

# Talcott Engineering

## DESIGN, PLLC.

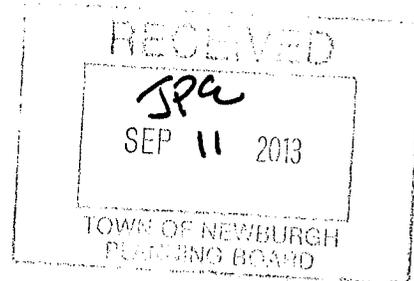
1 GARDNERTOWN ROAD ~ NEWBURGH, NY 12550  
(845) 569-8400\* ~ (fax) (845) 569-4583

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

September 11, 2013

Attn: John Ewasutyn, Chairman

Re: Project Narrative  
C.D. Bannerman View Subdivision  
Lands of C.D. & Sons Construction Corp.  
S-B-L: 22-4-6  
Job No. 13133-CDS



### PROJECT NARRATIVE

The subject parcel is a 0.82 acre tract located at 12 Bannerman View Drive, a private road (at the bend). Said private road runs from Brooker Drive to South Brooker Drive. The parcel is located in a Residential (R-3) Zoning District.

The 2 foot interval contours demonstrate topography of moderate slopes which breaks southwesterly from a high point at the northeasterly property corner. All of S-B-L 22-4-6 soil is moderately well drained.

The applicant, Carlos Domingues of C.D. & Sons Construction Corp. proposes subdividing his existing 0.82 acre parcel into 2 lots, creating 1 new lot served by town water and sanitary disposal system. . All necessary soil testing has been done by Talcott Engineering for the new in-ground sanitary disposal system for Lot No. 2. The soil is MdB-Manderin gravelly silt loam soils. Proposed lots are as follows;

Lot No.1	Existing 3 Bedroom House (under construction)	17,160 sq ft proposed	0.39 acres
Lot No.2	Proposed 3 Bedroom House	19,000 sq ft proposed	0.43 acres

The lots will need minor area variances.

Enclosed are 12 sets of project plans, 12 applications, 12 EAFs, along with a fee check for \$700.00 and an escrow check for \$2,000.00.

If you have any questions or concerns, please do not hesitate to contact me at the above number.

Sincerely,

A handwritten signature in black ink, appearing to be "Charles T. Brown". The signature is written in a cursive style with a long horizontal line extending to the right.

Charles T. Brown, P.E. – President  
Talcott Engineering Design, PLLC

P.C.- Carlos Domingues

TOWN OF NEWBURGH  
APPLICATION FOR  
SUBDIVISION/SITE PLAN REVIEW



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

DATE RECEIVED: \_\_\_\_\_ TOWN FILE NO: 13-17  
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):  
CD BANNERMAN VIEW SUBDIVISION

2. Owner of Lands to be reviewed:  
Name CD & Sons Construction Corp  
Address 28 Lake Rd.  
Salisbury Mills, NY 12577  
Phone 845-494-0194

3. Applicant Information (If different than owner):  
Name SIMS  
Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Representative CHARLES T. BROWN, PE  
Phone (845) 569-8400  
Fax (845) 569-4583  
Email TALCOTTDESIGN12@GMAIL.COM

4. Subdivision/Site Plan prepared by:  
Name Talcott Engineering Design PLLC, CHARLES T. BROWN PE  
Address 1 Gardnertown Road  
Newburgh, NY 12550  
Phone/Fax 845-569-8400 / 845-569-4583

5. Location of lands to be reviewed:  
12 Bannerman View Dr

6. Zone R-3 Fire District MIDDLEHOPE  
Acreage 0.83ac School District Newburgh

7. Tax Map: Section 22 Block 4 Lot 6

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 2  
Lot line change -  
Site plan review -  
Clearing and grading -  
Other -

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) 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 [Handwritten Signature] Title President

Date: 9-6-13

**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).

TOWN OF NEWBURGH PLANNING BOARD

CO BANUSKMAN VIEW SUBDIVISION  
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. 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. 0 Estimated or known cubic yards of material to be excavated and removed from the site
34.      Estimated or known cubic yards of fill required
35.      The amount of grading expected or known to be required to bring the site to readiness
36. N/A Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
37. N/A Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.

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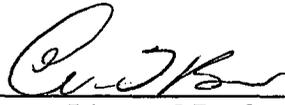


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The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By:   
 Licensed Professional

Date: 9/3/12

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.

**RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW**

The Town of Newburgh Clearing and Grading Control Law 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 separated permit for your site preparation activities. A sediment and erosion control plan 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:** \_\_\_\_\_

**Name of owner on premises:** \_\_\_\_\_

**Address of owner:** \_\_\_\_\_

**Telephone number of owner:** \_\_\_\_\_

**Telephone number of applicant:** \_\_\_\_\_

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

\_\_\_\_\_  
**Location of land on which proposed work will be done:** \_\_\_\_\_

**Section:** \_\_\_\_\_ **Block:** \_\_\_\_\_ **Lot:** \_\_\_\_\_ **Sub. Div.:** \_\_\_\_\_

**Zoning District of Property:** \_\_\_\_\_ **Size of Lot:** \_\_\_\_\_

**Area of lot to be cleared or graded:** \_\_\_\_\_

**Proposed completion of date:** \_\_\_\_\_

**Name of contractor/agent, if different than owner:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone number:** \_\_\_\_\_

**Date of Planning Board Approval:** \_\_\_\_\_ (if required)

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

**Signature of owner:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**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), 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.

*Carlos Domingues*  
**APPLICANT'S NAME (printed)**

*Carlos Domingues*  
**APPLICANTS SIGNATURE**

9-6-13  
**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) CARLOS DOMINGUES, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 28 LAKE ROAD, SALISBURY MILLS

IN THE COUNTY OF ORANGE

AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF 12 BARNERMAN VIEW DRIVE 5/13/6 22-4-6

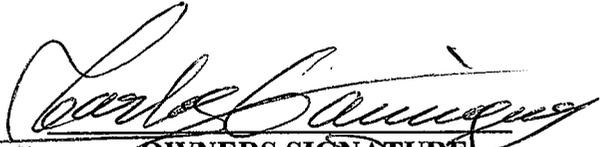
WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND CHARLES T. BROWN, PE/TACODOR ENGINEERING IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 9-6-13

  
OWNERS SIGNATURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CARLOS DOMINGUES  
OWNERS NAME (printed)

  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL REPRESENTATIVES

THOMAS R. LYNCH III  
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.

9-6-13  
DATED

Carlos Dominguez  
APPLICANT'S NAME (printed)

  
APPLICANT'S SIGNATURE



## **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 (1) 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.

( 1 ) Specific lots adjacent to the active farming area which are impacted shall be inserted in this space.

**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**

\_\_\_\_\_

**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. 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:** \_\_\_\_\_

**NAME OF PROJECT:** \_\_\_\_\_

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.)

\_\_\_\_\_

**COLOR OF THE EXTERIOR OF BUILDING:**

\_\_\_\_\_

**ACCENT TRIM:**

Location: \_\_\_\_\_

Color: \_\_\_\_\_

Type (material): \_\_\_\_\_

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

\_\_\_\_\_

**ROOF:**

Type (gabled, flat, etc.): \_\_\_\_\_

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

Color: \_\_\_\_\_

**WINDOWS/SHUTTERS:**

**Color (also trim if different):** \_\_\_\_\_

**Type:** \_\_\_\_\_

**DOORS:**

**Color:** \_\_\_\_\_

**Type (if different than standard door entrée):** \_\_\_\_\_

**SIGN:**

**Color:** \_\_\_\_\_

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

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

\_\_\_\_\_

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

\_\_\_\_\_

**Signature**

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <i>CD &amp; SONS AEDN: CARLOS DOMINGUES</i>	2. PROJECT NAME <i>CO BANNERMAN VIEW SUBDIVISION</i>
3. PROJECT LOCATION: Municipality <i>Newburgh</i> County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>12 Bannerman View Dr. SBL 22-4-6</i>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY:	
7. AMOUNT OF LAND AFFECTED: Initially <i>0.83</i> acres    Ultimately <i>0.83</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals: <i>Zoning board, Planning board</i>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals: <i>Building permit on lot #1 13-0428</i>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <i>CHARLES T. BROWN #5</i> Date: <i>9/10/13</i> Signature: <i>[Signature]</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? <span style="float: right;">If yes, coordinate the review process and use the FULL EAF.</span>	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No <span style="float: right;">If Yes, explain briefly:</span>
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No <span style="float: right;">If Yes, explain briefly:</span>

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from responsible officer)

**Reset**

**MAP REFERENCES:**

1. ALL EXISTING FEATURES INCLUDING BUILDING, PROPERTY LINES AND ROADS LINES HAVE BEEN OBTAINED PER A SURVEY ENTITLED "12 BANNERMAN VIEW DRIVE" PERFORM BY DARREN J. STRIDIRON, P.L.S. LAST REVISED JULY 31, 2013
2. EXISTING TOPOGRAPHY PER ORANGE COUNTY GIS, TO BE FIELD VERIFIED BY SURVEYOR OF RECORD.

**TOWN OF NEWBURGH WATER SERVICE NOTES**

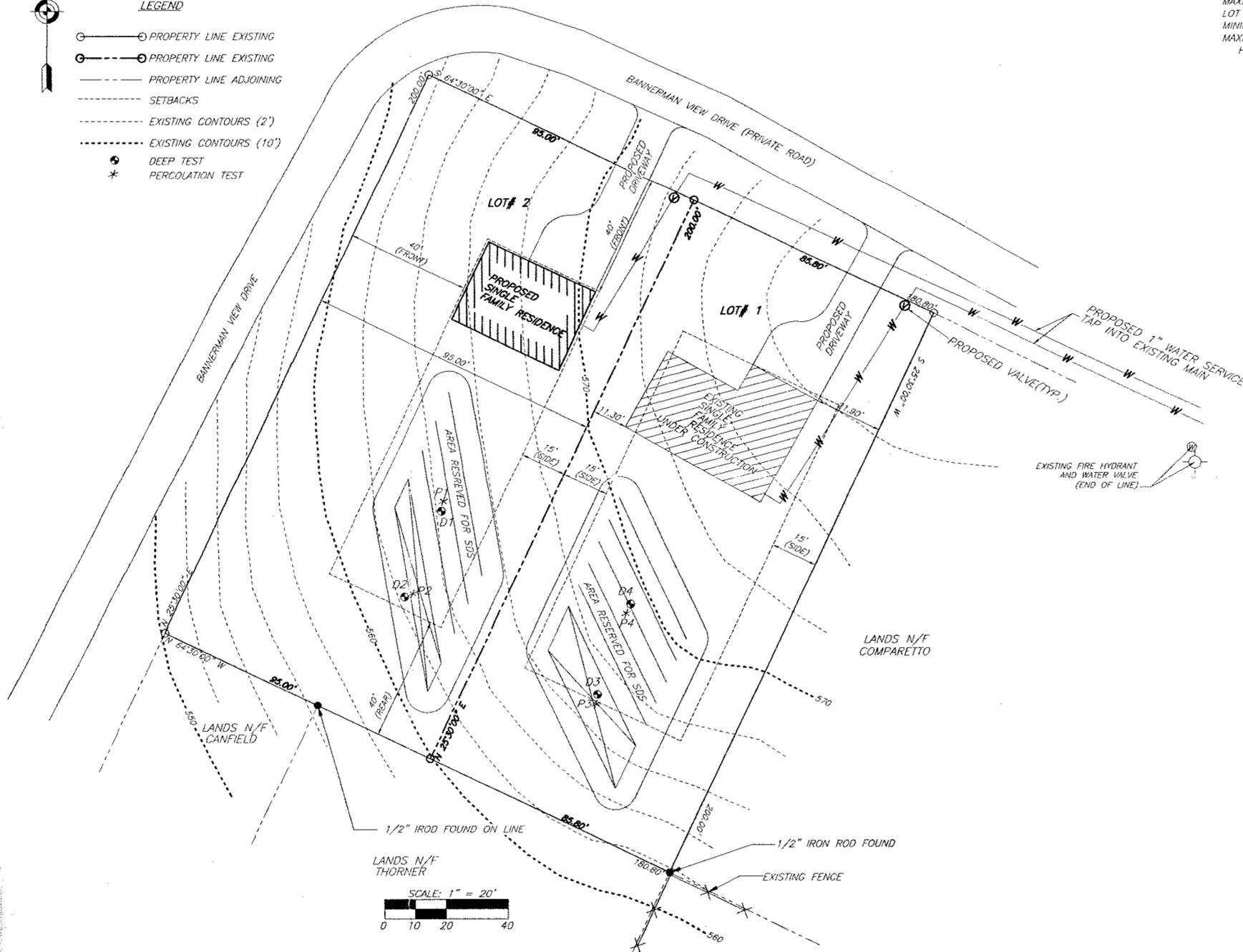
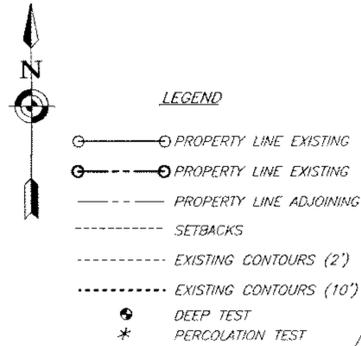
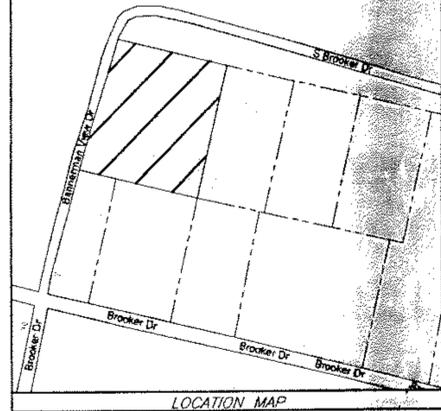
1. CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE T.O.N. WATER SYSTEM REQUIRES A PERMIT FROM THE T.O.N. WATER DEPARTMENT. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDOH AND THE T.O.N.

**ZONING SCHEDULE**

ZONE: R-3

	REQUIRED	LOT#1 PROVIDED	LOT#2 PROVIDED
MINIMUM LOT AREA	15,000 s.f.	17,160sf./0.39ac.	19,000sf./0.43ac.
MINIMUM YARDS (feet)			
FRONT	40'	40'	40.66'±
REAR	40'	95'±	95'±
SIDE			
ONE	15'	11.30'*	16.03'
BOTH	30'	33.2'	N/A
MINIMUM LOT WIDTH (feet)	100'	85.8'*	95.0'*
MINIMUM LOT DEPTH (feet)	125'	200'	200'±
MAXIMUM IMPERVIOUS COVERAGE (%)	30%	10% ±	10% ±
LOT BUILDING COVERAGE	15%	3% ±	3% ±
MINIMUM BUILDING AREA	4,500sf.	6,696sf.	4,800sf.
MAXIMUM HEIGHT			
HEIGHT (feet)	35'	35' MAX.	35' MAX.

\* VARIANCE REQUIRED



**\*\*DEEP TEST DATA:**

TEST	DEPTH	DATE
D1	74" DEEP	8/15/13
0-6" TOPSOIL		
6"-20" CLAY LOAM w/GRAVEL		
20"-75" TIGHT CLAY LOAM w/GRAVEL		
MOTTLING @ 48"; NO WATER, NO ROCK		
D2	75" DEEP	8/15/13
0-6" TOPSOIL		
6"-21" CLAY LOAM w/GRAVEL		
21"-75" TIGHT CLAY LOAM w/GRAVEL		
MOTTLING @ 48"; WATER @ 36"; NO ROCK		
D3	75" DEEP	8/15/13
0-6" TOPSOIL		
6"-20" CLAY LOAM w/GRAVEL		
20"-75" TIGHT CLAY LOAM w/GRAVEL		
MOTTLING @ 32"; NO WATER, NO ROCK		
D4	75" DEEP	8/15/13
0-6" TOPSOIL		
6"-20" CLAY LOAM w/GRAVEL		
20"-75" TIGHT CLAY LOAM w/GRAVEL		
MOTTLING @ 32"; NO WATER, NO ROCK		

**\*\*PERCOLATION DATA:**

TEST	DEPTH	DATE
* P1	12" DEEP	8/15/13
FINISH 12:04 12:13 12:24 12:36		
START 11:57 12:05 12:14 12:26		
TIME :07 :08 :10 :10		
STABILIZED PERCOLATION RATE: 10 MINUTES /INCH		
* P2	12" DEEP	08/15/13
FINISH 1:33 1:51 2:09		
START 1:19 1:33 1:51		
TIME :14 :18 :18		
STABILIZED PERCOLATION RATE: 18 MINUTES /INCH		
* P3	12" DEEP	8/15/13
FINISH 12:34 12:33 12:43 12:56		
START 12:17 12:24 12:33 12:46		
TIME :07 :09 :10 :10		
STABILIZED PERCOLATION RATE: 10 MINUTES /INCH		
* P4	12" DEEP	8/15/13
FINISH 12:44 1:09 1:41 2:14		
START 12:27 12:45 1:09 1:42		
TIME :17 :24 :32 :32		
STABILIZED PERCOLATION RATE: 32 MINUTES /INCH		

\*\*TESTING LOCATIONS TO BE FIELD VERIFIED BY SURVEYOR

- LOT NOTES:**
1. LOT SPECIFIC PLOT PLAN FOR LOT 2 SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION AND FOUNDATION AND SEPTIC FIELD SHALL BE STAKED OUT PER PLOT PLAN BY A LICENSED SURVEYOR PLAN PRIOR TO CONSTRUCTION.
  2. A SURVEY SHALL BE PROVIDED TO THE TOWN OF NEWBURGH CODE COMPLIANCE DEPARTMENT FOR LOT 2 SHOWING THE STAKED LOCATION OF THE PROPOSED FOUNDATION, AND PROPOSED SEPTIC.

CALL BEFORE YOU DIG... IT'S THE LAW

IF YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 811

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**SURVEYOR**  
DARREN J. STRIDIRON, P.L.S.

**ENGINEER**  
CHARLES T. BROWN, P.E.

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 NEW WINDSOR, N.Y. 12553

BANNERMAN VIEW  
 2 LOT SUBDIVISION FOR:  
**C.D. & SONS CONSTRUCTION CO.**  
 BANNERMAN VIEW DRIVE (S/B/L: 22-4-0)  
 TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

DATE: 09/09/13 SCALE: 1"=20' JOB NUMBER: 13133-CDS SHEET NUMBER: 1 OF 1

**REVISIONS**

REV.	DATE	BY	DESCRIPTION