



TOWN OF NEWBURGH

PLANNING BOARD

TECHNICAL REVIEW COMMENTS

PROJECT NAME: 845 CRONOMER LAKE SUBDIVISION
PROJECT NO.: 25-35
PROJECT LOCATION: SECTION 34, BLOCK 1, LOTS 25.151 & 25.152
REVIEW DATE: 9 JANUARY 2026
MEETING DATE: 15 JANUARY 2026
PROJECT REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES, P.C.

1. The project site contains NYSDEC regulated wetlands and associated buffers. A NYSDEC Wetland Validation must be received for the project.
2. The current 2 lot subdivision and lot line change application are accessed via a common driveway serving two duplexes. The addition of a third 2 family residence on the common driveway will exceed that which is permitted by the Town of Newburgh. The existing common driveway would have to be upgraded to private road specifications including compliance with all road width, cul-de-sac, pavement sections, and stormwater management.
3. The Planning Board should review the proposed lot geometry with regard to transferring of a subsurface sanitary sewer disposal system on existing lot to be used by a new lot.
4. Should project move forward County Planning referral is required as project abuts the New York State Thruway Authority to the rear.
5. Two family dwellings are subject to ARB approval.
6. The subject parcel was part of the Hudson Asset Homes, LLC subdivision map filed 23 January 2023. As of the date of application less than 3 years has passed since these parcels were subdivided. Dominic Cordisco's comments regarding whether this should be a major subdivision requiring Health Department approval should be received.
7. Further technical review of the project will be undertaken upon the above-referenced comments being addressed.

Respectfully submitted,

MHE Engineering, D.P.C.


Patrick J. Hines

Principal


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**

**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):

845 Cronomer Lake Subdivision

2. Owner of Lands to be reviewed:

Name 845 Cronomer Lake LLC
Address P.O. Box 2009, Hyde Park NY 12538

Phone 845-475-8559
Email mikechief99@aol.com

3. Applicant Information (If different than owner):

Name _____
Address _____

Representative _____
Phone _____
Email _____

4. Subdivision/Site Plan prepared by:

Name Engineering & Surveying Properties, P.C.
Address 71 Clinton Street Montgomery NY, 12549

Phone 845-457-7727
Email ross@ep-pc.com & kelly@ep-pc.com

5. Location of lands to be reviewed:

3 Thayer Ln, Newburgh NY

6. Zone R-2
Acreage 6.50

Fire District Orange Lake Fire District
School District Newburgh

7. Tax Map: Section 34□□ **Block** □1□□ **Lot** 25.151 & 25.152

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 2
Lot line change Yes
Site plan review Yes
Clearing and grading 0.85 Acres
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) _____

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: _____

Print Name: _____

Date: _____

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: 845 Cronomer Lake Subdivision

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. N/A 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. **N/A If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed**

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. **TBD Estimated or known cubic yards of fill required**

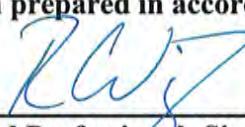
36. **The amount of grading expected or known to be required to bring the site to readiness**

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.**

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.**

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: Ross Winglovitz, PE

Date: 05/27/2025

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: _____

STATEMENT TO APPLICANTS

RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW

The Town of Newburgh Clearing and Grading Control Law Chapter 83 requires a separate permit for most site preparation activities, including clearing, grading, tree cutting, excavating and filling. Site preparation activities performed following site plan or subdivision approval by the Planning Board may be exempt from the permit application, public hearing, fee and bonding requirements of the law provided the subdivision or site plan application has been reviewed for conformance with the clearing and grading law and the approval conditioned on compliance with the standards set forth in the law.

Completion of the attached form will enable the Planning Board to review your application for conformance with the law's requirements. In the event it is not completed you may be required to apply for a separate permit for your site preparation activities. A sediment and erosion control plan, SWPPP, and a plan showing the areas to be cleared, filled, graded or subjected to tree cutting, the types of vegetation affected and the proposed disposition of the destroyed vegetation must accompany the form. A SEQRA long form or full EAF should be utilized to discuss any environmental impacts and must accompany the application.

TOWN OF NEWBURGH
APPLICATION FOR CLEARING AND GRADING

Name of applicant: 845 Cronomer Lake LLC

Name of owner on premises: 845 Cronomer Lake LLC

Address of owner: P.O. Box 2009, Hyde Park NY 12538

Telephone number of owner: _____

Telephone number of applicant: _____

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

Owner

Location of land on which proposed work will be done: 3 Thayer Ln Newburgh NY

Section: 34 **Block:** 1 **Lot:** 25.151 & 25.152 **Sub. Div.:** _____

Zoning District of Property: R2 **Size of Lot:** 6.500

Area of lot to be cleared or graded: 0.85 Acres

Proposed completion of date: December 2026

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

Identify Species & dates if applicable:

None

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

Address: _____

Telephone number: _____

Date of Planning Board Approval: TBP **(if required)**

**I hereby agree to hold the Town of Newburgh harmless from any claims arising
from the proposed activity.**

Signature of owner:  **Date:** 12/15/05

Signature of applicant (if different than owner): _____

TOWN ACTION:

Examined: _____ **20** _____

Approved: _____ **20** _____

Disapproved: _____ **20** _____

FEE LAW SUMMARY

PENDING APPLICATIONS

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

SEVERABILITY

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

EFFECTIVE DATE:

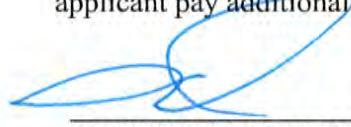
This local law shall take effect immediately upon filing in the Office of the Secretary of State.

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

845 Cronomer Lake LLC

APPLICANT'S NAME-- PRINTED

14/5/20

DATE

PROXY

(OWNER) 845 Cronomer Lake LLC, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT P.O. Box 2009, Hyde Park NY 12538
IN THE COUNTY OF Orange
AND STATE OF New York

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

Address: 3 Thayer Ln, Newburgh NY

Section 3400 Block 0100 Lot 25.151 & 25.152

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Engineering & Surveying Properties P.C. IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 12/15/20



OWNERS SIGNATURE

845 Cronomer Lake LLC

OWNERS NAME (printed)

WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

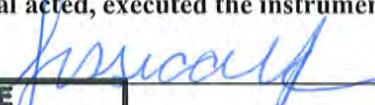
WITNESS' NAME (printed)

STATE OF NEW YORK)
)
COUNTY OF ORANGE)
)

On the 5th day of December 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared, Michael Maher, 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

JESSICA HOYE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HO0032415
Qualified in Orange County
Commission Expires December 31,2028



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.

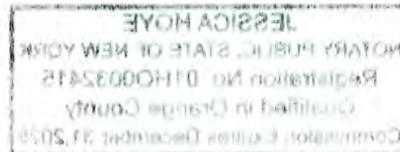
12/15/25
DATED



APPLICANT'S SIGNATURE
Member of 845 Cronomer Lake LLC

Michael Mohr

APPLICANT'S NAME - PRINTED



DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,
PETITION AND REQUEST

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

NONE

NAME, ADDRESS, RELATIONSHIP OR INTEREST
(financial or otherwise)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

TOWN BOARD
 PLANNING BOARD
ZONING BOARD OF APPEALS
ZONING ENFORCEMENT OFFICER
BUILDING INSPECTOR
OTHER

12/15/12
DATED

INDIVIDUAL APPLICANT

[Signature]
CORPORATE OR PARTNERSHIP APPLICANT

BY: 845 Cronomer Lake LLC

TITLE: _____

PRINT: _____

N/A
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
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: _____

Description of the proposed project: _____

Location of the proposed project: _____

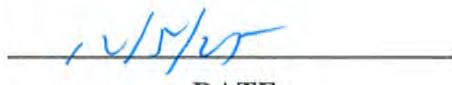
Name(s) and address(es) of any owner(s) of land within a County Agricultural District containing active farming operations and located within five hundred feet of the boundary of the project property: _____

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

APPLICANT'S NAME - PRINTED



DATE

ARCHITECTURAL REVIEW

The Town of Newburgh Planning Board had been authorized to act as the Architectural Review Board for all: site plans, projects involving ten or more dwelling units, and any construction that would affect the character of a neighborhood under Section §185-59 of the Town Code (Zoning Law).

In order to perform this task, at some point prior to final approval, the applicant shall provide the Planning Board with elevations of buildings for all sides and a written (separately or on drawings) description of the materials, colors and textures to be used in construction. All signs are subject to architectural review as part of any Site Plan approval. Signage plans including size, height, color, logos and location must be included in the ARB Submission. Plans shall also include topographical information and any screening of portions of the buildings, either existing or proposed.

Samples of the material and colors to be used shall either be submitted to the Planning Board or brought to the meeting at which architectural review will be discussed.

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: 05/27/2025

NAME OF PROJECT: 845 Cronomer Lake Subdivision

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 double 4" siding with cultured stone and vinyl shake accents

COLOR OF THE EXTERIOR OF BUILDING:

Royal Estate Vinyl D4 color Midnight surf to be main

ACCENT TRIM:

Location:	<u>Front lower</u>	<u>Front gable/garage</u>
Color:	<u>Kingsford grey</u>	<u>Royal estate Linen grey</u>
Type (material):	<u>cultured stone</u>	<u>Vinyl cedar shake</u>

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

Not applicable

ROOF:

Type (gabled, flat, etc.):	<u>Gable</u>
Material (shingles, metal, tar & sand, etc.):	<u>Shingles</u>
Color:	<u>GAF Architectural Pewter Gray</u>

WINDOWS/SHUTTERS:

Color (also trim if different): White
Type: Double hung windows

DOORS:

Color: Light gray with white trim
Type (if different than standard door entrée): Entry door with sideline

SIGN:

Color: Not applicable
Material: _____
Square footage of signage of site: _____
Height: _____

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

Applicant's Signature

LIST OF ADJACENT PROPERTY OWNERS

Within ten business days following the applicant's first appearance before the Planning Board, the applicant shall forward a letter prepared by the Planning Board or an authorized agent of the Planning Board to all property owners within 500 feet of the land involved in the application, as the names of such owners appear on the last completed assessment roll of the Town, notifying the property owners of the receipt of the plat and application, by first class mail. **The list of property owners shall be provided to the applicant from the Planning Board, through the Town Assessor's office.**

The mailings shall be prepared and delivered to the Town Hall for physical mailing by designated town personnel. Town personnel will provide an affidavit of mailing which must be delivered to the Planning Board.

Further appearances before the Planning Board shall be prohibited until an affidavit meeting the requirements has been delivered. In the event a modification to an application proposes an increase in the number of lots or the relocation of a proposed road or drainage basin to a location adjacent to an adjoining property, then a supplementary letter shall be required to be forwarded in the same manner advising of the modification.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

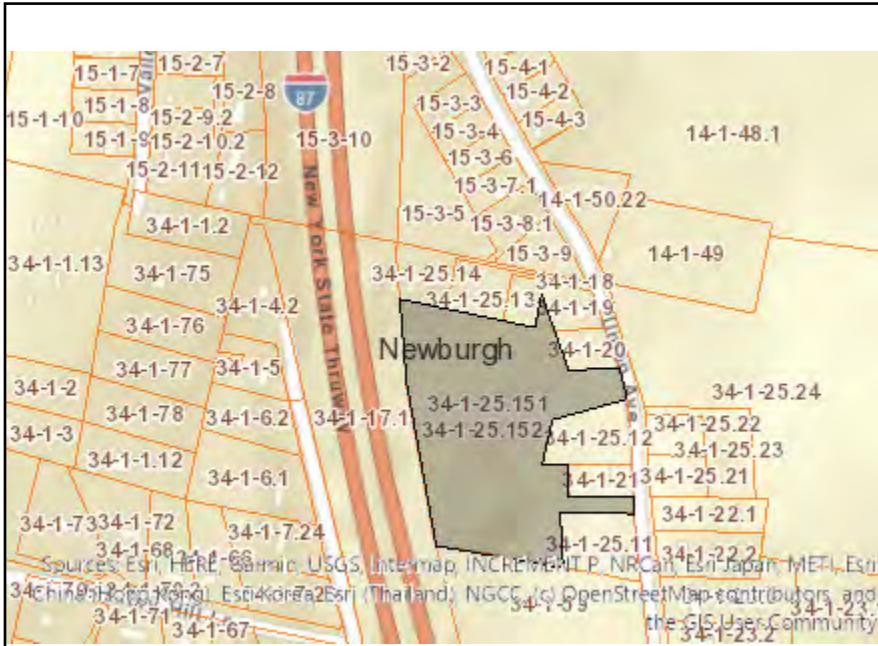
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project: 845 Cronomer Lake Subdivision		
Project Location (describe, and attach a location map): 3 Thayer Ln, Newburgh NY		
Brief Description of Proposed Action: <p>The proposal consists of the subdivision of Town of Newburgh tax lot 34-1-25.152, consisting of an existing 6-bedroom duplex serviced by public water and private subsurface septic system and lot line change of Tax Lot 34-1-25.151. The subdivision will create two lots, one consisting of the existing 6-bedroom dwelling, and one the construction of a proposed 6-bedroom duplex. The proposed duplex will be serviced by individual subsurface septic systems and public water.</p> <p>Two-family dwellings are a permitted use in Town of Newburgh zoning district R2.</p>		
Name of Applicant or Sponsor: 845 Cronomer Lake LLC	Telephone: 845-475-8559 E-Mail: mikechief99@aol.com	
Address: P.O. Box 2009		
City/PO: Hyde Park	State: NY	Zip Code: 12538
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.		
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		
3. a. Total acreage of the site of the proposed action? _____ 6.50 acres b. Total acreage to be physically disturbed? _____ 0.53 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 6.50 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:		
5. <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 checked="" type="checkbox"/> Other(Specify): NYSDEC Wetland <input type="checkbox"/> Parkland		

5. Is the proposed action,	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Proposed on site subsurface septic system. _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Engineer Applicant/sponsor name: <u>Engineering & Surveying Properties, P.C.</u> C/O Ross Winglovitz, P.E. Date: <u>09/24/2025</u>		
Signature: <u>RWJ</u>	Title: Principal	



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.



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

BULK REQUIREMENTS

**TOWN OF NEWBURGH - ZONING DISTRICT R2
PROPOSED USE: 2-FAMILY DWELLINGS (USE §185 ATCH 8 (D)(12)(c))**

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 25.1
LOT AREA	50,000 SF	208,614 SF	80,725 SF	80,402 SF
LOT WIDTH	125 FEET	384 FEET	184.1 FEET	135.9 FEET
LOT DEPTH	150 FEET	404 FEET	292.5 FEET	473.32 FEET
FRONT YARD	40 FEET	160.4 FEET	85.7 FEET	167.39 FEET
REAR YARD	50 FEET	187.3 FEET	101.7 FEET	259.6 FEET
SIDE YARD (ONE / BOTH)	25 / 50 FEET	27.5 / 346.2 FEET	37.7 / 126.8 FEET	45.2 / 93.8 FEET
HABITABLE FLOOR AREA	900 SF	> 900 SF	> 900 SF	> 900 SF
MAXIMUM ALLOWABLE				
LOT BUILDING COVERAGE	25 %	0.8 %	2.5 %	2.5 %
LOT SURFACE COVERAGE	50 %	6.8 %	2.3 %	2.6 %
BUILDING HEIGHT	35 FEET	< 35 FEET	< 35 FEET	< 35 FEET

SURVEYOR

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2. Unauthorized alteration of an item in any way, or addition to a survey map for any person, unless acting under the direction of a licensed land surveyor, is a violation of section 7209, subdivision 2, of the New York State Education Law.
3. Only boundary survey maps bearing the surveyor's ***signature overlaid with embossed seal*** are genuine true and correct copies of the surveyor's original work and opinion. Copies without an embossed-seal and underlying signature may contain unauthorized and undetectable modifications, deletions, additions, and changes, and are not to be relied upon. A copy of this document without the proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.
4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom this survey map was prepared, to the title company, to the governmental agency, and to the lending institution.
5. The certifications herein are not transferable.
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate unless indicated otherwise.
7. This survey is subject to the findings of a title report and/or title search.
8. Surveyed as per research for deeds, record maps/documents, and prior survey maps in conjunction with natural, artificial, informational, and parole evidence discovered during the course of the survey.
9. Subject to any conditions, restrictions, covenants and/or right-of ways/easements of record, if any.

CERTIFICATION

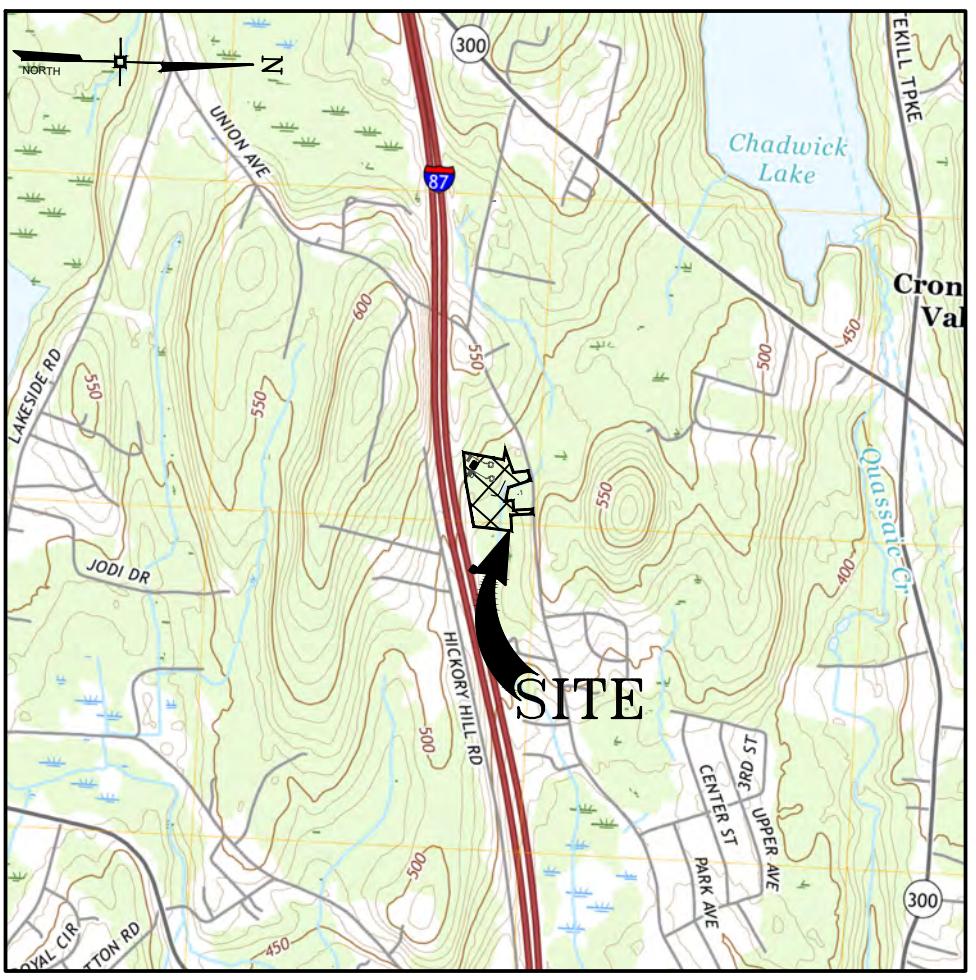
This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person *not* listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

REFERRER

1. Tax Maps for the Town of Newburgh, Orange County, New York .
2. Various Deeds of Record - Liber and Page as shown:
3. A map entitled, "Lot Line Change - Lands Of Rocco Mele & Robert G. Nusser,II" , filed in the Orange County Clerk's Office on July 20, 1984 as Filed Map No. 6639.
4. Elevation Datum USGS NAVD88 per GPS observation.
5. Wetlands deliniation as depicted hereon are based on flagging as set by Michael Nowicki, Wetland Biologist.

NOTE:

Record Owner:
845 CRONMER LAKE LLC
P.O. BOX 2009,
HYDE PARK, NY 12538



LOCATION MAP

GENERAL NOTES

1. TAX MAP IDENTIFICATION NUMBER: SECTION 34 BLOCK 1 LOT 25.151 & 25.152
2. TOTAL AREA OF SUBJECT PARCEL: 6.50± ACRES.
3. BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY JONATHAN N. MILLEN, L.L.S. ON APRIL 30, 2016.
4. OWNER / APPLICANT: 845 CRONOMER LAKE LLC
P.O. BOX 2009,
HYDE PARK, NY 12538
5. PROPOSED NUMBER OF LOTS: 2
6. ALL PROPOSED LOT SHALL BE SERVICED BY INDIVIDUAL SEPTICS AND PUBLIC WATER.
7. WETLANDS DELINEATION AS DEPICTED HEREON ARE BASED ON FLAGGING AS SET BY MICHAEL NOWICKI, WETLAND BIOLOGIST.

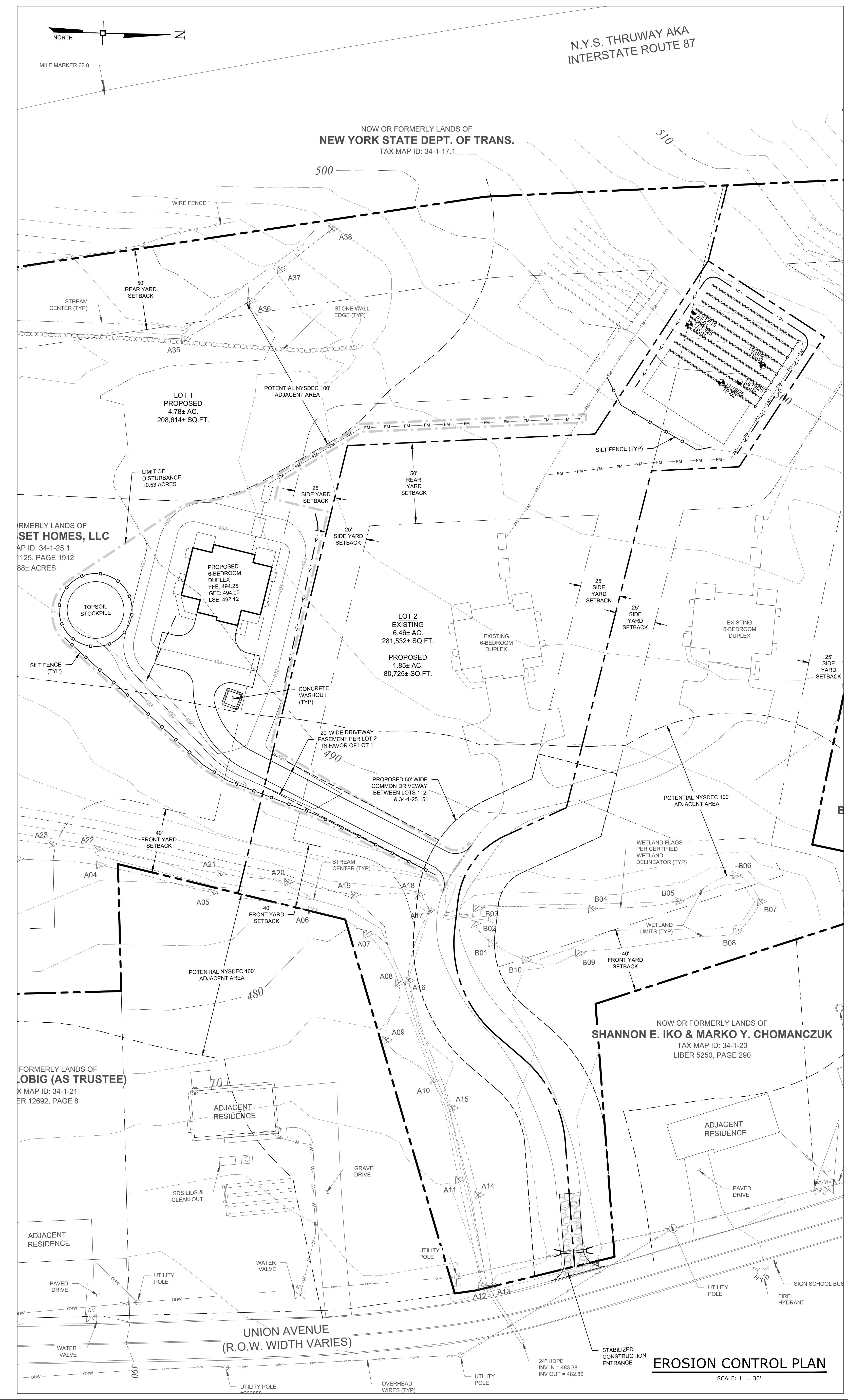
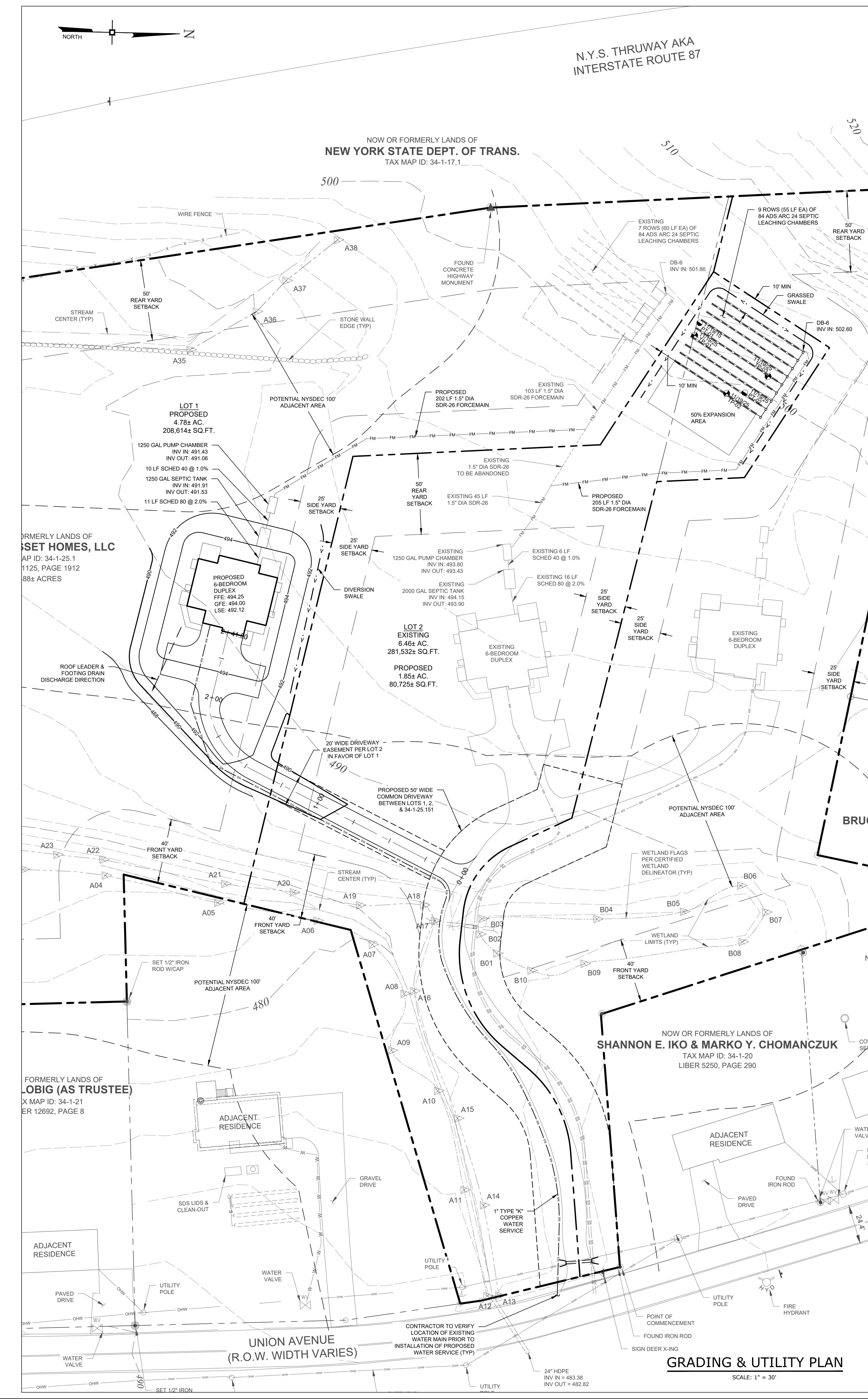


TOWN OF NEWBURGH
PLANNING BOARD APPROVAL BOX

DRAWING STATUS		ISSUE DATE: 05/27/2025		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER		
<input type="checkbox"/> CONCEPT APPROVAL		N/A	OF	N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL		1	OF	4
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL		N/A	OF	N/A
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL		N/A	OF	N/A
<input type="checkbox"/> NYSDEC APPROVAL		N/A	OF	N/A
<input type="checkbox"/> NYSDOT APPROVAL		N/A	OF	N/A
<input type="checkbox"/> OTHER		N/A	OF	N/A
<input type="checkbox"/> FOR BID		N/A	OF	N/A
<input type="checkbox"/> FOR CONSTRUCTION		N/A	OF	N/A
<p>THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.</p> <p>THIS SHEET SHALL BE CONSIDERED INVALID UNLESS</p>				

<p>Jonathan N. Millen, L.L.S.</p>	
PROFESSIONAL LAND SURVEYOR CERTIFIED TO BE CORRECT AND ACCURATE	N.Y. LIC. No. 050746
<p><i>NOT VALID WITHOUT EMBOSSED SEAL & SIGNATURE</i></p>	

 <p>Achieving Successful Results with Innovative Designs</p>		<p><u>MONTGOMERY OFFICE</u> 71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7727 WWW.EP-PC.COM</p>
<h2>REALTY SUBDIVISION PLAN</h2>		
<h3>845 CRONOMER LAKE SUBDIVISION UNION AVENUE TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK</h3>		
JOB #:	DRAWN BY:	
1325.03	RMB/KAB	
DATE:	SCALE:	
05/27/2025	1" = 40'	
REVISION:	TAX LOT:	
	34-1-25.151 & 34-1-25.152	



**TOWN OF NEWBURGH
PLANNING BOARD APPROVAL BOX**

NEWBURGH PB #2022-10

DRAWING STATUS		ISSUE DATE: 05/27/2025	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER	
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<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	2	OF	4
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OTHER	N/A	OF	N/A
<input type="checkbox"/> FOR BID	N/A	OF	N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF	N/A
THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.			
THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).			

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AND AN ORIGINAL STAMP IN
RED OR BLUE INK SHALL BE



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ALTERATIONS OR
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IS A VIOLATION OF
SECTION 7209 SUBSECTION
EIGHTY-FIVE (85) OF THE
TEXAS WATER CODE.

RWJ

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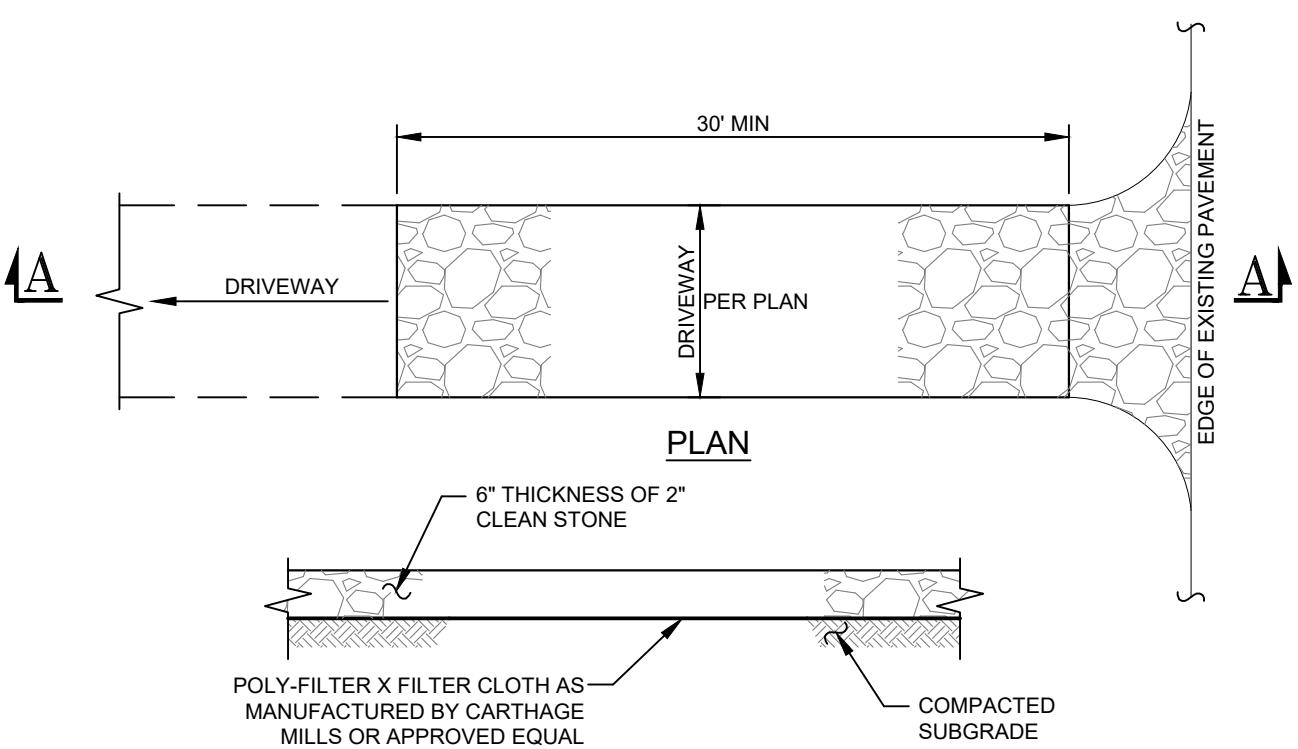
PROPERTIES, PC

GRADING, UTILITY, & EROSION CONTROL PLAN

845 CRONOMER LAKE SUBDIVISION UNION AVENUE TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK

OB #:	DRAWN BY:		C-101
1325.03	RMB/KAB		
DATE:	SCALE:		
05/27/2025	1" = 30'		
REVISION:	TAX LOT:		
0	34-1-25.151 & 34-1-25.152		

FILED MAP SHEET 2 OF 4

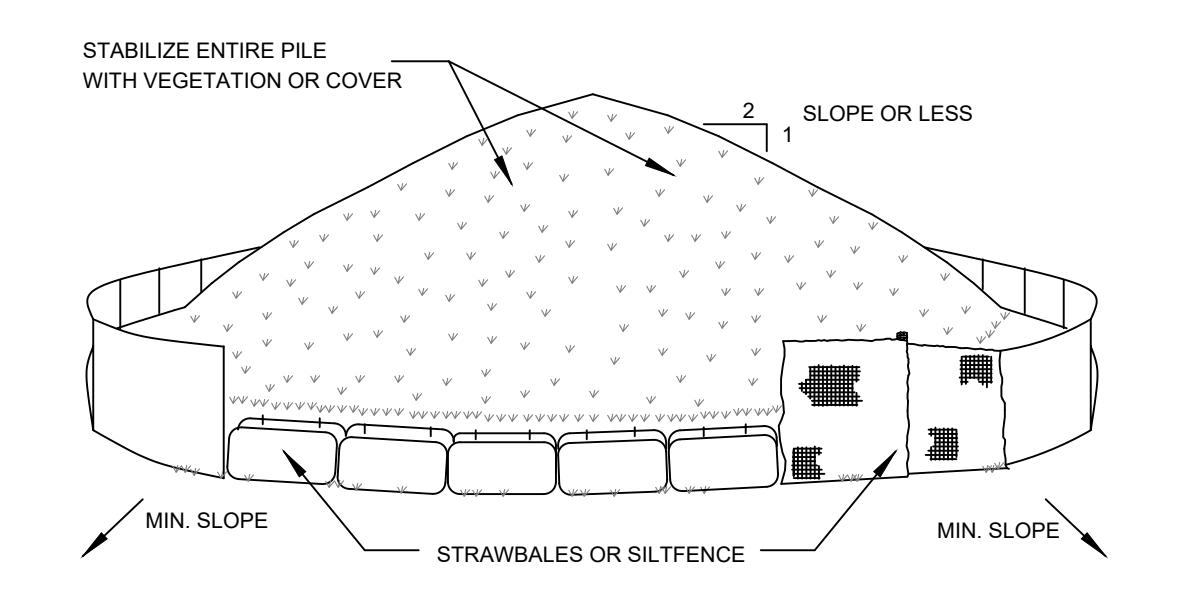


NOTES:

- STONE SIZE - USE 2" STONE MIN. OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- WIDTH - 10 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF DRIVEWAY AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE DIVERTED FROM THE ENTRANCE. IF DIVERTING IS IMPRACTICAL A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MANTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT THE FLOW OF WATER AND SEDIMENT INTO THE PUBLIC RIGHTS-OF-WAY. THIS SHALL BE PROVIDED BY PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAROUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ON THE GROUND SHALL BE REMOVED AND REPAVED OR REPAVED BY APPROVED EQUAL.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STABILIZED BERM AND CATCH BASIN DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTIONS AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH SIGNIFICANT RAINFALL EVENT.

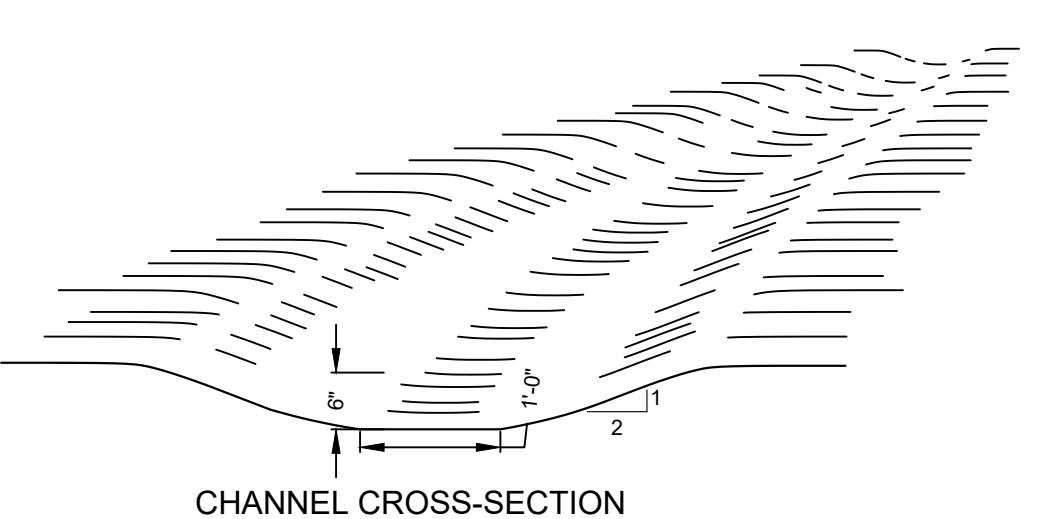
STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S.



SOIL STOCKPILING

SCALE: N.T.S.



CONSTRUCTION SPECIFICATIONS:

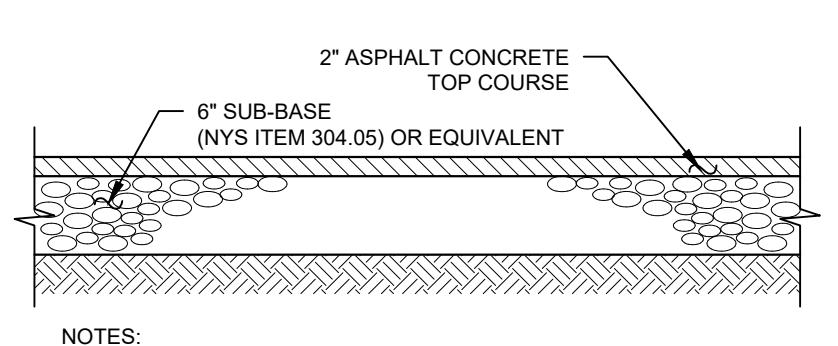
- ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTION OF THE CONSTRUCTION ENTRANCE.
- THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
- ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DROPPED IN AN AREA SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
- FILL SHALL BE COMPAKTED AS NEEDED IN CONSTRUCTION TO PREVENT UNEQUAL SEDIMENTATION AND DAMAGE IN THE COMPLETED WATERWAY.
- WATERWAY SHALL BE SEDED AND STABILIZED JUTE OR EXCLOSIR MATTING UNTIL THE VEGETATION IS ESTABLISHED.
- ALL STORM INLETS TO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION.
- SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN SUFFICIENT QUANTITIES.
- MULCH NETTING SUCH AS PAPER, JUTE, EXCLOSIR, COTTON OR PLASTIC MAY BE USED. STAPLE IN PLACE, OVER HAY OR STRAW MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOVED.
- STABILIZATION OF STEEP SLOPES SHALL BE ACHIEVED BY APPLYING LIME AND FERTILIZER AS SPECIFIED ABOVE AND SEEDING WITH THE FOLLOWING MIXTURE:

NYSEDEC APPROVED	185/ACRE
PERENNIAL RYE GRASS	30
CROWN VETCH	20
SPREADING FESCUE	25
- OPTIMUM SEEDING PERIODS ARE 3/15-5/1 AND 8/1-10/15.

- ALL UPSTREAM SITE WORK AND STABILIZATION SHALL OCCUR BEFORE CONNECTING UNDERGROUND DETENTION/INfiltration FACILITY TO PREVENT ANY ERODED SEDIMENTS FROM ENTERING UNDERGROUND FACILITY.
- IN ACCORDANCE WITH THE NYSEDEC SPDES GP 0-20-001, THERE SHALL BE NO MORE THAN 5 ACRES DISTURBED AT ANY TIME.

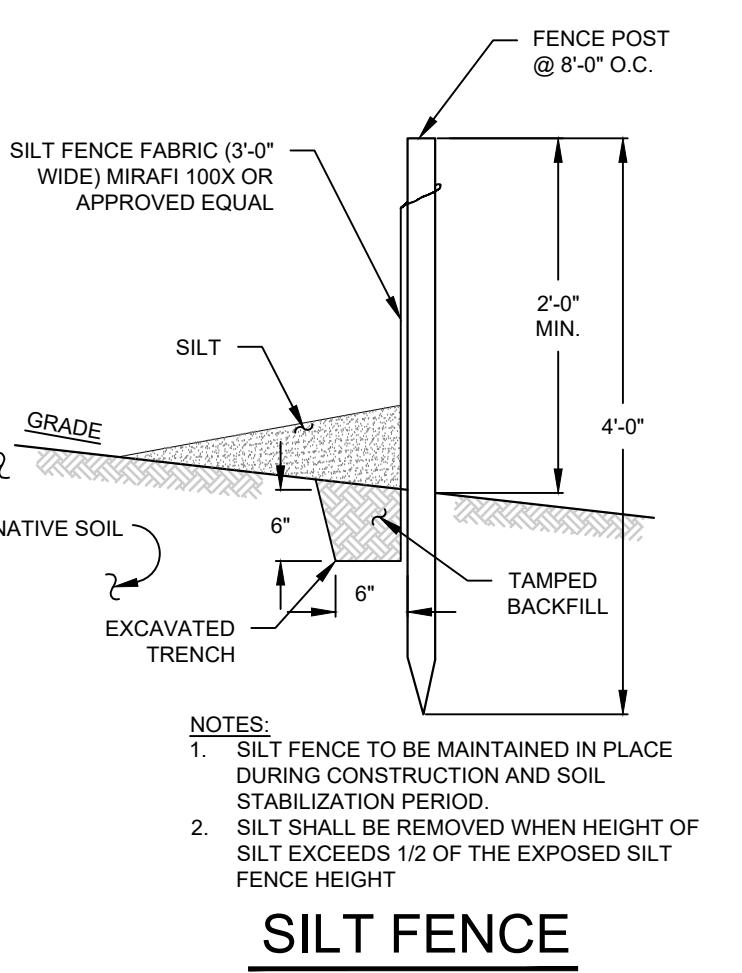
GRASSED SWALE

SCALE: N.T.S.



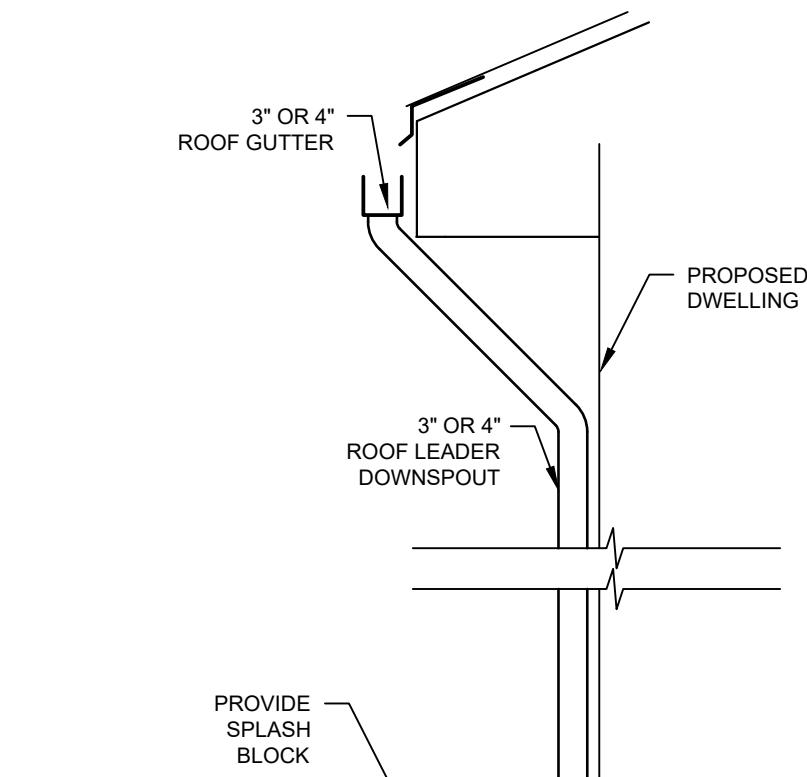
DRIVEWAY PAVEMENT SECTION

SCALE: N.T.S.



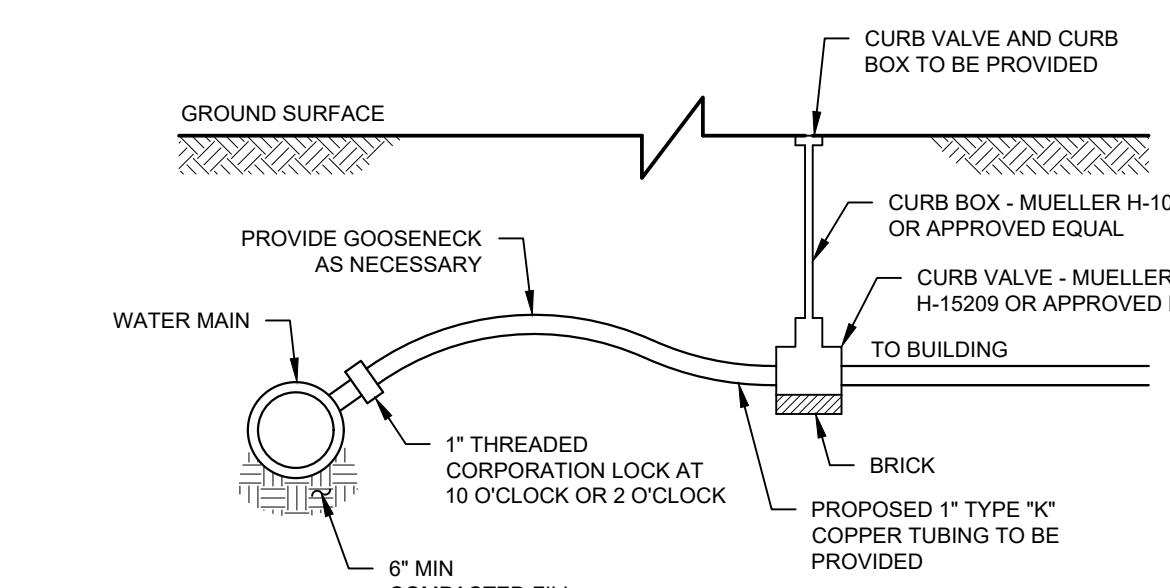
SILT FENCE

SCALE: N.T.S.



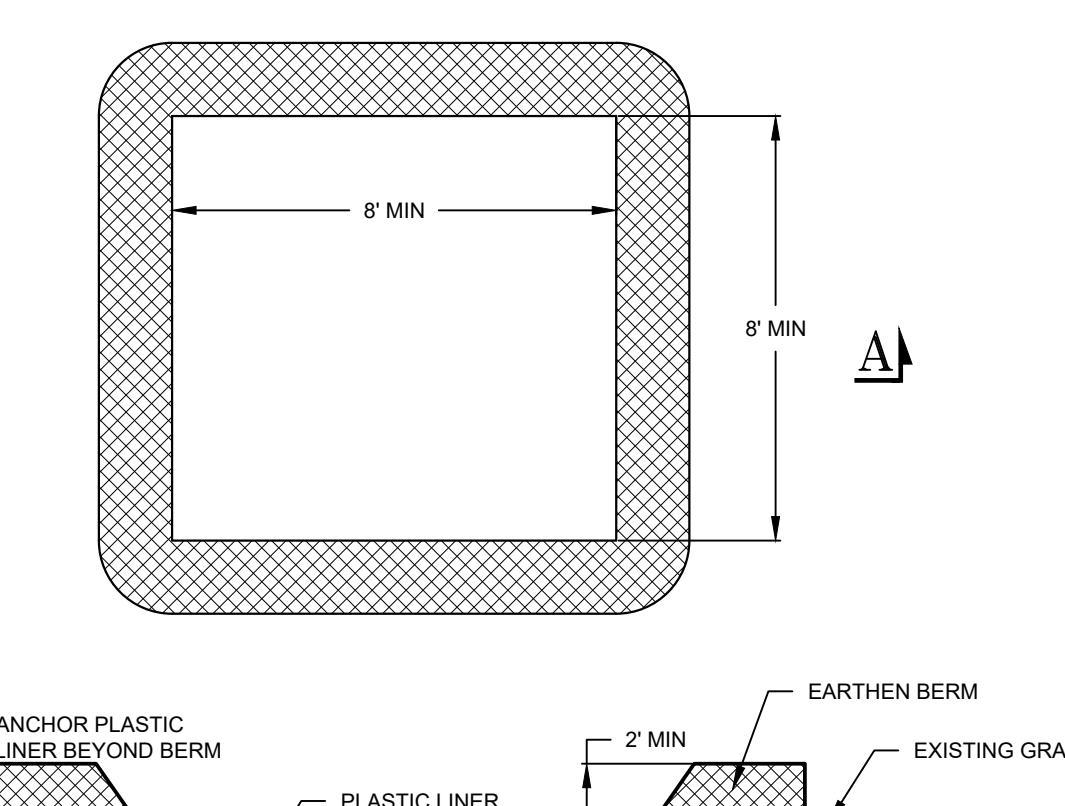
ROOF LEADER AND SPLASH PAD

SCALE: N.T.S.



DOMESTIC WATER SERVICE CONNECTION

SCALE: N.T.S.



CONCRETE WASHOUT

SCALE: N.T.S.

EROSION AND SEDIMENTATION CONTROL NOTES

- SITE DISTURBANCE SHALL BE LIMITED TO THE MINIMUM NECESSARY GRADING AND VEGETATION REMOVAL REQUIRED FOR CONSTRUCTION.
- TEMPORARY EROSION CONTROL MEASURES, SUCH AS SILT FENCES AND STRAW BALES, PROTECTION SHALL BE INSTALLED PRIOR TO CONSTRUCTION FOR GRADING AND CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE SEDED AND MULCHED AS SOON AS PRACTICAL FOLLOWING DISTURBANCE TO STABILIZE BARE SOIL AND PROMOTE THE PROMPT RE-ESTABLISHMENT OF VEGETATION.
- AN ADEQUATE SEEDBED SHALL BE PREPARED BY SCARIFYING COMPACTED SOIL AND REMOVING DUST AND DEBRIS.
- LIME SHALL BE APPLIED SUFFICIENTLY TO ATTAIN A SOIL ACIDITY PH OF 6.0 TO 7.0.
- FERTILIZER (5-10-10 MIXTURE OR EQUIVALENT) SHALL BE APPLIED PER SOIL TEST RESULTS OR AT A RATE OF 100 LBS PER ACRE.
- DISRUPTED AREAS WHICH WILL REMAIN TEMPORARILY FALLOW FOR PERIODS GREATER THAN 30 DAYS SHALL BE SEDED AND MULCHED AS SOON AS PRACTICAL FOLLOWING CONSTRUCTION.
- ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DROPPED IN AN AREA SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
- PERMANENT SEEDING SHALL BE APPLIED ON 4' MIN TOPSOIL AT THE FOLLOWING RATE: 20 LBS TALL FESCUE PER ACRE, 20 LBS COMMON WHITE CLOVER PER ACRE, PLUS 2 LBS TALL RYEGRASS (PENNINNL) PER ACRE.
- ALL SITES SHALL BE SEDED AND MULCHED AS SOON AS PRACTICAL FOLLOWING DISTURBANCE UNLESS OTHERWISE APPROVED.
- ALL DISTURBED AREAS SHALL BE STABILIZED SUBSEQUENT TO SEDING BY APPLYING 3' THICK OF STRAWBALES OR SILT FENCE.
- ALL POND OUTLETS SHALL HAVE SEEPAGE CONTROL COLLARS PLACED AT 1/3 AND 2/3 THE WIDTH OF THE POND.
- SOIL RESTORATION SHALL BE APPLIED TO ALL DISTURBED AREAS THAT WILL REMAIN AS PEROUS SURFACES. SOIL RESTORATION SHALL CONSIST OF THE FOLLOWING:

- APPLY 3 INCHES OF COMPOST OVER SUBSOIL.
- TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUB-SOILS.
- ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEARED OFF THE SITE.
- APPLY TOPSOIL TO A DEPTH OF 6 INCHES.

CONSTRUCTION SPECIFICATIONS:

- ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTION OF THE CONSTRUCTION ENTRANCE.
- THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
- ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DROPPED IN AN AREA SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
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- WATERWAY SHALL BE SEDED AND STABILIZED JUTE OR EXCLOSIR MATTING UNTIL THE VEGETATION IS ESTABLISHED.
- ALL STORM INLETS TO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION.
- SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN SUFFICIENT QUANTITIES.
- MULCH NETTING SUCH AS PAPER, JUTE, EXCLOSIR, COTTON OR PLASTIC MAY BE USED. STAPLE IN PLACE, OVER HAY OR STRAW MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOVED.
- STABILIZATION OF STEEP SLOPES SHALL BE ACHIEVED BY APPLYING LIME AND FERTILIZER AS SPECIFIED ABOVE AND SEEDING WITH THE FOLLOWING MIXTURE:

NYSEDEC APPROVED	185/ACRE
PERENNIAL RYE GRASS	30
CROWN VETCH	20
SPREADING FESCUE	25
- OPTIMUM SEEDING PERIODS ARE 3/15-5/1 AND 8/1-10/15.

- ALL UPSTREAM SITE WORK AND STABILIZATION SHALL OCCUR BEFORE CONNECTING UNDERGROUND DETENTION/INfiltration FACILITY TO PREVENT ANY ERODED SEDIMENTS FROM ENTERING UNDERGROUND FACILITY.
- IN ACCORDANCE WITH THE NYSEDEC SPDES GP 0-20-001, THERE SHALL BE NO MORE THAN 5 ACRES DISTURBED AT ANY TIME.

SOIL RESTORATION NOTES

Table 5.3 Soil Restoration Requirements		
Type of Soil Disturbance	Soil Restoration Requirement	Comments/Examples
No soil disturbance	Restoration not required	Preservation of Natural Features
Minimal soil disturbance Restoration not required		Clearing and grubbing
Areas where topsoil is stripped only - no change in grade	HSG A & B apply 6 inches of topsoil HSG C & D Aerate* and apply 6 inches of topsoil	Protect area from any ongoing construction activities.
Areas of cut or fill	HSG A & B Aerate and apply 6 inches of topsoil HSG C & D Apply full Soil Restoration **	
Heavy traffic areas on site (especially in zone 1-25 feet around buildings but not within 5 foot perimeter around foundation walls)	Apply full Soil Restoration (de-compaction and compost enhancement)	
Areas where Runoff Reduction and/or Infiltration practices are applied	Restoration not required, but may be applied to enhance the reduction specified for appropriate practices.	Keep construction equipment from crossing these areas. To protect newly installed practice from any ongoing construction activities construct a single phase operation fence area
Redevelopment projects	Soil Restoration is required on redevelopment projects in areas where existing impervious area will be converted to pervious area.	

* Aeration includes the use of machines such as tractor-drawn implements with cutters making a narrow slit in the soil, or prongs which function like a mini-subsoiler.

** Per "Deep Ripping and De-compaction, DEC 2008".

EARTHWORK CONSTRUCTION NOTES

- ALL WORK SHALL BE LIMITED TO THE SPECIFICATIONS OF THE TOWN OF NEWBURGH.
- ALL TOPSOIL, ROOTS, STUMPS AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM ALL CONSTRUCTION AREAS.
- ALL FILL FOR POND CONSTRUCTION, BELOW BUILDINGS AND PAVEMENT TO BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPATCTION TEST ASTM D1557.
- CELLAR, ROOF AND FOOTING DRAINS SHALL CONNECT TO THE STORM DRAINAGE SYSTEM OR OTHER FREE-FLOWING OUTLET AT A MINIMUM SLOPE OF 0.5%. FOOTING DRAIN SHALL BE INSTALLED BEHIND BOTTOM OF FOOTING.
- COMPLETION OF GRADING AND BASIN BERMS AFTER OCTOBER 15 SHALL REQUIRE MULCHING AND ANCHORING IN ACCORDANCE WITH NOTES ENTITLED "SEDIMENTATION EROSION CONTROL".
- ALL EMBANKMENT FILL IN EXCESS OF 3H:V1 TILL SHALL BE PLACED IN SIX-INCHTHICK LIFTS. EACH LIFT SHALL BE PLACED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPATCTION TEST ASTM D1557.
- CONSTRUCT POND EMBANKMENT WITH LOCALLY AVAILABLE GLACIAL TILL. THE EMBANKMENT FILL SHALL BE PLACED IN SIX-INCHTHICK LIFTS. EACH LIFT SHALL BE PLACED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPATCTION TEST ASTM D1557.
- STABILIZATION OF POND BERMS AND ALL SLOPES IN EXCESS OF 3H:V1 IN ACCORDANCE WITH "EROSION AND SEDIMENTATION CONTROL NOTES".
- ALL POND OUTLETS SHALL HAVE SEEPAGE CONTROL COLLARS PLACED AT 1/3 AND 2/3 THE WIDTH OF THE POND.
- SOIL RESTORATION SHALL BE APPLIED TO ALL DISTURBED AREAS THAT WILL REMAIN AS PEROUS SURFACES. SOIL RESTORATION SHALL CONSIST OF THE FOLLOWING:

 - APPLY 3 INCHES OF COMPOST OVER SUBSOIL
 - TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUB-SOILS.
 - ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEARED OFF THE SITE.

- SOIL RESTORATION SHALL BE APPLIED TO ALL DISTURBED AREAS THAT WILL REMAIN AS PEROUS SURFACES. SOIL RESTORATION SHALL CONSIST OF THE FOLLOWING:

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 - ROCK