



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

PROJECT NAME: 4 SYLVIA COURT – TWO FAMILY
PROJECT NO.: 26-17
PROJECT LOCATION: SECTION 18, BLOCK 4, LOT 4
REVIEW DATE: 6 JULY 2026
MEETING DATE: 16 JULY 2026
PROJECT REPRESENTATIVE: FREDRIKSEN ARCHITECTURE PLLC

1. The application identifies that the project is served by public water. Records indicate that the site is not served by public water, the tax records do not identify the project within Water One or Water Two Districts. A well is depicted on the survey submitted dated 16 March 2026. The project is identified as being located in the R-2 Zoning District. Minimum lot size for a two-family dwelling not to exceed two units per lot without both public water and public sewer is 100,000 square feet.
2. It is unclear from a review of the plans if additional bedrooms were added, are to be or added during building alterations to create the two-family dwelling. If additional bedrooms were added an analysis of the subsurface sanitary sewer disposal system should be provided in order to document the treatment capacity of the subsurface sanitary sewer disposal system. Building Department records should be evaluated with regard to the original number of bedrooms and the subsurface sanitary sewer disposal design.
3. Minimum front yard for a two-family dwelling without public water and sewer is 50 feet where the survey identifies 46.6 feet.
4. The plans and bulk table should be revised to depict the side yard one side yard 30 both side yards 80.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in black ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines
Principal

PJH/kmm

A handwritten signature in blue ink, appearing to read 'Quinn M. Mullarkey'.

Quinn M. Mullarkey, P.E.
Senior Engineer

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

June 23rd, 2026

Garcia & Watson Residence
Conversion to Two-Family Dwelling
4 Sylvia Street
Newburgh, NY 12550

Dear Chairman Ewasutyn:

This office is the applicant and agent for Isodoro and Mercy Garcia, owners of 4 Sylvia Street, in support of the enclosed application for Site Plan Review and associated variance relief.

The applicant seeks Planning Board approval to legalize the existing lower-level dwelling unit (±956 SF) and recognize the property as a two-family dwelling. Pursuant to Town Code §185-38(C)(5), an accessory apartment exceeding 700 SF in gross floor area is deemed a two-family dwelling; accordingly, this unit is being presented to the Board on that basis rather than as an accessory apartment. The building footprint, height, and massing will remain unchanged; the only exterior work proposed is the replacement of windows and siding. No clearing, grading, or tree removal is involved.

The parcel consists of ±0.689 acres (30,000 SF) and is zoned R-2. In connection with the proposed two-family use, the lot is below the 50,000 SF minimum lot area required for that use, and an area variance from the Zoning Board of Appeals is required on that basis. We understand the Board may refer the application to the ZBA for that variance, and the applicant will proceed accordingly. All other applicable bulk standards, including setbacks, lot coverage, and building height, are conforming.

The property is served by public water and an existing on-site septic system. The proposed conversion does not increase the number of bedrooms on the property.

Sylvia Street is a Town road, and the parcel does not abut a County or State highway. The property lies within the Newburgh Enlarged City School District (NECSD) and the Cronomer Valley Fire District.

The enclosed Clearing and Grading and Agricultural Note pages are marked not applicable, as no exterior site disturbance is proposed beyond the window and siding replacement noted above, and no active agricultural operation is located within 500 feet of the property.

Letters of support from three neighboring property owners are enclosed at the end of this package for the Board's consideration.

We appreciate the Board's consideration and are available to provide any further information.

Respectfully submitted,



Nils Fredriksen, RA
Fredriksen Architecture PLLC
Applicant / Agent for Isodoro & Mercy Garcia

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, New York 12550**

DATE RECEIVED: _____ **TOWN FILE NO:** _____
(Application fee returnable with this application)

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

Garcia & Watson Residence - Conversion to 2-Family Dwelling

2. Owner of Lands to be reviewed:

Name Isodoro & Mercy Garcia

Address 4 Sylvia Street, Newburgh, NY 12550

Phone 845-527-0170

Email garcia.ilana3@gmail.com

3. Applicant Information (If different than owner):

Name Fredriksen Architecture PLLC

Address 45 1/2 Henry Avenue, Newburgh, NY 12550

Representative Nils Fredriksen, RA

Phone (607) 435-5111

Email nils@fredriksenarch.com

4. Subdivision/Site Plan prepared by:

Name Howard W. Weeden, PLS, PC

Address 62 Main Street

Walden, NY 12586

Phone (845) 778-7643

Email hwwpls@yahoo.com

5. Location of lands to be reviewed:

4 Sylvia Street, Town of Newburgh, NY 12550

6. Zone R-2

Acreage 0.689 ac

Fire District Cronomer Valley

School District NECSD

7. Tax Map: Section 18 **Block** 4 **Lot** 4

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 Use Variance - conversion to 2-family dwelling (ADU > 700 sf)
Clearing and grading N/A
Other Area Variance: lot area 30,000 SF (50,000 SF req'd for 2-family)

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) None 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: Nils Fredriksen Title Project Architect

Print Name: Nils Fredriksen - Fredriksen Architecture PLLC

Date: June 15, 2026

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

PROJECT NAME: Garcia & Watson Residence - Conversion to 2-Family Dwelling

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.

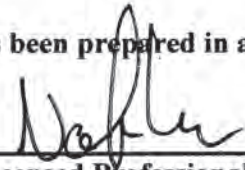
Non-submittal of the checklist will result in rejection of the application.

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 buffer zones 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 ft. contours on initial submission

30. ☒ Compliance with the Tree Preservation Ordinance Code Section
31. ☒ Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
32. ☒ 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
33. ☒ Number of acres to be cleared or timber harvested
34. ☒ Estimated or known cubic yards of material to be excavated and removed from the site
35. ☒ Estimated or known cubic yards of fill required
36. ☒ The amount of grading expected or known to be required to bring the site to readiness
37. ☒ Type and amount of site preparation which falls within the buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
N/A
38. ☒ 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.
N/A
39. ☒ 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: 

Licensed Professional -Signature

Print Name: Nils Fredriksen

Date: 6.15.2026

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.

Date Prepared: 6.15.2026

TOWN OF NEWBURGH

APPLICATION FOR CLEARING AND GRADING

N/A, no clearing/grading/excavation proposed. Exterior work to be new windows and siding only.

Name of applicant: _____

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: _____

EAF: Time of year limitations exist for Threatened and Endangered Species-

Identify Species & dates if applicable:

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** _____

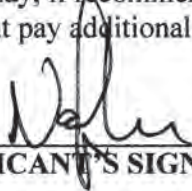
Disapproved: _____ **20** _____

FEE 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, landscape consultant, traffic consultant), 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.

Town of Newburgh Code Chapter 104-2. Planning, Zoning and Building fees, Section E(2)(e) states: If the escrow account falls below 40% of the initial deposit, the Planning Board may, if recommended by the consulting engineer, planner or attorney, require that the applicant pay additional funds into the escrow account up to 75% of the initial deposit.



APPLICANT'S SIGNATURE

Nils Fredriksen - Architect

APPLICANT'S NAME-- PRINTED

6.15.2026

DATE

PROXY

(OWNER) Mercy Garcia, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 4 Sylvia Street, Newburgh

IN THE COUNTY OF Orange

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF:

Address: 4 Sylvia Street, Newburgh, NY

Section 18 Block 4 Lot 4

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Nils Fredriksen IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: June 16, 2026

Mercy Garcia
OWNERS SIGNATURE

MERCY GARCIA
OWNERS NAME (printed)

WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

WITNESS' NAME (printed)

STATE OF NEW YORK)
)SS.:
COUNTY OF ORANGE)

On the 16th day of June 2026, before me, the undersigned,
a Notary Public in and for said State, personally appeared, Mercy Garcia,
personally known to me or proved to me on the basis of satisfactory evidence to be the
individual whose name is subscribed to the within instrument and acknowledged to me that he
executed the same in his capacity, and that by his signature on the instrument, the individual,
or the person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

Patty D. D.



**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.

6.15.2026

DATED



APPLICANT'S SIGNATURE

Nils Fredriksen - Architect

APPLICANT'S NAME - PRINTED

PRINT:

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 () 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.

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

N/A, no adjacent agricultural district within 500 ft, see Agricultural Data Statement

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)

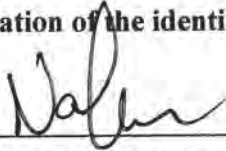
Name and address of the applicant: Nils Fredriksen - Fredriksen Architecture PLLC
45 1/2 Henry Avenue, Newburgh, NY 12550

Description of the proposed project: ADU legalization & conversion from single-family to two-family

Location of the proposed project: 4 Sylvia Street, Newburgh, NY 12550

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: N/A

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.



APPLICANT'S SIGNATURE

Nils Fredriksen

APPLICANT'S NAME - PRINTED

6.15.2026

DATE

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: 6.15.2026

NAME OF PROJECT: Garcia & Watson Residence - Conversion to 2-Family Dwelling

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.)
wood siding

COLOR OF THE EXTERIOR OF BUILDING:

charcoal and light brown

ACCENT TRIM:

Location: window & door casing

Color: charcoal and light brown

Type (material): wood

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

N/A

ROOF:

Type (gabled, flat, etc.): existing gabled

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

Color: existing brown

WINDOWS/SHUTTERS:

Color (also trim if different): charcoal
Type: Marvin Ultimate (aluminum clad)

DOORS:

Color: charcoal with orange front door
Type (if different than standard door entrée):

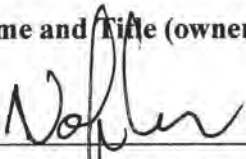
SIGN:

Color: N/A
Material:
Square footage of signage of site:

Height:

Nils Fredriksen - Architect

Name and Title (owner, agent, builder, superintendent of job, etc.)- Printed


Applicant's Signature

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 4 Sylvia Street ADU Conversion		
Project Location (describe, and attach a general location map): 4 Sylvia Street, Town of Newburgh, NY 12550 (Tax Map: Section 18, Block 4, Lot 4)		
Brief Description of Proposed Action (include purpose or need): Conversion of lower level (956 SF) of existing single-family dwelling to an Accessory Dwelling Unit (ADU), changing the use from single-family to two-family dwelling. Additionally, the minimum lot size for a two-family dwelling is 50,000 SF; the existing lot is 30,000 SF. This is an existing nonconforming lot even for a single-family dwelling, where 40,000 SF is required.		
Name of Applicant/Sponsor: Nils Fredriksen - Fredriksen Architecture PLLC	Telephone: (607) 435-5111	
	E-Mail: nils@fredriksenarch.com	
Address: 45 1/2 Henry Avenue		
City/PO: Newburgh	State: NY	Zip Code: 12550
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Isodoro & Mercy Garcia	Telephone: 845-527-0170	
	E-Mail: garcia.ilana3@gmail.com	
Address: 4 Sylvia Street		
City/PO: Newburgh	State: NY	Zip Code: 12550

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☐ Yes ☐ No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	TON PB - use variance 2-fam conversion (ADU > 700 sf)	June 2026
c. City, Town or Village Zoning Board of Appeals ☒ Yes ☐ No	TON ZBA - area Variance (nonconforming lot area for 2-family use)	June 2026
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☒ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

R-2 Residential (Two-Family District) - Town of Newburgh Zoning Code Schedule 4, Section D.12.c

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Newburgh Enlarged City School District (NECSD)

b. What police or other public protection forces serve the project site?

Town of Newburgh Police Department, 300 Gardnertown Road, (845) 564-1100

c. Which fire protection and emergency medical services serve the project site?

Cronomer Valley Fire District, 296 North Plank Road, Town of Newburgh

d. What parks serve the project site?

Town of Newburgh parks and recreation facilities

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential - conversion of existing single-family dwelling to two-family dwelling (ADU)

b. a. Total acreage of the site of the proposed action? 0.689 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? 0.689 acres

c. Is the proposed action an expansion of an existing project or use? ☒ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % N/A Units: 1 additional dwelling unit

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 10 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☒ Yes ☐ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	1	_____	_____
At completion of all phases	_____	1	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☒ No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____ _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? ☐ Yes ☐ No ix. Summarize site reclamation goals and plan: _____ _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☒ No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☒ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☒ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____	☐ Yes ☐ No ☐ Yes ☐ No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☐ No	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____ _____		
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____		
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____	☐ Yes ☒ No ☐ Yes ☐ No ☐ Yes ☐ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____		
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	☐ Yes ☒ No	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		☐ Yes ☒ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ 7am - 7pm • Saturday: _____ None • Sunday: _____ None • Holidays: _____ None </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ N/A - Residential • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ 7am - 7pm • Saturday: _____ None • Sunday: _____ None • Holidays: _____ None	ii. During Operations: • Monday - Friday: _____ N/A - Residential • Saturday: _____ • Sunday: _____ • Holidays: _____
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: Standard residential construction noise (saws, nail guns, equipment) during construction hours only. Temporary and typical for renovation projects. _____	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☐ Yes ☒ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site																																							
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. ☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ii. If mix of uses, generally describe: _____ _____																																							
b. Land uses and covertypes on the project site. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">Land use or Covertypes</th> <th style="width: 15%;">Current Acreage</th> <th style="width: 25%;">Acreage After Project Completion</th> <th style="width: 20%;">Change (Acres +/-)</th> </tr> </thead> <tbody> <tr> <td>• Roads, buildings, and other paved or impervious surfaces</td> <td style="text-align: center;">0.146</td> <td style="text-align: center;">0.146</td> <td style="text-align: center;">0</td> </tr> <tr> <td>• Forested</td> <td></td> <td></td> <td></td> </tr> <tr> <td>• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td> <td style="text-align: center;">0.542</td> <td style="text-align: center;">0.542</td> <td style="text-align: center;">0</td> </tr> <tr> <td>• Agricultural (includes active orchards, field, greenhouse etc.)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>• Surface water features (lakes, ponds, streams, rivers, etc.)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>• Wetlands (freshwater or tidal)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>• Non-vegetated (bare rock, earth or fill)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>• Other Describe: _____</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)	• Roads, buildings, and other paved or impervious surfaces	0.146	0.146	0	• Forested				• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.542	0.542	0	• Agricultural (includes active orchards, field, greenhouse etc.)				• Surface water features (lakes, ponds, streams, rivers, etc.)				• Wetlands (freshwater or tidal)				• Non-vegetated (bare rock, earth or fill)				• Other Describe: _____			
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c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	☐ Yes ☒ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: _____ _____	☐ Yes ☒ No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	☐ Yes ☒ No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	☐ Yes ☒ No ☐ Yes ☐ No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	☐ Yes ☒ No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	☐ Yes ☒ No ☐ Yes ☐ No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	☐ Yes ☒ No

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No - If yes, DEC site ID number: _____ - Describe the type of institutional control (e.g., deed restriction or easement): _____ - Describe any use limitations: _____ - Describe any engineering controls: _____ - Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No - Explain: _____ _____													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site? _____ <u>4.5</u> feet													
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;">BnB</td> <td style="width: 40%; text-align: right; border-bottom: 1px solid black;">29.3 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;">BnC</td> <td style="text-align: right; border-bottom: 1px solid black;">70.7 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;"> </td> <td style="text-align: right; border-bottom: 1px solid black;"> %</td> </tr> </table>		BnB	29.3 %	BnC	70.7 %		%						
BnB	29.3 %												
BnC	70.7 %												
	%												
d. What is the average depth to the water table on the project site? Average: _____ <u>2.3</u> feet													
e. Drainage status of project site soils: ☒ Well Drained: _____ <u>100</u> % of site ☐ Moderately Well Drained: _____ % of site ☐ Poorly Drained _____ % of site													
f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ <u>29.3</u> % of site ☒ 10-15%: _____ <u>70.7</u> % of site ☐ 15% or greater: _____ % of site													
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____ _____													
h. Surface water features. i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
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• Wetlands:	Name _____	Approximate Size _____											
• Wetland No. (if regulated by DEC)	_____												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____													
i. Is the project site in a designated Floodway? ☐ Yes ☒ No													
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No													
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No If Yes: i. Name of aquifer: _____													

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____ _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____ _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. 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? ☐ Yes ☒ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. 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? ☐ Yes ☒ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☐ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☒ Yes ☐ No

If Yes:

i. Identify resource: Hudson River Valley National Heritage Area

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): National Heritage Area designation - Hudson River Valley

iii. Distance between project and resource: _____ Approx. 2 miles miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

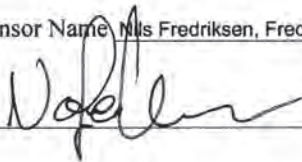
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Mrs Fredriksen, Fredriksen Architecture PLLC

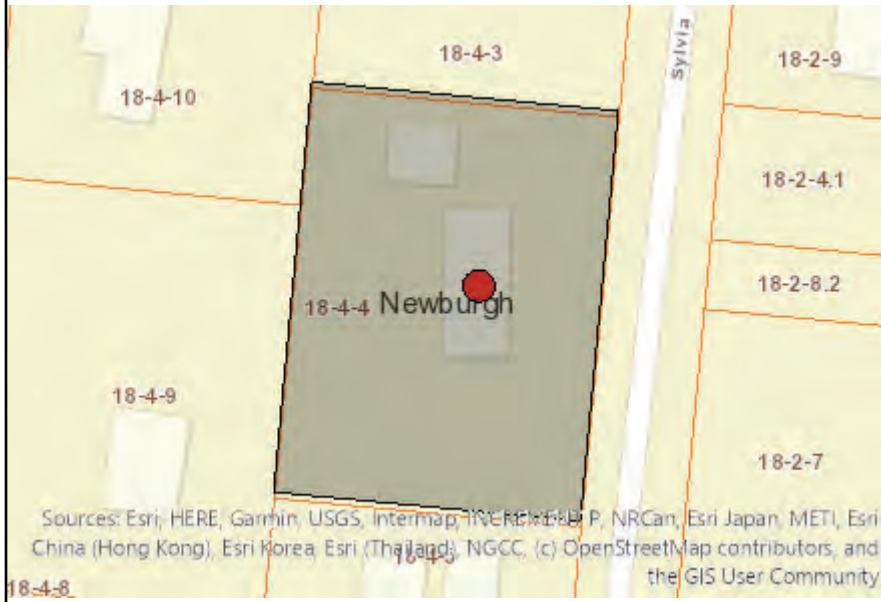
Date June 15, 2026

Signature



Title Architect

PRINT FORM



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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Roland & Julie Emmanuele
4 Hinchcliffe Drive
Newburgh, NY 12550

Town of Newburgh Zoning Board

We are writing in support of appealing the Town of Newburgh Zoning Laws, specifically regarding 4 Sylvia Drive. This would permit Mrs Mercy Garcia to alter her house into a mother-daughter Home. Mrs. Garcia is a longtime resident and asset to this development.

Sincerely,
Roland and Julie Emmanuele

**Levaudus & Cheryl Gill
3 Sylvia St.
Newburgh, NY 12550**

June 16, 2026

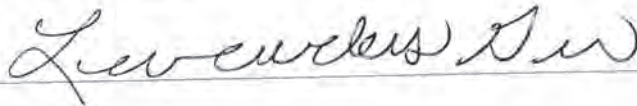
To Whom It May Concern,

Re: Mrs. Mercedes Garcia – 4 Sylvia St., Newburgh, New York 12550

We (Levaudus and Cheryl Gill located at 3 Sylvia St., Newburgh, New York 12550) have no opposition to Mrs. Mercedes Garcia converting her single family home located at 4 Sylvia St., Newburgh, NY 12550 into a Mother/Daughter home.

Sincerely,

Levaudus Gill

A handwritten signature in cursive script, reading "Levaudus Gill", written over a horizontal line.

Cheryl Gill

A handwritten signature in cursive script, reading "Cheryl Gill", written over a horizontal line.

To: Town of Newburgh

From.: Dan and MaryLou Mccarville

1 Sylvia Street

Newburgh NY

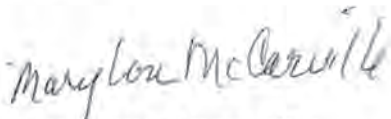
Subject: Conversion of 4 Sylvia St. Newburgh NY from a single family dwelling to a mother daughter shared residence.

Mercedes Garcia has been our neighbor for over 25 Years. The property and residence have always been well maintained.

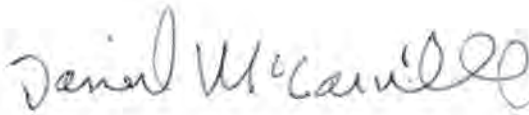
It is our understanding that Mercedes daughter and son-in-law plan to move into the main house and convert the lower floor area to an apartment for Mercedes. The goal is to maintain Mercedes independence yet have the security of family nearby.

It is our understanding that there will be no change to the current footprint of the home. We do not have any issues or concerns with the addition of a mother daughter apartment for Mercedes .

Signed



Mary Lou Mccarville.



Daniel Mccarville

334600 17-1-35
Mansour, James
11 Sylvia St
Newburgh NY, 12550

334600 17-1-36
Barklay, Harvey Earl
451 Fostertown Rd
Newburgh NY, 12550

334600 17-1-37
McQuiston, Aniberka C
447 Fostertown Rd
Newburgh NY, 12550

334600 18-1-6.2
Stadtmauer, Alan
15 W 72nd St Apt 20V
New York NY, 10023

334600 18-1-7
Palumbo, Catherine P
6 Hinchcliffe Dr
Newburgh NY, 12550

334600 18-1-8
Emmanuele, Roland C
4 Hinchcliffe Dr
Newburgh NY, 12550

334600 18-1-9
Emmanuele, Roland C
4 Hinchcliffe Dr
Newburgh NY, 12550

334600 18-1-11
Croom, Rache
2 Hinchcliffe Dr
Newburgh NY, 12550

334600 18-2-1
McCarville Family Irrevocable, Trust
1 Sylvia St
Newburgh NY, 12550

334600 18-2-2
Ramirez, Juana
1 Hinchcliffe Dr
Newburgh NY, 12550

334600 18-2-4.1
St.Germain, Daniel J
5 Sylvia St
Newburgh NY, 12550

334600 18-2-5
Mansour, James
11 Sylvia St
Newburgh NY, 12550

334600 18-2-6
Mansour, James
11 Sylvia St
Newburgh NY, 12550

334600 18-2-7
Quan-Young, Betty
7 Sylvia St
Newburgh NY, 12550

334600 18-2-8.2
Quan-Young, Betty
7 Sylvia St
Newburgh NY, 12550

334600 18-2-9
Gill, Levaudus
3 Sylvia St
Newburgh NY, 12550

334600 18-3-3
Wasserman, Lynda K
21 Sylvia St
Newburgh NY, 12550

334600 18-3-4
Sorrentino, Anthony F
17 Sylvia St
Newburgh NY, 12550

334600 18-3-5
Mansour, James
11 Sylvia St
Newburgh NY, 12550

334600 18-4-1
Pagentine, Brenda
1 Baltsas Rd
Newburgh NY, 12550

334600 18-4-2
Leal-Enriquez, Jorge
5 Hinchcliffe Dr
Newburgh NY, 12550

334600 18-4-3
Chinapen, Dhanpaul
2 Sylvia St
Newburgh NY, 12550

334600 18-4-4
Garcia Irrevocable Trust, Mercy
4 Sylvia St
Newburgh NY, 12550

334600 18-4-5
Roberts, Anacita H
6 Sylvia St
Newburgh NY, 12550

334600 18-4-6
The D'Aprile Family Trust, Ronald Joseph
8 Sylvia St
Newburgh NY, 12550

334600 18-4-7
Dayton, Eric
11 Baltsas Rd
Newburgh NY, 12550

334600 18-4-8
Filippi, Marc
9 Baltsas Rd
Newburgh NY, 12550

334600 18-4-9
Nester, Anthony
7 Baltsas Rd
Newburgh NY, 12550

334600 18-4-10
Carter, Barry
5 Baltsas Rd
Newburgh NY, 12550

334600 18-4-11
Siems, Eli
3 Baltsas Rd
Newburgh NY, 12550

Town of Newburgh
Office of the Assessor
1496 Route 300
Newburgh, NY 12550

Romeo H. H. H. H.

SEC 18
BLK 4
LOT 4

18181

334600 18-5-1
McNair, William F
39 Hinchcliffe Dr
Newburgh NY, 12550

334600 18-5-2
Rodriguez, Jessica
2 Baltsas Rd
Newburgh NY, 12550

334600 18-5-3
Cicchetti, Glenda J
13571 NW 2nd Manor 103
Plantation FL, 33325

334600 18-5-4
Cowen Revocable Trust, Edwin A
6 Baltsas Rd
Newburgh NY, 12550

334600 18-5-5
Dixon, Murray
8 Baltsas Rd
Newburgh NY, 12550

334600 18-5-6
Dominican, Sisters Of
299 N Highland Ave Bldg 5
Ossining NY, 10562

334600 18-5-7
Broomfield, Shernette
2 Peter Ave
Newburgh NY, 12550

334600 18-5-8
Lima, Yesenia
4 Peter Ave
Newburgh NY, 12550

334600 18-5-9
Chang, Fred H
6 Peter Ave
Newburgh NY, 12550

334600 18-5-10
Breen Living Trust, Jerome A
8 Peter Ave
Newburgh NY, 12550

334600 18-5-11
Jobson Family IRT, Thomas A Sr.
10 Peter Ave
Newburgh NY, 12550

334600 18-6-8
Tyrrell, Dawn A
507 Fostertown Rd
Newburgh NY, 12550

**Town of Newburgh
Office of the Assessor
1496 Route 300
Newburgh, NY 12550**

None of the above

SEC 18 BLK 4 LOT 4

Pg 2 of 2

NOTES:

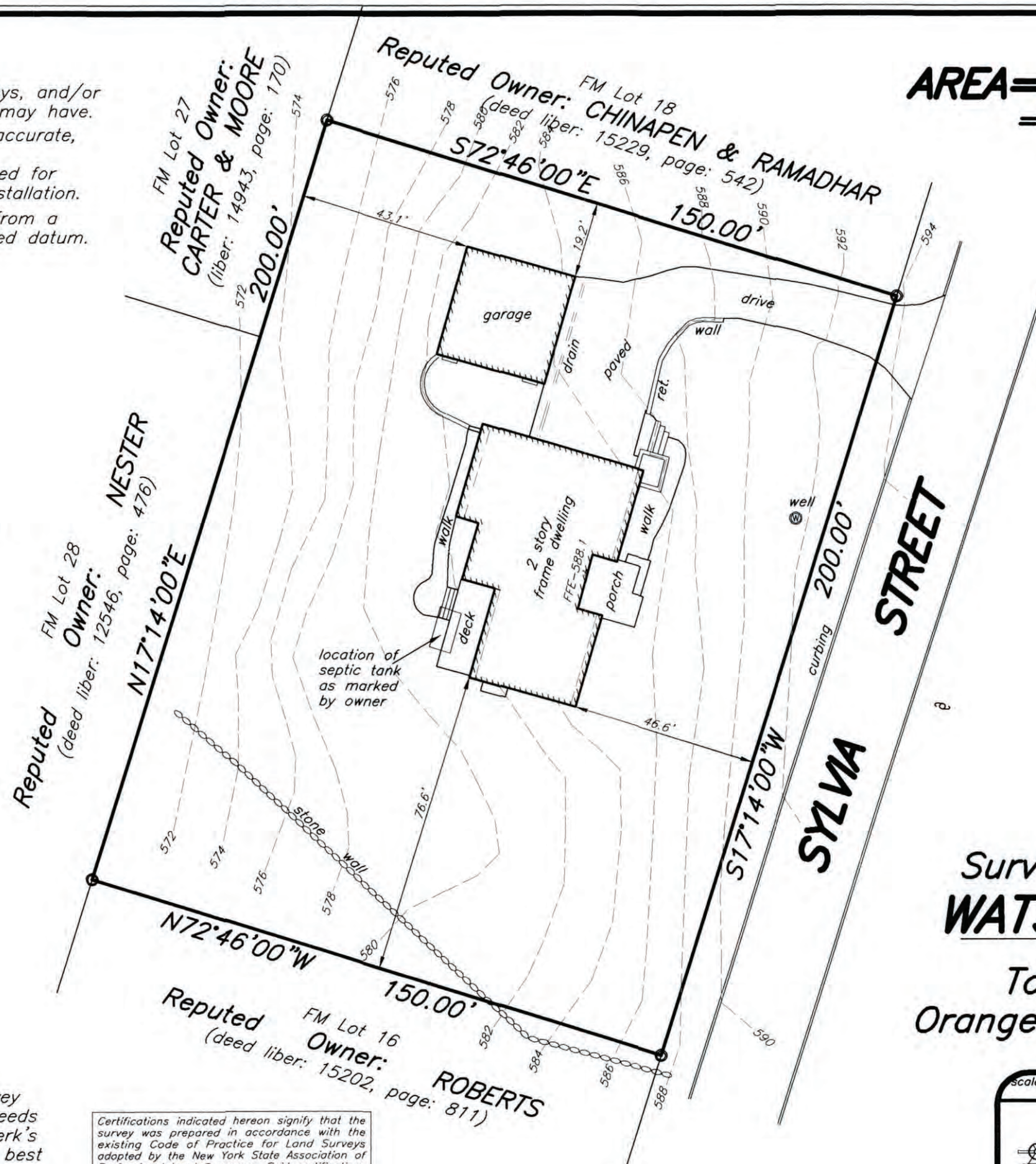
SUBJECT to any easements, rights-of-ways, and/or agreements that the utility companies may have.
SUBJECT to such facts disclosed by an accurate, up-to-date title search.
OFFSETS shown hereon are not to be used for construction purposes and/or fence installation.
CONTOURS shown hereon were compiled from a field survey and is based on an assumed datum.

REFERENCES:

TAX MAP DATA:
Section: 18
Block: 4
Lot: 4

Deed Liber: 1549Q Page: 160

Being Lot 17 as shown on a map entitled "Fostertown Development; Ball Cliffe Park Realty Corp."; said map filed in the Orange County Clerk's office on 9 April 1957 as map number 1702.



AREA= 30,000 S.F.
= 0.689± acres

FILED MAP NORTH

Survey of Property for
WATSON & GARCIA
located in the
Town of Newburgh
Orange County - New York

rev.: 7 May 2026

I hereby certify to:
-Travis Watson; Ilana Garcia;

that this mapping is based on a field survey performed on the date indicated hereon, deeds and/or maps obtained from the County Clerk's office, and is correct and accurate to the best of my knowledge.

Howard W. Weeden
Howard W. Weeden, P.L.S., P.C. NYS Lic. No. 049967

Certifications indicated hereon signify that the survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person(s) for whom the survey is prepared, and on his/her behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or their subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, sub-division 2, of the New York State Education Law.

Scale: 1" = 30' date: 16 March 2026 file no.: 26-78

HOWARD W. WEEDEN, PLS., PC
PROFESSIONAL LAND SURVEYING
62 Main Street, Walden, N.Y. 12586
tel.: (845) 778-7643

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4 SYLVIA STREET, NEWBURGH, NY 12550

2025 NEW YORK STATE RESIDENTIAL BUILDING CODE

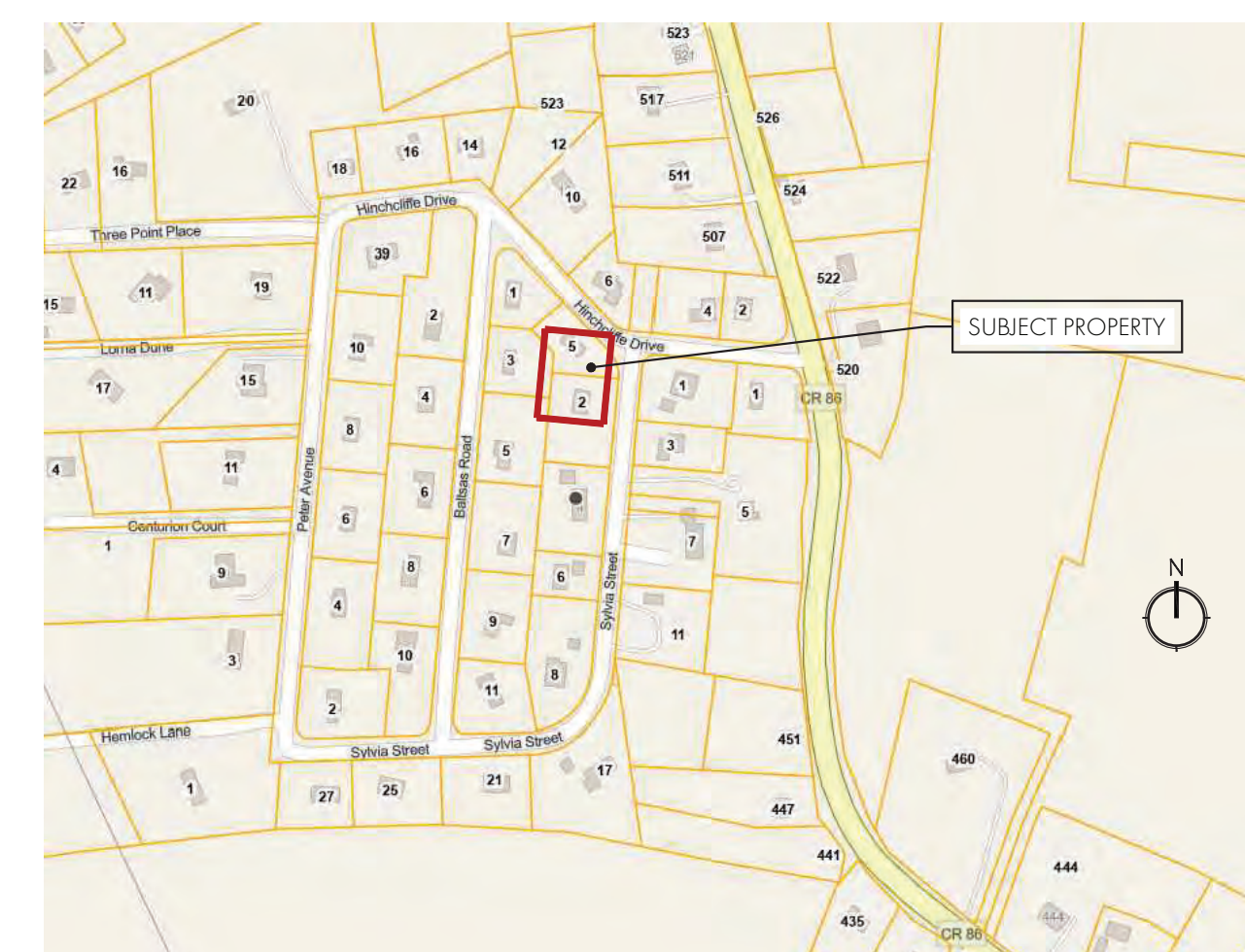
NEW ISSUE ● REVISED ISSUE ◐ NO CHANGES ○

[illegible]

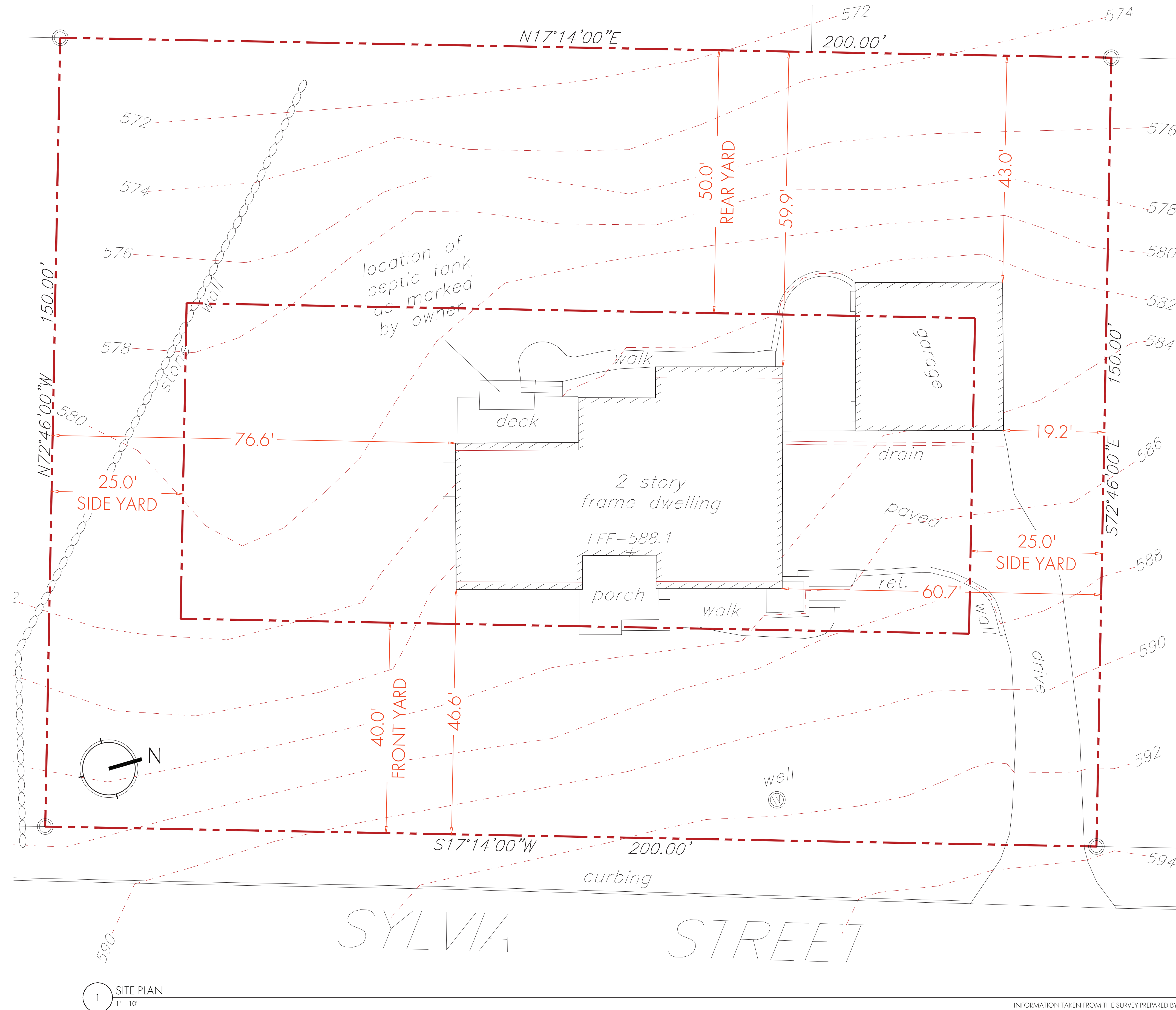
ZONING INFORMATION: SCHEDULE 4 - SECTION D.12.c

SECTION	18		
BLOCK	4		
LOT	4		
ZONE	R-2		
PROPOSED USE	2-FAMILY DWELLING - SUBJECT TO SITE REVIEW BY PLANNING BOARD		
	REQUIRED	EXISTING	PROPOSED
LOT AREA	50,000 SF	30,000 SF	NO CHANGE *
PER UNIT	900 SF MIN	3,845 SF BOTH FLOORS (SINGLE-FAMILY)	LOWER (ADU): 956 SF UPPER: 1,879 SF
MAX. LOT COVERAGE	25%	9.7%	NO CHANGE
MAX. LOT SURFACE COVERAGE	50%	21.2%	↓
LOT WIDTH	125'	200'	
LOT DEPTH	150'	150'	
YARDS:			
FRONT	40'	46.6'	NO CHANGE
1 SIDE	25'	60.7'	↓
TOTAL OF 2 SIDES	50'	137.3'	
REAR	50'	59.9'	
STORIES / HT.	3 1/2 / 2.5	19.92 / 2.5	↓
ACCESSORY STRUCTURE			
SIDE YARD	5'	19.2'	NO CHANGE
REAR YARD	5'	43.0'	↓
HEIGHT	15'	13.92'	

* VARIANCE REQUIRED



2 LOCATION MAP
NTS



1 SITE PLAN
1" = 10'

INFORMATION TAKEN FROM THE SURVEY PREPARED BY:
HOWARD W. WEEDEN, PLS, PC
PROFESSIONAL LAND SURVEYING
62 MAIN STREET, WALDEN, NY 12586
MAY 7, 2026



FREDRIKSEN ARCHITECTURE

FREDRIKSEN ARCHITECTURE
45 ½ HENRY AVENUE
NEWBURGH, NY 12550
(607) 435.5111

No.	Revision/Issue	Date
	PLANNING BOARD SUBMISSION	6.15.2026

PROJECT ARCHITECT: NILS FREDRIKSEN

NOT FOR
CONSTRUCTION

Project Name and Address

GARCIA & WATSON RESIDENCE
4 SYLVIA STREET
NEWBURGH, NY 12550

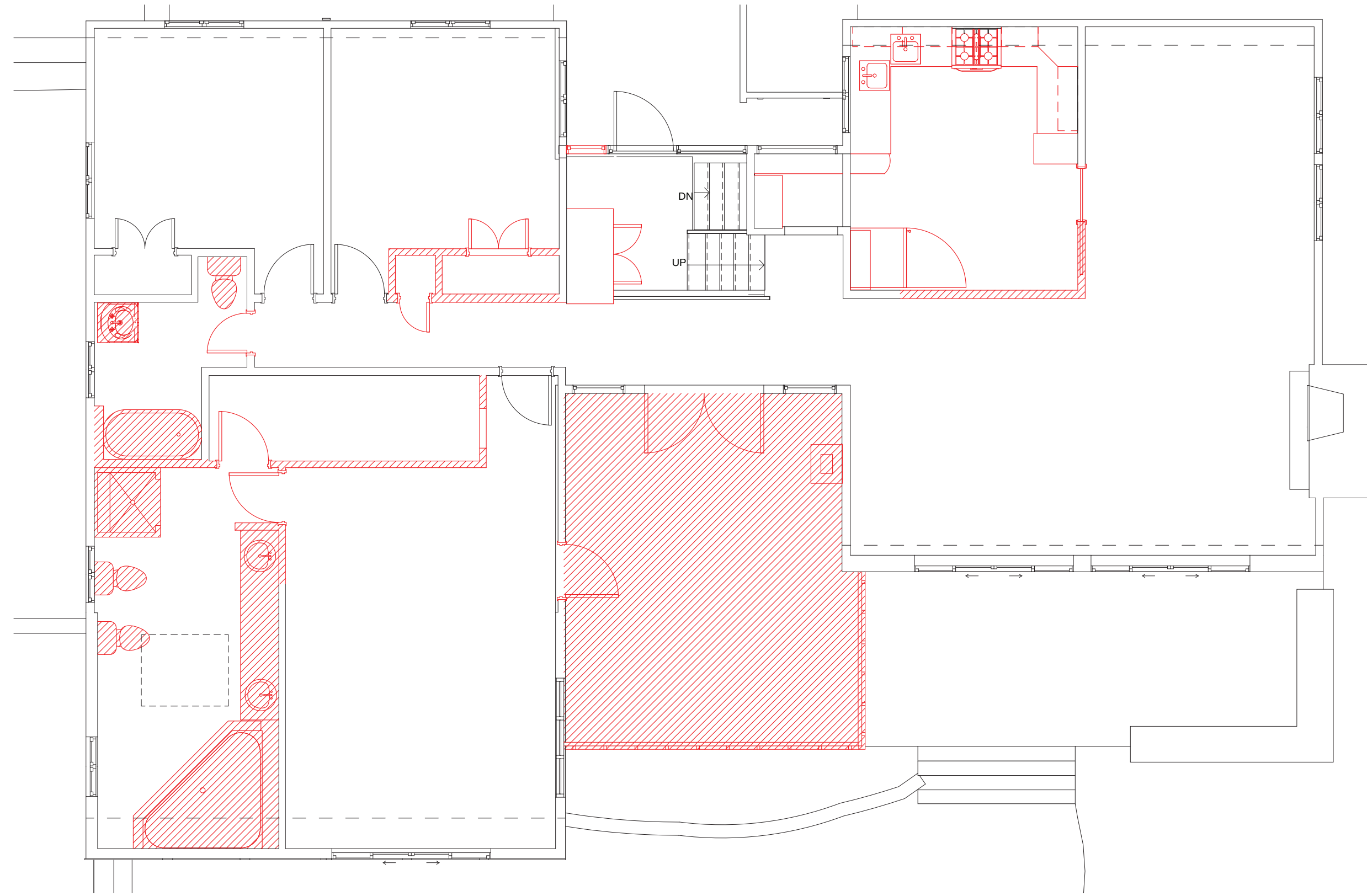
TITLE SHEET

Project number	Sheet
0043.1	
Date	
6.15.2026	T1.1
Drawn by	
NE	

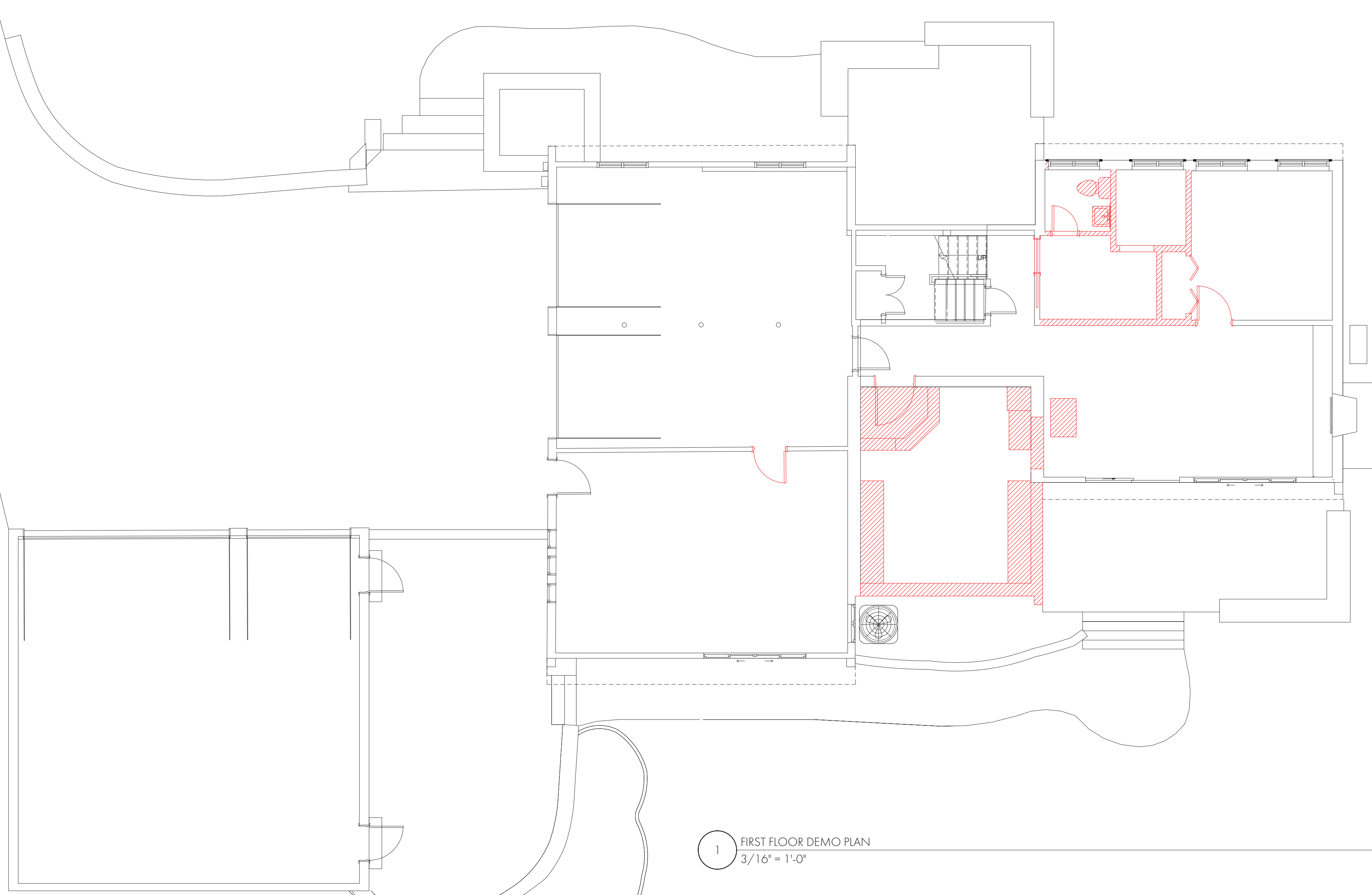
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2 SECOND FLOOR DEMO PLAN
3/16" = 1'-0"



1 FIRST FLOOR DEMO PLAN
3/16" = 1'-0"

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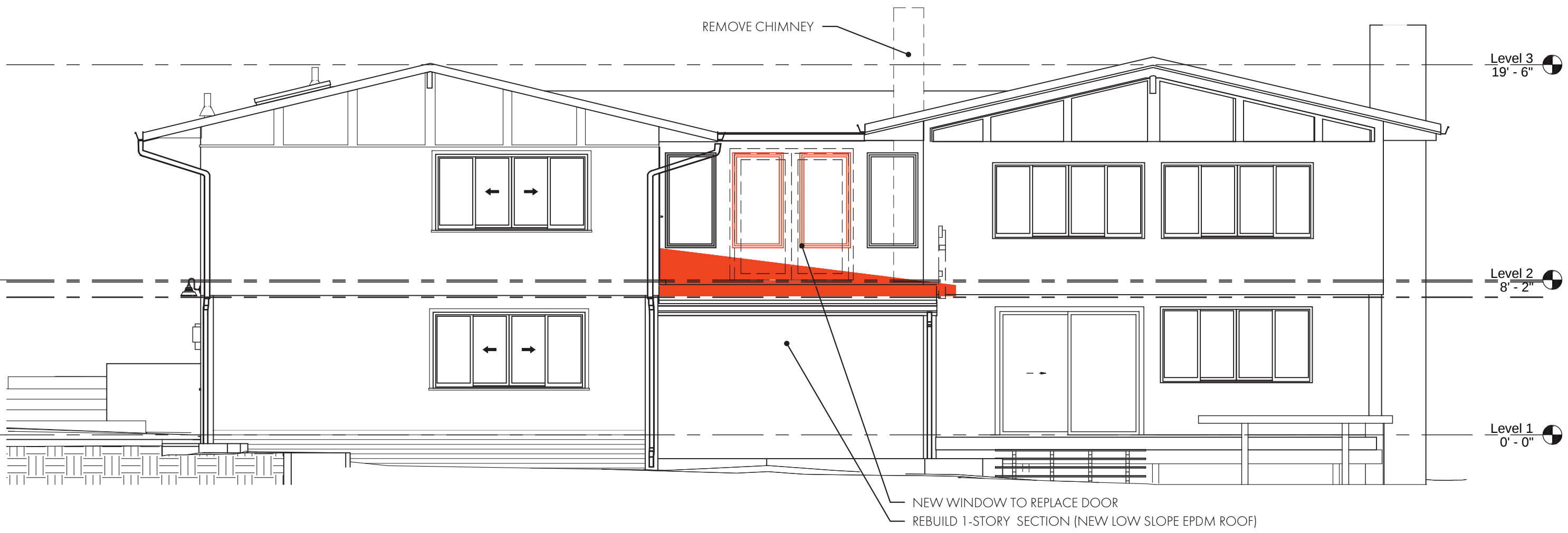
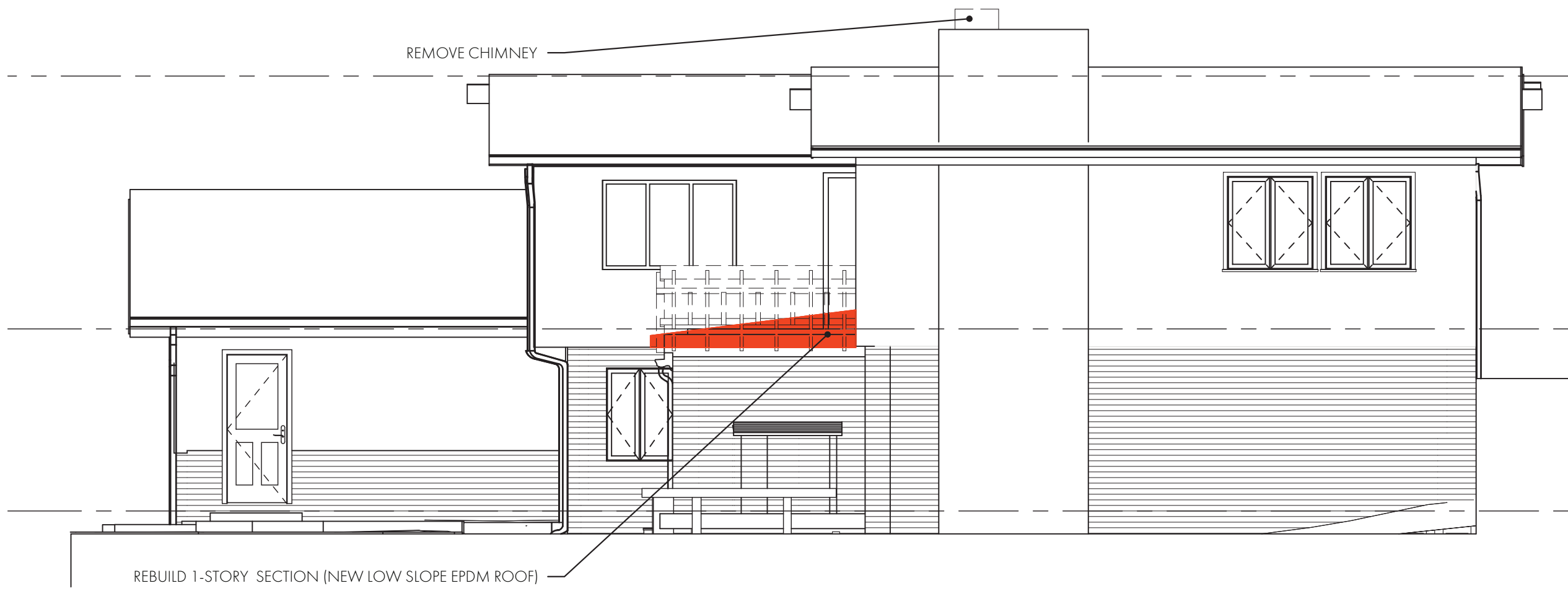
DEMO PLANS

Sheet Number 0043.1	Sheet D1.1
Date 6.15.2026	
Drawn by NF	

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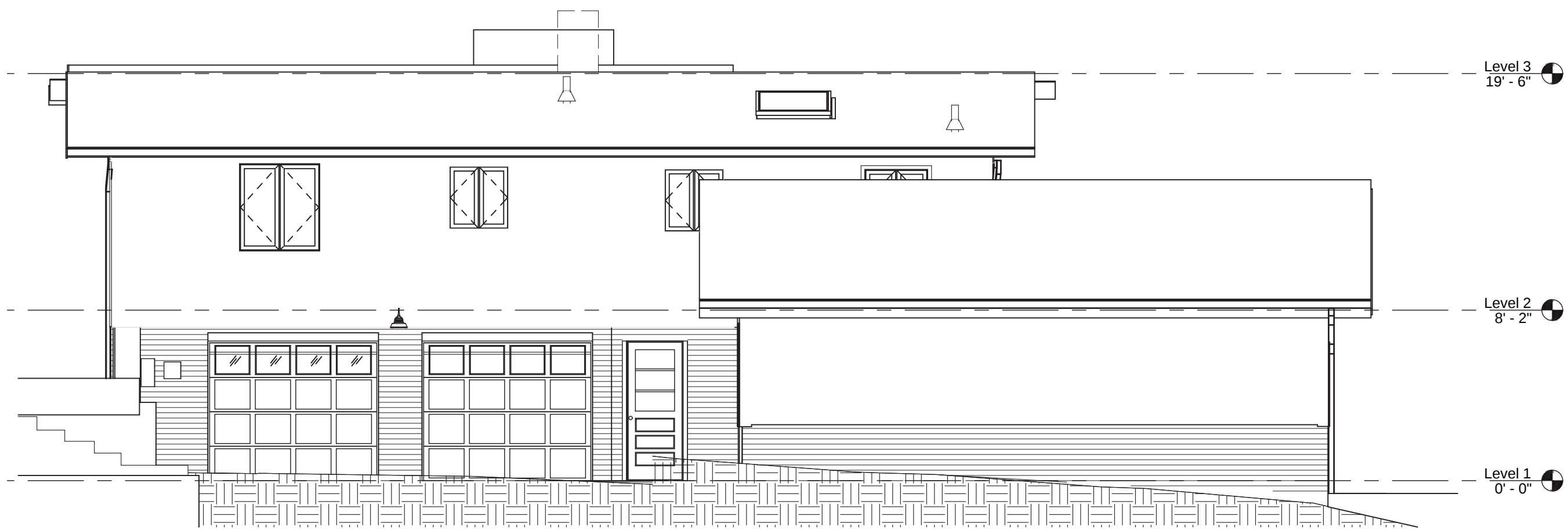


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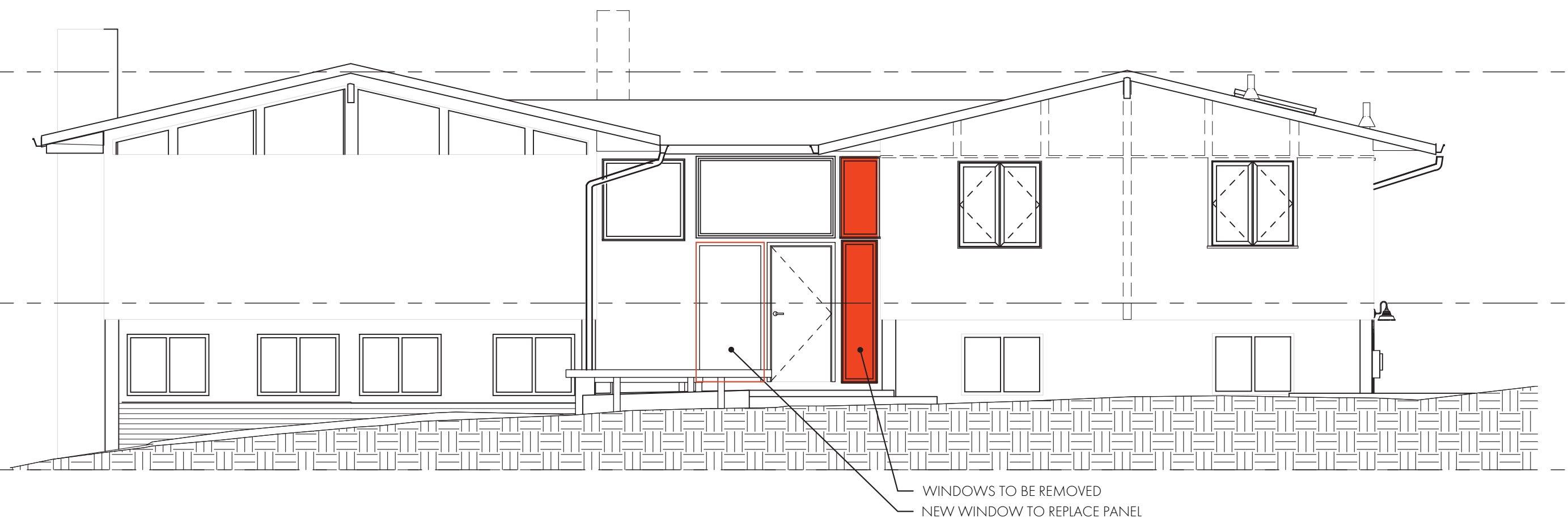


4 EXISTING SOUTH ELEVATION
3/16" = 1'-0"

3 EXISTING WEST ELEVATION
3/16" = 1'-0"



2 EXISTING NORTH ELEVATION
3/16" = 1'-0"



1 EXISTING EAST ELEVATION
3/16" = 1'-0"

No.	Revision/Issue	Date
	PLANNING BOARD SUBMISSION	6.15.2026

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4 SYLVIA STREET
NEWBURGH, NY 12550

EXISTING ELEVATIONS

Sheet Number 0043.1	EX2.1
Date 6.15.2026	
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2 FRONT VIEW FROM SYLVIA STREET



1 AERIAL REAR VIEW



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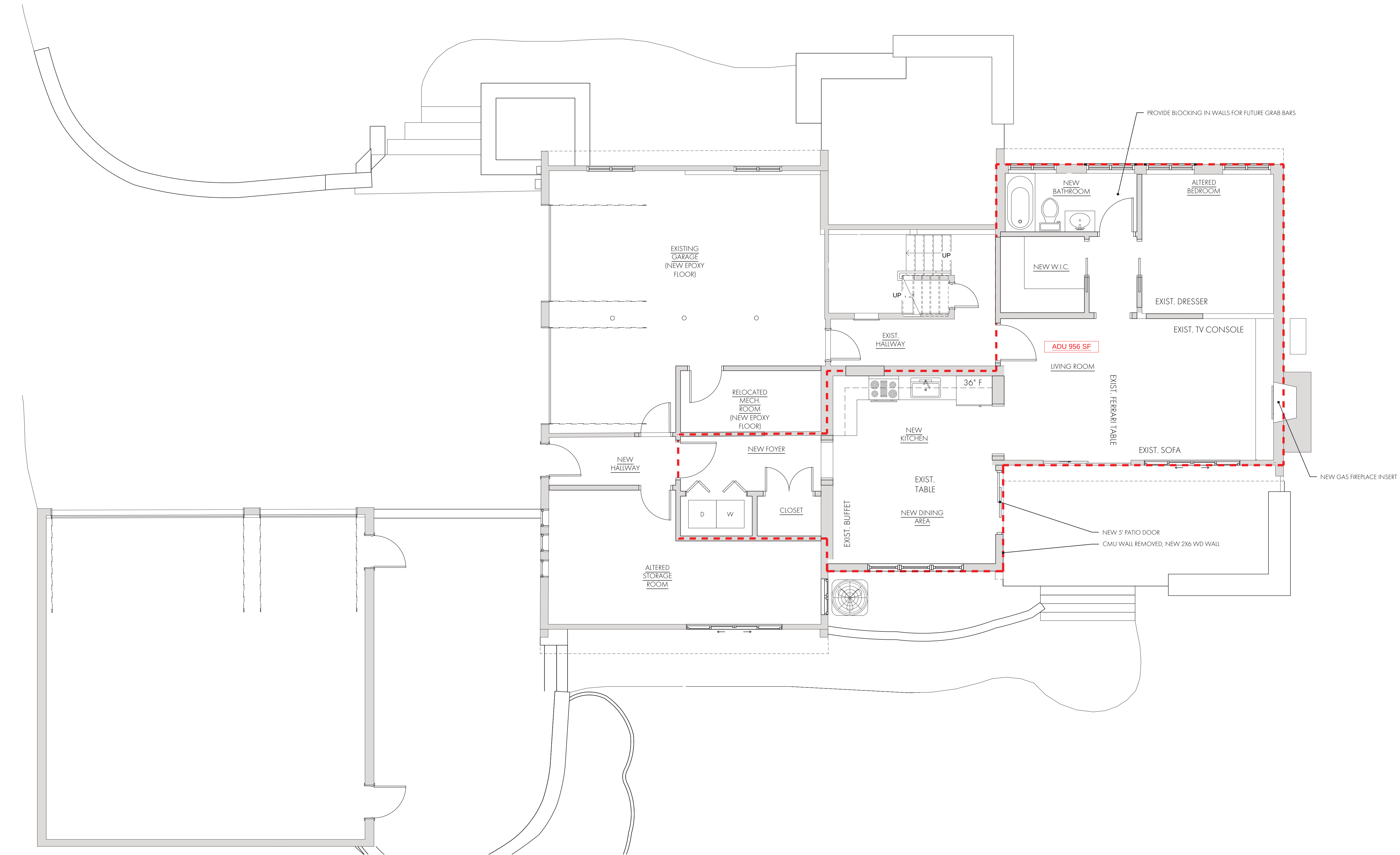
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Date 6.15.2026	
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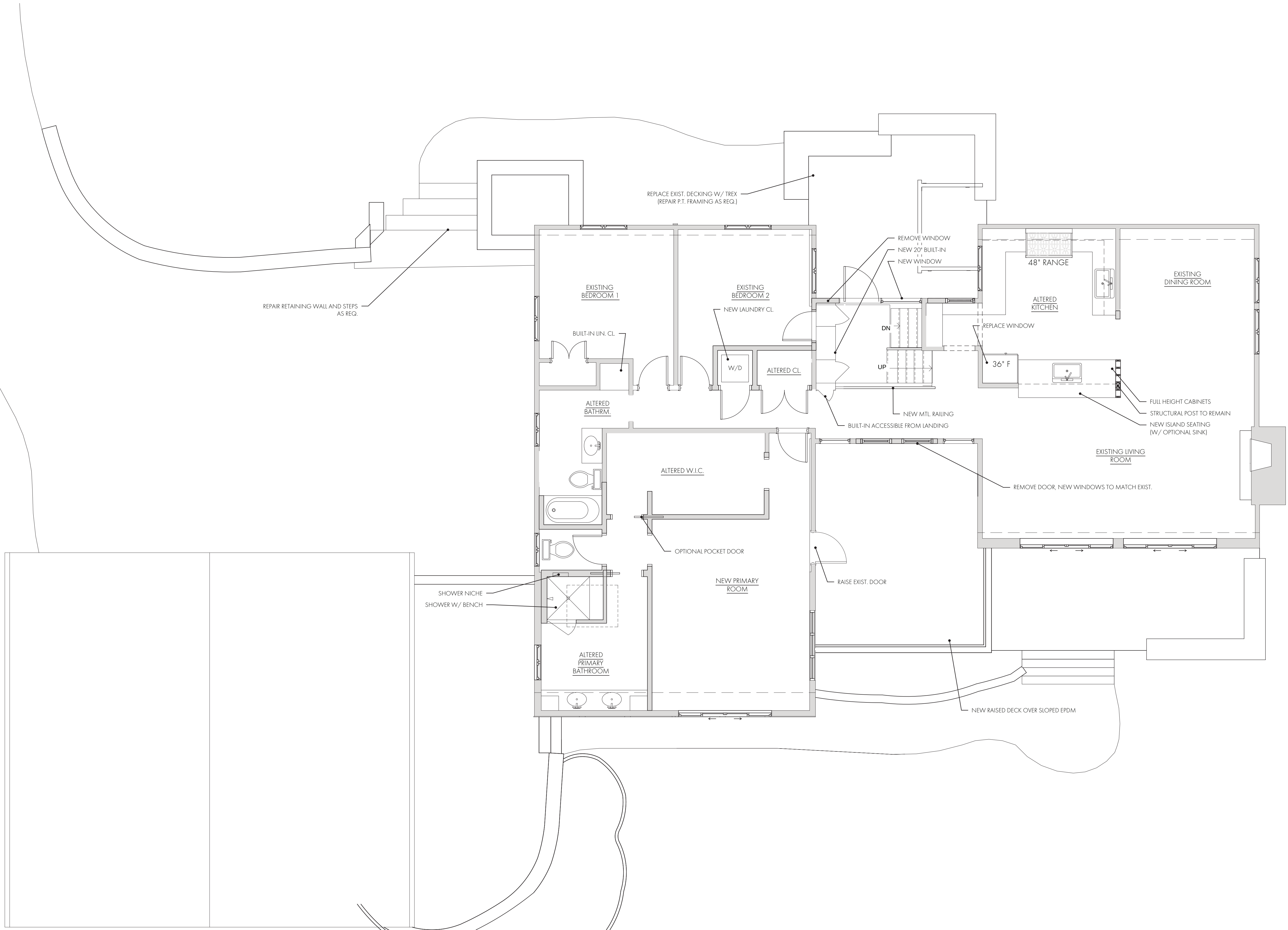
FIRST FLOOR PLAN

Sheet number 0043.1	Sheet A1.1
Date 6.15.2026	
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1 SECOND FLOOR PLAN
1/4" = 1'-0"

No.	Revision/Issue	Date
	PLANNING BOARD SUBMISSION	6.15.2026

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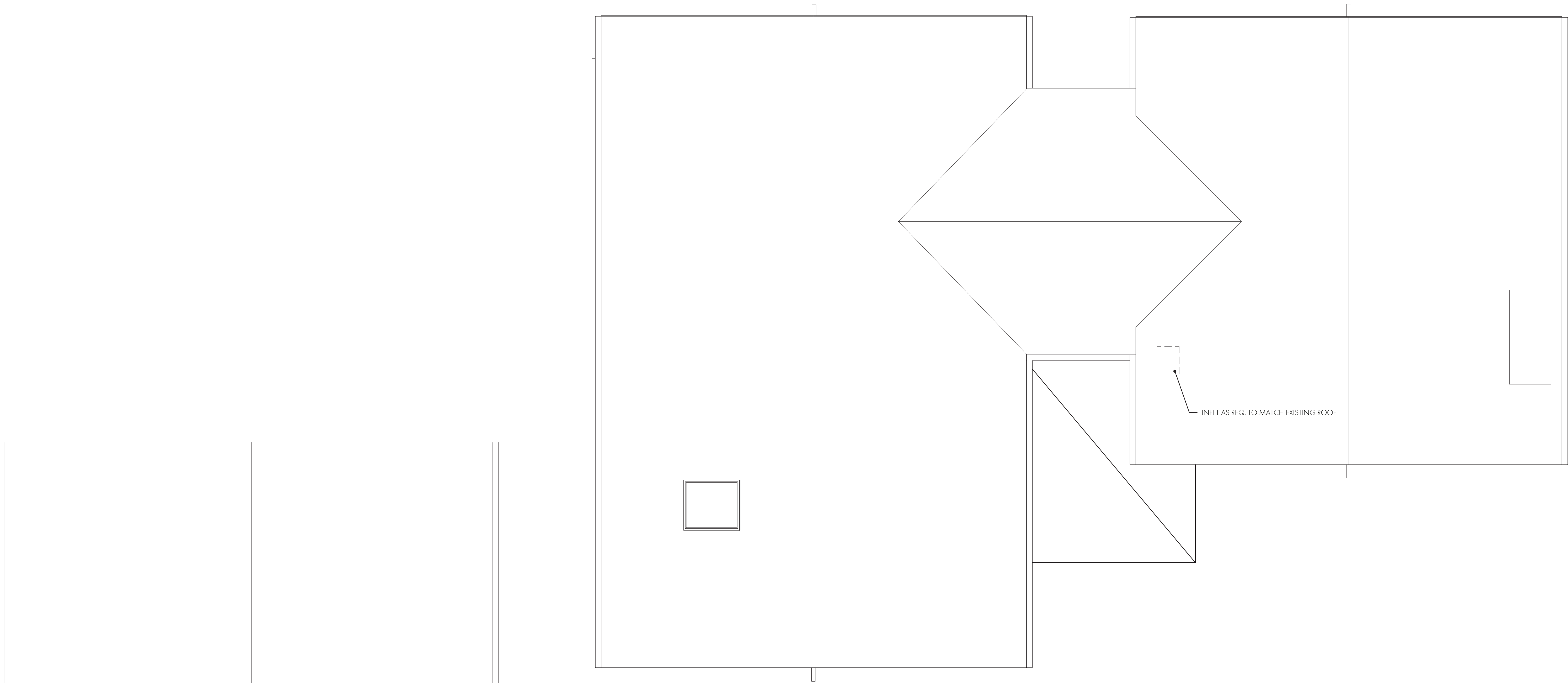
SECOND FLOOR PLAN

Sheet Number 0043.1	Sheet A1.2
Date 6.15.2026	
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	PLANNING BOARD SUBMISSION	6.15.2026

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4 SYLVIA STREET
NEWBURGH, NY 12550

ROOF PLAN

Sheet Number 0043.1	Sheet A1.3
Date 6.15.2026	
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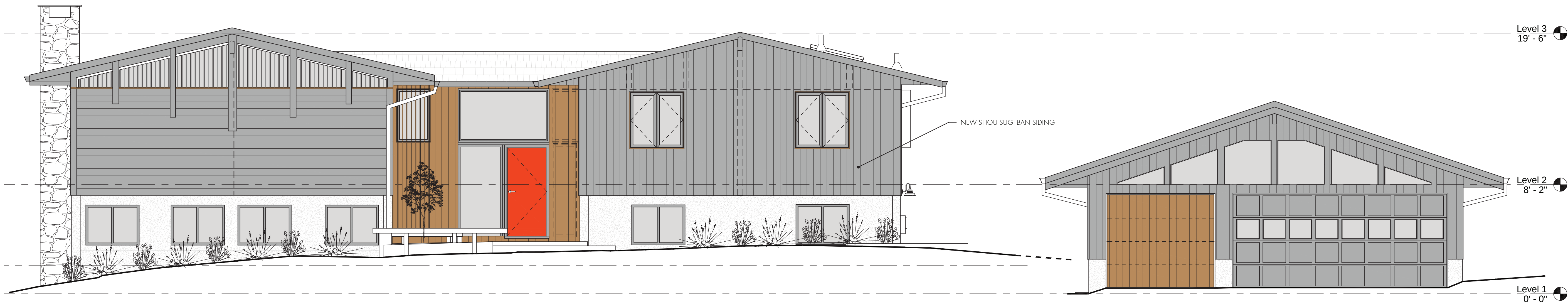
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NEWBURGH, NY 12550
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1 NORTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

No.	Revision/Issue	Date
	PLANNING BOARD SUBMISSION	6.15.2026

PROJECT ARCHITECT: NILS FREDRIKSEN

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4 SYLVIA STREET
NEWBURGH, NY 12550

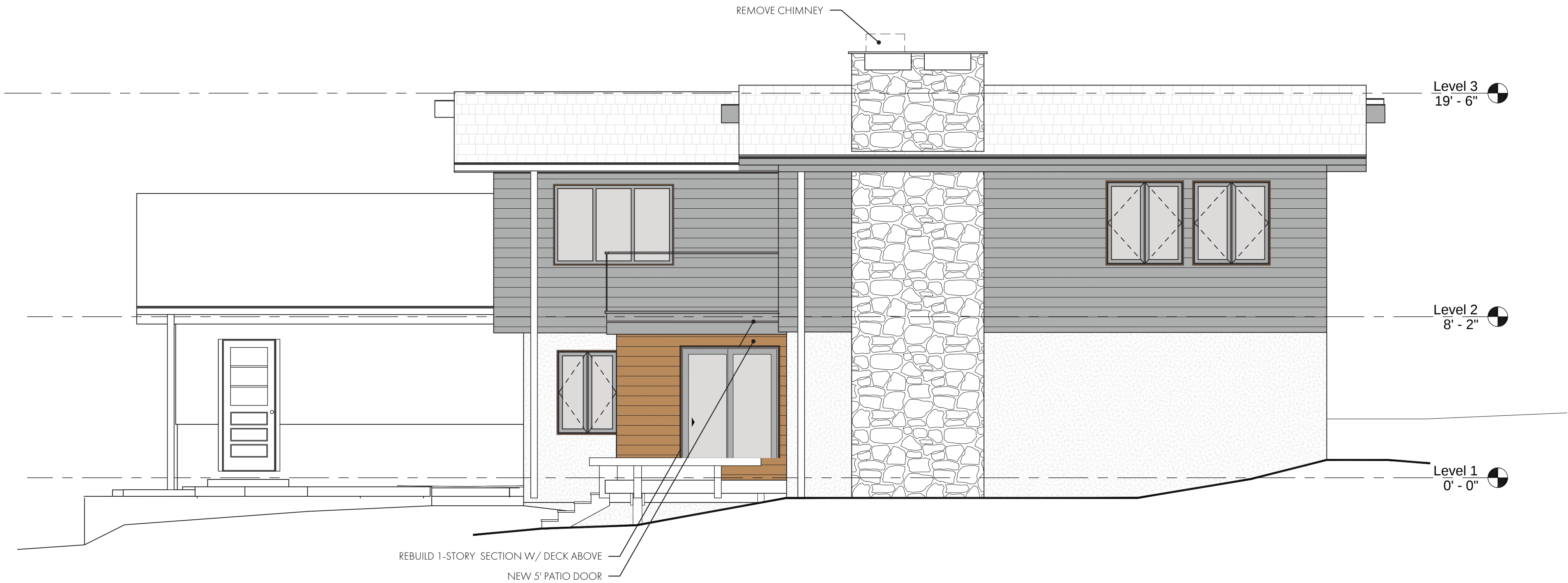
EAST & NORTH ELEVATIONS

Sheet number 0043.1	A2.1
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1 SOUTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

No.	Revision/Issue	Date
	PLANNING BOARD SUBMISSION	6.15.2026

PROJECT ARCHITECT: NILS FREDRIKSEN

NOT FOR
CONSTRUCTION

Project Name and Address
GARCIA & WATSON RESIDENCE
4 SYLVIA STREET
NEWBURGH, NY 12550

WEST & SOUTH ELEVATIONS

Sheet Number	Sheet
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