



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

PROJECT NAME: IBRAHIMVILLE PROPERTIES - 81 WEYANTS LANE
PROJECT NO.: 2026-20
PROJECT LOCATION: SECTION 17, BLOCK 1, LOTS 53.1, 53.3 & 53.12
REVIEW DATE: 19 AUGUST 2026
MEETING DATE: 3 SEPTEMBER 2026
PROJECT REPRESENTATIVE: COLLIERS ENGINEERING & DESIGN, JUSTIN DATES, RLA

1. The project proposes transfer of 0.454 acres of property between two adjoining lots. Each of the lots are in R-2/AR Zoning Districts.
2. Adjoiners Notices were required to be sent.
3. Lot line changes are Type II Action under SEQRA.
4. The applicant's representative identified they would provide the Board with information regarding the trailer on the site. This trailer was discussed at the previous Planning Board meeting.
5. This office has no additional outstanding technical comments for the lot line change.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink that reads 'Quinn Mullarkey'.

Quinn Mullarkey Freeman, P.E.
Senior Engineer

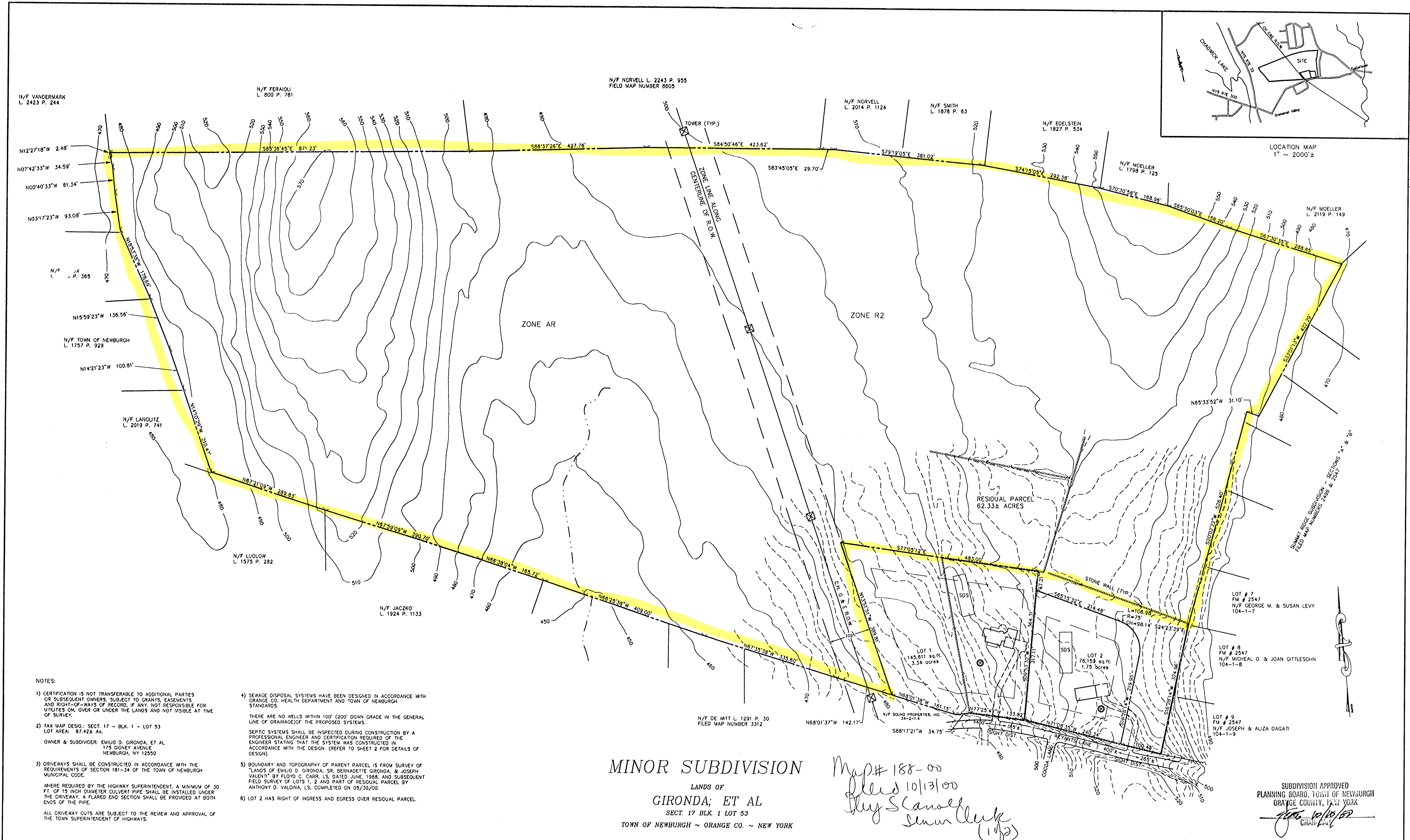
QMF/kmm

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



NOTES:

1) CERTIFICATION IS NOT TRANSFERABLE TO ADDITIONAL PARTIES OR SUBSEQUENT OWNERS. SUBJECT TO GRANTS, EASEMENTS AND RIGHT-OF-WAYS OF RECORD, IF ANY, NOT RESPONSIBLE FOR UTILITIES ON, OVER OR UNDER THE LANDS AND NOT VISIBLE AT TIME OF SURVEY.

2) TAX MAP DESIG: SECT. 17 - BLK. 1 - LOT 53
LOT AREA: 87.42± AC.

OWNER & SUBDIVIDER: EMILIO D. GIRONDA, ET AL
175 GIDNEY AVENUE
NEWBURGH, NY 12550

3) DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 161-34 OF THE TOWN OF NEWBURGH MUNICIPAL CODE.

WHERE REQUIRED BY THE HIGHWAY SUPERINTENDENT, A MINIMUM OF 30 FT. OF 15 INCH DIAMETER CULVERT PIPE SHALL BE INSTALLED UNDER THE DRIVEWAY. A FLARED END SECTION SHALL BE PROVIDED AT BOTH ENDS OF THE PIPE.

ALL DRIVEWAY CUTS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN SUPERINTENDENT OF HIGHWAYS.

4) SEWAGE DISPOSAL SYSTEMS HAVE BEEN DESIGNED IN ACCORDANCE WITH ORANGE CO. HEALTH DEPARTMENT AND TOWN OF NEWBURGH STANDARDS.

THERE ARE NO WELLS WITHIN 100' (200' DOWN GRADE IN THE GENERAL LINE OF DRAINAGE) OF THE PROPOSED SYSTEMS.

SEPTIC SYSTEMS SHALL BE INSPECTED DURING CONSTRUCTION BY A PROFESSIONAL ENGINEER AND CERTIFICATION REQUIRED OF THE ENGINEER STATING THAT THE SYSTEM WAS CONSTRUCTED IN ACCORDANCE WITH THE DESIGN. (REFER TO SHEET 2 FOR DETAILS OF DESIGN).

5) BOUNDARY AND TOPOGRAPHY OF PARENT PARCEL IS FROM SURVEY OF "LANDS OF EMILIO D. GIRONDA, SR. BERNADETTE GIRONDA, & JOSEPH VALENTI" BY FLOYD C. CARR, L.S. DATED JUNE, 1988, AND SUBSEQUENT FIELD SURVEY OF LOTS 1, 2 AND PART OF RESIDUAL PARCEL BY ANTHONY D. VALDINA, L.S. COMPLETED ON 05/30/00.

6) LOT 2 HAS RIGHT OF INGRESS AND EGRESS OVER RESIDUAL PARCEL.

MINOR SUBDIVISION
LANDS OF
GIRONDA, ET AL
SECT. 17 BLK. 1 LOT 53
TOWN OF NEWBURGH ~ ORANGE CO. ~ NEW YORK

Map # 188-00
filed 10/13/00
by Scannell
Survey Clerk
(1/2)

SUBDIVISION APPROVED
PLANNING BOARD, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
10/19/00
CHADWICK

ZONING TABLE			
ZONE - R2		PROPOSED	
MIN. REQUIREMENTS		LOT 1	LOT 2
LOT AREA (SF) (W/O ROW)	40,000	145,611(3.34±a)	76,159(1.75±a)
LOT WIDTH (FT.)	150	348	240
LOT DEPTH (FT.)	150	325	291
FRONT YARD (FT.)	50	167	77
REAR YARD (FT.)	50	138	168
SIDE YARD (FT.)	30	36	80
BOTH SIDES (FT.)	80	289	194

OWNERS CERTIFICATION:

I HEREBY STATE THAT I AM FAMILIAR WITH THIS MAP AND CONSENT TO ITS TERMS AND CONDITIONS AND THE FILING OF SAID MAP IN THE ORANGE COUNTY CLERK'S OFFICE.

Emilio D. Gironda
EMILIO D. GIRONDA, ET AL
175 GIDNEY AVENUE
NEWBURGH, NY 12550

DATE

SURVEYOR'S CERTIFICATION:

CERTIFIED TO, EMILIO D. GIRONDA, SR. BERNADETTE GIRONDA, & JOSEPH VALENTI FROM AN ACTUAL FIELD SURVEY COMPLETED ON 05/30/00



NO.	DATE	DESCRIPTION	BY
1	9/25/00	REVISED SIGHT DIST. & NOTE 5	CM

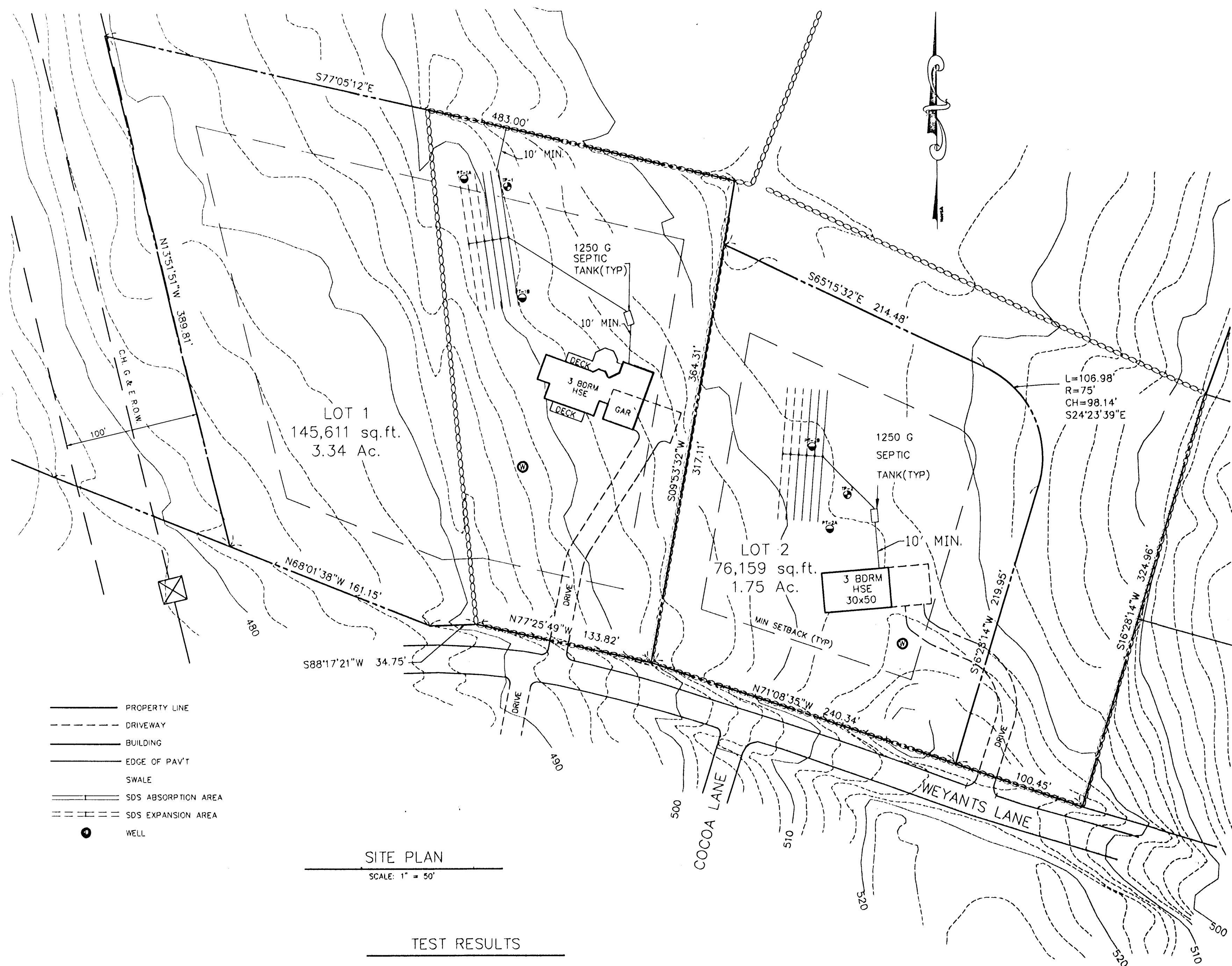
UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.



VALDINA~MARTÍ
ENGINEERING & SURVEYING, PC
4 PLEASANT VIEW AVE., NEWBURGH, N.Y.

SUBDIVISION PLAT

SCALE: 1" = 100'
DATE: 07/19/00
DR. BY: CMM
SHEET: 1 OF 2



SITE PLAN
SCALE: 1" = 50'

TEST RESULTS

NOTE: ALL PERC TEST HOLES WERE PRE-SOAKED PRIOR TO TEST

PERC TEST No. 1A @ 24" DEPTH	PERC TEST No. 1B @ 24" DEPTH	PERC TEST No. 2A @ 24" DEPTH	PERC TEST No. 2B @ 24" DEPTH
RUN A: 24 MIN. RUN B: 23 MIN. RUN C: 24 MIN.	RUN A: 23 MIN. RUN B: 23 MIN. RUN C: 24 MIN.	RUN A: 23 MIN. RUN B: 24 MIN. RUN C: 23 MIN.	RUN A: 20 MIN. RUN B: 20 MIN. RUN C: 21 MIN.

DEEP TEST No. 1

0" - 6" TOPSOIL
6" - 8" LIGHT BROWN SILTY LOAM W/ TRACE OF FINE GRAVEL
NO BEDROCK OR WATER ENCOUNTERED

DEEP TEST No. 2

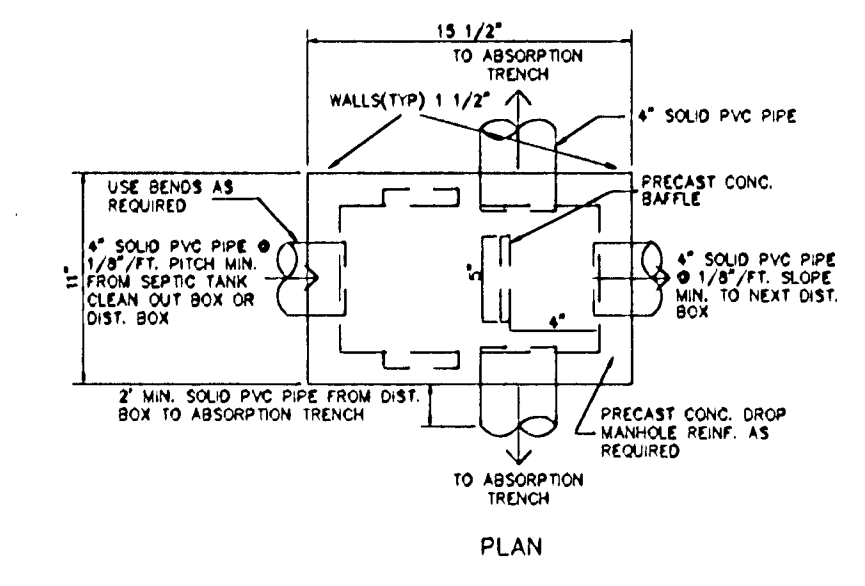
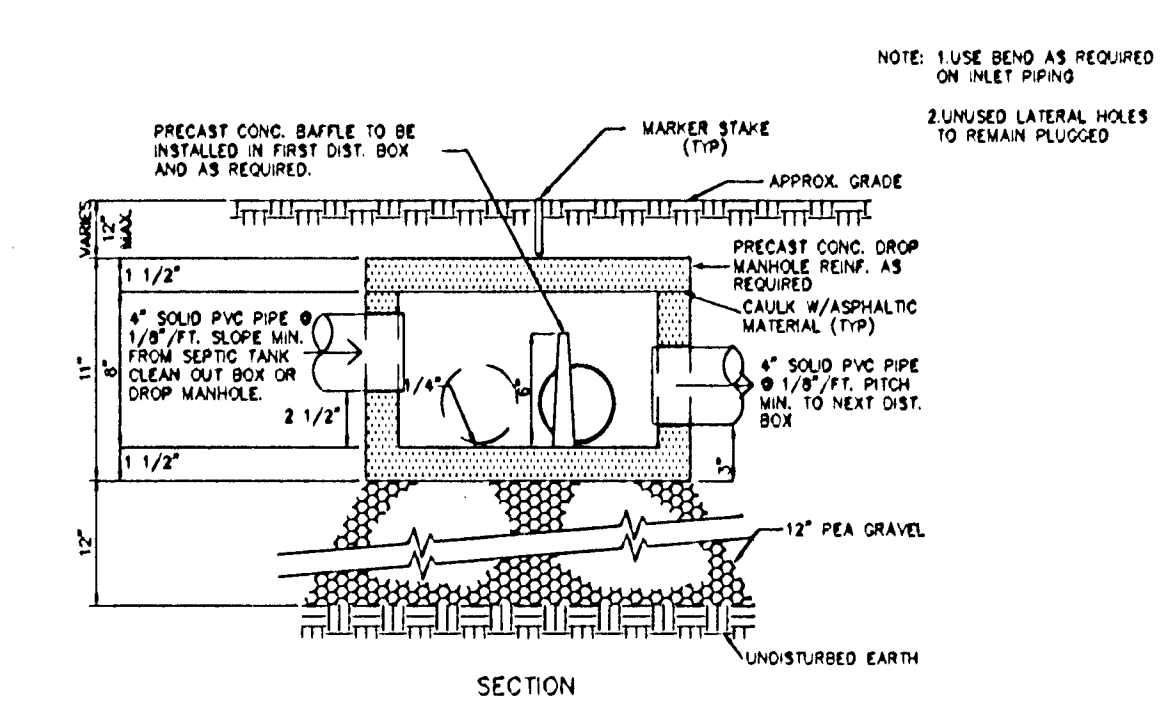
0" - 6" TOPSOIL
6" - 7.5" LIGHT BROWN SILTY LOAM W/ TRACE OF FINE GRAVEL
NO BEDROCK OR WATER ENCOUNTERED

DESIGN RATE: 25 MIN.

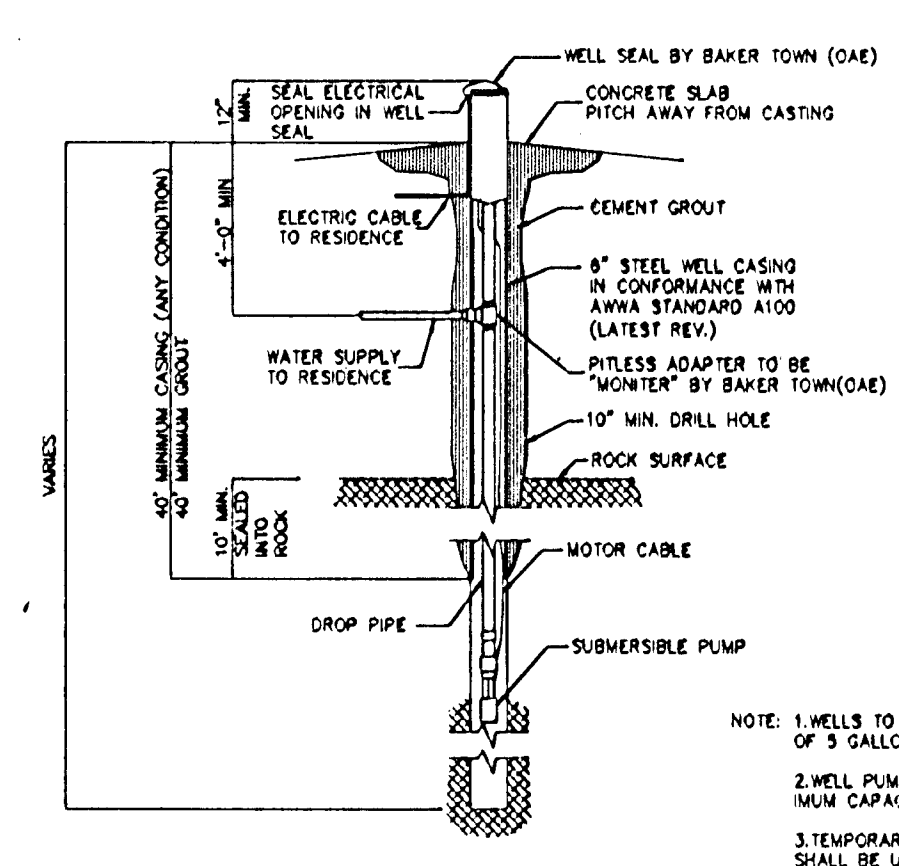
No of bedrooms 3
Design Flows: 130 GPD/Bedroom
Required Septic Tank Capacity: 1,000 gal.
Designed Septic Tank Capacity: 1,250 gal.
Required Length of Absorption Trench: 325 ft.
Design Length of Absorption Trench: 350 ft. (7 @ 50')
Design Length of Expansion Area: 250 ft. (5 @ 50')

NOTES:

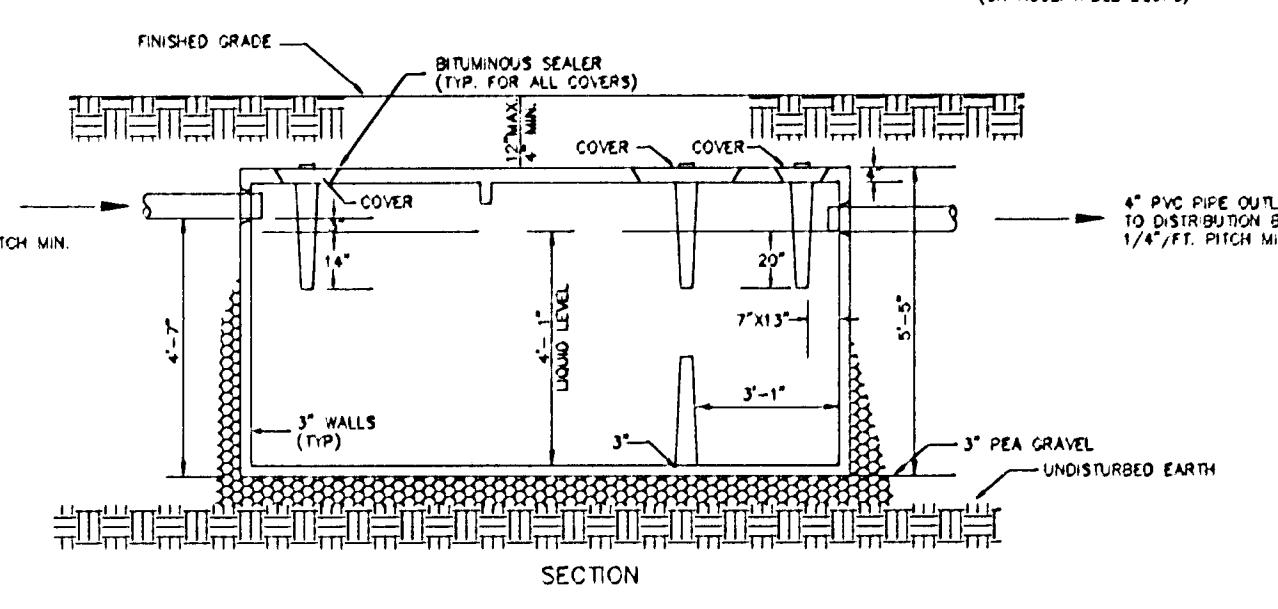
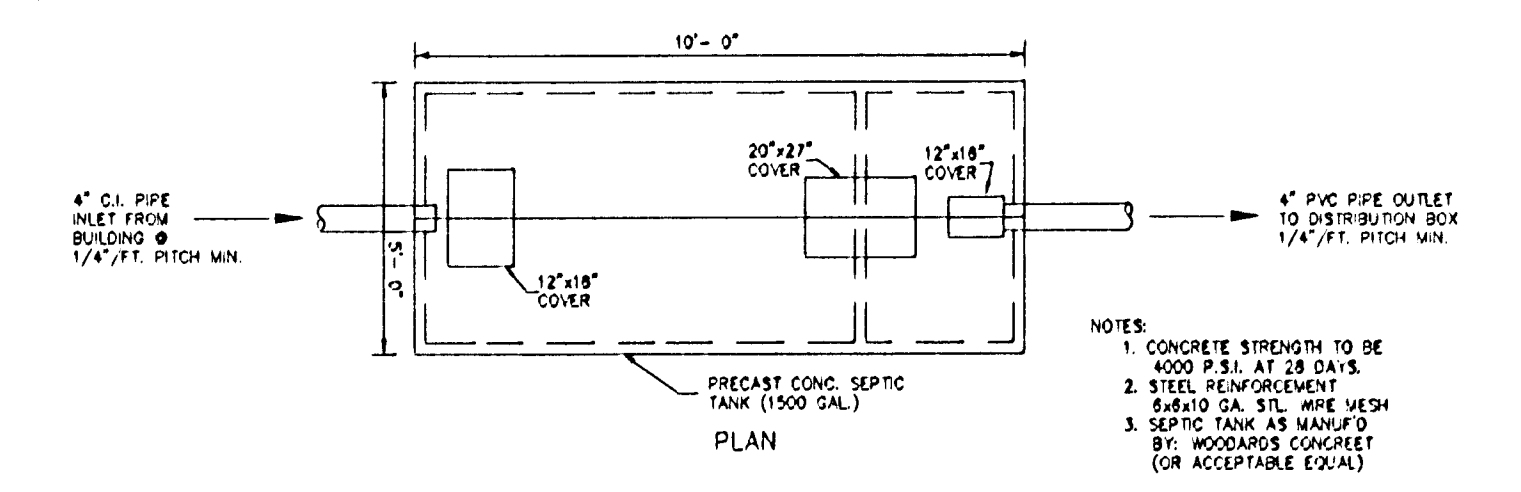
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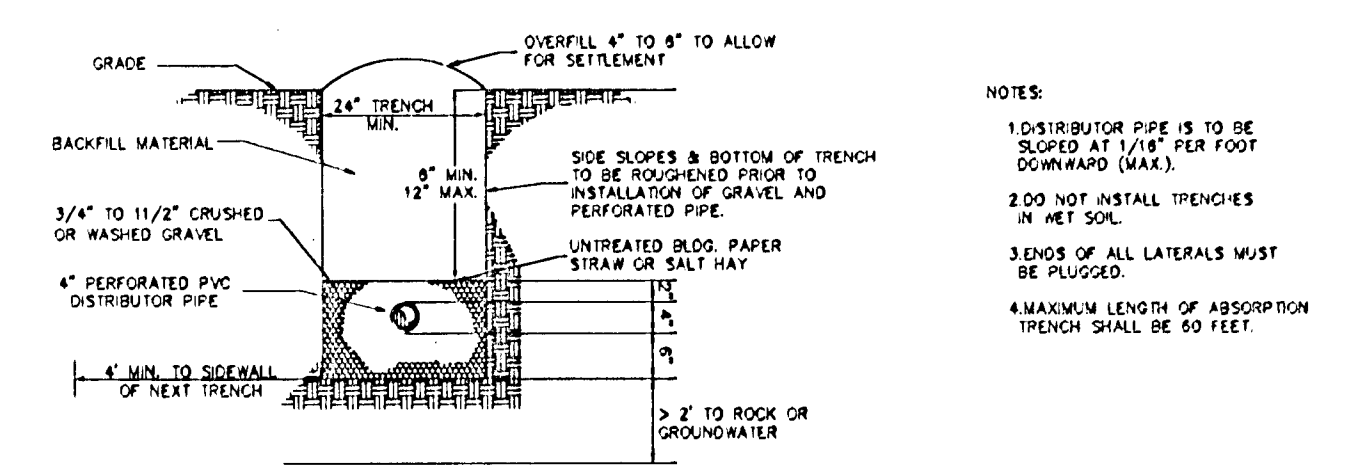
DISTRIBUTION BOX DETAIL
NO SCALE



WELL SUPPLY DETAIL
NO SCALE



1250 GALLON SEPTIC TANK
NO SCALE



ABSORPTION TRENCH DETAIL
NO SCALE

*Map #188-00
filed 10/13/00
Judy Samuel
Senior Clerk
(2/2)*

APPROVED BY THE
PLANNING BOARD, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
[Signature]
CHAIRMAN

VALDINA ~ MARTI
ENGINEERING & SURVEYING, PC
4 PLEASANT VIEW AVE., NEWBURGH, N.Y.
MINOR SUBDIVISION LANDS OF GIRONDA; ET AL
TOWN OF NEWBURGH ~ ORANGE COUNTY ~ NEW YORK

SUBDIVISION PLAT

SCALE: AS SHOWN
DATE: 07/19/00
DR. BY: CM
SHEET: 2 OF 2

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