

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550**

DATE RECEIVED: _____ **TOWN FILE NO:** 2012-13
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):
PARKE LANE AT NEWBURGH

2. Owner of Lands to be reviewed:

Name AUTUMN SKY DEVELOPMENT CO., INC.
Address 44 ROCKY HILL ROAD
NEW PALTZ, NEW YORK 12561
Phone 914-805-7696

3. Applicant Information (If different than owner):

Name PARKE LANE AT NEWBURGH, LLC
Address 54 HORSE HILL ROAD, SUITE 201
CEDAR KNOLLS, NEW JERSEY 07927
Representative JOSEPH FORGIONE
Phone 973-451-0111
Fax _____
Email jforgione@jmfpg.com

4. Subdivision/Site Plan prepared by:

Name JOHN MEYER CONSULTING
Address 120 BEDFORD ROAD
ARMONK, NEW YORK 10504
Phone/Fax 914-273-5225

5. Location of lands to be reviewed:

STEWART AVENUE, ADJACENT TO THE JEWISH COMMUNITY CENTER

6. Zone R-3 **Fire District** _____
Acreage 26.67 **School District** _____

7. Tax Map: Section 97 **Block** 1 **Lot** 4.11, 5, 6, 47, AND 48

8. Project Description and Purpose of Review:

Number of existing lots 5 Number of proposed lots 2
Lot line change LOTS 4.11, 5 AND 6 TO BE CONSOLIDATED, AND A LOT LINE CHANGE
Site plan review 160 RENTAL UNITS FOR LOTS 47 AND 48
Clearing and grading _____
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) DRAINAGE ONLY

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

Signature  Title ATTORNEY FOR THE APPLICANT

Date: JULY 19, 2012

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

TOWN OF NEWBURGH PLANNING BOARD

PARKE LANE AT NEWBURGH
PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees
4. Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

1. Name and address of applicant
2. Name and address of owner (if different from applicant)
3. Subdivision or Site Plan and Location
4. Tax Map Data (Section-Block-Lot)
5. Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. Date of plan preparation and/or plan revisions
9. Scale the plan is drawn to (Max 1" = 100')
10. North Arrow pointing generally up

11. Surveyor,s Certification
12. Surveyor's seal and signature
13. Name of adjoining owners
14. N/A Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. Flood plain boundaries
16. Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. Metes and bounds of all lots
18. Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. Show existing or proposed easements (note restrictions)
20. Right-of-way width and Rights of Access and Utility Placement
21. Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. Lot area (in sq. ft. for each lot less than 2 acres)
23. Number of lots including residual lot
24. Show any existing waterways
25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. Show topographical data with 2 or 5 ft. contours on initial submission

30. X Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. X If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. X Number of acres to be cleared or timber harvested
33. X Estimated or known cubic yards of material to be excavated and removed from the site
34. X Estimated or known cubic yards of fill required
35. X The amount of grading expected or known to be required to bring the site to readiness
36. N/A Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.

37. N/A Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: JOSEPH SANCHINO
Licensed Professional

Date: JULY 19, 2012

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared 8/11/05
STATEMENT TO APPLICANTS

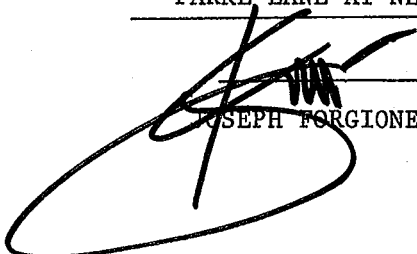
Certificate and Acknowledgement

The undersigned applicant represents, warrants, covenants and agrees that it shall notify all successors, assigns, purchasers and transferees of applicant's interest in the subject property, or rights to develop the subject property, or membership interests in the applicant, of the deferral of the payment of the Recreation Fee in Lieu of Parkland and the delivery of the performance security for landscaping improvements and the conditions thereof and that it shall cause those conditions to be binding upon all such successors, assigns, purchasers and transferees.

The applicant agrees for itself and all successors, assigns, purchasers and transferees, that in the event of any failure to comply with any of terms and conditions of the deferral of payment of the Recreation Fee in Lieu of Parkland and the delivery of the performance security for landscaping improvements pursuant to the Town Board of the Town of Newburgh resolution dated July 15, 2009 by the applicant, its successors, assigns, purchasers or transferees, the Town of Newburgh, in addition to all other remedies, shall be entitled to (a) issue a stop work order for any and all work commenced on the Subject Property and (b) withhold or revoke any and all building permits issued for the Subject Property.

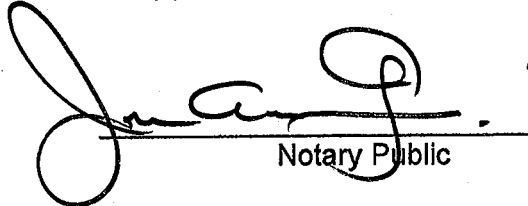
PARKE LANE AT NEWBURGH, LLC

_____, Applicant


JOSEPH FORCIONE

STATE OF NEW ~~YORK~~ ^{Jersey}
COUNTY OF Morris :ss.:

On the 20 day of JULY in the year
2012 before me personally came JOSEPH FORGIONE, to me
known, who, being by me duly sworn, did depose and say that he/she/they
reside(s) in CEDAR KNOLLS, NJ (if the place of residence is in a city, include the
street and street number, if any, thereof); that he/she/they (is)(are) the (president
or other officer or director or attorney in fact duly appointed) of the
PARKE LANE AT NEWBURGH, LLC (name of corporation), the corporation described in and
which executed the above instrument; that he/she/they know(s) the seal of said
corporation; that the seal affixed to said instrument is such corporate seal; that it
was so affixed by authority of the board of directors of said corporation, and that
he/she/they signed his/her/their name(s) thereto by like authority


Notary Public

JANET ANN GILBERTI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 1/29/14
ID # 2381886

TOWN OF NEWBURGH
APPLICATION FOR CLEARING AND GRADING

Name of applicant: PARKE LANE AT NEWBURGH LLC

Name of owner on premises: AUTUMN SKY DEVELOPMENT CO., INC.

Address of owner: 44 ROCKY HILL ROAD, NEW PALTZ

Telephone number of owner: 914-805-7696

Telephone number of applicant: 973-451-0111

State whether applicant is owner, lessee, agent, architect, engineer or contractor:

CONTRACT VENDEE

Location of land on which proposed work will be done: _____

STEWART AVENUE, ADJACENT TO THE JEWISH COMMUNITY-CENTER

Section: 97 Block: 1 Lot: 4.11, 5&6 Sub. Div.: _____

Zoning District of Property: R-3 Size of Lot: 26.67 ACRES

Area of lot to be cleared or graded: AS PER PLANS AND EAF

Proposed completion of date: FOLLOWING APPROVAL

Name of contractor/agent, if different than owner: _____

Address: _____

Telephone number: _____

Date of Planning Board Approval: _____ (if required)

I hereby agree to hold the Town of Newburgh harmless from any claims arising from the proposed activity.

Signature of owner: Steven M. ... Date: 7/24/12

Signature of applicant (if different than owner): _____

TOWN ACTION:

Examined: _____ 20 _____

Approved: _____ 20 _____

Disapproved: _____ 20 _____

PROXY

AUTUMN SKY DEVELOPMENT CO. INC.
(OWNER) _____, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 44 ROCKY HILL ROAD, NEW PALTZ

IN THE COUNTY OF ULSTER

AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF LANDS DESIGNATED AS
TAX LOTS 97-1-4.11, 5 and 6

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND PARKE LANE AT NEWBURGH, LLC IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 7/24/12

Steven Michalski
OWNERS SIGNATURE

STEVEN MICHALSKI
OWNERS NAME (printed)

NAMES OF ADDITIONAL
REPRESENTATIVES

WITNESS' SIGNATURE

WITNESS' NAME (printed)

PROXY

NEWBURGH JEWISH COMMUNITY CENTER
(OWNER) _____, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 68 STEWART AVENUE, NEWBURGH

IN THE COUNTY OF ORANGE

AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF LANDS DESIGNATED AS

TAX LOTS 97 - 1 - 47 and 48

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND PARKE LANE AT NEWBURGH LLC IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 7/24/12

John Rieger ^{Pres.}
OWNERS SIGNATURE

Ian M. Rieger
OWNERS NAME (printed)

NAMES OF ADDITIONAL
REPRESENTATIVES

WITNESS' SIGNATURE

WITNESS' NAME (printed)

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.


JULY 19, 2012

DATED

PARKE LANE AT NEWBURGH, LLC

APPLICANT'S NAME (printed)

BY:


APPLICANT'S SIGNATURE

FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

PARKE LANE AT NEWBURGH, LLC

JOSEPH FORGIONE

APPLICANT'S NAME (printed)



APPLICANT'S SIGNATURE

JULY 19, 2012

DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be placed on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: JULY 19, 2012

NAME OF PROJECT: PARKE LANE AT NEWBURGH

The applicant is to submit in writing the following items prior to signing of the site plans.

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.)

Cultured stone, vinyl clapboard, vinyl cedar impressions

COLOR OF THE EXTERIOR OF BUILDING:

Predominantly cream colored with brown stone accents

ACCENT TRIM:

Location: All corners, eaves, rakes, and door and window surrounds

Color: White

Type (material): Vinyl, pvc or aluminum wrapped wood, painted

PARAPET (all roof top mechanicals are to be screened on all four sides):

Not applicable

ROOF:

Type (gabled, flat, etc.): Gables

Material (shingles, metal, tar & sand, etc.): Shingles

Color: Estate grey blend

WINDOWS/SHUTTERS:

Color (also trim if different): Windows - white, Shutters-burgundy

Type: Windows - double-hung, Shutters - panel

DOORS:

Color: Burgundy

Type (if different than standard door entrée): Standard entry door

SIGN:

Color: _____

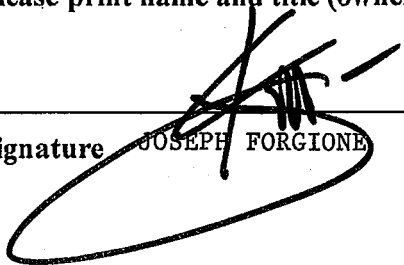
Material: _____

Square footage of signage of site: _____

PARKE LANE AT NEWBURGH, LLC

Please print name and title (owner, agent, builder, superintendent of job, etc.)

Signature JOSEPH FORGIONE

A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is cursive and appears to read 'JOSEPH FORGIONE'. The signature is circled with a large, hand-drawn oval.