Board? Any questions or comments from the public? Please state your name and address. Please use the mic.

Mr. Rubin: Michael Rubin, 111 Lakeside Road. I live across from the proposed sub division. I just had a couple of questions. One, a septic system, I wasn't able to get the design. Is it an in ground system?

Chairperson Cardone: Is it? (addressing Mr. Orzechowski)

Mr. Orzechowski: Yes.

Mr. Rubin: My question is from the time that I moved in there that was a wetlands. That backyard was a wetlands and little by little that property was elevated by Mr. Orzechowski, little by little and his perc was taken during the drought, that was number one. He was well in his rights, before the Zoning change, to go a half-acre lot because he would have had his setbacks ok, cause I believe his lot is 1.7 of an acre. Which would have probably made his existing house the seventh of an acre and the sub division a one-acre. Do I have that correct?

Mr. Hughes: Could you pull that mic away from you a little bit? It's coming through poorly.

Mr. Rubin: I am sorry. I said, I think this property is 1.7 of an acre and I believe if you take the sub division and make the house and make it a seventh of an acre, the back property is now an acre. Am I understanding that correctly?

Mr. Hughes: Basically.

Mr. Rubin: O.K.

Chairperson Cardone: Lot 1 will be 30,666 sq ft, Lot 2 - 21,274 sq ft and Lot 3 - 22,187 sq ft.

Mr. Rubin: My main concern is the septic design and the septic system itself because there is a wetlands - if you face the property to the right of it, there is a wetlands to the back of it. There is a stream that runs from the wetlands into a Town covert, which runs down Lakeside Road, which crosses into the wetlands that runs behind my house, which feeds, into Orange Lake. And, that stream goes right through the property. So, I don't believe an in ground design, being that the property was wet and it was elevated. So, to get percs a little different and the percs were done in a drought, I have concerns of it being in the ground and getting in the ground water and running into the wetlands which now feeds into Orange Lake.

Chairperson Cardone: Has there been...?

Mr. Orzechowski: There is no wetlands. There is no wetlands on the 35 acres that are up stream of my lot. There are no wetlands.

Chairperson Cardone: I have a question?

Mr. Orzechowski: Yes?

Chairperson Cardone: Has there been a public hearing with the Planning Board?

Mr. Orzechowski: I went to the Planning Board and based on our visit to the Zoning Board decision, they have scheduled a public meeting.

Mr. Hughes: There has been no hearing.

Chairperson Cardone: Yet, I guess.

Ms. Gennarelli: I am sorry, could you please use the mic, so we could hear you? Thank you.

Chairperson Cardone: This is really an issue for the Planning Board. Can you tell us conversation that you have had with the Planning Board in reference to the septic system?

Mr. Orzechowski: There is to the north of my property, there is 35 acres of land. 500 ft to the north of property in the woods there is a pond. A small spring fed pond. There is no inlet. There is no inlet to this pond. It's a depression. In the springtime when the snow melts and it's raining, the pond fills up, intermittent water comes through a trench about this wide, across my property, under Patton Road it crosses Lakeside Road and then goes into the swamp into the back. If you look at it now, it is growing grass. There is no water in it. Only when the water level rises does that come up. It is called an intermittent stream and my Engineer has it on here. He has made application; he spoke to the Health Department. Intermittent streams are not influencing in ground septic systems as long as they are intermittent. You can't have a pond or a running stream, like the Wallkill River and have a septic system right next to it. My septic system conforms to the NY State Health Department Code. It's been perc tested, everything has been completed with the septic system. My property is not wetlands. The property to the north and to west, east of me is not wetlands. In fact, that 35 acres is owned by a gentleman from NYC who came before the Planning Board, ten, fifteen years ago and got sub division approval for 61 Lots. He had preliminary; he never built the 61 Lots. But, he had preliminary sub division approval for 61 Lots and I have the map. In fact, Mr. Raab has it, has the map. He in fact did the sub division for the 61 Lots, right?

Mr. Rubin: Actually if you go to the Town that 61 sub division was knocked down and the size of the lots and the conforming of the lots had changed because of wet and consideration through the Town. Because it sat so long and the lots were pushed to the side and his lots were cut in half. Patlake Holding Company was the owner. The old gentleman that he is talking about has passed away. His family now is fighting over the property through Surrogates Court. Patlake owned all the property at one time, bought the original Scott Farm.

Mr. Manley: Sir, I think for the purposes of the ...

Mr. Rubin: Also, I want to address one other thing. He brought up a hardship about the one acre and he said, you know, maybe we should have sent out a letter to all the Town members and say - do we really want to change the Zoning? Well, it was sent out, there

were 3 Public hearings up at Meadow Hill School for the Zoning change. And, our Zone was in it. I am affected by it. I have a piece of property also that now I have a one-lot that I wanted to do a two-lot sub division on the end of my property. I feel the same hardship. But, I think it's a great idea of having a one-acre. It stops the sprawling. You got that area wanted to stop the sprawling on Colden Hill development. You wanted to slow down because of the Condominiums off of Meadow Hill Road and everything else. There were 3 public hearings, painstaking engineering reports, painstaking money put out by the Town of Newburgh. My money no less because they did spend my money because I am a taxpayer to get a Zoning change. We are all feeling the crunch, but the reason we went to one acre was so everybody and we can start keeping open space. And, I think the Town passed it and that I think that the Zoning Board should respect the Town has spoken, they had their Planning Board, they had their hearings and the Town did speak and they said one-acres.

Mr. Manley: Sir, for the purposes of your specific question on the septic.

Mr. Rubin: Hm hm.

Mr. Manley: Which, you know, you bring up a good point. That should be probably be directed to the Planning Board with respect to the ... \

Mr. Rubin: Well, the public hearing hasn't come out yet.

Mr. Manley: Right, when that public hearing comes up that would be something to ...

Mr. Rubin: O.K., well let's do the Zoning then. We painstakingly held 3 public hearings to go one acre for a reason and I went to every one of those meetings. And, we went there, everybody is feeling it. Builders were cut back. The guy who was going to build all new sewer systems and everything else up on Colden Hill, he has been cut back too. We're all on a level playing field. Everybody was told the same thing. There was a public hearing, that was the area that was done, for a reason. And we all are going to have to suck it up and eat it.

Chairperson Cardone: That is understood. Any other questions or comments from the public? If not, I declare this part of the hearing closed. Thank you.

(Time noted: 7:32 P.M.)

ZBA MEETING - July 27, 2006

LEON A. ORZECZOWSKI

122 LAKESIDE ROAD  
(47-1-31.1&31.2) ZONE NEW R-1

(Resumption for decision: 9:32 P.M.)

Chairperson Cardone: On the application of Leon A. Orzechowski, 122 Lakeside Road seeking an area variance for lot area, front and side yard setback and lot widths for a three lot subdivision. This is a Type II Action under SEQRA. Do I have discussion on this application?

Mr. McKelvey: Per the plans, you are going to have Town water in these houses?

Mr. Orzechowski: (inaudible)

Mr. McKelvey: I know it showed it, but.

Mr. Orzechowski: (inaudible)

Mr. McKelvey: This is a catch-22 with the Zoning change and you had applied earlier then the Zoning changed. I make a motion we approve.

Chairperson Cardone: Do we have a second?

Mr. Hughes: I'll second with the condition that all three (3) lots have the water on them.

Chairperson Cardone: Town water.

Mr. Hughes: Town water. Then you could do what you want with the septic. You were caught right in the middle of the change of the Zoning. That is a hardship that was created by the Law being (inaudible)

Chairperson Cardone: Roll Call Vote.

Ms. Gennarelli: John McKelvey: Yes

Ruth Eaton: Yes

Ronald Hughes: Yes

James Manley: Yes

Grace Cardone: Yes

Chairperson Cardone: The motion is carried.

(Time noted - 9:34 P.M.)

g/ok



## DEPARTMENT OF HEALTH

Jean M. Hudson, M.D., M.P.H.  
Commissioner of Health  
124 Main Street  
Goshen, New York 10924-2199

M.J. Schleifer, P.E.  
Assistant Commissioner

Edward A. Diana  
County Executive

Environmental Health (845) 291-2331  
Fax: (845) 291-4078

January 29, 2009

Leon A. Orzechowski  
122 Lakeside Rd.  
Newburgh, NY 12550

**Re:**  
**Approval of plans for:**  
**Subdivision for Leon A. Orzechowski**  
**Realty Subdivision**  
**T. Newburgh**

Gentlemen:

Plans entitled Subdivision for Leon A. Orzechowski, prepared by Zimmerman Eng. & L.S., P.C., and dated 11/11/05, latest revision 11/21/08, are approved.

Our Certificate of Approval is enclosed. The approved plans are being returned to the engineer for transmittal to you.

Very truly yours,

  
M.J. Schleifer, P.E.  
Assistant Commissioner

MJS/ajc

cc: Engineer  
O.C. Planning Dept.  
File

Enc.

FEB 02 2009

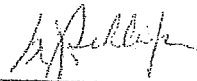




5. **THAT** the sanitary facilities (water supply, any water treatment, and sewage disposal facilities) on these lots shall be inspected for compliance with the approved plans at the time of construction by a P.E., R.A. or exempt L.L.S. and that written certification to that effect shall be submitted to this Department and the Local Building Code Enforcement Officer within 30 days and prior to occupancy.
6. **THAT** individual wells and sewage treatment systems shall no longer be constructed or used for household domestic purposes when public facilities become available. Connection to the public sewerage system is required within one year of the system becoming available.
7. **THAT** plan approval is limited to 5 years. Time extensions for plan approval may be granted by the Orange County Department of Health based upon development facts and the realty subdivision regulations in effect at that time. A new plan submission may be required to obtain a time extension.
8. **THAT** the approved plans must be filed with the Orange County Clerk prior to offering lots for sale and within 90 days of the date of plan approval.
9. **THAT** all local and state agency rules and regulations be complied with.

January 29, 2009

Date



\_\_\_\_\_, P.E.  
M.J. Schleifer, P.E.  
Assistant Commissioner



## DEPARTMENT OF HEALTH

---

Jean M. Hudson, M.D., M.P.H.  
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June 16, 2009

Leon A. Orzechowski  
122 Lakeside Rd.  
Newburgh, NY 12550

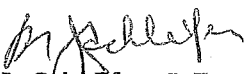
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**Approval of plans for:**  
**Subdivision for Leon A. Orzechowski**  
**Realty Subdivision**  
**T. Newburgh**

Gentlemen:

Plans entitled Subdivision for Leon A. Orzechowski, prepared by Zimmerman Eng. & L.S., P.C., and dated 11/11/05, latest revision 5/18/09, are approved. This supersedes our prior approval dated 1/29/09.

Our Certificate of Approval is enclosed. The approved plans are being returned to the engineer for transmittal to you.

Very truly yours,

  
M.J. Schleifer, P.E.  
Assistant Commissioner

MJS/ajc

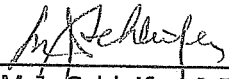
cc: Engineer  
O.C. Planning Dept.  
File

Enc.



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9. **THAT** all local and state agency rules and regulations be complied with.

June 16, 2009  
Date

  
\_\_\_\_\_, P.E.  
M.J. Schleifer, P.E.  
Assistant Commissioner



## REAL PROPERTY TAX SERVICE AGENCY

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*John I. McCarey - Director*  
124 Main Street  
Goshen, New York 10924  
(845) 291-2498

**Edward A. Diana**  
*County Executive*

July 22, 2009

Leon A. Orzechowski  
Bonnie Orzechowski  
122 lakeside Road  
Newburgh NY 12550

RE: Orzechowski Sub Map 249-09

Leon and Bonnie,

Enclosed please find a copy of the revision sheet that got sent to the assessor for the Town of Newburgh. Your new lot number for the house lot is 47-1-125 (lot 1 of the subdivision).

The other lot numbers are 126 (lot 2) and 127 (lot 3).

I hope this is the information you need for your mortgage. If I can be of further assistance to you, or if you have any questions, please do not hesitate to call.

Mary Ann Westbrook

Tax Map Technician

Cc:  
Michael Breitenfeld, Coordinator

# ORANGE COUNTY TAX MAP DEPARTMENT

124 MAIN STREET, GOSHEN, NEW YORK 10924

## NOTICE OF TAX MAP REVISION

CITY OF: \_\_\_\_\_ TOWN OF: Newburgh VILLAGE OF: \_\_\_\_\_

SUB MAP: Orzechowski Sub Map 249-09 filed 07/02/2009

RE: DEED/LIBER _____	PAGE _____	RECORDED _____	<u>CHANGE</u>
PRESENT TAX MAP: <u>47</u>	BLOCK <u>1</u>	LOT <u>31.1 and 31.2</u>	SAME AS <input type="checkbox"/>
CHANGE TAX MAP: <u>47</u>	BLOCK <u>1</u>	LOT <u>125 and 127</u>	COMBO <input type="checkbox"/>
new TAX MAP: <u>47</u>	BLOCK <u>1</u>	LOT <u>126</u>	CORRECTION <input type="checkbox"/>
			OTHER <input type="checkbox"/>
			SUBDIVISION <input checked="" type="checkbox"/>

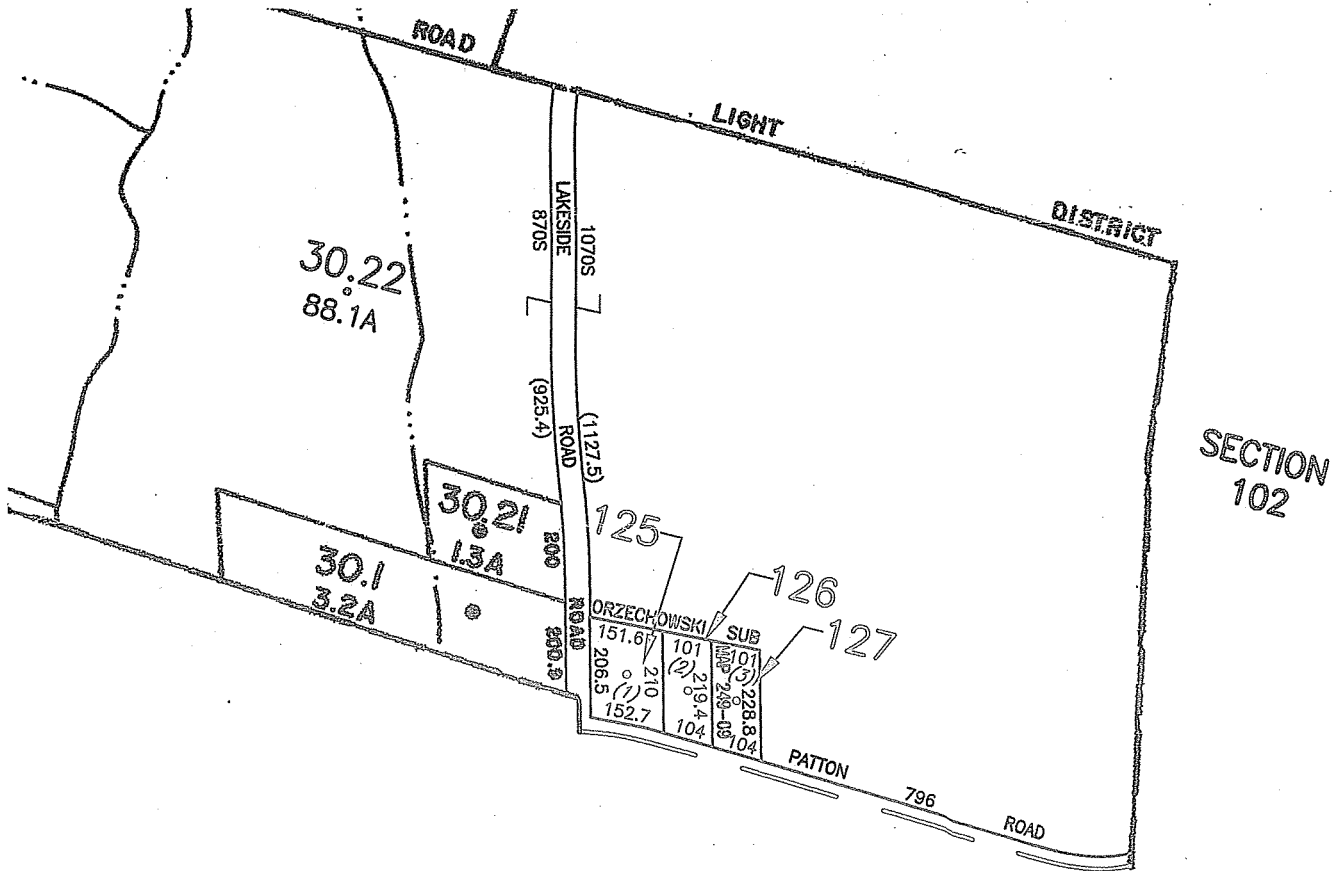
**EXPLANATION:** Change 47-1-31.1 to 47-1-125 Lot 1 Orzechowski Sub Map 249-09

(E600,728) (N981,991) size 206.5x152.7xIR 0.70 acre or 30,666 square feet

Change 47-1-31.2 to 47-1-127 Lot 3 Orzechowski Sub Map 249-09 (E600,952) (N981,936)

size 104x228.8xIR 0.51 acre or 22,187 square feet

See new record for 47-1-126



# John D. Fuller, P. E., P.C.

CIVIL & STRUCTURAL ENGINEERING

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May 28, 2020

Leon A. Orzechowski  
122 Lakeside Rd.  
Newburgh, NY 12550

**RE: Percolation Tests  
Lakeside Road  
Section 47 Block 1 Lots 126 & 127  
Town of Newburgh, Orange Cty, NY**

Dear Mr. Orzechowski:

On May 27, 2020, I conducted percolation tests on the above referenced properties in the Town of Newburgh, Orange County, New York. The purpose was to determine whether or not the conditions of the soils are consistent with the testing performed in 2005 – 2008 shown on the original subdivision plans prepared by Zimmerman Engineering & Surveying, P.C. dated November 11, 2005 with the latest revision date of November 21, 2008.

The tests were conducted in accordance with the Design Handbook for Individual Residential Wastewater Treatment Systems issued by the New York State Department of Health, based on the Administrative Rules and Regulations design standard, 10NYCRR Appendix 75-A, entitled Wastewater Treatment Standards – Individual Household Systems.

According to the USDA National Resources Conservation Service, the soils found on the property in the area of the percolation tests are comprised of the Erie series (ErA) which is a gravelly silt loam classified as somewhat poorly drained soils. These soils have slopes that range from 0 to 3 percent.

On each lot, a hole was dug that was 12” deep and a second hole was dug 24” deep. The holes were approximately 8 – 12” in diameter. The percolation rates were as follows:

Hole Depth	Percolation Test Result	
	12”	24”
Lot #2 (47-1-126)	6 min 10 sec	20 min 30 sec
	8 min 30 sec	29 min 45 sec
	8 min 45 sec	31 min 15 sec
Lot #3 (47-1-127)	8 min 30 sec	11 min 20 sec
	9 min 10 sec	14 min 15 sec
	9 min 45 sec	15 min

John D. Fuller, P. E., P.C.


Page 2 of 2

Based on these results, the design rate for a conventional septic system on Lot #2 would be 31 – 45 minutes and the design rate for Lot #3 would be 11 – 15 minutes. The original plans from 2005 by Zimmerman Engineering had design rates of 21 – 30 minutes for Lot #2 and 31 – 45 minutes for Lot #3.

The results of my testing vary from the original design, however, they do validate the fact that the sites are still suitable for underground sanitary disposal systems. The design rate for any future development on both lots should be 31 – 45 minutes. Please note that any changes to the design and/or location of the septic systems must be approved by the Orange County Department of Health.

Please contact my office if you have any questions regarding this letter.

Thank you,



John D. Fuller, P.E.





Lot #2#3



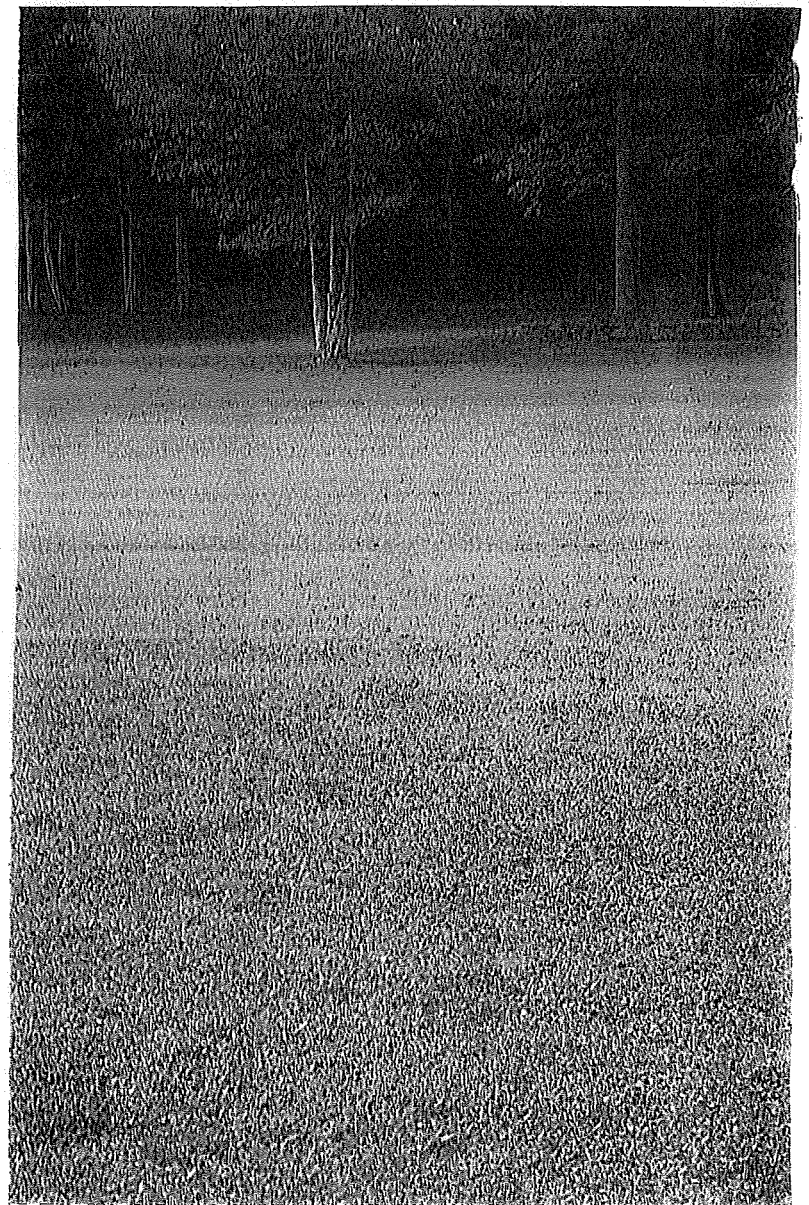
LOT # 3  
ROAD TO BACK



Y# 3

URE ROAD TO BACK

Lot # 3



**AFFIDAVIT OF POSTING(S) OF  
NOTICE OF PUBLIC HEARING  
AT THE PROPERTY**

STATE OF NEW YORK: COUNTY OF ORANGE:

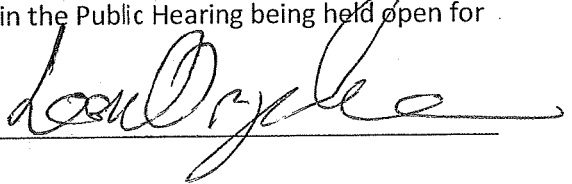
I LEON ORZEEHOWSKI, being duly sworn, depose and say that I did on or before

October 8, 2020, post and will thereafter maintain at

106 Patton Rd 47-1-127 R1 Zone in the Town of Newburgh, New York, at or near the front

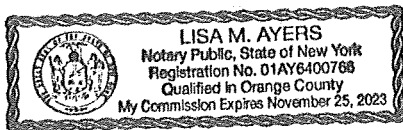
property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which notice was in the form attached hereto.

The applicant shall maintain and update notice(s) (with amended information if there is any change to the information contained in the original Notice of Hearing) until after the Public Hearing is closed. The Notice must then be removed and property disposed of within ten (10) days of the close of the Public Hearing. Failure to follow the required procedure may result in the Public Hearing being held open for additional time.

  
\_\_\_\_\_

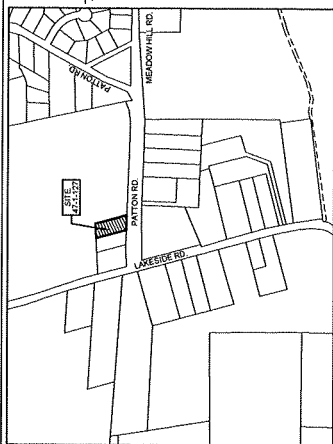
Sworn to before me this 10

day of September 2020.





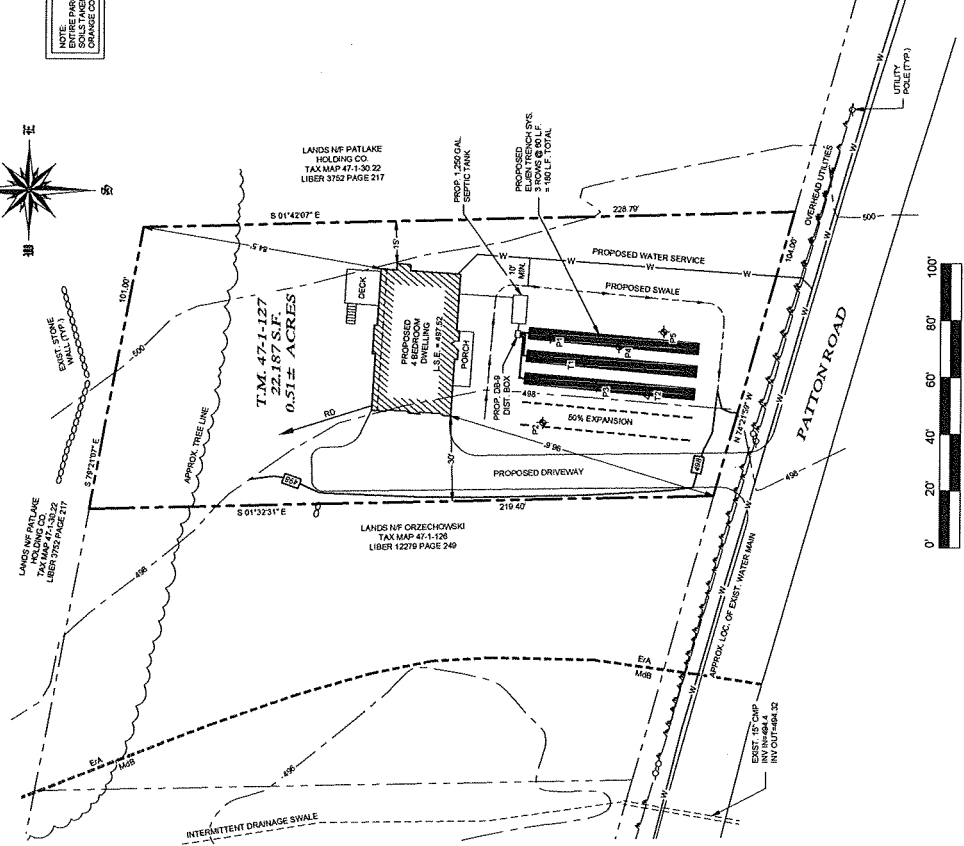
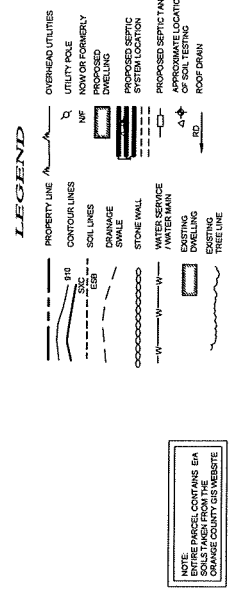




VICINITY MAP  
SCALE: 1"=400'

REFERENCE: CHANGE COUNTY USE GEOGRAPHICAL INFORMATION SYSTEMS

**REFERENCE MAP:**  
BENJELLOON A MAP BOTTLED, "SEBERMAN FOR LEON A ORZECZOWSKI" PREPARED BY ZIMMERMAN ENGINEERING & SURVEYING, INC. DATE NOVEMBER 21, 2008. A.L. 220.00. 10235400



**GENERAL NOTES**

- OWNER OF RECORD:  
LEON A. BONNELL ORZECZOWSKI  
NEWBURGH, NY 12550
- TAX MAP DESIGNATION: SECTION 47 BLOCK 1 LOT 127
- PARCEL ZONED: R-1 (RESIDENTIAL DISTRICT)
- TOTAL AREA: 22,187 S.F. (0.51 ACRES)

**BULK TABLE REQUIREMENTS:**

ZONED DISTRICT: R-1 (RESIDENTIAL DISTRICT)

	MINIMUM	EXISTING /
FEET	40,000 S.F.	12,000 S.F.
LOT WIDTH	100 FEET	100 FEET
FRONT YARD	50 FEET	50 FEET
REAR YARD	30 FEET	30 FEET
SIDE YARD	30 FEET	30 FEET

\*VARIANCE WAS GRANTED FOR THE NOTED CONDITIONS ON SEPTEMBER 21, 2008 BY THE TOWN OF NEWBURGH ZBA.

NOTE: BULK TABLE REQUIREMENTS TAKEN FROM APPROVED PLED MAP # 0807720, PREPARED BY ZIMMERMAN ENGINEERING & SURVEYING, P.C.

**DRAWING LIST**

NO.	DESCRIPTION
S-1	SEPTIC SITE PLAN
S-2	SEPTIC DETAILS

**JOHN D. FULLER, P.E., P.C.**  
LAKESIDE ROAD  
SECTION 47 BLOCK 1 LOT 127  
TOWN OF NEWBURGH, NY

SCALE: 1"=20'

DATE	DESCRIPTION	BY	APPROVED
08/27/20	FOR PERMIT		

**SEPTIC SITE PLAN**  
SCALE: 1"=20'

THIS DRAWING IS THE PROPERTY OF ZIMMERMAN ENGINEERING & SURVEYING, P.C. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF ZIMMERMAN ENGINEERING & SURVEYING, P.C. IS STRICTLY PROHIBITED.

DATE: 08/27/20

**PERCOLATION TEST RESULTS**

DATE	TEST NO.	DEPTH OF HOLE (IN.)	STABILIZED RATE (GAL/HR)	DESIGN RATE (GAL/HR)
8/27/20	01	24	3000	1500
8/27/20	02	24	2700	1500
8/27/20	03	24	2000	1500
8/27/20	04	24	3400	1500
8/27/20	05	24	2800	1500

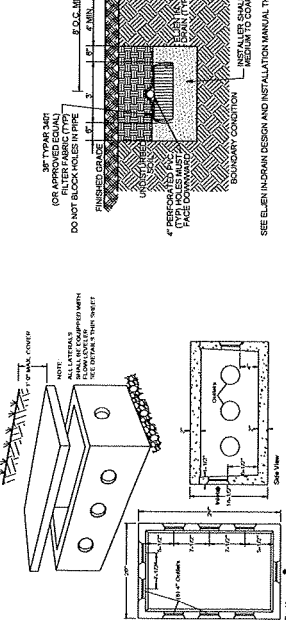
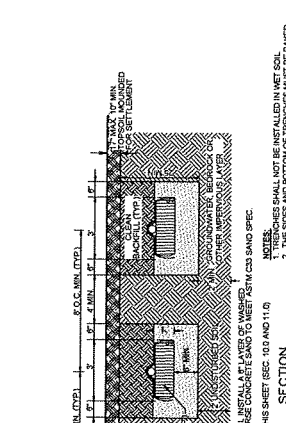
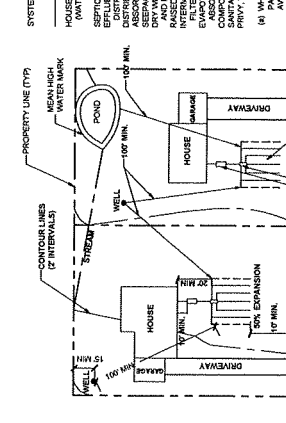
\*IMPRESSED BY AN ORANGE COUNTY HEALTH DEPT. REPRESENTATIVE

**DEEP PIT TEST RESULTS**

TEST NO.	TEST RESULTS
T1 - 0819005	T2 - 0819005
0'2" TOPSOIL	0'2" TOPSOIL
2'-10" SILTY LOAM W/ GRAVEL & COBBLES	2'-21" SILTY LOAM W/ GRAVEL & COBBLES
19'-23" CLAY LOAM TOPSOIL W/ ROOTS	21'-35" CLAY LOAM TOPSOIL W/ ROOTS
33'-68" CLAY LOAM	37'-77" CLAY LOAM
MOTTLED @ 48"	MOTTLED @ 52"
NO GROUNDWATER	NO GROUNDWATER
NO ESPRESSO	NO ESPRESSO

### MINIMUM SEPARATION DISTANCE (FEET) FROM

SYSTEM COMPONENTS	WELL OR SUCCTION LINE	WATER COURSE (B) WATER COURSE (A)	PROPERTY LINE	DRAINAGE DITCH/UBER
HOUSE (SEWER)	20'	20'	7'	10'
SEPTIC TANK	50'	50'	10'	10'
DISTRIBUTION BOX	100'	100'	10'	10'
SEWER MAIN	100'	100'	10'	10'
RAISED OR MOUND SYSTEM (S)	100'	100'	10'	10'
EMPHYSIATION SYSTEM (S)	100'	100'	10'	10'
EMPHYSIATION SYSTEM (S)	50'	50'	10'	10'
COMPRESSOR	50'	50'	10'	10'
PHYSIOTHERAPY	50'	50'	10'	10'
PHYSIOTHERAPY	50'	50'	10'	10'
PHYSIOTHERAPY	50'	50'	10'	10'



### MINIMUM SEPTIC TANK CAPACITIES

NUMBER OF BEDROOMS	MINIMUM TANK CAPACITY (GALLONS)	MINIMUM LIQUID SURFACE AREA (SQ. FT.)
1-2	1,000	77
3	1,500	115
4	2,000	153

NOTE: DESIGN BASED ON 110 GPD PER BEDROOM

### SEPTIC TANK OUTLET FILTERS

Specifications: PNC Filters, Capacity: 100, 200, 400, 800, 1600 GPD, Filter Area: 10, 20, 40, 80, 160 sq. ft. (can be connected in series)

(405) 301-3471, Fax: 301-1099

### TYPICAL CLEANOUT DETAIL

Scale: N.T.S.

NOTES:  
1. CLEANOUT SHALL BE 4" PVC PIPE.  
2. CLEANOUT SHALL BE 4" WAVE BRANCH.  
3. CLEANOUT SHALL BE 4" WAVE BRANCH.  
4. CLEANOUT SHALL BE 4" WAVE BRANCH.

### PRECAST DISTRIBUTION BOX DETAIL

Scale: N.T.S.

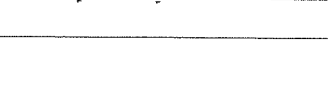
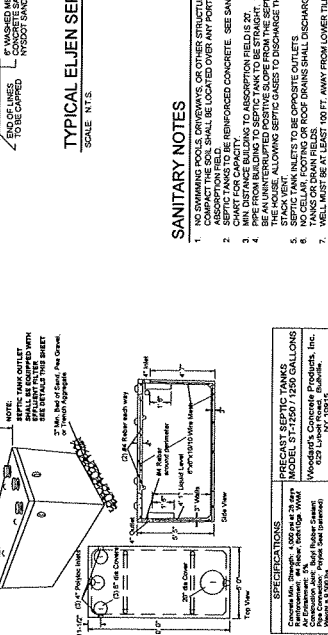
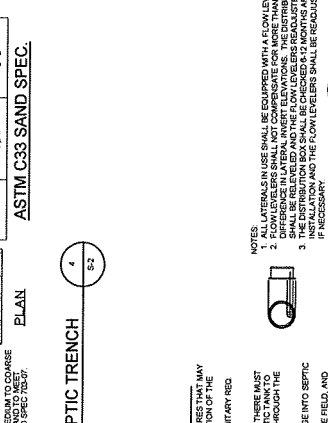
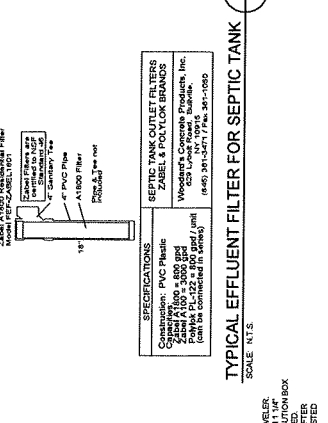
NOTES:  
1. PRECAST DISTRIBUTION BOX SHALL BE 24" HIGH.  
2. PRECAST DISTRIBUTION BOX SHALL BE 24" WIDE.  
3. PRECAST DISTRIBUTION BOX SHALL BE 24" DEEP.  
4. PRECAST DISTRIBUTION BOX SHALL BE 24" LONG.

### ASTM C33 SAND SPEC.

SEIVE SIZE	SQUARE OPENING (MET SEIVE)	PERCENT PASSING (MET SEIVE)
NO. 8	2.00 MM	95-100
NO. 10	1.75 MM	90-100
NO. 20	0.85 MM	50-85
NO. 30	0.60 MM	25-60
NO. 50	0.30 MM	5-30
NO. 100	0.15 MM	0-10
NO. 200	0.075 MM	0-5

### SANITARY REQUIREMENT CHART

LOT NO.	TRENCH MIN. INCHES	LENGTH OF TRENCH REQUIRED (MIN.) FEET	LENGTH OF TRENCH REQUIRED (MAX.) FEET	PROPOSED C.L.F.
1	15	48	50	48
2	15	48	50	48
3	15	48	50	48
4	15	48	50	48
5	15	48	50	48
6	15	48	50	48
7	15	48	50	48
8	15	48	50	48
9	15	48	50	48
10	15	48	50	48
11	15	48	50	48
12	15	48	50	48
13	15	48	50	48
14	15	48	50	48
15	15	48	50	48
16	15	48	50	48
17	15	48	50	48
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19	15	48	50	48
20	15	48	50	48
21	15	48	50	48
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25	15	48	50	48
26	15	48	50	48
27	15	48	50	48
28	15	48	50	48
29	15	48	50	48
30	15	48	50	48
31	15	48	50	48
32	15	48	50	48
33	15	48	50	48
34	15	48	50	48
35	15	48	50	48
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37	15	48	50	48
38	15	48	50	48
39	15	48	50	48
40	15	48	50	48

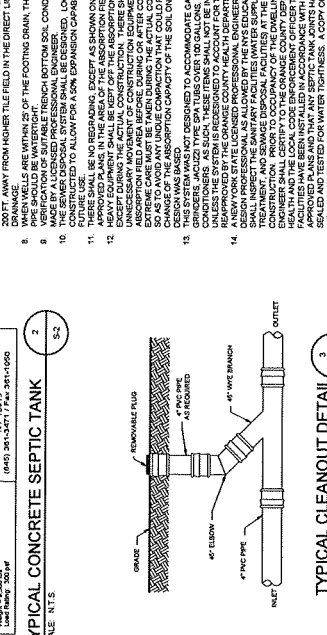
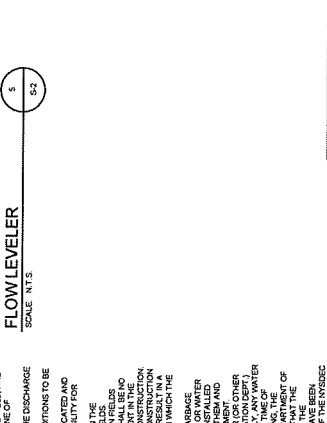


### MINIMUM SEPTIC TANK CAPACITIES

NOTE: DESIGN BASED ON 110 GPD PER BEDROOM

### WATER SAVING FIXTURES NOTES

- THE USE OF POST 1991 WATER SAVING FIXTURES ARE REQUIRED.
- POST 1991 WATER SAVING FIXTURES SHALL BE AS DEFINED IN THE 2007 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
- WATER SAVING PLUMBING FIXTURES SHALL BE DEFINED AS FOLLOWS:
  - 1/2" OR SMALLER FAUCETS AND SHOWERHEADS
  - 1.2 GPM MAX. FAUCET FLOWRATES
  - 1.6 GPM MAX. SHOWERHEADS



JOHN D. FULLER, P.E., P.C. 1501 W. BIRCHWOOD DR. FORT PIERCE, FL 34945-1008  
 SECTIC DETAILS  
 1501 W. BIRCHWOOD DR. FORT PIERCE, FL 34945-1008  
 1501 W. BIRCHWOOD DR. FORT PIERCE, FL 34945-1008  
 1501 W. BIRCHWOOD DR. FORT PIERCE, FL 34945-1008

DATE: 08/27/20  
 DRAWN BY: JDF  
 CHECKED BY: JDF  
 APPROVED BY: JDF

UNAPPROVED ALTERATION OR ADDITION TO PLAN BEING MADE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR THE WORK PERFORMED THEREON. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR THE WORK PERFORMED THEREON.

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