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Principal Emeritus:
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**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT: DZIEGELEWISKI 2-LOT SUBDIVISION
PROJECT NO.: 20-14
PROJECT LOCATION: SECTION 75, BLOCK 1, LOT 46
REVIEW DATE: 11 DECEMBER 2020
MEETING DATE: 17 DECEMBER 2020
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING/CHARLES BROWN

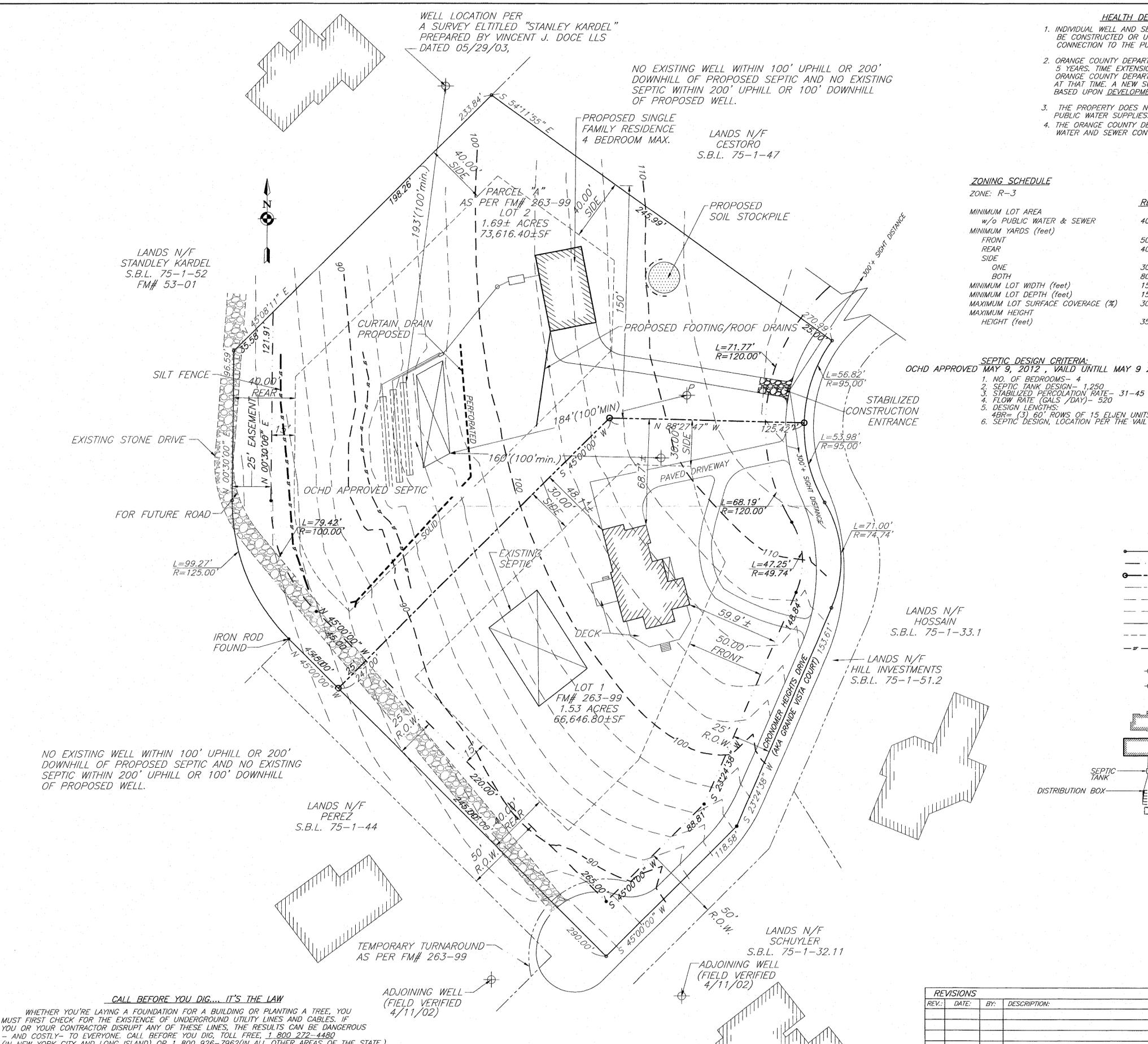
1. The project is before the Board for a Public Hearing. It is noted the subdivision is identical to a previous subdivision which was not filed on the project site.
2. Hearing Notices and Adjoiner Notices were sent per the Town Zoning Code.
3. The Private Road Access and Maintenance Agreement has been provided to the Town's Planning Board Attorney for review.
4. The Health Department approval of the extension for the previously approved septic system has been received dated 25 June 2019.
5. Our previous comments regarding this project have been addressed.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw



WELL LOCATION PER A SURVEY ENTITLED "STANLEY KARDEL" PREPARED BY VINCENT J. DOCE LLS DATED 05/29/03,

NO EXISTING WELL WITHIN 100' UPHILL OR 200' DOWNHILL OF PROPOSED SEPTIC AND NO EXISTING SEPTIC WITHIN 200' UPHILL OR 100' DOWNHILL OF PROPOSED WELL.

PROPOSED SINGLE FAMILY RESIDENCE 4 BEDROOM MAX.

LANDS N/F CESTORO S.B.L. 75-1-47

PARCEL "A" AS PER FM# 263-99 LOT 2 1.69± ACRES 73,616.40±SF

PROPOSED SOIL STOCKPILE

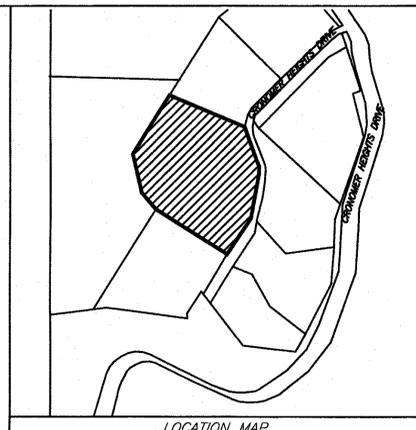
LANDS N/F STANLEY KARDEL S.B.L. 75-1-52 FM# 53-01

ZONING SCHEDULE

ZONE: R-3	REQUIRED	LOT 1 PROVIDED	LOT 2 PROVIDED
MINIMUM LOT AREA w/o PUBLIC WATER & SEWER	40,000 S.F.	66,646.80	73,616.40
MINIMUM YARDS (feet)			
FRONT	50'	59.8±	118±
REAR	40'	48.1±	230±
SIDE			
ONE	30'	69.7±	44±
BOTH	80'	230.2±	130±
MINIMUM LOT WIDTH (feet)	150'	310±	150±
MINIMUM LOT DEPTH (feet)	150'	204±	304±
MAXIMUM LOT SURFACE COVERAGE (%)	30%	9.4%	4.7%
MAXIMUM HEIGHT	35'	35' MAX.	35' MAX.

SEPTIC DESIGN CRITERIA:
OCHD APPROVED MAY 9, 2012, VALID UNTILL MAY 9 2022

1. NO. OF BEDROOMS - 4
2. SEPTIC TANK DESIGN - 1,250
3. STABILIZED PERCOLATION RATE - 31-45 min. USED FOR DESIGN
4. FLOW RATE (GALS./DAY) - 520
5. DESIGN LENGTHS:
4BR = (3) 60' ROWS OF 15 ELJEN UNITS = 45 UNITS (44 ELJEN UNITS REQUIRED)
6. SEPTIC DESIGN, LOCATION PER THE VAIL OCHD DESIGN



APPLICANT
JOSEPH DZIEGELEWSKI
74 CRONOMER HEIGHTS DRIVE
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.

JOSEPH DZIEGELEWSKI
74 CRONOMER HEIGHTS DRIVE
NEWBURGH, NY 12550

SIGNATURE

LOT INFO:

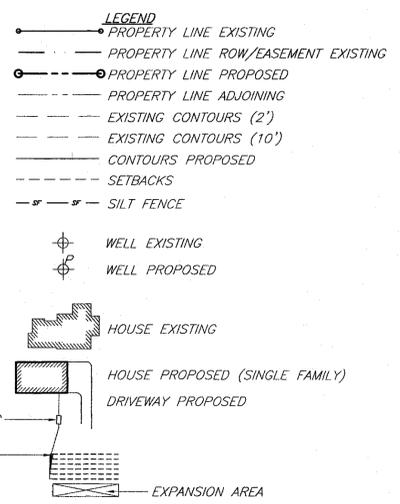
TAX# 75-1-46
TOTAL ACREAGE: 3.22± ACRES

FILED MAP REFERENCE

MAP ENTITLED, "SUBDIVISION PLAN AND LOT LINE CHANGE, LANDS OF HILL INVESTMENTS AND KEVIN GALAGE", FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP# 263-99 FILED ON 11/22/99.

FILING OF MAP NOTE

THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE LAST APPROVAL OF FINAL PLANS.



NO EXISTING WELL WITHIN 100' UPHILL OR 200' DOWNHILL OF PROPOSED SEPTIC AND NO EXISTING SEPTIC WITHIN 200' UPHILL OR 100' DOWNHILL OF PROPOSED WELL.

LANDS N/F PEREZ S.B.L. 75-1-44

LANDS N/F HOSSAIN S.B.L. 75-1-33.1

LANDS N/F HILL INVESTMENTS S.B.L. 75-1-51.2

LOT 1 FM# 263-99 1.53 ACRES 66,646.80±SF

LANDS N/F SCHUYLER S.B.L. 75-1-32.11

TEMPORARY TURNAROUND AS PER FM# 263-99

ADJOINING WELL (FIELD VERIFIED 4/11/02)

ADJOINING WELL (FIELD VERIFIED 4/11/02)

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, 1 800 272-4480 (IN NEW YORK CITY AND LONG ISLAND) OR 1 800 926-7962 (IN ALL OTHER AREAS OF THE STATE.)

PLANS ARE VOID AND INCOMPLETE UNLESS ACCOMPANIED BY ALL SHEETS.

REVISIONS			
REV.	DATE	BY	DESCRIPTION

SURVEYOR	ENGINEER	TALCOTT ENGINEERING DESIGN PLLC	
		1 GARDNERTOWN ROAD NEWBURGH, NY 12550 (845)-569-8400 (FAX)(845)-569-4583 TALCOTTDESIGN12@GMAIL.COM	
2 LOT SUBDIVISION ENTITLED:			
DZIEGELEWSKI			
S/B/L: 75-1-46			
CRONOMER HEIGHTS DRIVE (AKA GRANDE VISTA COURT)			
TOWN OF NEWBURGH, ORANGE COUNTY, NY			
DATE 10/26/2020	SCALE 1"=30'	JOB NUMBER 19232-TDZ	SHEET NUMBER 1 OF 1