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CONSULTING ENGINEERS D.P.C.

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

PROJECT: MADAN SUBDIVISION
PROJECT NO.: 20-06
PROJECT LOCATION: SECTION 1, BLOCK 1, LOT 132
REVIEW DATE: 29 MAY 2020
MEETING DATE: 4 JUNE 2020
PROJECT REPRESENTATIVE: MECURIO-NORTON-TAROLLI-MARSHALL ENGINEERING

1. Project was submitted to Orange county Planning on 11 May 2020 via email and overnight mail.
2. Project will be sent to Town of Plattekill once Public Hearing is scheduled.
3. Highway Supt. Comments on driveway and clearing notes should be received.
4. Relocation of utilities serving lot 1 must be complete prior to filing the subdivision plat.
5. This office has reviewed the EAF submitted and would recommend a Negative Declaration for the minor subdivision.
6. A public hearing is required for the subdivision.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw

Lawrence J. Marshall, P.E.
John Tarolli, P.E., L.S.

Zachary A. Peters, P.E.
Kenneth W. Vriesema, L.S.

May 28, 2020

Planning Board
Town of Newburgh
308 Gardnertown Road
Newburgh, NY 12550
Also via email: planningboard@townofnewburgh.org

Re: Job No. 2822-110B
Tax Parcel 1-1-32
Town of Newburgh, Orange County
757 Orchard Drive
Residential Subdivision

Dear Board Members:

Enclosed please find the following items in reference to the above-captioned project:

1. Ten (10) copies of the revised Subdivision Plan

The following comments are in response to a review by Patrick Hines of McGoey, Hauser, & Edsall Consulting Engineers, dated May 7, 2020:

1. The proposed utility easement has been widened to 20-feet. The applicant has agreed to relocate the utility line prior to the filing of the subdivision map. We anticipate this will be a condition of approval for the maps the signed.
2. The Sight Distance Table on sheet 2 has been revised to specify the sight line to the left out of the proposed driveways requires minor clearing of overhanging branches and roadside brush along the project frontage. A note to this effect has been added to the referenced area on sheet 1. No major clearing is required other than trimming of vegetation that overhangs into the right-of-way. We do not believe a permanent clearing easement is required. Note 9 has been included on sheet 1 specifying individual lot owners are responsible for clearing and maintaining 13 feet from the edge of pavement along Orchard Drive to maintain adequate sight distance.
3. Note 10 has been included on sheet 1 referencing the required as-built sewer certification prior to the issuance of a certificate of occupancy. If different wording or notation is required, please advise.
4. No response required.
5. A copy of the subdivision plan has been forwarded to the Highway Superintendent for review and comment. The proposed driveway locations have also been staked in the field for his review.
6. No response required.



Please place this project on the next available meeting agenda for discussion.

If you have any questions or concerns, please feel free to contact me at (845) 744-3620 or by email at zpeters@mntm.co.

Sincerely,

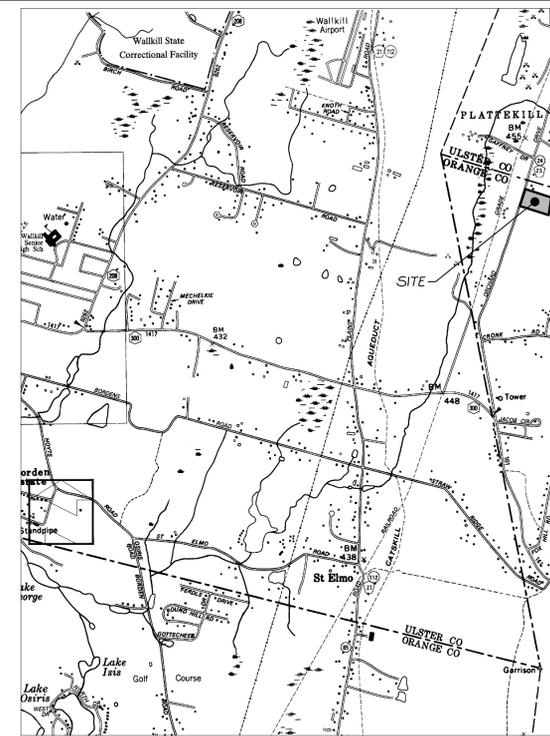
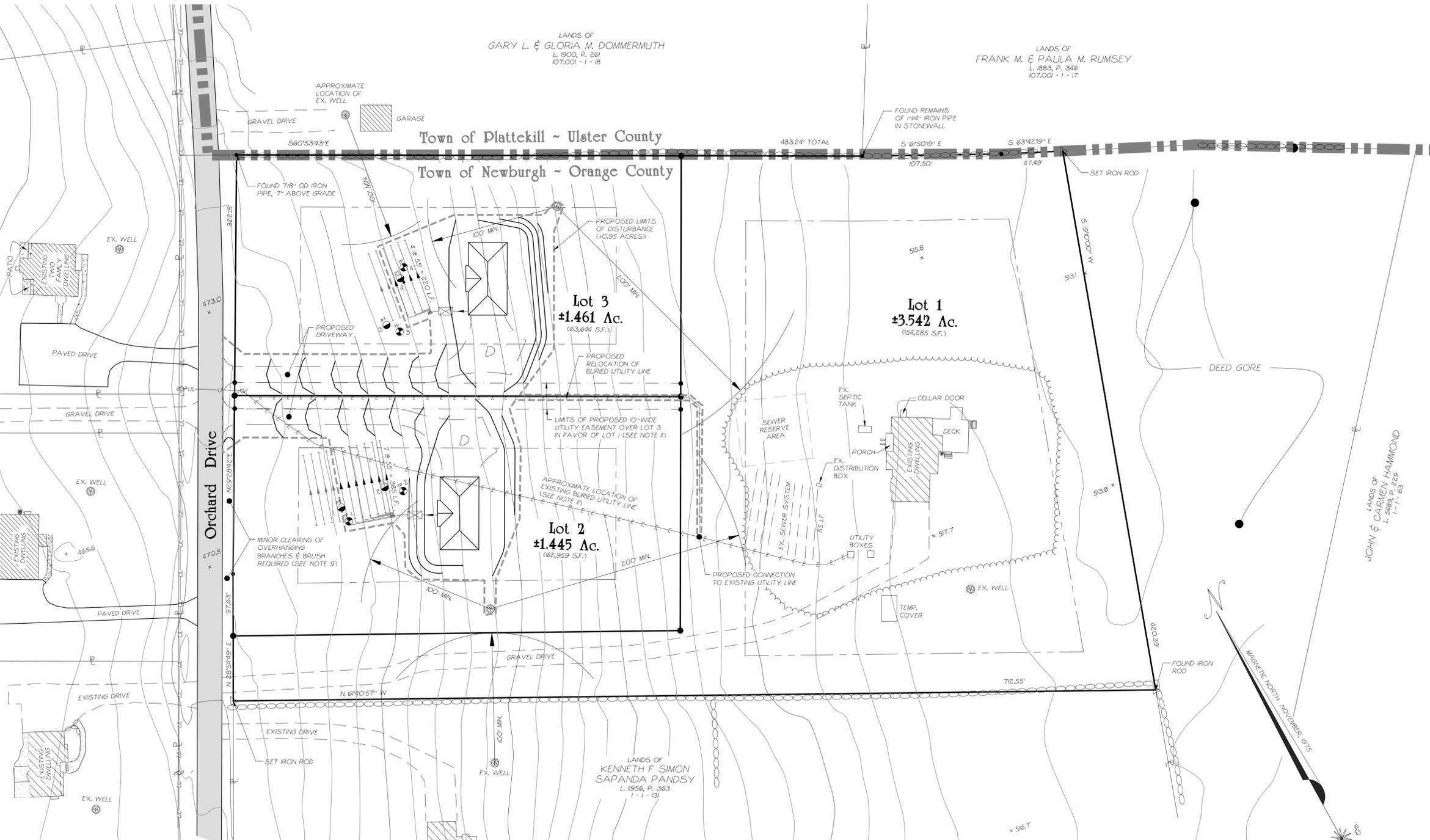


Zachary A. Peters, P.E.

ZAP/zap
Enc.

Cc: Patrick Hines (*via email & mail*) - *w.enc*
Dominic Cordisco (*via email*) - *w.enc*
Robert Madan (*via email*) - *w.enc*
Ann-Margaret Bolton (*via email*) - *w.enc*





Location Map
SCALE: 1" = 2,000'

- Notes:**
- 1) THE INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY COMPLETED BY MERCURIO-NORTON-TAROLLI-MARSHALL ENGINEERS & LAND SURVEYING, P.C. ON JULY 23, 2002 AND MOST RECENTLY UPDATED ON FEBRUARY 15, 2020.
 - 2) SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.
 - 3) SUBJECT TO UTILITY GRANTS OF RECORD.
 - 4) SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF ORCHARD DRIVE FOR USE AS A PUBLIC HIGHWAY.
 - 5) VERTICAL DATUM IS NAVD88.
 - 6) THIS PARCEL IS KNOWN AS LOT 10 OF A MAP ENTITLED "SURVEY & SUBDIVISION MAP OF LANDS OF NORTHEAST CONSTRUCTION CORPORATION", FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 25, 2002, AS MAP NUMBER 252-02. SUBJECT TO ALL NOTES AND DETAILS AS SHOWN ON SAID FILED MAP.
 - 7) THERE ARE NO WELLS AND SEWAGE DISPOSAL SYSTEMS ON ADJACENT PROPERTIES WITHIN 100' OR 200' (AS REQUIRED BY NYS DOH STANDARDS) OF THE PROPOSED WELLS AND SEWAGE DISPOSAL SYSTEMS FOR EACH LOT.
 - 8) NO EXCAVATED MATERIAL IS ANTICIPATED TO BE REMOVED FROM THE SITE. APPROXIMATELY 160 C.Y. OF FILL IS REQUIRED FOR THE HOUSE AND DRIVEWAY CONSTRUCTION. THE PROPOSED DISTURBANCE IS APPROXIMATELY 0.94 ACRES.
 - 9) LOT OWNERS SHALL BE RESPONSIBLE FOR CLEARING AND MAINTAINING 13 FEET FROM THE EDGE OF ORCHARD DRIVE PAVEMENT TO MAINTAIN ADEQUATE SIGHT DISTANCES.
 - 10) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY SEWERAGE SYSTEM SUBJECT TO THE PROVISIONS OF LOCAL LAW 1, 1989, THE TOWN OF NEWBURGH BUILDING INSPECTOR MUST RECEIVE AN "AS-BUILT" PLAN OF SUCH SYSTEM BEARING THE FOLLOWING CERTIFICATION OF A PROFESSIONAL ENGINEER OR OTHER AUTHORIZED DESIGN PROFESSIONAL AS SET FORTH ABOVE: "I HEREBY CERTIFY TO THE TOWN OF NEWBURGH THAT THE SEWERAGE SYSTEM DEPICTED ON THIS PLAN HAS BEEN DESIGNED AND INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE PUBLIC HEALTH LAW AND ALL REGULATIONS PROMULGATED THEREUNDER."
 - 11) THE EXISTING BURIED UTILITY LINE SERVING THE DWELLING ON LOT 1 WILL BE RELOCATED AS SHOWN, SUBJECT TO A PROPOSED UTILITY EASEMENT THROUGH LOT 3 IN FAVOR OF LOT 1.

Zoning Legend: AR

	REQUIRED	LOT 1	LOT 2	LOT 3
SINGLE-FAMILY RESIDENTIAL				
MINIMUM LOT AREA	40,000 S.F.	154,285 S.F.	62,959 S.F.	63,644 S.F.
MINIMUM LOT WIDTH	150'	185'	184'	184'
MINIMUM LOT DEPTH	150'	342'	345'	345'
MINIMUM FRONT YARD	50'	158'	157'	178'
MINIMUM REAR YARD	50'	102'	156'	134'
MINIMUM SIDE YARD (ONE)	30'	46'	62'	62'
MINIMUM SIDE YARD (BOTH)	80'	342'	126'	129'
MINIMUM HABITABLE FLOOR AREA	900 S.F.	>900 S.F.	>900 S.F.	>900 S.F.
MAXIMUM LOT BUILDING COVERAGE	10%	1.5%	2.4%	2.7%
MAXIMUM BUILDING HEIGHT	3.5'	<3.5'	<3.5'	<3.5'
MAXIMUM LOT SURFACE COVERAGE	20%	6.6%	8.6%	9.1%

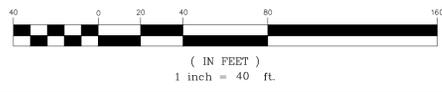
Parcel Information

TAX PARCEL:	SECT. 1, BLOCK 1, LOT 132
AREA:	6.448 ACRES
RECORD OWNER:	ROBERT P. & DEBORAH C. MADAN 757 ORCHARD DRIVE WALLKILL, NY 12589
DEED REFERENCE:	LIBER #623, PAGE 1588
MAP REFERENCE:	LOT 10, NORTHEAST CONSTRUCTION CORP. SUBD. FILED MAP #252-02 (11-25-2002)

Legend

- | | | | |
|--|---|--|---|
| | PROPERTY LINE & CORNER | | TEST PIT LOCATION |
| | SET 5/8" IRON ROD AT PROPERTY CORNER | | PERCOLATION LOCATION |
| | ADJOINER PROPERTY LINE | | PROPOSED BUILDING |
| | DEED LIBER, PAGE | | ZONING MINIMUM SETBACK LINE |
| | TAX PARCEL DESIGNATION (SECTION - BLOCK - LOT) | | PROPOSED 1250-GALLON SEPTIC TANK & 4" DIA SOLID WALL PVC SDR35 PIPE |
| | EXISTING UTILITY POLE & LINE | | PROPOSED SEWER CLEANOUT |
| | EXISTING CULVERT & SIZE | | PROPOSED DISTRIBUTION BOX & 4" DIA SOLID WALL PVC SDR35 PIPE |
| | STONE WALL | | PROPOSED 4" DIA PERFORATED PVC SEWER DISTRIBUTOR PIPE |
| | WIRE FENCE | | RESERVE 4" DIA PERFORATED PVC SEWER DISTRIBUTOR PIPE |
| | WATERCOURSE | | PROPOSED DRIVEWAY |
| | APPROXIMATE LOCATION OF EXISTING BUILDING / STRUCTURE | | PROPOSED WELL LOCATION |
| | SIGN LOCATION | | PROPOSED CURTAIN DRAIN (SEE DETAIL) |
| | EXISTING TREELINE | | PROPOSED DIVERSION SWALE (SEE DETAIL) |

GRAPHIC SCALE



"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES."
"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."

NO.	DATE	REVISION	BY
1	5-14-20	ENGINEER COMMENTS	1

I HEREBY CERTIFY TO ROBERT P. MADAN & DEBORAH C. MADAN THAT THIS MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED BY MERCURIO-NORTON-TAROLLI-MARSHALL ENGINEERS & LAND SURVEYING, P.C. ON JULY 23, 2002 AND MOST RECENTLY UPDATED ON FEBRUARY 15, 2020.

JOHN TAROLLI LS #049201
LAWRENCE MARSHALL PE #087107

Survey Map & Subdivision Plan for Lands of Robert P. & Deborah C. Madan

MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING & LAND SURVEYING
PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566
P: (845)744.3620 F: (845)744.3805 MNTM@MNTM.CO

THIS MAP IS INCOMPLETE AND INVALID WITHOUT ALL SHEETS IN THE PLAN SET.

TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK
DRAFTED BY: KVV
DATE: FEBRUARY 24, 2020
PROJECT: 2822-10B
SHEET: 1 / 4

