



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

Main Office
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

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: VILARDI TWO-FAMILY
PROJECT NO.: 2015-32
PROJECT LOCATION: SECTION 3, BLOCK 1, LOT 82
REVIEW DATE: 30 NOVEMBER 2015
MEETING DATE: 3 DECEMBER 2015
PROJECT REPRESENTATIVE: MASER CONSULTING , P.C.

1. Information pertaining to the subsurface sanitary sewer disposal system and the number of bedrooms in the proposed two-family home should be identified.
2. Four parking spaces must be identified on the plans.
3. Photos of the existing structure and or rendering should be provided for the Planning Boards review based on the two-family residential architectural standard.
4. County Planning referral is required based on location of the project on State Highway.

Respectfully submitted,

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

Patrick J. Hines
Principal

TOWN OF NEWBURGH PLANNING BOARD

APPLICATION PACKAGE

for

SUBDIVISIONS,

SITE PLANS,

LOT LINE CHANGES

And

SPECIAL EXCEPTION USE PERMITS

Procedures and Requirements

July 2013

**TOWN OF NEWBURGH PLANNING BOARD
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550
(845) 564-7804
fax: (845) 564-7802
planningboard@hvc.rr.com**

JULY 2013

TO WHOM IT MAY CONCERN:

This package of information and forms is provided to assist the applicant in the preparation of a submission of a site plan, subdivision, lot line change or special exception use permit to the Town of Newburgh Planning Board. In most cases the application will be prepared initially by a licensed professional engineer, architect, surveyor or land planner. Since in almost every case such professional will be required for the process, they should be retained as early as possible.

Procedurally, the applicant should contact the Planning Board to discuss the potential project and obtain the necessary forms and regulations.

The Zoning and Subdivision Regulations of the Town of Newburgh require that the applicant must present plans to the Secretary of the Planning Board. When your application is complete, it will be placed on the next **AVAILABLE** agenda. Submittals must be handed in to the Planning Board Secretary at least 10 days prior to the next meeting, but the date of the appearance at a meeting will be determined by the next available time slot, not necessarily the next meeting. You will be notified of the date, time and place of your meeting.

A minimum of **FOURTEEN (14)** sets of **FOLDED PLANS** for a major or minor subdivision or a site plan must be submitted with a **COMPLETED** application, and **FIFTEEN (15)** sets of plans must be submitted if plans need to be submitted to the Town of Newburgh Traffic Consultant. This completed application must include a **LONG FORM OR FULL EAF** for every project except lot line changes, 2 lot subdivisions under 3 acres or site plans impacting less than one acre, along with a **NARRATIVE** of the proposed project. The narrative should include the action being taken, the size of the parcel, what zone the parcel is in, the water and sewer information, any Zoning Board of Appeals relief needed, and whether the parcel is on a private or town road. Complex or unusual projects should be discussed in greater detail.

Following the first meeting before the Planning Board the applicant is required to send an Adjoiner Notice to property owners within 500 feet of the parcels in question (please see final page of the package for full instructions).

Upon initial review of a Short Form, the Planning Board may require specific additional environmental information or the preparation of a Long Form. Long Form part 1 should be completed by the applicant. The Board will review and may modify Part 2 prior to making a decision on the SEQRA aspect of the project.

All fees for consulting and professional services that the Planning Board incurs during the review of the applications will be the responsibility of the applicant. An advance deposit for these fees will be required and will be placed in an escrow account with the Town. If the escrow account falls below the 40% of the initial deposit, the applicant will be required to immediately make an additional deposit to the escrow account prior to any further review of the project application by the Planning Board.

Very truly yours,

JOHN P. EWASUTYN, Chairman
Town of Newburgh Planning Board

**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:** _____
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):

Vilardi Two Family

2. Owner of Lands to be reviewed:

Name Mario Vilardi
Address 308 Baxtertown Road
Fishkill, NY 12524
Phone (845) 896-8188

3. Applicant Information (If different than owner):

Name _____
Address _____

Representative Maser Consulting, Andrew Fetherston, P.E.
Phone (845) 564-4495
Fax -
Email afetherston@maserconsulting.com

4. Subdivision/Site Plan prepared by:

Name Maser Consulting, Andrew Fetherston, P.E.
Address 555 Hudson Valley Ave, Suite 101
New Windsor, NY 12553
Phone/Fax (845) 564-4495

5. Location of lands to be reviewed:

2103 Route 300, Newburgh, NY 12550

6. Zone AR **Fire District** Orange Lake Fire District
Acreage +/- 24.6 **School District** Walkill

7. Tax Map: Section 3 **Block** 1 **Lot** 82

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 1
Lot line change N/A
Site plan review Yes
Clearing and grading No
Other Seeking approval of existing (2) family dwelling Site Plan (no improvements)

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) As shown on plan (NYSDOT taking), none other known

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 Owner

Date: 11/18/15

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).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

TOWN OF NEWBURGH PLANNING BOARD

Vilardi Two Family

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. 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. 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. N/A 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. N/A Number of acres to be cleared or timber harvested
33. N/A Estimated or known cubic yards of material to be excavated and removed from the site
34. N/A Estimated or known cubic yards of fill required
35. N/A 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.

38. X List of property owners within 500 feet of all parcels to be developed (see attached statement).

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

By: 
 Andrew B. Fetherston
 Licensed Professional, PE

Date: 11/16/15

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 (insert date):

STATEMENT TO APPLICANTS

RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW

The Town of Newburgh Clearing and Grading Control Law requires a separate permit for most site preparation activities, including clearing, grading, tree cutting, excavating and filling. Site preparation activities performed following site plan or subdivision approval by the Planning Board may be exempt from the permit application, public hearing, fee and bonding requirements of the law provided the subdivision or site plan application has been reviewed for conformance with the clearing and grading law and the approval conditioned on compliance with the standards set forth in the law. Completion of the attached form will enable the Planning Board to review your application for conformance with the law's requirements. In the event it is not completed you may be required to apply for a separated permit for your site preparation activities. A sediment and erosion control plan and a plan showing the areas to be cleared, filled, graded or subjected to tree cutting, the types of vegetation affected and the proposed disposition of the destroyed vegetation must accompany the form. A SEQRA long form or full EAF should be utilized to discuss any environmental impacts and must accompany the application.

TOWN OF NEWBURGH
APPLICATION FOR CLEARING AND GRADING

Name of applicant: N/A

Name of owner on premises: _____

Address of owner: _____

Telephone number of owner: _____

Telephone number of applicant: _____

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

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

Section: _____ Block: _____ Lot: _____ Sub. Div.: _____

Zoning District of Property: _____ Size of Lot: _____

Area of lot to be cleared or graded: _____

Proposed completion of date: _____

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: _____ Date: _____

Signature of applicant (if different than owner): _____

TOWN ACTION:

Examined: _____ 20 _____

Approved: _____ 20 _____

Disapproved: _____ 20 _____

FEE LAW SUMMARY

PENDING APPLICATIONS

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

SEVERABILITY

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

EFFECTIVE DATE:

This local law shall take effect immediately upon filing in the Office of the Secretary of State.

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.

Mario Vilardi

APPLICANT'S NAME (printed)



APPLICANTS SIGNATURE

11/10/15

DATE

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

PROXY

(OWNER) Mario Vilardi, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 308 Baxtertown Road, Fishkill, NY 12524
IN THE COUNTY OF Dutchess
AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF _____
2103 Route 300, Newburgh, NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND Andrew Fetherston, P.E. IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 11/10/15


OWNERS SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

Mario Vilardi
OWNERS NAME (printed)

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.

11/10/15
DATED

Mario Vilardi
APPLICANT'S NAME (printed)

Mario Vilardi
APPLICANT'S SIGNATURE

AGRICULTURAL NOTE

(Required to be placed on all plans where property lies within 500 feet of land in active agricultural production or operation)

Property adjacent to lots (1) is in active agricultural operation and production and residents must be aware that such property is protected by New York State "Right to Farm Laws" as regulated by the Department of Agriculture and Markets. From time to time during and prior to the normal growing season land and crops may be sprayed from the ground or by air, manure may be applied, and periodic noise may occur from machinery operation at various times throughout the day. Residents should be aware of this action by the adjacent property owners.

(1) Specific lots adjacent to the active farming area which are impacted shall be inserted in this space.

AGRICULTURAL DATA STATEMENT

(Required pursuant to Agricultural and Markets Law §305-a for applications for site plan approvals, use variances and subdivision approvals that will occur on property within a County Agricultural District containing an active farm operation or on property with boundaries within five hundred feet of an active farm operation located in a County Agricultural District)

Name and address of the applicant: N/A

Description of the proposed project: _____

Location of the proposed project: _____

Name(s) and address(es) of any owner(s) of land within a County Agricultural District containing active farming operations and located within five hundred feet of the boundary of the project property: _____

A tax map or other map showing the site of the proposed project relative to the location of the identified farm operations must be attached to this form.

[Handwritten Signature]
APPLICANT'S SIGNATURE

11/10/55
DATE

ARCHITECTURAL REVIEW

The Town of Newburgh Planning Board had been authorized to act as the Architectural Review Board for all: site plans, projects involving ten or more dwelling units, and any construction that would affect the character of a neighborhood under Section §185-59 of the Town Code (Zoning Law).

In order to perform this task, at some point prior to final approval, the applicant shall provide the Planning Board with elevations of buildings for all sides and a written (separately or on drawings) description of the materials, colors and textures to be used in construction. Plans shall also include topographical information and any screening of portions of the buildings, either existing or proposed.

Samples of the material and colors to be used shall either be submitted to the Planning Board or brought to the meeting at which architectural review will be discussed.

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: N/A - EXISTING

NAME OF PROJECT: _____

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.)

COLOR OF THE EXTERIOR OF BUILDING:

ACCENT TRIM:

Location: _____

Color: _____

Type (material): _____

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

ROOF:

Type (gabled, flat, etc.): _____

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

Color: _____

WINDOWS/SHUTTERS:

Color (also trim if different): _____

Type: _____

DOORS:

Color: _____

Type (if different than standard door entrée): _____

SIGN:

Color: _____

Material: _____

Square footage of signage of site: _____

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

Signature

LIST OF ADJACENT PROPERTY OWNERS

Within ten business days following the applicant's first appearance before the Planning Board, the applicant shall forward a letter prepared by the Planning Board or an authorized agent of the Planning Board to all property owners within 500 feet of the land involved in the application, as the names of such owners appear on the last completed assessment roll of the Town, notifying the property owners of the receipt of the plat and application, by first class mail. **The list of property owners shall be provided to the applicant from the Planning Board, through the Town Assessor's office.** The applicant shall thereafter submit a duly executed, notarized affidavit of mailing to the Planning Board. Further appearances before the Planning Board shall be prohibited until an affidavit meeting the requirements has been delivered. In the event a modification to an application proposes an increase in the number of lots or the relocation of a proposed road or drainage basin to a location adjacent to an adjoining property, then a supplementary letter shall be required to be forwarded in the same manner advising of the modification.

TO BE PROVIDED UPON APPEARANCE OF INITIAL PLANNING BOARD MEETING

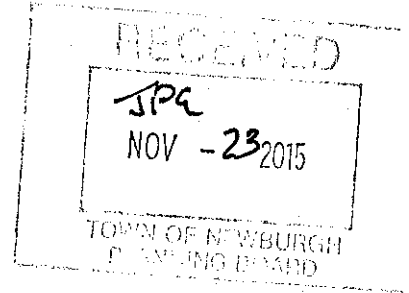


Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

555 Hudson Valley Avenue, Suite 101
New Windsor, NY 12553-4749
T: 845.564.4495
F: 845.567.1025
www.maserconsulting.com

COPY

**NARRATIVE SUMMARY
NOVEMBER 16, 2015
VILARDI TWO FAMILY
TAX LOT 3-1-82
TOWN OF NEWBURGH, ORANGE COUNTY, NY
PB#2015-32
MC PROJECT NO. 14002002A**



Maser Consulting, P.A. (MC) has developed the attached Site Plan package for the above referenced project located at 2103 N.Y.S. Route 300. The existing tax lot 3-1-82 is approximately 24.6 acres and has frontage along N.Y.S. Route 300 to the north and is surrounded by residential and wooded lands to the east, west, and south. The existing parcel contains a residential dwelling in the northwest corner of the lot, with the majority of the lot remaining undeveloped and wooded. The ±24.6 acre site is located within the Town's AR, Agricultural-Residence zoning district which permits two-family dwellings, subject to site plan review by the Planning Board. The existing lot area and yard setbacks meet the bulk requirements and the existing dwelling is serviced by a private, on-site well and septic system.

On November 19th, 2014, Maser Consulting P.A. conducted a site visit at the subject parcel to provide a professional opinion in determining if the residential building is a single-family or (2)-family home. It is our understanding that the residence has historically been labeled as a "single-family home" within Town records. We have included a report submitted to the code enforcement office in November 2014 for reference of this visit summarizing our determination that the dwelling is in fact an operating (2)-family home. The report includes an analysis of the conditions and photographic evidence from the site visit.

The intent of this application is to receive site plan approval for the existing (2) family dwelling and reclassify the subject property accordingly from the "single-family status it currently holds. This application does not include proposed improvements of any nature on the subject parcel.

We are requesting to be placed on the next available Planning Board agenda for discussion and approval of the existing two family dwelling discuss herein.

JJS/abf

R:\Projects\2014\14002002A-Vilardi\Applications-Permits\Municipal\151116JJS_Narrative.docx



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

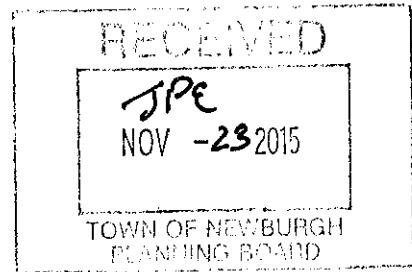
1607 Route 300, Suite 101
Newburgh, NY 12550
T: 845.564.4495
F: 845.564.0278
www.maserconsulting.com

November 24, 2014

VIA HAND DELIVERY

Gerald Canfield
Newburgh Code Enforcement
308 Gardnertown Road
Newburgh, NY 12550

Re: Vilardi - Newburgh
2103 Route 300
Newburgh, NY
MC Project No. 14002002A



Dear Mr. Canfield:

On November 19th, 2014 Maser Consulting P.A. conducted a site visit at 2103 Route 300, Newburgh NY, owned by Dr. Mario Vilardi, to provide a professional opinion in determining if the residential building is a two (2) family home. It is our understanding that the residence was labeled as a "single-family home" by the Fire Department when a building on the property burnt down. During the site visit we noted separate entryways and utilities and a clear division of the building. Photographic evidence was taken of the outside and part of the inside of the building.

The residential building has two (2) stories with three (3) entryways located on the northern (see Figure 1), southern (see Figure 2) and western (see Figure 3) faces. The northern and southern entries lead to the first floor which is comprised of the lower apartment. The western entry leads to a hallway and staircase which goes upstairs to the upper apartment. There is no connection between the western entryway and the lower apartment.

The electrical utility boxes are located on the western face of the building and are comprised of two separate units connected into a central monitor (see Figure 4). There is a clear divide between the lower and upper apartments with no connections between them. Structurally the building appears to have been this way for some time.

Included is a table depicting the bulk requirements for 2-family dwellings and the existing conditions, along with a map from Orange County GIS that shows the required setbacks. According to data available from the Orange County Real Property Information all requirements appear to have been met except for one. According to Orange County Real Property Information there may be an existing nonconforming habitable floor area on the second story, but we did not measure to verify.





Gerald Canfield
MC Project No. 14002002A
November 24, 2014
Page 2 of 2

Based on the separate entryways, separate electrical utility boxes, and the clear structural divide, it is Maser Consulting P.A.'s professional opinion that the residential building located at 2103 Route 300 in Newburgh NY is a two (2) family home and has been for some time. We are looking for a letter of approval from your office that states that the residential building is and has been a 2-family dwelling.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in black ink, appearing to read 'Andrew Fetherston', written in a cursive style.

Andrew Fetherston, P.E.
Principal Associate

ABF/jm
cc: Dr. Mario Vilardi

\\NBCAD\Projects\2014\14002002A--Vilardi\Correspondence\OUT\141124_ABF_Vilardi.docx



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

1607 Route 300, Suite 101
Newburgh, NY 12550
T: 845.564.4495
F: 845.564.0278
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Vilardi - Newburgh Figures



Figure 1: This photograph depicts the northern face and entryway to the lower apartment of the residential building.

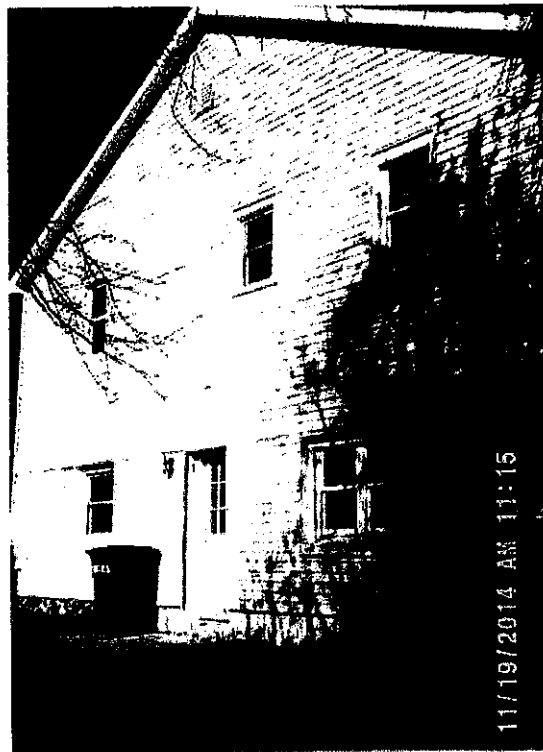


Figure 2: This photograph depicts the southern face and entryway to the lower apartment of the residential building.



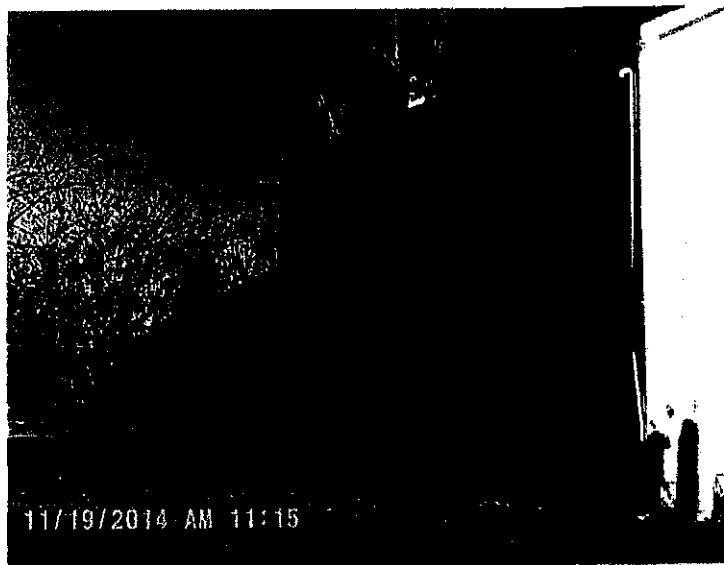


Figure 3: This photograph depicts the western face and entryway to the upper apartment of the residential building.

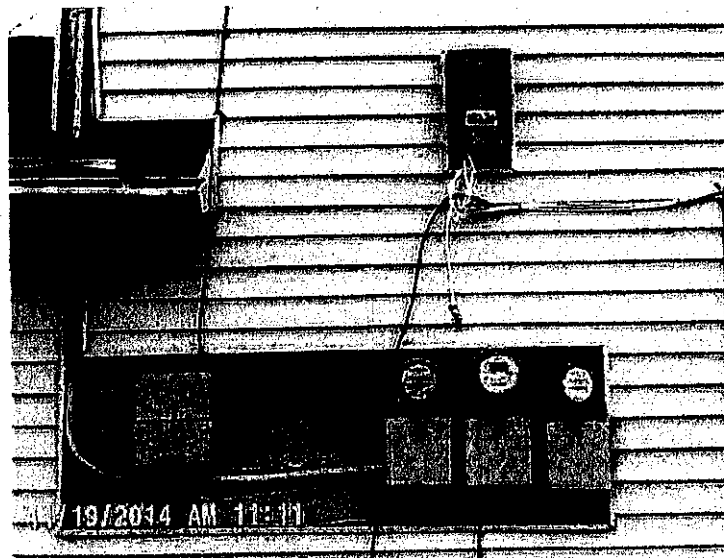


Figure 4: This photograph depicts the electrical utility boxes located on the western face of the residential building.

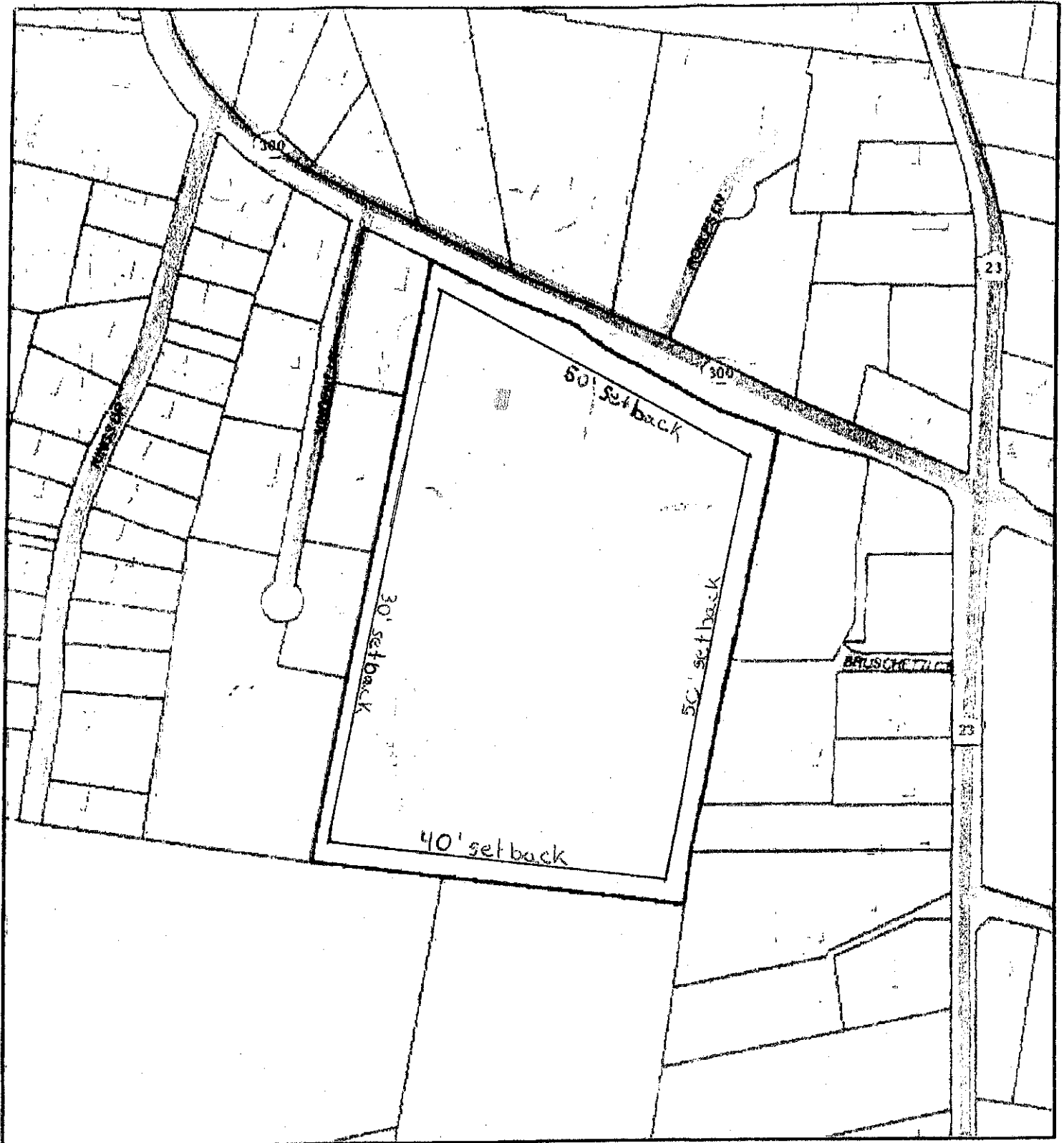
Vilardi - Newburgh
Table of Use and Bulk Requirements - AR District

Uses Subject to Site Plan Review by the Planning Board

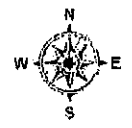
13. 2-family dwellings, not to exceed 2 dwelling units per lot

	Required	Existing
Lot Area (Square Feet)	100,000	1,071,576
Lot Width (feet)	200	850
Lot Depth (feet)	150	1100
Front Yard (feet)	50	> 50
Rear Yard (feet)	40	> 40
1 Side Yard (feet)	30	> 30
Both Side Yards (feet)	80	> 80
Habitable Floor Area Per Dwelling Unit (square feet)	900	1st story - 1,032 2nd story - 816
Lot Building Coverage (percent)	20%	< 20%
Building Height (feet)	35	< 35
Lot Surface Coverage (percent)	40%	< 40%

* Existing conditions information taken from Orange County Real Property Information.



Vilardi - Newburgh



Orange County G.I.S. Division 22 Wells Farm Rd Goshen, New York 10924 Phone: 845.615.3790

1" = 300'

DISCLAIMER: This map is a product of Orange County Information Technology GIS Division. The data depicted here have been developed with extensive cooperation from other County departments, as well as other Federal, State and Local government agencies. Orange County make no representations as to the accuracy of the information in the mapping data, but rather provide said information as is. Orange County expressly disclaim responsibility for damages or liability that may arise from the use of this map.

Printed: Nov 21, 2014

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

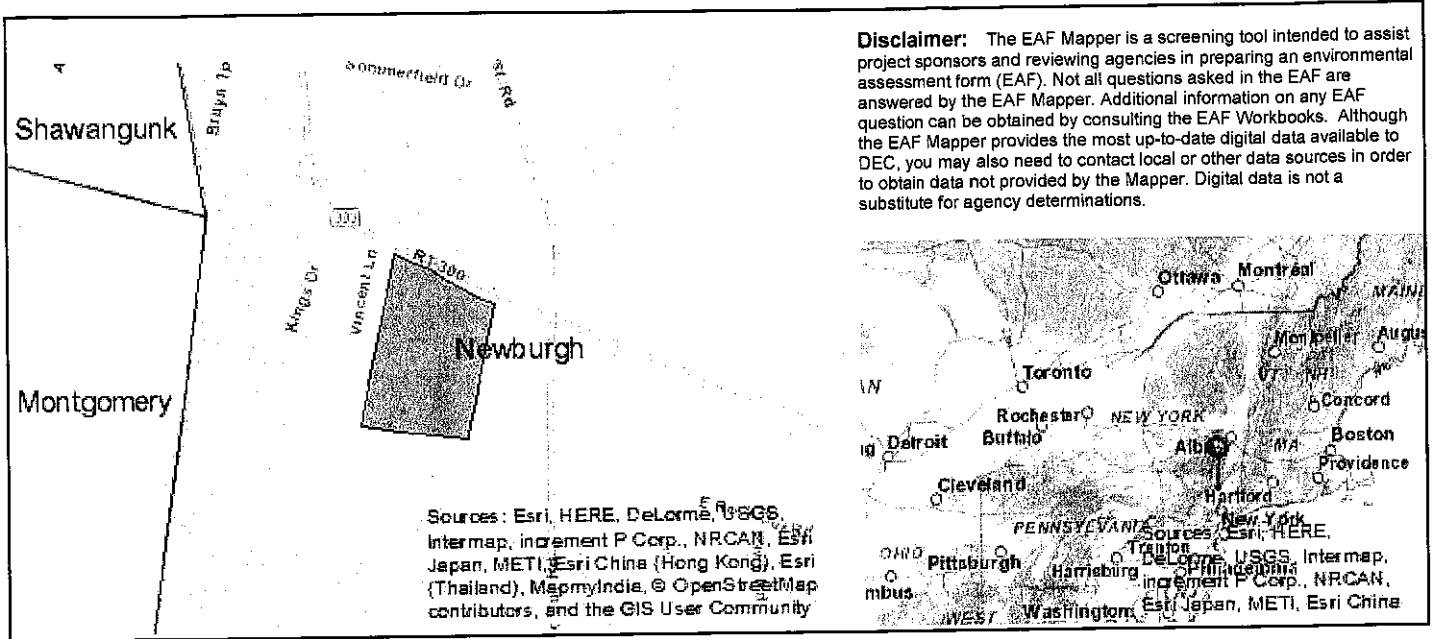
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

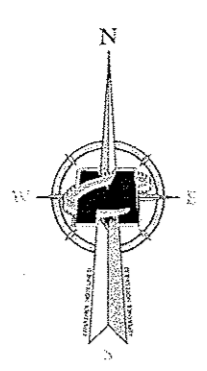
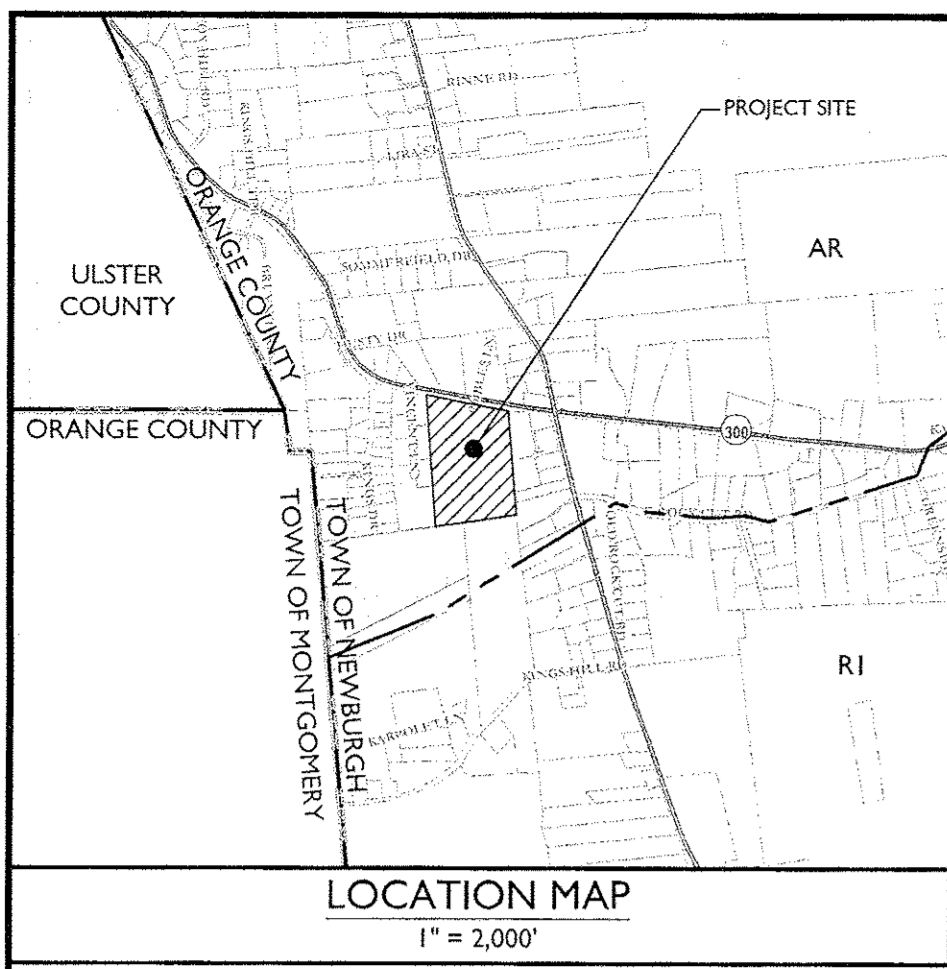
Part 1 - Project and Sponsor Information			
Name of Action or Project: Vilardi Two Family			
Project Location (describe, and attach a location map): 2103 Route 300, Newburgh NY			
Brief Description of Proposed Action: There are no proposed improvements to the project site. See attached written narrative and plan			
Name of Applicant or Sponsor: Mario Vilardi		Telephone: 845-896-8188	
		E-Mail: mvilardi@deardocor.com	
Address: 308 Baxertown Road			
City/PO: Fishkill		State: New York	Zip Code: 12524
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?		±24.6 acres	
b. Total acreage to be physically disturbed?		0.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		±24.6 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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ The existing dwelling is connected to an existing well for water supply.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ The existing dwelling is connected to an existing private septic system.	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 checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <u>no proposed improvements, existing runoff hydrology will not be impacted.</u>			

<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)? If Yes, explain purpose and size: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<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? If Yes, describe: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: _____ Date: <u>11/10/15</u></p> <p>Signature: <u>MARIO A. VILARDI</u></p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



OWNER/APPLICANT:

DR. MARIO VILARDI
308 BAXTERTOWN ROAD
FISHKILL, NY 12524

TAX LOT:

3-1-82
2103 ROUTE 300
NEWBURGH, NY 12550
±1,071,576 SQ.FT.
±24.6 ACRES

SITE INFORMATION:

NOTES:

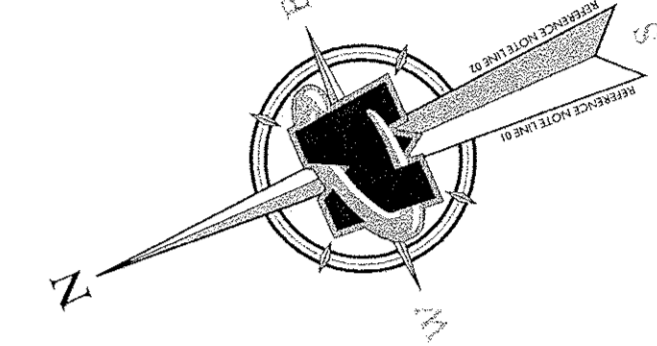
- BOUNDARY INFORMATION TAKEN FROM MAP REFERENCE ENTITLED "FEASIBILITY STUDY FOR M&M ENTERPRISES" BY LANC & TULLY ENGINEERING AND SURVEYING, P.C., DATED JUNE 1, 1987.
- EXISTING SITE TOPOGRAPHY IS APPROXIMATE AND REFERENCED FROM ORANGE COUNTY GIS.
- ROAD LOCATION AND TREE LINES REFERENCED FROM GOOGLE EARTH IMAGERY.
- EXISTING IMPROVEMENTS RECORDED FROM MASER CONSULTING, P.A. SITE VISIT CONDUCTED ON SEPTEMBER 25, 2015.
- ADJACENT TAX PARCELS AND PROPERTY LOT LINES ARE APPROXIMATE AND REFERENCED FROM ORANGE COUNTY GIS.
- THE PROPERTY IS NOT WITHIN ANY ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, NO. 36071C0128E.
- SCHOOL DISTRICT: WALKILL
- FIRE DEPARTMENT: ORANGE LAKE

BULK TABLE

ZONE: AR (AGRICULTURE)
PERMITTED USE: 2-FAMILY DWELLING, NOT TO EXCEED 2 DWELLINGS PER LOT

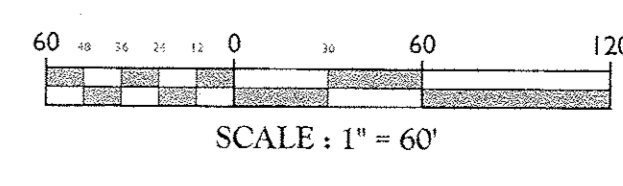
	REQUIRED	EXISTING*
LOT AREA	100,000 SQ. FT.	1,071,576 SQ. FT.
FRONT YARD SETBACK	50'	220.9'
REAR YARD SETBACK	40'	1,047.8'
SIDE YARD SETBACK		
ONE	30'	151.2'
BOTH	80'	821'
LOT WIDTH	200'	850'
LOT DEPTH	150'	1,100'
HABITABLE FLOOR AREA PER DWELLING UNIT	900 SQ.FT.	1ST STORY - 1,032 SQ. FT. 2ND STORY - 816 SQ. FT.
BUILDING HEIGHT	35'	<35'
LOT BUILDING COVERAGE	20%	0.13%
LOT SURFACE COVERAGE	33.4%	0.96%

* PROJECT IS EXISTING CONDITIONS WITH NO PROPOSED IMPROVEMENTS



LEGEND

	PROPERTY LINE
	SETBACK LINE
	ADJACENT LOT LINE
	TREE LINE
	FENCE
	SIDEWALK
	MAJOR CONTOUR
	MINOR CONTOUR



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DATE	REV.	DRAWN BY	DESCRIPTION

ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 073555-1

PRELIMINARY SITE PLAN
FOR
DR. MARIO VILARDI

SECTION 3
BLOCK 1
LOT 82

TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK

NEW WINDSOR OFFICE
355 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
Fax: 845.567.1025

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	11/13/15	JAP	JIS
PROJECT NUMBER:	DRAWING NAME:		
1400202A	C-LAYT		

SHEET TITLE:
DIMENSION PLAN

SHEET NUMBER:
01 of 01