

TOWN OF NEWBURGH PLANNING BOARD TECHNICAL REVIEW COMMENTS

PROJECT NAME:ANCHORAGE-ON-THE-HUDSON LOT #3PROJECT NO.:23-06PROJECT LOCATION:SECTION 12.1, BLOCK 1, LOT 3REVIEW DATE:14 APRIL 2023MEETING DATE:20 APRIL 2023PROJECT REPRESENTATIVE:ENGINEERING AND SURVERYING PROPERTIES

- 1. Project received approval from the Orange County Health Department for major subdivision approval. Amendments to the subsurface sanitary sewer disposal system must be reviewed by the County Health Department.
- 2. The Planning Board previously revised Tax Lot 121-1-4 to permit access from Rive Road. The previous approval adjoins the subject lot.
- 3. Highway Superintendents comments on driveway location should be received.
- 4. Extensive retaining walls are proposed to develop the subject property.
- 5. It is requested the applicant's representative evaluate the adjoining proposed Grading Plans to determine if any impact to the adjoining lots constructability will occur.
- 6. Adjoiner's Notices must be sent out for the amended subdivision.
- 7. Amended subdivision will require a Public Hearing.

Respectfully submitted,

MHE Engineering, D.P.C.

Patent & Alenes

Patrick J. Hines Principal PJH/kbw

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 PLANNING BOARD

Anchorage-On-The-Hudson Lot #3

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. <u>Completed Checklist (Automatic rejection of application without checklist)</u>

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.<u>N/A</u> Surveyor,s Certification
- 12.<u>N/A</u> 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.<u>N/A</u> 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.<u>N/A</u> 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.<u>N/A</u> A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
- 26.<u>N/A</u> 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.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
- 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.<u>N/A</u> 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.
- _List of property owners within 500 feet of all parcels to be developed (see 38. attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: ______Licensed Professional

Date: 04/10/2023

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: | | |
| Project Location (describe, and attach a location map): | | |
| Brief Description of Proposed Action: | | |
| Name of Applicant or Sponsor: | Telephone: | |
| | E-Mail: | |
| Address: | | |
| City/PO: | State: | Zip Code: |
| 1. Does the proposed action only involve the legislative adoption of a plan, loca administrative rule, or regulation? | l law, ordinance, | NO YES |
| If Yes, attach a narrative description of the intent of the proposed action and the e may be affected in the municipality and proceed to Part 2. If no, continue to ques | | at |
| 2. Does the proposed action require a permit, approval or funding from any othe If Yes, list agency(s) name and permit or approval: | er government Agency? | NO YES |
| 3. a. Total acreage of the site of the proposed action? | acres acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | |
| 5. Urban Rural (non-agriculture) Industrial Commercia | al Residential (subur | ban) |
| □ Forest Agriculture Aquatic Other(Spectrum)□ Parkland | cify): | |

| 5. Is the proposed action, | NO | YES | N/A |
|---|--------|-----|-----|
| a. A permitted use under the zoning regulations? | | | |
| b. Consistent with the adopted comprehensive plan? | | | |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | , , | NO | YES |
| o. Is the proposed action consistent with the predominant character of the existing built of natural fandscape. | | | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | | NO | YES |
| If Yes, identify: | | | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | | NO | YES |
| | | | |
| 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? | | | |
| 9. Does the proposed action meet or exceed the state energy code requirements? | | NO | YES |
| If the proposed action will exceed requirements, describe design features and technologies: | | | |
| 10. Will the proposed action connect to an existing public/private water supply? | | NO | YES |
| If No, describe method for providing potable water: | | | |
| 11. Will the proposed action connect to existing wastewater utilities? | | NO | YES |
| If No, describe method for providing wastewater treatment: | | | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district | ct | NO | YES |
| 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? | 9 | | |
| 856 River Road (USN 07114.000059) is a non eligible structure located 0.60 miles northeast of the project site.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? | | | |
| 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? | | NO | YES |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | | | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: | | | |
| | | | |

| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: | | |
|---|-------|-------|
| □Shoreline □ Forest Agricultural/grasslands Early mid-successional | | |
| Wetland 🗆 Urban Suburban | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or | NO | YES |
| Federal government as threatened or endangered? | | |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | | |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? | NO | YES |
| If Yes, | | |
| a. Will storm water discharges flow to adjacent properties? | | |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | | |
| If Yes, briefly describe: | | |
| | | |
| | | A LEG |
| 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)? | NO | YES |
| If Yes, explain the purpose and size of the impoundment: | | |
| | | |
| 49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste | NO | YES |
| management facility? If Yes, describe: | | |
| | | |
| | | |
| 20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? | NO | YES |
| If Yes, describe: | | |
| | | |
| L CEDTIEV THAT THE INCODMATION BROWIER A BOVE IS THE AND A COURATE TO THE BE | | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE MY KNOWLEDGE | 51 UF | |
| Applicant/sponsor/name: Date: | | |
| Signature:Title: | | |
| | | |

EAF Mapper Summary Report



| 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] | Yes |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | No |
| Part 1 / Question 15 [Threatened or Endangered Animal] | Yes |
| Part 1 / Question 15 [Threatened or Endangered Animal - Name] | Atlantic Sturgeon, Shortnose Sturgeon, Indiana Bat |
| Part 1 / Question 16 [100 Year Flood Plain] | No |
| Part 1 / Question 20 [Remediation Site] | Yes |

TOWN OF NEWBURGH APPLICATION FOR SUBDIVISION/SITE PLAN REVIEW

RETURN TO: Town of Newburgh Planning Board 308 Gardnertown Road Newburgh, New York 12550

| DA | TE RECEIVE | D: TOWN FILE NO: |
|----|-----------------------------------|---|
| | (A | pplication fee returnable with this application) |
| 1. | Title of Subdi Anchorage- | vision/Site Plan (Project name): On-The-Hudson Lot #3 |
| 2. | Owner of Lan | ds to be reviewed: |
| | Name | Majeed Rafiq |
| | Address | 57 Lexington Drive |
| | | Newburgh, NY 12550 |
| | Phone | 845-527-3110 |
| 3. | Applicant Infe Name Address | ormation (If different than owner): Same as owner |
| | Representa | tive Engineering & Surveying Properties, PC C/O Ross Winglovitz |
| | Phone | 845-457-7227 |
| | Fax | 845-457-1899 |
| | Email | ross@ep-pc.com |
| 4. | Subdivision/Si Name | ite Plan prepared by: Engineering & Surveying Properties, PC C/O Ross Winglovitz |

| Name | Engineering & Surveying Properties, PC C/O Ross Winglovitz |
|---------|--|
| Address | 71 Clinton Street |
| | Montgomery, NY 12549 |
| | |

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5. Location of lands to be reviewed:

Phone/Fax

Mariners Court, Town of Newburgh, Orange County, New York

845-457-7727 / 845-457-1899

| 6. | Zone <u>R-1</u> | Fire District Middlehope |
|----|-----------------|--------------------------|
| | Acreage 1.12 | School District Newburgh |

7. Tax Map: Section <u>121</u> Block <u>1</u> Lot <u>3</u>

| 8. | Project Description and Purpose of Review: |
|----|---|
| | Number of existing lots 1 Number of proposed lots 1 |
| | Lot line change |
| | Site plan review Proposed 5-Bedroom Dwelling |
| | Clearing and grading |
| | Other |

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

- 9. Easements or other restrictions on property: (Describe generally) None
- 10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

| Signature | -mz | Title | OWHE K |
|-----------|---------|-------|--------|
| Date: | 3/31/23 | | |

<u>NOTE:</u> 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.

PROXY

(OWNER) Majeed Rafiq, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 57 Lexington Drive, Newburgh

IN THE COUNTY OF _____Orange

AND STATE OF _____ New York

AND THAT HE/SHE IS THE OWNER IN FEE OF Tax lot: 121-1-3

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Engineering & Surveying Properties, PC IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: <u>3/3/ /23</u>

OWNERS SIGNATURE

Majeed Rafiq

OWNERS NAME (printed)

NAMES OF ADDITIONAL REPRESENTATIVES WITNESS' SIGNATURE

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.

3/31 / 23 DATED

Majeed Rafiq
APPLICANT'S NAME (printed)

NT'S SIGNATURE

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:

X 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 |

Majeed Rafiq

DATED

INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

BY: ____

(Pres.) (Partner) (Vice-Pres.) (Sec.) (Treas.)

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), 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.

Majeed Rafiq

APPLICANT'S NAME (printed)

APPLICANTS SIGNATURE

3/31/23

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).



BULK REQUIREMENTS

TOWN OF NEWBURGH - ZONING DISTRICT R-1 PROPOSED USE: SINGLE FAMILY DWELLING

| IMUM BUILDING REQUIREMENTS | REQUIRED | PROPOSED | _ |
|----------------------------|--------------|------------|---|
| AREA | 40,000 SF | 48,915SF | |
| WIDTH | 150 FEET | 216 FEET | |
| DEPTH | 150 FEET | 242 FEET | |
| NT YARD | 50 FEET | 51 FEET | |
| R YARD | 40 FEET | 111 FEET | |
| E YARD (ONE / BOTH) | 30 / 80 FEET | 31/93FEET | |
| OR AREA | 1,500 FEET | 4,448 FEET | |
| (IMUM ALLOWABLE | | | _ |
| DING HEIGHT | 35 FT | < 35 FT | |
| COVERAGE (BUILDINGS) | 10 % | < 10 % | |
| ERVIOUS COVERAGE | 20 % | < 20 % | |



GENERAL NOTES

- 1. TAX MAP IDENTIFICATION NUMBER: SECTION 121 BLOCK 1 LOT 3
- 2. TOTAL AREA OF SUBJECT PARCEL: 1.12± ACRES OR 48,787± SQFT. 3. BOUNDARY INFORMATION BASED UPON A MAP ENTITLED "LOT LINE CHANGE & SUBDIVISION ANCHORAGE-ON-THE-HUDSON" DATED JANUARY 23, 1995 AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON OCTOBER 17, 2002 AS MAP NUMBER 216-02
- 4. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC, FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS.GIS.GOV. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- 5. OWNER / APPLICANT: MAJEED RAFIQ 57 LEXINGTON DRIVE NEWBURGH, NY 12550
- 6. THE PROPOSED LOT SHALL BE SERVICED BY AN INDIVIDUAL WELL AND SEPTIC.
- 7. DUE TO THE PROXIMITY OF THE PROJECT SITE TO A KNOWN INDIANA BAT HIBERNACULUM, ANY TREE CUTTING OR REMOVAL SHALL OCCUR WITHIN THE APPROPRIATE TIME OF YEAR WORK WINDOW, OCTOBER 1ST THROUGH MARCH 31ST, TO AVOID DIRECT IMPACTS TO INDIVIDUALS AND THE NEED FOR AN ARTICLE 11 TAKE PERMIT.
- 8. NO FLOOD PLAIN BOUNDARIES OR WETLANDS ON SITE.
- 9. TOTAL NUMBER OF LOTS: 1

SHEET 4 OF 16.

- 10. ESTIMATED CUT MATERIAL: ±233.68 CU YD
- 11. ESTIMATED FILL MATERIAL: ±5,406.80 CU YD

| | <u>ISSU</u> 10/ | ie da 17/ | | COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR | | NGINEERING MONTGOMERY OFFICE & SURVEYING 71 CLINTON STREET |
|---|------------------------|--------------|-----|--|--|---|
| | _ | HEE MBE | | FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN | 71M | DROPERTIES MONTGOMERY, NY 12549 Chieving, Successful Result Ph: (845) 457-7727 |
| | N/A | OF | N/A | RED OR BLUE INK SHALL BE CONSIDERED INVALID. | | with Innovative Designs WWW.EP-PC.COM |
| | 1 | OF | 2 | UNAUTHORIZED | | |
| | N/A | OF | N/A | ALTERATIONS OR | | SITE PLAN |
| L | N/A | OF | N/A | ADDITIONS TO THIS DOCUMENT BEARING THE | | ANCHORAGE-ON-THE-HUDSON LOT #3 |
| | N/A | OF | N/A | SEAL OF A LICENSED PROFESSIONAL ENGINEER | | MARINERS COURT |
| | N/A | OF | N/A | IS A VIOLATION OF | \mathcal{L} | TOWN OF NEWBURGH |
| | N/A | OF | N/A | SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE | | ORANGE COUNTY, NEW YORK |
| | N/A | OF | N/A | EDUCATION LAW. | ROSS WINGLOVITZ, P.E. NEW YORK LICENSE # 071701 | JOB #: DRAWN BY: |
| | N/A | OF | N/A | 20 0 | 10 20 40 | 1600.01 MDP |
| | LY FOR TH ALL NOT E | | SED | | | DATE: 05/19/21 SCALE: 1" = 20' C-101 |
| | JNLESS ED PLAN S | SET(| S). | 1 ii | nch = 20 ft. | REVISION: TAX LOT: 3- 06/27/22 121-1-3 |



Z: (1600.01 - Ratig Subdivision (1600.01 - Plot Plan- Driveway Grading.) Date Printed: Apr 06, 2023, 9:04am