



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

PROJECT NAME:	LANDS OF GRZECHOWSKI - TWO LOT SUBDIVISION
PROJECT NO.:	26-11
PROJECT LOCATION:	SECTION 8, BLOCK 1, LOT 42.33
REVIEW DATE:	6 JULY 2026
MEETING DATE:	16 JULY 2026
PROJECT REPRESENTATIVE:	ACES, JONATHAN N. MILLEN, PLS

1. The design plans must bear the signature and stamp of an engineer.
2. Based on the length of the proposed water service an analysis of the existing pressure at the interconnect point and the elevation of the proposed structure should be provided. Sizing of the water service lateral should be determined based on this Engineering Analysis.
3. In response to a lead agency request the Orange County Planning Department has requested additional information under 239 review including “any SEQRA information that is provided by the applicant of this project. This information should include EAF and full-scale site plan at a minimum”.
4. Based on the proposed location of the structure at the rear setback line, a note should be added to the plans requiring stake out and submission of a plot plan prior to issuance of the building permit. This is required in order to prevent any issues with the location of the structure.
5. Specify the perc test depth for Perc Test #2.
6. Add a note to the subsurface sanitary design that as-built plan and certification to the Town of Newburgh Compliance Department are required prior to issuance of a CO.
7. The Tree Preservation Plan should identify the total inches of each tree type significant specimen or protected. Total amount of tree removal must be calculated, for a residential zone 50% of the significant / protected trees can be removed.
8. The subsurface sanitary sewer disposal system appears to depict a pump station. Pump station design must be incorporated into the plan sheets.
9. Details for the proposed proprietary Elgen Trench System must be added to the plans.
10. The waterline connection appears to cross on to Tax Lot 101.

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11. The existing water service appears to be located on proposed Lot 2 in the vicinity of the cul-de-sac. This should be further clarified.
12. The EAF identifies potential habitat for protected Bat species. NYSDEC has not yet responded to Lead Agency circulation. The applicants are requested to address the issue pertaining to potential bat habitat with NYSDEC Natural Heritage Program.
13. The water service details should be addressed once calculations for the size of the service lateral are provided.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal

PJH/QMM/kmm



Quinn M. Mullarkey, P.E.
Senior Engineer



Jonathan N. Millen Land Surveyor, P.C.
Professional Land Surveying • GPS Services • Engineering-Surveying & CAD Consulting

06/26/26

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

Attn: John Ewasutyn, Chairman

Re: **PROJECT SUMMARY:**
Type: 2 Lot Subdivision
Owners: Eric & Mariantoniette Grzechowski
Location: 14 McDonald Drive
Tax Parcel: SBL: 8-1-42.33
Zoning: AR (per Zoning Map Oct. 22, 2012)
Water & Sewer Service: Public Water and Private Sewer
ACES Project: 24098GRZ
Prior Meetings: May 7, 2026
Town Project: 2026-11

PROJECT NARRATIVE II

This is our second submittal for review by the Planning Board. Please find attached **11 Plan Sets**, each consisting of 5 sheets.

In my prior Narrative I mentioned the need for a rear yard area variance for the minimum setback for Lot 1. However, as per your minutes of the meeting held on May 7, specifically on page 53, lines 2 through 5, it was stated that a rear yard variance had already been granted in December of 2003. As such the need to obtain an area variance is no longer required.

Included in this submittal are additional items prepared in response to the Technical Review Comments received from the Town on May 7, 2026 as follows:

1) Long Form EAF, **2)** Tree Location Survey (per Ch. 172), **3)** Legal Descriptions for the Grading Easements to be granted by Granieri and by Grzechowski for sub Lots 1 and 2, **4)** Water Service Lateral for sub Lot 2 along with the length (480 l.f.) and associated Town Details, **5)** SDS design and associated Details, **6)** Road Maintenance Agreement.

All items will be submitted electronically via e-mail to the Town as well as to Pat Hines (Review Engineer) and Dominick Cordisco (Town Attorney).

Respectfully Yours,



Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies that would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No.” If the answer to the initial question is “Yes,” complete the following sub-questions. If the answer to the initial question is “No,” proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☐ Yes ☐ No or Village Board of Trustees		
b. City, Town or Village ☐ Yes ☐ No Planning Board or Commission		
c. City, Town or ☐ Yes ☐ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway?		☐ Yes ☐ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☐ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☐ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? ☐ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)? ☐ Yes ☐ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan? ☐ Yes ☐ No

If Yes, identify the plan(s):

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☐ Yes ☐ No

If Yes, identify the elements of the plan that are relevant to the action:

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☐ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☐ No
If Yes, what is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located?

b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

d. What parks serve the project site?

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No
If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed?

☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☐ No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☐ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No
If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g., excavation, fill, placement of structures, or alteration of channels, banks, and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

☐ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☐ No

If Yes:

• Name of wastewater treatment plant to be used: _____

• Name of district: _____

• Does the existing wastewater treatment plant have capacity to serve the project?

☐ Yes ☐ No

• Is the project site in the existing district?

☐ Yes ☐ No

• Is expansion of the district needed?

☐ Yes ☐ No

• Do existing sewer lines serve the project site?

☐ Yes ☐ No

• Will a line extension within an existing district be necessary to serve the project?

☐ Yes ☐ No

If Yes:

• Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?

☐ Yes ☐ No

If Yes:

• Applicant/sponsor for new district: _____

• Date application submitted or anticipated: _____

• What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction?

☐ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water, or off-site surface waters)?

• If to surface waters, identify receiving water bodies or wetlands: _____

• Will stormwater runoff flow to adjacent properties?

☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☐ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No	
l. Hours of operation. Answer all items which apply. i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	
m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: _____ ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☐ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____ ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐ Yes ☐ No If Yes: i. Describe proposed treatment(s): _____ ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled, or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling, or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): ii. If mix of uses, generally describe:			
b. Land uses and cover types on the project site.			
Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (total) • Industrial or manufacturing • Commercial • Residential			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse, etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth, or fill)			
• Other, Describe: _____			

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	☐ Yes ☐ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify facilities: _____	☐ Yes ☐ No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____	☐ Yes ☐ No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property that is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? • If Yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ iii. Describe any development constraints due to the prior solid waste activities: _____	☐ Yes ☐ No ☐ Yes ☐ No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____	☐ Yes ☐ No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ ii. If site has been subject of RCRA corrective activities, describe control measures: _____ iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If Yes, provide DEC ID number(s): _____ iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s): _____	☐ Yes ☐ No ☐ Yes ☐ No

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☐No - If Yes, DEC site ID number: _____ - Describe the type of institutional control (e.g., deed restriction or easement): _____ - Describe any use limitations: _____ - Describe any engineering controls: _____ - Will the project affect the institutional or engineering controls in place? ☐Yes ☐No - Explain: _____
E.2. Natural Resources On or Near Project Site
a. What is the average depth to bedrock on the project site? _____ feet
b. Are there bedrock outcroppings on the project site? ☐Yes ☐No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %
c. Predominant soil type(s) present on project site: _____ _____ % _____ _____ % _____ _____ %
d. What is the average depth to the water table on the project site? Average: _____ feet
e. Drainage status of project site soils: ☐ Well Drained: _____ % of site ☐ Moderately Well Drained: _____ % of site ☐ Poorly Drained _____ % of site
f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____ % of site ☐ 10-15%: _____ % of site ☐ 15% or greater: _____ % of site
g. Are there any unique geologic features on the project site? ☐Yes ☐No If Yes, describe: _____
h. Surface water features. i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)? ☐Yes ☐No ii. Do any wetlands or other waterbodies adjoin the project site? ☐Yes ☐No If Yes to either <i>i</i> or <i>ii</i>, continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐Yes ☐No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: - Streams: Name _____ Classification _____ - Lakes or Ponds: Name _____ Classification _____ - Wetlands: Name _____ Approximate Size _____ - Wetland No. (if regulated by DEC) _____
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☐No If Yes, name of impaired water body/bodies and basis for listing as impaired: _____
i. Is the project site in a designated Floodway? ☐Yes ☐No
j. Is the project site in the 100-year Floodplain? ☐Yes ☐No
k. Is the project site in the 500-year Floodplain? ☐Yes ☐No
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☐No If Yes: i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No If Yes: i. Species and listing: _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No If Yes, give a brief description of how the proposed action may affect that use: _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No i. If Yes: acreage(s) on project site: _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYSO of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	Yes	No
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory?	Yes	No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	Yes	No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	Yes	No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	Yes	No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts(see examples below in E.4.b) from the project affect a disadvantaged community? If Yes to either question in E.4.a, answer the remaining questions in this section.	Yes	No																		
b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? i. new noise sources or expansions/modification of existing noise sources; - noise from operational sources - noise from construction activities ii. emissions of air pollutants including, mobile emissions; iii. wastewater discharges; iv. generation of odors; v. light pollution; vi. new or modified radiation sources; vii. new or modified sources of solid waste generation, management, or disposal. If Yes, describe the impacts:	Yes	No																		
c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits? <table style="width: 100%;"> <tr> <td>State Pollutant Discharge Elimination System (SPDES)</td> <td style="text-align: center;">☐ Yes</td> <td style="text-align: center;">☐ No</td> </tr> <tr> <td>Solid Waste Management Facility</td> <td style="text-align: center;">☐ Yes</td> <td style="text-align: center;">☐ No</td> </tr> <tr> <td>Hazardous Waste Management Facility</td> <td style="text-align: center;">☐ Yes</td> <td style="text-align: center;">☐ No</td> </tr> <tr> <td>Air Pollution Control (Title V or Air State Facility)</td> <td style="text-align: center;">☐ Yes</td> <td style="text-align: center;">☐ No</td> </tr> <tr> <td>Water Withdrawal over 20 MGD for Cooling Water</td> <td style="text-align: center;">☐ Yes</td> <td style="text-align: center;">☐ No</td> </tr> <tr> <td>Waste Transporter</td> <td style="text-align: center;">☐ Yes</td> <td style="text-align: center;">☐ No</td> </tr> </table>	State Pollutant Discharge Elimination System (SPDES)	☐ Yes	☐ No	Solid Waste Management Facility	☐ Yes	☐ No	Hazardous Waste Management Facility	☐ Yes	☐ No	Air Pollution Control (Title V or Air State Facility)	☐ Yes	☐ No	Water Withdrawal over 20 MGD for Cooling Water	☐ Yes	☐ No	Waste Transporter	☐ Yes	☐ No		
State Pollutant Discharge Elimination System (SPDES)	☐ Yes	☐ No																		
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Hazardous Waste Management Facility	☐ Yes	☐ No																		
Air Pollution Control (Title V or Air State Facility)	☐ Yes	☐ No																		
Water Withdrawal over 20 MGD for Cooling Water	☐ Yes	☐ No																		
Waste Transporter	☐ Yes	☐ No																		

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

- | | | |
|---|-----|----|
| a. Is the proposed action vulnerable to damage from a projected 100-year flood? | Yes | No |
| b. Is the proposed action vulnerable to damage from a projected 500-year flood? | Yes | No |
| c. Is the proposed action in an area potentially affected by sea level rise? | Yes | No |

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

- | | |
|--|--|
| i. drought? | ☐ Yes ☐ No |
| ii. temperature extremes (hot or cold)? | ☐ Yes ☐ No |
| iii. extreme storms, including high winds? | ☐ Yes ☐ No |
| iv. landslides? | ☐ Yes ☐ No |
| v. coastal erosion? | ☐ Yes ☐ No |
| vi. stormwater flooding? | ☐ Yes ☐ No |
| vii. other climate or weather hazards? | ☐ Yes ☐ No If Yes, describe: _____ |

F. Additional Information

Attach any additional information which may be needed to clarify your project.

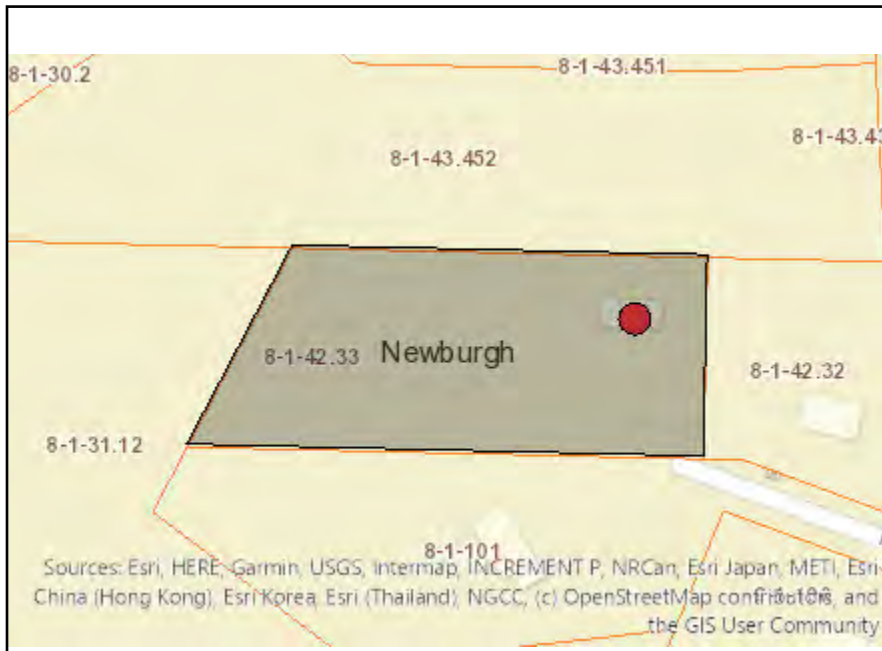
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____



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.



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ORANc01
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No
E.4.a [Disadvantaged Community]	Yes

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE



TYPE NAME(S) OF PARTY(S) TO DOCUMENT: BLACK INK

98-0-1119

Stellar Abstract
1229 Route 300
Newburgh, NY 12550
(914) 567-6232 FAX 567-6718

Gerald E. Baker,
Linda J. Baker,
Gregory R. Baker,
Myles J. Doyle and
Mary E. Doyle

SECTION 8 BLOCK 1 LOTs 98, 99, 100,
101.1 and 101.2

RECORD AND RETURN TO:

(Name and Address)

Rusk, Wadlin, Heppner & Martuscello, LLP
1313 Route 9W
P.O. Box 727
Marlboro, NY 12542

THERE IS NO FEE FOR THE RECORDING OF THIS PAGE

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH

RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED _____ MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER Miss Per

PROPERTY LOCATION

___ 2089 BLOOMING GROVE (TN)	___ 4289 MONTGOMERY (TN)
___ 2001 WASHINGTONVILLE (VLG)	___ 4201 MAYBROOK (VLG)
___ 2289 CHESTER (TN)	___ 4203 MONTGOMERY (VLG)
___ 2201 CHESTER (VLG)	___ 4205 WALDEN (VLG)
___ 2489 CORNWALL (TN)	___ 4489 MOUNT HOPE (TN)
___ 2401 CORNWALL (VLG)	___ 4401 OTISVILLE (VLG)
___ 2600 CRAWFORD (TN)	___ 4600 NEWBURGH (TN)
___ 2800 DEERPARK (TN)	___ 4800 NEW WINDSOR (TN)
___ 3089 GOSHEN (TN)	___ 5089 TUXEDO (TN)
___ 3001 GOSHEN (VLG)	___ 5001 TUXEDO PARK (VLG)
___ 3003 FLORIDA (VLG)	___ 5200 WALLKILL (TN)
___ 3005 CHESTER (VLG)	___ 5489 WARWICK (TN)
___ 3200 GREENVILLE (TN)	___ 5401 FLORIDA (VLG)
___ 3489 HAMPTONBURGH (TN)	___ 5403 GREENWOOD LAKE (VLG)
___ 3401 MAYBROOK (VLG)	___ 5405 WARWICK (VLG)
___ 3689 HIGHLANDS (TN)	___ 5600 WAWAYANDA (TN)
___ 3601 HIGHLAND FALLS (VLG)	___ 5889 WOODBURY (TN)
___ 3889 MINISINK (TN)	___ 5801 HARRIMAN (VLG)
___ 3801 UNIONVILLE (VLG)	
___ 4089 MONROE (TN)	
___ 4001 MONROE (VLG)	
___ 4003 HARRIMAN (VLG)	
___ 4005 KIRYAS JOEL (VLG)	

CITIES

___ 0900 MIDDLETOWN
___ 1100 NEWBURGH
___ 1300 PORT JERVIS

___ 9999 HOLD

NO. PAGES 4 CROSS REF _____
CERT. COPY _____ AFFT. FILED _____

PAYMENT TYPE: CHECK ☒
CASH _____
CHARGE _____
NO FEE _____

CONSIDERATION \$ _____
TAX EXEMPT _____

MORTGAGE AMT \$ _____
DATE _____

MORTGAGE TYPE:

___ (A) COMMERCIAL
___ (B) 1 OR 2 FAMILY
___ (C) UNDER \$10,000.
___ (E) EXEMPT
___ (F) 3 TO-6 UNITS
___ (I) NAT.PERSON/CR.UNION
___ (J) NAT.PER-CR.UN/I OR 2
___ (K) CONDO

Donna L. Benson

DONNA L. BENSON
Orange County Clerk

RECEIVED FROM: *Stellar Abstract*

LIBER 4733 PG 121

LIBER 4733 PAGE 121

ORANGE COUNTY CLERKS OFFICE 12442 MLV
RECORDED/FILED 03/05/98 02:32:27 PM
FEES 17.00 EDUCATION FUND 5.00
DEED CNTL NO 52733

ROAD MAINTENANCE AGREEMENT

AGREEMENT, made this 26 day of February, 1998 between **GERALD E. BAKER** and **LINDA J. BAKER**, residing at 153 Old Marlboro Turnpike, Marlboro, Ulster County, New York, party of the first part, and **GREGORY R. BAKER**, residing at 2839 Polk Street, Hollywood, Florida, party of the second part and **MYLES J. DOYLE** and **MARY E. DOYLE**, residing at Lattintown Road, Marlboro, New York, parties of the third part. The parties hereto are the owners of all of the property shown on Filed Map #44-92 filed in the Orange County Clerk's Office.

NOW, THEREFORE, the parties agree as follows:

1. The party of the first is the only party having a home built on Memory Lane as shown on said map and the party of the first part, his heirs, successors and assigns shall bear the total costs of maintaining said road until other homes are constructed thereon.
2. That until the issuance of building permits to either the party of the second part or the party of the third part, their heirs, successors and assigns, shall bear no responsibility for maintaining Memory Lane. At and upon the issuance of building permits to either the party of the second part or the parties of the third part, the owners of the property then owned by the successors or assigns of the party of the second party or the parties of the third part, shall assume a proportionate share of the cost of repair and maintenance of Memory Lane.
3. Any notice or report required under this agreement shall be sent to the parties at the respective addresses indicated in this agreement unless such addresses change by written notice to the other party, in which event the new address given shall be used for the sending of such notice or report. Any required notice shall be made by regular mail properly addressed and postage prepaid.

4. Each party agrees to indemnify and hold the other harmless from and against any and all liability for personal injury or property damage when such injury or damage shall result from, arise out of, or be attributable to any maintenance or repair undertaken under or pursuant to this agreement.

5. This agreement constitutes the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this agreement shall not be binding upon any party except to the extent incorporated in this agreement.

6. Any modification of this agreement or additional obligation assumed by either party in connection with this agreement shall be binding only if evidenced in writing signed by each party, or an authorized representative of such party. The failure of any party to this agreement to insist upon the performance of any of the terms and conditions of this agreement, or the waiver of any breach of the terms and conditions of this agreement, shall not be construed as thereafter waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

IN WITNESS WHEREOF, the parties hereto have duly executed this agreement the date and year first above written.

Gerald E. Baker
GERALD E. BAKER

Linda J. Baker
LINDA J. BAKER

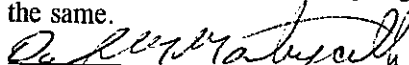
Gregory R. Baker
GREGORY R. BAKER

Myles J. Doyle
MYLES J. DOYLE

Mary E. Doyle
MARY E. DOYLE

STATE OF NEW YORK)
SS:
COUNTY OF ULSTER)

On the 27 day of February, 1998, before me personally came GERALD E. BAKER, to me known to be the individual described in, and who executed the foregoing instrument and duly acknowledged to me that he executed the same.


Notary Public

STATE OF NEW YORK)
SS:
COUNTY OF ULSTER)

DANIEL M. MARTUSCELLO
NOTARY PUBLIC, State of New York
Qualified in Ulster County
Commission Expires Sept. 30, 1998

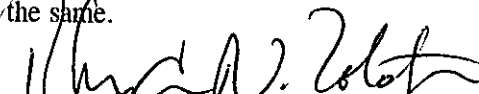
On the 27 day of February, 1998, before me personally came LINDA J. BAKER, to me known to be the individual described in, and who executed the foregoing instrument and duly acknowledged to me that she executed the same.


Notary Public

STATE OF FLORIDA)
SS:
COUNTY OF Broward)

DANIEL M. MARTUSCELLO
NOTARY PUBLIC, State of New York
Qualified in Ulster County
Commission Expires Sept. 30, 1998

On the 28 day of February, 1998, before me personally came GREGORY R. BAKER, to me known to be the individual described in, and who executed the foregoing instrument and duly acknowledged to me that he executed the same.


Notary Public

STATE OF NEW YORK)
SS:
COUNTY OF ULSTER)



RHONDA N. ZOLOTH
My Comm Exp. 6/20/99
Bonded By Service Ins
No. CC474274
☒ Personally Known ☐ Oath I.D.

On the 26 day of February, 1998, before me personally came MYLES J. DOYLE, to me known to be the individual described in, and who executed the foregoing instrument and duly acknowledged to me that he executed the same.


Notary Public

DANIEL M. MARTUSCELLO
NOTARY PUBLIC, State of New York
Qualified in Ulster County
Commission Expires Sept. 30, 1998

STATE OF NEW YORK)

COUNTY OF ULSTER)

On the 16 day of February, 1998, before me personally came MARY E. DOYLE, to me known to be the individual described in, and who executed the foregoing instrument and duly acknowledged to me that she executed the same.

Notary Public

DANIEL M. MARTUSCELLO
NOTARY PUBLIC, State of New York
Qualified in Ulster County
Commission Expires Sept. 30, 199



Jonathan N. Millen Land Surveyor, P.C.
Professional Land Surveying • GPS Services • Engineering-Surveying & CAD Consulting

**Temporary Lot 1 Grading Easement On The Lands Of Grzechowski
Property Located at 14 McDonald Drive, Newburgh, New York
Metes and Bounds - Legal Description**

ALL that certain plot, piece, or parcel of land, with the building and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, being known and designated as a portion of Lot 1 as shown on a certain map entitled, "Proposed Subdivision of the lands of Eric Grzechowski & Mariantoniette Grzechowski" filed in the Orange County Clerk's Office on _____ as Filed Map No. _____ being bounded and more particularly described as follows in accordance with a survey performed by Jonathan N. Millen, PLS dated 01/22/2026:

Commencing at a point on the northerly right of way (R.O.W.) line of McDonald Drive, said point being on the division line between the lands now or formerly of Eric Grzechowski & Mariantoniette Grzechowski as described in Liber 11243 at Page 1747 of Deeds, aka the southeasterly corner of Lot 3 as shown on a certain map entitled, "Doyle Subdivision Site Plan", filed in the Orange County Clerk's Office on 12/27/2002 as Filed Map No. 284-02, and on the division line between the lands now or formerly of Mark S. Granieri & Lucia R. Granieri as described in Liber 13733 at Page 1912 of Deeds, aka Lot 4 as shown on a map entitled, "Baker Subdivision", filed in the Orange County Clerk's Office on 02/18/1992 as Filed Map No. 44-92; said point bearing N 49°35'38" W a distance of 2.3 feet from an iron rod found;

THENCE leaving said R.O.W. line and running along said division line the following course and distance:
1) N 89°06'42" W a distance of 38.59 feet to a point;

THENCE leaving said division line and running through said lands now or formerly of Grzechowski the following three (3) courses and distances:

- 2) N 00°53'18" E a distance of 20.00 feet to a point;**
- 3) N 89°06'42" W a distance of 173.28 feet to a point;**
- 4) N 23°11'02" W a distance of 138.09 feet to a point; said point being the southwesterly corner of the parcel herein described and the The True Point of Beginning;**

THENCE continuing through said lands of Grzechowski the following four courses and distances:

- 5) N 23°10'59" W a distance of 30.55 feet to a point;**
- 6) S 60°59'18" E a distance of 10.00 feet to a point;**
- 7) S 20°11'25" E a distance of 12.00 feet to a point;**
- 8) S 04°06'51" W a distance of 12.00 feet to a point; said point being the The True Point of Beginning;**

Containing an area of 123.3 square feet, 0.0028 acres more or less.

(page 1 of 2)

Being and intended to be a portion of the same premises conveyed to Eric Grzechowski & Mariantoniette Grzechowski, dated **October 16, 2003**, and duly recorded in the **Orange** County Clerks Office on **October 24 2003** in Liber **11243** at Page **1747** of Deeds, aka **14 Mc Donald Drive**, and designated as Tax Map ID #: **8-1-42.33** as shown on the current Land and Tax maps for the Town of **Newburgh**.

Basis Of Bearings:

The horizontal datum for the bearings described hereon is the North American Datum of 1983 (**NAD83**) as defined in the **New York State Plane Coordinate System East (NYSPCE)** and is the basis for the direction of **Grid North**. The project baseline bearing reference for **Grid North** was established by GPS observation performed on January 14, 2025. The subject property lines are as per the latest record Deed and aligned to this datum.

Said parcel of land being an affirmative easement comprising an area to benefit said lands of Grzechowski to allow for the graded slopes required for a proposed driveway. Said easement grants the authorized party specific non-possessory rights to alter land contours and access adjoining property.

Permitted Activities & Rights

- **Contour Alteration:** The grantee is legally permitted to alter the topography, cut and fill earth, and adjust slopes to stabilize the land.
- **Access & Heavy Equipment:** Grantees have the right of entry to bring in heavy machinery and store materials required to complete site preparation or grading.
- **Maintenance & Repair:** The grantee generally holds the responsibility and permission to maintain the graded area (e.g., seeding, ensuring proper drainage), as defined by the terms of the grant.

Prepared on June 7, 2026 by Jonathan N. Millen, LLS (Lic. No. 050746).



and the lands now or formerly of Leslie Catherine Amador & Wilner J. Laborde as described in Liber 15372 at Page 1109, aka the southerly line of Lot 9 as shown on a certain map entitled, "Grove-Vite Subdivision", filed in the Orange County Clerk's Office on 06/13/2012 as Filed Map No. 185-12, said point bearing N 89°06'42" W a distance of 291.31 feet from the northeasterly corner of said Lot 3



Jonathan N. Millen Land Surveyor, P.C.
Professional Land Surveying • GPS Services • Engineering-Surveying & CAD Consulting

**Temporary Lot 2 Grading Easement On The Lands Of Granieri
Property Located at 15 McDonald Drive, Newburgh, New York
Metes and Bounds - Legal Description**

ALL that certain plot, piece, or parcel of land, with the building and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, being known and designated as a portion of Lot 4 as shown on a certain map entitled, "Baker Subdivision", filed in the Orange County Clerk's Office on February 18, 1992 as Filed Map No. 44-92, being bounded and more particularly described as follows in accordance with a survey performed by Jonathan N. Millen, PLS dated 01/22/2026:

Commencing at a point on the northerly right of way (R.O.W.) line of McDonald Drive, said point being on the division line between the lands now or formerly of Eric Grzechowski & Mariantoniette Grzechowski as described in Liber 11243 at Page 1747 of Deeds, aka the southeasterly corner of Lot 3 as shown on a certain map entitled, "Doyle Subdivision Site Plan", filed in the Orange County Clerk's Office on 12/27/2002 as Filed Map No. 284-02, and on the division line between the lands now or formerly of Mark S. Granieri & Lucia R. Granieri as described in Liber 13733 at Page 1912 of Deeds, aka Lot 4 as shown on a map entitled, "Baker Subdivision", filed in the Orange County Clerk's Office on 02/18/1992 as Filed Map No. 44-92; said point bearing N 49°35'38" W a distance of 2.3 feet from an iron rod found;

THENCE running along said division line the following course and distance:

1) N 89°06'42" W a distance of 169.50 feet to a point; said point also being the **The True Point of Beginning**:

THENCE leaving said division line and running through said lands of Granieri the following four (4) courses and distances:

2) S 77°04'17" W a distance of 78.00 feet to a point;

3) N 75°21'58" W a distance of 18.00 feet to a point;

4) N 49°21'07" W a distance of 10.00 feet to a point;

5) N 07°26'53" E a distance of 8.00 feet to a point on said division line;

THENCE leaving said lands of Granieri and running along said division line the following course and distance:

6) S 89°06'42" E a distance of 100.00 feet to a point; said point also being **The True Point Of Beginning**.

Containing an area of 1,075.9 square feet, 0.0247 acres more or less.

Being and intended to be a portion of the same premises conveyed to Mark S. Granieri & Lucia R. Granieri, by deed from Mark S. Granieri, dated **March 24, 2014**, and duly recorded in the **Orange** County Clerks Office on **March 31, 2014** in Liber 13733 at Page 1912 of Deeds, aka **15 Mc Donald Drive**, and designated as Tax Map ID #: **8-1-101** as shown on the current Land and Tax maps for the Town of **Newburgh**.

(page 1 of 2)

Basis Of Bearings:

The horizontal datum for the bearings described hereon is the North American Datum of 1983 (**NAD83**) as defined in the *New York State Plane Coordinate System East (NYSPCE)* and is the basis for the direction of **Grid North**. The project baseline bearing reference for **Grid North** was established by GPS observation performed on June 12, 2024. The subject property lines are as per the latest record Deed and aligned to this datum.

Said parcel of land being an affirmative easement comprising an area to benefit said lands of Grzechowski to allow for the graded slopes required for a proposed driveway. Said easement grants the authorized party specific non-possessory rights to alter land contours and access adjoining property.

Permitted Activities & Rights

- **Contour Alteration:** The grantee is legally permitted to alter the topography, cut and fill earth, and adjust slopes to stabilize the land.
- **Access & Heavy Equipment:** Grantees have the right of entry to bring in heavy machinery and store materials required to complete site preparation or grading.
- **Maintenance & Repair:** The grantee generally holds the responsibility and permission to maintain the graded area (e.g., seeding, ensuring proper drainage), as defined by the terms of the grant

Prepared on June 7, 2026 by Jonathan N. Millen, LLS (Lic. No. 050746)





ACES

Automated Construction Enhanced Solutions, Inc.

Professional Land Surveying • GPS Services • Engineering-Surveying & CAD Consulting

Lot 1 Lands of Grzechowski Metes and Bounds - Legal Description

ALL that certain plot, piece, or parcel of land, with the building and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, being known and designated as Lot No. 1 as shown on a certain map entitled, "Proposed Subdivision of the lands of Eric Grzechowski & Mariantoniette Grzechowski", dated January 22, 2026 and filed in the Office of the Orange County Clerk on _____ as Filed Map No. _____, being bounded and more particularly described as follows in accordance with a survey performed by Jonathan N. Millen, PLS dated January 22, 2026:

Beginning at a point on the northerly right of way (R.O.W.) line of McDonald Drive, said point being on the division line between the lands now or formerly of Eric Grzechowski & Mariantoniette Grzechowski as described in Liber 11243 at Page 1747 of Deeds, aka the southeasterly corner of Lot 3 as shown on a certain map entitled, "Doyle Subdivision Site Plan", filed in the Orange County Clerk's Office on 12/27/2002 as Filed Map No. 284-02, and on the division line between the lands now or formerly of Mark S. Granieri & Lucia R. Granieri as described in Liber 13733 at Page 1912 of Deeds, aka Lot 4 as shown on a map entitled, "Baker Subdivision", filed in the Orange County Clerk's Office on 02/18/1992 as Filed Map No. 44-92; said point bearing N 49°35'38" W a distance of 2.3 feet from an iron rod found; said point being the southeasterly corner corner of the parcel herein described; said point also being **The True Point of Beginning**:

THENCE leaving said R.O.W. line and running along said division line the following course and distance:
1) N 89°06'42" W a distance of 38.59 feet to a point; said point bearing N 82°11'31" E a distance of 28.8 feet from an iron rod found; said point also being the southwesterly corner of the parcel herein described;

THENCE leaving said division line and running through said lands now or formerly of Grzechowski as described in Liber 11243 at Page 1747 of Deeds, aka Lot 3 as shown on said F.M. 284-02 the following three (3) courses and distances:

2) N 00°53'18" E a distance of 20.00 feet to a point;

3) N 89°06'42" W a distance of 173.28 feet to a point;

4) N 23°11'02" W a distance of 196.64 feet to a point; said point being the northwesterly corner of the parcel herein described;

THENCE leaving said lands of Grzechowski and running along the division line between the lands now or formerly of Leslie Catherine Amador & Wilner J. Laborde as described in Liber 15372 at Page 1109 of Deeds, aka Lot 9 as shown on a certain map entitled, "Grove-Vite Subdivision", filed in the Orange County Clerk's Office on 06/13/2012 as Filed Map No. 185-12 and the parcel herein described the following course and

5) S 89°06'42" E a distance of 291.31 feet to a point; said point being the northeasterly corner of the parcel herein described;

(page 1 of 2)

THENCE leaving said division line and running along the division line between the lands now or formerly of Christopher C. Ruigrok as described in Liber 14283 at Page 1764 of Deeds, aka Lot 2 as shown on said F.M. 284-02 and the parcel herein described the following course and distance:

6) S 00°40'01" W a distance of 199.54 feet to a point; said point also being The True Point Of Beginning.

Containing an area of 45,935.4 square feet, 1.0545 acres more or less.

Being and intended to be a portion of the same premises conveyed to Eric Grzechowski & Mariantoniette Grzechowski, dated **October 16, 2003**, and duly recorded in the **Orange** County Clerks Office on **October 24 2003** in Liber **11243** at Page **1747** of Deeds, aka **14 Mc Donald Drive**, and designated as Tax Map ID #: **8-1-42.33** as shown on the current Land and Tax maps for the Town of **Newburgh**.

Basis Of Bearings:

The horizontal datum for the bearings described hereon is the North American Datum of 1983 (**NAD83**) as defined in the *New York State Plane Coordinate System East (NYSPCE)* and is the basis for the direction of **Grid North**. The project baseline bearing reference for **Grid North** was established by GPS observation performed on January 14, 2025. The subject property lines are as per the latest record Deed and aligned to this datum.



Prepared on June 7, 2026 by Jonathan N. Millen, LLS (Lic. No. 050746)



ACES

Automated Construction Enhanced Solutions, Inc.

Professional Land Surveying • GPS Services • Engineering-Surveying & CAD Consulting

Lot 2 Lands Of Grzechowski Metes and Bounds - Legal Description

ALL that certain plot, piece, or parcel of land, with the building and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, being known and designated as Lot No. 2 as shown on a certain map entitled, "Proposed Subdivision of the lands of Eric Grzechowski & Mariantoniette Grzechowski", dated January 22, 2026 and filed in the Office of the Orange County Clerk on _____ as Filed Map No. _____, being bounded and more particularly described as follows in accordance with a survey performed by Jonathan N. Millen, PLS dated January 22, 2026:

Commencing at a point on the northerly right of way (R.O.W.) line of McDonald Drive, said point being on the division line between the lands now or formerly of Eric Grzechowski & Mariantoniette Grzechowski as described in Liber 11243 at Page 1747 of Deeds, aka the southeasterly corner of Lot 3 as shown on a certain map entitled, "Doyle Subdivision Site Plan", filed in the Orange County Clerk's Office on 12/27/2002 as Filed Map No. 284-02, and on the division line between the lands now or formerly of Mark S. Granieri & Lucia R. Granieri as described in Liber 13733 at Page 1912 of Deeds, aka Lot 4 as shown on a map entitled, "Baker Subdivision", filed in the Orange County Clerk's Office on 02/18/1992 as Filed Map No. 44-92; said point bearing N 49°35'38" W a distance of 2.3 feet from an iron rod found;

THENCE leaving said R.O.W. line and running along said division line the following course and distance:
1) N 89°06'42" W a distance of 38.59 feet to a point; said point bearing N 82°11'31" E a distance of 28.8 feet from an iron rod found; said point being the southeasterly corner of the parcel herein described; said point also being **The True Point of Beginning**;

THENCE continuing along said division line between said lands of Granieri and the parcel herein described the following course and distance:

2) N 89°06'42" W a distance of 475.98 feet to a point; said point bearing S 38°07'14" E a distance of 2.3 feet from an iron rod found; said point being the southwesterly corner of the parcel herein described;

THENCE leaving said division line and running along the division line between the lands now or formerly of Central Hudson Gas & Elec. Corp. and the parcel herein described the following course and distance:

3) N 27°36'32" E a distance of 223.40 feet to a point; said point being marked by an iron rod found;

THENCE leaving said division line and running along the division line between the lands now or formerly of Leslie Catherine Amador & Wilner J. Laborde as described in Liber 15372 at Page 1109 of Deeds, aka Lot 9 as shown on a certain map entitled, "Grove-Vite Subdivision", filed in the Orange County Clerk's Office on 06/13/2012 as Filed Map No. 185-12 and the parcel herein described the following course and distance:

4) S 89°06'42" E a distance of 122.04 feet to a point;

(page 1 of 2)

THENCE leaving said division line and running through said lands of Eric Grzechowski & Mariantoniette Grzechowski the following three (3) courses and distances:

5) S 23°10'59" E a distance of 196.64 feet to a point;

6) S 89°06'42" E a distance of 173.28 feet to a point;

7) S 00°53'18" W a distance of 20.00 feet to a point; said point also being **The True Point Of Beginning**.

Containing an area of 46,644.2 square feet, 1.0708 acres more or less.

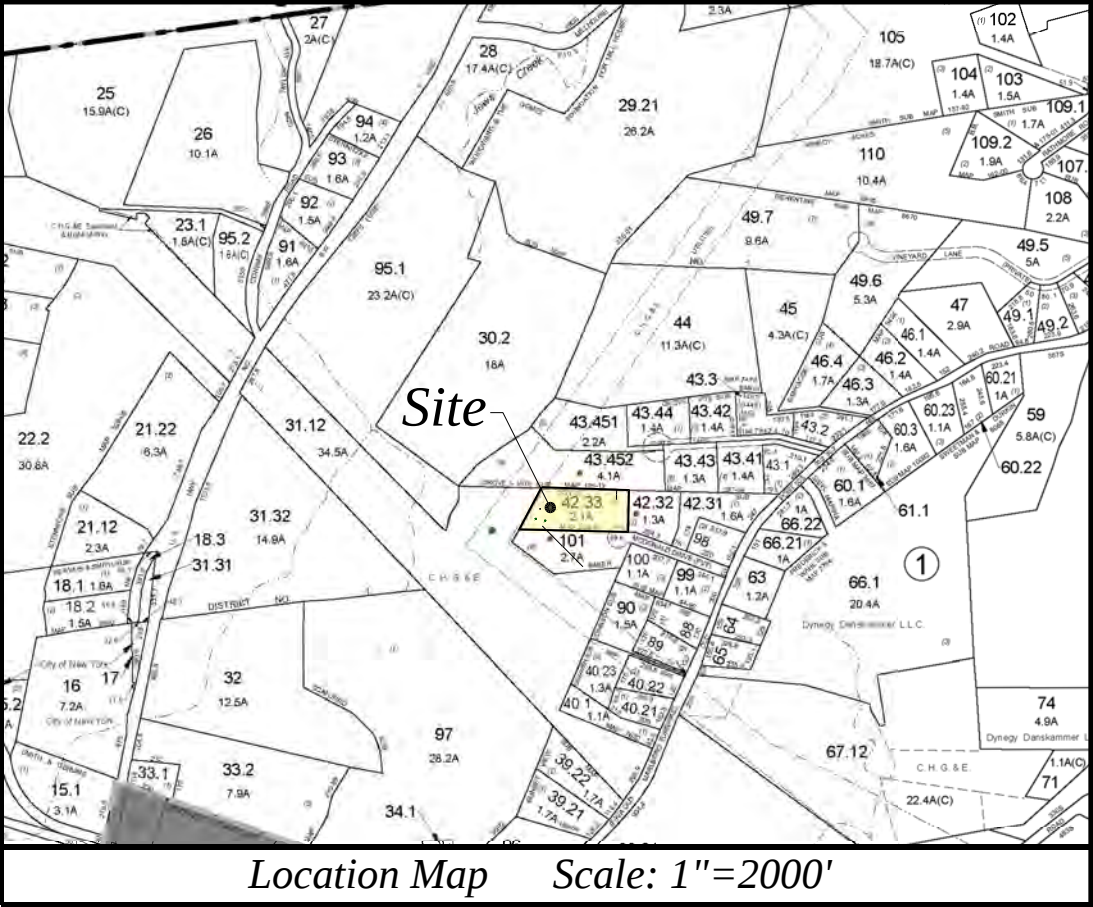
Being and intended to be a portion of the same premises conveyed to Eric Grzechowski & Mariantoniette Grzechowski, dated **October 16, 2003**, and duly recorded in the **Orange** County Clerks Office on **October 24 2003** in Liber **11243** at Page **1747** of Deeds, aka **14 Mc Donald Drive**, and designated as Tax Map ID #: **8-1-42.33** as shown on the current Land and Tax maps for the Town of **Newburgh**.

Basis Of Bearings:

The horizontal datum for the bearings described hereon is the North American Datum of 1983 (**NAD83**) as defined in the *New York State Plane Coordinate System East (NYSPCE)* and is the basis for the direction of **Grid North**. The project baseline bearing reference for **Grid North** was established by GPS observation performed on January 14, 2025. The subject property lines are as per the latest record Deed and aligned to this datum.

Prepared on by June 7, 2026 by Jonathan N. Millen, LLS (Lic. No. 050746)





Proposed Subdivision
of the lands of
Eric Grzechowski & Mariantoniette Grzechowski

 **Jonathan N. Millen Land Surveyor, P.C.**
Professional Land Surveying
1229 Route 300 - Suite 4 - Newburgh, NY 12550
Office: 845-943-7198 Field: 914-906-8830 Web: accessurveying.com

Prepared For Tax Map Parcel
8-1-42.33
14 McDonald Dr
situated in the
Town of Newburgh
County of Orange , New York 12550

DATE: 01/22/2026 SCALE: 1"=30' JOB No. 24098GRZ DRAWN BY: jnm

Subject Property
Record Owner: Eric Grzechowski & Mariantoniette Grzechowski
911 Address: 14 McDonald Drive
Tax Map ID: 8-1-42.33
Deed: Liber 11243 at Page 1747
Legal: Lot #3 - Filed Map #284-02
Area: 92,580.3s.f. - 2.1254Ac.

the lands now or formerly of
Leslie Catherine Amador
& Wilner J. Laborde
Liber 15372 at Page 1109
Lot 9 aso F.M. 185-12
Tax ID #: 8-1-43.452

the lands now or formerly of
Central Hudson Gas & Elec. Corp.
Tax ID #: 8-1-31.12

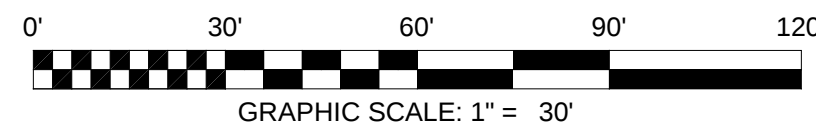
the lands now or formerly of
Christopher C. Ruigrok
Liber 14283 at Page 1764
Lot 2 aso F.M. 284-02
Tax ID #: 8-1-42.32

the lands now or formerly of
Mark S. Granieri
& Lucia R. Granieri
Liber 13733 at Page 1912
Lot 4 aso F.M. 44-92
Tax ID #: 8-1-101

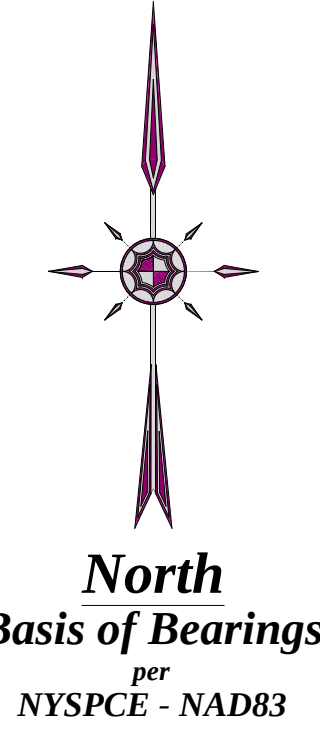
EROSION CONTROL STANDARD NOTES

- EXCAVATION, FILLING, GRADING AND STRIPPING SHALL BE PERMITTED TO BE UNDERTAKEN ONLY IN SUCH LOCATIONS AND IN SUCH A MATTER 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.
- 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.
- THE CONTROL OF EROSION AND SEDIMENT SHALL BE A CONTINUOUS PROCESS UNDERTAKEN AS NECESSARY PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION.
- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED BY SITE PREPARATION AT ANY GIVEN TIME.
- 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.
- 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.
- 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.
- SITE PREPARATION AND CONSTRUCTION SHALL NOT ADVERSELY AFFECT THE FREE FLOW OF WATER BY ENCROACHING ON, BLOCKING OR RESTRICTING WATERCOURSES.
- 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.
- 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.
- 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 SEED OR OTHERWISE TREATED TO MINIMIZE THE EFFECTS OF EROSION.
- 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.
- 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.
- ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO HANDLE ADEQUATELY ANTICIPATED FLOWS, BOTH WITHIN THE SITE AND FROM THE ENTIRE UPSTREAM DRAINAGE BASIN.
- 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.
- THERE SHALL BE PROVIDED WHERE NECESSARY TO MINIMIZE EROSION AND SEDIMENT SUCH MEASURES AS BENCHES, BERMS, TERRACES, DIVERSIONS AND SEDIMENT, DEBRIS AND RETENTION BASINS.
- 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.

Topographic Details



LINE	BEARING	DISTANCE
L1	S 77°04'17" W	78.00'
L2	N 75°21'58" W	18.00'
L3	N 49°21'07" W	10.00'
L4	N 07°26'53" E	8.00'
L5	S 89°06'42" E	100.00'
L6	S 69°59'18" E	10.00'
L7	S 20°11'25" E	12.00'
L8	S 04°06'51" W	12.00'
L9	N 23°10'59" W	30.55'



SEPTIC SYSTEM GENERAL NOTES:

- ALL PORTIONS OF THE SEPTIC FIELD WILL BE A MINIMUM DISTANCE OF 200 FEET UP SLOPE AND 100 FEET DOWN SLOPE FROM ANY WELL.
- SEPTIC TANK TO BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM ANY BUILDING OR PROPERTY LINE.
- CELLAR DRAINS, ROOF DRAINS OR FOOTING DRAINS SHALL NOT BE DISCHARGED IN THE VICINITY OF ABSORPTION FIELD.
- SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL NOT BE CONSTRUCTED OVER ANY PORTION OF THE ABSORPTION FIELD.
- NO TRENCHES TO BE INSTALLED IN WET SOIL.
- RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL IN ABSORPTION TRENCH.
- GROUT ALL PIPE PENETRATIONS TO CONC. SEPTIC TANK & DISTRIBUTION BOX.
- DISTRIBUTION LINES ARE TO BE CAPPED.
- THE PERIMETER OF THE ABSORPTION FIELD SHOULD BE GRADED TO DIVERT SURFACE WATER.
- ALL NEWLY DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED UPON CONSTRUCTION COMPLETION USING GRASS SEED & MULCH.
- NO SEWAGE SYSTEM SHALL BE PLACED WITHIN 35' OF ANY WATER COURSE DRAINAGE DITCH.
- ALL LAUNDRY AND KITCHEN WASTES SHALL BE DISCHARGED INTO SEWAGE SYSTEM.
- BENDS SHALL BE USED WHEN ENTRANCE OR EXIT FROM SEPTIC TANK IS NOT APPROXIMATELY STRAIGHT. IF BENT ARE USED AT POINTS OTHER THAN ENTRANCE OR EXIT POINTS, THEN A CLEANOUT IS REQUIRED.
- THE DESIGN AND LOCATION OF THE SANITARY FACILITIES SHALL NOT BE CHANGED WITHOUT RESUBMISSION FOR APPROVAL.
- 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.
- 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.
- 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.
- 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.

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."
"WASTE TREATMENT HANDBOOK, INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE DEPARTMENT OF HEALTH."
"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.

INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN 1 YEAR OF AVAILABILITY.

PRELIMINARY SEPTIC DESIGN CRITERIA: LOT #2

- NO. OF BEDROOMS- 4 max
- SEPTIC TANK DESIGN - 1,250 gal. min.
- STABILIZED PERCOLATION RATE- 21-30min./inch
- FLOW RATE (GALS./DAY) - 440
- DESIGN LENGTHS: 4 rows of 8 Eljin units(38")=128ft(122ft required)
- FILL REQUIRES: 12" MIN. SHALLOW TRENCH

D1 36"/06/15/2026 0-4" topsoil 4"-36" clay loam w/stone rock @ 30", no mottling, no water	P1 12" 06/15/2026 min:sec 3:30 4:24 4:00
--	--

D9 45" 09/23/2022 0-6" topsoil 6"-45" silty loam rock @ 48", no mottling, no water	P2 06/15/2026 8:00 13:23 15:45 22:23 24:45 24:40
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NOTE:
Vertical Datum is the North American Vertical Datum of 1988 (NAVD88). The project benchmark was established by GPS observation performed on date, 2016. Contours were calculated at two foot intervals as depicted hereon.

Sheet
2
of 5

Proposed Subdivision

of the lands of

Eric Grzechowski & Mariantoniette Grzechowski



Jonathan N. Millen Land Surveyor, P.C.

Professional Land Surveying

1229 Route 300 - Suite 4 - Newburgh, NY 12550

Office: 845-943-7198 Field: 914-906-8830 Web: accessurveying.com

Prepared For Tax Map Parcel

8-1-42.33

14 McDonald Dr

situated in the

Town of Newburgh

County of Orange, New York 12550

DATE: 01/22/2026 SCALE: 1"=30' JOB No. 24098GRZ DRAWN BY: jnm

Jonathan N. Millen, LLS

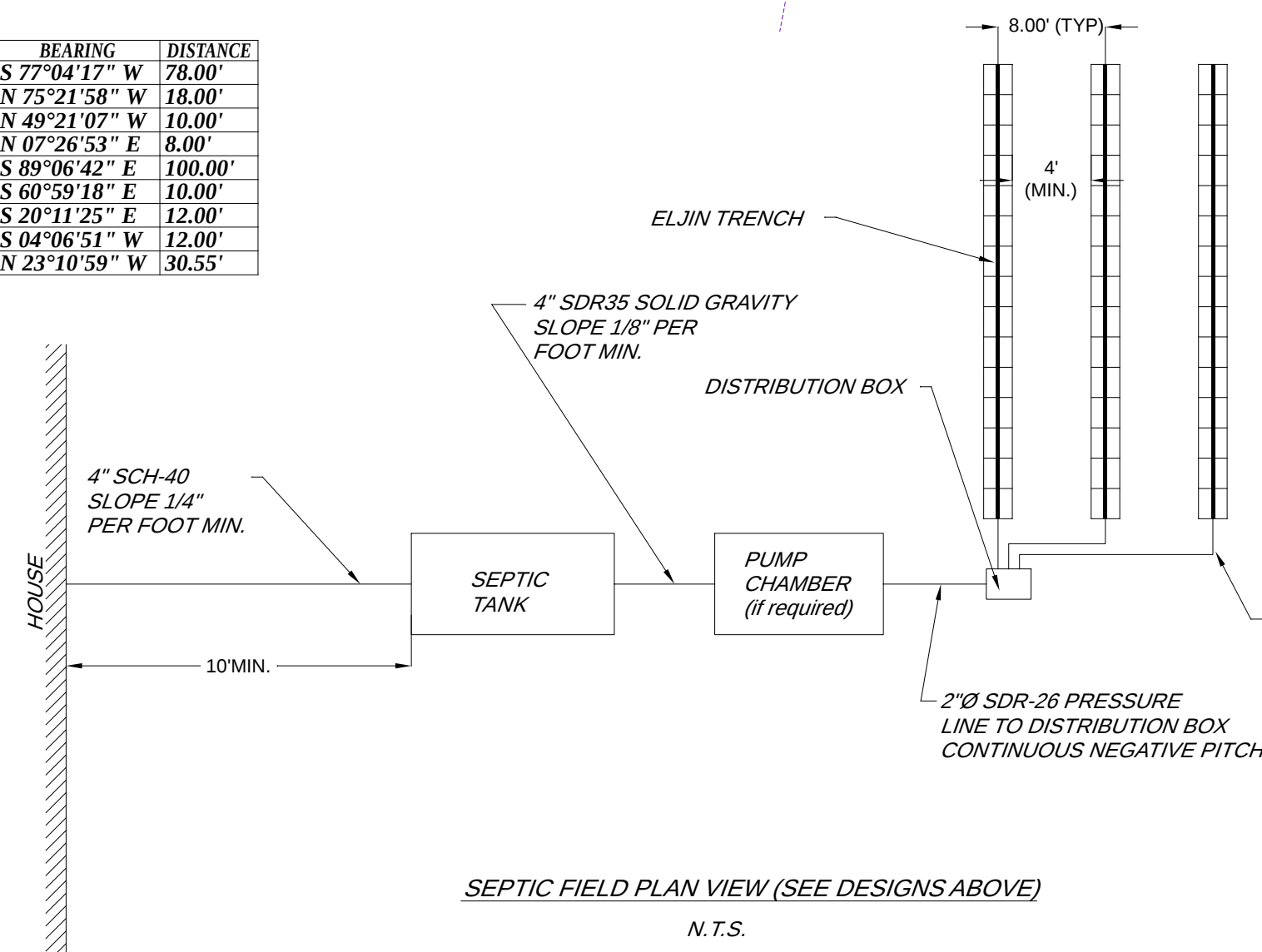
PROFESSIONAL LAND SURVEYOR
CERTIFIED TO BE CORRECT AND ACCURATE

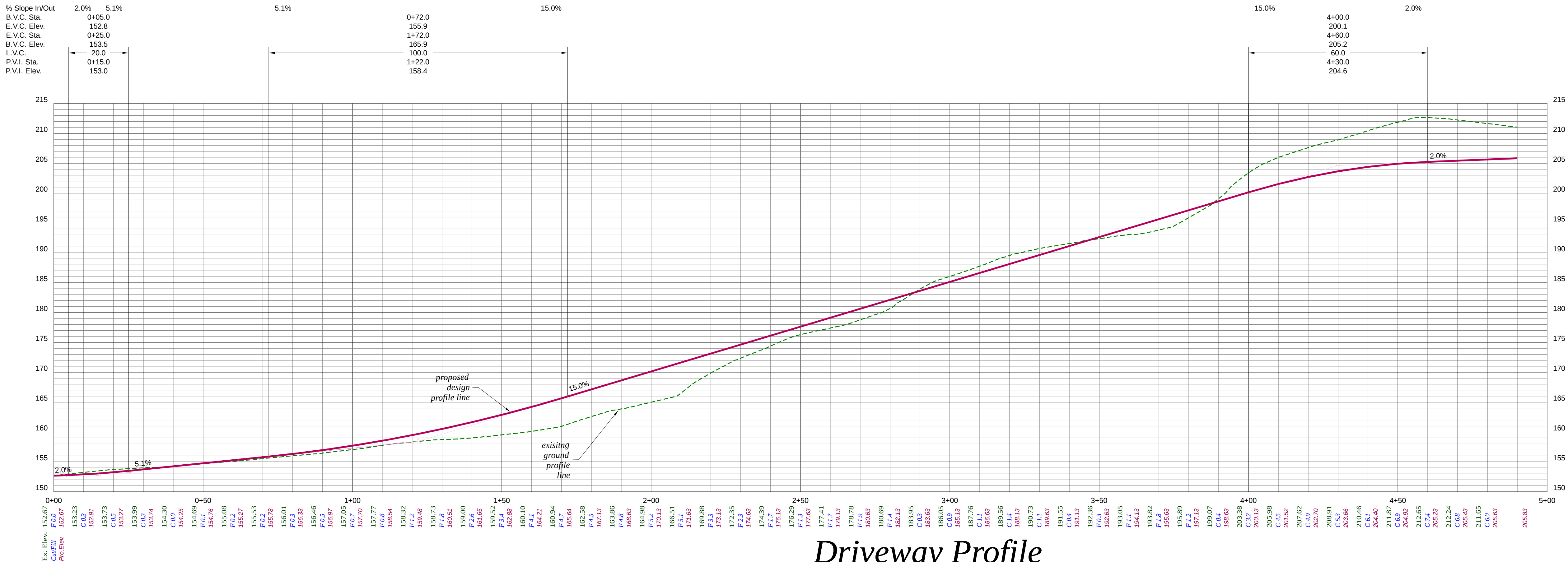
N.Y. LIC. NO. 050746



SEPTIC FIELD PLAN VIEW (SEE DESIGNS ABOVE)

N.T.S.

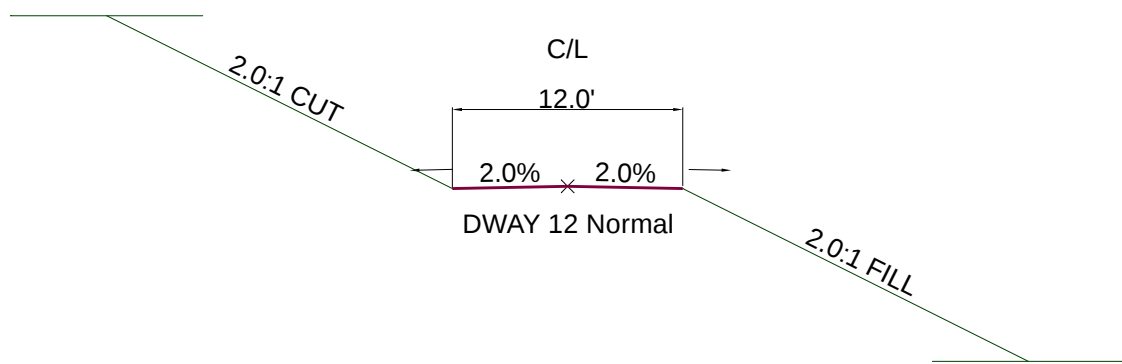




Volumes by Triangulation (Prisms) Sun, Apr 19 2026 6:22:50 PM
Existing Surface: Y:\24098GRZ\EX.tin
Final Surface: Y:\24098GRZ\DESIGN DRIVE.tin

Cut volume: 34,587.5 C.F., 1,281.02 C.Y.
Fill volume: 16,300.5 C.F., 603.72 C.Y.

Area in Cut : 11,515.0 S.F., 0.26 Acres
Area in Fill: 8,286.8 S.F., 0.19 Acres
Total inclusion area: 19,801.8 S.F., 0.45 Acres



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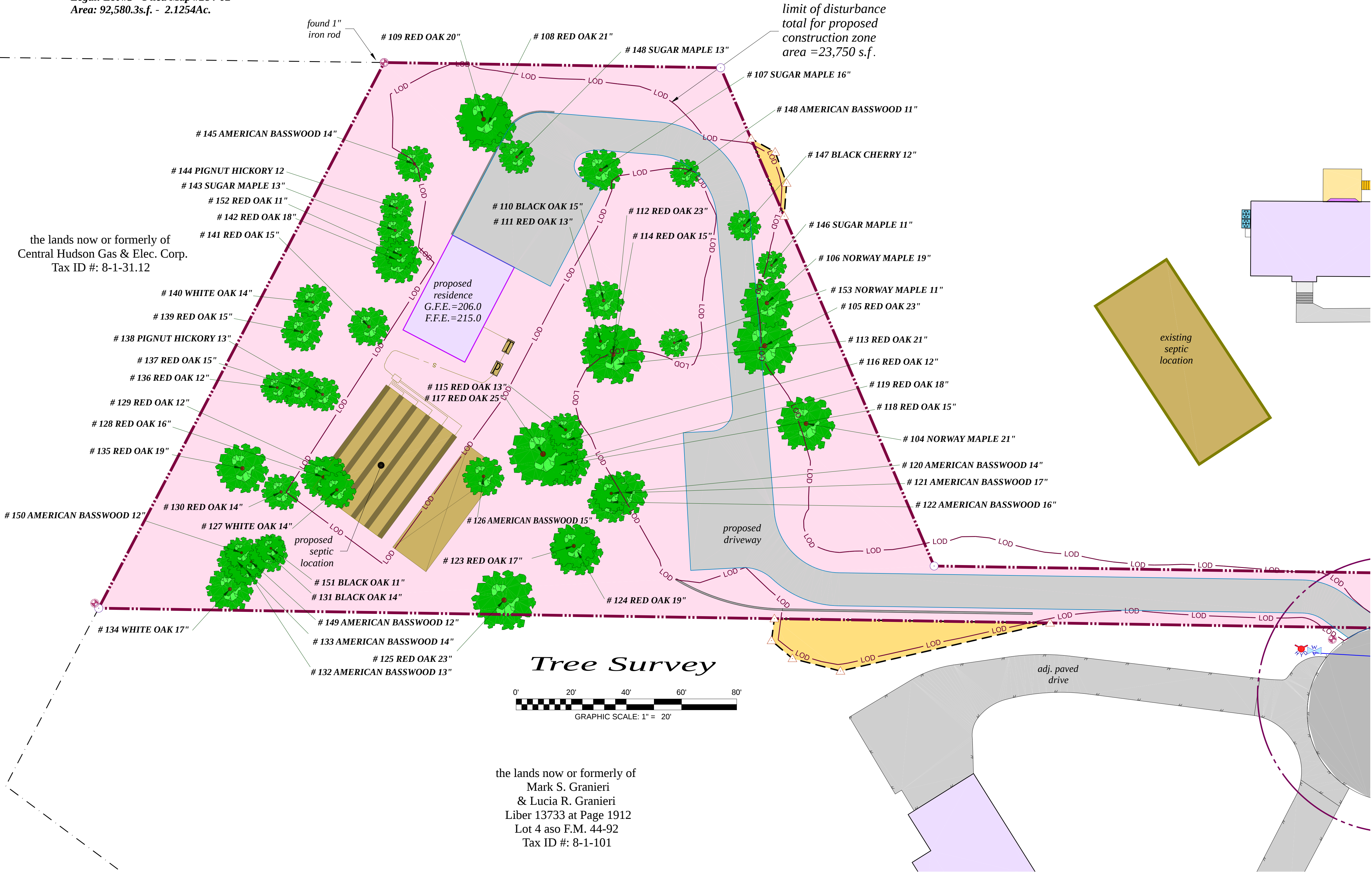
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Subject Property
Record Owner: Eric Grzechowski &
Mariantoniette Grzechowski
911 Address: 14 McDonald Drive
Tax Map ID: 8-1-42.33
Deed: Liber 11243 at Page 1747
Legal: Lot #3 - Filed Map #284-02
Area: 92,580.3s.f. - 2.1254Ac.

& Wilner J. Laborde
Liber 15372 at Page 1109
Lot 9 aso F.M. 185-12
Tax ID #: 8-1-43.452



Tree Reference Table		
Tag # - Status	Diameter	Type
104 - Specimen	21"	Norway Maple
105 - Specimen	23"	Red Oak
106 - Significant	19"	Norway Maple
107 - Significant	16"	Sugar Maple
108 - Specimen	21"	Red Oak
109 - Specimen	20"	Red Oak
110 - Significant	15"	Black Oak
111 - >10" <14" dna	13"	Red Oak
112 - Specimen	23"	Red Oak
113 - Specimen	21"	Red Oak
114 - Significant	15"	Red Oak
115 - Significant	13"	Red Oak
116 - Significant	12"	Red Oak
117 - Specimen	25"	Red Oak
118 - Significant	15"	Red Oak
119 - Significant	18"	Red Oak
120 - Significant	14"	American Bass Wood
121 - Significant	17"	American Bass Wood
122 - Significant	16"	American Bass Wood
123 - Significant	17"	Red Oak
124 - Significant	19"	Red Oak
125 - Specimen	23"	Red Oak
126 - Significant	15"	American Bass Wood
127 - Significant	14"	White Oak
128 - Significant	16"	Red Oak
129 - >10" <14" dna	12"	Red Oak
130 - Significant	14"	Red Oak
131 - Significant	14"	Black Oak
132 - >10" <14" dna	13"	American Bass Wood
133 - Significant	14"	American Bass Wood
134 - Significant	17"	White Oak
135 - Significant	19"	Red Oak
136 - >10" <14" dna	12"	Red Oak
137 - Specimen	15"	Red Oak
138 - >10" <14" dna	13"	Pig Nut Hickory
139 - Significant	15"	Red Oak
140 - Significant	14"	White Oak
141 - Significant	15"	Red Oak
142 - Significant	18"	Red Oak
143 - >10" <14" dna	13"	Sugar Maple
144 - >10" <14" dna	12"	Pig Nut Hickory
145 - Significant	14"	American Bass Wood
146 - >10" <14" dna	11"	Sugar Maple
147 - >10" <14" dna	12"	Black Cherry
148 - >10" <14" dna	13"	Sugar Maple
149 - >10" <14" dna	12"	American Bass Wood
150 - >10" <14" dna	12"	American Bass Wood
151 - >10" <14" dna	11"	Black Oak
152 - >10" <14" dna	11"	Red Oak
153 - >10" <14" dna	11"	Norway Maple

Note: All values for diameter were measured 54' above ground level.

Jonathan N. Millen, LLS
CERTIFIED TO BE CORRECT AND ACCURATE
N.Y. LIC. No. 050746

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NOTE:

