



**CONSULTING ENGINEERS, D.P.C.**

MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT, VA & CT)  
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)  
LYLE R. SHUTE, P.E., LEED-AP (NY, NJ, PA)  
PATRICK J. HINES

Main Office  
33 Airport Center Drive  
Suite 202  
New Windsor, New York 12553

(845) 567-3100  
fax: (845) 567-3232  
e-mail: [mheny@mhepc.com](mailto:mheny@mhepc.com)

Principal Emeritus:  
RICHARD D. McGOEY, P.E. (NY & PA)

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

**PROJECT: DORRMANN SUBDIVISION**  
**PROJECT NO.: 21-03**  
**PROJECT LOCATION: SECTION 1, BLOCK 1, LOT 93**  
**REVIEW DATE: 28 MAY 2021**  
**MEETING DATE: 3 JUNE 2021**  
**PROJECT REPRESENTATIVE: TALCOTT ENGINEERING**

1. Information pertaining to the easement has been submitted to the Planning Board Attorney for review.
2. This office previously requested the well be depicted on the large plan as well as the blow up plan depicted.

Respectfully submitted,

**McGoey, Hauser and Edsall  
Consulting Engineers, D.P.C.**

Patrick J. Hines  
Principal

PJH/kbw

# Talcott Engineering

## DESIGN, PLLC

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

April 9, 2021

Town of Newburgh  
Planning Board  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

Attn: John Ewasutyn, Chairman

Re: Resubmission letter  
Town Project No. 2021-03  
Dorrmann Subdivision  
Weaver Road  
SBL: 1-1-93  
AR Zone  
Job No. 20177-RDR

Dear John,

The following is our;

Response to Town of Newburgh Planning Board Review Comments review  
dated 1/29/2021 ( Project #2021-03)

- 1) Surveyor will provide by Planning Board Meeting
- 2) 25' frontage is labeled for Lot 1.
- 3) Storage trailer is noted "to be removed."
- 4) Wells and septic are shown as requested.
- 5) Wetland is now delineated and surveyed.
- 6) I will address at the Planning Board Meeting.
- 7) A waiver on topography is requested.
- 8) (No response required)
- 9) (No response required)

Please note that variances were granted on March 25, 2021.

Attached please find 12 sets of prints. I will deliver 1 copy to Dominic Cordisco, Esq., and 1 copy to Pat Hines

Respectfully yours,



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

Pc: Rob Dorrmann, Client  
Dominic Cordisco, Esq. w/enc  
Pat Hines w/enc



Steven M. Neuhaus  
County Executive

## Orange County Department of Planning

124 Main Street  
Goshen, NY 10924-2124  
Tel: (845) 615-3840  
Fax: (845) 291-2533

Alan J. Sorensen, AICP  
Commissioner

[www.orangecountygov.com/planning](http://www.orangecountygov.com/planning)  
[planning@orangecountygov.com](mailto:planning@orangecountygov.com)

### County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, & n

**Local Referring Board:** Town of Newburgh Planning Board

**Applicant:** Rob Dormann

**Project Name:** Dormann 2-lot subdivision

**Proposed Action:** 2-lot residential subdivision

**Reason for County Review:** Within 500 feet of NYS Thruway

**Date of Full Statement:** 2/10/21

**Referral ID #:** NBT04-21N

**Tax Map #:** 11-1-93

**Local File #:** 2021-03

#### Comments:

The Planning Department has reviewed the materials submitted regarding the proposed 2-lot subdivision and has found no evidence that intermunicipal or countywide impacts would result from its approval. We advise that caution be exercised during the construction phase so as to not disturb or contaminate the onsite wetlands.

**County Recommendation:** Local Determination

**Date:** February 23, 2021

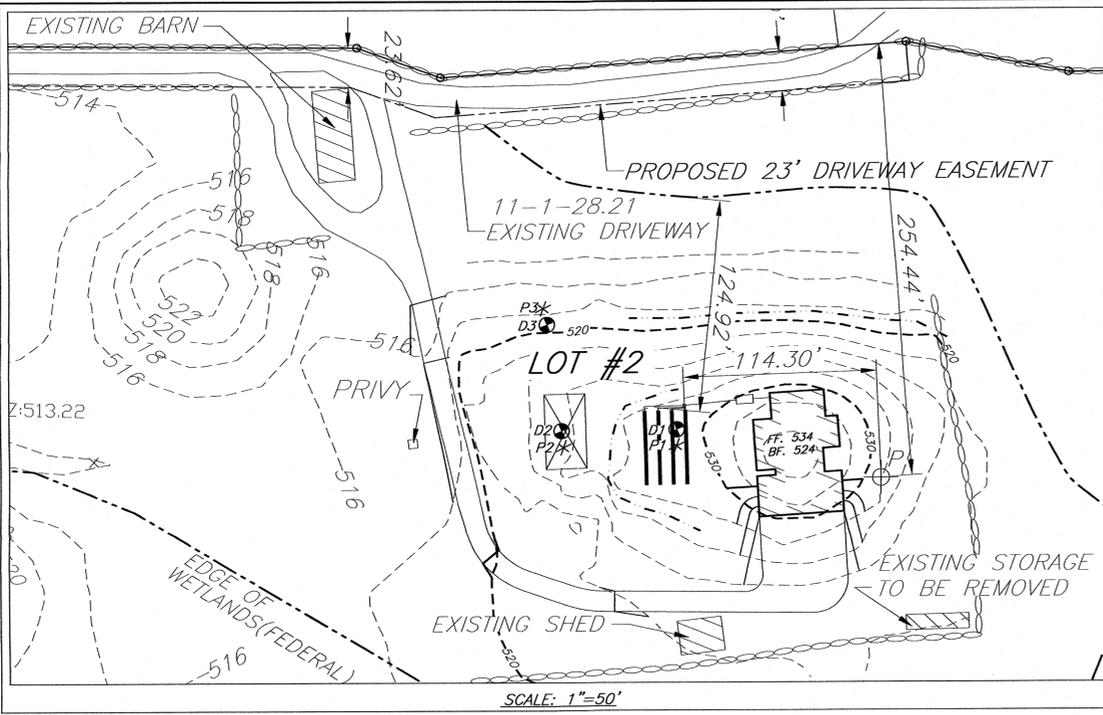
**Prepared by:** Kelly Morris, Senior Planner

  
\_\_\_\_\_  
Alan J. Sorensen, AICP  
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available online at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning).

ZONING SCHEDULE	REQUIRED	PROPOSED LOT #1	*PROPOSED LOT #2
ZONE: AR			
MINIMUM LOT AREA	40,000sf	210,377sf/4.8ac	1,109,233sf/24.46ac
MINIMUM YARDS (feet)			
FRONT	50'	109'	50'
REAR	50'	555'	2385'
SIDE			
ONE	30'	54'	30'
BOTH	80'	121'	80'
MINIMUM LOT WIDTH (feet)	150'	214'	280'
MINIMUM LOT DEPTH (feet)	150'	714'	150'
MAXIMUM HEIGHT	35'	<35'	<35'

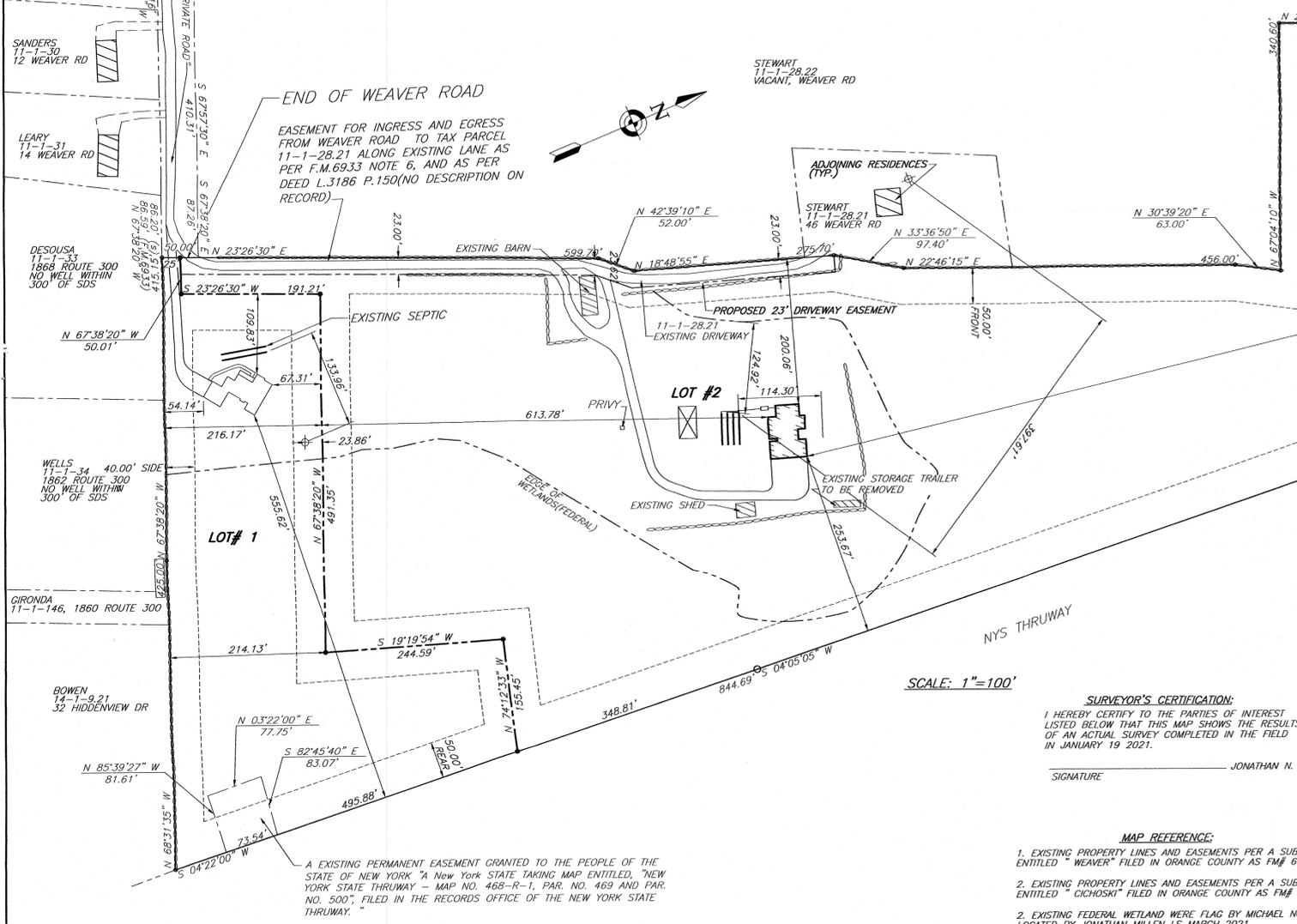
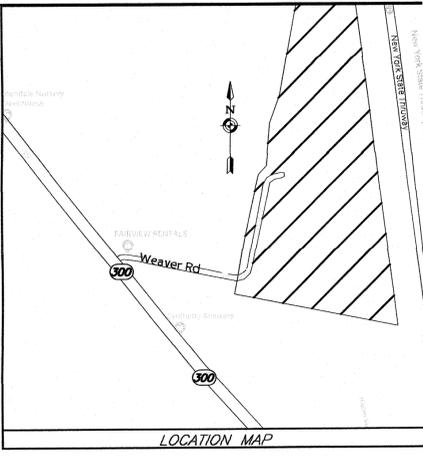
\*ZONING BOARD AREA VARIANCE GRANTED FOR EXISTING ACCESSORY STRUCTURES 03/25/2021



DEEP TEST			PERCOLATION TEST								
D1	69" DEEP	08/17/2020	* P2	24" DEEP	08/17/2020	1	2	3	4	5	6
0-9"	TOP SOIL		RUN	12:46	15:07	16:20	17:07	19:20	19:36		
9"-69"	SANDY LOAM		TIME								
	NO ROCK, NO WATER, NO MOTTLING										
D2	60" DEEP	08/17/2020	* P3	24" DEEP	08/17/2020	1	2	3	4	5	6
0-9"	TOP SOIL		RUN	20:34	30:26	30:57					
9"-60"	CLAY LOAM		TIME								
	NO ROCK, NO WATER, NO MOTTLING										
D3	44" DEEP	08/17/2020									
0-9"	TOP SOIL										
9"-44"	CLAY LOAM										
	NO ROCK, NO WATER, NO MOTTLING										
D4	63" DEEP	08/17/2020									
0-9"	TOP SOIL										
9"-63"	CLAY LOAM										
	NO ROCK, NO WATER, NO MOTTLING										

- LOT#2 SEPTIC DESIGN CRITERIA:**
1. NO. OF BEDROOMS- 4
  2. SEPTIC TANK DESIGN-1,250 GAL
  3. STABILIZED PERCOLATION RATE- 31-45 MIN
  4. FLOW RATE (GALS /DAY)- 440
  5. DESIGN LENGTHS: 4 ROWS OF 11 ELJEN UNITS(40'ROWS)

**TOWN OF NEWBURGH CERTIFICATION:**  
 I HEREBY CERTIFY TO THE TOWN OF NEWBURGH THAT THE SEWERAGE SYSTEM DEPICTED ON THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE NEW YORK STATE PUBLIC HEALTH LAW AND ALL REGULATIONS PROMULGATED THEREUNDER."



**APPLICANT:**  
 ROBERT DORRMANN  
 35 COCOA LANE  
 NEWBURGH, NY 12550

**RECORD OWNER'S CONSENT NOTE:**  
 THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

**RECORD OWNER'S SIGNATURE:** ROBERT DORRMANN  
 35 COCOA LANE  
 NEWBURGH, NY 12550

**RECORD OWNER'S SIGNATURE:** FAY CIACCI  
 WEAVER ROAD  
 NEWBURGH, NY 12550

**SURVEYOR'S CERTIFICATION:**  
 I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED IN THE FIELD IN JANUARY 19 2021.

SIGNATURE: JONATHAN N. MILLEN, L.L.S.

**MAP REFERENCE:**

1. EXISTING PROPERTY LINES AND EASEMENTS PER A SUBDIVISION MAP ENTITLED "WEAVER" FILED IN ORANGE COUNTY AS FM# 69.33
2. EXISTING PROPERTY LINES AND EASEMENTS PER A SUBDIVISION MAP ENTITLED "CICHOSKI" FILED IN ORANGE COUNTY AS FM# 93.3
2. EXISTING FEDERAL WETLAND WERE FLAG BY MICHAEL NOWICKI AND LOCATED BY JONATHAN MILLEN 15 MARCH 2021.

**LEGEND**

- PROPERTY LINE EXISTING
- PROPERTY LINE PROPOSED
- PROPERTY LINE ADJOINING
- SETBACKS
- STONEWALL
- HOUSE EXISTING
- HOUSE PROPOSED
- SEPTIC TANK
- DISTRIBUTION BOX
- SEPTIC FIELD
- RESERVE AREA
- SILT FENCE
- PERCOLATION TEST
- DEEP TEST
- WELL EXISTING
- WELL PROPOSED
- EXISTING CONTOURS (2')
- EXISTING CONTOURS (10')
- CONTOURS PROPOSED (2')
- CONTOURS PROPOSED (10')
- EASEMENT
- WATER/POND/STREAM

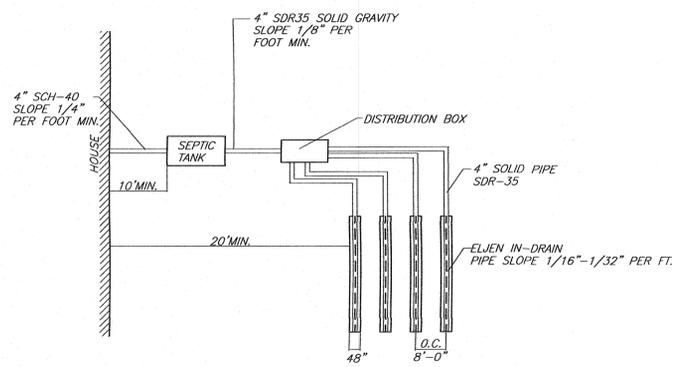
**CALL BEFORE YOU DIG... IT'S THE LAW**

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST 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

REVISIONS			
REV.	DATE	BY	DESCRIPTION
1	04/09/21	RBM	REVISED PER PB COMMENTS & ZBA APPROVAL

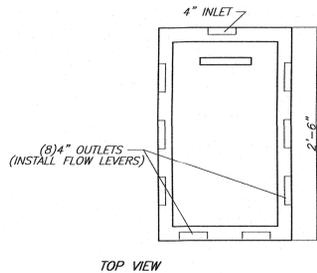
TOWN PROJECT# 2021-03  
 THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

<b>SURVEYOR</b>	<b>ENGINEER</b>	<b>TALCOTT ENGINEERING DESIGN PLLC</b>
		1 GARDNERTOWN ROAD NEWBURGH, NY 12550 (845)-569-8400 (FAX)(845)-569-4583 TALCOTTDESIGN12@GMAIL.COM
<b>PROPOSED 2 LOT SUBDIVISION ENTITLED "DORRMANN SUBDIVISION"</b>		
<b>WEAVER ROAD, SBL: 11-1-93</b>		
<b>TOWN OF NEWBURGH, ORANGE COUNTY, NY</b>		
DATE: 01/06/2021	SCALE: AS NOTED	JOB NUMBER: 20177-RDR SHEET NUMBER: 1 OF 2



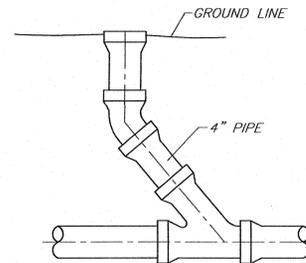
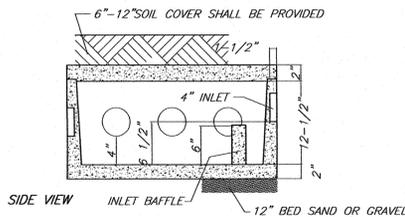
1. INSERT A SPEED LEVELER IN THE END OF ALL OUTLET PIPES IN THE DROPBOX.
2. ROTATE UNTIL EFFLUENT ENTERS ALL OUTLETS EQUALLY.

**WOODARD'S SPEED LEVELER FSL-4**  
N.T.S.



**WOODARD'S PRECAST 8 OUTLET DISTRIBUTION BOX**  
N.T.S.

SPECIFICATIONS	
CONCRETE MINIMUM STRENGTH	4,000 PSI AT 28 DAYS
REINFORCEMENT	FIBER
AIR ENTRAPMENT	5%
PIPE CONNECTION	POLYLOC SEAL (PATENTED)
LOAD RATING	300 PSF WEIGHT = 290 lbs



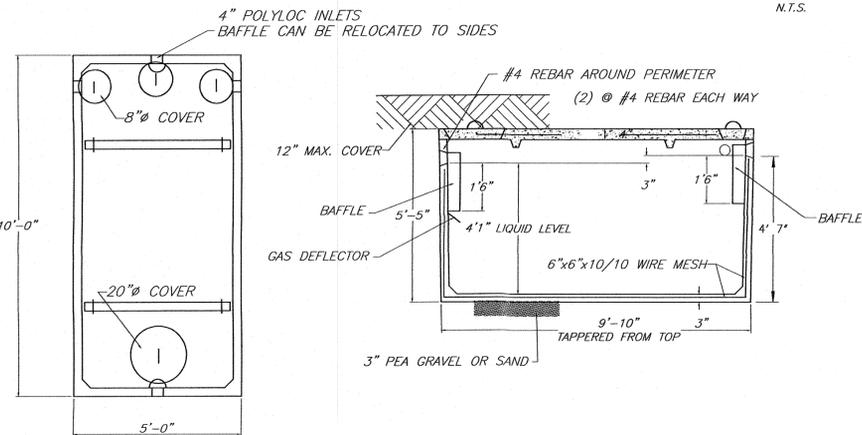
**CLEANOUT DETAIL**  
N.T.S.

TO BE INSTALLED BEFORE BEND AT ALL BEND LOCATIONS AND AT EVERY 75' OF STRAIGHT PIPE. (DO NOT USED WITH PUMP CHAMBER)



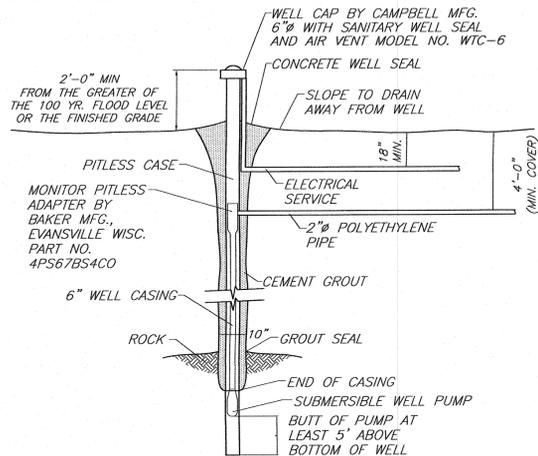
1. INSERT A SPEED LEVELER IN THE END OF ALL OUTLET PIPES IN THE DROPBOX.
2. ROTATE UNTIL EFFLUENT ENTERS ALL OUTLETS EQUALLY.

**WOODARD'S SPEED LEVELER FSL-4**  
N.T.S.



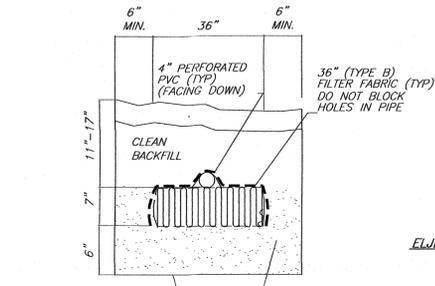
**WOODARD'S 1250gal. SEPTIC TANK OR EQUAL**  
N.T.S.

SPECIFICATIONS	
CONCRETE MINIMUM STRENGTH	4,000 PSI AT 28 DAYS
REINFORCEMENT	6"x6" 10GA. WWF, #4 REBAR
AIR ENTRAPMENT	5%
CONSTRUCTION JOINT	BUTYL RUBBER - BASE CEMENT
PIPE CONNECTION	POLYLOC SEAL (PATENTED)
LOAD RATING	300PSF WEIGHT = 9,500LBS



**TYPICAL WELL DETAIL**  
N.T.S.

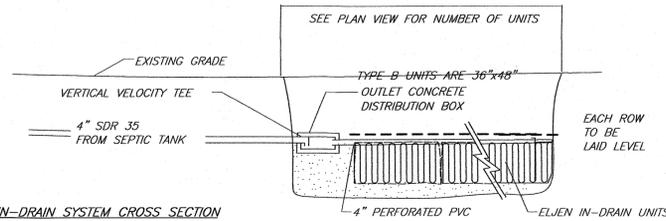
- WELL NOTES:**
1. CASING DEPTH SHALL EXTEND AT LEAST 40' BELOW GROUND IN ANY CONDITION
  2. WELL TO BE INSTALLED PER 10NYCRR PART 5
  3. APPENDIX 5-B "STANDARDS FOR WATER WELLS" LATEST EDITION
  4. WELL SHALL HAVE A MIN. YIELD OF 5 GPM.
  5. WELL CASING MATERIAL IS TO BE IN COMPLIANCE WITH AWWA STANDARD A-100, LATEST VERSION.



**ELJEN IN-DRAIN SYSTEM CROSS SECTION**  
N.T.S.

INSTALLER SHALL INSTALL A 6" LAYER ASTM C33 SAND WITH LESS THAN 10% PASSING #100 SIEVE AND LESS THAN 5% PASSING #200 SIEVE LISTED BELOW IS A CHART OUTLINING THE SIEVE REQUIREMENT FOR THE SPECIFIED SAND AS REQUIRED BY ELJEN.

SIEVE SIZE	SIEVE SQUARE OPENING SIZE	SPECIFICATIONS PERCENT PASSING (WET SIEVE)
0.375"	9.5mm	100.0-100.0
#4	4.75mm	95.0-100.0
#8	2.36mm	80.0-100.0
#16	1.18mm	50.0-85.0
#30	600um	25.0-60.0
#50	300um	5.0-30.0
#100	150um	<10.0
#200	75um	<5.0



**ELJEN IN-DRAIN SYSTEM**  
N.T.S.

**SEPTIC SYSTEM GENERAL NOTES:**

1. ALL PORTIONS OF THE SEPTIC FIELD WILL BE A MINIMUM DISTANCE OF 200 FEET UP SLOPE AND 100 FEET DOWN SLOPE FROM ANY WELL.
2. SEPTIC TANK TO BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM ANY BUILDING OR PROPERTY LINE.
3. CELLAR DRAINS, ROOF DRAINS OR FOOTING DRAINS SHALL NOT BE DISCHARGED IN THE VICINITY OF ABSORPTION FIELD.
4. NO SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL BE CONSTRUCTED OVER ANY PORTION OF THE ABSORPTION FIELD.
5. NO TRENCHES TO BE INSTALLED IN WET SOIL.
6. RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL IN ABSORPTION TRENCH.
7. GROUT ALL PIPE PENETRATIONS TO CONC. SEPTIC TANK & DISTRIBUTION BOX.
8. DISTRIBUTION LINE ARE TO BE CAPPED.
9. THE PERIMETER OF THE ABSORPTION FIELD SHOULD BE GRADED TO DIVERT SURFACE WATER.
10. ALL NEWLY DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED UPON CONSTRUCTION COMPLETION USING GRASS SEED & MULCH.
11. NO SEWAGE SYSTEM SHALL BE PLACED WITHIN 35' OF ANY WATER COURSE DRAINAGE DITCH.
12. ALL LAUNDRY AND KITCHEN WASTES SHALL BE DISCHARGED INTO SEWAGE SYSTEM.
13. BENDS SHALL BE USED WHEN ENTRANCE OR EXIT FROM SEPTIC TANK IS NOT APPROXIMATELY STRAIGHT. IF BENDS ARE USED AT POINTS OTHER THAN ENTRANCE OR EXIT POINTS, THEN A CLEANOUT IS REQUIRED.
14. THE DESIGN AND LOCATION OF THE SANITARY FACILITIES SHALL NOT BE CHANGED WITHOUT RESUBMISSION FOR APPROVAL.
15. HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION.
16. THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI TYPE SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR THESE.
17. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE HOUSE, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
18. THE PURCHASER OF THIS LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.
19. A SEPTIC SYSTEM CERTIFICATION SHALL BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO RECEIVING A CERTIFICATION OF OCCUPANCY (C.O.)

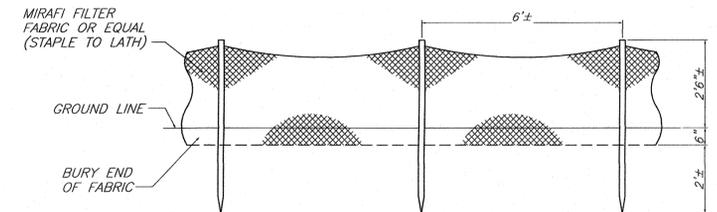
**STANDARD NOTES:**

THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

- "APPENDIX 75-A, WASTE TREATMENT - INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE."
- "GREEN BOOK: RESIDENTIAL ONSITE WASTEWATER TREATMENT SYSTEMS, DESIGN HANDBOOK 2012."
- "RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH."
- "PLANNING THE SUBDIVISION AS PART OF THE TOTAL ENVIRONMENT, NEW YORK STATE DEPARTMENT OF HEALTH."

"THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES."

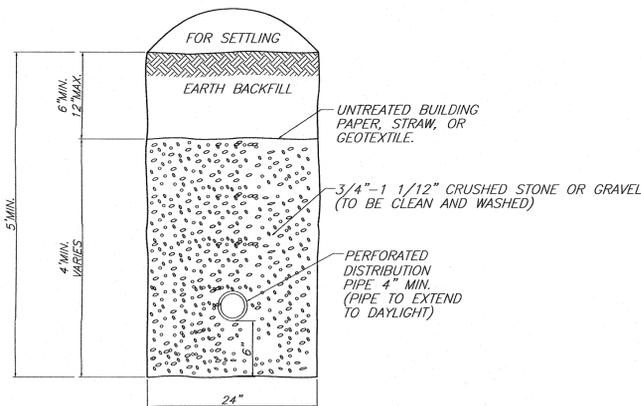
ALL WELLS AND S.D.S. EXISTING OR APPROVED WITHIN 200' OF THE PROPOSED WELLS AND S.D.S. ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE S.D.S. AND WELL. IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE CERTIFYING ENGINEER THAT THE SEPTIC TANK IS SEALED, WATER TIGHT AND ACCEPTABLE FOR USE. THIS SHALL REQUIRE, AS A MINIMUM, THE FILLING OF THE TANK WITH WATER TO OBSERVE IF IT IS IN FACT SEALED, WATERTIGHT AND ACCEPTABLE FOR USE. ALL PROPOSED WELLS AND SERVICE LINES ON THIS PLAN ARE ACCESSIBLE FOR INSTALLATION AND PLACEMENT. TRENCH BOTTOMS TO BE SET LEVEL AND PARALLEL TO EXISTING CONTOURS.



**SILT FENCE DETAIL**  
N.T.S.

**NOTE:**  
SILT FENCES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND SHALL BE CHECKED AFTER EVERY RAIN STORM. SILT FENCES ARE TO BE REPLACED AS NECESSARY DUE TO DAMAGE OR WHEN FILLED WITH SILT. SILT IS TO BE REMOVED IN FRONT OF FENCES REGULARLY TO PREVENT EXCESSIVE SOIL BEARING WEIGHT ON THE FENCES.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INITIALIZE EROSION CONTROL MEASURES. SILT FENCES ARE TO BE USED FOR SILTATION CONTROL AROUND ALL AREAS THAT WILL BE DISRUPTED DURING CONSTRUCTION. SILT FENCES ARE TO BE MAINTAINED TO THE SATISFACTION OF THE ENGINEER AND WILL BE REMOVED BY THE CONTRACTOR ONCE GROUND COVER IS REESTABLISHED.



**CURTAIN DRAIN**  
N.T.S.

THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

	<b>ENGINEER</b> <b>TALCOTT ENGINEERING DESIGN PLLC</b> 1 GARDNERTOWN ROAD NEWBURGH, NY 12550 (845)-569-8400 (FAX)(845)-569-4883 TALCOTTDESIGN1@GMAIL.COM	
	<b>PROPOSED 2 LOT SUBDIVISION ENTITLED "DORRMANN SUBDIVISION"</b> <b>WEAVER ROAD, SBL: 11-1-93</b> <b>TOWN OF NEWBURGH, ORANGE COUNTY, NY</b>	
<b>REVISIONS</b> REV.: DATE: BY: DESCRIPTION:	DATE: 01/06/2021 SCALE: NTS JOB NUMBER: 20177-RDR SHEET NUMBER: 2 OF 2	DATE: 04/09/21 BY: RBM DESCRIPTION: REVISED PER PB COMMENTS & ZBA APPROVAL