

Full Size Site Plans

are available for viewing at the

Zoning Board of Appeals

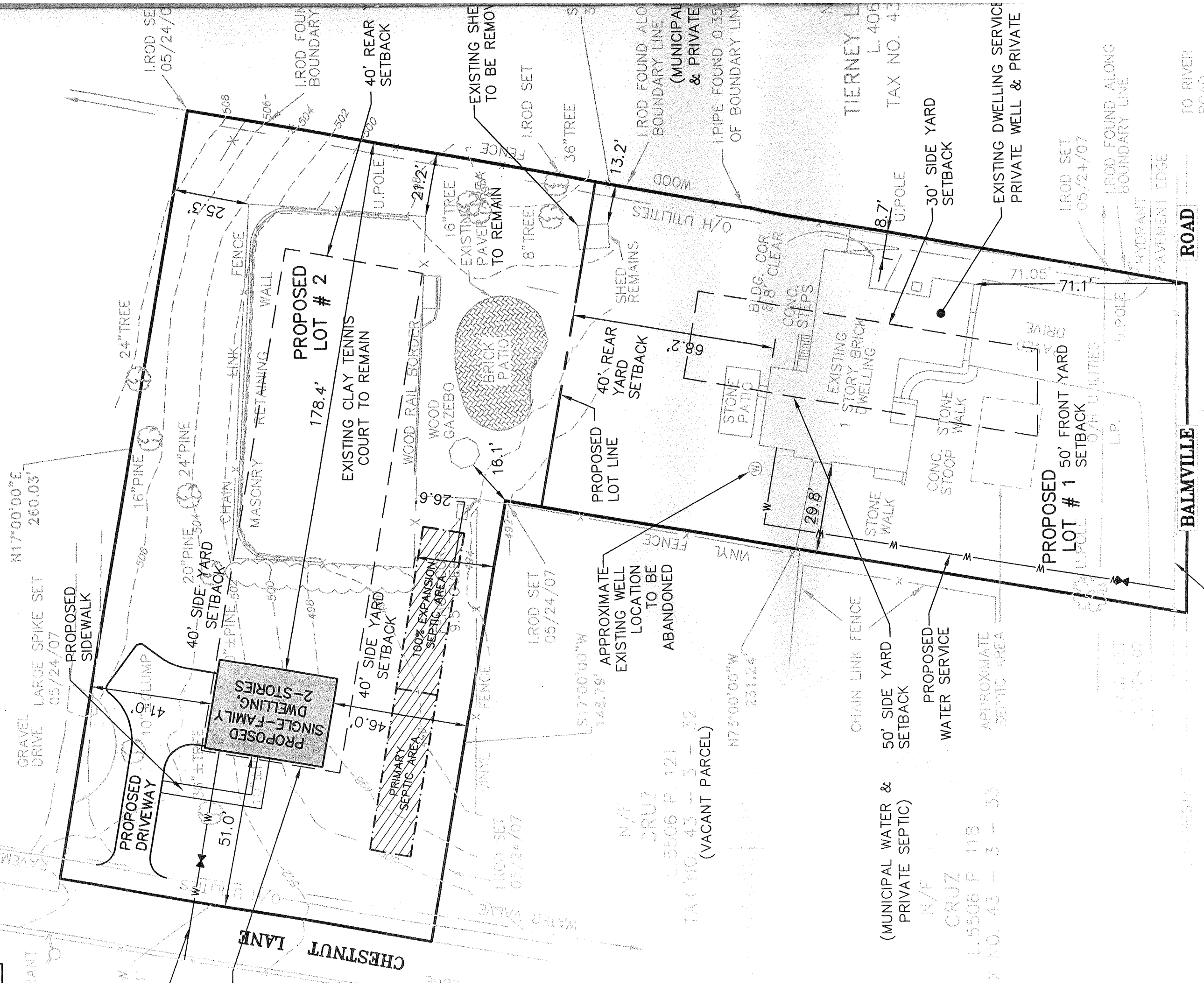
Office located at

308 Gardnertown Road

Newburgh, NY

845-566-4901

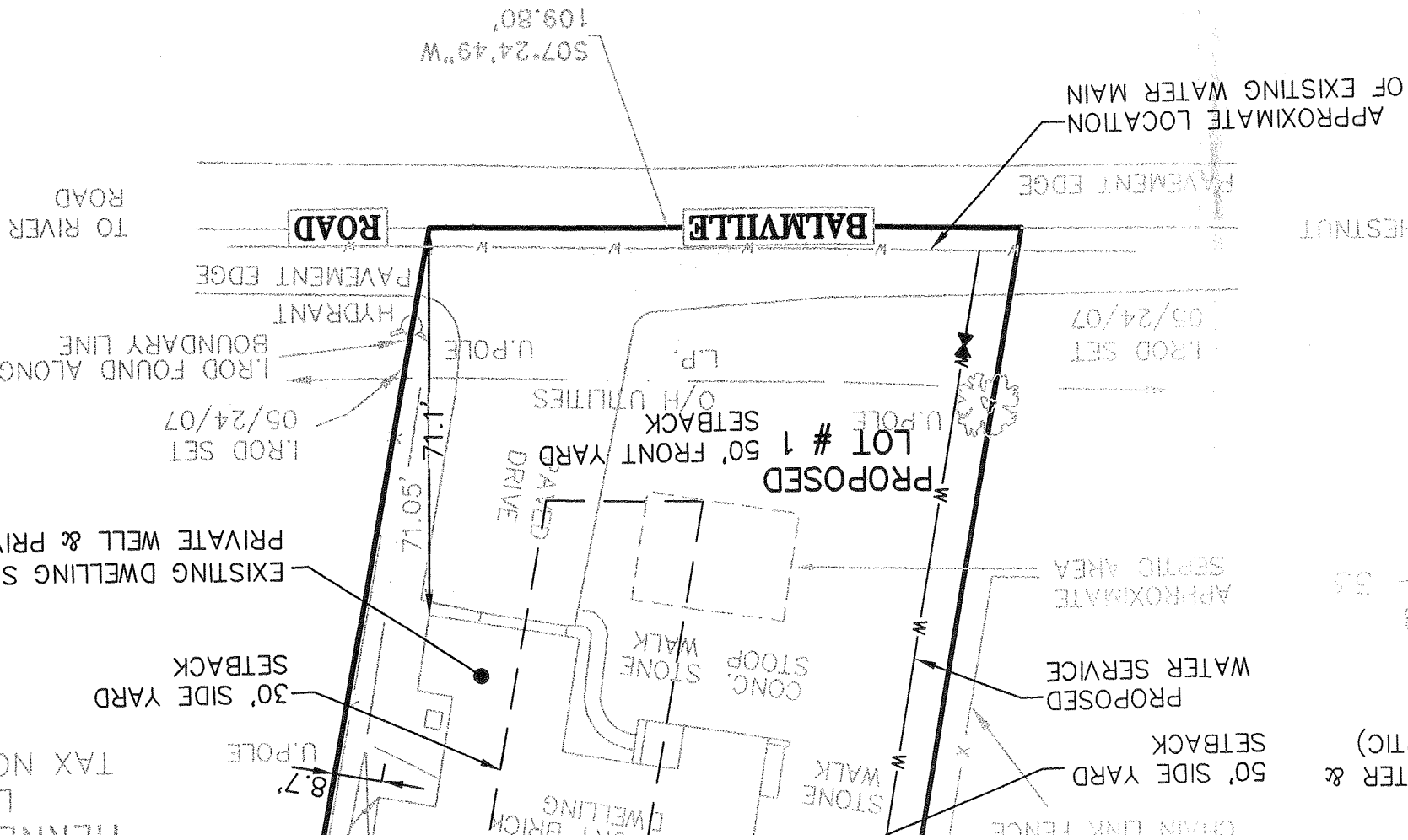
N/F
 CURTIS
 L.11676 P. 207
 TAX NO. 43 - 3 - 30
 (MUNICIPAL WATER & PRIVATE SEPTIC)



N/F
 CRUZ
 L.5506 P. 121
 TAX NO. 43 - 3 - 32
 (VACANT PARCEL)

(MUNICIPAL WATER &
 PRIVATE SEPTIC)
 N/F
 CRUZ
 L.5506 P. 118
 TAX NO. 43 - 3 - 53

APPROXIMATE LOCATION
 OF EXISTING WATER MAIN



(MUNICIPAL WATER & PRIVATE SEPTIC)
 N/E
 CRUZ
 L.5506 F.118
 TAX NO. 43 - 3 - 35

GENERAL NOTES:

1. EXISTING UTILITY INFORMATION FOR ADJACENT PARCELS SHOWN HERE ON WAS TAKEN FROM ORANGE COUNTY REAL PROPERTY.
2. SEPTIC LOCATION FOR PROPOSED LOT #2 IS APPROXIMATE AND REQUIRES FIELD TESTING AND APPROVAL FROM THE TOWN OF NEWBURGH BUILDING DEPT.
3. LOCATIONS OF EXISTING WATER MAINS IN CHESTNUT LANE AND BALMVILLE ROAD TO BE FIELD VERIFIED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT.

REFERENCES:

1. EXISTING INFORMATION SHOWN HERE ON WAS TAKEN FROM PLAN ENTITLED "SURVEY PREPARED FOR PETER C. POLHAMUS" PREPARED BY TIMOTHY M. MCGABE, L.S., P.C. DATED JULY 18, 2005, REVISED APRIL 17, 2015.

OWNER/APPLICANT:

SALLY N. POLHAMUS LIVING TRUST &
PETER POLHAMUS
65 BALMVILLE ROAD
NEWBURGH, NY 12550

TAX LOT:

43-3-34.2

SITE AREA:

EXISTING:

±57,199 SQ. FT.
±1.31 ACRES

PROPOSED LOT #1:

±22,923.7 SQ. FT.
±0.53 ACRES









PROPOSED LOT #2:

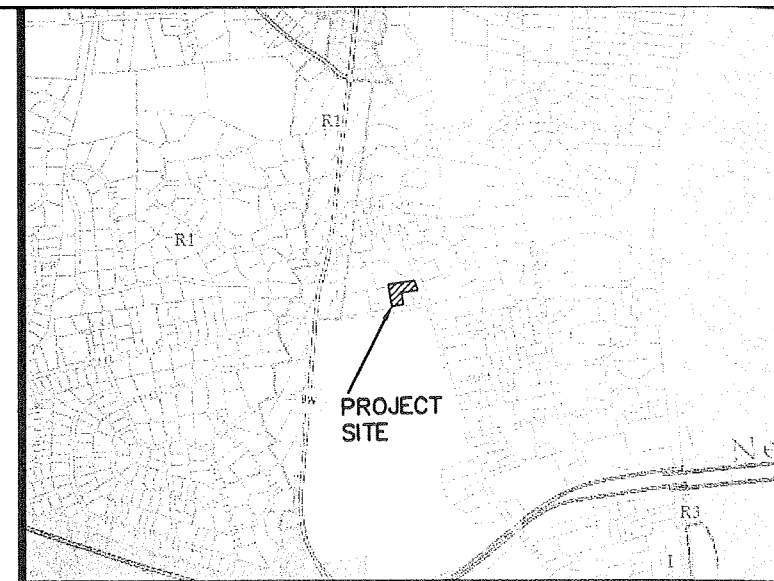
±34,275.6 SQ. FT.
±0.78 ACRES

SITE NOTES:

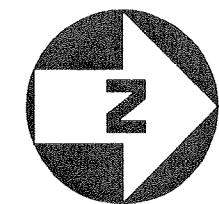
1. FIRE DISTRICT: MIDDLEHOPE
2. SCHOOL DISTRICT: NEWBURGH
3. THE PROPERTY IS NOT WITHIN ANY ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, NO. 36071C0144E.

PLAN LEGEND

EXISTING PROPERTY LINE	
PROPOSED LOT LINE	
SETBACK LINES	
EXISTING FENCE	
EDGE OF PAVEMENT	
LIGHT POLE	
UTILITY POLE	
FIRE HYDRANT	



VICINITY MAP 1" = 2,000'



PLAN NORTH



SCALE IN FEET
(1"=30')

BULK TABLES

ZONE: R-1 RESIDENTIAL DISTRICT
 PERMITTED USE: SINGLE FAMILY DWELLINGS, NOT TO EXCEED 1 DWELLING UNIT PER LOT
 PERMITTED ACCESSORY USE: TENNIS COURT (PROPOSED LOT #2)

LOT #1

	REQUIRED	PROVIDED	REMARKS
MINIMUM:			
LOT AREA	40,000 SQ. FT.	±22,923.7 SQ. FT.	VARIANCE REQ'D -
LOT WIDTH	150 FT	110.3 FT	VARIANCE REQ'D
LOT DEPTH	150 FT	219 FT	OK
FRONT YARD SETBACK	50 FT	71.1 FT	OK
REAR YARD SETBACK	40 FT	68.2 FT	OK
1 SIDEYARD SETBACK	30 FT	8.7 FT	VARIANCE REQ'D
BOTH SIDEYARD SETBACK	80 FT	38.5 FT	VARIANCE REQ'D
HABITABLE FLOOR AREA PER UNIT	1,500 SQ. FT.	>1,500 SQ. FT.	OK
MAXIMUM:			
LOT BUILDING COVERAGE	10%	14.8%	VARIANCE REQ'D
BUILDING HEIGHT	35 FT	<35'	OK
LOT SURFACE COVERAGE	20%	32.3%	VARIANCE REQ'D

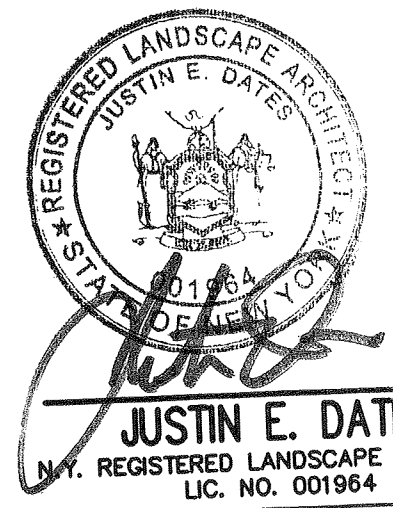
17,076 42.69%
 39.7 26.46%
 21.3 71%
 41.5 51.87%
 4.8
 12.3

LOT #2

	REQUIRED	PROVIDED	REMARKS
MINIMUM:			
LOT AREA	40,000 SQ. FT.	±34,275.6 SQ. FT.	VARIANCE REQ'D
LOT WIDTH	150 FT	127.0 FT	VARIANCE REQ'D
LOT DEPTH	150 FT	259.5 FT	OK
FRONT YARD SETBACK	50 FT	51.0 FT	OK
REAR YARD SETBACK	40 FT	178.4 FT	OK
1 SIDEYARD SETBACK	30 FT	41.0 FT	OK
BOTH SIDEYARD SETBACK	80 FT	87.0 FT	OK
HABITABLE FLOOR AREA PER UNIT	1,500 SQ. FT.	>1,500 SQ. FT.	OK
ACCESSORY USE SETBACK (TENNIS COURT)	15 FT FROM ANY LOT LINE	21.2 FT	OK
MAXIMUM:			
LOT BUILDING COVERAGE	10%	3.7%	OK
BUILDING HEIGHT	35 FT	<35'	OK
LOT SURFACE COVERAGE	20%	34%	VARIANCE REQ'D

5724.4 14.31
 23 15.333
 14%

1	6/8/15	JAP	REVISED FOR ZBA SUBMISSION
REV.	DATE	DRAWN BY	DESCRIPTION



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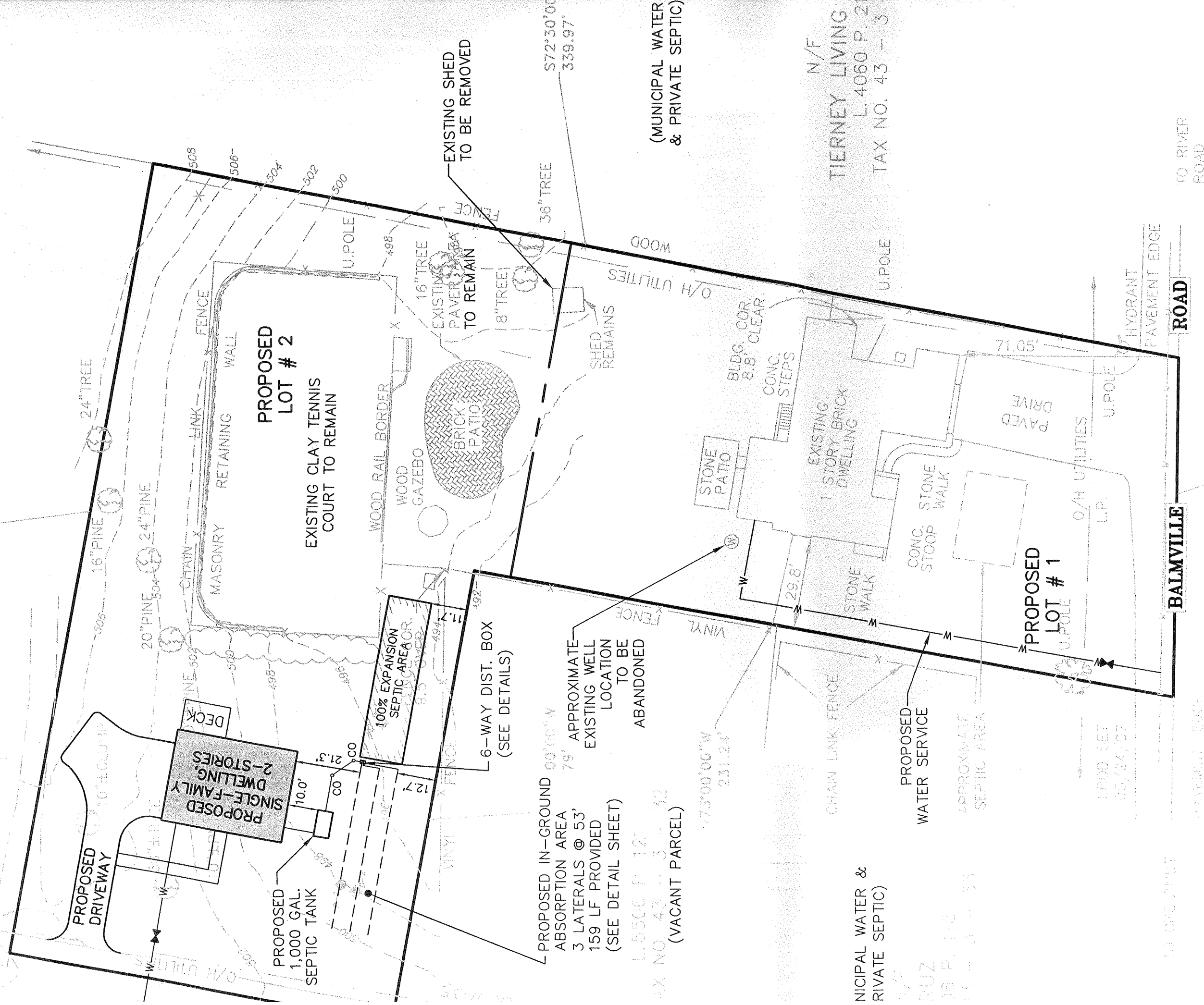
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SKETCH
SKETCH SUBDIVISION PLAN
 FOR
PETER POLHAMUS
 TAX LOT 43-3-34.2
 TOWN OF NEWBURGH, ORANGE COUNTY, N.Y.

SCALE: 1"=30'	DATE: 11/10/14	DRAWN BY: JJS	CHECKED BY: JED
PROJECT NUMBER: 13001929A		NB001407	
SHEET NUMBER: 1 of 2			

L.11676 P. 207
 TAX NO. 43 - 3 - 30
 (MUNICIPAL WATER & PRIVATE SEPTIC)



N/F
 TIERNEY LIVING
 L. 4060 P. 21
 TAX NO. 43 - 3 - 30

L.5506 P. 127
 TAX NO. 43 - 3 - 32
 (VACANT PARCEL)

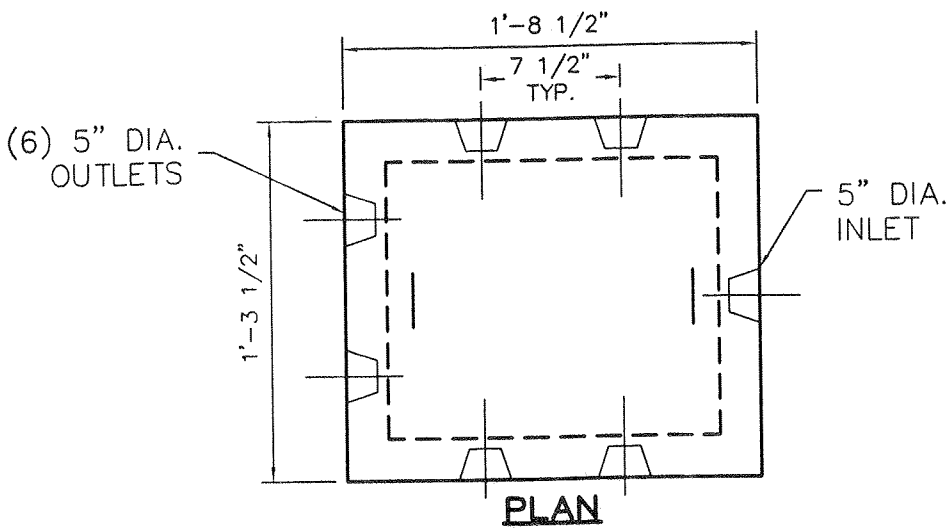
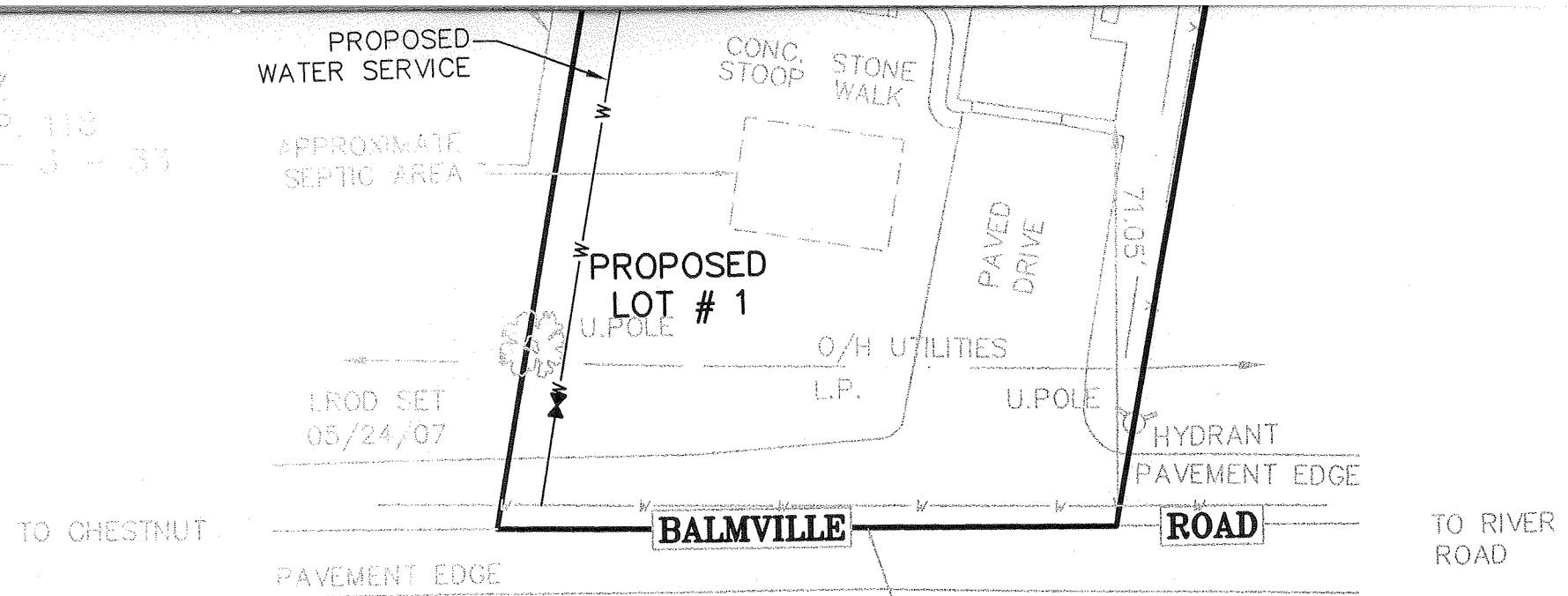
NICIPAL WATER &
 RIVATE SEPTIC)

- NOTE:
1. INLET AND OUTLETS ARE KNOCKOUTS
 2. WEIGHT BOX-256 LBS, TOP-56 LBS
 3. CONCRETE TO TEST 4,000 PSI AT 28 DAYS, STEEL REINFORCEMENT ASTM-A-615-68.

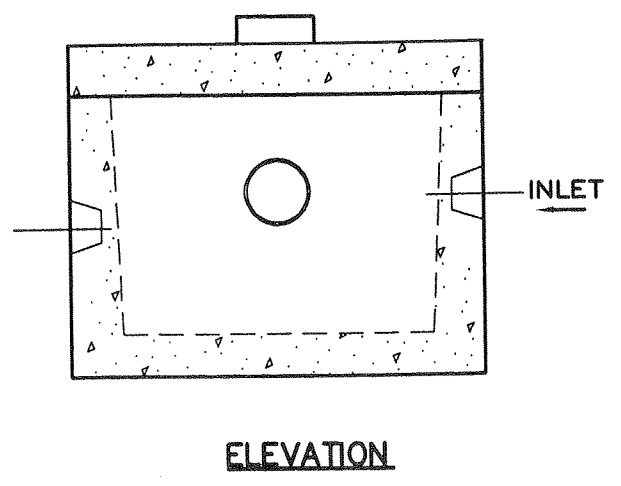
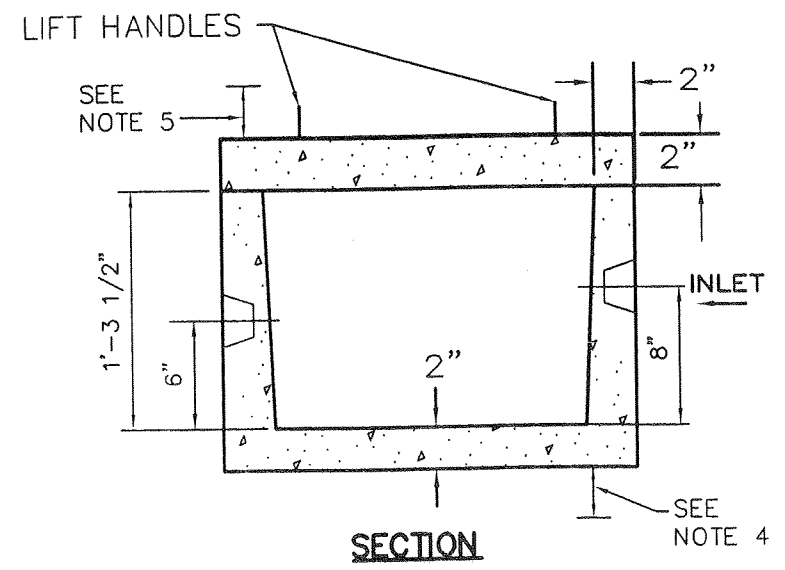
SEPTIC SYSTEM DESIGN TABLE

TESTING CONDUCTED BY MASER CONSULTING ON 04/24/15

N/F
 CRUZ
 L 5506 P. 118
 TAX NO. 43 - 3 - 33



- NOTE:**
1. INLET AND OUTLETS ARE KNOCKOUTS
 2. WEIGHT BOX-256 LBS, TOP-56 LBS
 3. CONCRETE TO TEST 4,000 PSI AT 28 DAYS, STEEL REINFORCEMENT ASTM-A-615-68, GRADE 40, 12" MAX. COVER.
 4. BEDDING TO BE 12 INCHES MINIMUM OF CLEAN SAND, PEA GRAVEL OR AGGREGATE (3/4" TO 1 1/2").
 5. MAXIMUM COVER OVER DISTRIBUTION BOX TO BE 12 INCHES.
 6. ALL USED OUTLETS TO BE AT SAME ELEVATION OR SPEED LEVELERS SHALL BE USED.



6 WAY DISTRIBUTION BOX DETAIL
 N.T.S

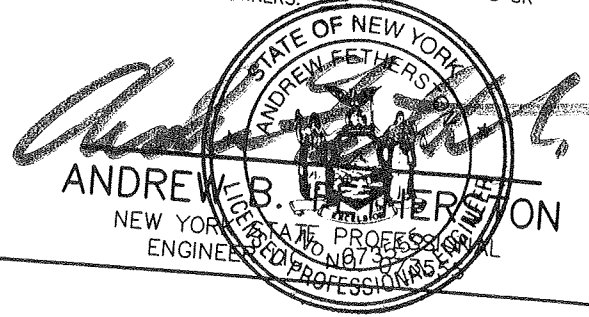
SEPTIC SYSTEM DESIGN TABLE

TESTING CONDUCTED BY MASER CONSULTING ON 04/24/15

LOT #	STABILIZED PERC RATE (Min/Inch)	REQUIRED LENGTH OF ABSORPTION TRENCH (PRIMARY)	DEEP TEST INFORMATION (HOLE 1)	DEPT. INF. (HOLE 1)
		2 BEDROOM		
1			1-1	
DESIGN	16-20 MIN.	158*	0-6" TOPSOIL 6-15" DARK LOAMY SAND W/ COBBLES THROUGHOUT	0-6" TO 6-18" D
1-1	(24") 4 MIN.		15-72" BROWN LOAMY SAND W/ COBBLES	18-72" S L
1-2	(24") 17 MIN.			
			NO MOTTLING NO GROUNDWATER NO BEDROCK	NO MOTT NO WATE NO BEDR

REQUIRED LENGTHS OF ABSORPTION TRENCH SHOWN ON PLAN BASED ON DESIGN PERCOLATION RATE
 DESIGN = PERCOLATION RATE USED FOR DESIGN
 * = DENOTES LENGTH REQUIRED FOR CONVENTIONAL ABSORPTION SYSTEM

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



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SKETCH
SKETCH SUBDIVISION PLAN
FOR
PETER POLHAMUS
TAX LOT 43-3-34.2

TOWN OF NEWBURGH, ORANGE COUNTY, N.Y.

SCALE: 1"=30'	DATE: 11/10/14	DRAWN BY: JJS	CHECKED BY: JED
PROJECT NUMBER: 13001929A		NB001407	

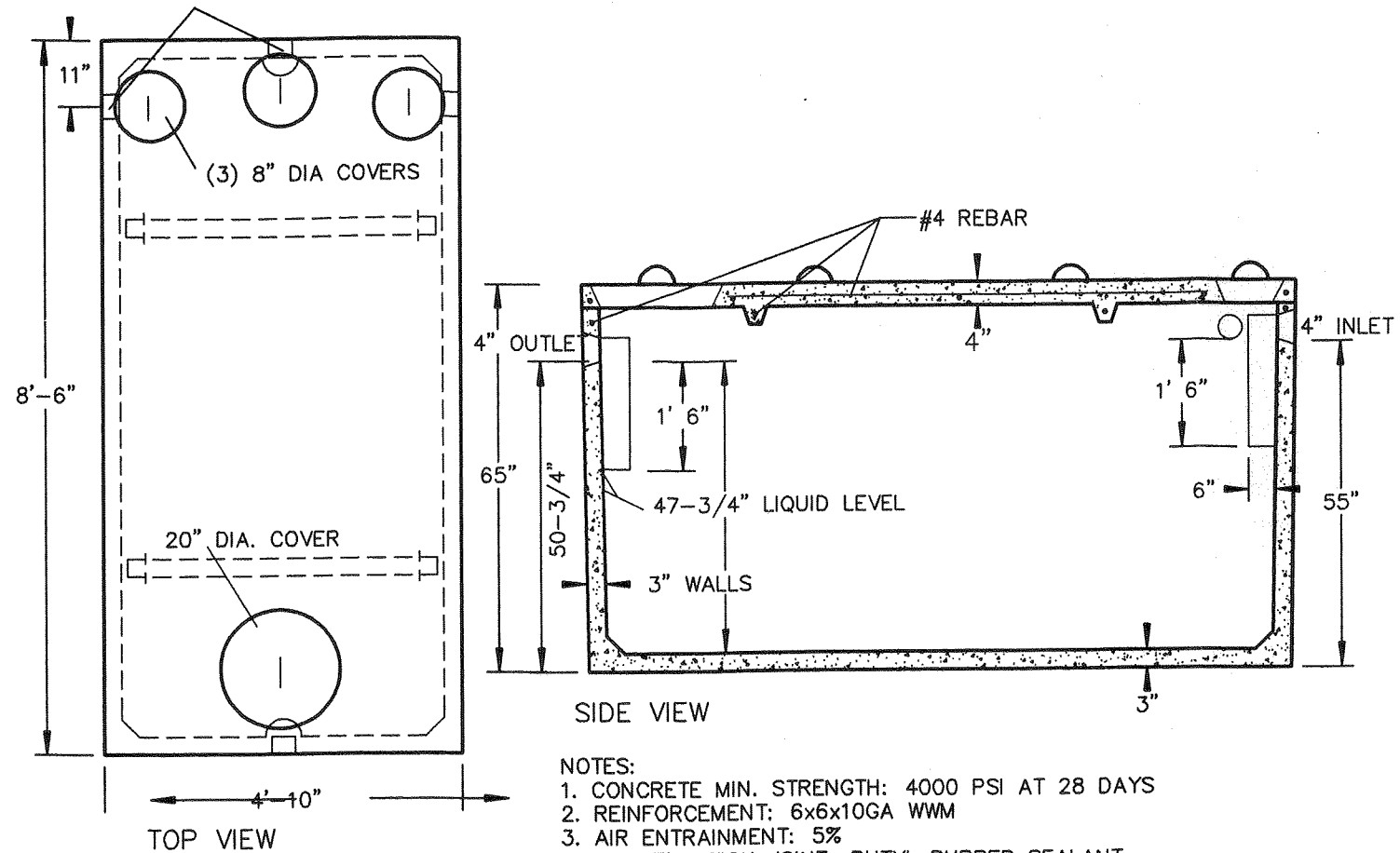
SHEET NUMBER:
2 of 2

NOTES:

1. THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER SYSTEMS) SHALL NOT BE CHANGED.
2. TRENCHES SHALL NOT BE INSTALLED IN WET SOIL. THE SIDES AND BOTTOM OF TRENCHES MUST BE RAKED. THE ENDS OF THE LATERALS MUST BE CAPPED.
3. THERE SHALL BE NO REGRADING, EXCEPT AS SHOWN ON THE APPROVED PLANS, IN THE AREA OF THE ABSORPTION FIELDS.
4. HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION. EXTREME CARE MUST BE TAKEN DURING ACTUAL CONSTRUCTION SO AS TO AVOID ANY UNDUE COMPACTION THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
5. NO SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL BE LOCATED OVER ANY PORTION OF THE ABSORPTION FIELD.
6. THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI TYPE SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS. AS SUCH THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR THEM AND RE-APPROVED BY THE ORANGE COUNTY HEALTH DEPARTMENT.
7. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK AND PUMPING CHAMBER TO THE BUILDING, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
8. THE OWNER/APPLICANT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES. THE OWNER/APPLICANT SHALL ALSO BE ADVISED OF ANY ROUTINE OR SPECIAL MAINTENANCE PROCEDURES THAT MAY BE NECESSARY.
 - A. SEPTIC TANKS SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 2-3 YEARS.
 - B. PUMP CHAMBERS SHOULD BE INSPECTED PERIODICALLY BY A PROPERLY TRAINED PERSON FOR PROPER OPERATION, INCLUDING HIGH WATER ALARMS, VENTING AND ANY PHYSICAL DAMAGE.
 - C. DISTRIBUTION BOXES SHOULD BE INSPECTED PERIODICALLY TO ASSURE THAT THEY ARE LEVEL AND OPERATING PROPERLY.
9. INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN 1 YEAR OF AVAILABILITY.
10. A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL INSPECT THE SANITARY FACILITIES AT THE TIME OF CONSTRUCTION. THE ENGINEER SHALL CERTIFY TO THE ORANGE COUNTY DEPARTMENT OF HEALTH AND THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ANY SEPTIC TANK JOINTS HAVE BEEN SEALED AND TESTED FOR WATER TIGHTNESS.

TEST LOCATION (2)	TYPE OF SEPTIC SYSTEM (PRIMARY)	TYPE OF SEPTIC SYSTEM (100% RESERVE)
ANDY LOAM LL COBBLES HOUT CLAY / COBBLES	IN GROUND SYSTEM	IN GROUND SYSTEM

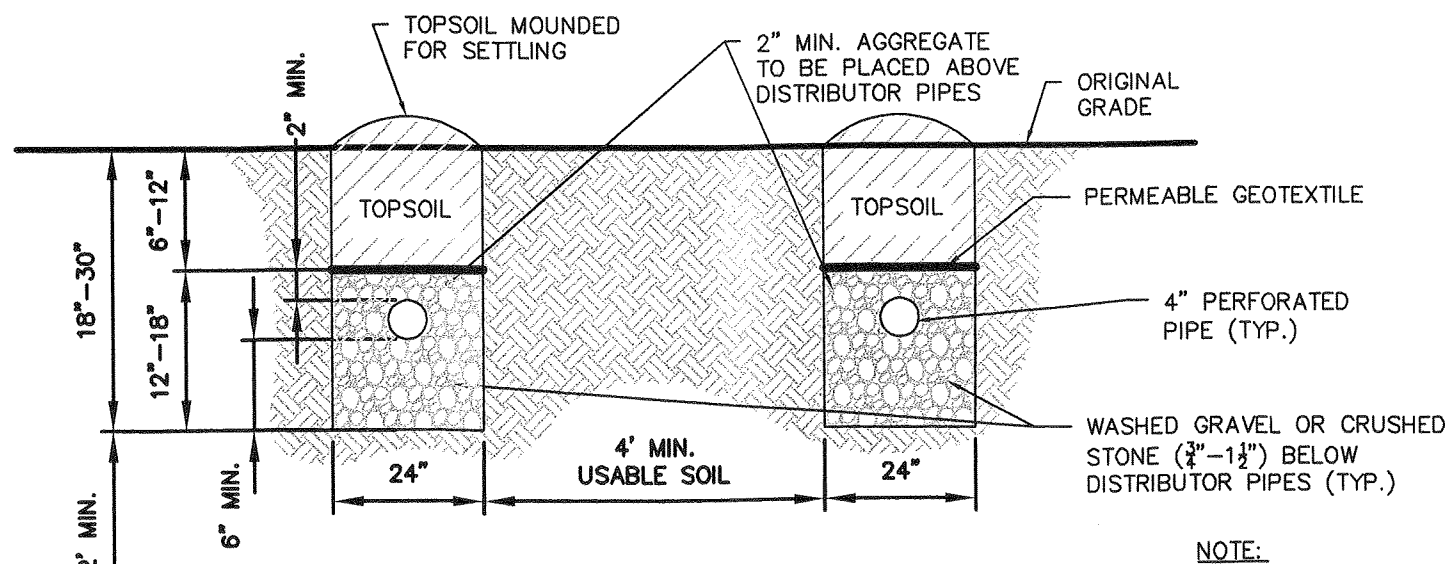
(3) 4" POLYLOK INLETS
 BAFFLE CAN BE RELOCATED TO SIDES



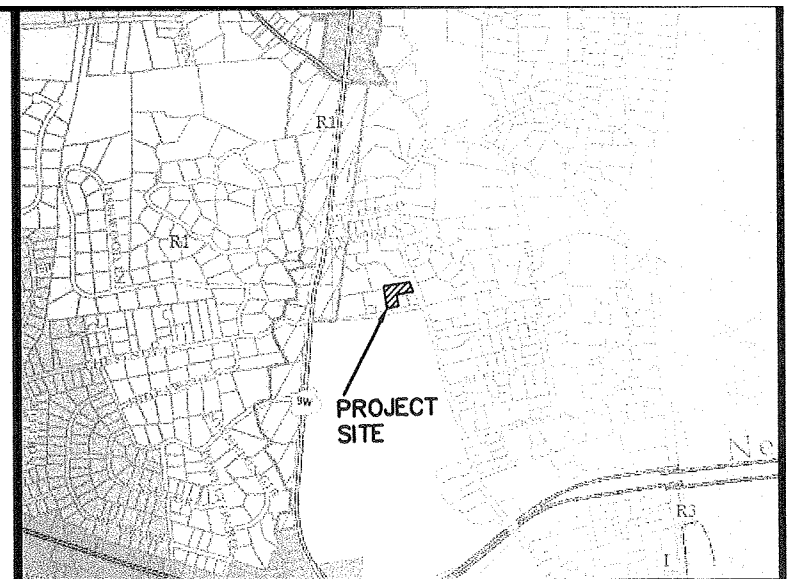
- NOTES:
1. CONCRETE MIN. STRENGTH: 4000 PSI AT 28 DAYS
 2. REINFORCEMENT: 6x6x10GA WWM
 3. AIR ENTRAINMENT: 5%
 4. CONSTRUCTION JOINT: BUTYL RUBBER SEALANT
 5. PIPE CONSTRUCTION: POLYLOK SEAL
 6. WEIGHT: 8,700 LBS
 7. LOAD RATING: 300 PSF
 8. AS MANUFACTURED BY WOODARD'S CONCRETE OR APPROVED EQUAL.

1,000 GALLON PRECAST SEPTIC TANK DETAIL

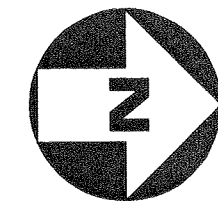
N.T.S



NOTE:



VICINITY MAP 1" = 2,000'



PLAN NORTH



SCALE IN FEET
 (1"=30')