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STATE OF NEW YORK : COUNTY OF ORANGE
TOWN OF NEWBURGH PLANNING BOARD

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In the Matter of

TARSIO FAMILY SUBDIVISION
(2015-08)

283 Fostertown Road
Section 39; Block 1; Lot 21.1
R-2 Zone

----- X

FIVE-LOT SUBDIVISION
INITIAL APPEARANCE

Date: April 16, 2015
Time: 7:17 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
CLIFFORD C. BROWNE
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

ALSO PRESENT: MICHAEL H. DONNELLY, ESQ.
PATRICK HINES
GERALD CANFIELD

APPLICANT'S REPRESENTATIVE: KENNETH LYTLE

----- X

MICHELLE L. CONERO
10 Westview Drive
Wallkill, New York 12589
(845)895-3018

1
2 MR. BROWNE: Our next item of business
3 is Tarsio Family Subdivision, project number
4 2015-08. This is a five-lot subdivision, initial
5 appearance, being presented by Ken Lytle.

6 MR. LYTLE: Good evening. I'm
7 presenting an 8.6 acre parcel located between
8 Fostertown Road and Wells Road.

9 We're proposing four new lots. The
10 existing home site is up on top of the hill.
11 It used to have horses on it years ago.

12 We're proposing two new lots accessing
13 off of Fostertown Road, tying into Town water and
14 using septic.

15 The existing house on top of the hill
16 will remain with the existing septic.

17 On Wells Road we're proposing --
18 originally we had a meeting with Jim Osborne and
19 he had asked us to propose a manhole main
20 extension. We since spoke to Jim and he seems to
21 be okay with us doing the individual tie-ins for
22 the two homes on Wells Road into the sewer line.
23 We'll get letters from him regarding that.

24 CHAIRMAN EWASUTYN: Comments from Board
25 Members?

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MR. GALLI: Is there going to be future subdivision of this anymore?

MR. LYTLE: No. That's all they wanted to do. They wanted to keep the actual existing home with the barn as it's a memory of his dad.

MR. HINES: It sure looks like there is provisions for that. There is a fifty-foot strip --

MR. LYTLE: Yes. Originally Tony looked at possibly doing something. The family is involved, they didn't want anything to do with it. They want to make it quick and simple.

MR. HINES: It's not prevented by this.

MR. LYTLE: Absolutely.

MR. HINES: Is has provisions.

CHAIRMAN EWASUTYN: Cliff Browne?

MR. BROWNE: No.

MR. MENNERICH: Nothing.

MR. DOMINICK: Nothing.

CHAIRMAN EWASUTYN: At this point we'll turn to our consultants. Jerry Canfield, Code Compliance?

MR. CANFIELD: It's kind of a clean-up item. On your plan you have proposed on the bulk

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use requirement. You should show the actual dimensions.

MR. LYTLE: Okay.

MR. CANFIELD: You have the requirement and then you have that you meet it, but show the actual dimensions --

MR. LYTLE: Okay.

MR. CANFIELD: -- on both lots -- all four of them, actually.

Pat will talk about -- we talked in the work session about the barn and a need for a variance for the barn. Currently there's an accessory structure in the front yard which will probably be deemed as existing, nonconforming. This subdivision now loses that protection, so you'll have to apply to the Zoning Board for a variance for that accessory structure in the front yard.

MR. LYTLE: For the barn. Okay.

CHAIRMAN EWASUTYN: Mike Donnelly will prepare a letter referring you to the ZBA.

MR. DONNELLY: I'll copy you, Ken, but you'll need to apply to the Zoning Board.

MR. LYTLE: Thanks.

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CHAIRMAN EWASUTYN: Pat Hines with
McGoey, Hauser & Edsall?

MR. HINES: The first comment has to do
with what we just spoke of, the need for a
variance for an accessory use in a front yard.

My second comment had to do with the
need for DEC approval should the sewer line be
extended as was shown on the map. We do have an
indication that the individual laterals will be
acceptable.

A sewer flow acceptance letter from the
City of Newburgh for those two additional lots
that are connecting is required.

I needed to know if lot 1 was going to
connect to the sewer. Apparently it is not at
this time.

MR. LYTTLE: No.

MR. HINES: I'm not a hundred percent
sure this lot is in the sewer district. I did
check the Orange County parcel and it's not
paying a sewer tax right now.

MR. LYTTLE: Okay.

MR. HINES: We need that investigated.
It looks like it's in two water districts. I

1
2 don't know how that happens either. It may be a
3 labeling issue. Just a note on the map
4 confirming whether or not they are in the sewer
5 and water districts. If you could follow up on
6 that.

7 MR. DONNELLY: If you're not, you'll
8 need an out-of-district user agreement with the
9 Town.

10 MR. HINES: The highway
11 superintendent's comments for the Wells Road
12 driveways are required, and Orange County DPW for
13 the driveways that are accessing the County road
14 are required.

15 A common driveway access and
16 maintenance agreement for the shared driveways on
17 lots 1, 2 and 3 will be required.

18 Just a clean-up item. There's a
19 surveyor stamp on the detail sheet. It will need
20 to be the engineer's.

21 The 2015 version of the Town of
22 Newburgh water and sewer notes are required due
23 to the connection to the municipal system.

24 The limits of disturbance should be
25 identified on the plans to make sure that the

1
2 limits are less than five acres. If it is more
3 than one acre that is identified, a stormwater
4 SPDES permit will be required. The erosion
5 sediment control plan is all that's needed.

6 That's the extent of our comments.

7 It does need to go to Orange County
8 Planning due to the proximity to the County
9 roadway.

10 Again, a reference to the ZBA. So
11 there's really no action that the Board can take
12 tonight.

13 CHAIRMAN EWASUTYN: I'll move for a
14 motion to circulate this to the Orange County
15 Planning Department and for Mike Donnelly to
16 prepare a referral letter to the ZBA in relief of
17 an accessory building in the front yard.

18 MR. WARD: So moved.

19 MR. MENNERICH: Second.

20 CHAIRMAN EWASUTYN: Motion by John
21 Ward, second by Ken Mennerich. Any discussion of
22 the motion?

23 (No response.)

24 CHAIRMAN EWASUTYN: I'll move for a
25 roll call vote starting with Frank Galli.

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TARSIO FAMILY SUBDIVISION

MR. GALLI: Aye.

MR. BROWNE: Aye.

MR. MENNERICH: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye myself. So
carried.

I did receive a call from Carol from --

MR. LYTLE: Mike Carol.

CHAIRMAN EWASUTYN: Mike Carol, and I
left him a voice message giving him my e-mail, my
phone number on also Pat Hines, and never
received his review.

MR. LYTLE: He was out in the field.
We met with him and he's going to prepare for the
actual driveways along Fostertown Road. You'll
have that before we come back.

MR. HINES: I just noticed the required
County notes and details weren't on the plan
either. They have to be added.

MR. GALLI: Is he developing these
himself?

MR. LYTLE: No. This one here he's
going to sell lots. There's family involvement

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so --

CHAIRMAN EWASUTYN: Mike, would you, for the record, make mention of the ZBA referral letter?

MR. DONNELLY: The existing barn that will end up in the front yard upon subdivision, although it's there now and nonconforming, that protection is lost, therefore the referral will be for a variance from the prohibition for an accessory structure in the front yard.

MR. LYTLE: Okay. Great. Thank you.

(Time noted: 7:22 p.m.)

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C E R T I F I C A T I O N

I, Michelle Conero, a Shorthand Reporter and Notary Public within and for the State of New York, do hereby certify that I recorded stenographically the proceedings herein at the time and place noted in the heading hereof, and that the foregoing is an accurate and complete transcript of same to the best of my knowledge and belief.

DATED: April 28, 2015



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)
MATTHEW J. SICKLER, P.E. (NY & PA)
PATRICK J. HINES

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Principal Emeritus:
RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT: TARSIO FAMILY SUBDIVISION
PROJECT NO.: 2015-08
PROJECT LOCATION: SECTION 39, BLOCK 1, LOT 21.1
PROJECT REPRESENTATIVE: ZEN DESIGN CONSULTANTS, INC.
REVIEW DATE: 10 APRIL 2015
MEETING DATE: 16 APRIL 2015

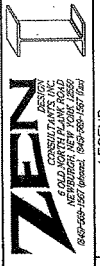
1. Existing barn within front yard along Fostertown Road may require a zoning variance.
2. A proposed sewer extension is identified to service lots 1, 2 and 3. NYSDEC approval for sewer main extension is required. Easements in favor of the lots and the Town may be required.
3. Sewer flow acceptance letter is required.
4. Lot 1 is served by an existing septic system. Providing sewer on the site will require connection of lot 1 to the sewer line, per Orange County Health Department requirements.
5. Highway Superintendent's comments regarding location of driveways should be received.
6. Common driveway access and maintenance agreements for shared driveways on lots 1, 2 and 3 are required. Design of sanitary sewer including rim and inverts, as well as profile should be provided.
7. Sheet 4 of 4 should contain Engineers seal & stamp, rather than Surveyor.
8. 2015 Town of Newburgh Water and Sewer Notes will be required.
9. Staked hay bale detail should be removed from plans, not an acceptable practice.
10. Limits of disturbance should be identified on the plans including acreage of disturbance to determine if SPDES permit is required.

11. Notes should be added to the plans identifying if parcel is within water and sewer district or if water and sewer district extension is required.

Respectfully submitted,

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

Patrick J. Hines
Principal



LEGEND

	PROPOSED CONTOURS 1
	EXISTING CONTOURS
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	BUILDING SETBACKS
	EXISTING WATER SERVICE
	PROPOSED WATER SERVICE
	EXISTING WELL
	PROPOSED HOUSE
	PROPOSED 6-BOX
	PROPOSED SEPTIC SINK
	PROP. ROOF DRAIN OUTLET
	PROP. FOOTING DRAIN OUTLET
	PROP. CURB BOX LOCATION

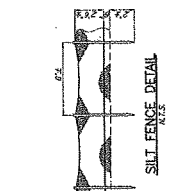
EROSION CONTROL STANDARD NOTES

1. EROSION CONTROL MEASURES SHALL BE PERMITTED TO BE INSTALLED ONLY AFTER THE FOUNDATION SHALL BE COMPLETED AND THE EXCAVATION SHALL BE BACKFILLED TO THE FINISHED GRADE AND THE EXCAVATION SHALL BE PROTECTED BY THE EROSION CONTROL MEASURES.
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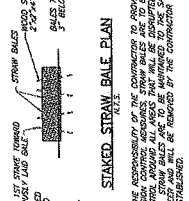
ENGINEERS
WILLIAM WOODRUFF, P.E.

TARASCIO FAMILY SUBDIVISION
5 LOT SUBDIVISION
SHEET 36-1-21.1
TOWN OF NEWBURGH, ORANGE COUNTY, NY

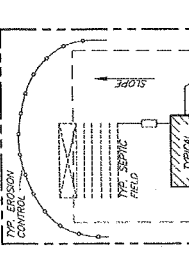
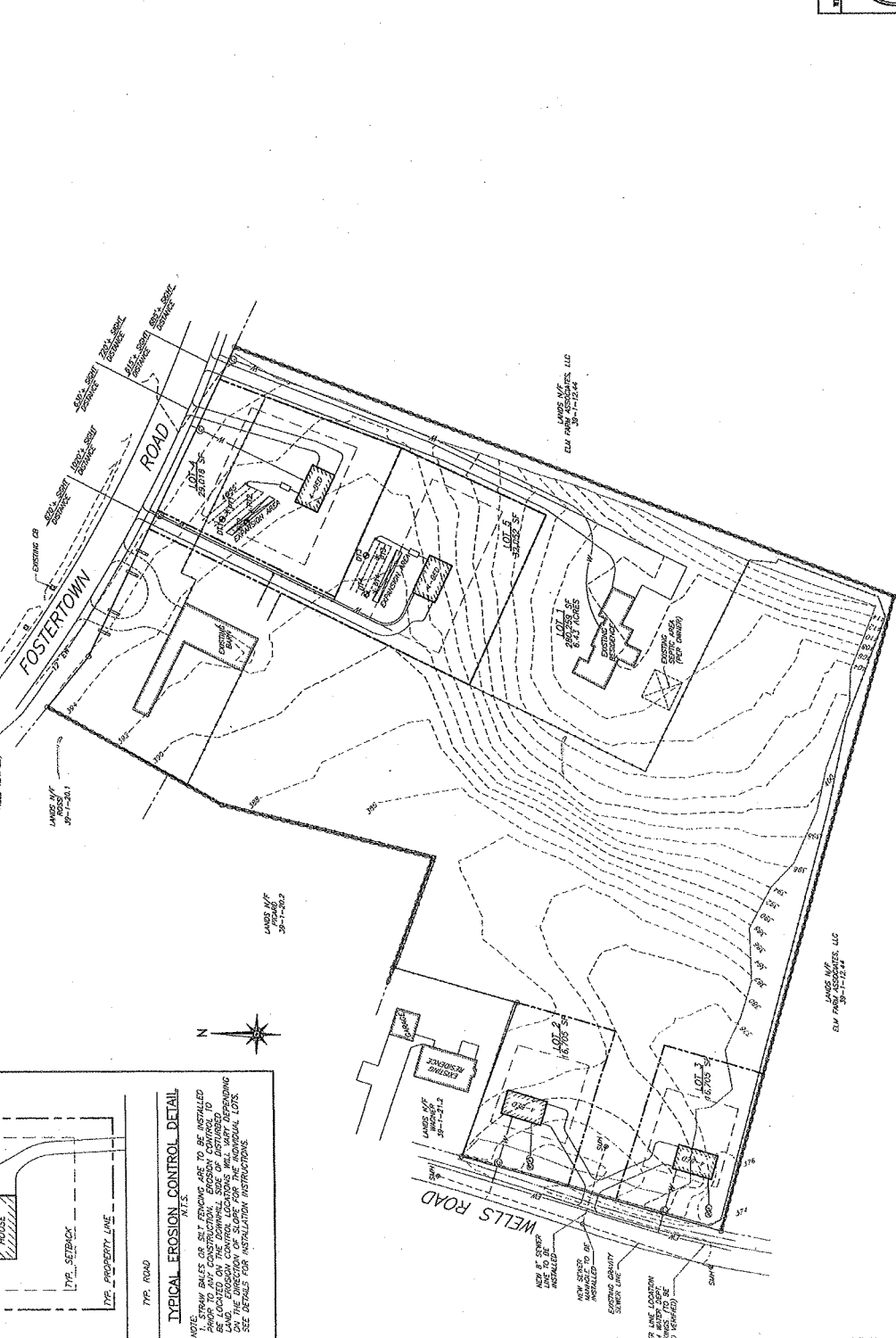
DATE	12/12/2014	SCALE	1" = 80'
PROJECT NO.	14-00000-749	SHEET NO.	2 OF 2



NOTE: STRAW BALES ARE TO BE INSTALLED PERPENDICULAR TO FLOW OF WATER. STRAW BALES TO BE SET 2'-0" TO 3'-0" LONG. STRAW BALES TO BE SET 5' FROM EDGE OF EROSION CONTROL MEASUREMENTS. STRAW BALES TO BE SET WITH THE STRAW SIDE UP TO PREVENT EXCESSIVE SOIL BEING WASHED ON THE BACK.



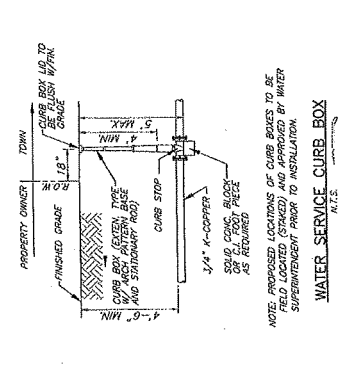
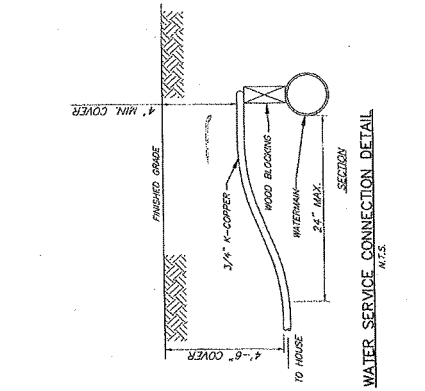
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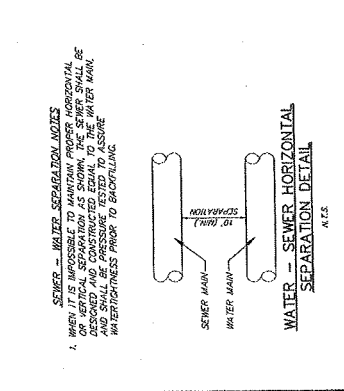
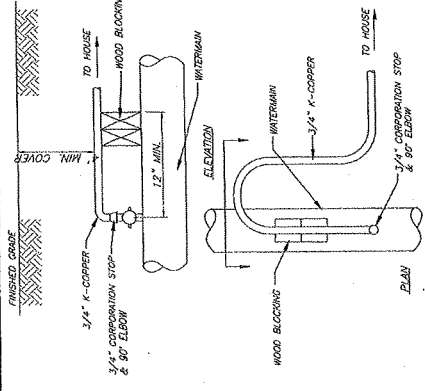
NOTE: STRAW BALES OR SILT FENCING ARE TO BE INSTALLED TO THE PROPOSED PROPERTY LINE UNLESS OTHERWISE NOTED. EROSION CONTROL MEASUREMENTS SHALL BE INSTALLED TO THE PROPOSED PROPERTY LINE UNLESS OTHERWISE NOTED. SEE DETAILS FOR INSTALLATION INSTRUCTIONS.

**TOWN OF NEWBURGH
 WATER SYSTEM NOTES:**

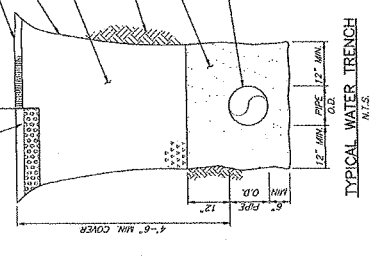
- CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED CLASS 35 DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C105.1-12 & 2011. 15. UNLESS OTHERWISE SPECIFIED, ALL WATER SERVICE LINES SHALL BE INSTALLED WITH 45 DEGREE ELBOWS FOR DUCTILE IRON PIPE. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL, UNLESS OTHERWISE SPECIFIED.
- FOR DUCTILE IRON PIPE, JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL, UNLESS OTHERWISE SPECIFIED.
- FOR DUCTILE IRON PIPE, JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL, UNLESS OTHERWISE SPECIFIED.
- ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 12 AND CONFORM TO ANSI/AWWA C154.1-12, UNLESS OTHERWISE SPECIFIED.
- ALL VALVES 1 TO 18 INCHES SHALL BE BRASS OR BRASS CAST IRON VALVES CONFORMING TO ANSI/AWWA C500.1-12, UNLESS OTHERWISE SPECIFIED.
- TAPPING SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-815 OR EQUAL. TAPPING SHALL BE MADE ON THE TOP OF THE PIPE. TAPPING SHALL BE MADE ON THE TOP OF THE PIPE. TAPPING SHALL BE MADE ON THE TOP OF THE PIPE.
- ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER. TAPPING SHALL BE MADE ON THE TOP OF THE PIPE. TAPPING SHALL BE MADE ON THE TOP OF THE PIPE.
- ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF NEWBURGH WATER DEPARTMENT.
- ALL WATER MAINS SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL TESTING, CONNECTION AND FLUSHING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF NEWBURGH WATER DEPARTMENT.



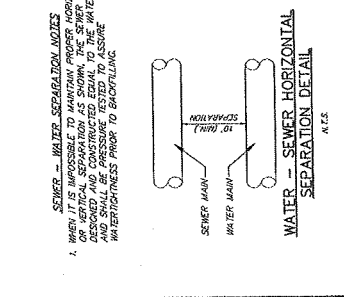
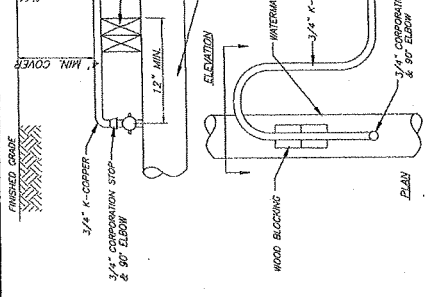
NOTE: PROPOSED LOCATIONS OF CURB BOXES TO BE FIELD LOCATED (STAKED) AND APPROVED BY WATER SUPERINTENDENT PRIOR TO INSTALLATION.



NOTE: FULL LENGTH OF PIPE MUST BE COVERED ON CROSSING.



NOTE: FULL LENGTH OF PIPE MUST BE COVERED ON CROSSING.



- ONE FULL LENGTH OF SEWER PIPE SHALL BE INSTALLED SO THAT BOTH JOINTS WILL BE AS FAR FROM THE EXISTING WATER MAIN OVER THE EXISTING TRENCH WIDTH AS POSSIBLE.
- CONTRACTOR SHALL PROVIDE STRUCTURAL SUPPORT FOR WATER MAIN OVER EXISTING TRENCH WIDTH.
- WATER MAIN JOINTS WHERE WATER MAINS ARE CROSSED ABOVE OR BELOW.
- FULL LENGTH OF PIPE MUST BE COVERED ON CROSSING.