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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: 15 JANUARY 2021
MEETING DATE: 21 JANUARY 2021
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING/CHARLES BROWN

1. Setbacks have been revised per our previous comments from the easement.
2. Erosion and Sediment Control details have been added to the plan.
3. The adjoining well on lands that were formally Wallace has been depicted on the plans identifying a 193 foot separation from the proposed subsurface sanitary sewer disposal system.
4. The Health Department approval for the proposed septic system continues to be valid and has been recently extended.
5. This office has received correspondence from the Planning Board Attorney identifying that the subject parcel does not have any restriction on further subdivision. The Applicants representative noted that the adjoining 8 lot subdivision on filed Map #267-04, which was a re-subdivision of Lot #5 of the original subdivision contains the "No further subdivision" note.
6. The Planning Board has not required improvements to existing public roadways upon re-subdivision. Any extension of an existing private roadway does require compliance with existing Town of Newburgh private roadway standards. This project is not proposing to extend an existing private roadway.

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

December 10, 2020

Mr. John Ewasutyn, Chairman
Town of Newburgh
Planning Board
308 Gardnertown Road
Newburgh, NY 12550

Re: Resubmission Letter
2 Lot Subdivision for Dziegelewski
Town Project No. 2020-14
74 Cronomer Heights Drive
SBL: 75-1-46
Job No. 19232-JDZ
Zone: R-3

Dear John,

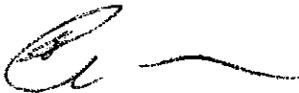
The following is my response to comments from Pat Hines from the November 19, 2020, Planning Board meeting;

- 1) The Surveyor of record is now identified.
- 2) The filed map reference has been removed.
- 3) Setback are now shown as "Front Yard" to the easement.
- 4) The Health Department does not approve existing septic systems.
- 5) Health Department approval extension has been provided.
- 6) The private road access and maintenance agreement has been provided.

In addition to the above, an additional drawing with sediment and erosion control details and notes has been incorporated into the set.

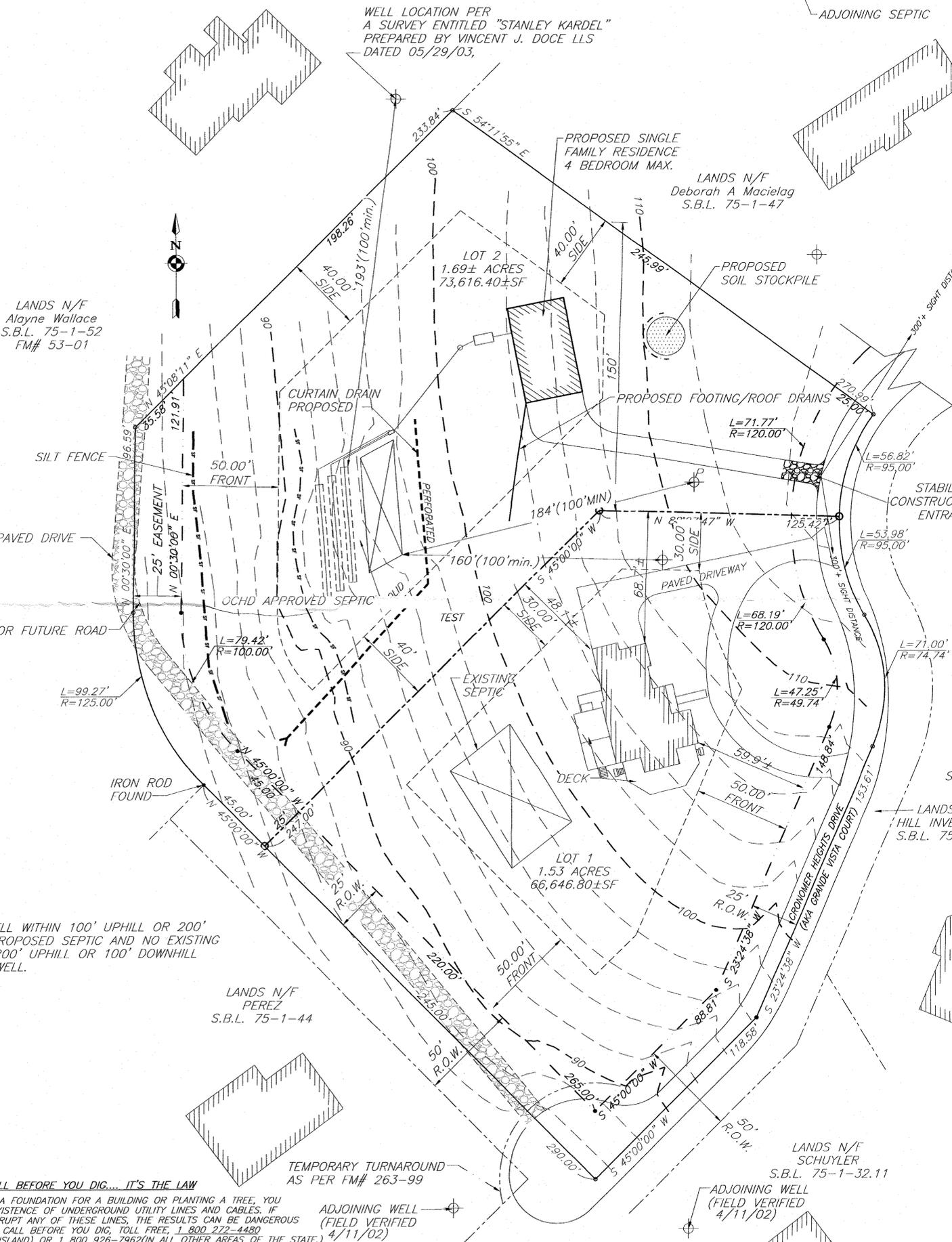
Upon your authorization, I will deliver to you and I will deliver one set to Pat Hines and deliver one set to Dominic Cordisco, Esq.

Respectfully yours,



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

Pc: Joseph Dziegelewski, Owner
Pat Hines
Dominic Cordisco, Esq



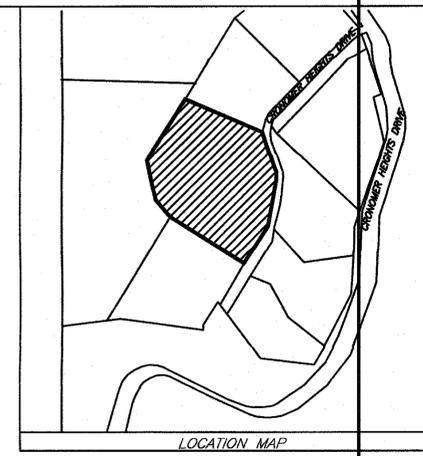
- HEALTH DEPARTMENT NOTES:**
- INDIVIDUAL WELL AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN 1 YEAR OF
 - ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON REGULATIONS IN EFFECT AT THAT TIME. A NEW SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS
 - THE PROPERTY DOES NOT LIE WITHIN THE WATERSHED OF ANY EXISTING PUBLIC WATER SUPPLIES.
 - THE ORANGE COUNTY DEPARTMENT OF HEALTH ACCEPTS THE LOT #1 FACILITIES FOR WATER AND SEWER CONTINGENT UPON THE APPROVAL OF LOT #2 FACILITIES.

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			
HEIGHT (feet)	35'	35' MAX.	35' MAX.

- SEPTIC DESIGN CRITERIA:**
OCHD APPROVED MAY 9, 2012, VALID UNTIL MAY 9 2022
- NO. OF BEDROOMS - 4
 - SEPTIC TANK DESIGN - 1,250
 - STABILIZED PERCOLATION RATE - 31-45 min. USED FOR DESIGN
 - FLOW RATE (GALS / DAY) - 520
 - DESIGN LENGTHS:
45R - (5) 60' ROWS OF 15 ELJEN UNITS = 45 UNITS (44 ELJEN UNITS REQUIRED)
 - 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.

SIGNATURE
JOSEPH DZIEGELEWSKI
74 CRONOMER HEIGHTS DRIVE
NEWBURGH, NY 12550

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.

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 ON NOVEMBER 20, 2020.

SIGNATURE
JONATHAN N. MULLEN, L.L.S.

TOWN PROJECT # 20-14
PLANS ARE VOID AND INCOMPLETE UNLESS ACCOMPANIED BY ALL SHEETS.

SURVEYOR	ENGINEER	TALCOTT ENGINEERING DESIGN PLLC 1 GARDNERTOWN ROAD NEWBURGH, NY 12550 (943)-589-8400 (FAX)(945)-569-4583 TALCOTTDESIGN12@GMAIL.COM
<p>2 LOT SUBDIVISION ENTITLED: DZIEGELEWSKI S/B/L: 75-1-46 CRONOMER HEIGHTS DRIVE (AKA GRANDE VISTA COURT) TOWN OF NEWBURGH, ORANGE COUNTY, NY</p>		
DATE 10/26/2020	SCALE 1"=30'	JOB NUMBER 19232-TDZ
		SHEET NUMBER 1 OF 2

REVISIONS

REV.	DATE	BY	DESCRIPTION
1	12/10/20	RBM	REVISED PER TOWN COMMENTS

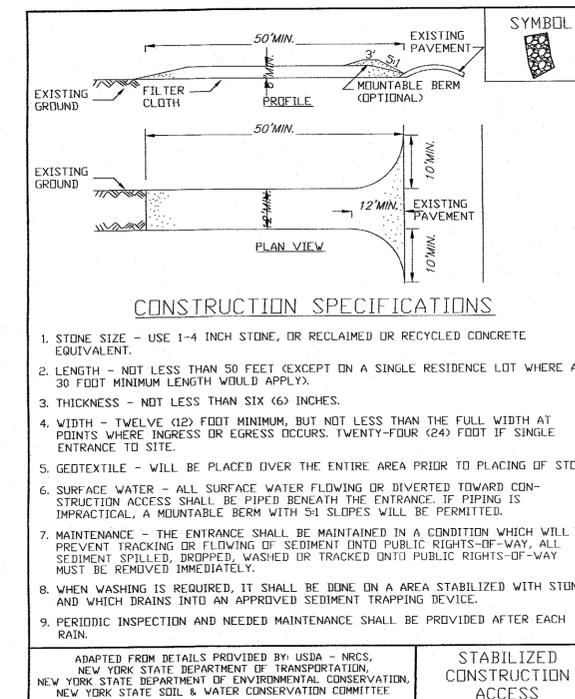
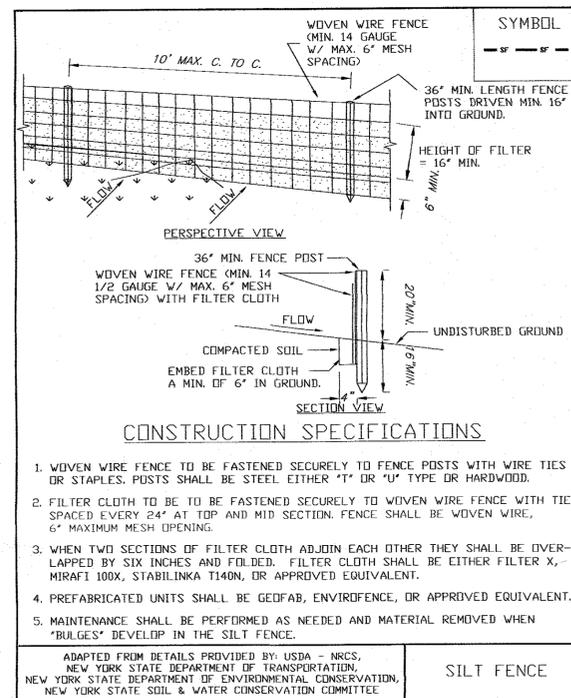
NO EXISTING WELL WITHIN 100' UPHILL OR 200' DOWNHILL OF PROPOSED SEPTIC AND NO EXISTING SEPTIC WITHIN 200' UPHILL OR 100' DOWNHILL OF PROPOSED WELL.

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, 1 800 222-4480 (IN NEW YORK CITY AND LONG ISLAND) OR 1 800 926-7962 (IN ALL OTHER AREAS OF THE STATE.)

ADJOINING WELL (FIELD VERIFIED 4/11/02)

EROSION CONTROL STANDARD NOTES

1. EXCAVATION, FILLING, GRADING AND STRIPPING SHALL BE PERMITTED TO BE UNDERTAKEN ONLY IN SUCH LOCATIONS AND IN SUCH A MANNER AS TO MINIMIZE THE POTENTIAL OF EROSION AND SEDIMENT AND THE THREAT TO THE HEALTH, SAFETY AND WELFARE OF NEIGHBORING PROPERTY OWNERS AND THE GENERAL PUBLIC.
2. SITE PREPARATION AND CONSTRUCTION SHALL BE FITTED TO THE VEGETATION, TOPOGRAPHY AND OTHER NATURAL FEATURES OF THE SITE AND SHALL PRESERVE AS MANY OF THESE FEATURES AS FEASIBLE.
3. THE CONTROL OF EROSION AND SEDIMENT SHALL BE A CONTINUOUS PROCESS UNDERTAKEN AS NECESSARY PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION.
4. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED BY SITE PREPARATION AT ANY GIVEN TIME.
5. THE EXPOSURE OF AREAS BY SITE PREPARATION SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME PRIOR TO THE CONSTRUCTION OF STRUCTURES OR IMPROVEMENTS OR THE RESTORATION OF THE EXPOSED AREAS TO AN ATTRACTIVE NATURAL CONDITION.
6. MULCHING OR TEMPORARY VEGETATION SUITABLE TO THE SITE SHALL BE USED WHERE NECESSARY TO PROTECT AREAS EXPOSED BY SITE PREPARATION, AND PERMANENT VEGETATION WHICH IS WELL ADAPTED TO THE SITE SHALL BE INSTALLED AS SOON AS PRACTICAL.
7. WHERE SLOPES ARE TO BE REVEGETATED IN AREAS EXPOSED BY SITE PREPARATION, THE SLOPES SHALL NOT BE OF SUCH STEEPNESS THAT VEGETATION CANNOT BE READILY ESTABLISHED OR THAT PROBLEMS OF EROSION OR SEDIMENT MAY RESULT.
8. SITE PREPARATION AND CONSTRUCTION SHALL NOT ADVERSELY AFFECT THE FREE FLOW OF WATER BY ENCRANCHING ON, BLOCKING OR RESTRICTING WATERCOURSES.
9. ALL FILL MATERIAL SHALL BE COMPOSITION SUITABLE FOR THE ULTIMATE USE OF THE FILL, FREE OF RUBBISH AND CAREFULLY RESTRICTED IN ITS CONTENT OF BRUSH, STUMPS, TREE DEBRIS, ROCKS, FROZEN MATERIAL AND SOFT OR EASILY COMPRESSIBLE MATERIAL.
10. FILL MATERIAL SHALL BE COMPACTED SUFFICIENTLY TO PREVENT PROBLEMS OF EROSION, AND WHERE THE MATERIAL IS TO SUPPORT STRUCTURES, IT SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF STANDARD PROCTOR WITH PROPER MOISTURE CONTROL.
11. ALL TOPSOIL WHICH IS EXCAVATED FROM A SITE SHALL BE STOCKPILED AND USED FOR THE RESTORATION OF THE SITE, AND SUCH STOCKPILES, WHERE NECESSARY, SHALL BE SEEDED OR OTHERWISE TREATED TO MINIMIZE THE EFFECTS OF EROSION.
12. PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION, AN INTEGRATED DRAINAGE SYSTEM SHALL BE PROVIDED WHICH AT ALL TIMES MINIMIZES EROSION, SEDIMENT, HAZARDS OF SLOPE INSTABILITY AND ADVERSE EFFECT ON NEIGHBORING PROPERTY OWNERS.
13. THE NATURAL DRAINAGE SYSTEM SHALL GENERALLY BE PRESERVED IN PREFERENCE TO MODIFICATIONS OF THIS SYSTEM, EXCEPTING WHERE SUCH MODIFICATIONS ARE NECESSARY TO REDUCE LEVELS OF EROSION AND SEDIMENT AND ADVERSE EFFECTS ON NEIGHBORING PROPERTY OWNERS.
14. ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO HANDLE ADEQUATELY ANTICIPATED FLOWS, BOTH WITHIN THE SITE AND FROM THE ENTIRE UPSTREAM DRAINAGE BASIN.
15. SUFFICIENT GRADES AND DRAINAGE FACILITIES SHALL BE PROVIDED TO PREVENT THE PONDING OF WATER, UNLESS SUCH PONDING IS PROPOSED WITHIN SITE PLANS, IN WHICH EVENT THERE SHALL BE SUFFICIENT WATER FLOW TO MAINTAIN PROPOSED WATER LEVELS AND TO AVOID STAGNATION.
16. THERE SHALL BE PROVIDED WHERE NECESSARY TO MINIMIZE EROSION AND SEDIMENT SUCH MEASURES AS BENCHES, BERMS, TERRACES, DIVERSIONS AND SEDIMENT, DEBRIS AND RETENTION BASINS.
17. DRAINAGE SYSTEMS, PLANTINGS AND OTHER EROSION OR SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AS FREQUENTLY AS NECESSARY TO PROVIDE ADEQUATE PROTECTION AGAINST EROSION AND SEDIMENT AND TO ENSURE THAT THE FREE FLOW OF WATER IS NOT OBSTRUCTED BY THE ACCUMULATION OF SILT, DEBRIS OR OTHER MATERIAL OR BY STRUCTURAL DAMAGE.



TOWN PROJECT # 20-14
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REVISIONS			
REV.	DATE	BY	DESCRIPTION

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