

**NEGATIVE DECLARATION
TOWN OF NEWBURGH PLANNING BOARD**

Terrizzi Subdivision

Determination: Please take notice that, in accordance with the provisions of NYCRR, Part 617.7, the Town of Newburgh Planning Board, as lead agency, having reviewed and considered an environmental assessment form and plans for the proposed use, has determined that the action as cited and described below will not have an adverse impact on the environment and the Planning Board has, therefore, adopted a resolution to this effect.

Lead Agency: Town of Newburgh Planning Board

Contact Person: Mr. John Ewasutyn, Chairman
Town of Newburgh Planning Board
308 Gardnertown Rd.
Newburgh, New York 12550
(845) 564-7804

SEQRA: Type I Action –Critical Environmental Area..

Location: Terminus of Terrizzi Drive a private road off of NYS Route 32

Tax Map Parcel: Section 4, Block 2, Lot 5.4

Action: 4 lot subdivision, 3 new residential lots balance parcel transfer to municipality.

Project Description, Background and Reasons Supporting this SEQRA Consistency Determination:

The project is a 4 lot subdivision of a 12.31 acre parcel of property located at the end of an existing private drive. Three new residential lots are proposed and a 4+/- acre parcel of property is being transferred to the Town of Newburgh for watershed protection purposes. The project is located within the Town of Newburgh's Chadwick Lake Critical Environmental Area. Three new residential lots are proposed served from a common driveway off the cul-de-sac of Terrizzi Drive. The property contains Federal Jurisdictional Wetland Areas and a 2,000+/- sq. ft. wetland disturbance is required for construction of the private roadway. The three residential lots proposed will be serviced by on site wells and septic systems.

Impact on Land: Impacts on land are minimal. Limits of disturbance have been depicted on the plans. Soil erosion sediment Control Plan has been developed to mitigate potential erosion and sediment pollution from the site. The site has been developed utilizing a common driveway scheme to reduce the amount of disturbance in impervious surfaces.

Impact on Water: The three new proposed residential lots will utilize individual wells and septic systems which are designed to meet the requirements of the Orange County Health Department. Lot sizes are in compliance with the Town of Newburgh zoning ordinance which takes into account on site wells and septic's when determining minimum lot size. The 4+/- acre parcel of property is being dedicated to the Town of Newburgh for watershed protection purposes. The land transferred to the Town of Newburgh will not be developed under the proposed subdivision.

Impact on Air and Traffic: There will be no significant increase in traffic volumes or any impact to air quality due to the proposed subdivision. Three new single family residential houses will not

cause a significant increase in traffic on surrounding roadways. The subdivision accesses Terrizzi Drive, a private roadway constructed to Town of Newburgh private roadway specifications. Terrizzi Drive intersects with NYS Route 32 providing immediate access to the State Highway system.

Impacts on Wildlife: No impacts to threatened or endangered species are envisioned by the project. Cutting of trees will be limited to time frames which will not impact threatened or endangered Bat species. No other threatened or endangered species are known to occur in the project area. A preconstruction notification has been transmitted to the Army Corps of Engineers for review of the wetland fill required for the common driveway access. Common driveway access has been proposed to reduce the amount of impervious surfaces and disturbances from the subdivision.

Impact on Community Character: There will be no change in the community character due to the 3 lot subdivision. The area is currently residentially zoned. The project extends a driveway from an existing private road cul-de-sac to service the 3 new residential houses proposed.

For the reasons identified above this subdivision has been granted a Negative Declaration by the Town of Newburgh Planning Board as Lead Agency.

Date of Action: June 1, 2017

Date of Mailing: June 30, 2017

Involved Agencies: Town of Newburgh Planning Board
308 Gardnertown Rd.
Newburgh, New York 12550
(845) 564-7804

U.S. Army Corps of Engineers
26 Federal Plaza
New York, NY 10278

NYS Department of Environmental Conservation
21 South Putt Corners Road
New Paltz, New York 12561

Interested Agencies:

Orange County Planning Department
124 Main Street
Goshen, New York 10924

James Osborne, P.E., Town Engineer
308 Gardnertown Road
Newburgh, New York 12550

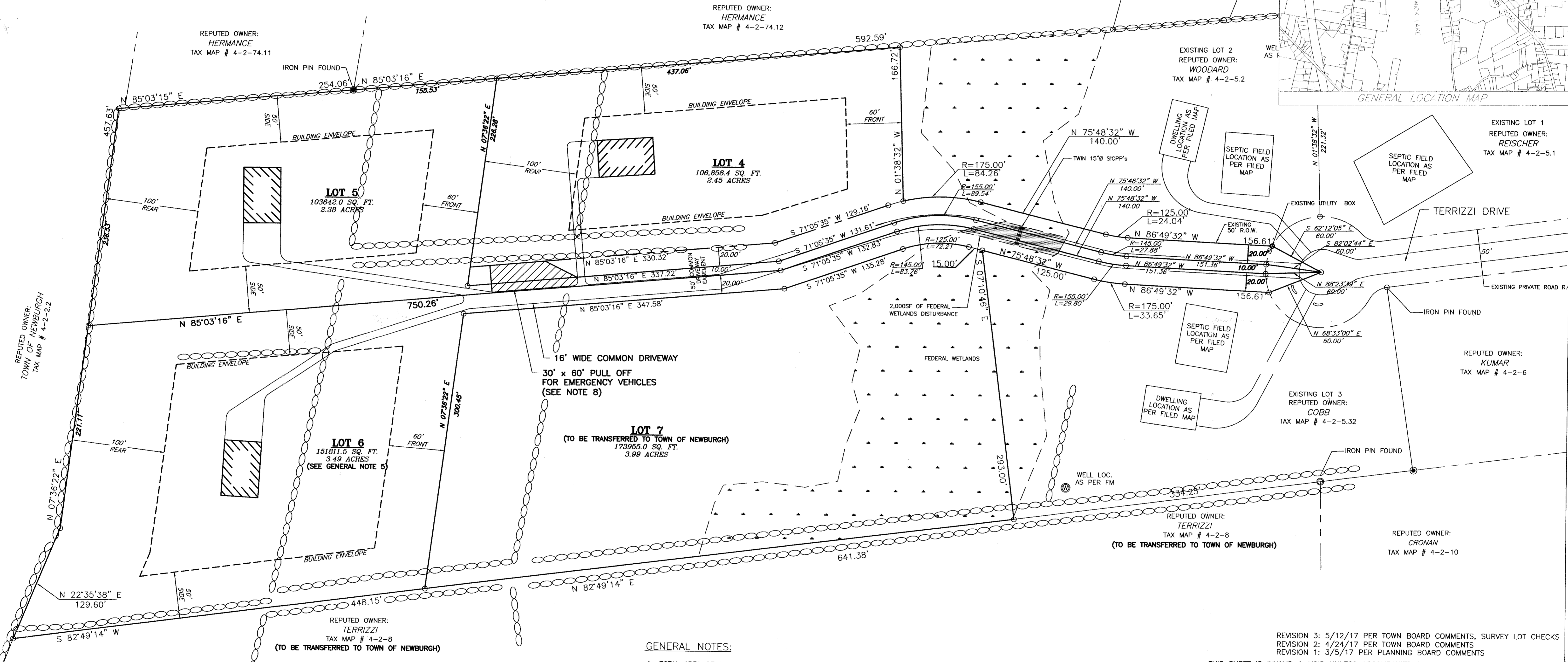
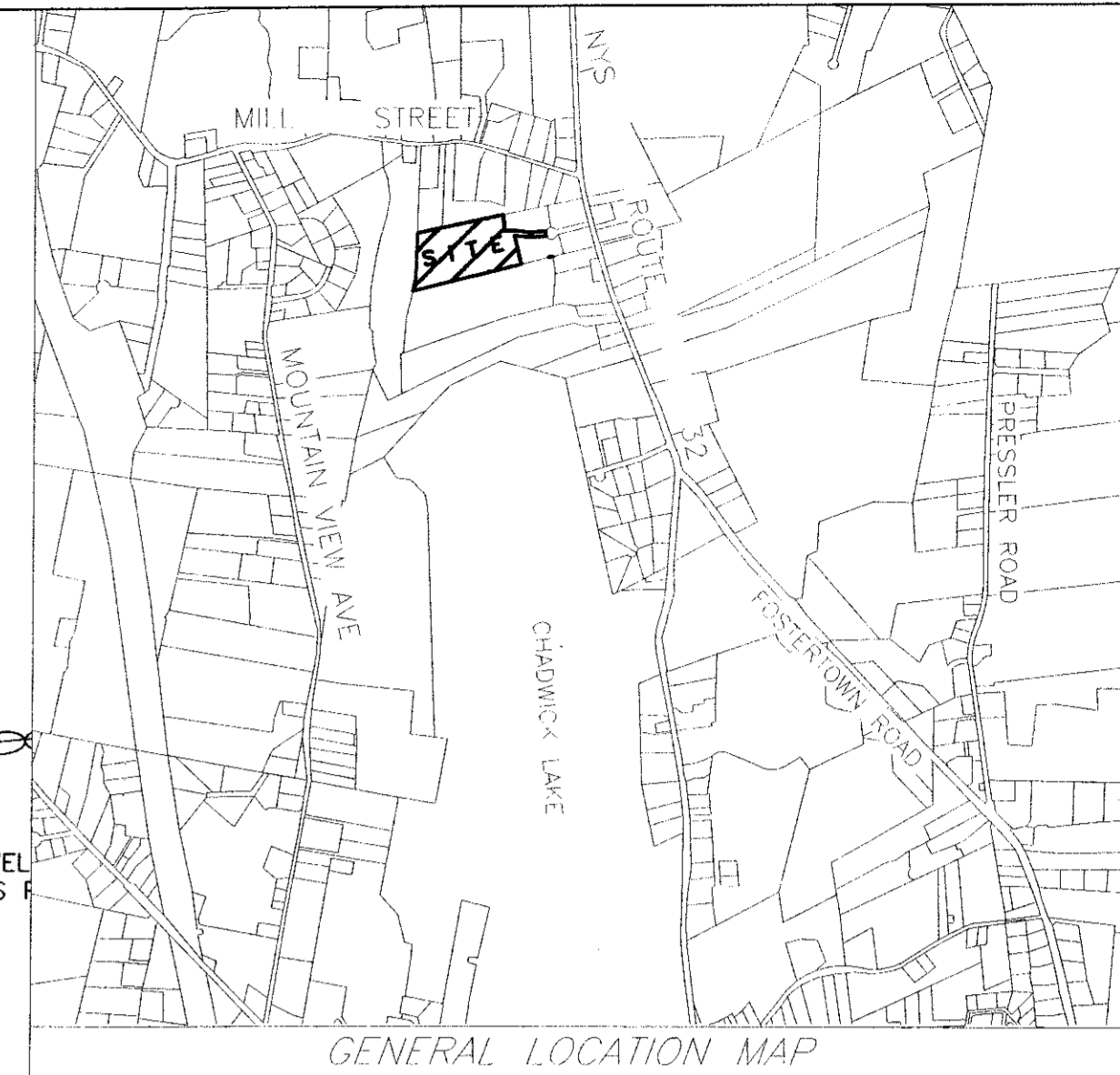
- LEGEND:**
- PROPERTY LINE EXISTING
 - PROPERTY LINE PROPOSED
 - PROPERTY LINE ADJOINING
 - ▭ BUILDABLE AREA WITHIN SETBACKS
 - ⋯ PROPOSED DRIVEWAY EASEMENT
 - ▨ FEDERAL WETLANDS
 - ▧ STONEWALL
 - ▨ PROPOSED SINGLE FAMILY HOME (4 BEDROOM MAX.)

ZONING SCHEDULE

ZONE: RR	MINIMUM REQUIRED 87,120sf (2ac.)	LOT #4 PROVIDED 106,858 sf.	LOT #5 PROVIDED 103,642 sf.	LOT #6 PROVIDED 151,812 sf.	LOT #7 PROVIDED 174,054sf.
LOT AREA					
YARDS (feet)					
FRONT	60'	272±	209±	192±	
REAR	100'	114±	142±	163±	
SIDE					
ONE	50'	53±	74±	113±	
BOTH	100'	100'min.	100'min.	100'min.	
LOT WIDTH (feet)	200'	216±	233±	318±	
LOT DEPTH (feet)	300'	454±	399±	399±	
BUILDABLE AREA (sf)	15,000	34,084	32,151	54,150	

REFERENCES:

- TAX MAP DATA:
 - SECTION - 4
 - BLOCK - 2
 - LOT - 5.4
- DEED LIBER 6029, PAGE 316



SURVEY NOTES:

- UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID AND TRUE COPY.
- UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT, INCORRECT, ERRONEOUS, OR MISLEADING INFORMATION OR OMIT IMPORTANT AND RELEVANT INFORMATION. DO NOT RELY ON UNAUTHORIZED COPIES. THE SEAL, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED OR OTHERWISE VOID ON ALL UNAUTHORIZED COPIES. ALL ORIGINAL DOCUMENTS ARE PRINTS WITH AN ORIGINAL IMPRESSION SEAL AND AN ORIGINAL INK SIGNATURE.
- THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED LIBER-6029, PAGE-311 RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE.
- SURVEYED AS PER RECORD DESCRIPTIONS, FILED MAPS, AND EXISTING MONUMENTATION.
- SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
- ADDITIONAL REFERENCES USED TO COMPLETE THIS MAP: SUBDIVISION OF PROPERTY FOR TERRIZZI AS FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON OCTOBER 27, 2010 AS MAP NUMBER 381-10.

GENERAL NOTES:

- TOTAL AREA OF SUBJECT PARCEL: 12.31± ACRES
- ANY UNDERGROUND UTILITIES AND/OR IMPROVEMENTS NOT VISIBLE AT TIME OF SURVEY HAVE NOT BEEN LOCATED IN THE FIELD AND ARE NOT SHOWN HEREON.
- FEDERAL WETLANDS AND BOUNDARY SURVEY SHOWN HEREON ARE PER FILED MAP #385-10.
- SUBJECT PARCEL IS LOT #4 OF "LANDS OF TERRIZZI" SUBDIVISION MAP #381-10 FILED AT THE ORANGE COUNTY CLERK'S OFFICE.
- LOT 6 TO BE DEVELOPED IMMEDIATELY UPON APPROVAL.
- LOTS 4, 5, & 6 SHALL BE ACCESSED VIA A PROPOSED COMMON DRIVEWAY AND SHALL BE SUBJECT TO A COMMON DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT.
- TOWN BOARD APPROVAL FOR THREE LOTS ON COMMON DRIVEWAY GRANTED ON 5/8/17.
- MINIMUM 6" COMPACTED GRAVEL DEPTH.

RECORD OWNER & SUBDIVIDER:

JOHN TERRIZZI
P.O. BOX 4735
NEW WINDSOR, NY 12553

I HEREBY AGREE TO THE FILING OF THIS SUBDIVISION MAP.

JOHN TERRIZZI DATED

SURVEYOR	ENGINEER
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON: APRIL 23, 2017.	
William E. James	Christopher M. Terrizzi
WILLIAM E. JAMES, P.E., P.L.S. NEW YORK STATE PROFESSIONAL LAND SURVEYOR LIC. #050506	CHRISTOPHER M. TERRIZZI, P.E. NEW YORK STATE PROFESSIONAL ENGINEER LICENSE #096580

REVISION 3: 5/12/17 PER TOWN BOARD COMMENTS, SURVEY LOT CHECKS
 REVISION 2: 4/24/17 PER TOWN BOARD COMMENTS
 REVISION 1: 3/5/17 PER PLANNING BOARD COMMENTS
 THIS SHEET IS INVALID & VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

CHRISTOPHER M. TERRIZZI, P.E.

170 LONG LANE
WALKILL, N.Y. 12589
(845) 239-2020

PROPOSED LOT LAYOUT

SUBDIVISION OF PROPERTY FOR TERRIZZI II
S.B.L.:4-2-5.4, TERRIZZI DR.
TOWN OF NEWBURGH #2017-07, ORANGE COUNTY, NY

DATE: 5/12/17 SCALE: 1" = 50' SHEET NUMBER: 1 OF 3

LEGEND:

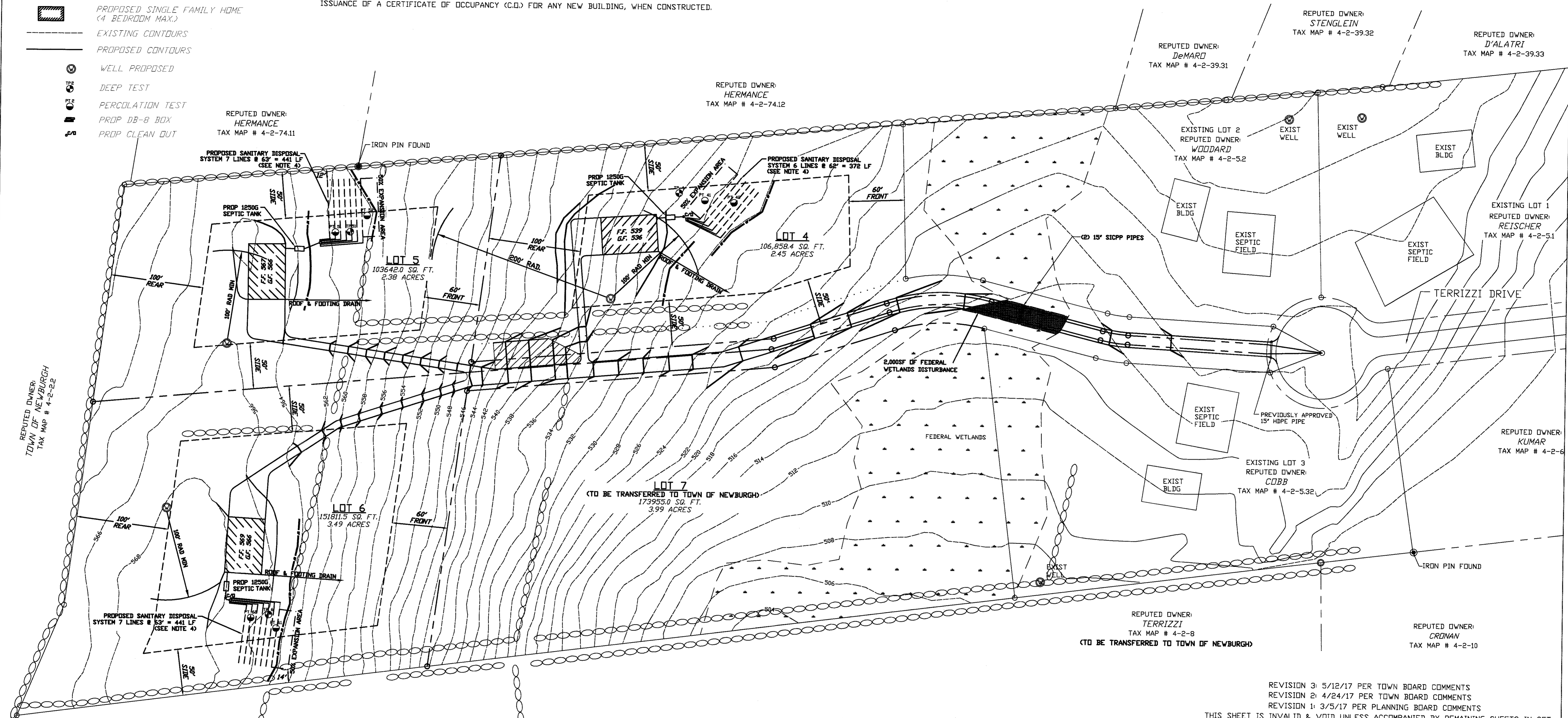
- PROPERTY LINE EXISTING
- PROPERTY LINE PROPOSED
- PROPERTY LINE ADJOINING
- SETBACKS
- PROPOSED DRIVEWAY EASEMENT
- FEDERAL WETLANDS
- STONEWALL
- PROPOSED SINGLE FAMILY HOME (4 BEDROOM MAX.)
- EXISTING CONTOURS
- PROPOSED CONTOURS
- WELL PROPOSED
- DEEP TEST
- PERCOLATION TEST
- PROP DB-8 BOX
- PROP CLEAN OUT

SEWER AND WATER NOTE:

THE PROPOSED SEWAGE DISPOSAL SYSTEM(S) AND WATER SUPPLY SYSTEM(S) SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS. THE DESIGN(S) ARE BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOT(S) AT THE TIME OF THE DESIGN.


CONSTRUCTION NOTE:

AN AS-BUILT SEPTIC PLAN CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER MUST BE SUBMITTED TO TOWN OF NEWBURGH CODE ENFORCEMENT, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.) FOR ANY NEW BUILDING, WHEN CONSTRUCTED.



REVISION 3: 5/12/17 PER TOWN BOARD COMMENTS
 REVISION 2: 4/24/17 PER TOWN BOARD COMMENTS
 REVISION 1: 3/5/17 PER PLANNING BOARD COMMENTS
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- NOTES:**
1. NO EXISTING WELLS OR SANITARY DISPOSAL SYSTEMS WITHIN 200' OF PROPOSED FACILITIES.
 2. PROPOSED ELECTRIC SERVICE TO BE UNDERGROUND.
 3. EXISTING CONTOURS PROVIDED BY ORANGE COUNTY GIS.
 4. BOUNDARIES OF ALL PROPOSED SANITARY DISPOSAL FIELDS SHALL BE STAKED.

ENGINEER 	CHRISTOPHER M. TERRIZZI, P.E. 170 LONG LANE WALLKILL, N.Y. 12589 (845) 239-2020 SEPTIC PLAN SUBDIVISION OF PROPERTY FOR TERRIZZI II S.B.L. 4-2-5.4, TERRIZZI DR. TOWN OF NEWBURGH #2017-07, ORANGE COUNTY, NY	
DATE 5/12/17	SCALE 1" = 50'	SHEET NUMBER 2 OF 3

CALL BEFORE YOU DIG... IT'S THE LAW
 WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY - TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 1 800 272-4480

WASTEWATER TREATMENT DESIGN CRITERIA

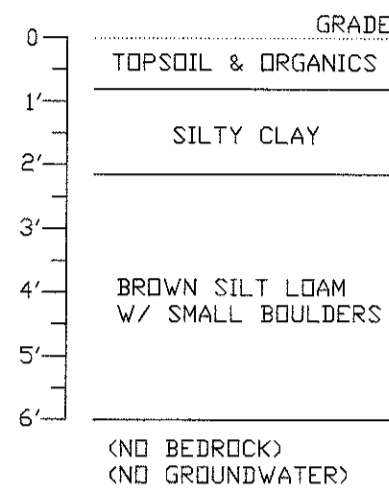
LOT	PERC NO.	DEPTH OF PERC HOLE	STABILIZED PERC RATE	DESIGN PERC RATE	DESIGN MINIMUM TRENCH LENGTH	
					REQUIRED	PROVIDED
LOT 4	41	24"	21 MINUTES	21-30 MINUTES	4 BEDROOM HOUSE (MAX)	372 LF
	42	24"	20 MINUTES		440 LF	441 LF
LOT 5	51	28"	31 MINUTES	31-45 MINUTES	4 BEDROOM HOUSE (MAX)	440 LF
	52	30"	30 MINUTES		440 LF	441 LF
LOT 6	61	24"	44 MINUTES	31-45 MINUTES	4 BEDROOM HOUSE (MAX)	440 LF
	62	28"	17 MINUTES		440 LF	441 LF

DEEP TEST: LOT 4

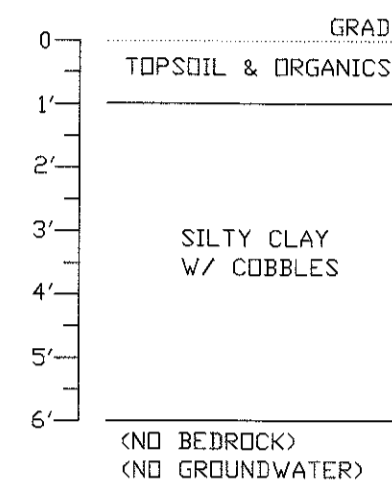
DEEP TEST: LOT 5

DEEP TEST: LOT 6

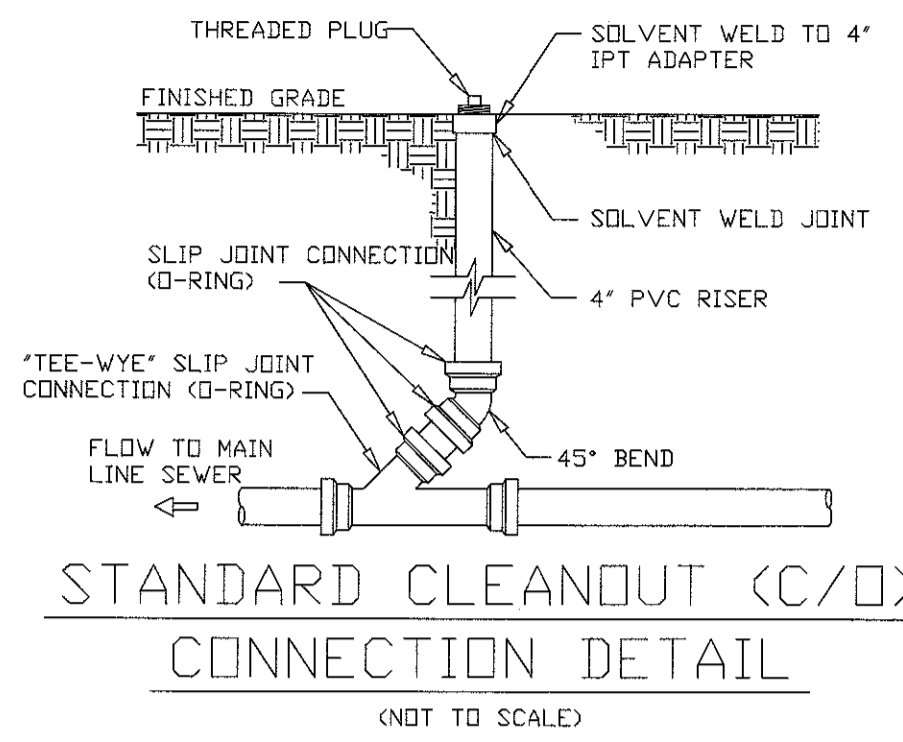
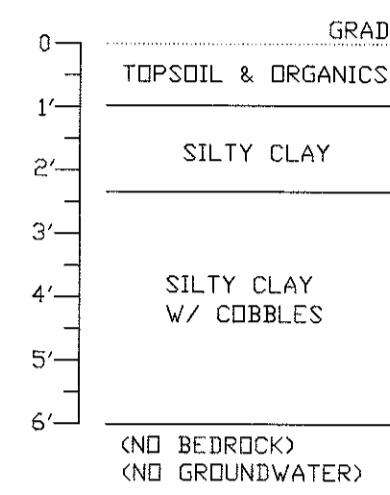
TEST PIT 1



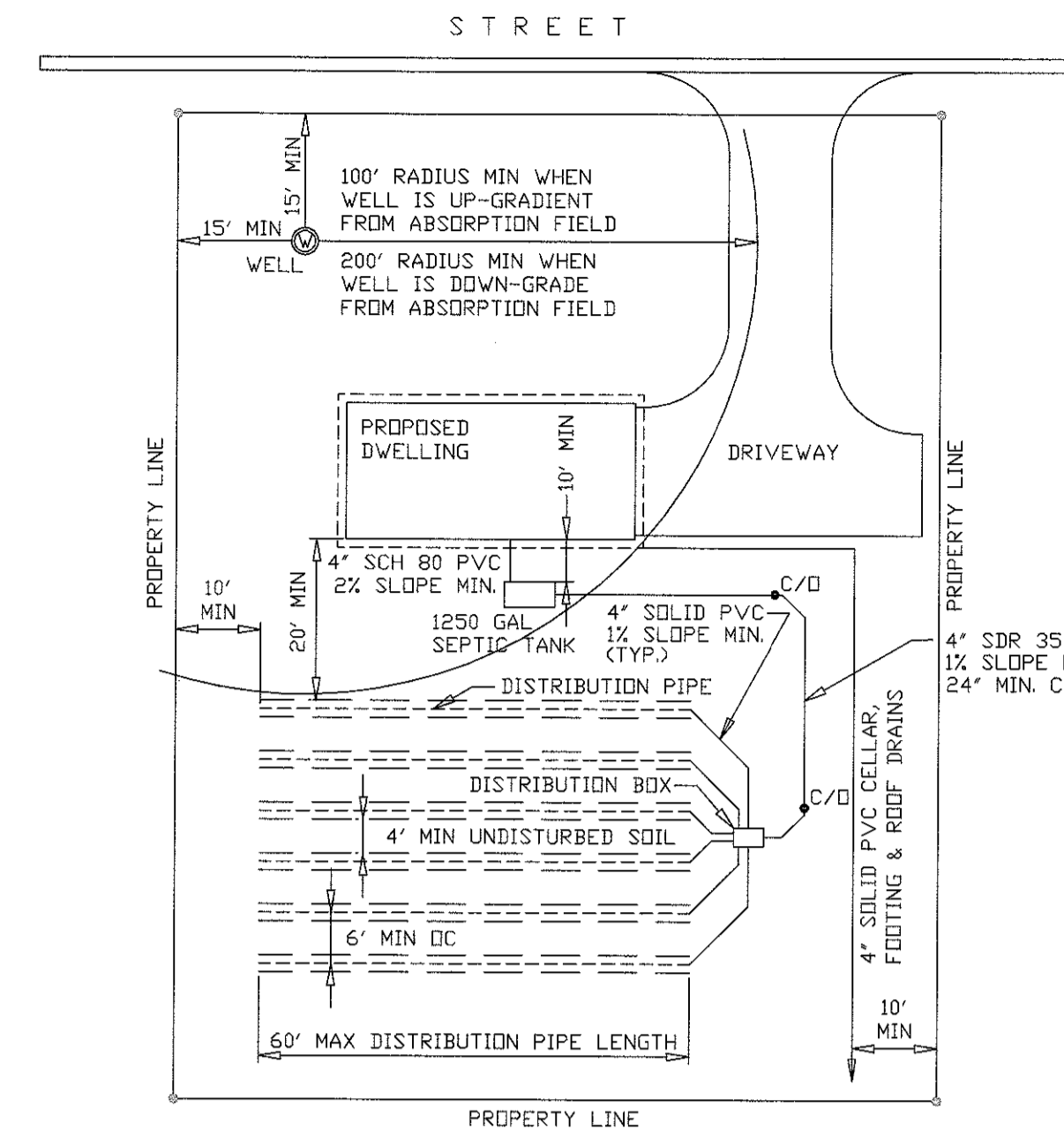
TEST PIT 1



TEST PIT 1



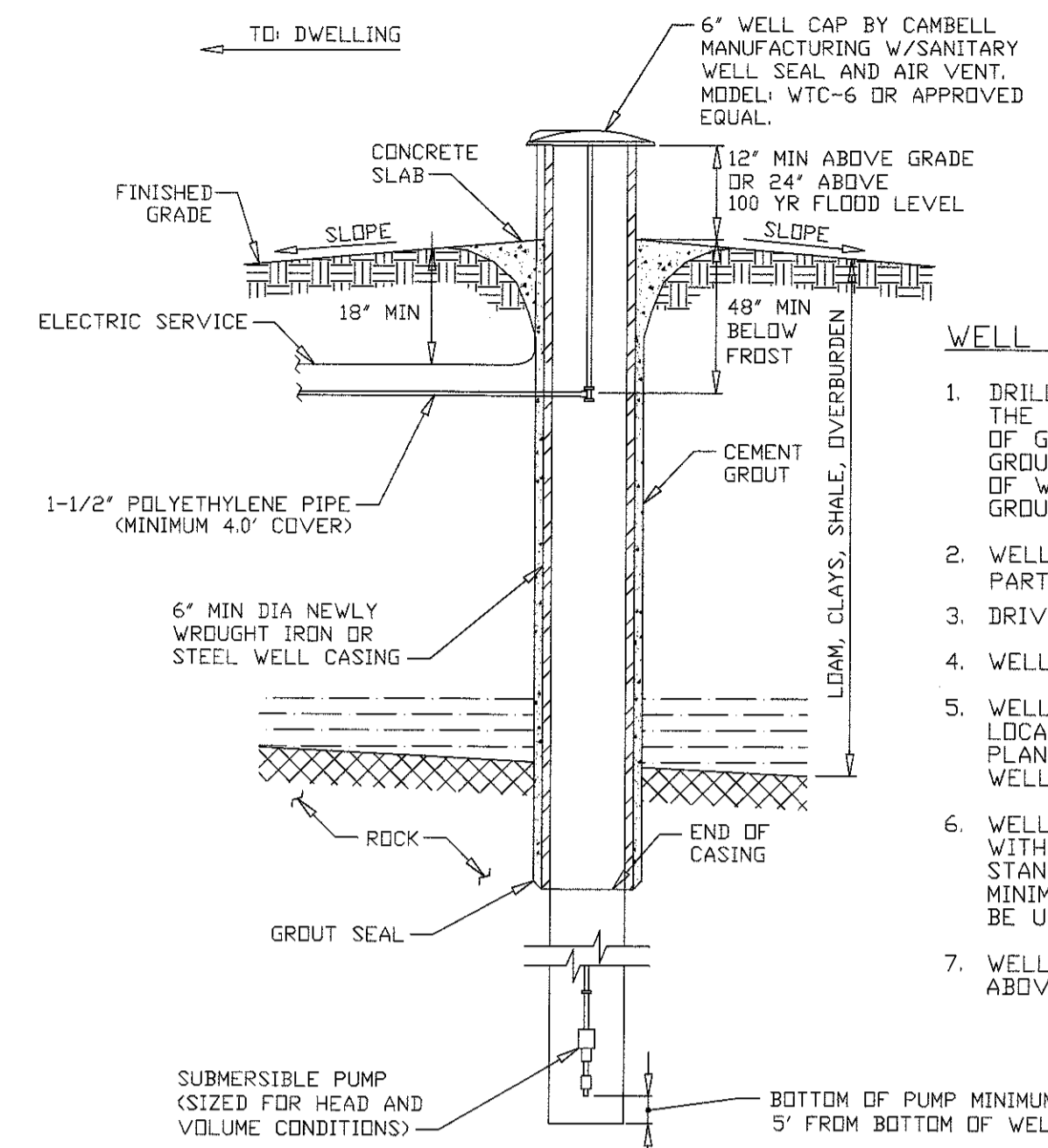
STANDARD CLEANOUT (C/O) CONNECTION DETAIL (NOT TO SCALE)



- NOTES:
- SEPTIC TANK IS TO BE 50' MIN FROM WELL AND 10' MIN. FROM DWELLING.
 - DISTRIBUTOR PIPE TO BE 4" PERFORATED PVC- SLOPE 1/32" PER FOOT.

TYPICAL LOT LAYOUT

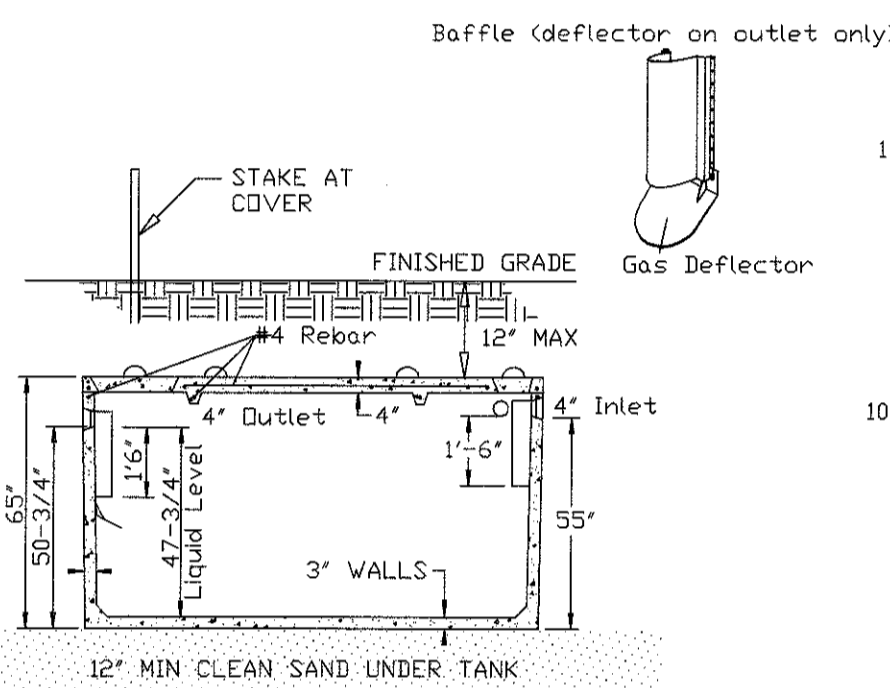
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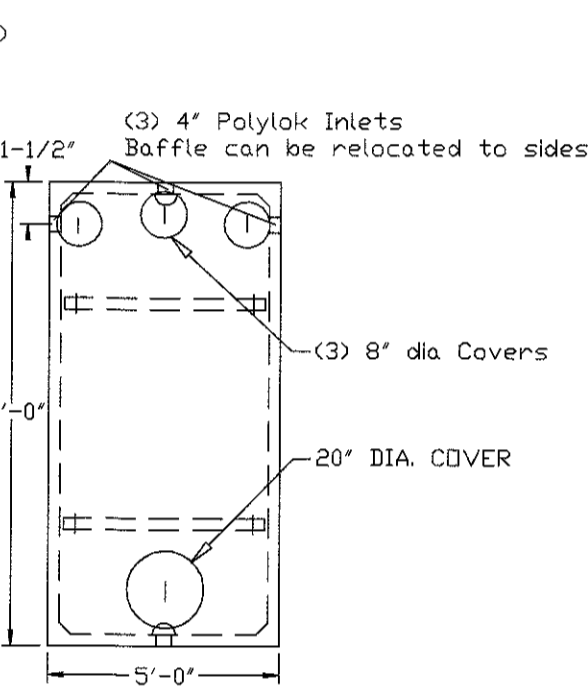
- WELL NOTES:
- DRILL HOLE SHALL BE THE DIAMETER OF THE CASE PLUS 4", WITH 20' MINIMUM OF GROUT AND CASTING INTO ROCK. GROUT MIXTURE SHALL BE 5.5 GALS OF WATER TO 1 BAG OF NEAT CEMENT GROUT.
 - WELL TO BE INSTALLED PER 10VCORR PART 5 APPENDIX 5B, LATEST REVISION.
 - DRIVE CASING AT LEAST 10" IN ROCK.
 - WELL YIELD MUST BE AT LEAST 5 GPM.
 - WELLS ARE TO BE INSTALLED IN THE LOCATIONS SHOWN ON THE APPROVED PLAN. MINIMUM SEPARATIONS FROM WELLS MUST BE STRICTLY ADHERED TO.
 - WELL CASING SHALL BE IN COMPLIANCE WITH '10 STATE STANDARDS' AND AWWA STANDARD A-100, LATEST EDITION. A MINIMUM OF 40' OF WELL CASING SHALL BE USED.
 - WELL CAP SHALL BE A MINIMUM OF 24" ABOVE THE 100 YR FLOOD ELEVATION.

WELL DETAIL

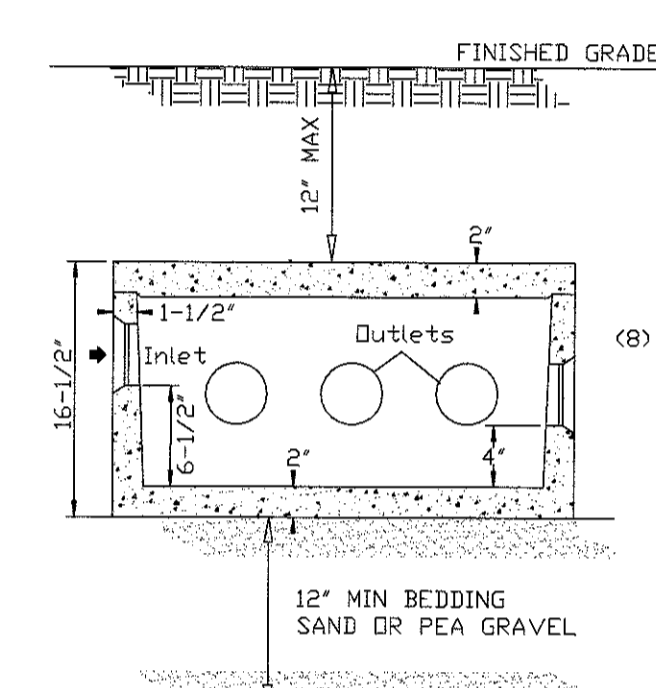
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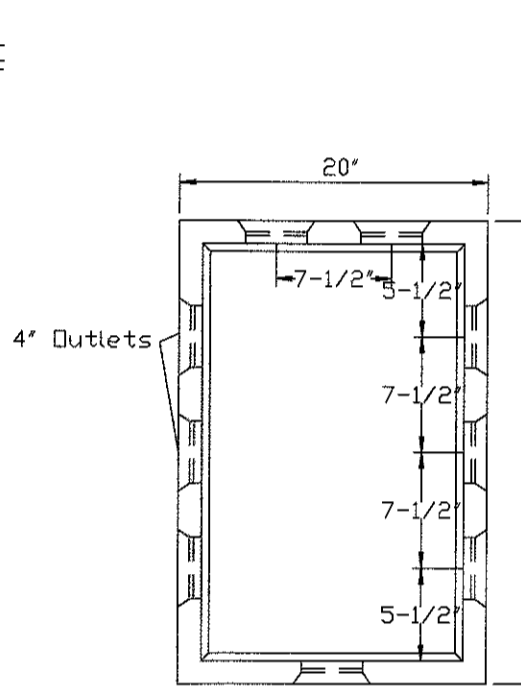
SECTION



TOP VIEW



SIDE VIEW



TOP VIEW

1,250 GAL SEPTIC TANK DETAIL

(NOT TO SCALE)

NOTES:

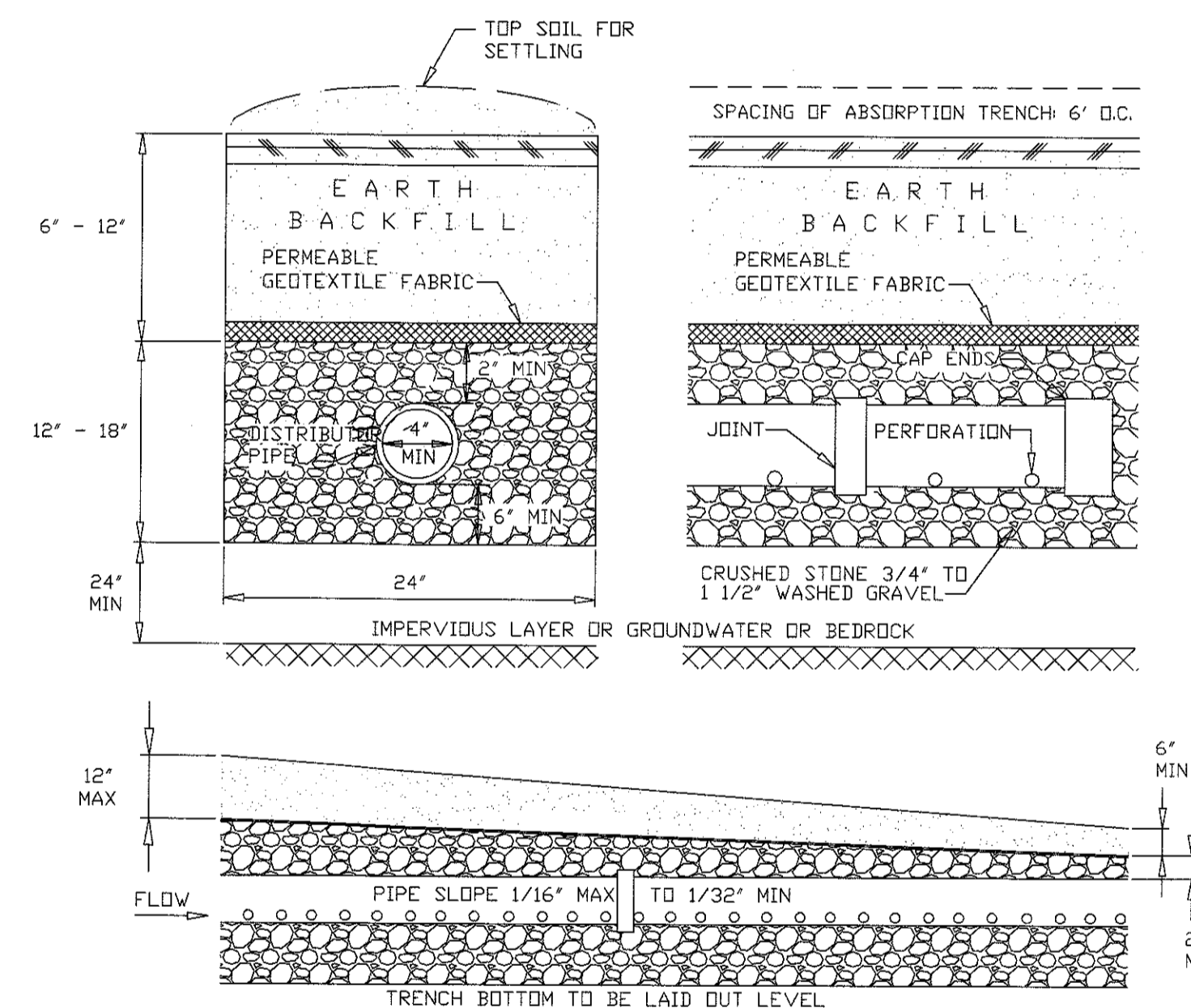
- SEPTIC TANK SHALL BE PRECAST WOODWARDS CONCRETE PRODUCTS MODEL ST-1250 OR APPROVED EQUAL.
- CONCRETE MINIMUM STRENGTH: 4,000 P.S.I. AT 28 DAYS.
- STEEL REINFORCEMENT: #4 BAR GR.60, FORTA FERRO SLB/CY.
- CONSTRUCTION JOINT: SEALED WITH BUTYL RUBBER SEALANT.
- POLYLOK SEAL TO BE USED AT ALL PIPE CONNECTIONS.

8 HOLE DISTRIBUTION BOX DETAIL

(NOT TO SCALE)

NOTES:

- DISTRIBUTION BOX SHALL BE PRECAST WOODWARDS CONCRETE PRODUCTS MODEL NO. DB-9 OR APPROVED EQUAL.
- POLYLOK SEAL TO BE USED AT INLET AND ALL OUTLETS.
- INVERT ELEVATIONS OF ALL OUTLETS TO LATERALS MUST BE EQUAL.
- THE DISTRIBUTION BOX SHALL BE PLACED ON A 12" BED OF SAND OR PEA GRAVEL AND SHALL HAVE A MINIMUM COVER OF 12".
- ALL UNUSED OUTLETS SHALL BE SEALED AND ALL LATERAL ENDS SHALL BE CAPPED.



NOTES:

- DO NOT INSTALL TRENCHES IN WET SOILS.
- RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL.
- THE ENDS OF ALL DISTRIBUTION PIPES MUST BE CAPPED.
- THERE MUST BE A MIN. OF 4'-0" OF UNDISTURBED SOIL BETWEEN TRENCHES.
- INSTALL TRENCHES PARALLEL TO GROUND CONTOURS.

ABSORPTION TRENCH DETAIL

(NOT TO SCALE)

EROSION CONTROL NOTES:

- MEASURES SHALL BE TAKEN TO PREVENT SOIL EROSION DURING SITE CONSTRUCTION. ALL FRESHLY DISTURBED AREAS THAT WILL REMAIN DISTURBED FOR MORE THAN A PERIOD OF TWO WEEKS (14) DAYS SHALL BE STABILIZED BY TEMPORARY SEEDING.
- SILT FENCE SHALL BE PLACED ALONG THE DOWN GRADE PERIMETER OF THE SITE AND ANY OTHER AREAS WHERE SILT FENCE IS INDICATED AS TO BE INSTALLED AS SHOWN ON THE APPROVED PLANS. INSTALLATION SHALL BEGIN AT DOWN GRADE AREAS WORKING UPWARD PRIOR TO EARTH MOVING ACTIVITIES.
- UPON COMPLETION OF CLEARING AND GRUBBING ACTIVITIES, TOPSOIL SHALL BE STRIPPED AND STOCKPILED FROM ALL AREAS TO BE DISTURBED. STOCKPILED TOPSOIL SHALL BE STABILIZED BY TEMPORARY SEEDING AND SURROUNDED WITH A SILT FENCE INSTALLED AROUND THE PERIMETER OF THE STOCKPILE.
- UPON COMPLETION OF CONSTRUCTION ACTIVITIES, REMAINING AREAS SHALL BE FINE GRADED, TOPSOILED AND STABILIZED. PERMANENT VEGETATION AND LANDSCAPING SHALL BE ESTABLISHED.
- TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED ONCE AREAS UPGRADE OF SUCH DEVICES HAVE BEEN PERMANENTLY STABILIZED. REMOVAL OF TEMPORARY EROSION CONTROL DEVICES SHALL BEGIN WITH THE MOST UPGRADE DEVICES WORKING TOWARD THE MOST DOWN GRADE DEVICES.
- ALL NEWLY SEEDING VEGETATIVE COVER SHALL BE MAINTAINED. WASHOUTS OR POORLY GROWING AREAS SHALL BE CORRECTED AS THEY OCCUR.

REVISION 1: 3/5/17 PER PLANNING BOARD COMMENTS
THIS SHEET IS INVALID & VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

	<p>ENGINEER</p> <p>CHRISTOPHER M. TERRIZZI, P.E.</p> <p>170 LONG LANE WALKILL, N.Y. 12589 (845) 239-2020</p>
	<p>SEPTIC DESIGN, DETAILS & NOTES</p> <p>SUBDIVISION OF PROPERTY FOR TERRIZZI II</p> <p>S.B.L.4-2-5.4, TERRIZZI DR. TOWN OF NEWBURGH #2017-07, ORANGE COUNTY, NY</p>
<p>DATE</p> <p>5/12/17</p>	<p>SCALE</p> <p>N.T.S.</p>
<p>SHEET NUMBER</p> <p>3 OF 3</p>	

DROP BOX DETAIL

(NOT TO SCALE)

NOTES:

- DROP BOX SHALL BE PRECAST WOODWARDS CONCRETE PRODUCTS MODEL DB-6DS OR APPROVED EQUAL.
- POLYLOK SEAL TO BE USED AT PIPE JOINTS.
- INVERT ELEVATIONS OF ALL LATERAL OUTLETS MUST BE EQUAL.
- THE SLOPE OF OUTLET PIPES BETWEEN THE DROP BOX AND THE PERFORATED LATERALS SHALL BE 1/16" PER FOOT.
- THE DROP BOX SHALL BE PLACED ON A 12" BED OF PEA GRAVEL OR SAND AND SHALL HAVE 12" MAXIMUM COVER.
- ALL UNUSED OUTLETS SHOULD BE SEALED.
- PROVIDE A 2" SOLID PVC LEADER BETWEEN THE DROP BOX AND THE PERFORATED TRENCH PIPE.

SILT FENCE DETAIL

(NOT TO SCALE)

NOTES:

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.