



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

PROJECT NAME: CHESTER RESIDENCE, 8 KENTUCKY DRIVE
PROJECT NO.: 26-09
PROJECT LOCATION: SECTION 105, BLOCK 3, LOT 6
REVIEW DATE: 27 APRIL 2026
MEETING DATE: 7 MAY 2026
PROJECT REPRESENTATIVE: MINUTA ARCHITECTURE, JOSEPH MINUTA, RA, AIA

1. This project is an initial appearance for a 2-family residence. Adjoiners Notices must be circulated after this meeting.
2. Project will require the following variances:
 - Lot area 50,000 square feet where 21,246 is provided.
 - Lot width 125 feet required where 20' - 7" is provided.
 - Rear yard 50 feet required where 10' - 4" is provided.
3. Information pertaining to access drive from adjoining property within Central Hudson easement should be addressed.
4. Proposed sanitary sewer lateral is depicting a connection within a manhole. This is not permitted in the Town of Newburgh. Laterals should connect to a sewer line via a tapping saddle. Lateral connection identified appears outside of easement area.
5. Two family homes are subject to ARB approval.
6. A City of Newburgh flow acceptance letter for the additional dwelling is required.
7. It appears that Town water is available within Kentucky Drive. Project plans currently identifies existing well to be shared between the 2 residential structures.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines
Principal

A handwritten signature in blue ink, appearing to read 'Quinn M. Mullarkey'.

Quinn M. Mullarkey, P.E.
Senior Engineer

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

MINUTA ARCHITECTURE

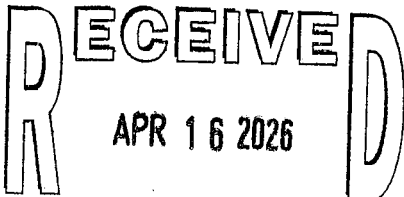
554 Temple Hill Road, New Windsor, New York 12553 P: 845.565.0055 F: 845.565.6622 E: info@minutaarchitecture.com

TRANSMITTAL

Attention: Patrick Hines	Date: 04.16.26	Project No: 26104
To: MHE	Re: Chester PB 26-09	
33 Airport Center Drive	8 Kentucky Drive	
New Windsor, NY 12553	Newburgh, NY 12550	
	2 Family Dwelling Units	
Delivered via: HAND	<input checked="" type="checkbox"/> For Approval	<input type="checkbox"/> For Your Use <input type="checkbox"/> For Review & Comment

COPIES	DATE	DESCRIPTION
1 page	04.16.26	Transmittal
1	04.14.26	Project Narrative - 2 Pages
1	N/A	Application Form
1	04.09.26	EAF Document - 4 Pages
1	01.07.26	Property Certified Deed
1	04.16.26	Site Plan (S-1) - 24 x 36 Sheet Size

Remarks:



Respectfully submitted,
 Joseph J. Minuta RA, AIA, NCARB, CACB
 MHE Engineering, D.P.C.
 CC:

Received By:	Signed:
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MINUTA ARCHITECTURE

554 Temple Hill Road, New Windsor, New York 12553 P: 845.565.0055 F: 845.565.6622 E: info@minutaarchitecture.com

PLANNING BOARD NARRATIVE ARCHITECTS PROJECT # 26104

PB# 26-09

To: John P. Ewasutyn, Chairman
Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

CC: File, Owner

Via: Hand

Pages: 2

Date: April 14, 2026

RECEIVED
APR 16 2026
MHE Engineering, D.P.C.

Re: 8 Kentucky Drive, Newburgh, N.Y. 12550 (S-B-L: 105-3-6)

Dear Chairman Ewasutyn and Members of the Planning Board,

I am writing to submit an application on behalf of my clients, Mr. Norris Chester and Mrs. Andrea Chester. The original intent was to create a "mother-daughter/in-law suite". However, the subject building is detached. Working with Jim Campbell, CEO, he assisted us in identifying that the in-law suite would not be applicable due to the detachment, but that a 2-family is the path to compliance. Therefore, the project proposes converting the existing, finished, and heated detached accessory structure into a second dwelling unit on the property for the intended use described previously. This use is permitted in the R-3 zoning district pursuant to Section 185, Attachment 9(D), 16c, subject to Planning Board approval with public sewer and/or water service to the property.

Our office FOIL request identified Building Permit no: O-6810, which was completed and closed out 4/7/88. However, we were unable to locate Town records confirming the structure's prior use as an instructional karate studio, as notoriously used by the prior owner.

The applicants propose to renovate this existing structure to become a dwelling unit to include 2 bedrooms, a full bathroom with tub, an open kitchen, dining, and living quarters. The existing asphalt driveway can accommodate four (4) vehicles, as required. This project proposes to connect this new dwelling unit via a 4-inch sewer line to the existing 8-inch municipal sewer line/manhole located within the sewer easement on the property. We will work with the Town Water/Sewer department for these details unless otherwise directed. We note that the existing residence is connected to the municipal sewer. To our knowledge, municipal water is not available. It is intended for both residences to be connected to the existing private well on-site for portable water.

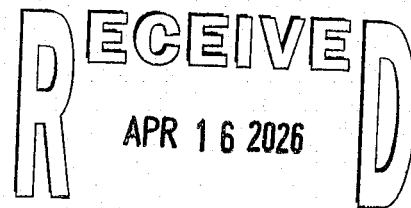
The project will comply with all applicable local requirements and the New York State Uniform Fire Prevention and Building Code, and the construction documents will be coordinated with the Town of Newburgh Code Compliance Department as part of the building permit process.

We respectfully request the Planning Board's review and approval of this application. Thank you for your time and consideration.

Respectfully Submitted,



Joseph J. Minuta, RA, AIA, NCARB, CACB
NYS Codes Certified



MHE Engineering, D.P.C.

TOWN OF NEWBURGH PLANNING BOARD

APPLICATION PACKAGE

for

SUBDIVISIONS,

SITE PLANS,

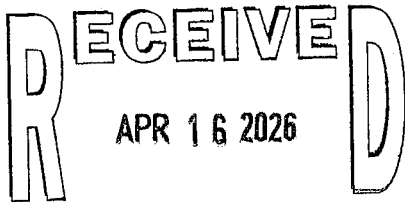
LOT LINE CHANGES

And

SPECIAL EXCEPTION USE PERMITS

Procedures and Requirements

July 2013



MHE Engineering, D.P.C.

TOWN OF NEWBURGH PLANNING BOARD

308 GARDNERTOWN ROAD

NEWBURGH, NEW YORK 12550

(845) 564-7804

fax: (845) 564-7802

planningboard@hvc.rr.com

JULY 2013

TO WHOM IT MAY CONCERN:

This package of information and forms is provided to assist the applicant in the preparation of a submission of a site plan, subdivision, lot line change or special exception use permit to the Town of Newburgh Planning Board. In most cases the application will be prepared initially by a licensed professional engineer, architect, surveyor or land planner. Since in almost every case such professional will be required for the process, they should be retained as early as possible.

Procedurally, the applicant should contact the Planning Board to discuss the potential project and obtain the necessary forms and regulations.

The Zoning and Subdivision Regulations of the Town of Newburgh require that the applicant must present plans to the Secretary of the Planning Board. When your application is complete, it will be placed on the next **AVAILABLE** agenda. Submittals must be handed in to the Planning Board Secretary at least 10 days prior to the next meeting, but the date of the appearance at a meeting will be determined by the next available time slot, not necessarily the next meeting. You will be notified of the date, time and place of your meeting.

A minimum of **FOURTEEN (14)** sets of **FOLDED PLANS** for a major or minor subdivision or a site plan must be submitted with a **COMPLETED** application, and **FIFTEEN (15)** sets of plans must be submitted if plans need to be submitted to the Town of Newburgh Traffic Consultant. This completed application must include a **LONG FORM OR FULL EAF** for every project except lot line changes, 2 lot subdivisions under 3 acres or site plans impacting less than one acre, along with a **NARRATIVE** of the proposed project. The narrative should include the action being taken, the size of the parcel, what zone the parcel is in, the water and sewer information, any Zoning Board of Appeals relief needed, and whether the parcel is on a private or town road. Complex or unusual projects should be discussed in greater detail.

Following the first meeting before the Planning Board the applicant is required to send an Adjoiner Notice to property owners within 500 feet of the parcels in question (please see final page of the package for full instructions).

Upon initial review of a Short Form, the Planning Board may require specific additional environmental information or the preparation of a Long Form. Long Form part 1 should be completed by the applicant. The Board will review and may modify Part 2 prior to making a decision on the SEQRA aspect of the project.

All fees for consulting and professional services that the Planning Board incurs during the review of the applications will be the responsibility of the applicant. An advance deposit for these fees will be required and will be placed in an escrow account with the Town. If the escrow account falls below the 40% of the initial deposit, the applicant will be required to immediately make an additional deposit to the escrow account prior to any further review of the project application by the Planning Board.

Very truly yours,

JOHN P. EWASUTYN, Chairman
Town of Newburgh Planning Board

**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:** 26-09
(Application fee returnable with this application)

1. **Title of Subdivision/Site Plan (Project name):**
Chester Residence Two Family

2. **Owner of Lands to be reviewed:**
Name Norris A. Chester and Andrea M. Chester
Address 8 Kentucky Dr,
Newburgh, NY 12550
Phone _____

3. **Applicant Information (If different than owner):**
Name N/A
Address _____

Representative Minuta Architecture, PLLC
Phone 845-565-0055
Fax _____
Email info@minutaarchitecture.com

4. **Subdivision/Site Plan prepared by:**
Name Minuta Architecture, PLLC
Address 554 Temple Hill Rd,
New Windsor, NY 12553

Phone/Fax 845-565-0055

5. **Location of lands to be reviewed:**
8 Kentucky Dr, Newburgh, NY 12550

6. **Zone** R3 **Fire District** Cronomer Valley
Acreage .488 Acres +/- **School District** Newburgh

7. **Tax Map: Section** 105 **Block** 3 **Lot** 6

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APR 16 2026
MHE Engineering, D.P.C.

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 1

Lot line change _____

Site plan review _____

Clearing and grading _____

Other Existing 900 Square feet +/- conditioned space to be converted to living space to create a 2 family residence on the property.

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 [Handwritten Signature] Title owner

Date: 4/13/2026

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

Chester Residence Two Family

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. X Surveyor,s Certification
12. X Surveyor's seal and signature
13. X Name of adjoining owners
14. N/A Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. N/A Flood plain boundaries
16. N/A Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. X Metes and bounds of all lots
18. X 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. X Show existing or proposed easements (note restrictions)
20. N/A 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. X Lot area (in sq. ft. for each lot less than 2 acres)
23. N/A Number of lots including residual lot
24. N/A Show any existing waterways
25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. N/A Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. N/A Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. N/A Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. N/A Show topographical data with 2 or 5 ft. contours on initial submission

30. X 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. N/A Number of acres to be cleared or timber harvested

33. N/A Estimated or known cubic yards of material to be excavated and removed from the site

34. N/A Estimated or known cubic yards of fill required

35. N/A 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.

38. _____ List of property owners within 500 feet of all parcels to be developed (see attached statement).

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

By: _____
Licensed Professional

Date: 4-9-26

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):

STATEMENT TO APPLICANTS

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.

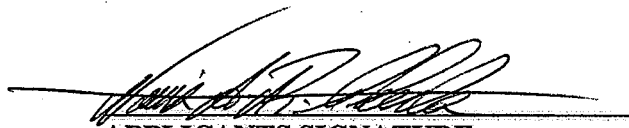
EFFECTIVE DATE:

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.

NORRIS A. R. CHESTER
APPLICANT'S NAME (printed)


APPLICANTS SIGNATURE

4/13/2026
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) Norris A. Romel Chester, **DEPOSES AND SAYS THAT HE/SHE**

RESIDES AT 8 Kentucky Dr, Newburgh, NY 12550

IN THE COUNTY OF Orange

AND STATE OF NY

AND THAT HE/SHE IS THE OWNER IN FEE OF 8 Kentucky Dr

Newburgh NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Minuta Architecture, PLLC **IS AUTHORIZED**

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED:

4/13/2026 ~~4/14/2026~~


OWNERS SIGNATURE

Norris A. R. Chester

OWNERS NAME (printed)



WITNESS' SIGNATURE

Heather Prendergast

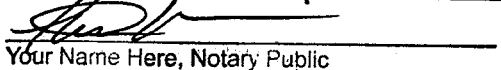
WITNESS' NAME (printed)

NAMES OF ADDITIONAL REPRESENTATIVES

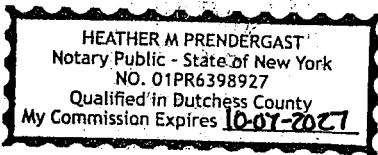
State of: New York

County of: Orange

The foregoing instrument was acknowledged before me 14 day of April, 2026


Your Name Here, Notary Public

My Commission Expires 10-07-2027



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.

4/13/2020

DATED

NORRIS A. R. CHESTER

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: 3/30/26

NAME OF PROJECT: CHESTER RESIDENCE TWO FAMILY

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.)

VERTICAL WOOD SIDING

COLOR OF THE EXTERIOR OF BUILDING:

GREY AND WHITE

ACCENT TRIM:

Location: BUILDING CORNERS AND WINDOWS

Color: WHITE

Type (material): WOOD

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

N/A

ROOF:

Type (gabled, flat, etc.): GABLED

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

Color: BLACK

WINDOWS/SHUTTERS:

Color (also trim if different): N/A

Type: N/A

DOORS:

Color: RED/ BROWN

Type (if different than standard door entrée): STANDARD ENTRY DOOR

SIGN:

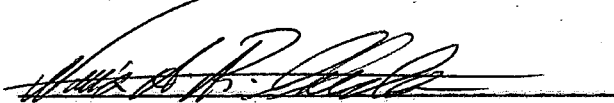
Color: N/A

Material: N/A

Square footage of signage of site: N/A

NORRIS A. R. CHESTEL (OWNER)

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



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 applicant shall thereafter submit a duly executed, notarized affidavit of mailing 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: Chester 2 Dwelling Units			
Project Location (describe, and attach a location map): 8 Kentucky Dr, Newburgh NY 12550			
Brief Description of Proposed Action: Existing 900 Square feet +/- conditioned space located at the rear of the property, to be converted to living space to create a 2 family residence on the property.			
Name of Applicant or Sponsor: Norris A. Chester and Andrea Chester		Telephone: 718-812-8630 E-Mail: jusirie@aol.com	
Address: 8 Kentucky Dr			
City/PO: Newburgh,		State: NY	Zip Code: 12550
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.			NO <input type="checkbox"/>
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: The Town of Newburgh Building, Planning, and Zoning Department			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?			0.488 +/- acres
b. Total acreage to be physically disturbed?			0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			0.488 +/- 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 type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<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"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<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: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
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? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES

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 type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>

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		
Applicant/sponsor/name: <u>ANDREA M. CHESTER</u> Date: <u>4/9/26</u>		
Signature: <u>Andrea M. Chester</u> Title: <u>OWNER</u>		

PRINT FORM

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.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

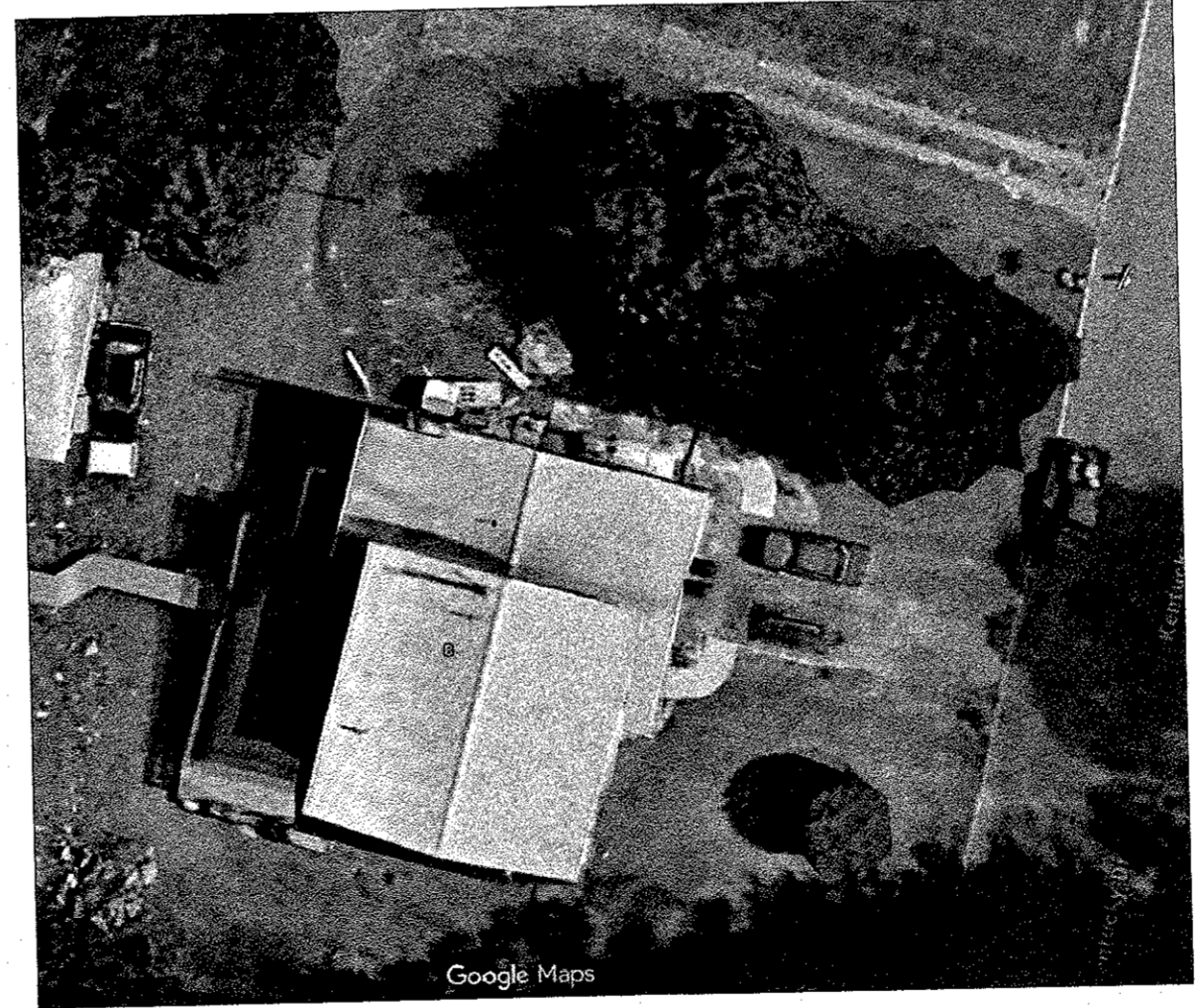
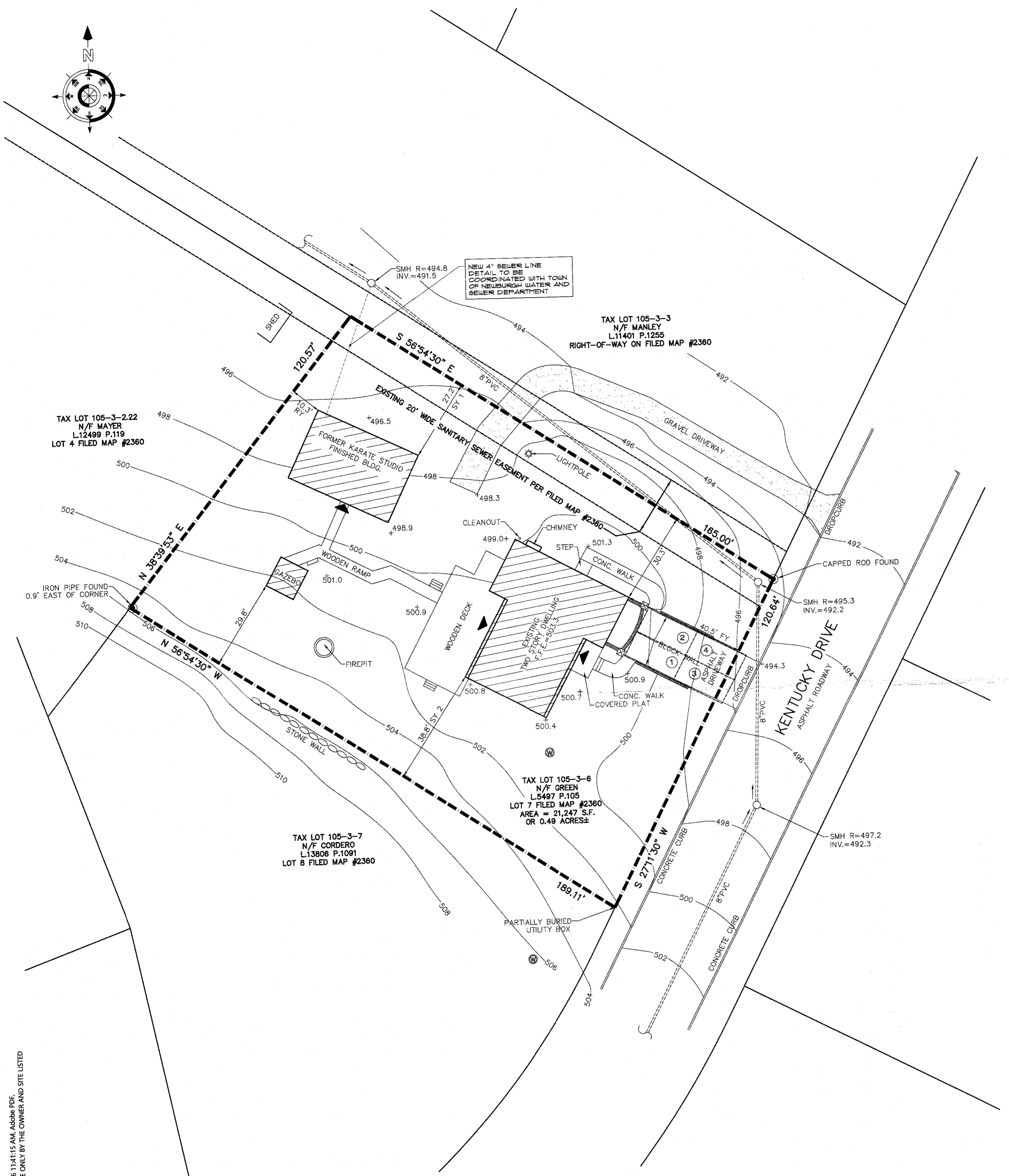
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, 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

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER ANY FEES IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED. THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS FIRM THE SEAL AND THE NOTATION ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. NOTE: DO NOT SCALE.

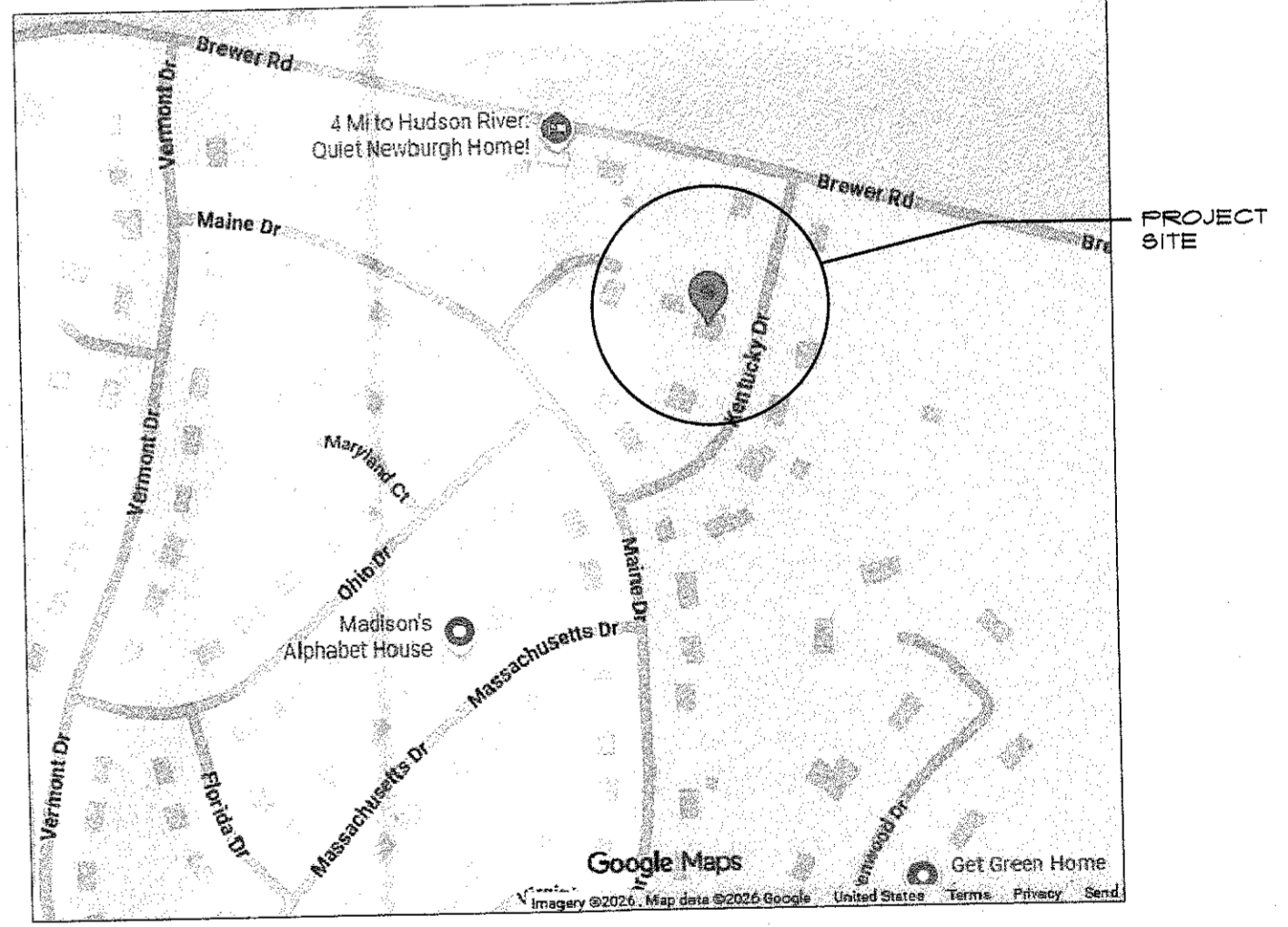


BULK TABLE REQUIREMENTS					
ZONING INFORMATION	TOWN OF NEWBURGH				
	ZONE : R-3 (RESIDENTIAL DISTRICT)				
	Proposed Use : TWO DWELLING UNITS				
Permitted with: Approval by Planning Board Per Section 185 Attachment 9(D), 16 C					
MINIMUM REQUIREMENTS					
	Required	Existing	Proposed	Change	Variance
Lot Area	50,000 SF	* 21,246 SF +/-	* 21,246 SF +/-	NONE	* 28,754 SF
Lot Width	125'-0"	* 120'-7" +/-	* 120'-7" +/-	NONE	* 4'-5"
Lot Depth	130'-0"	165'-0" +/-	165'-0" +/-	NONE	NONE
Habitable Floor Area Per Dwelling Unit	900 SF	2,470 SF +/- (MAIN RESIDENCE)	2,470 SF +/- (MAIN RESIDENCE)	NONE	NONE
	900 SF	900 SF +/- (SECOND RESIDENCE)	900 SF +/- (SECOND RESIDENCE)	NONE	NONE
YARD SETBACKS					
	Required	Existing	Proposed	Change	Variance
Front	40 FT	40'-6" +/-	40'-6" +/-	NONE	NONE
Rear	50 FT	* 10'-4" +/-	* 10'-4" +/-	NONE	* 39'-0"
Side	25 FT	27'-2" +/-	27'-2" +/-	NONE	NONE
Both	50 FT	27'-2" + 38'-9" + 65'-11" +/-	27'-2" + 38'-9" + 65'-11" +/-	NONE	NONE
MAXIMUM PERMITTED					
	Required/ Maximum	Existing	Proposed	Change	Variance
Dwelling Units Per Acre	N/A	N/A	N/A	NONE	NONE
Lot Building Coverage	22% (21,246 SF) = 4,249.2 SF +/-	(2,677/21,246) = 0.1260 SF +/- X 100 = 12.6%	(2,677/21,246) = 0.1260 SF +/- X 100 = 12.6%	NONE	NONE
Building Height	35 FT	27'-0" +/-	27'-0" +/-	NONE	NONE
Lot Surface Coverage	42% (21,246 SF) = 8,498.4 SF +/-	(3,907/21,246) = 0.1836 SF +/- X 100 = 18.4%	(3,907/21,246) = 0.1836 SF +/- X 100 = 18.4%	NONE	NONE

PARKING REQUIREMENTS	
PER § 185-13 C. (A) OFF-STREET PARKING FOR RESIDENTIAL USES.	
USE:	2 DWELLING UNITS
REQUIREMENT (NUMBER OF SPACES):	2 PER DWELLING UNIT + 2 DWELLING UNITS X 2 SPACES + 3 SPACES REQUIRED
PARKING STALL DIMENSIONS:	9'-0" X 18'-0" (TYPICAL OF 4)



2 Existing Driveway Condition
 S-1 Scale: N.T.S.



3 Site Location Map
 S-1 Scale: N.T.S.

RECEIVED
 APR 16 2026
 MHE Engineering, D.P.C.
 PLANNING BOARD APPROVAL
 SECT: 105; BLK: 3; LOT: 6
 NPB APP. No. 26-09

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THE OWNER HAS REVIEWED AND IS IN CONCURRENCE WITH THE PLAT:
 SIGNATURE _____
 DATE _____

2 Dwelling Units
 Name: Chester
 SBL: 025-50
 8 Kentucky Drive
 Town of Newburgh, New York 12550

Date: 04.16.26
 Revisions:
 Drawn By: JR/JA

S-1
 1 of 1

03/20/2026 Projects\06104_Chester\CAD\06104_Chester_S-1.dwg, 11:41:15 AM, Adobe PDF, 2023 Minuta Architecture, LLC - ALL RIGHTS RESERVED. FOR USE ONLY BY THE OWNER AND SITE LISTED

NOTE: INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY PREPARED BY DARREN J. STRIDIRON, NYS L.S. L.C. # 290481 CHESTER RESIDENCE DATED: MARCH 13, 2026