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

PROJECT: YOUNG SUBDIVISION
PROJECT NO.: 20-02
PROJECT LOCATION: SECTION 8, BLOCK 1, LOT 52.2 Town of Newburgh
SECTION 108.004, BLOCK 5, LOT 20.21 & 20.3 Town of Marlborough
REVIEW DATE: 2 APRIL 2020
MEETING DATE: 16 APRIL 2020
PROJECT REPRESENTATIVE: ENGINEERING AND SURVEYING PROPERTIES

1. Lot#4 has had a house well and septic system added to the plans. The house well and septic are located in the Town of Marlborough portion of the lot. Previously this lot is identified as not for building purposes, however the lot was less than five acres in size and must be shown as a building lot.
2. The Town of Marlborough circulated a Notice of Intent for Lead Agency for the SEQRA review on March 9, 2020. Town of Newburgh was included as an Involved Agency in the circulation. The Town of Newburgh should determine whether they concur with the Town of Marlborough serving as Lead Agency. It is noted that the two new house locations as well as one of the existing house locations and all four driveways are located in the Town of Marlborough.
3. The Planning Board Attorney's comments regarding the permanent connection of the parcels which cross Town/County lines should be received. Covenants or other legal documents should be filed identifying the lots as depicted to remain regardless of the Town/County tax situation.
4. The site has been identified as a potentially archeologically sensitive area. OPRHP has determined that a Phase IA and B Study be performed on the site.
5. The site has been identified as a sensitive for potential Bald Eagle habitat. Coordination with NYSDEC regarding this matter should be undertaken.

6. A Public Hearing is required to be scheduled in the Town of Newburgh, however no action on the Public Hearing should be taken until a SEQRA Determination is made by the Lead Agency.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw



www.EngineeringPropertiesPC.com
71 Clinton Street
Montgomery, NY 12549
phone: (845) 457-7727
fax: (845) 457-1899

January 28, 2020

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

ATTN: John Ewasutyn, Chairman

**RE: APPLICATION #2020-02
50 MILL HOUSE ROAD
TAX LOT # 8-1-52.2**

Dear Mr. Ewasutyn:

Please find attached 14 copies of the application form, SEAF and Sketch Subdivision Plan for the proposed application of Susan and David Young. The project is located at 50 Mill House Road. The proposed application is for a subdivision and lot line change of 2 existing lots into 4 proposed lots. Lot 1 is a proposed new dwelling, lots 2 & 3 will contain existing dwellings and lot 4 is proposed as a "not for building lot" at this time. The existing lots are located in both the Town of Newburgh and the Town of Marlborough, therefore a subdivision application has also been submitted to the Town of Marlborough. The proposed is permitted in the "AR" zoning district in accordance with the following.

Zoning District AR Use C.1.a. "Single family dwellings, not to exceed 1 dwelling unit per lot"

If you have any additional questions and/or comments, please don't hesitate to contact this office.

Sincerely,
Engineering & Surveying Properties, PC

Jay Samuelson, P.E.
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):

Young Subdivision

2. Owner of Lands to be reviewed:

Name David & Susan Young
Address 50 Mill House Road
Marlboro, NY 12542
Phone _____

3. Applicant Information (If different than owner):

Name SAME AS OWNER
Address _____

Representative _____
Phone _____
Fax _____
Email _____

4. Subdivision/Site Plan prepared by:

Name Engineering & Surveying Properties, PC
Address 71 Clinton Street
Montgomery, NY 12549
Phone/Fax 845-457-7727

5. Location of lands to be reviewed:

50 Mill House Road, Marlboro, NY 12542

6. Zone AR **Fire District** Middlehope Fire
Acreage 10.69 ac. **School District** Marlboro

7. Tax Map: Section 8 **Block** 1 **Lot** 52.2

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 4
Lot line change _____
Site plan review _____
Clearing and grading _____
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) 150' wide Central Hudson gas and electric easement

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

Signature Susan P. Young Title owner
Date: 1/27/2020

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

Young Subdivision

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. N/A 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. TBP Surveyor,s Certification
12. TBP Surveyor's seal and signature
13. Name of adjoining owners
14. N/A Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. N/A 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. TBP 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. N/A 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. 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. Number of acres to be cleared or timber harvested
33. Estimated or known cubic yards of material to be excavated and removed from the site
34. Estimated or known cubic yards of fill required
35. 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. TBP 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: J. Samuels
 Licensed Professional

Date: 01/21/2020

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.

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.

TOWN OF NEWBURGH
APPLICATION FOR CLEARING AND GRADING

Name of applicant: David & Susan Young

Name of owner on premises: same as applicant

Address of owner: 50 Mill House Road, Marlboro, NY 12542

Telephone number of owner: _____

Telephone number of applicant: _____

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

owner

Location of land on which proposed work will be done: 50 Mill House Road, Marlboro, NY 12542

Section: 8 Block: 1 Lot: 52.2 Sub. Div.: _____

Zoning District of Property: AR Size of Lot: 10.69 acres

Area of lot to be cleared or graded: <1.0 acres

Proposed completion of date: 01 December 2021

Name of contractor/agent, if different than owner: TBD

Address: TBP

Telephone number: TBD

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: Susan P Young Date: 1/27/2020

Signature of applicant (if different than owner): _____

TOWN ACTION:

Examined: _____ 20 _____

Approved: _____ 20 _____

Disapproved: _____ 20 _____

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.

Susan P Young
APPLICANT'S NAME (printed)

Susan P Young
APPLICANTS SIGNATURE

1/27/2020
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) David & Susan Young, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 50 Mill House Road, Marlboro, NY 12542

IN THE COUNTY OF Orange & Ulster

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF 50 Mill House Road, Marlboro, NY 12542

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND Engineering & Surveying Properties, PC IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: _____

NAMES OF ADDITIONAL
REPRESENTATIVES

Susan P Young
OWNERS SIGNATURE

Susan P Young
OWNERS NAME (printed)

[Signature]
WITNESS' SIGNATURE

Jay Samuelson
WITNESS' NAME (printed)

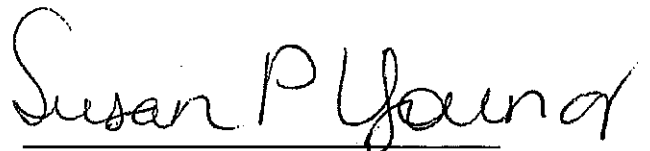
PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

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.

DATED



APPLICANT'S NAME (printed)



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:

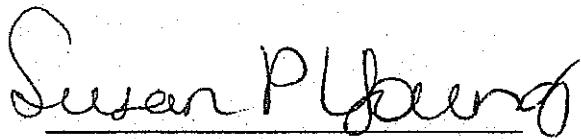
_____ **NONE**

_____ **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**

_____ **DATED**


_____ **INDIVIDUAL APPLICANT**

CORPORATE OR PARTNERSHIP APPLICANT

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

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: David & Susan Young 50 Mill House Road
Marlboro, NY 12542

Description of the proposed project: The proposal consists of two existing lots of which each lot contains an existing residential dwelling with a proposed subdivision / lot line change to create a total of 4 residential dwelling lots (2 existing and 2 new dwellings).

Location of the proposed project: _____
50 Mill House Road, Marlboro, NY 12542

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: _____

~~Benmarl Winery, 156 Highland Ave, Marlboro, NY 12542~~

Mill House Farms Inc., 10 North Road, Highlands, NY 12528

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.

Sus P Young
APPLICANT'S SIGNATURE

1/27/2020
DATE

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.

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: Young Subdivision			
Project Location (describe, and attach a location map): Millhouse Road Town of Marlborough & Town of Newburgh			
Brief Description of Proposed Action: The proposal consists of two existing lots of which each lot contains an existing residential dwelling with a proposed subdivision / lot line change to create a total of 4 residential dwelling lots (2 existing and 2 new dwellings).			
Name of Applicant or Sponsor: David & Susan Young		Telephone: E-Mail:	
Address: 50 Mill House Road			
City/PO: Marlboro		State: NY	Zip Code: 12542
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 government Agency? If Yes, list agency(s) name and permit or approval: Marlborough Planning Board, Newburgh Planning Board, Ulster County Dept. of Health		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		±10.69 acres	
b. Total acreage to be physically disturbed?		±1.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		±12.17 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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: _____ Individual Private Wells _____	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: _____ Individual Private sub-surface septic systems _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	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 checked="" type="checkbox"/>	<input 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
Bald Eagle	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	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?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
Existing roadside swales		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Engineer Applicant/sponsor name: Jay Samuelson c/o Engineering & Surveying Properties, PC Date: 01/21/2020 Signature: <u>J. Samuelson</u> Title: Principal		

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? Bald Eagle	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	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,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
Existing roadside swales		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Engineer Applicant/sponsor/name: Jay Samuelson c/o Engineering & Surveying Properties, PC Date: 01/21/2020 Signature: <u>J Samuelson</u> Title: Principal		

GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER:
SECTION 8 BLOCK 1 LOT 52.2 (NEWBURGH)
SECTION 108.004 BLOCK 5 LOTS 20.21 & 20.3 (MARLBOROUGH)
- TOTAL AREA OF SUBJECT PARCEL: 10.69± ACRES.
- BOUNDARY AND PLANNIMETRIC INFORMATION BASED UPON FIELD SURVEY COMPLETED BY ENGINEERING & SURVEYING PROPERTIES, PC ON NOVEMBER 6, 2019.
- THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES, PC FROM LSSS (1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2014 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYSDOS GOV AND CONFIRMED BY ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- OWNER/APPLICANT: DAVID & SUSAN YOUNG
50 MILL HOUSE ROAD
MARLBOROUGH, NY 12542
- PROPOSED NUMBER OF LOTS: 4
- ALL PROPOSED LOTS SHALL BE SERVICED BY INDIVIDUAL WELLS AND SEPTICS.
- ALTHOUGH LOTS 2-4 WILL RECEIVE TWO TAX BILLS, EACH LOT SHOWN ON THE PLAN IS CONSIDERED A SINGLE LOT FOR ZONING PURPOSES.

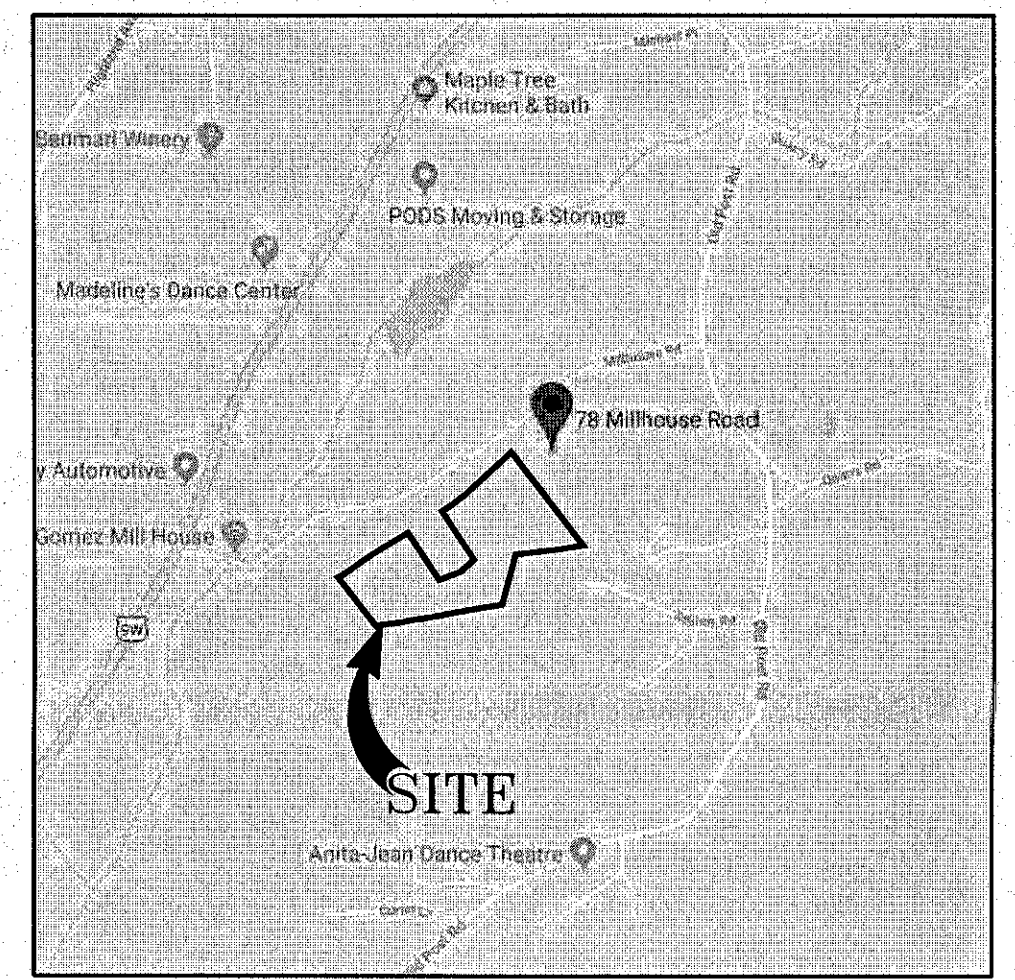
BULK REQUIREMENTS

TOWN OF MARLBOROUGH - ZONING DISTRICT R-1

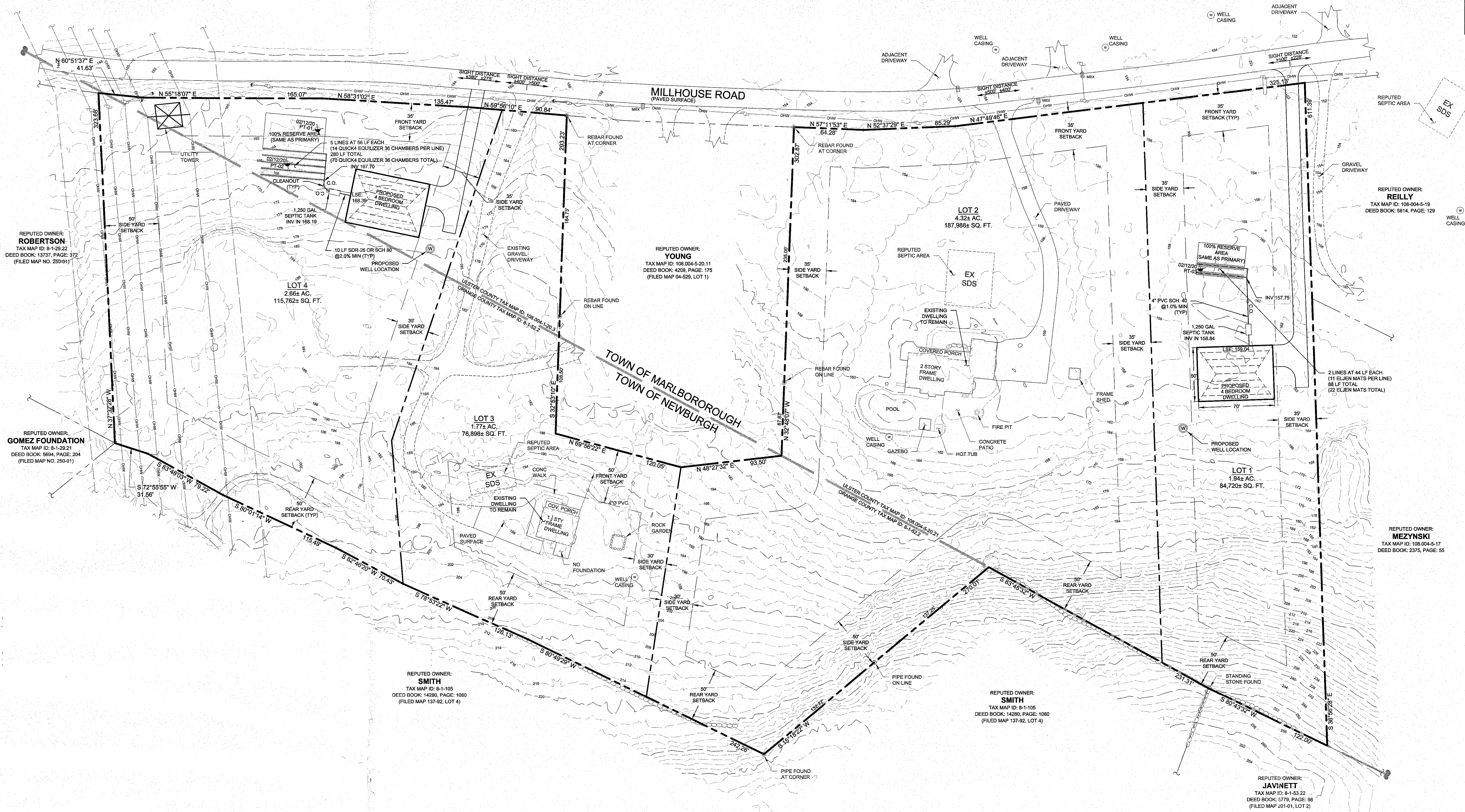
MINIMUM BUILDING REQUIREMENTS	REQUIRED	LOT 1	LOT 2	LOT 4
LOT AREA	43,590 SF (1 ACRE)	84,720 SF (1.94 AC.)	187,868 SF (4.32 AC.)	115,762 SF (2.66 AC.)
LOT WIDTH	150 FEET	150.63 FEET	326.6 FEET	359.7 FEET
LOT DEPTH	200 FEET	594.1 FEET	427.6 FEET	399.1 FEET
FRONT YARD	35 FEET	> 75 FEET	196.0 FEET	63.1 FEET
REAR YARD	50 FEET	> 50 FEET	160.3 FEET	278.8 FEET
SIDE YARD (ONE/BOTH)	35/70 FEET	> 50/110 FEET	106.3/248.0 FEET	35.3/257.0 FEET
MAXIMUM ALLOWABLE				
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT	< 35 FT
MAXIMUM BUILDING COVERAGE	20%	< 10%	< 10%	< 10%

TOWN OF NEWBURGH - ZONING DISTRICT AR

MINIMUM BUILDING REQUIREMENTS	REQUIRED	LOT 3	LOT 4
LOT AREA	40,000 SF	76,898 SF (1.77 AC.)	115,762 SF (2.66 AC.)
LOT WIDTH	150 FEET	268.4 FEET	359.7 FEET
LOT DEPTH	150 FEET	470.8 FEET	399.1 FEET
FRONT YARD	50 FEET	62.2 FEET	63.1 FEET
REAR YARD	50 FEET	80.8 FEET	275.8 FEET
SIDE YARD (ONE/BOTH)	30/80 FEET	85.9/211.4 FEET	35.3/257.0 FEET
LIVABLE FLOOR AREA	900 SF	> 900 SF	> 900 SF
MAXIMUM ALLOWABLE			
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT
MAXIMUM BUILDING COVERAGE	10%	< 10%	< 10%
MAXIMUM LOT COVERAGE	20%	< 20%	< 20%



LOCATION MAP
SCALE: 1" = 100'



LEGEND

	BUILDING LINE		EXISTING BUILDING LINE		SPOT GRADE ELEVATION
	BUILDING GARAGE LINE		EXISTING MAJOR CONTOUR LINE		PERC TEST LOCATION
	BUILDING ROOF LINE		EXISTING MINOR CONTOUR LINE		SIGN & POST
	CONCRETE PAD LINE		EXISTING EDGE OF PAVEMENT LINE		WELL LOCATION
	CONCRETE HATCH		EXISTING EASEMENT LINE		SEWER CLEANOUT
	MAJOR CONTOUR LINE		EXISTING FENCE LINES		UTILITY POLE
	MINOR CONTOUR LINE		ADJACENT PROPERTY LINE		STONE CHECK DAM
	LIMIT OF DISTURBANCE LINE		EXISTING PROPERTY LINE		DECIDUOUS TREE LANDSCAPE SYMBOL
	DRIVEWAY LINE		EXISTING SEWER MAIN LINES		EVERGREEN TREE LANDSCAPE SYMBOL
	EASEMENT LINE		EXISTING STORM DRAIN LINES		SHRUB PLANTING LANDSCAPE SYMBOL
	SILT FENCE LINES		EXISTING LIMIT OF TREE LINES		SHRUB PLANTING LANDSCAPE SYMBOL
	PROPERTY LINE		MUNICIPAL BOUNDARY		GARAGE FLOOR ELEVATION
	EDGE OF PAVEMENT LINE				FIRST FLOOR ELEVATION
	SEPTIC SYSTEM LATERALS				BASEMENT FLOOR ELEVATION
	BUILDING SETBACK LINES				LOWEST SEWERABLE ELEVATION
	SEWER SERVICE LINES				6 HOLE DROP BOX
	STORM DRAIN LINES				1250 GALLON SEPTIC TANK
	LIMIT OF TREE CLEARING LINES				
	DRAINAGE SWALE				

No.	DATE	DESCRIPTION

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		02/26/2020
<input type="checkbox"/>	CONCEPT APPROVAL	SHEET NUMBER
<input checked="" type="checkbox"/>	PLANNING BOARD APPROVAL	1 OF 3
<input type="checkbox"/>	UCDOH REALTY SUBDIVISION APPROVAL	N/A OF N/A
<input type="checkbox"/>	UCDOH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/>	NYSDOT APPROVAL	N/A OF N/A
<input type="checkbox"/>	NYSDOT APPROVAL	N/A OF N/A
<input type="checkbox"/>	OTHER	N/A OF N/A
<input type="checkbox"/>	FOR CONSTRUCTION	N/A OF N/A

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

JAY SAMUELSON, P.E.
NEW YORK LICENSE # 080023

1 inch = 40 ft.

ENGINEERING & SURVEYING PROPERTIES
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
Fx: (845) 457-1899

SUBDIVISION PLAN

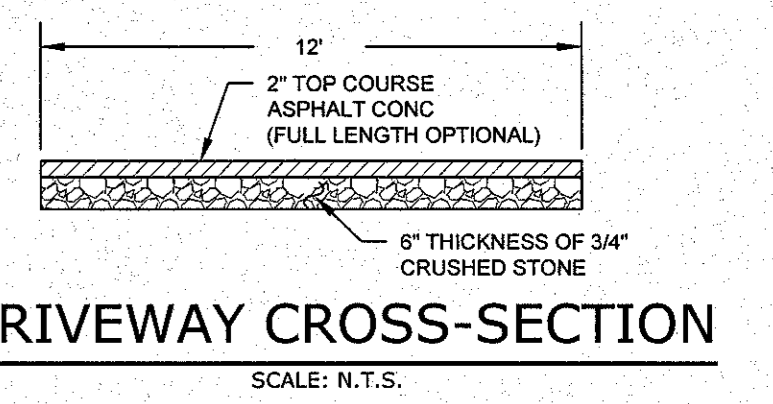
YOUNG SUBDIVISION
50 MILL HOUSE ROAD
T/NEWBURGH & T/MARLBOROUGH
ORANGE/ULSTER COUNTY, NEW YORK

JOB #: 1422.01
DATE: 01/21/2020
REVISION: 01/21/2020

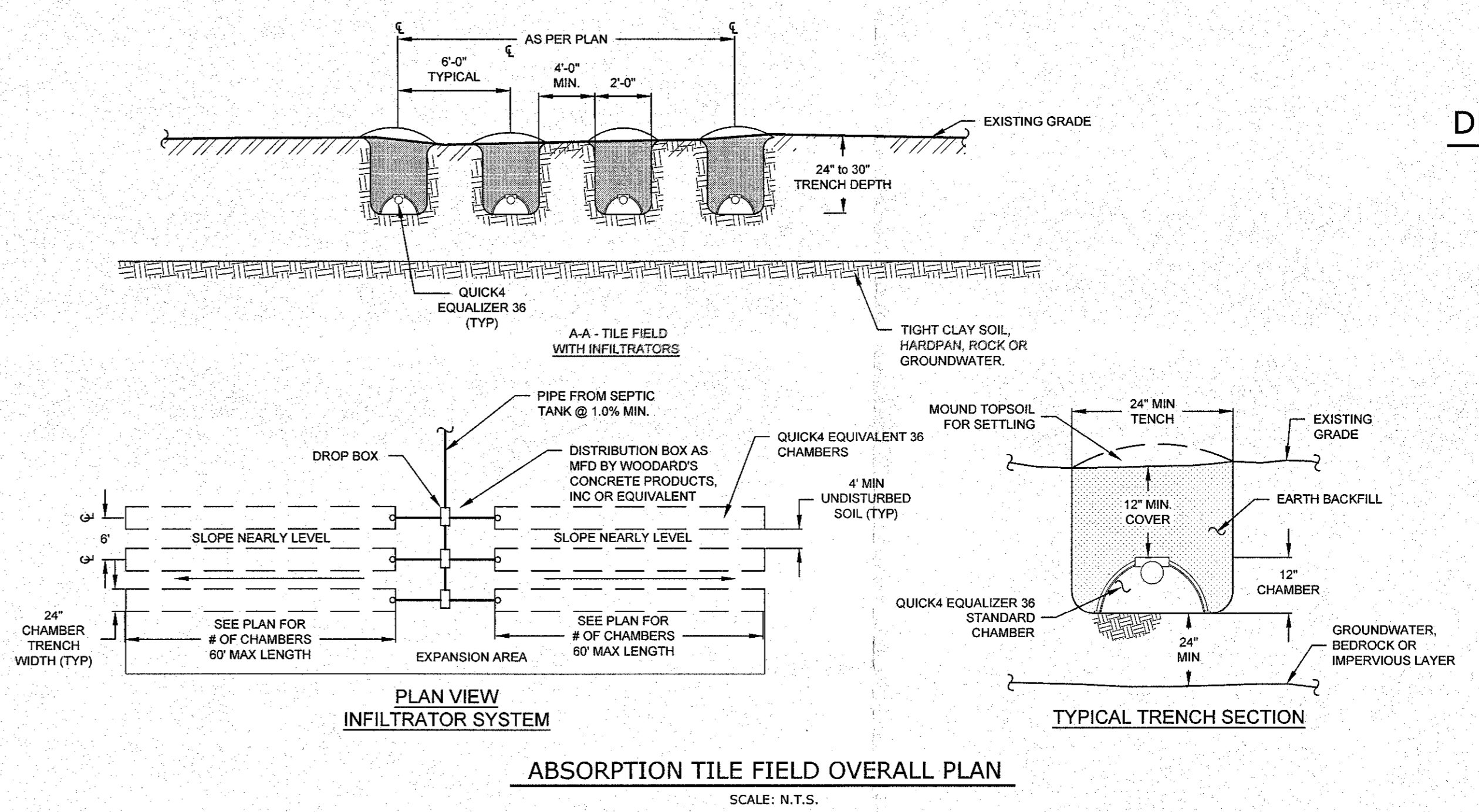
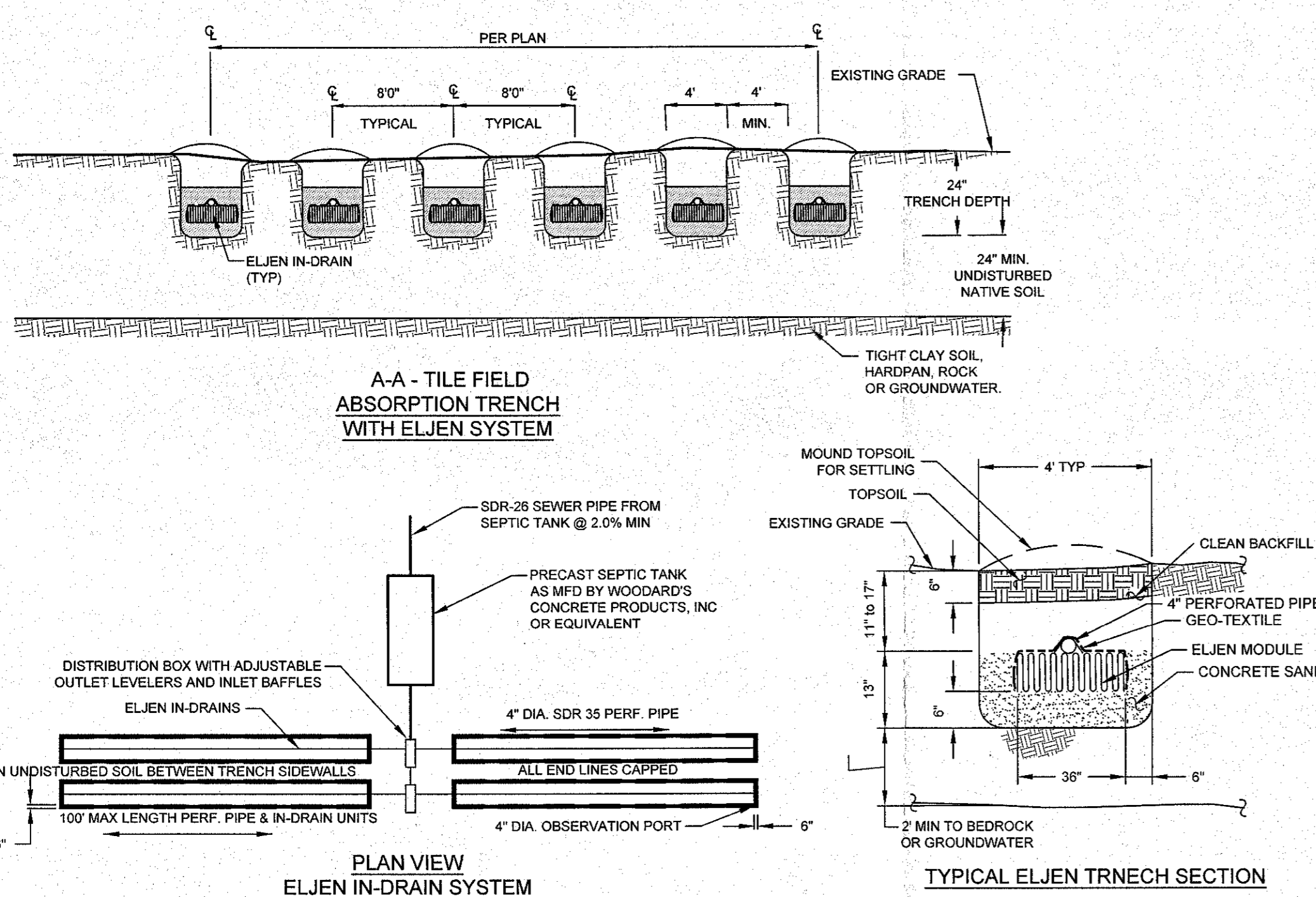
DRAWN BY: ML
SCALE: 1" = 40'

TAX LOT: 8-1-52.2(C)
0108.004-5-20.21(C)

C-1



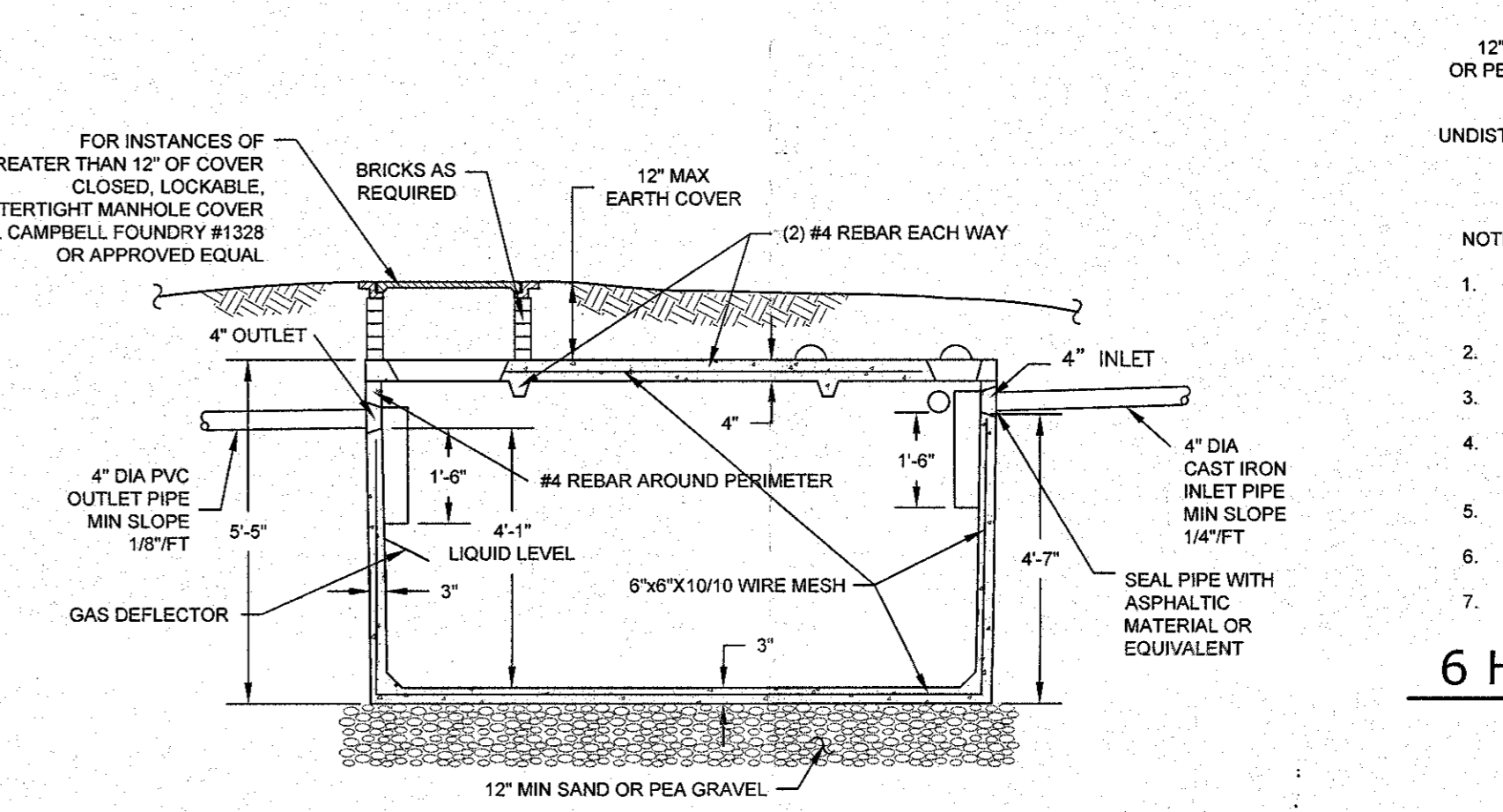
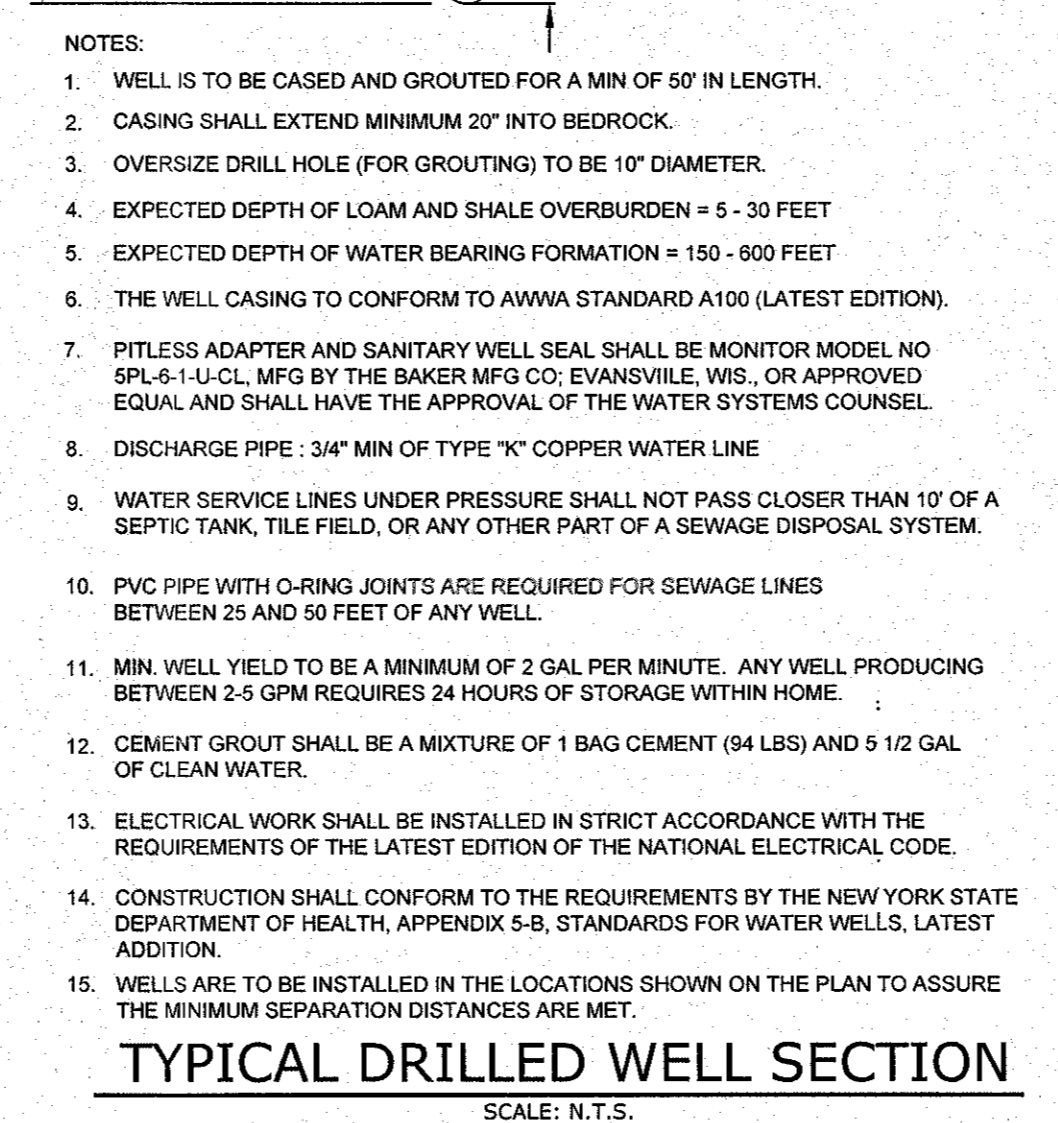
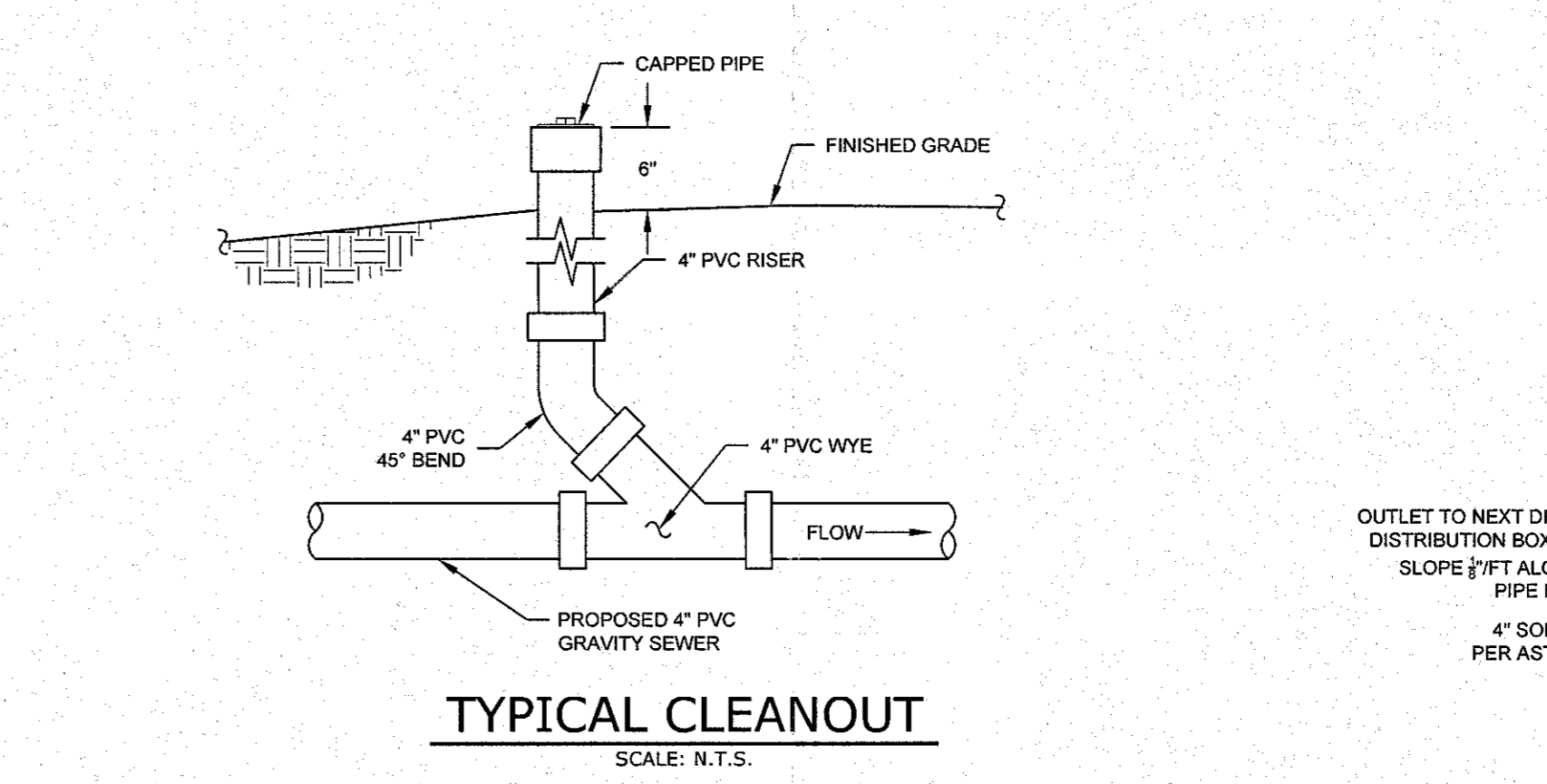
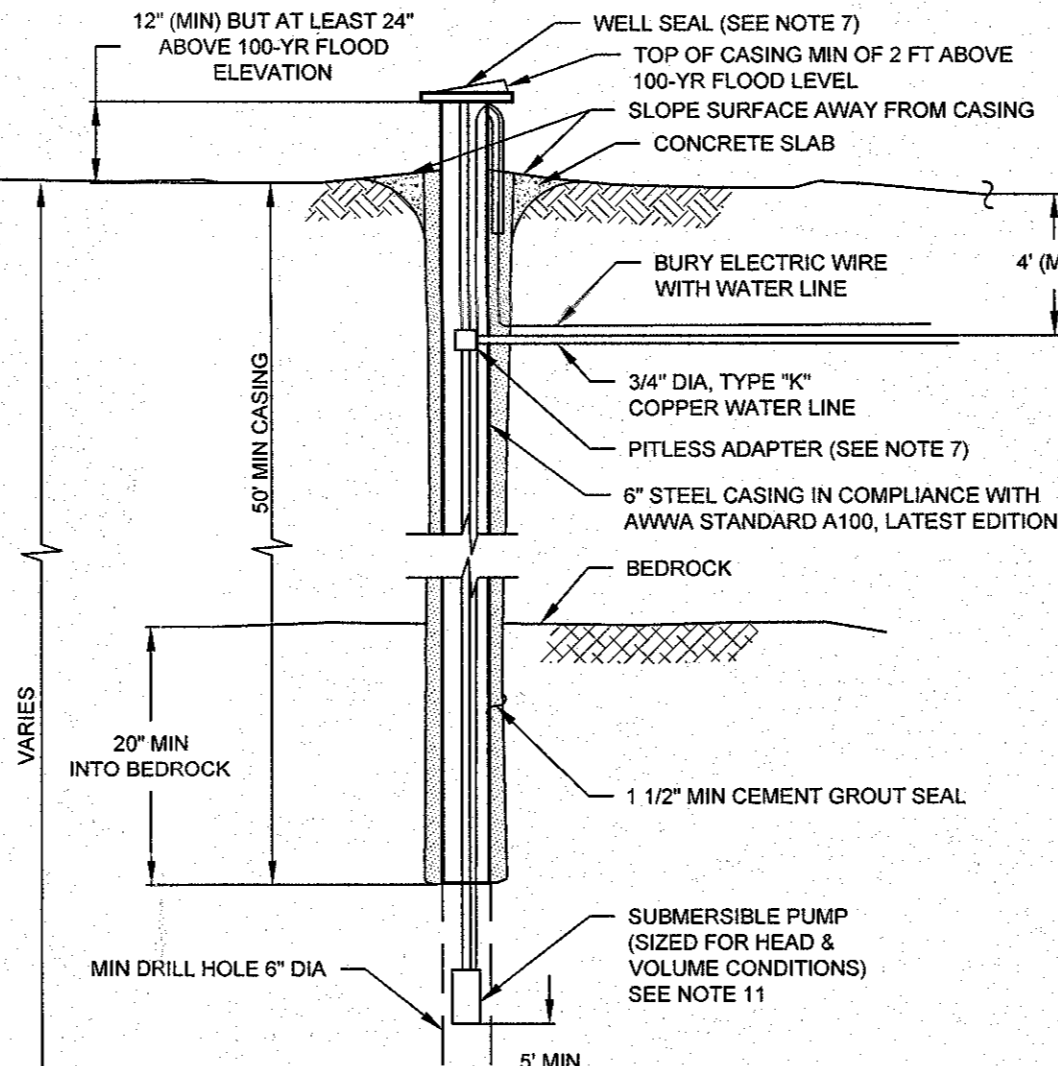
- NOTES:**
1. SEPTIC TANK TO BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM THE HOUSE.
 2. THERE SHALL BE NO REGRADING, EXCEPT AS SHOWN ON THE APPROVED PLANS, IN THE AREA OF THE ABSORPTION FIELDS.
 3. GARbage GRINDERS AND/OR JACUZZI TYPE SPA TUBS OVER 100 GALLONS ARE NOT PERMITTED WITHOUT THE SYSTEM BEING REDESIGNED AND REAPPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH.
 4. CELLAR DRAINS, ROOF DRAINS OR FOOTING DRAINS SHALL NOT BE DISCHARGED IN THE VICINITY OF THE TILE FIELDS OR WELLS.
 5. SWIMMING POOLS, DRIVEWAYS AND/OR STRUCTURES THAT MAY COMPACT THE SOIL ARE NOT TO BE CONSTRUCTED OVER TILE FIELDS.
 6. ASPHALTIC SEALS SHALL BE MAINTAINED BETWEEN THE SEPTIC TANK, AND ALL PIPES AND COVERS.
 7. NO TRENCHES TO BE INSTALLED IN WET SOIL.
 8. RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL IN ABSORPTION TRENCH.
 9. GROUT ALL PIPE PENETRATIONS INTO AND OUT OF ANY DISTRIBUTION OR DROP BOX.
 10. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN THE PUBLICATION "INDIVIDUAL RESIDENTIAL WASTEWATER TREATMENT SYSTEMS, DESIGN HANDBOOK", LATEST EDITION, AND APPENDIX 75-A OF THE NEW YORK STATE DEPARTMENT OF HEALTH.
 11. ABSORPTION TRENCH PIPE TO BE CAPPED AT END.
 12. ABSORPTION SYSTEM TO BE LOCATED A MINIMUM DISTANCE OF 20 FEET FROM ANY DWELLING UNIT.
 13. SEPTIC TANK JOINTS MUST BE SEALED AND TESTED FOR WATERTIGHTNESS.
 14. PROVIDE 30' OF SOLID PIPE PRIOR TO START OF PERFORATED ABSORPTION PIPE AND BE BACKFILLED WITH NATIVE MATERIAL.
 15. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE DWELLING, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
 16. DROP BOXES SHOULD BE INSPECTED PERIODICALLY TO ASSURE THAT THEY ARE LEVEL AND OPERATING PROPERLY.
 17. HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION. EXTREME CARE MUST BE TAKEN DURING THE ACTUAL CONSTRUCTION SO AS TO AVOID ANY UNDESIRABLE COMPACTION THAT COULD RESULT IN A CHANGE OF ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
 18. ALL UNUSED OUTLETS WILL BE PLUGGED AND SEALED WITH AN ASPHALTIC MATERIAL OR EQUIVALENT.
 19. A MINIMUM OF 4' OF UNDISTURBED SOIL MUST BE AVAILABLE BETWEEN TRENCHES.



REQUIRED SEPARATION DISTANCES FROM WASTEWATER SYSTEM COMPONENTS

SYSTEM COMPONENTS	WELL (I) OR SUCTION LINE	STREAM LAKE, WATERCOURSE (L) OR DEC WETLAND	DWELLING	PROPERTY LINE	DRAINAGE DISTRICT (9)
HOUSE SEWER	50'	25'	3'	10'	-
SEPTIC TANK	50'	50'	10'	10'	10'
EFFLUENT LINE TO D-BOX	50'	50'	10'	10'	10'
DISTRIBUTION BOX	100'	100'	20'	10'	20'
ABSORPTION FIELD	100' (a)	100'	20'	10'	50'
SEEPAGE PIT	150' (a)	100'	20'	10'	50'
DRY WELL (ROOF & FOOTING)	50'	25'	20'	10'	50'
RAISED OR MOUND SYSTEM (c)	100' (a)	100'	20'	10'	50'
INTERMITTENT SAND FILTER (c)	100' (a)	100'	20'	10'	50'
EVAPOTRANSPIRATION ABSORPTION SYSTEM (c)	100' (a)	50'	20'	10'	50'
COMPOSTER	50'	50'	20'	10'	10'
SANITARY PRIVY PIT	100'	50'	20'	10'	20'
PRIVY, WATERTIGHT VAULT	50'	50'	20'	10'	10'

- NOTES:**
1. WHEN SEWAGE TREATMENT SYSTEMS ARE LOCATED IN COARSE GRAVEL OR UPGRADE AND IN THE GENERAL PATH OF DRAINAGE TO A WELL, THE CLOSEST PART OF THE TREATMENT SYSTEM SHALL BE AT LEAST 200 FEET AWAY FROM THE WELL.
 2. MEAN HIGH WATER MARK
 3. FOR ALL SYSTEMS INVOLVING THE PLACEMENT OF FILL MATERIAL, SEPARATION DISTANCES ARE MEASURED FROM THE TOE OF SLOPE OF THE FILL.
 4. ANY WATER SERVICE LINE UNDER PRESSURE (I.E. PUBLIC WATER SUPPLY MAIN, HOUSEHOLD SERVICE LINE, WELL TO HOUSEHOLD SERVICE LINE) LOCATED WITHIN 10 FEET OF ANY ABSORPTION FIELD, SEEPAGE PIT OR SANITARY PRIVY SHALL BE INSTALLED INSIDE A LARGER DIAMETER WATER MAIN TO PROTECT THE POTABLE WATER SUPPLY.
 5. ANY WATER SERVICE LINE UNDER PRESSURE (I.E. PUBLIC WATER SUPPLY MAIN, HOUSEHOLD SERVICE LINE, WELL TO HOUSEHOLD SERVICE LINE) CROSSING A SEWER SHALL BE INSTALLED WITH ONE FULL LENGTH OF WATER MAIN CENTERED ABOVE THE SEWER SO BOTH WATER CONNECTING JOINTS ARE AS FAR AS POSSIBLE FROM THE SEWER. SECTION 815 OF THE CLARIFIED RECOMMENDED STANDARDS FOR WATER WORKS, SHALL BE FOLLOWED FOR SEPARATION OF WATER MAINS, SANITARY SEWERS AND STORM SEWERS.
 6. THE MINIMUM SEPARATION DISTANCE BETWEEN A SEPTIC TANK AND COMMUNITY TYPE PUBLIC WATER SUPPLY WELL SHOULD BE 100 FEET. DISTRIBUTION BOXES AND ABSORPTION FACILITIES (E.G., LOCATED AT LEAST 200 FEET FROM THE COMMUNITY TYPE PUBLIC WATER SUPPLY WELLS).
 7. **RECOMMENDED SEPARATION DISTANCES**
 8. **ADDITIONAL SEPARATION REQUIREMENTS**
 9. WELL TO SWALE, WATERCOURSE OR STREAM - 25'
 10. ABSORPTION FIELD TO OPEN DRAINAGE, CULVERT, OR STORM SEWER/NON-GASKETED PIPE) OR CATCH BASIN - 50'
 11. ABSORPTION FIELD TO CURTAIN DRAIN - 35'
 12. ABSORPTION FIELD TO TRENCH DRAIN - 15'
 13. ABSORPTION FIELD, PITS, EXPANSION AREA, TO TOP OF EMBANKMENT OR STEEP (1 ON 3) SLOPES - 25'
 14. DRAINAGE PIPES WITHIN 20' OF ANY WELL MUST BE WATERTIGHT
 15. WELL TO CEMETERY PROPERTY LINE - 100'



PERCOLATION TEST RESULTS

PERC HOLE #	PERC HOLE DEPTH	PERC HOLE DIA	TIME	PERCOLATION TEST RUNS - STOPWATCH USED FOR ALL TESTS (TIME FOR 1" DROP IN WATER LEVEL)	STABILIZED RATE
02/12/20 PT-01	24"	10"	FINISH		11 MIN
			START	STOPWATCH USED FOR TIMED INTERVALS	
			TIME	00:09:16 00:09:34 00:10:01	
02/12/20 PT-02	24"	10"	FINISH		25 MIN
			START	STOPWATCH USED FOR TIMED INTERVALS	
			TIME	00:17:37 00:23:47 00:24:18	
02/12/20 PT-03	24"	10"	FINISH		5 MIN
			START	STOPWATCH USED FOR TIMED INTERVALS	
			TIME	00:03:38 00:03:41 00:04:18 00:04:31	

SEPTIC SYSTEM DESIGN SCHEDULE

LOT	NUMBER OF BEDROOMS	STABILIZED PERC RATE (min)	FLOW RATE (GPD)	APPLICATION RATE (GPD/Sq. Ft.)	REQUIRED AREA (Sq. Ft.)	REQUIRED ABSORPTION FIELD LENGTH (ft) (BASED UPON 2" WIDE TRENCH)	REQUIRED FIELD LENGTH BASED USING QUICK EQUALIZER CHAMBERS (25% REDUCTION)	REQUIRED ABSORPTION FIELD LENGTH FOR AN ELJEN ABSORPTION TRENCH	PROPOSED ABSORPTION FIELD LENGTH (ft)
LOT 1	4	5	440	0.90	489	245	N/A	64	22 UNITS = 88 EQ. LF.
LOT 4	4	25	440	0.60	734	367	276	N/A	70 CHAMBERS = 280 EQ. LF.

No.	DATE	DESCRIPTION

DRAWING STATUS

THIS SHEET IS PART OF THE PLAN SET ISSUED FOR:	ISSUE DATE: 02/26/2020	SHEET NUMBER: 3 OF 3
CONCEPT APPROVAL	N/A	OF N/A
PLANNING BOARD APPROVAL	N/A	OF N/A
CCDDH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
CCDDH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
HWSDC APPROVAL	N/A	OF N/A
HWSDOT APPROVAL	N/A	OF N/A
OTHER	N/A	OF N/A
FOR BID	N/A	OF N/A
FOR CONSTRUCTION	N/A	OF N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

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JAY SAMUELSON, P.E.
NEW YORK LICENSE # 080027

SCALE: N.T.S.
1" = 40'
1 inch = 40 ft.

TOWN OF NEWBURGH
PLANNING BOARD APPROVAL BOX
NEWBURGH PB #2020-02

TOWN OF MARLBOROUGH
PLANNING BOARD APPROVAL BOX

ENGINEERING & SURVEYING PROPERTIES

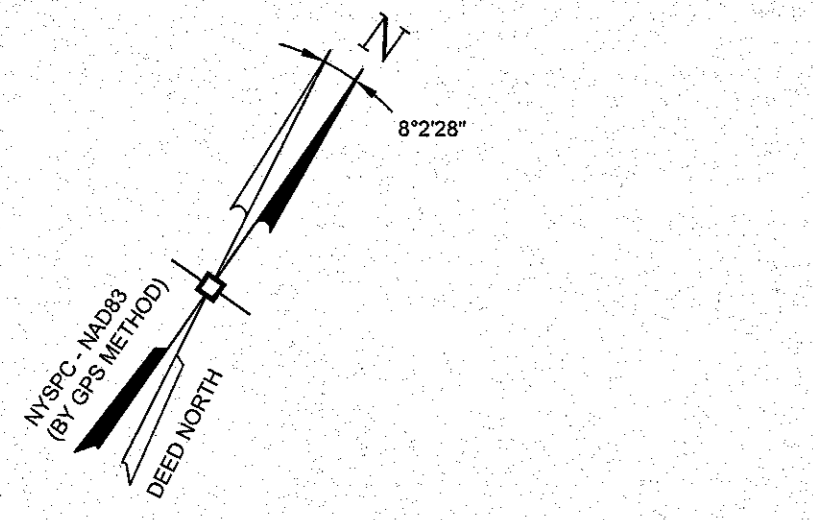
71 CLINTON STREET
MONTGOMERY, NY 12549
PH: (845) 457-7729
FOX: (845) 457-1899

DETAILS

YOUNG SUBDIVISION
50 MILL HOUSE ROAD
T/MARLBOROUGH & T/MARLBOROUGH
ORANGE/ULSTER COUNTY, NEW YORK

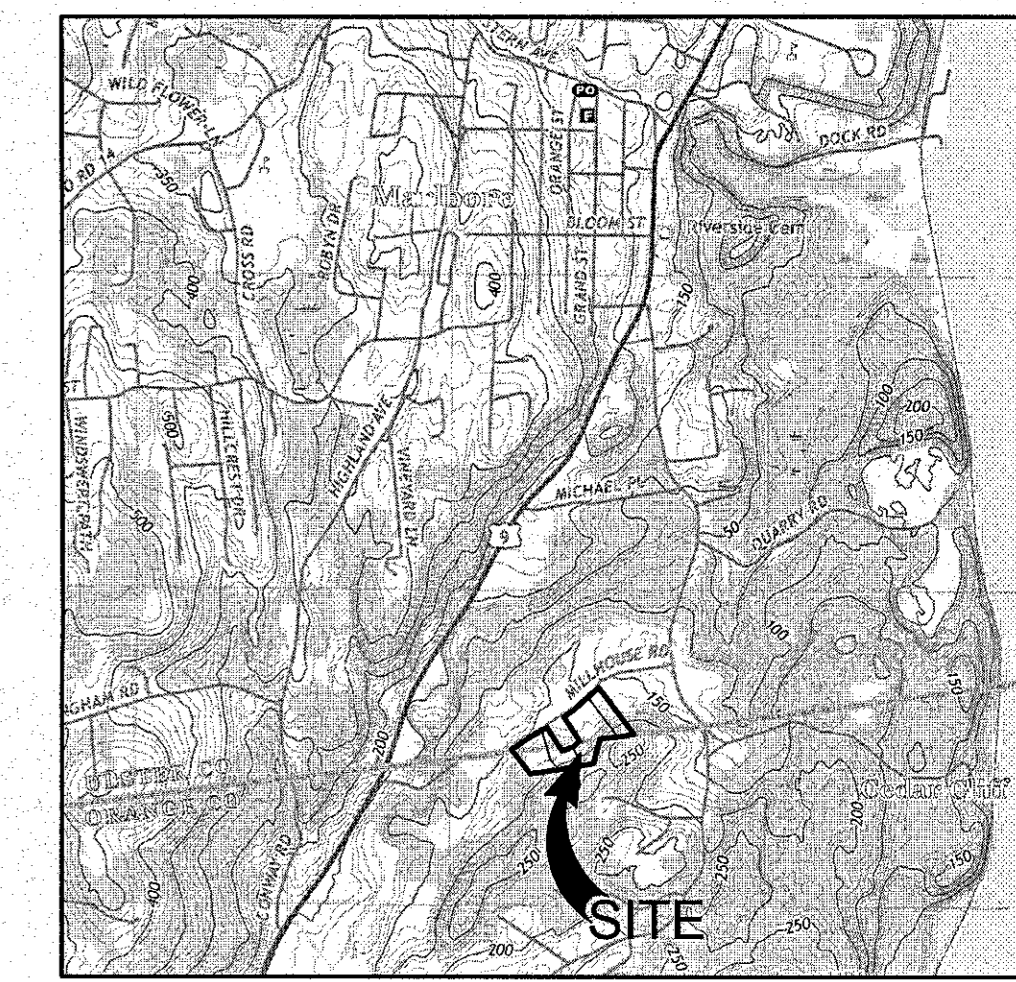
JOB #: 1422.01
DATE: 01/21/2020
REVISION:

DRAWN BY: ML
SCALE: 1" = 40'
TAX LOT: 1-52.2(C)
0108.004-5-20.21(C)



BULK REQUIREMENTS

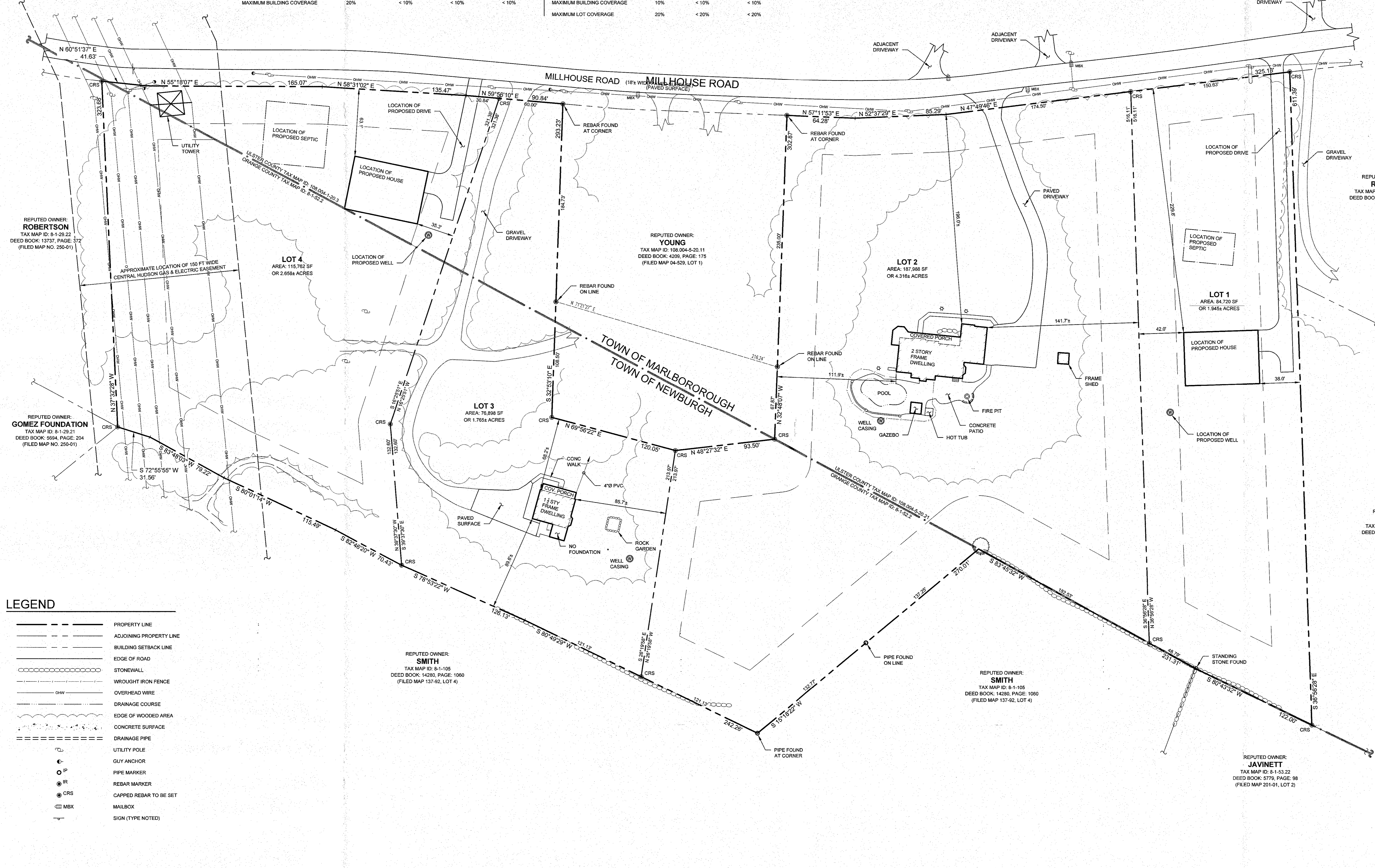
TOWN OF MARLBOROUGH - ZONING DISTRICT R-1				TOWN OF NEWBURGH - ZONING DISTRICT AR				
MINIMUM BUILDING REQUIREMENTS	REQUIRED	LOT 1	LOT 2	LOT 4	MINIMUM BUILDING REQUIREMENTS	REQUIRED	LOT 3	LOT 4
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LIVABLE FLOOR AREA	900 SF	> 900 SF	> 900 SF	> 900 SF	LIVABLE FLOOR AREA	900 SF	> 900 SF	> 900 SF
MAXIMUM ALLOWABLE				MAXIMUM ALLOWABLE				
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT	< 35 FT	MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT
MAXIMUM BUILDING COVERAGE	20%	< 10%	< 10%	< 10%	MAXIMUM BUILDING COVERAGE	10%	< 10%	< 10%
				MAXIMUM LOT COVERAGE				
				20% < 20% < 20%				



LOCATION MAP
ULSTER COUNTY TAX MAP ID: 108.004-5-19
SCALE: 1" = 300'

GENERAL NOTES:

- TOTAL AREA OF SUBJECT PARCEL: 10.653 ACRES
- TOTAL NUMBER OF LOTS IS: 4
- TAX MAP IDENTIFICATION NUMBER: SECTION 8 BLOCK 1 LOT 52.2 (TOWN OF NEWBURGH); SECTION 108.004 BLOCK 5 LOTS 20.2.1 & 20.3 (MARLBOROUGH)
- DEED REFERENCE: DEED LIBER 12454, PAGE 899
- MAP REFERENCES:
 - A. A MAP ENTITLED, "THE SUBDIVISION FOR SUSAN P. & DAVID S. YOUNG" BY RICHARD G. BARBER, PLS DATED FEBRUARY 10, 2005 AND FILED IN THE OFFICE OF THE ULSTER COUNTY CLERK ON JULY 25, 2005 AS MAP NUMBER 05-005.
 - B. A MAP ENTITLED, "FINAL MAP OF SUBDIVISION IF LANDS OF SUSAN P. & DAVID S. YOUNG" BY BROOKS AND BROOKS LAND SURVEYORS, P.C. DATED APRIL 18, 2002 AND FILED IN THE OFFICE OF THE ULSTER COUNTY CLERK ON APRIL 23, 2004 AS MAP NUMBER 04-529.
- THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF TITLE.
- SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS OF RECORD.
- OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE SPECIFIC PURPOSE OF INTERPRETATION OF COMPLIANCE WITH ZONING AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENTS TO THE LAND.
- CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO THE PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
- CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.
- ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REPRESENTING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY ENGINEERING & SURVEYING PROFESSIONALS, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.
- 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 BEAR AN ORIGINAL IMPRESSION AND INK SIGNATURE.
- ALL UNDERGROUND UTILITIES AND/OR IMPROVEMENTS OR THE ENCROACHMENT OF SUCH IMPROVEMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF THE ENCROACHMENT OF SUCH UNDERGROUND UTILITIES AND/OR IMPROVEMENTS EXIST OR ARE SHOWN HEREON, THE ENCROACHMENTS OF SUCH UNDERGROUND UTILITIES AND/OR IMPROVEMENTS ARE NOT COVERED BY THIS CERTIFICATE.



LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	BUILDING SETBACK LINE
	EDGE OF ROAD
	STONEWALL
	WROUGHT IRON FENCE
	OVERHEAD WIRE
	DRAINAGE COURSE
	EDGE OF WOODED AREA
	CONCRETE SURFACE
	DRAINAGE PIPE
	UTILITY POLE
	GUY ANCHOR
	PIPE MARKER
	REBAR MARKER
	CAPPED REBAR TO BE SET
	MAILBOX
	SIGN (TYPE NOTED)

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW:
DAVID YOUNG,
SUSAN YOUNG,
TOWN OF MARLBOROUGH,
TOWN OF NEWBURGH.

THAT THIS SURVEY MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. BASED ON DATA CONTAINED IN DEEDS OR MAPS OF RECORD LISTED HEREON, TOGETHER WITH EVIDENCE FOUND IN THE FIELD, AND THAT THERE ARE NO SURFACE ENCROACHMENTS EXCEPT AS OTHERWISE SHOWN HEREON, AS COMPLETED ON NOVEMBER 6, 2019.

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

TOWN OF NEWBURGH
PLANNING BOARD APPROVAL BOX
NEWBURGH PB #2020-02

TOWN OF MARLBOROUGH
PLANNING BOARD APPROVAL BOX

No.	DATE	DESCRIPTION

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		02/27/2020
	SHEET NUMBER	
<input checked="" type="checkbox"/>	PLANNING BOARD APPROVAL	2 OF 3
<input type="checkbox"/>	CONCEPT APPROVAL	N/A OF N/A
<input type="checkbox"/>	ULCOOH REALTY SUBDIVISION APPROVAL	N/A OF N/A
<input type="checkbox"/>	ULCOOH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/>	NYSDOT APPROVAL	N/A OF N/A
<input type="checkbox"/>	FOR BID	N/A OF N/A
<input type="checkbox"/>	FOR CONSTRUCTION	N/A OF N/A

A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE LICENSED PROFESSIONAL LAND SURVEYORS' EMBOSSED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

BRIAN D. BARCOCK, L.S.
NEW YORK STATE LICENSE # 050830

ENGINEERING PROPERTIES
Achieving Successful Results with Innovative Designs

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SURVEY PLAN
YOUNG
MILLHOUSE ROAD
TOWN OF NEWBURGH
TOWN OF MARLBOROUGH
ORANGE / ULSTER COUNTY, NY

JOB #: 1422.01
DATE: 02/27/2020
REVISION: 0

SCALE: 1" = 40'
TAX LOT: 108.004-5-20.2 (OC)

RS-1