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**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT: WPA ACQUISITION (GEKAKIS)
PROJECT NO.: 2017-24
PROJECT LOCATION: SECTION 34, BLOCK 2, LOT 100 & 101
REVIEW DATE: 12 OCTOBER 2017
MEETING DATE: 19 OCTOBER 2017
PROJECT REPRESENTATIVE: PAUL BERGER/SPENCER HALL LS

1. Bulk Table information for each lot should be completely filled out. Lot 3 Bulk information should be completely filled out including lot surface coverage in the IB Zone.
2. The existing structure on filed map Lot 3, Tax Map 100 will become non conforming for front yard setback as a portion of what was previously identified as a temporary cul-de-sac is proposed for transfer from the lot. The resulting setback is less than the required 50 ft. front yard setback.
3. Mike Donnelly's comments regarding transfer of ownership of the private roadway eliminating any roadway ownership for Lot 3, Tax Map 100 should be received.
4. All private Roadway Access and Maintenance Agreements involving Jeanne Drive and the lots involved in this subdivision should be submitted for review.
5. Compliance with Town of Newburgh notice requirements must be complied with.
6. It is unclear why two surveyors are referenced on the title block, one of which has signed the plans. Future submissions should contain original signatures.
7. The Applicants representative are requested to clarify ownership of the 25ft. wide strip to be added to Lot 1, Tax Map 101. The total parcels involved equal 1.17 acres, while the reduction

in size on Lot 3 in the Area Table only adds up to the .78 +/- acres of what is identified as Jeanne Drive and the temporary cul-de-sac.

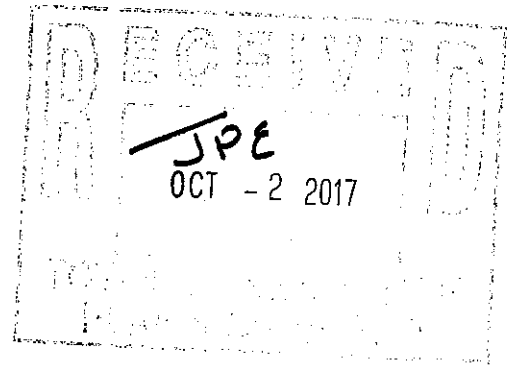
Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw

WPA Acquisition Corp.
P O Box 211
Marlboro, NY 12542
(845) 542-1097



Town of Newburgh
Planning Board
308 Gardnertown Road
Newburgh, NY 12550

August 30, 2017

17-24

Attn: John Ewasutyn, Chairman

Re: Project Narrative
Town Project No. 2017-24
Jeanne Drive LLA
54 Jeanne Drive
SBL: 34-2-100 & 101

PROJECT NARRATIVE

The proposed project is a lot line change that will transfer 1.17 acres of land from lot 3 to lot 1. The two subject parcels total approximately 11.2 acres and are in the Town of Newburgh.

The purpose of this lot line change is to move the lot line such that the existing Roadway, Jeanne Drive Ext, .78 acres, together with the 25' portion of the ROW Common Drive, .39 acres, will be on lot 1. The total area transferred is 1.17 acres.

Attached please find 14 Planning Board Applications, 14 sets of plans, and 14 copies of an EAF short form, along with this narrative and checks for the application fees (\$550) and escrow (\$1500).

Respectfully yours,

Paul Gekakis

TOWN OF NEWBURGH PLANNING BOARD

Proposed lot line change for WPA
PROJECT NAME Ac Question Corp

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. NA Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. NA Flood plain boundaries
16. NA 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. NA 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. NA 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. NA Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. NA Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. NA 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. NA 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. NA Number of acres to be cleared or timber harvested
33. NA Estimated or known cubic yards of material to be excavated and removed from the site
34. NA Estimated or known cubic yards of fill required
35. NA The amount of grading expected or known to be required to bring the site to readiness
36. NA 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. NA 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: Debra PEIS
Licensed Professional

Date: 8/30/17

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):

PROXY

(OWNER) Paul Gekakis, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 26 Bright Star Drive, Newburgh NY 12550
IN THE COUNTY OF Oran
AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF Tax parcel
34-2-101 of 34-2-100

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND Joseph Borg DEIS IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 8-30-17

Paul Gekakis
OWNERS SIGNATURE

Paul Gekakis
OWNERS NAME (printed)

Harry Seaviss
WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

Harry Seaviss
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.

* 8-30-17
DATED

Paul Gekalis
APPLICANT'S NAME (printed)

* Paul Gekalis
APPLICANT'S SIGNATURE

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

_____ NONE

_____ **NAME, ADDRESS, RELATIONSHIP OR INTEREST**
(financial or otherwise)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

_____ **TOWN BOARD**
_____ *** PLANNING BOARD**
_____ **ZONING BOARD OF APPEALS**
_____ **ZONING ENFORCEMENT OFFICER**
_____ **BUILDING INSPECTOR**
_____ **OTHER**

8-30-17
_____ **DATED**

X Paul Mohr
_____ **INDIVIDUAL APPLICANT**

CORPORATE OR PARTNERSHIP APPLICANT

BY: _____
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)

**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):**
Proposed lot line change for WPA Acquisition Corp

2. **Owner of Lands to be reviewed:**
Name WPA Acquisition Corp lot 1 of 3
Address PO Box 211
Marlboro NY 12542
Phone 845 542 1097

3. **Applicant Information (If different than owner):**
Name SAME AS ABOVE
Address _____

Representative Paul Gekakis
Phone 845 542 1097
Fax _____
Email pgek48@aol.com

4. **Subdivision/Site Plan prepared by:**
Name Spence S Wall LS # Joseph Boyer PEB
Address 6244 Route 82 100 Fulton Ave
Standfordville NY 12581 Poughkeepsie NY
12603
Phone/Fax 845 868 1262 845 471 3448 x105
FAX 845 471 3448

5. **Location of lands to be reviewed:**
End of Teague Drive Ext

6. **Zone** IB Interchange Business **Fire District** Cromomer Valley fire Dist.
Acreeage 11.20 **School District** Newburgh Central School Dist.

7. **Tax Map:** Section 34 Block 2 Lot 101
of 34 2 100

*Lot line Alteration

8. Project Description and Purpose of Review:

Number of existing lots 2 Number of proposed lots 2
Lot line change 1.17 Acres transfer from lot 3 to lot 1
Site plan review No
Clearing and grading None Proposed
Other none

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) ROW for Jeanne Drive Ext.

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

Signature Paul M. Sabaki Title Treas

Date: 8-30-17

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.

**List of adjoining property owners within 500' of 54 Jeanne Drive,
Newburgh, NY 12550:**

- | | | |
|----------------------|----------------------------|-----------------------------------|
| 1. 34-2-102 | WPA Acquisition Corp. | Route 32, Newburgh, NY 12550 |
| 2. 34-2-67.22 | Jeanne Dr. Realty LLC | 50 Jeanne Dr., Newburgh, NY 12550 |
| 3. 34-2-38.7 | West Put Properties LLC | 38 Jeanne Dr., Newburgh, NY 12550 |
| 4. 34-2-67.1 | Jeanne Upstate LLC | 47 Jeanne Dr., Newburgh, NY 12550 |
| 5. 34-2-67.21 | Realty Carnation | 53 Jeanne Dr., Newburgh, NY 12550 |
| 6. 34-2-30.1 | Jeanne Upstate LLC | 65 Jeanne Dr., Newburgh, NY 12550 |
| 7. 34-2-30.2 | LPHG LLC | 47 Jeanne Dr., Newburgh, NY 12550 |
| 8. 34-2-37
12550 | Old School Properties, Inc | 7 Paffendorf Dr., Newburgh, NY |
| 9. 34-2-34
12550 | Old School Properties, Inc | 7 Paffendorf Dr., Newburgh, NY |
| 10. 34-2-31
12550 | Pilar Chavez | 33 Paffendorf Dr., Newburgh, NY |
| 11. 34-2-36
12550 | John Merck | 27 Paffendorf Dr., Newburgh, NY |
| 12. 34-2-35
12550 | Marc B. Goldfarb | 17 Paffendorf Dr., Newburgh, NY |

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: LOT LINE ALTERATION PREPARED FOR WPA ACQUISITION CORP			
Project Location (describe, and attach a location map): END OF JEANNE DRIVE IN TOWN OF NEWBURGH NY- TAX PARCELS 34-2-101 AND 34-2-100			
Brief Description of Proposed Action: LOT LINE ALTERATION ADDING 0.39 ACRES AND OWNERSHIP OF HALF OF DRIVEWAY FROM TAX PARCEL 34-2-101 TO 34-2-100			
Name of Applicant or Sponsor: PAUL GEKAKIS		Telephone: 845-542-1097	
		E-Mail: pgek48@aol.com	
Address: 26 BRIGHT STAR DRIVE			
City/PO: NEWBURGH		State: NY	Zip Code: 12550
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?		11.20 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		11.20 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 checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	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: _____	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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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 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 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 type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		

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: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Paul Gekakis</u> Date: <u>8-30-17</u> Signature: <u>Paul Gekakis</u>		

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

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

