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

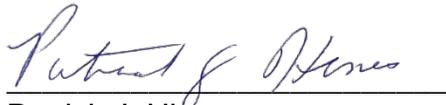
PROJECT: MALMARK
PROJECT NO.: 20-15
PROJECT LOCATION: SECTION 9, BLOCK 3, LOT 2
REVIEW DATE: 11 DECEMBER 2020
MEETING DATE: 17 DECEMBER 2020
PROJECT REPRESENTATIVE: MECURIO-NORTON- TAROLLI-MARSHALL

1. The plan depicts a schematic drawing of a 5 lot subdivision located off of Lattintown Road northeast of the intersection of Holmes Road. Project lies within two zoning districts the AR Zone and the R-3 Zone. The project is located within the Town's Consolidated Water District, however water is only available on the easterly section of Lattintown Road. The northerly section of Lattintown Road contains pressures in excess of that which can be utilized for residential uses and is a transmission main rather than a potable water line.
2. Four of the project lots are proposed to be served by a proposed private road off of Lattintown Road. Highway Superintendent's comments regarding the access location should be received. Driveway for proposed Lot 5 should receive Highway Superintendents review as well.
3. The EAF submitted identifies potential habitat for Indiana Bats. Appropriate notes restricting tree clearing should be added to the plans.
4. Private Road Access and Maintenance Agreement must be submitted with future submissions. Private road name approval by the Town Board will be required.
5. Design of subsurface sanitary sewer disposal systems must be submitted.
6. The construction of the private roadway triggers the need to comply with Town of Newburgh Stormwater Management Regulations. Stormwater Management from the private roadway must be addressed.
7. Further review will be provided upon submission of details design drawings.

8. An actual Field Survey must be provided with future submissions. It is noted that lot lines are depicted by Tax Lot information and contours are from dated, publically available information.

Respectfully submitted,

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

A handwritten signature in blue ink, appearing to read "Patrick J. Hines", is written over a horizontal line.

Patrick J. Hines
Principal

PJH/kbw

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550**

DATE RECEIVED: _____ **TOWN FILE NO:** _____
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):

LANDS OF MALMARK CONSTRUCTION CORPORATION

2. Owner of Lands to be reviewed:

Name MALMARK CONSTRUCTION CORPORATION
Address 36 SLOANE ROAD
NEWBURGH, NEW YORK 12550
Phone 845 457-9362

3. Applicant Information (If different than owner):

Name _____
Address _____

Representative MALCOLM S. MEYERSON, PRESIDENT
Phone 845 787-4167
Fax 845 457-9379
Email MARGC28@YAHOO.COM

4. Subdivision/Site Plan prepared by:

Name MNTM MERCURIO-NORTON-TAROLLI-MARSHALL
Address 45 MAIN STREET P.O. BOX 166
PINE BUSH, NEW YORK 12566
Phone/Fax 845 744-3620 / 845 744-3805

5. Location of lands to be reviewed:

72 LATTINTOWN ROAD NEWBURGH, N.Y. 12550

6. Zone AR, R-3 **Fire District** MIDDLE HOPE
Acres 8.20 **School District** MARLBORO

7. Tax Map: Section 9 **Block** 3 **Lot** 2

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 5

Lot line change _____

Site plan review _____

Clearing and grading _____

Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) NONE KNOWN

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature Melinda S. Meyer Title PRESIDENT

Date: NOVEMBER 09, 2020

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

MALMARK CONSTRUCTION CORPORATION

APPLICANT'S NAME (printed)

Melah S. Myerson, PRESIDENT
APPLICANTS SIGNATURE

NOVEMBER 9, 2020
DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be placed on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PROXY

MALMARK CONSTRUCTION CORPORATION
(OWNER) MALCOLM MEYERSON, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 36 SLOANE ROAD NEWBURGH
IN THE COUNTY OF ORANGE
AND STATE OF NEW YORK
AND THAT HE/SHE IS THE OWNER IN FEE OF 72 LATTINTOWN ROAD
NEWBURGH, N.Y. 9-3-2

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND MERCURIO-NOETON-TALCOTT-MARSHALL
ENGINEERING AND SURVEYING IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: NOVEMBER 9, 2020

Malcolm Meyerson PRESIDENT
OWNERS SIGNATURE

MALCOLM S. MEYERSON
OWNERS NAME (printed)

Marquerite Meyerson
WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

Marquerite Meyerson
WITNESS' NAME (printed)

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

NOVEMBER 9, 2020
DATED

MALMARK CONSTRUCTION CORPORATION
MALCOLM MEYERSON
APPLICANT'S NAME (printed)

Malcolm Meyerson, Pres.
APPLICANT'S SIGNATURE

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

 NONE

 NAME, ADDRESS, RELATIONSHIP OR INTEREST
(financial or otherwise)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

 TOWN BOARD
 PLANNING BOARD
 ZONING BOARD OF APPEALS
 ZONING ENFORCEMENT OFFICER
 BUILDING INSPECTOR
 OTHER

NOVEMBER 9, 2020
DATED

INDIVIDUAL APPLICANT

MALMARK CONSTRUCTION CORPORATION
CORPORATE OR PARTNERSHIP APPLICANT

BY: Melinda Myerson PRESIDENT
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)

AGRICULTURAL DATA STATEMENT

(Required pursuant to Agricultural and Markets Law §305-a for applications for site plan approvals, use variances and subdivision approvals that will occur on property within a County Agricultural District containing an active farm operation or on property with boundaries within five hundred feet of an active farm operation located in a County Agricultural District)

Name and address of the applicant: MALMARK CONSTRUCTION CORPORATION
36 SLOANE ROAD NEWBURGH, NEW YORK 12550

Description of the proposed project: SUBDIVIDING EXISTING 8.2 ACRE
LOT INTO FIVE LOTS FOR SINGLE FAMILY RESIDENCES

Location of the proposed project: 72 LATTINTOWN ROAD NEWBURGH N.Y.

Name(s) and address(es) of any owner(s) of land within a County Agricultural District containing active farming operations and located within five hundred feet of the boundary of the project property: N/A

A tax map or other map showing the site of the proposed project relative to the location of the identified farm operations must be attached to this form.

Melinda S. Myer Pres.

APPLICANT'S SIGNATURE

NOVEMBER 9, 2020

DATE

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

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

Project Narrative

For

Malmark Construction Corporation Subdivision

Lattintown Road
Town of Newburgh
Orange County, New York
Town of Newburgh Project No. 2020-15

Prepared for:
Malmark Construction Corp.
36 Sloane Road
Newburgh, New York
845-248-2741

Prepared by:
Mercurio-Norton-Tarolli-Marshall
Engineering & Land Surveying, P.C.



Zachary A. Peters, P.E.

Prepared:
November 19, 2020



A. Description of Project Site:

The project site is located in the Town of Newburgh, Orange County, New York on the northeasterly side of Lattintown Road. The parcel is currently identified as tax map parcel: Section 9, Block 3, Lot 2. The site contains approximately 8.30 acres of land total, with approximately 6.72 acres located in the AR zoning district and approximately 1.58 acres located in the R-3 zoning district.

B. Existing Conditions:

The project site is currently vacant, consisting primarily of farm field. The majority of the site is currently wooded. According to the United States Department of Agriculture National Cooperative soil survey, the soils located on the project site are primarily Bath-Nassau channery silt loam, classified as hydrologic soils group (HSG) "C" soils. Runoff from the project site is generally in the form of sheet flow.

C. Proposed Development:

The proposed development is a five (5) lot residential subdivision resulting in the creation of four (4) new tax parcels. A private road is proposed from Lattintown Road to serve Lots 1 -4, with each lot accessing the private road by individual driveways. Lot 5 will be served by an individual driveway from Lattintown Road. The sight distances for the proposed private road and Lot 5 driveway exceed the AASHTO recommended stopping sight distances for the posted speed limit.

The minimum lot size for the AR zoning district is 40,000 square feet. The minimum lot area for the R-3 zoning district is 15,000 square-feet. As per Town Code definitions, lot area excludes the area within the private road right-of-way. The proposed lot areas are outlined in the following table:

<i>Lot:</i>	<i>Area:</i>
1	42,648 sq.ft.
2	41,026 sq.ft.
3	64,862 sq.ft.
4	97,026 sq.ft.
5	90,018 sq.ft.

D. Water Supply Requirements:

The entirety of the project site is located within the Town of Newburgh Consolidated Water District, with existing public water mains along the two sections of site frontage on Lattintown Road. Based upon a preliminary discussion between the applicant and Town of Newburgh Water Department, the water main along the westerly frontage is a high-pressure main serving the existing fire hydrants along Lattintown Road in this vicinity and is not suitable for a proposed water connection. The existing water main along the southerly frontage is a potable water main and would permit a potential connection from the site development.



The project currently proposes a potable water service connection for Lot 5 along the southerly frontage of Lattintown Road. Lots 1 – 4 are proposed to be served by private onsite wells with a minimum yield of five (5) gallons per minute.

All private wells are to be constructed in accordance with the requirements of the New York State Department of Health Appendix 5-B, "Standards for Water Wells", Table 2. The overburden determined for this site most closely resembles Type 5. This type of overburden requires a 6" minimum casing firmly seated in rock. To mitigate the potential for water entering the wells at less than fifty (50) feet below grade, a minimum of fifty (50) feet of casing will be installed. Drill hole diameter shall be equal to the casing size plus 2" if grout is set using pressure placement, or the casing size plus 4" if grout is set using gravity placement.

E. Sewage Disposal Requirements:

The design of the proposed sewage disposal systems is based on the requirements of the New York State Department of Health (NYSDOH) and the Orange County Department of Health (OCDOH). The Orange County Department of Health requires sewage disposal systems be designed for 110 gallons per day (gpd) per bedroom in accordance with NYSDOH Appendix 75-A.

Each of the proposed lots will be designed for a four (4) bedroom house (440 gpd). The detail sheet and plans will show the design and location of the proposed sewage disposal systems. The proposed sewage disposal systems will be designed as absorption trench systems. Each design will include the preliminary area and the addition of a 50% reserve area in accordance with OCDOH regulations.

The proposed systems have been designed based on results of field testing completed by MNTM. Two (2) percolation tests and two (2) deep tests will be performed at each of the proposed sewage disposal system locations. The specific dates and soils testing results will be provided in tabular form on the plans. Systems will be designed with trench bottom separations being a minimum of 2.0' above groundwater, rock, or an impervious layer.



**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 which 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 sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Subdivision of Lands of Malmark Construction Corporation		
Project Location (describe, and attach a general location map): Lattintown Road, Town of Newburgh, Orange County		
Brief Description of Proposed Action (include purpose or need): Proposed 5-lot residential subdivision: - Four (4) lots will access Lattintown Road with individual driveways off a proposed private road. Lot 5 will access Lattintown Road by an individual driveway. - All lots will be served by private onsite sewage disposal systems. - Lots 1-4 will be served by private onsite wells. Lot 5 will be served by a connection to the existing public water line along Lattintown Road in the vicinity of the lot frontage.		
Name of Applicant/Sponsor: Malmark Construction Corporation	Telephone: 845-787-4167	E-Mail: margc28@yahoo.com
Address: 36 Sloane Road		
City/PO: Newburgh	State: NY	Zip Code: 12550
Project Contact (if not same as sponsor; give name and title/role): Mercurio-Norton-Tarolli-Marshall (MNTM) - Zachary A. Peters, Project Engineer	Telephone: 845-744-3620	E-Mail: zpeters@mntm.co
Address: PO Box 166 - 45 Main Street		
City/PO: Pine Bush	State: NY	Zip Code: 12566
Property Owner (if not same as sponsor): Same as Applicant	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 Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board - Subdivision	November 2020
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town DPW - driveway/road permit; Town Water - water service	December 2020
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	OCDOH - water/sewer	November 2020
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - Stormwater (NOI)	January 2020
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

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?
AR, R-3
- 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,
i. What is the proposed new zoning for the site?

C.4. Existing community services.

- a. In what school district is the project site located? Marlboro Central School District
- b. What police or other public protection forces serve the project site?
NY State Police, Orange County Sheriff Office, Town of Newburgh Police Department
- c. Which fire protection and emergency medical services serve the project site?
Middlehope Fire
- d. What parks serve the project site?
Cronomer Hill Park, Algonquin Park

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)? Residential
- b. a. Total acreage of the site of the proposed action? ±8.3 acres
b. Total acreage to be physically disturbed? <5 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±8.3 acres
- c. Is the proposed action an expansion of an existing project or use? Yes No
i. 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)
Residential
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? 5
iv. Minimum and maximum proposed lot sizes? Minimum 1.06 acres Maximum 2.50 acres
- 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	5			
At completion of all phases	5			

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: _____ 2,200 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: Town of Newburgh Consolidated Water District
- 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: _____

Private wells on Lots 1 - 4

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ 5 gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 2,200 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): _____

Sanitary wastewater

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):
 Onsite sub-surface sewage disposal system _____

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

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. Rooftop runoff from residential dwellings

 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)?
 Stormwater runoff will flow through onsite vegetation to the existing unnamed class 'c' stream that crosses the easterly portion of the project site.

 • If to surface waters, identify receiving water bodies or wetlands: _____
 Unnamed Class 'C' stream

 • 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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? 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.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:00 am - 7:00 pm • Saturday: _____ 9:00 am - 5:00 pm • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24-hour • Saturday: _____ 24-hour • Sunday: _____ 24-hour • Holidays: _____ 24-hour
--	---

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:
 Construction equipment during work hours _____

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: Clearing of on-site vegetation for construction of proposed improvements

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:
 Standard residential lighting _____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: Clearing of on-site vegetation for construction of proposed improvements

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, insecticides) 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 covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.0	0.8	+0.8
• Forested	0.4	0.3	-0.1
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	6.0	2.5	-3.5
• Agricultural (includes active orchards, field, greenhouse etc.)	1.4	0.0	-1.4
• Surface water features (lakes, ponds, streams, rivers, etc.)	-	-	-
• Wetlands (freshwater or tidal)	0.1	0.1	0.0
• Non-vegetated (bare rock, earth or fill)	-	-	-
• Other Describe: <u>Grass / Lawn</u>	0.4	4.6	+4.2

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

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? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
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: _____

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 which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• 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: _____

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? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

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? Yes No
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 No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
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? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

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? _____ > 5 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:

Bath-Nassau channery silt loam	_____	100 %
_____	_____	_____ %
_____	_____	_____ %

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: _____ 100 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	_____	39 % of site
<input checked="" type="checkbox"/> 10-15%:	_____	23 % of site
<input checked="" type="checkbox"/> 15% or greater:	_____	38 % 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* or *ii*, 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 862-374 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters 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:		
Grey squirrel	Eastern Chipmunk	Striped Skunk
Opossum	Groundhog	Cottontail rabbit
Various birds	Various amphibians & reptiles	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If Yes:		
i. Species and listing (endangered or threatened): _____		
Indiana Bat		
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Species and listing: _____		
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes, provide county plus district name/number: _____		
b. Are agricultural lands consisting of highly productive soils present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
i. If Yes: acreage(s) on project site? ± 1.4 acres _____		
ii. Source(s) of soil rating(s): NRCS Soil Data Access (SDA) _____		
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

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: _____

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 NY 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? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: Trail of Two Cities (Newburgh), Trail of Two Cities (Beacon), Wappinger Greenway, Stonykill Environmental Education Center

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Trail, Scenic Area

iii. Distance between project and resource: _____ ±3 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

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

F. Additional Information

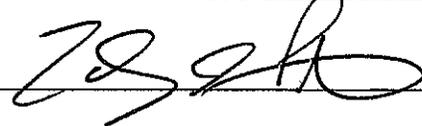
Attach any additional information which may be needed to clarify your project.

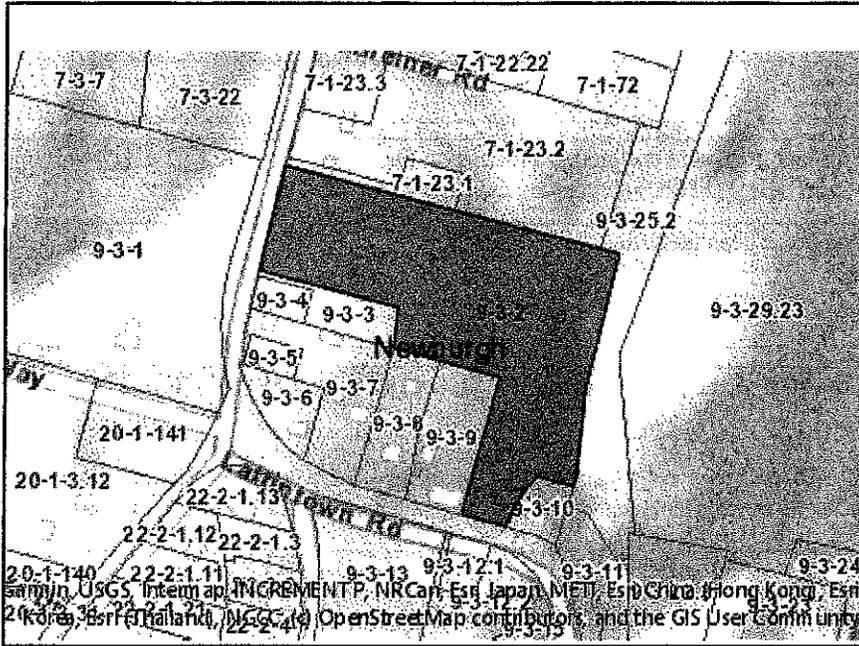
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Malmark Construction Corporation Date November 11, 2020

Signature  Zachary A. Peters Title Project Engineer



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 in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-374
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No

E.2.n. [900 Year Occupancy]	No
E.2.i. [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]	No
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

Zoning Legend: AR

	REQUIRED
MINIMUM LOT AREA (1)	40,000 S.F.
MINIMUM LOT WIDTH (2)	150'
MINIMUM LOT DEPTH	150'
MINIMUM FRONT YARD	50'
MINIMUM REAR YARD	50'
MINIMUM SIDE YARD (ONE)	30'
MINIMUM SIDE YARD (BOTH)	80'
MINIMUM HABITABLE FLOOR AREA	900 S.F.
MAXIMUM BUILDING COVERAGE	10%
MAXIMUM BUILDING HEIGHT	3.5'
MAXIMUM LOT COVERAGE	20%

(1) MINIMUM LOT AREA, IN SQUARE FEET, EXCLUDES THE AREA OF THE PROPOSED PRIVATE ROAD EASEMENT.
 (2) AS PER TOWN CODE, LOT WIDTH IS MEASURED AT THE FRONT SETBACK REQUIREMENT OR AT THE BUILDING LINE.

Zoning Legend: R-3

- WITH PUBLIC WATER ONLY -

	REQUIRED
MINIMUM LOT AREA	15,000 S.F.
MINIMUM LOT WIDTH	100'
MINIMUM LOT DEPTH	125'
MINIMUM FRONT YARD	40'
MINIMUM REAR YARD	40'
MINIMUM SIDE YARD (ONE)	15'
MINIMUM SIDE YARD (BOTH)	30'
MINIMUM HABITABLE FLOOR AREA	900 S.F.
MAXIMUM BUILDING COVERAGE	15%
MAXIMUM BUILDING HEIGHT	3.5'
MAXIMUM LOT COVERAGE	30%

Legend

- PROPERTY LINE & CORNER
- SET 5/8" IRON ROD AT PROPERTY CORNER
- ADJOINER PROPERTY LINE
- DEED LIBER, PAGE
- TAX PARCEL DESIGNATION (SECTION - BLOCK - LOT)
- EXISTING UTILITY POLE & LINE
- EXISTING CULVERT & SIZE
- STONE WALL
- WIRE FENCE
- WATERCOURSE
- APPROXIMATE LOCATION OF EXISTING BUILDING / STRUCTURE / SIGN LOCATION
- ZONING MINIMUM SETBACK LINE
- EXISTING MILE MARKER & INFORMATION
- EXISTING CONTOUR LINE
- WELL LOCATION
- EXISTING CLEANOUT
- SLOPES: 15%-25%
- SLOPES: > 25%

Sight Distance Table

LATTINTOWN ROAD SPEED LIMIT ALONG SITE FRONTAGE: 40 MPH
 MEASURED BY R. SMITH ON OCTOBER 23, 2020

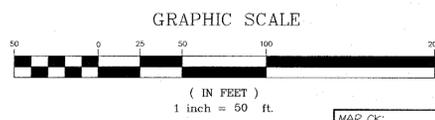
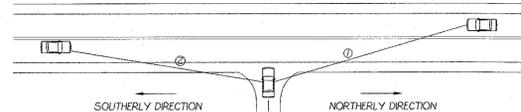
LOCATION	SIGHT LINE	DISTANCE	REQUIRED (1)	NOTES
PROPOSED PRIVATE ROAD	1	> 1000'	445'	LIMITED BY HORIZONTAL CURVATURE
	2	1440'	385'	LIMITED BY VERTICAL CURVATURE

(1) REQUIRED SITE DISTANCE BASED UPON AASHTO STANDARDS FOR THE POSTED SPEED LIMIT

LATTINTOWN ROAD SPEED LIMIT ALONG SITE FRONTAGE: 30 MPH
 MEASURED BY R. SMITH ON OCTOBER 23, 2020

LOCATION	SIGHT LINE	DISTANCE	REQUIRED (1)	NOTES
LOT 5 PROPOSED DRIVE	1	1455'	335'	LIMITED BY VERTICAL CURVATURE
	2	1305'	290'	LIMITED BY VERTICAL CURVATURE

(1) REQUIRED SITE DISTANCE BASED UPON AASHTO STANDARDS FOR THE POSTED SPEED LIMIT



"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 TRACINGS OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S 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."

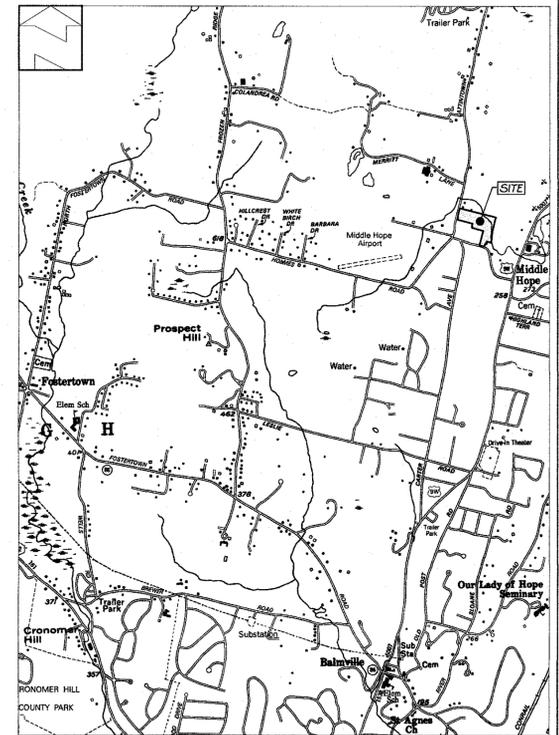
NO.	DATE	REVISION	BY

Subdivision Sketch Plan
 for
Malmark Construction Corp.

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.
 TAX MAP PARCEL: 9-3-2
 TOWN OF NEWBURGH
 COUNTY OF ORANGE
 STATE OF NEW YORK
 DRAFTED BY: ZAP
 DATE: OCTOBER 22, 2020
 PROJECT: 3807
 SHEET: 1 / 1



Location Map
 SCALE: 1" = 2,000'

Parcel Information

TAX PARCEL:	9-3-2
AREA:	18.30 ACRES
RECORD OWNER:	MALMARK CONSTRUCTION CORP. 36 SLOANE ROAD NEWBURGH, NEW YORK 12550
DEED REFERENCE:	LIBER #778, PAGE 243
MAP REFERENCE:	

Notes:
 1) BOUNDARY LINE SHOWN BASED UPON TAX MAP INFORMATION.
 2) CONTOUR INFORMATION BASED UPON TOPOGRAPHY PREPARED FOR THE ORANGE COUNTY WATER AUTHORITY (OCWA) IN 2004.

