

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

**PROJECT NAME:** MONARCH WOODS SENIOR HOUSING PROJECT NO.: 19-28 **PROJECT LOCATION:** SECTION 103, BLOCK 7, LOT 18/SECTION 47, BLOCK 1, LOT 46 **REVIEW DATE: 29 SEPTEMBER 2023 MEETING DATE: 5 OCTOBER 2023** PROJECT REPRESENTATIVE: **ENGINEERING & SURVEYING PROPERTIES, PC** 

- 1. The applicants are requesting to amend the Site Plan Approval to eliminate the emergency access drive previously proposed off NYS Route 52.
- 2. The New York State Department of Transportation had requested during the permit review that turning lanes be provided at Monarch Drive and NYS Route 52. Ken Wersted's comments on the DOT request should be received. Rationale for the turning lane request by DOT should be reviewed by the Planning Board.
- 3. An emergency access lane is proposed to the rear of the structure for Building #2. Code Compliance Department regarding the width of the emergency access roads for aerial access in accordance with Fire Code Appendix D should be received. Building height is identified at 46.5 feet. Structures greater than 30 feet require 26 foot wide aerial access road. Similar comments for fire access roads at Building #1.
- 4. Fire access roads greater than 150 feet require turnarounds in accordance with Fire Code Section D-103.4.
- 5. The applicant's representative have submitted a tree inventory for the site. The Tree Ordinance has been revised since trees were located on 4 March 2023.
- 6. The Tree Preservation Protection Table should identify that the disturbance threshold for Protected Trees is not more than 75% of the total inches diameter of protected trees not counted as Significant Trees.
- 7. The chart prepared by the Forester identifies several trees sized as Specimen Trees that are labeled either as Significant or Protected. Example being Tree #213, Tree #100, Tree #93 and others.

Respectfully submitted,

**MHE Engineering, D.P.C.** 

Patient of Aderes

Patrick J. Hines Principal

#### **NEW YORK OFFICE**

33 Airport Center Drive, Suite 202, New Windsor, NY 12553 845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

#### PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337 570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com



Montgomery Office: 71 Clinton Street Montgomery, NY 12549 Goshen Office: 262 Greenwich Ave, Ste B Goshen, NY 10924

(845) 457 - 7727 www.EngineeringPropertiesPC.com

September 22, 2023

Town of Newburgh Planning Board 308 Gardnertown Road Newburgh, NY 12550 ATTN: John Ewasutyn, Chairman & Board Members

#### RE: T. NEWBURGH PROJECT #19-28 MONARCH WOODS SENIOR COMMUNITY MONARCH DRIVE FINAL APPROVAL REQUEST

Dear Chairman Ewasutyn and Board Members:

Please find enclosed a revised Site Plan set, permit approvals from the NYSDEC, NYSOPRHP, OCDOH, from the Town Board & the ZBA, and Highway Superintendent comments. These documents are being submitted in response to the preliminary approval which expires February 16<sup>th</sup>, 2024.

Engineering & Surveying Properties, PC (EP) has obtained all approvals from the required outside agencies. Based on the revised site plan enclosed, NYSDOT permit is no longer applicable to this project as the emergency access for the rear side of Building 2 has been revised to be from the onsite access; rather than from the previously proposed NYS Route 52 access. The Fire Department has reviewed the plans and has no objections to the revised emergency access (see attached e-mail dated August 8, 2023. In addition to the revised emergency access, we have also included two (2) pickleball courts near the clubhouse to complement the pool and dog run amenities already being provided.

Along with these approvals and revisions, we have included a tree survey on newly added sheets C-108 and C-109, which we believe is in compliance with the requirements of the newly adopted and recently revised tree preservation laws.

If you have any questions and/or comments, please don't hesitate to contact us.

Sincerely, Engineering & Surveying Properties, PC

Ross Winglovitz, P.E. Principal

### **Ross Winglovitz**

From: Sent: To: Subject: MICHAEL MAHER <mikchief99@aol.com> Tuesday, August 8, 2023 8:29 AM Ross Winglovitz Fwd: Monarch Woods

See email below from Orange Lake FD Chief approving the site plan changes.

Sent from Mike Maher's iPhone

Begin forwarded message:

From: William Lynn <dleccar2@gmail.com> Date: August 8, 2023 at 5:46:50 AM EDT To: mikchief99@aol.com Subject: Monarch Woods

Mike,

As per our meeting on 8/3 and reviewing the revised site plan for Monarch Woods Senior Housing, removing the access off of RT 52 and increasing the accessibility from east and providing an accessible stairway on the west side is an acceptable alternative and we have no issues with these changes. Any questions please advise.

Thanks.

Bill Lynn Chife orange lake, fire department.

#### NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Water, Region 3 21 South Putt Corners Road New Paltz, NY 12561-1620 Phone: (845) 256-3000 www.dec.ny.gov

February 6, 2023

Mike Maher Monarch Development, Inc. 4171 Albany Post Road Hyde Park, NY 12538

Re: Monarch Development, Inc., City of Newburgh Sewer Treatment Plant, NY0026310 Monarch Woods Senior Community, Engineering Report, Plan, and Specification Approval

Dear Mr. Maher:

The New York State Department of Environmental Conservation (DEC) has reviewed the submission(s) listed below, along with the permittee's response to comments dated November 4, 2022, for the referenced water pollution control project. The proposed project consists of the following major components:

- Facility design flow of 20,550 GPD.
- 631 linear feet of 8-inch PVC gravity sewer main.
- Four sanitary sewer manholes.

The following submission has been reviewed and is hereby **approved**:

Project Title: Monarch Woods Senior Community Date of Documents: 11/22/2022 Consulting Firm: Engineering & Surveying Properties Prepared by: Ross Winglovitz, P.E., (License #: 071701)

Contract No. 1325.01 – Monarch Woods Senior Housing, Sheets O-100, C-101, C-103, C-202, and C-301

Basis of Design Report entitled "Monarch Woods" dated November 22, 2022.

The DEC does not assume responsibility for the design of the project. The NYS-licensed professional engineer who designed the system and has certified that the project meets all requirements is responsible for the design. Our review is a technical review of the processes involved in conveying and/ or treating sewage rather than a complete detailed review of the design.



If you have any questions regarding this letter, please contact Stephen Monteverde, at (845) 256-3162 or Stephen.Monteverde2@dec.ny.gov.

Sincerely, Man

Manju Øherian, P.E. Professional Engineer II

cc/ec: James Sturomski, P.E., Orange County Health Department w/enclosure Ross Winglovitz, P.E., Engineering & Surveying Properties w/enclosure Michael Puzio, Project Engineer, Engineering & Surveying Properties Doug Upright, P.E., NYSDEC Gil Piaquadio, Town Supervisor, Town of Newburgh





DEPARTMENT OF HEALTH

### Dr. Alicia Pointer, DO, MPH, FAAP

Commissioner of Health 124 Main Street Goshen, New York 10924

Environmental Health Phone: (845) 291-2331 Fax: (845) 291-4078 www.orangecountygov.com

Steven M. Neuhaus County Executive

January 6, 2023

52 Monarch Development, Inc. POB 2009 Hyde Park NY 12538

Re: Approval of plans & specs for: Water Main Extension to serve Monarch Woods Senior Community – Monarch Drive CWS – ID#3503578 Town of Newburgh

#### CGN#10481

Dear Applicant:

We have this day approved the plans and specifications submitted by Engineering & Surveying Properties, P.C., dated September 17, 2019, last revised November 22, 2022, for the above mentioned project.

Application for this project was duly made by you and received in this office on September 26, 2022.

We are enclosing a Certificate of Approval. A copy of the approved plans is being retained in our files and the remaining sets are being returned to your engineer.

Very truly yours,

Steven Gagnon, M.P.H., P.E. Principal Public Health Engineer

SG/LSB/ajc

cc: Engineer <sup>7</sup> Town of Newburgh BPWSP: Albany File

Enc.



Parks, Recreation, and Historic Preservation

KATHY HOCHUL Governor ERIK KULLESEID Commissioner

February 09, 2022

Jane Samuelson Project Manager Engineering & Surveying Properties 71 Clinton Street Montgomery, NY 12549

Re: DEC

Monarch Woods Senior Housing: Subdivision Approval 1 Monarch Dr, Newburgh, NY 12550 21PR07871 1325.01

Dear Jane Samuelson:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

OPRHP has reviewed the Phase I Archaeological Survey report entitled "Phase I Archaeological Investigation for the proposed Monarch Drive Senior Housing, Monarch Drive & NYS Route 52, Township of Newburgh, Orange County, New York" prepared by TRACKER Archaeology, Inc. (January 2022, 22SR00071). The archaeological survey identified the Belknap Historic Site (07114.000300). Based on the report findings, OPRHP recommends that the Belknap Historic Site is Not Eligible for inclusion in the National Register of Historic Places, and we concur with the report recommendation that no additional archaeological work is necessary.

It is the opinion of the OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project. If you have any questions, I can be reached at Jessica.Schreyer@parks.ny.gov.

Sincerely,

Jessica E. Schreyen

Jessica Schreyer Scientist Archaeology

Section 103, Block 7, Lot 18 Section 47, Block 1, Lot 46

RECEIVED

FFB 0 7 2023

TOWN OF NEWBURGH

TOWN CLERKS OFFICE

DECISION

TOWN OF NEWBURGH: COUNTY OF ORANGE ZONING BOARD OF APPEALS

In the Matter of the Application<sup>1</sup> of

52 MONARCH DEVELOPMENT, INC.

- An area variance allowing one-bedroom senior housing to be 840 square feet where 700 square feet is the maximum allowed;
- An area variance allowing two-bedroom senior housing to be 1,060 square feet where 900 square feet is the maximum allowed.

#### Introduction and Background

52 Monarch Development, Inc., hereinafter "52 Monarch," and/or the "applicant," is the owner of certain improved real property located at 1 Monarch Drive in the Town of Newburgh. The property is identified on the Town Tax Map as Section 103, Block 7, Lot 18 and Section 47, Block 1, Lot 46. It is located in the B Zoning District.

The applicant is currently seeking site plan approval from the Town of Newburgh Planning Board to construct two senior housing buildings containing

<sup>&</sup>lt;sup>1</sup> This application came to the ZBA upon a referral from the Planning Board during their site plan review of the 52 Monarch proposal. The application resulting from the referral originally consisted of a request for certain interpretations of the Town Code as well as a request for the area variances set forth above. The interpretation request, which is a Type II, or "exempt," action under SEQRA, was granted by the ZBA in August of 2021. The applicant then returned the Planning Board to continue to process their site plan application with the variance requests being held in abeyance until the Planning Board, as Lead Agency for the overall SEQRA review of this Type I action, completed their review. On July 7, 2022, the Planning Board issued a negative declaration concluding the SEQRA process thereby enabling the zoning board to act on the variance requests.

50 units with club house and pool area. The buildings are proposed to be 46.5 feet in height are proposed to be a mixture of one- and two-bedroom apartments.

The proposed apartments will exceed the maximum square footage permitted for senior housing units pursuant to the Town Code. As a result, the applicant requires the following variance with regard to the size of the units: (1) an area a variance permitting a one-bedroom senior housing to be 840 square feet where 700 square feet is the maximum; and (2) an area variance permitting a two-bedroom senior housing unit to be 1,060 square feet where 900 square feet is the maximum.

A public hearing was held on August 26, 2021, notice of which was published in *The Mid-Hudson Times* and *The Sentinel* and mailed to adjoining property owners as required by Code. The public hearing was adjourned relative to the requested variances until December 22, 2022 at which time it was closed.

#### **Background**

After receiving all the materials presented by the applicant and hearing the testimony of the applicant's attorney, John Capello, Esq., at the public hearing before the Zoning Board of Appeals, the Board makes the following findings of fact:

- The applicant is the owner of vacant land located at 1 Monarch Drive and designated on the Town of Newburgh Tax Parcel 103-7-18 and 47-1-46.
- The applicant seeks certain variances that are described herein. These variance requests may now be acted upon because the planning board, as lead agency, has completed the required coordinated SEQRA review of the overall project.

- 2 -

- The applicant's proposal is set forth in their application as well as a series of photographs and a Sketch Plan prepared by Engineering and Surveying Properties PC dated September 17, 2019, last revised April 12, 2021.
- Several members of the public were heard during the hearing. Their comments are set forth verbatim in the meeting minutes and are incorporated herein by reference.
- The applicant was referred to the Zoning Board of Appeals by the Planning Board pursuant to correspondence from their counsel dated May 14, 2021.

After hearing the testimony at the public hearings and considering the materials received by the Board and after viewing the subject site, the Board decides as follows:

#### **SEQRA**

The Planning Board, as Lead Agency conducting a coordinated review, has heretofore issued a Negative Declaration for this Type I Action thereby concluding the SEQRA review.

#### Findings

In reviewing the facts presented for the requested area variances, the Board considered the five standards for determining whether the applicant has sustained its burden of proof as required by Town Law Section 267–b (3). Each factor has been considered relevant to the decision of the board of appeals, but no single one is viewed as precluding the granting of the variances.

#### (1) Undesirable Change—Detriment to Nearby Properties

The applicant testified at the hearing that the size of the proposed senior housing one and two bedroom units – larger than the maximum size permitted by Town Code - would be in harmony with this existing, mature, neighborhood and would not in any way result in any undesirable changes to the neighborhood nor cause any detriment to any nearby properties. The Board further notes that the proposed use of the property for as a senior citizen housing project is a use that is permitted by Town Code. Moreover, the *size* of the housing units is an internal feature that will have no impact on the character of the neighborhood.

No contrary evidence or testimony was submitted at public hearing.

Absent any testimony or evidence indicating such, the Board cannot conclude that any undesirable change in the character of the neighborhood or detriment to the neighbors in that neighborhood will result from allowing the applicant to construct the senior housing buildings.

Accordingly, based upon the evidence and testimony submitted to the Board, the Board finds that the request of the variances will not result in any serious, undesirable, detriment to surrounding property owners.

#### (2) Need for Variance

The applicant's request is generated by their desire to construct senior housing with units larger than permitted by Code. It is difficult for the Board to evaluate the applicant's *subjective* desire to have this structure. However, the Board also notes that the focus of our inquiry is on the *character of the surround*-

- 4 -

*ing neighborhood.* We have heretofore determined that the new accessory structure will not adversely impact the character of the neighborhood.

Thus, on balance, and based upon the particular facts of this application and further based upon the testimony and evidence submitted at the Hearing, the Board finds that it is not feasible for the applicant to construct the senior housing in a way that would have any meaningful use and benefit to the applicant without the requested area variances.

Accordingly, the Board finds that the benefit sought to be achieved by the applicant cannot be achieved by any other method other than the issuance of the requested variances.

#### (3) Substantial Nature of Variances Requested

The variances requested are moderately substantial. However, because the unit size is an internal feature of the project, the overall effect of granting the requested variances is de minimus. Moreover, the focus of the inquiry by the Zoning Board of Appeals is upon the character of the neighborhood in question, we believe, under the circumstances presented here, that the moderately substantial nature of the variances requested does not prohibit us from granting the application.

#### (4) Adverse Physical & Environmental Effects

No testimony was given, nor was any evidence provided, that would indicate that issuance of the requested variances would result in any adverse physical and/or environmental effects. The applicant testified that no such effects would occur.

- 5 -

Absent any testimony or evidence indicating such, the Board cannot conclude that any adverse physical or environmental effects will result from allowing the applicant to construct the accessory structure.

#### (5) Self-Created Difficulty

The need for this variance is clearly self-created in the sense that the applicant purchased this property charged with the knowledge of the need to obtain variances in order to construct senior housing of the sizes proposed.

However, the board believes, under the circumstances presented, that the self-created nature of the need for the variances requested does not preclude granting the application. Moreover, as noted earlier, no undesirable change in the character of the neighborhood will occur as the result of the granting of the variances.

#### **Decision**

In employing the balancing tests set forth in Town Law Section 267–b (3), the Board hereby determines that the applicant has satisfied the requisites of Section 267-b and grants the variances as requested.

> 1. The variances hereby granted are granted for the purpose of authorizing construction of what is shown on the plans or described within the application materials only. No construction other than as shown or described (architectural refinements aside) is authorized by this decision.

This approval is not issued in a vacuum but is rather one of two independent yet interconnected discretionary approvals (the other being within the jurisdiction of the Town of Newburgh Planning Board). As such, this grant of variance is conditioned upon approval of the application now pending before the planning board. This approval of the ZBA is intended to do no more than vary the specified strict limitation provisions of the Code identified; it is not intended to authorize construction of a particular building nor approve the footprint, size, volume or style thereof. The planning board remains possessed of all of its power and authority to review, limit, request modifications to, and to ultimately approve (absolutely or conditionally) any application in reference to this project as may come before it. Should the planning board require changes in the size, location or configuration from what is shown on the plans before the ZBA that require greater or different variances, the applicant must return to the ZBA for further review and approval.

2

3. Section 185-55 [Procedure; construal of provisions; conflict with state law] of the Code of Ordinances of the Town of Newburgh provides, in subdivision "D," that this grant of variance shall become null and void at the expiration of six months from issuance, unless extended by this board for one additional six-month period. As noted above, this application is not decided in a vacuum but is rather tied to a specific application for approval pending before the Town of Newburgh Planning Board and this approval is conditioned upon

the applicant diligently pursuing his application before that board. Provided that the applicant shall report to this board monthly on the progress of the application pending before the planning board, and provided that such reports demonstrate a diligent pursual of that application, the time period within which the planning board application is processed shall not be included within the initial six-month limitation of Section 185-55.

Dated: December 22, 2022

Darrin Scalzo, Chair Town of Newburgh ZBA

By roll call a motion to adopt the decision was voted as follows:

AYES: Chair Darrin Scalzo Member Gregory Hermance Member John Masten Member Robert Gramstad Member James Eberhart

NAYS: None

ABSENT: Member Darrell Bell Member Donna Rein STATE OF NEW YORK

)ss: )

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COUNTY OF ORANGE

I, Siobhan Jablesnik, Secretary to the Zoning Board of Appeals of the Town of Newburgh, do hereby certify that the foregoing is a true and exact copy of a Resolution maintained in the office of the Town of Newburgh Zoning Board of Appeals, said resulting from a vote having been taken by the Zoning Board at a meeting of said Board held on  $\underline{Dec. 22}$  ZO22.

SIOBHAN JABLESNIK, SECRETARY

TOWN OF NEWBURGH ZONING BOARD OF APPEALS

I, LISA VANCE-AYERS, Deputy Clerk of the Town of Newburgh, do hereby certify that the foregoing Decision was filed in the Office of the Town Clerk on february 7, 2023

LISA VANCE-AYERS, DEPUTY CLERK

TOWN OF NEWBURGH



### HIGHWAY DEPARTMENT

90 GARDNERTOWN ROAD NEWBURGH, NEW YORK 12550

TELEPHONE 845-561-2177 FAX 845-561-8987

Mark Hall Highway Superintendent

TO:John Ewasutyn, Planning Board ChairmanFROM:Mark Hall, Highway SuperintendentDATE:June 2, 2022RE:Monarch Woods Senior Housing (19-28)<br/>SBL 103-7-18<br/>SBL 47-1-46<br/>Monarch Drive

I have reviewed the above-mentioned plans and we have no concerns for the Town of Newburgh Highway Department.

If you have any questions feel free to contact me at the above number.

MH:ch



# **CITY OF NEWBURGH**

Office of the Engineer 83 Broadway, Newburgh, New York 12550 (845) 569-7448/Fax (845) 569-7349 www.cityofnewburgh-ny.gov

Jason Morris, P.E. Commissioner of Public Works & City Engineer jmorris@cityofnewburgh-ny.gov Zakia R. Alam Junior Civil Engineer zalam@cityofnewburgh-ny.gov

Elizabeth Garrison Administrative Assistant to the City Engineer <u>egarrison@cityofnewburgh-ny.gov</u> Chad M. Wade, R.L.A. Assistant City Engineer <u>cwade@cityofnewburgh-ny.gov</u>

Thomas Jenkins Engineering Technician <u>tjenkins@cityofnewburgh-ny.gov</u>

July 7, 2022

Patrick J. Hines Town of Newburgh 1496 Route 300 Newburgh, New York 12550

#### **Re: Crossroads S.D. – City/Town of Newburgh Intermunicipal Agreement** Monarch Woods Senior Housing - Flow Acceptance Letter City of Newburgh Sewer Connection Approval (20,550 gpd)

Mr. Hines,

Pursuant to the terms and conditions of the City-Town of Newburgh Intermunicipal Sewer Agreement dated May 6, 2004, permission is hereby granted for a connection and increase in sewer flow to the Town of Newburgh's sewer main to serve the proposed 102 unit multi-family senior housing project known as the Monarch Woods Senior Housing project. The anticipated sewer flow increase of 20,550 gallons per day from this proposed project will be counted toward the 3.8 million gallons per day capacity allocated to the Town, as stated in the City-Town Sewer Agreement.

Please notify this office via email at least 48 hours prior to the commencement of sewer flows from this proposed project. If you have any questions regarding this approval, please contact this office at your convenience.

Sincerely,

Jason Morris, PE Commissioner of Public Works & City Engineer



### **TOWN OF NEWBURGH**

1496 Route 300, Newburgh, New York 12550

7 July 2022

City of Newburgh 83 Broadway Newburgh, NY 12550

Attn: Jason Morris, PE - City of Newburgh Engineer

RE: Flow Acceptance Letter - Monarch Woods Senior Housing Monarch Drive and NYS Route 52 Town of Newburgh PB Project # 19-28

Dear Jason,

The Town of Newburgh Planning Board is reviewing a project located at Monarch Drive and NYS Route 52. The project is proposing a 102 Unit Multi-Family Senior Housing project. The applicant's representatives have identified that the project will discharge 20,550 gallons per day sanitary waste based on NYSDEC Hydraulic Loading Charts. In compliance with requirements of the Crossroads Sewer District/City of Newburgh inter-municipal Sewer Agreement, I am writing to request approval for the Flow from the proposed facility. A copy of the Project Narrative identifying the Hydraulic Loading from the site is attached for your use.

Should you have any questions or require any additional information regarding this matter please do not hesitate to contact this office.

Respectfully submitted,

Hones

Patrick J. Hines' Rep Engineer's for Town of Newburgh

Cc: Gilbert Piaquadio, Supervisor Mark Taylor, Attorney for the Town John P. Ewasutyn, Town Planning Board Chairman Michael Puzio, Engineering and Surveying Properties

#### **Ross Winglovitz**

From:	Ross Winglovitz
Sent:	Friday, September 22, 2023 9:58 AM
То:	Ross Winglovitz
Subject:	FW: [URL Verdict: Unknown][Non-DoD Source] Fwd: Monarch Woods Wetlands -
	3-3346-00496/00001 Monarch Woods Senior Community

From: Michael Nowicki <ecolsol@aol.com>
Sent: Monday, January 9, 2023 5:35 PM
To: ellen.hart@dec.ny.gov; Michael Puzio <mikep@ep-pc.com>; Ross Winglovitz <Ross@ep-pc.com>; mikchief99@aol.com
Subject: Fwd: [URL Verdict: Unknown][Non-DoD Source] Fwd: Monarch Woods Wetlands - 3-3346-00496/00001 Monarch Woods Senior Community

#### All - authorization from Brian below

Mike

-----Original Message-----From: Orzel, Brian A CIV USARMY CENAN (USA) <<u>Brian.A.Orzel@usace.army.mil</u>> To: Michael Nowicki <<u>ecolsol@aol.com</u>> Sent: Mon, Jan 9, 2023 5:31 pm Subject: RE: [URL Verdict: Unknown][Non-DoD Source] Fwd: Monarch Woods Wetlands - 3-3346-00496/00001 Monarch Woods Senior Community

Mike,

We received the pre-construction notification for NWP 29 for the above referenced project on September 27, 2022.

Due to my excessive work load, I was unable to provide a written determination within 45 days of its submission.

In accordance with the current nationwide general permit regulations (Federal Register dated January 13, 2021, pages 2744 to 2877), if the Corps of Engineers district does not respond to a pre-construction notification within 45 days of receipt, then the applicant may proceed with the project as proposed.

That means that the applicant must perform the work as proposed in your pre-construction notification, including mitigation. Any substantive changes to the project would require the applicant to submit a new notification to this office.

If you have any questions, let me know.

Brian

Brian A. Orzel Senior Regulatory Project Manager, Civil Engineer NY District US Army Corps of Engineers Regulatory Branch 26 Federal Plaza, Room 16-406 New York, New York 10278-0090

Please note in order to ensure our continuity of operations and improve the timeliness of permit application reviews due to the on-going COVID-19 virus, the New York District, U.S. Army Corps of Engineers is requiring that all new permit



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BUILDING LINE BUILDING ROOF LINE CONCRETE PAD LINE CONCRETE HATCH MAJOR CONTOUR LINE MINOR CONTOUR LINE CURB LINE DRIVEWAY LINE EASEMENT LINE FENCE LINES PARKING STALL STRIPE LAND BANKED PARKING PROPERTY LINE ROAD CENTERLINE EDGE OF PAVEMENT LINE BUILDING SETBACK LINES EDGE OF SIDEWALK LINES STRIPING LINE EXISTING MAJOR CONTOUR LINE EXISTING MINOR CONTOUR LINE EXISTING EDGE OF PAVEMENT LINE ADJACENT PROPERTY LINE EXISTING PROPERTY LINE EXISTING SEWER MAIN LINES EXISTING STORM DRAIN LINES EXISTING LIMIT OF TREE LINES EXISTING WATER MAIN LINES LIMIT OF ACOE WETLAND LIMIT OF NYSDEC WETLAND LIMIT OF NYSDEC WETLAND BUFFER LINE

## DENSITY CALCULATIONS

TOWN OF NEWBURGH - ZONING DISTRICT B SENIOR CITIZEN HOUSING [§185-48] (LOT 2) PARCEL AREA:  $\pm 276,845$  SF =  $\pm 6.35$  AC 103-7-18  $\pm 184,013 \text{ SF} = \pm 4.22 \text{ AC}$ 47-1-46 TOTAL  $\pm 460.858 \text{ SF} = \pm 10.57 \text{ AC}$ NET AREA (TOTAL - 75% WETLAND AREA) ±10.57-(0.75x1.06) = ±9.76 AC UNITS PERMITTED:

24% 1-BEDROOM & 76% 2-BEDROOM 12-UNITS PER ACRE FOR 1-BEDROOM

10-UNITS PER ACRE FOR 2-BEDROOM (12 UNITS \* 9.76 AC \* .24) + (10 UNITS \* 9.76 AC \*.76) = 102.3 UNITS

TOTAL UNITS = 102.3 UNITS

UNITS PROPOSED: AHE

APARTMENTS: 2 BUILDINGS X (12) 1-BEDROOM UNITS EACH = 24 UNITS 2 BUILDINGS X (30) 2-BEDROOM UNITS EACH = 78 UNITS

TOTAL APARTMENT UNITS PROPOSED = 102 UNITS

# PARKING CALCULATIONS

TOTAL UNIT COUNT: 78 2-BEDROOM UNITS 24 1-BEDROOM UNITS

TOTAL PARKING REQUIRED FOR 1 & 2-BEDROOM UNITS IN B ZONE: 1-BEDROOM: 2.0 SPACES PER DWELLING UNIT

24 UNITS X 2.0 = 48 SPACES 2-BEDROOM: 2.0 SPACES PER DWELLING UNIT 78 UNITS X 2.0 = 156 SPACES

TOTAL PARKING REQUIRED: 204 SPACES

PROVIDED: TOTAL PARKING PROVIDED = 204 SPACES

SUMMARY 204 PARKING SPACES REQUIRED

160 PARKING SPACES PROVIDED 44 BUILDING GARAGE PARKING SPACES



### GENERAL NOTES

- 1. TAX MAP IDENTIFICATION NUMBER: SECTION 103, BLOCK 7, LOT 18 SECTION 47, BLOCK 1, LOT 46
- 2. TOTAL AREA OF SUBJECT PARCEL: 10.579± ACRES.
- 3. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING 8 SURVEYING PROPERTIES PC, FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS GIS GOV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- 4. OWNER/APPLICANT: 52 MONARCH DEVELOPMENT, INC. 4171 ALBANY POST ROAD HYDE PARK, NEW YORK, 12538
- 5. THIS PROJECT HAS INDICATED THE INTENTION TO PROVIDE ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS. AND IS: THEREFORE. CONSIDERED EXEMPT FROM THE NEEDED FIRE FLOW GUIDELINES OF THE INSURANCE SERVICES OFFICE (ISO). THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN EVALUATED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH FOR COMPLIANCE WITH NFPA REQUIREMENTS.
- 6. DUE TO THE PROXIMITY OF THE PROJECT SITE TO KNOWN NORTHERN LONG-EARED BAT & INDIANA BAT HIBERNACULUM, POTENTIAL ROOST TREES SHALL ONLY BE CUT AND REMOVED DURING KNOWN HIBERNATION MONTHS BETWEEN THE DATES OF NOVEMBER 1ST THROUGH MARCH 31ST, IN ORDER TO AVOID DIRECT ADVERSE IMPACTS TO BOTH SPECIES
- ALL RESIDENTIAL BUILDINGS WILL BE EQUIPPED WITH AN APPROVED FIRE SPRINKLER SYSTEM.
- BASED ON SENIOR CITIZEN USE, THE PROJECT SHALL PROVIDE EMERGENCY POWER GENERATORS IN THE CASE OF POWER LOSS
- 9. ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON DEVELOPMENT FACTS AND ANY REGULATIONS, OR GUIDANCE, IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- 10. ONLY NOTES ASSOCIATED WITH THE DESIGN AND INSTALLATION OF THE PROPOSED WATERMAIN AND SERVICES AND DISINFECTION AND TESTING OF THE PROPOSED WATERMAIN AND ASSOCIATED APPURTENANCES ARE SUBJECT TO REVIEW OF THE ORANGE COUNTY DEPARTMENT OF HEALTH.
- 11. UDIG NY MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION (DIAL 811 OR WWW.UDIGNY.ORG).
- 12. ANY BACKFLOW PREVENTION DEVICE(S) DETERMINED TO BE REQUIRED BY THE WATER SUPPLIER WILL BE DESIGNED BY OTHERS IN ACCORDANCE WITH THE OCDOH REQUIREMENTS AND THAT APPLICATION FOR ANY SUCH BACKFLOW PREVENTION DEVICE SHALL BE SUBMITTED TO THE OCDOH FOR REVIEW AND APPROVAL UNDER SEPARATE COVER.

			_			
	UE D/ 22/2	<u>ATE:</u> 2023		COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR		NGINEERING         MONTGOMERY OFFICE           & SURVEYING         71 CLINTON STREET
	SHEE JMBI			FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN	PIM	Achieving Successful Results Ph: (845) 457-7727
N/A	OF	N/A		RED OR BLUE INK SHALL BE CONSIDERED INVALID.		with Innovative Designs WWW.EP-PC.COM
1	OF	4		UNAUTHORIZED		
N/A	OF	N/A		ALTERATIONS OR		OVERALL PLAN
N/A	OF	N/A		ADDITIONS TO THIS DOCUMENT BEARING THE		MONARCH WOODS SENIOR COMMUNITY
N/A	OF	N/A		SEAL OF A LICENSED PROFESSIONAL ENGINEER		MONARCH WOODS SENIOR COMMONITY MONARCH DRIVE
N/A	OF	N/A		IS A VIOLATION OF		TOWN OF NEWBURGH
N/A	OF	N/A		SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE		ORANGE COUNTY, NEW YORK
N/A	OF	N/A		EDUCATION LAW.	ROSS WINGLOVITZ, P.E. NEW YORK LICENSE # 071701	JOB #: DRAWN BY:
TAINED H				50 0	25 50 100	1325.01 MP/VAH
OT BE CO	PIED,	REUSED,				DATE: 09/17/19 SCALE: 1" = 50' O-100
RING & S	URVE	YING				09/17/19 1" = 50' <b>U</b> - <b>LUU</b>
ERED INV TED PLAN				1	inch = 50 ft.	10 - 09/22/2023 103-7-18 & 47-1-46



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5 <u>ISSUE DATE:</u> 09/22/2023	COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR	NGINEERING       MONTGOMERY OFFICE % SURVEYING       2         YI CLINTON STREET       YI
SHEET NUMBERN/AOFN/A2OF4N/AOFN/A/ALN/AOFN/AN/AOFN/AN/AOFN/AN/AOFN/AN/AOFN/AN/AOFN/AN/AOFN/AN/AOFN/A	FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW. ROSS WINGLOVITZ, P.E. NEW YORK LICENSE # 071701	Image: Construction of the second state of the second s
ONTAINED HEREIN IS ES WERE CONTRACTED OR Y NOT BE COPIED, REUSED, FOR ANY OTHER PURPOSE INEERING & SURVEYING SIDERED INVALID UNLESS ENOTED PLAN SET(S).	40 0 20 40 80 1 inch = 40 ft.	1325.01       MP/VAH         DATE:       SCALE:         09/17/19       1" = 40'         REVISION:       TAX LOT:         10 - 09/22/2023       103-7-18 & 47-1-46



	TOWN OF NEWBURGH TREE PRESERVATION AND PROTECTION TABLE						
TREE CLASSIFICATION	TOTAL DBH INCHES ON SITE	TOTAL DBH INCHES DISTURBED	DISTURBANCE THRESHOLD	OVER THRESHOLD	DBH INCHES REPLANTINGS REQUIRED	DBH INCHES PROPOSED FOR REPLANTING	RESTITUTION FEE AFTER REPLANTINGS
PROTECTED	167.80	92.0 (54.83%)	0.00 (0%)	92.0 (54.83%)	184	0	\$736.00
SPECIMEN	135.70	84.6 (62.34%)	0.00 (0%)	84.6 (62.34%)	169.2	0	\$676.80
SIGNIFICANT	3447.50	2,080.5 (60.35%)	2,585.6 (75%)	-505.1 (0.00%)	NONE	0	\$0
DAMAGED	116.40	116.4 (100%)			145.5	0	\$582.00
DEAD	206.90	19.9 (9.62%)	N/A	N/A	NONE	0	\$0

No.         Speci Bigtootti aspen           2         Black of Eastern red-ced           3         red-ced           4         Red ma           5*         Red ma           5*         Red ma           5*         Red ma           6         Bigtootti aspen           7         Pin oak           9         Red ma           10         Red ma           11         Red ma           12*         Pin oak           11         Red ma           12*         Pin oak           11         Red ma           12*         Pin oak           13*         Eastern           13*         Eastern           14*         red-ced           15*         red-ced           16*         White d           17         White d           18         White d           19         Pin oak           20         Red ma           21         Red ma           22         White d           23         red-ced           24*         red-ced           25         red-ced           26* <th>es</th> <th>DBH</th> <th>Class</th> <th>Dmg.</th> <th>Descrip.</th>	es	DBH	Class	Dmg.	Descrip.
2         Black or           2         Black or           3         red-ceord           4         Red mathematics           5*         Red mathematics           5*         Red mathematics           7         Pin oak           8         Pin oak           9         Red mathematics           10         Red mathematics           11         Red mathematics           12*         Pin oak           11         Red mathematics           11         Red mathematics           11         Red mathematics           12*         Pin oak           13*         Eastern           13*         Eastern           14*         red-ceord           15*         red-ceord           16*         White of           17         White of           18         White of           19         Pin oak           20         Red mathematics           21         Red mathematics           22         White of           23         red-ceord           24*         Fastern           25         red-ceord <t< th=""><th></th><th></th><th></th><th></th><th>•</th></t<>					•
Eastern           3           4           Red ma           5*           Red ma           5*           Red ma           3           7           Pin oak           9           Red ma           10           Red ma           11           Red ma           12*           Pin oak           11           Red ma           12*           Pin oak           13*           Eastern           14*           Red ma           12*           Pin oak           Americ           13*           Eastern           14*           Red ma           12*           Pin oak           13*           Pin oak           20           Red ma           21           Red ma           22           Pin oak           23           Red ma           24*           Red ma           25           R			Protected		
3         red-ced           4         Red ma           5*         Red ma           5*         Red ma           6         Bigtoott           7         Pin oak           9         Red ma           10         Red ma           11         Red ma           12*         Pin oak           11         Red ma           12*         Pin oak           13*         Eastern           14*         Red ma           15*         Fastern           14*         Red ma           13*         Eastern           14*         Pin oak           15*         Red ma           16*         White oak           17         White oak           18         White oak           19         Pin oak           20         Red ma           21         Red ma           22         White oak           23         Red ma           24*         Red ma           25         Red ma           26*         Eastern           27         Red ma           28         Red ma <td></td> <td>15.60</td> <td>Significant</td> <td></td> <td></td>		15.60	Significant		
5*         Red ma           Bigtootf         aspen           7         Pin oak           9         Red ma           10         Red ma           11         Red ma           12*         Pin oak           11         Red ma           12*         Pin oak           12*         Pin oak           13*         Eastern           13*         Eastern           14*         red-ced           15*         red-ced           16*         White d           17         White d           18         White d           19         Pin oak           20         Red ma           21         Red ma           22         White d           13*         Eastern           20         Red ma           21         Red ma           22         White d           23         red-ced           24*         Fastern           25         Fastern           26*         Eastern           32*         red-ced           33*         red-ced           34*         Fastern	-	10.5	Significant		
Bigtootf           6         Bigtootf           7         Pin oak           9         Red mail           10         Red mail           11         Red mail           12*         Pin oak           12*         Pin oak           12*         Pin oak           12*         Pin oak           13*         Eastern           14*         Fed-ced           15*         red-ced           16*         White d           17         White d           18         White d           19         Pin oak           20         Red mail           21         Red mail           21         White d           13*         Eastern           15*         red-ced           16*         White d           21         Red mail           22         White d           23         red-ced           Eastern         red-ced           Eastern         red-ced           24*         Feastern           25         Feastern           26*         Eastern           31         red-ced </td <td>aple</td> <td>16.3</td> <td>Significant</td> <td></td> <td></td>	aple	16.3	Significant		
6         aspen           7         Pin oak           8         Pin oak           9         Red ma           10         Red ma           11         Red ma           12*         Pin oak           12*         Pin oak           12*         Pin oak           13*         Eastern           13*         Eastern           14*         Fastern           15*         Fastern           16*         White o           17         White o           18         White o           19         Pin oak           20         Red ma           21         Red ma           22         White o           13*         Eastern           20         Red ma           21         Red ma           22         White o           23         Red ma           24*         Fastern           25         Fastern           26*         Eastern           27         Fastern           28         Fastern           30         Fastern           31         Fastern	aple	15.1	Significant		
8         Pin oak           9         Red ma           10         Red ma           11         Red ma           12*         Pin oak           12*         Pin oak           13*         Eastern           13*         Eastern           14*         Fastern           15*         Fastern           16*         White of           17         White of           18         White of           19         Pin oak           20         Red ma           21         Red ma           22         White of           18         White of           19         Pin oak           20         Red ma           21         Red ma           22         White of           23         Red ma           24*         Red ma           25         Fastern           26*         Eastern           27         red-ceo           28         red-ceo           29         red-ceo           31         red-ceo           32*         red-ceo           33*         red-ceo	h	14.4	Significant		
9         Red ma           10         Red ma           11         Red ma           11         Red ma           12*         Pin oak           13*         elm           13*         Eastern           14*         Fastern           15*         Fastern           15*         White of           16*         White of           17         White of           18         White of           19         Pin oak           20         Red ma           21         Red ma           22         White of           18         White of           19         Pin oak           20         Red ma           21         Red ma           22         White of           23         Red ma           24*         Fastern           25         Fastern           26*         Eastern           27         red-ceo           28         Fastern           29         Fastern           30         Fastern           31         red-ceo           Sastern         red-ceo		19.7	Significant		
10         Red ma           11         Red ma           12*         Pin oak           13*         elm           13*         Eastern           14*         Feastern           15*         Fastern           16*         White of           17         White of           18         White of           19         Pin oak           20         Red ma           21         Red ma           21         Red ma           21         White of           18         White of           19         Pin oak           20         Red ma           21         Red ma           22         White of           23         Red ma           24*         Fastern           25         Fastern           26*         Eastern           27         Fastern           28         Fastern           29         Feastern           30         Fastern           31         Feastern           32*         Feastern           33         red-ceo           5         Fastern		18.4	Significant		
11         Red mail           12*         Pin oak           12*         Pin oak           13*         elm           13*         Eastern           14*         red-ced           15*         red-ced           16*         White d           17         White d           18         White d           19         Pin oak           20         Red mail           21         Red mail           22         White d           23         Red mail           24         Red mail           25         Fastern           26*         Eastern           26*         Eastern           26*         Eastern           27         red-ced           Eastern         red-ced           28         red-ced           Eastern         red-ced           30         red-ced           31         red-ced           28         Fastern           30         Fastern           31         red-ced           32*         Fastern           33         red-ced           34*	aple	14.9	Significant		
12*       Pin oak         13*       Americ         13*       elm         13*       Eastern         14*       Fed-ced         15*       red-ced         16*       White d         17       White d         18       White d         19       Pin oak         20       Red ma         21       Red ma         22       White d         23       red-ced         24*       Fastern         23       red-ced         24*       red-ced         25       red-ced         26*       Eastern         27       red-ced         28       red-ced         29       red-ced         21       Eastern         23       red-ced         24*       red-ced         25       red-ced         26*       Eastern         30       red-ced         27       red-ced         28       red-ced         29       red-ced         31       red-ced         32*       red-ced         33*       red-ced <td>aple</td> <td>17.2</td> <td>Significant</td> <td></td> <td></td>	aple	17.2	Significant		
America           13*         elm           13*         Easterr           14*         Fasterr           15*         Fasterr           15*         Fasterr           16*         White of           17         White of           18         White of           19         Pin oak           20         Red ma           21         Red ma           22         White of           23         Red ma           24*         Fasterr           25         Fasterr           26*         Easterr           27         Fasterr           28         Fasterr           29         Fasterr           21         Easterr           23         Fasterr           24*         Fasterr           25         Fasterr           26*         Easterr           30         Fasterr           31         Fed-ceo           53         Fasterr           32*         Fasterr           33         Fasterr           34*         Fasterr           35         Fasterr <tr< td=""><td>aple</td><td>16.2</td><td>Significant</td><td></td><td></td></tr<>	aple	16.2	Significant		
America           13*         elm           13*         Easterr           14*         Fasterr           15*         red-ceor           15*         red-ceor           16*         White or           17         White or           18         White or           19         Pin oak           20         Red ma           21         Red ma           22         White or           23         Red ma           24*         Fasterr           25         Fasterr           26*         Easterr           27         red-ceor           28         Fasterr           29         red-ceor           28         Fasterr           20         Easterr           30         red-ceor           28         Fasterr           30         Fasterr           31         red-ceor           32*         Fasterr           33         red-ceor           34*         Fasterr           35         Fasterr           36*         Fasterr           37*         White p	<u> </u>	22.8	Significant		
Eastern           14*         red-ced           15*         red-ced           16*         White d           17         White d           18         White d           19         Pin oak           20         Red ma           21         Red ma           22         White d           23         Red ma           24*         Fastern           23         Fastern           24*         Fastern           25         Fastern           26*         Fastern           26*         Fastern           26*         Fastern           26*         Fastern           27         red-ced           5         Fastern           26*         Fastern           27         Fastern           28         Fastern           29         Fastern           30         Fastern           31         Fastern           32*         Fastern           33         Fastern           34*         Fastern           35         Fastern           36*         Fastern <tr< td=""><td></td><td></td><td></td><td></td><td></td></tr<>					
14*red-ced Eastern red-ced15*Eastern red-ced16*White d17White d18White d19Pin oak 2020Red ma21Red ma22White d23Red ma24*Eastern red-ced25Fastern red-ced26*Eastern red-ced26*Eastern red-ced27Eastern red-ced28Eastern red-ced29Eastern red-ced30red-ced31red-ced32*Eastern red-ced33red-ced34*Eastern red-ced35Eastern red-ced36*Eastern red-ced37*White d	<b>.</b>	15.7	Significant		
16*White of17White of18White of19Pin oak20Red ma21Red ma21Red ma22White of23red-ceo24*Eastern25Fastern26*Eastern26*Eastern27red-ceo28red-ceo29Eastern20Eastern21Eastern23red-ceo24*Eastern25Eastern26*Eastern27red-ceo28red-ceo29Fastern30red-ceo31red-ceo32*Eastern33red-ceo34*Fastern35Fastern36*Fastern37*White p	lar	12.6	Significant		
17White of18White of19Pin oak20Red mail21Red mail21Red mail22White of23Fastern24Eastern24*Fastern25Fastern26*Eastern26*Eastern26*Eastern27Fed-ceo28Fastern29Fed-ceo28Fastern29Fastern30Fastern31red-ceo32*Fastern33red-ceo34*Fastern35Fastern36*Fastern37*White p	lar	10.0	Significant		
18White of19Pin oak20Red ma21Red ma21Red ma22White of23Eastern23red-ceo24*Eastern25red-ceo26*Eastern26*Eastern26*Eastern26*Eastern27red-ceo28red-ceo29red-ceo21Eastern23red-ceo24*Eastern25Eastern26*Eastern27red-ceo28red-ceo29red-ceo30red-ceo31red-ceo32*Eastern33red-ceo34*Fastern35Fastern36*Fastern37*White p	bak	14.1	Significant		
19       Pin oak         20       Red mail         21       Red mail         22       White oak         23       Red constant         23       Red constant         23       Red constant         23       Red constant         24       Eastern         24*       Red constant         25       Fastern         26*       Eastern         26*       Eastern         27       red-ceo         28       red-ceo         29       red-ceo         29       red-ceo         20       Eastern         21       Eastern         22       Eastern         30       red-ceo         23       red-ceo         24*       Fastern         30       red-ceo         31       red-ceo         32*       red-ceo         33       red-ceo         34*       red-ceo         35       red-ceo         36*       Fastern         36*       red-ceo         37*       White p	bak	15.5	Significant		
20       Red ma         21       Red ma         22       White of         23       Eastern         23       red-ceo         24*       Eastern         24*       Eastern         25       red-ceo         26*       Eastern         26*       Eastern         27       red-ceo         28       red-ceo         29       red-ceo         29       red-ceo         20       Eastern         20       Eastern         21       red-ceo         23       red-ceo         24*       Eastern         25       Fastern         26       Eastern         27       red-ceo         28       red-ceo         29       red-ceo         30       red-ceo         31       red-ceo         32*       Fastern         33       red-ceo         34*       red-ceo         35       red-ceo         36*       red-ceo         37*       White p	bak	17.9	Significant		
21         Red ma           22         White of           23         red-ceo           23         red-ceo           24*         red-ceo           24*         red-ceo           25         red-ceo           26*         Fastern           26*         Fastern           27         red-ceo           28         red-ceo           28         red-ceo           29         red-ceo           28         red-ceo           29         red-ceo           28         red-ceo           29         red-ceo           21         Fastern           30         red-ceo           28         red-ceo           29         red-ceo           30         red-ceo           31         red-ceo           32*         red-ceo           33         red-ceo           34*         red-ceo           35         red-ceo           36*         red-ceo           37*         White p	<u> </u>	14.5	Significant		
22       White of         23       Eastern         23       red-ceo         24*       Feastern         24*       Feastern         25       red-ceo         26*       Eastern         26*       Eastern         27       red-ceo         28       red-ceo         29       Feastern         29       red-ceo         20       Eastern         23       red-ceo         24*       Feastern         27       red-ceo         28       red-ceo         29       red-ceo         29       red-ceo         30       red-ceo         31       red-ceo         32*       red-ceo         33       red-ceo         34*       red-ceo         35       red-ceo         36*       red-ceo         37*       White p	aple	14.9	Significant		
22       White of         23       Eastern         23       red-ceor         24*       Eastern         24*       Fed-ceor         25       red-ceor         26*       Eastern         26*       Eastern         27       red-ceor         28       red-ceor         29       red-ceor         29       red-ceor         20       Eastern         23       red-ceor         24*       Eastern         25       Eastern         26*       Eastern         27       red-ceor         28       red-ceor         29       red-ceor         29       red-ceor         30       red-ceor         31       red-ceor         32*       red-ceor         33       red-ceor         34*       red-ceor         35       red-ceor         36*       red-ceor         37*       White p	aple	15.5	Significant		
Eastern           23           24           Eastern           24*           Eastern           25           Eastern           25           Eastern           26*           Eastern           26*           Eastern           26*           Eastern           27           Fed-ceo           Eastern           27           Fed-ceo           Eastern           28           Fed-ceo           Eastern           29           red-ceo           Eastern           30           red-ceo           Eastern           31           red-ceo           Eastern           32*           red-ceo           Eastern           33           red-ceo           Eastern           33           red-ceo           Eastern           33           red-ceo           Eastern           35           red-ceo           E	•	14.5			
Eastern           24*         red-ced           25         red-ced           25         red-ced           26*         Eastern           26*         Eastern           26*         Eastern           27         red-ced           28         red-ced           29         red-ced           29         red-ced           20         Eastern           30         red-ced           29         red-ced           29         red-ced           29         red-ced           30         red-ced           31         red-ced           32*         red-ced           33         red-ced           34*         red-ced           35         red-ced           36*         red-ced           35         red-ced           36*         red-ced           37*         White p					
24*       red-ced         25       Eastern         26*       Eastern         26*       Eastern         26*       Eastern         27       red-ced         28       red-ced         28       red-ced         29       red-ced         29       red-ced         20       Eastern         29       red-ced         29       red-ced         29       red-ced         20       Eastern         30       red-ced         23       red-ced         31       red-ced         32*       Fastern         33       red-ced         34*       red-ced         35       red-ced         36*       Fastern         35       red-ced         36*       red-ced         37*       White p		10.5	Significant		
25       red-ced         26*       red-ced         26*       red-ced         27       red-ced         28       red-ced         28       red-ced         29       red-ced         20       Eastern         20       Eastern         29       red-ced         30       red-ced         31       red-ced         32*       Feastern         32*       red-ced         33       red-ced         34*       red-ced         35       red-ced         36*       red-ced         37*       White p		10.9	Significant		
26*       red-ced         27       Feastern         27       red-ced         28       red-ced         29       red-ced         29       red-ced         20       Eastern         20       Eastern         30       red-ced         31       red-ced         32*       Feastern         32*       red-ced         33       red-ced         34*       Feastern         35       red-ced         53       red-ced         54*       Feastern         35       red-ced         55       Feastern         36*       red-ced         37*       White p	n Iar	10.8			
27       red-ced         28       red-ced         28       red-ced         29       red-ced         29       red-ced         30       red-ced         31       red-ced         32*       Fastern         32*       red-ced         33       red-ced         34*       red-ced         35       red-ced         36*       Fastern         36*       White p	lar	11.3	Significant		
28       red-ced         29       red-ced         29       red-ced         30       red-ced         31       red-ced         32*       Eastern         32*       red-ced         33       red-ced         34*       Fastern         35       red-ced         36*       Fastern         37*       White p		10.3	Significant		
Eastern 29 red-ceo Eastern 30 red-ceo Eastern 31 red-ceo Eastern 32* red-ceo Eastern 33 red-ceo Eastern 34* red-ceo Eastern 35 red-ceo Eastern 35 red-ceo Eastern 36* red-ceo		10.4	Significant		
29       red-ced         30       red-ced         30       red-ced         31       red-ced         32*       Fastern         32*       red-ced         33       red-ced         34*       Fastern         35       red-ced         36*       Fastern         37*       White p		10.1	Significalit		
30red-ced31Eastern31red-ced32*Eastern32*red-ced33red-ced34*Eastern34*red-ced5Eastern35red-ced36*Eastern37*White p	lar	11.9	Significant		
31red-ced32*Eastern32*red-cedEasternred-ced33red-ced34*Eastern35red-ced35red-ced36*Eastern37*White p	lar	10.6	Significant		
32*red-ced33Eastern33red-ced34*red-ced34*red-ced5Eastern35red-ced36*red-ced37*White p		11.1	Significant		
Eastern 33 red-ceo Eastern 34* red-ceo Eastern 35 red-ceo Eastern 36* red-ceo 37* White p		11.1	Significant		
34*Eastern34*red-cedEasternEastern35red-cedEasternEastern36*red-ced37*White p		11.1			
34*red-ced35Eastern35red-ced26*Eastern36*red-ced37*White p		12.1	Significant		
35 red-ced Eastern 36* red-ced 37* White p	lar	11.0	Significant		
37* White p	lar	10.9			
	lar	10.9	Significant		
Easterr		10.3	Significant		
38 red-ced Easterr	lar	11.6	Significant		
39 red-cec Easterr	lar	11.5	Significant Significant		

41	Red maple	16.9	Significant		
42	Red maple	25.9	Specimen		
43	Eastern red-cedar	12.4	Significant		
11	Eastern red-cedar	11.9	Significant		
	Eastern				
45	red-cedar	11.0	Significant		
46	Red maple	15.6			
47	Red maple	14.0	Significant		
48	Red maple	14.0	Significant		
49	Red maple	14.7	Significant		
50	White pine	13.2	Significant		
51*	Eastern red-cedar	14.0	Significant		
52*	White pine	10.2	Significant		
53*	Red oak	23.1	Significant		
54*	Red oak	15.9	Significant		
55*		19.0	Significant		
56*	Scotch pine	12.2	DEAD	DEAD	
57*	Scotch pine	12.0	Significant		
58*	Black oak	15.2	Significant		
59*	Scotch pine	15.5	Significant		
60*	Scotch pine	10.7	DEAD	DEAD	
61*		15.4	Significant		
62*	Red maple	16.4	Significant		
63*	Black oak	20.3	Significant		
64*			DEAD	DEAD	
65*	Scotch pine		DEAD	DEAD	
66*	Scotch pine		DEAD	DEAD	
67*	Scotch pine		DEAD	DEAD	
68*	Scotch pine		Significant	DEAD	
69*	Scotch pine	12.6	Significant		
70*		12.0	Significant		
70	American	11.0	Olgrinicant		
71*	elm	14.8	Significant		
72*	Red oak	17.4	Significant		
73*	Norway spruce	20 5	Significant		
	Norway	20.0			
74*	spruce	33.9	Protected		
75*	Norway spruce	14 7	Significant		
	Norway	14.1			
76*	spruce	12.8	Significant		
77*	Norway spruce	26.3	Specimen		
	White ash		DEAD	DEAD	
	American				
79*		19.5	Significant		
80*	Black wanut	22.0	Significant		
	Norway	_	Ciara ifi a t		
	spruce		Significant		
82*	Red oak Black	19.5	Significant		
83	wanut	28.0	Significant		
84	White oak	14.0	Significant		
05	Eastern	14.0	Significant		
85	red-cedar	14.6	orgnineant		

\* TREE TO REMAIN

	Black				
86	walnut	19.2	Significant		
87	Red oak	14.7	Significant		
88	Red oak	18.4	Significant		
89	Bigtooth aspen	17.6	Protected		
09	Bigtooth	17.0	FIOLECIEU		
90	aspen	16.1	Protected		
01	Bigtooth aspen	454	Dretected		
91	Eastern	15.1	Protected		
92	cottonwood	16.0	Significant		
93*	White pine	43.8	Protected		
94*	Black walnut	19.5	Significant		
	Eastern				
95*	cottonwood Norway	17.2	Significant		
96*	spruce	14.5	DEAD	DEAD	
	Norway				
97*	spruce Norway	24.5	Significant		
98*	-	15.8	Significant		
	Norway				
99*	spruce Norway	19.3	Significant		
100*	spruce	32.0	Protected		
	Norway				
101*		22.5	Significant		
102*	Norway spruce	20.4	Significant		
	Norway				
103*	spruce	22.4	Significant		
104*	Norway spruce	24.2	DEAD	DEAD	
	Norway		Oi an ifi a an t		
105*	spruce Norway	23.2	Significant		
106*	spruce	23.0	Significant		
	Norway				
107*	spruce	22.7	Significant		
108*	Red oak	23.0	Significant		
109*	Red oak	14.7	Significant		
	Red maple	14.7	-		
111*	Red maple		Significant		
112	Pin oak American	19.5	Significant		
113		15.9	Significant		
114	Red maple	19.4	Significant		
115	Eastern red-cedar	11.3	Significant		
110	American	11.0			
116	elm Eastern	15.9	Significant		
117		12.7	Significant		
118	Red maple	15.5	Significant		
119	Black oak	17.9	Significant		
120	Black oak	17.0	Significant		
121	Pin oak	18.7	Significant		
122	White oak	31.8	Specimen		
123	Red maple	18.0	Significant		
124*	Red maple	20.8	Significant		
125	Red maple	14.0	Significant		
126	Pin oak	15.5	Significant		

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127	Bigtooth aspen	14.0	Significant			175	American elm	15.2	Significant		
	Red maple	17.0				176	Red maple	15.9	Significant		
129	Red maple	14.0	Significant			177	Red maple	16.7	Significant		
130	Red maple	15.0	Significant			178	Red oak	23.3	Significant		
131	Red maple	14.4	Significant			179*	Red maple	24.8	Specimen		
132	Pin oak	16.0	Significant			180*	White ash	15.1	DEAD	DEAD	
133	Pin oak	15.9	Significant			181*	White ash	21.2	Significant		
134	White oak	14.5	Significant			182*	American elm	14.7	Significant		
135	White oak	15.5	Significant				American	14.7	olgrinourit		
136	Pin oak	15.2	Significant			183*	elm		DEAD	DEAD	
	Bitternut		Significant			184	Red maple	15.5	Significant		
137		20.8				185*	Black walnut	20.3	Significant		
138	Pin oak Bitternut	15.3	Significant		Hollow	196*	American	15.0	Significant		
139	hickory	34.7	Damaged	YES	stem		elm Red maple		Significant		
140	Red maple	22.5	Significant				Red maple		Significant		
141	Pin oak	20.4	Significant				Red maple		Significant		
142*	Red maple	14.3	Significant			109	American				
143	Red maple	15.0	Significant			190	elm	16.1	Significant		
144	Red maple	19.5	Significant			191	Pin oak	20.7	Significant		
145	Red maple	15.6	Significant			192	Red maple	14.7			
146	Red maple	14.5	Significant			193	Pin oak	16.3	Significant		
147	Red maple	16.1	Significant			194	Pin oak	19.2	Significant		
148	Pin oak	15.5	Significant			195	American elm	14.0	Significant		
149	Red maple	14.7	Significant			196	Pin oak	17.3	Significant		
150	Red maple	14.4	Significant			197	Red maple	17.5	Significant		
151	Pin oak	18.7	Significant			198	Red maple	16.2	Significant		
152	Pin oak	15.4	Significant			199	Red maple	18.0	Significant		
153	Pin oak	15.8	Significant			200	Red maple	20.0	Significant		
154	White oak	15.7	Significant			201	Red maple	19.5	Significant		
155	Black cherry	10.0	DEAD	DEAD		202	Red maple	22.1	Significant		
	Pin oak		Significant				Bitternut		Significant		
157			Significant			203	hickory Bigtooth	14.1	Significant		
	Red maple		Significant			204	-	15.4	Damaged	YES	Leaning
	Black				Hollow	- 205	Sugar maple	26.0	Specimen		
159		17.5	Damaged	YES	stem		Red maple		Significant		
160	Black cherry	14.1	Significant				Red maple		Significant		
	Pin oak		Significant				Black				
	Red maple		Significant			208	cherry	14.7	Significant		
163	Red maple	17.5	Significant								
	Red maple		Significant				Bitternut hickory	117	Damaged	YES	Dead Fork, Crown >40'
165*	Red maple	15.3	Significant				Red maple		Significant		CIOWII 240
166*	Red maple	16.5	Significant				Red maple		Significant		
167*	Pin oak	15.3	Significant				Red maple	-	Significant		
168*	Red maple	16.5	Significant				Pin oak		Protected		
169*	American	17.0	Significant				White oak		Significant		
			Significant			-	Red maple		Significant		
	Pin oak Pin oak		Significant				Red maple		Significant		
	Pin oak	21.5	0				Red maple		Significant		
	Butternut		Significant				Red maple	17.2			
	Red maple		Significant				Red maple		Significant		
1/4	n cou mapie	15.7	Significant					10.2			

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No.	DATE	DESCRIPTION		D
0	09/17/19	INITIAL SUBMISSION		
1	04/12/21	REVISED PER COMMENT LETTERS		
2	09/21/21	REVISED PER PLANNING BOARD COMMENTS		
3	02/03/22	REVISED PER PLANNING BOARD COMMENTS		□co
4	04/07/22	REVISED FOR WETLAND MITIGATION AREA		
5	06/21/22	REVISED PER ENGINEERS COMMENTS		
6	09/23/22	REVISED FOR OUTSIDE AGENCY SUBMISSION		□ oC
7	11/22/22	REVISED PER OCDOH COMMENTS		□oc
8	03/21/23	REVISED PER NYSDOT COMMENTS		
9	04/04/23	REVISED PER NYSDOT COMMENTS		
10	09/22/23	REVISED PER EMERGENCY ACCESS & REAR STAIRS		
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## DRAWING STATUS THIS SHEET IS PART OF THE PLAN SET ISSUED FOR CONCEPT APPROVAL PLANNING BOARD APPROVAL OCDOH REALTY SUBDIVISION APPROVAL OCDOH WATERMAIN EXTENSION APPROVAL N/A OF N/A NYSDEC APPROVAL NYSDOT APPROVAL OTHER: \_\_\_\_\_ OR BID / CONSTRUCTION THIS PLAN AND ALL THE INFORMATION CONTAINED HEREIN IS UTHORIZED FOR USE BY WHOM THE SERVICES WERE CONTRACTED OR WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ENGINEERING & SURVEYING PROPERTIES, PC. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

220*	Red maple	20.0	Significant		
221*	White oak	22.4	Significant		
222*	Red maple	15.2	Significant		
223*	Red maple	21.2	Significant		
224*	Black cherry	17.6	Significant		
225*	Red maple	19.8	Significant		
226*	Red maple	14.6	Significant		
227*	Red maple	15.3	Significant		
228	White ash	18.8	Damaged	YES	Emerald Ash Borer
229	Pin oak	17.9	Significant		
230	Red maple	14.1	Significant		
231	Red maple	16.4	Significant		
232	Red maple	15.3	Damaged	YES	Leaning
233*	White oak	16.5	Significant		
234*	Red maple	15.8	Significant		
235*	White ash	15.5	Significant		
236*	White ash	14.0	DEAD	DEAD	
237*	Pin oak	15.7	Significant		
238*	Pin oak	16.5	Significant		
239*	Pin oak	15.3	Significant		
240	Red maple	14.2	Significant		
241	Red maple	14.7	Significant		
242	Pin oak	14.1	Significant		
243	Pin oak	17.1	Significant		
	REE TO REMAII				

\* TREE TO REMAIN



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	20 40 80					
1 inch = 40 ft.						

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TREE PLAN		
MONARCH WOODS SENIOR COMMUNITY MONARCH DRIVE TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK		
JOB #: 1325.01 DATE:	DRAWN BY: MP/VA SCALE:	
09/17/19 REVISION: 10 - 09/22/2023	1" = 4 TAX LOT: 103-7-18 & 47-1-	