



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)
MATTHEW J. SICKLER, P.E. (NY & PA)
PATRICK J. HINES

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

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

Principal Emeritus:
RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

PROJECT: LANDS OF WESTPORT MANAGEMENT
PROJECT NO.: 2015-12
PROJECT LOCATION: SECTION 47, BLOCK 1, LOT 70
REVIEW DATE: 12 JUNE 2015
MEETING DATE: 18 JUNE 2015
PROJECT REPRESENTATIVE: MERCURIO-NORTON-TAROLLI-MARSHALL

1. Proposed lot 1 does not meet current setbacks for the existing single family residence located on the site. Zoning Board of Appeals approval will be required for this pre-existing condition.
2. Lot 2 contains an existing barn in the front yard setback which will also require Zoning Board approval.
3. Future submissions should address drainage from the driveways to the Town roadway. Long driveways with excavated cuts will channelize water to the access point.
4. Common driveway access and maintenance agreements are required.
5. Mike Donnelly's comments regarding proposed lot 1 containing lands on both sides of Gardnertown Road should be received.
6. Highway Superintendent's comments on driveway locations should be received. Driveway location for proposed lot 1 should be clearly identified on the plans. It appears that all driveways are located in very close proximity.

Respectfully submitted,

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

Patrick J. Hines
Principal

Alphonse Mercurio, L.S.
William G. Norton, L.S. (NY & PA)

Lawrence J. Marshall, P.E.
John Tarolli, P.E., L.S.

Zachary A. Peters, P.E.
Kenneth W. Vriesema, L.S.

June 5, 2015

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

Re: Job No. 3882
Lands of Westport Management, LLC
Tax Map Parcel: 47-1-70
Town of Newburgh, Gardnertown Road
4-Lot Residential Subdivision
Town of Newburgh Project #2015-12

Dear Board Members:

Enclosed please find the following items in reference to the above-captioned project:

1. Twelve (12) copies of the Subdivision Sketch Plan
2. Twelve (12) copies of the Short Environmental Assessment Form (EAF)
3. Twelve (12) copies of the Project Narrative
4. Twelve (12) copies of the Application Package
5. Twelve (12) copies of the Application Checklist
6. Application Fee: \$1,350
7. Public Hearing Fee: \$150
8. Escrow/EAF Fee: \$3,000

The proposed subdivision will require a waiver from the Town of Newburgh Town Board in accordance with §161-38.C for the sight distance for the two proposed driveways.

Please place this project on the next available meeting agenda for discussion.

If you have any questions or concerns, please feel free to contact me at (845) 744-3620 or by email at zpeters@mnt-pc.com.

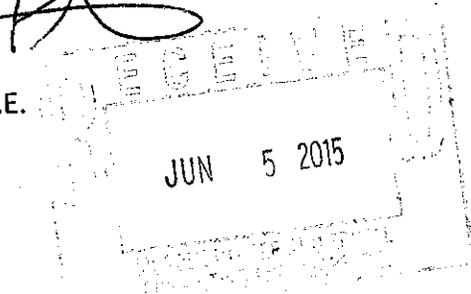
Sincerely,



Zachary A. Peters, P.E.

ZP/zp
Enc.

cc: Westport Management, LLC
Pat Hines (w/ all enc.)
Michael Donnelly, Esq. (w/ all enc.)



Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING

45 Main Street • P.O. Box 166
Pine Bush, New York 12566
Tel: (845) 744-3620
Fax: (845) 744-3805
Email: mnt-pc@mnt-pc.com

Alphonse Mercurio, L.S.
William G. Norton, L.S. (NY & PA)

Lawrence J. Marshall, P.E.
John Tarolli, P.E., L.S.

Zachary A. Peters, P.E.
Kenneth W. Vriesema, L.S.

Project Narrative

For

Westport Management Subdivision

Gardnertown Road
Town of Newburgh
Orange County, New York
Town of Newburgh Project #2015-12

Prepared for:

Westport Management, LLC
33 S. Plank Road
Newburgh, NY 12550

Prepared by:

Mercurio-Norton-Tarolli-Marshall, P.C.
P. O. Box 166
45 Main Street,
Pine Bush, NY 12566



Prepared:

May 28, 2014

Last Revised:

June 4, 2014

Project Narrative for
Westport Management Subdivision

A. Description of Project Site

The Westport Management Subdivision is a proposed four (4) lot residential subdivision. The project involves the creation of three (3) single-family dwelling lots and one (1) existing single-family dwelling. The project is located on the northeasterly side of Gardnertown road in the town of Newburgh, County of Orange, State of New York. The site is designated as tax map parcel: Section 47, Block 1 Lot 70. The project site contains a total of 10.324 Acres located in the R-1 zoning district.

B. Description of the Project

Lot 1, containing the existing single-family dwelling and barn, has an area of 40,835 square feet on the northerly side of Gardenertown road, greater than the 40,000 square foot minimum required lot size. The single-family dwelling is served by an individual well and sewage disposal system which will remain. In addition to the 40,835 square foot area, it is proposed that the 3.383 acres on the southerly side of Gardnertown Road be hooked to Lot 1. This area is unbuildable under current Town of Newburgh and New York State Department of Health regulations. Lots 2, 3, and 4 are proposed single-family residential lots with areas of 126,849 square feet, 52,852 square feet, and 49,902 square feet, respectively. All three lots are larger than the 40,000 square foot minimum lot size required for single-family residential lots. All three lots will meet the required zoning setbacks.

The sizes of the buildable area within the setback are: Lot 1 – 11,553 square feet, Lot 2 – 15,394 square feet, Lot 3 – 20,392 square feet, Lot 4 – 35,853 square feet. The buildable areas for all lots exceed the minimum area required for single-family dwellings.

C. Description of Proposed Improvements

The site is currently accessed by two gravel driveways serving the existing house and barn. The easterly driveway will continue to serve the existing single-family dwelling on Lot 1. The remaining lots will be served by proposed driveways located between the existing easterly and westerly driveways. Lots 3 & 4 will be served by a shared driveway. The driveway will serve two (2) dwelling units, meeting the maximum permitted number of serviceable dwelling units on a common driveway as prescribed in §161-4 of the Town Code. Lot 2 will access Gardnertown Road through the proposed driveway adjacent to the proposed shared drive. The existing gravel drive serving the barn on Lot 2 will be abandoned.

D. Stormwater Management

The total proposed area of disturbance is approximately 2.3 acres. Erosion and sediment control measures will be installed during construction to prevent the transportation of sediment off-site. Silt fencing will be installed below disturbed areas and stabilized construction entrances will be installed at each of the proposed driveway entrances. Erosion and sediment control measures will be maintained at all times during construction.

E. Access

The existing house and barn on the project parcel are currently served by two (2) driveways accessing Gardnertown Road. The two (2) existing driveways do not meet the minimum required sight distance of 300 feet specified in §161-38.C of the Town Code in the easterly direction. Sight distance in the westerly direction for both driveways exceeds the required 300 feet.

Two (2) additional driveways serving the proposed parcels will be installed between the two (2) existing driveways. The existing driveway on the north edge of the property is proposed to be removed. The proposed driveways have been proposed in portion of the site that optimizes the sight distance and minimizes the amount of grading necessary for the installation of the driveways and grading along Gardnertown Road.

The project site contains approximately 300 feet of frontage along Gardnertown Road to the east of the existing dwelling; however, this area is not accessible due to the steep bank along the edge of the road. A proposed entrance is not feasible at this location without extensive grading both along the roadway and into the project site.

While the easterly site distances for the proposed driveways do not meet the 300' minimum, they are an improvement over the existing conditions. In accordance with §161-38.C of the Town Code, a waiver is being requested from the Town of Newburgh Town Board to allow the driveways under the very low traffic volume conditions on Gardnertown Road.

F. Zoning

Lot 1 has a front yard setback of approximately two (2) feet to the existing single-family dwelling. The minimum required front setback in the R-1 Zone is 50 feet. The existing parcel contains land on the north and south side of Gardnertown Road and includes ownership of the roadbed. Gardnertown Road is a user road through this parcel. As part of this subdivision, a dedication of Gardnertown Road to the Town of Newburgh is being proposed. The dedication of the roadway results in the insufficient front yard setback for the existing home on Lot 1.

**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):
WESTPORT MANAGEMENT SUBDIVISION

2. Owner of Lands to be reviewed:
Name WESTPORT MANAGEMENT, LLC
Address 33 SOUTH PLANK ROAD
NEWBURGH, NY 12550
Phone 845-569-0377

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

Representative LAWRENCE MARSHALL, PE.
Phone 845-744-3620
Fax _____
Email MNT-PC@MNT-PC.COM

4. Subdivision/Site Plan prepared by:
Name MERCURIO-NORTON-TAROLLI-MARSHALL
Address PO BOX 166
PINE BUSH, NY 12566
Phone/Fax 845-744-3620 (PHONE)

5. Location of lands to be reviewed:
GARDNERTOWN ROAD

6. Zone R-1 Fire District ORANGE LAKE
Acreage 10.3 School District NEWBURGH

7. Tax Map: Section 47 Block 1 Lot 70

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) GARDNERTOWN ROAD R.O.W.

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

Signature  Title Member

Date: 6/4/15

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

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

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.

WESTPORT MANAGEMENT, LLC
HARRY LIPSTEIN (MEMBER)

APPLICANT'S NAME (printed)



APPLICANT'S SIGNATURE

6/4/15

DATE

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

PROXY

WESTPORT MANAGEMENT, LLC
(OWNER) HARRY LIPSTEIN (MEMBER), DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 33 SOUTH PLANK ROAD, NEWBURGH, NY 12550
IN THE COUNTY OF ORANGE
AND STATE OF NEW YORK
AND THAT HE/SHE IS THE OWNER IN FEE OF TOWN OF NEWBURGH
TAX PARCEL 47-1-70 (GARDNERTOWN ROAD)
WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND MERCURIO-NORTON-TAROLI-MARSHALL IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 6/4/15


OWNERS SIGNATURE

LAWRENCE MARSHALL, P.E.

Harry Lipstein, member
OWNERS NAME (printed)

ZACHARY A. PETERS, P.E.


WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

Geryl T. Vitagliano
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.

6/4/15
DATED

Harry Lipstein, Member
APPLICANT'S NAME (printed)


APPLICANT'S SIGNATURE -

TOWN OF NEWBURGH PLANNING BOARD

WESTPORT MANAGEMENT, LLC
PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees
4. Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

1. Name and address of applicant
2. Name and address of owner (if different from applicant)
3. Subdivision or Site Plan and Location
4. Tax Map Data (Section-Block-Lot)
5. Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. Date of plan preparation and/or plan revisions
9. Scale the plan is drawn to (Max 1" = 100')
10. North Arrow pointing generally up

11. Surveyor,s Certification
12. Surveyor's seal and signature
13. Name of adjoining owners
14. Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. Flood plain boundaries
16. Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. Metes and bounds of all lots
18. Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. Show existing or proposed easements (note restrictions)
20. Right-of-way width and Rights of Access and Utility Placement
21. Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. Lot area (in sq. ft. for each lot less than 2 acres)
23. Number of lots including residual lot
24. Show any existing waterways
25. A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. Show topographical data with 2 or 5 ft. contours on initial submission

30. N/A Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. 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. X 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. 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

Date: 6/4/15

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date):

Short Environmental Assessment Form

Part 1 - Project Information

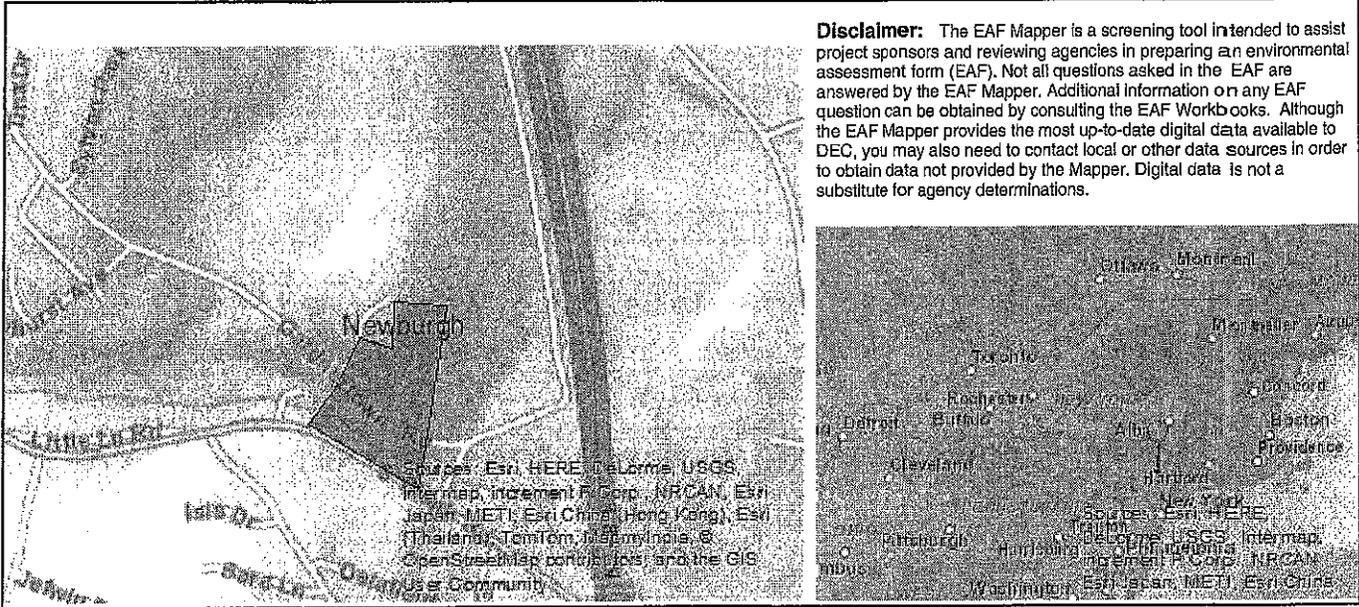
Instructions for Completing

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: Westport Management Subdivision			
Project Location (describe, and attach a location map): Gardnertown Road, Town of Newburgh, Orange County			
Brief Description of Proposed Action: Proposed 4-lot single-family residential subdivision, containing one existing dwelling			
Name of Applicant or Sponsor: Westport Management, LLC		Telephone: 845-569-0377	
		E-Mail: lipstein1@gmail.com	
Address: 33 South Plank Road			
City/PO: Newburgh		State: NY	Zip Code: 12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Driveway waiver, Town of Newburgh Town Board			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		10.324 acres	
b. Total acreage to be physically disturbed?		2.3 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		10.324 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Westport Management, LLC</u> Date: <u>June 4, 2015</u></p> <p>Signature: <u>Zachary A. Peters (Project Engineer)</u> </p>		

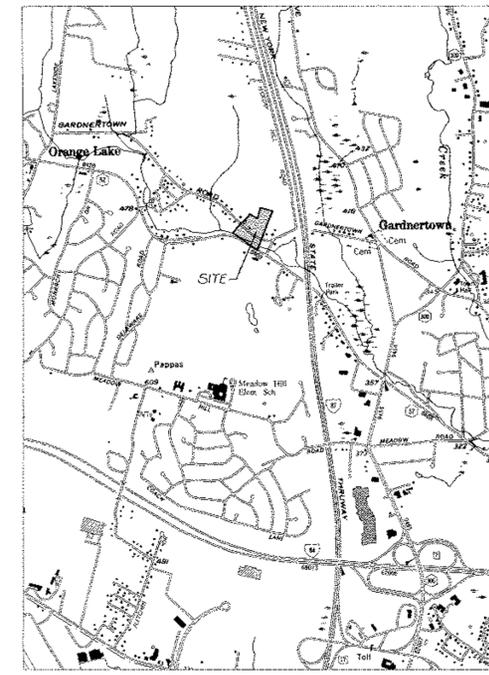
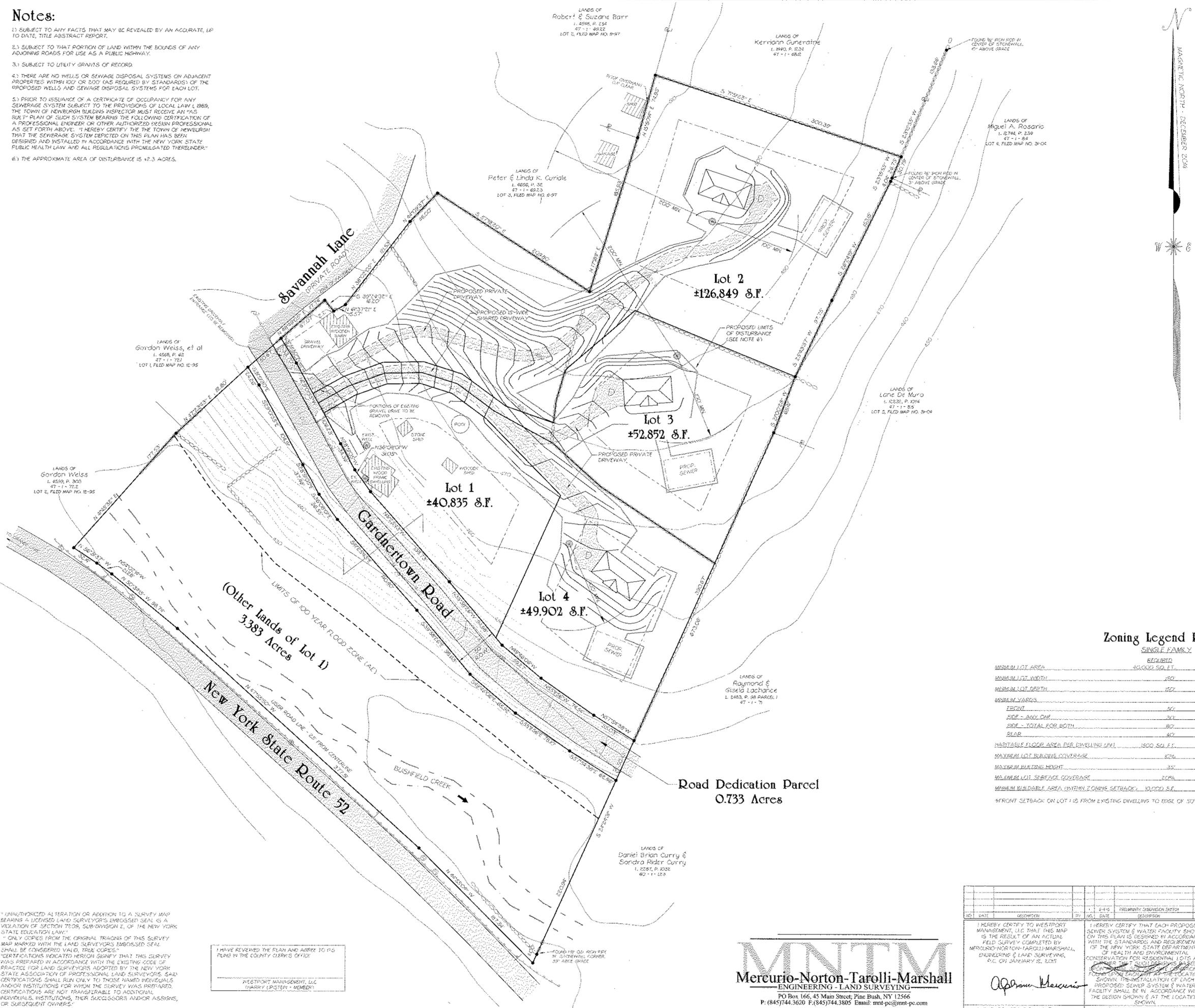


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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

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

Notes:

- 1) SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.
- 2) SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF ANY ADJOINING ROADS FOR USE AS A PUBLIC HIGHWAY.
- 3) SUBJECT TO UTILITY GRANTS OF RECORD.
- 4) THERE ARE NO WELLS OR SEWAGE DISPOSAL SYSTEMS ON ADJACENT PROPERTIES WITHIN 100' OR 200' (AS REQUIRED BY STANDARDS) OF THE PROPOSED WELLS AND SEWAGE DISPOSAL SYSTEMS FOR EACH LOT.
- 5) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY SEWERAGE SYSTEM SUBJECT TO THE PROVISIONS OF LOCAL LAW 1, 1989, THE TOWN OF NEWBURGH BUILDINGS INSPECTOR MUST RECEIVE AN "AS BUILT" PLAN OF SUCH SYSTEM BEARING THE FOLLOWING CERTIFICATION OF A PROFESSIONAL ENGINEER OR OTHER AUTHORIZED DESIGN PROFESSIONAL AS SET FORTH ABOVE: "I HEREBY CERTIFY THE TOWN OF NEWBURGH THAT THE SEWERAGE SYSTEM DEPICTED ON THIS PLAN HAS BEEN DESIGNED AND INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE PUBLIC HEALTH LAW AND ALL REGULATIONS PROMULGATED THEREUNDER."
- 6) THE APPROXIMATE AREA OF DISTURBANCE IS ±2.3 ACRES.



Location Map
SCALE: 1" = 2,000'

Legend

- PROPERTY LINE & CORNER
- SET 50' WIDE R.O.W.
- UTILITY LINE AND POLE
- ADJOINING PROPERTY LINE
- USER OF DEEDS, PAGE
- TAX MAP DESIGNATION
- STONE WALL
- WIRE FENCE
- WATERCOURSE
- SEWER MANHOLE
- 100 YEAR FLOOD ZONE
- EXISTING STRUCTURE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- ZONING MINIMUM SETBACK LINE
- PROPOSED WELL LOCATION

Zoning Legend R-1
SINGLE FAMILY

	REQUIREMENT	LOT 1	LOT 2	LOT 3	LOT 4
MINIMUM LOT AREA	40,000 SQ. FT.				
MINIMUM LOT WIDTH	150'	150'	150'	150'	150'
MINIMUM LOT DEPTH	100'	100'	100'	100'	100'
MINIMUM YARDS					
FRONT	50'	50'	50'	50'	50'
REAR - ANY DIM.	30'	30'	30'	30'	30'
SIDE - TOTAL FOR BOTH	50'	50'	50'	50'	50'
REAR	50'	50'	50'	50'	50'
HABITABLE FLOOR AREA PER DWELLING UNIT	1,500 SQ. FT.	2,000 SQ. FT.	2,000 SQ. FT.	2,000 SQ. FT.	2,000 SQ. FT.
MAXIMUM LOT BUILDING COVERAGE	60%	60%	60%	60%	60%
MAXIMUM BUILDING HEIGHT	35'	35'	35'	35'	35'
MAXIMUM LOT SETBACK COVERAGE	20%	20%	20%	20%	20%
MINIMUM BUILDABLE AREA (WITHIN ZONING SETBACK)	10,000 SQ. FT.	15,000 SQ. FT.	15,000 SQ. FT.	15,000 SQ. FT.	15,000 SQ. FT.

FRONT SETBACK ON LOT 1 IS FROM EXISTING DWELLING TO EDGE OF 50'-WIDE GARDERTOWN ROAD R.O.W.

Road Dedication Parcel
0.733 Acres

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 2803, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
ONLY COPIES FROM THE ORIGINAL TRIANGULATION OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID. TRUE COPIES OF CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF ETHICS FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.

I HAVE REVIEWED THE PLAN AND AFFIX TO ITS PLANS IN THE COUNTY CLERK'S OFFICE.
WESTPORT MANAGEMENT, LLC
(HARBOY SYSTEM - MEMBER)

MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO Box 166, 45 Main Street, Pine Bush, NY 12566
P: (845)744.3620 F:(845)744.3805 Email: mnt-pc@mnt-pc.com

NO.	DATE	DESCRIPTION	BY	CHK.
1	1-14-15	PRELIMINARY DESIGN SHEET	LM	
2	1-14-15	DESCRIPTION	LM	

I HEREBY CERTIFY TO WESTPORT MANAGEMENT, LLC THAT THIS MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED BY MERCURO-NORTON-TAROLLI-MARSHALL, ENGINEERING & LAND SURVEYING, P.C. ON JANUARY 12, 2015.

I HEREBY CERTIFY THAT EACH PROPOSED SEWER SYSTEM & WATER FACILITY SHOWN ON THIS PLAN IS DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE NEW YORK STATE DEPARTMENTS OF HEALTH AND ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS AND CONFORMS WITH ALL REGULATIONS ISSUED THEREBY. THE INSTALLATION OF EACH PROPOSED SEWER SYSTEM & WATER FACILITY SHALL BE IN ACCORDANCE WITH THE DESIGN SHOWN & AT THE LOCATION SHOWN.

ALFONSO MERCURIO LS #049508 LAWRENCE MARSHALL DE #087027

Total Area = 10.324 Acres
TOWN OF NEWBURGH PROJECT #2015-12

Survey Map & Subdivision Sketch Plan
for lands of
Westport Management, LLC

RECORD OWNER: WESTPORT MANAGEMENT, LLC, 35 SOUTH PLANK ROAD, NEWBURGH, NY 12560
DEED REFERENCE: LIBER 18946, PAGE 88
TAX MAP REFERENCE: SECTION 97, BLOCK 4, LOT 7

Situate in the Town of Newburgh
Orange County, New York State
Scale 1"=50' April 2015

ORIGINAL SURVEY COMPLETED: JANUARY 12, 2015

DRAFTED BY: ZAP MAP OK: WGN PROJECT: 3887 SHEET 1 OF 1