



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

**PROJECT NAME:** 7 GRIMM ROAD – TWO FAMILY  
**PROJECT NO.:** 25-33  
**PROJECT LOCATION:** SECTION 76, BLOCK 5, LOT 9  
**REVIEW DATE:** 25 NOVEMBER 2025  
**MEETING DATE:** 4 DECEMBER 2025  
**PROJECT REPRESENTATIVE:** A. HENNESSY ARCHITECTS

1. The project proposes a two-family residence in the R3 Zoning District. The proposed project requires numerous variances including the following:
  - Lot area 100,000 square feet required, 13,712 square feet provided.
  - Lot width 200 feet required, 196.04 provided.
  - Lot depth 130 feet where 80.18 feet is provided.
  - Front yard setback 50 feet required where 22.9 is provided.
  - Rear yard 50 feet where 2.9 feet is provided.
  - Side yard one side 30 required where 25.3 is provided.
  - Lot surface coverage 40% maximum where 45% is proposed.
2. In the bulk table the lot building coverage should specifically be identified, 20% is maximum where 20% is identified as provided.
3. The applicant’s representative asked to discuss whether individual water and sewer service will be provided to the proposed tenant two occupancy.
4. Adjoiners Notices must be circulated per Town Code.

Respectfully submitted,

**MHE Engineering, D.P.C.**

Patrick J. Hines  
Principal  
PJH/kmm

Michael W. Weeks, P.E.  
Principal

**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

TOWN OF NEWBURGH  
APPLICATION FOR  
SUBDIVISION/SITE PLAN REVIEW

RECEIVED  
NOV 24 2025  
MHE Engineering, D.P.C.

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):

7 GRIMM

2. Owner of Lands to be reviewed:

Name David DePuy  
Address 7 Grimm Road  
Newburgh NY 12550  
Phone \_\_\_\_\_

3. Applicant Information (If different than owner):

Name SAME  
Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Representative A. Hennessy Architects  
Phone 845-561-7500  
Fax \_\_\_\_\_  
Email mikeh@hennessyarchitects.com

4. Subdivision/Site Plan prepared by:

Name A. Hennessy Architects  
Address 1200 Stony Brook Court  
Newburgh NY 12550  
Phone/Fax 845-561-7500

5. Location of lands to be reviewed:

7 GRIMM ROAD

6. Zone R3 Fire District Goodwill  
Acreage .36 School District Newburgh

7. Tax Map: Section 76 Block 5 Lot 9

**8. Project Description and Purpose of Review:**

Number of existing lots \_\_\_\_\_ Number of proposed lots \_\_\_\_\_  
Lot line change N/A  
Site plan review \_\_\_\_\_  
Clearing and grading N/A  
Other \_\_\_\_\_

**PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT**

**9. Easements or other restrictions on property:**

(Describe generally) N/A

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

Signature [Handwritten Signature] Title owner

Date: 5/27/25

**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

7 GRIMM  
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.\_\_\_\_ 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.\_\_\_\_ 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.\_\_\_\_ 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.\_\_\_\_ 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: Andrew Hennessey  
Licensed Professional

Date: 11/13/25

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):

**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.

David DePoy  
APPLICANT'S NAME (printed)

David DePoy  
APPLICANTS SIGNATURE

3/27/25  
DATE

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

PROXY

(OWNER) David DePuy, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 7 Grimm Road  
IN THE COUNTY OF Orange  
AND STATE OF New York  
AND THAT HE/SHE IS THE OWNER IN FEE OF 7 Grimm Rd  
Newburgh NY

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING  
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH  
PLANNING BOARD AND Michael Henderson IS AUTHORIZED  
Hennessey Architects  
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 5.9.25

David DePuy  
OWNERS SIGNATURE

David DePuy  
OWNERS NAME (printed)

[Signature]  
WITNESS' SIGNATURE

Elizabeth Henderson  
WITNESS' NAME (printed)

NAMES OF ADDITIONAL  
REPRESENTATIVES

**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.

5/28/25

DATED

David DeRuy  
APPLICANT'S NAME (printed)

DAVID DERUY  
APPLICANT'S SIGNATURE



**ARCHITECTURAL REVIEW FORM**  
**TOWN OF NEWBURGH PLANNING BOARD**

DATE: 5.8.25

NAME OF PROJECT: 7 Grimm

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.)

Vinyl siding

**COLOR OF THE EXTERIOR OF BUILDING:**

beige / green (light) w/ red shutters

**ACCENT TRIM:**

Location: corner boards

Color: beige

Type (material): vinyl

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

N/A

**ROOF:**

Type (gabled, flat, etc.): gable

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

Color: gray

**WINDOWS/SHUTTERS:**

Color (also trim if different): red (shutters) white (windows)

Type: vinyl

**DOORS:**

Color: Brown

Type (if different than standard door entrée): fiberglass

**SIGN:**

Color: N/A

Material: \_\_\_\_\_

Square footage of signage of site: \_\_\_\_\_

David Depuy

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

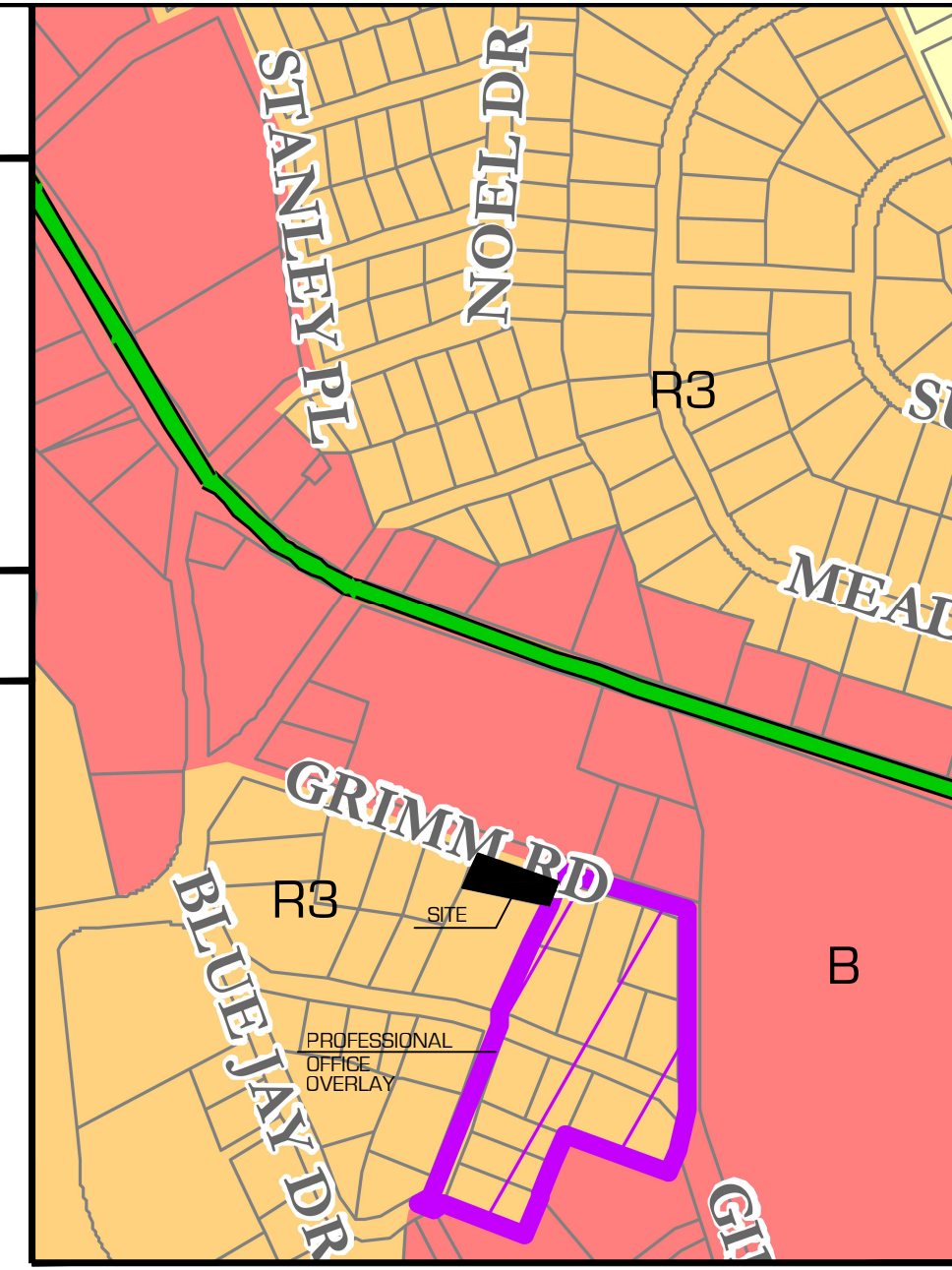
David Depuy

Signature

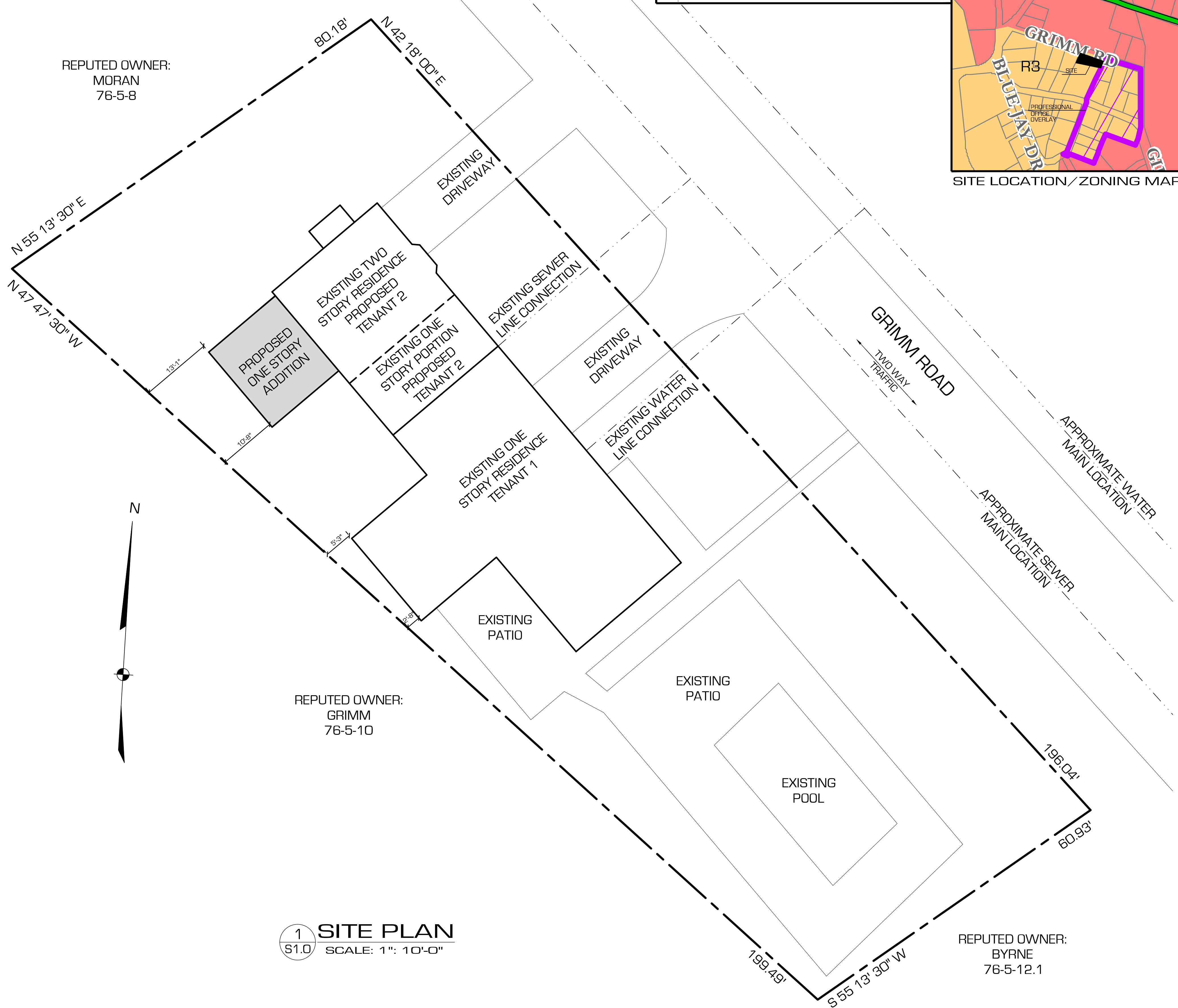
**BULK REQUIREMENTS - ZONE R3**  
 S: 76' B: 5' L: 9'  
 PROPOSED USE: TWO FAMILY RESIDENCE

ITEM	REQUIRED/ALLOWED	PROVIDED	VARIANCE REQ.
<b>LOT REQUIREMENTS</b>			
LOT AREA	100,000 SF	13,712 SF	YES - 86,288 SF
LOT WIDTH	200'	196.04'	YES - 3.96'
LOT DEPTH	130'	80.18'	YES - 49.82'
<b>YARD REQUIREMENTS</b>			
FRONT YARD	50'	22.5'	YES - 27.5'
REAR YARD	50'	2.5'	YES - 47.5'
SIDE YARD	30'/80'	25.3'/103.5'	YES - 4.7'
<b>HEIGHT REQUIREMENTS</b>			
BUILDING HEIGHT - FEET	35'	22'	NO
<b>COVERAGE REQUIREMENTS</b>			
LOT BUILDING COVERAGE	20%	20%	NO
LOT SURFACE COVERAGE	40%	49%	YES - 9%

INFORMATION SHOWN AND USED HEREON FOR BASEMAP WAS PROVIDED BY ROBERT L. CAMPBELL, L.S.; NYS REGISTERED LAND SURVEYOR #49307, 21 MCQUIRE LANE RHINEBECK, NY; DATED JUNE 18, 2009.



SITE LOCATION/ZONING MAP



REPUTED OWNER:  
MORAN  
76-5-8

REPUTED OWNER:  
GRIMM  
76-5-10

REPUTED OWNER:  
BYRNE  
76-5-12.1

**1 SITE PLAN**  
SCALE: 1" = 10'-0"



**A. HENNESSY ARCHITECTS, P.C.**  
 • ARCHITECTURE • LAND PLANNING  
 • ENGINEERING • DEVELOPMENT  
 1200 STONY BROOK COURT - SUITE 3  
 NEWBURGH, NEW YORK 12550  
 PHONE: 845-561-7500 FAX: 845-561-7534  
 WWW.HENNESSYARCHITECTS.COM

CLIENT:  
**DAVID DEPUY**  
  
7 GRIMM ROAD  
NEWBURGH, NY

PROJECT:  
**RESIDENTIAL  
ADDITION/  
CHANGE OF USE**  
  
7 GRIMM ROAD  
NEWBURGH, NY

ARCHITECT'S SEAL:  
  
UNAUTHORIZED ADDITION OR  
ALTERATION OF THIS PLAN  
IS A VIOLATION OF SECTION  
2203 (2) OF THE NEW YORK  
STATE EDUCATION LAW.

**SITE PLAN  
BULK REQUIREMENTS**

REVISIONS:

PROJECT NO.:	23023	SHEET NO.	<b>S1.0</b>
SCALE:	AS NOTED		
DATE:	11.21.25		
DESIGNER:	MH		
CHECKED:	AJH		
DRAWN BY:	MH		