



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

**PROJECT NAME:** POPPY LANE AMENDED SUBDIVISION  
**PROJECT NO.:** 25-22  
**PROJECT LOCATION:** SECTION 6, BLOCK 1, LOT 113, 114, 115  
SECTION 109.3, BLOCK 4, LOT 24.210  
**REVIEW DATE:** 10 APRIL 2026  
**MEETING DATE:** 16 APRIL 2026  
**PROJECT REPRESENTATIVE:** ENGINEERING & SURVEYING PROPERTIES, PC

1. A field review of the existing drainage infrastructure identifies a 15" diameter pipe which originally discharged at the location of a 36" pipe draining from Frozen Ridge Road.
2. The applicants are requested to identify existing pipe and inverts, not pipe is broken at a connection joint. It is recommended that the proposed new pipe discharge in the same location as the 36" pipe from Frozen Ridge Road within the drainage easements.
3. Provide invert for all proposed drainage pipes within the town easement. Provide profile for pipes depicting proper burial depth.
4. Show location of 36" drainage pipe from Frozen Ridge Road. This pipe discharges at what becomes a natural drainage course.
5. Show any additional fill required within the drainage easement for the replacement pipe.
6. I have attached pictures of the existing drainage system, a photograph of the 36" and 15" pipe discharge locations is provided.
7. A pipe size calculation has been provided to convey a 10-year design storm event through the proposed drainage system.

**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

Respectfully submitted,

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



Patrick J. Hines  
Principal

PJH/kmm



Quinn M. Mullarkey, P.E.  
Senior Engineer

Attachments:

Attachment 1: Pipe Separating

Attachment 2: Pipe Discharge 36" and 15"



**Attachment 1: Pipe Separating**



**Attachment 2: Pipe Discharge 36" and 15"**



Montgomery Office:  
71 Clinton Street  
Montgomery, NY 12549  
phone: (845) 457-7727  
fax: (845) 457-1899

Warwick Office:  
17 River Street  
Warwick, NY 10990  
phone: (845) 986-7737  
fax: (845) 986-0245

www.EngineeringPropertiesPC.com

March 20, 2026

Town of Newburgh Planning Board  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550  
ATTN: John P. Ewasutyn, Chairman

RECEIVED  
MAR 24 2026

JPE  
MAR 23 2026

MHE Engineering, D.P.C.  
April Agenda  
04/16/26

RE: W.O. # 1493.01  
POPPY LANE (PB #2025-22)  
SECTION 6, BLOCK 1, LOTS 113, 114, AND 115, OFF OF LESTER CLARK ROAD  
LOTS 2, 3 & 4 OF THE MARTUSCELLO SUBDIVISION, FILED MAP #8866 5/18/1988  
RESPONSE TO COMMENTS

Dear Chair Ewasutyn and members of the Board:

As it has been sometime since we submitted this initially in October 2021, we have attached our initial correspondence establishing that this is an existing subdivision and that the application is solely in front of the board for an amended subdivision to grant waivers for road grade and the turn-a-round requirements (see attached letter from Engineering & Surveying Properties dated October 7, 2021). In response to this request on May 19, 2022 the board granted the waivers and granted conditional final approval subject to resolving the location and size of the downstream culvert that discharges from Lester Clarke Road amongst other items (copy of the Planning Board minutes attached). We have resolved this issue as to size and location and have proposed to improve the pipe.

Please find below a comment-by-comment response to the comment letter received from MHE Engineering, D.P.C. dated January 28 and March 2, 2026 as well as comments from the public.

MHE January 28, 2026

1. Identify inverts at proposed 24" diameter pipe discharge within Town drainage easement.

Response: The inverts have been added to the plan set attached.

2. Highway Superintendents' comments on the private road location and proposed drainage improvements should be received.

Response: Attached is a copy of the highway superintendent's preliminary approval of the private road location. We request that his final approval be provided prior to plan signature.

3. Cost estimates have been submitted. Town approval for establishment of cost estimates is

March 20, 2026

Poppy Lane

*2. Potential impacts to wetlands.*

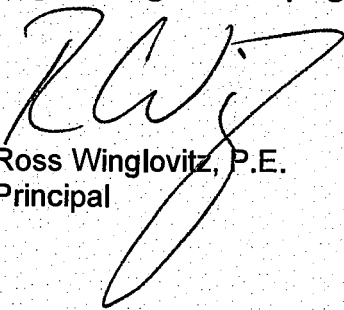
Response: In review of the NYSDEC wetlands guidance mapping there are no wetlands onsite or at the location of the upgraded 24-inch pipe location. A smaller wetland area of approximately 4 acres is shown on the adjacent tax lot 6-1-46 and the site is not in an urban area as defined by the DEC. Based on the size and location of the wetlands outside an urban area this should not be a NYSDEC jurisdictional wetlands. Prior to final approval a Jurisdictional Determination will be sought from the NYSDEC and if required any permits will be provided for the culvert replacement project.

*3. Is the location of the proposed 18 inch pipe along Lester Clarke Road and the new 24 inch pipe within the Towns road right-of-way and drainage easement.*

Response: The 50 ft Town ROW along Lester Clarke Road has been shown as well as the drainage easement.

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

Sincerely,  
Engineering & Surveying Properties, PC



Ross Winglovitz, P.E.  
Principal



Montgomery Office:  
71 Clinton Street  
Montgomery, NY 12549  
phone: (845) 457-7727  
fax: (845) 457-1899

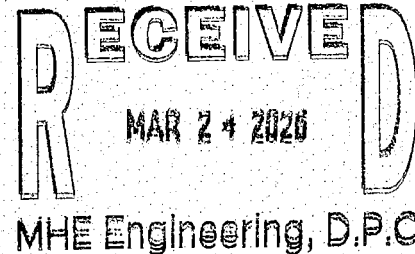
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fax: (845) 986-0245

[www.EngineeringPropertiesPC.com](http://www.EngineeringPropertiesPC.com)

October 7, 2021

Town of Newburgh Planning Board  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550  
ATTN: John P. Ewasutyn, Chairman

RE: W.O. # 1493.01  
POPPY LANE  
SECTION 6, BLOCK 1, LOTS 113, 114, AND 115, OFF OF LESTER CLARK ROAD  
LOTS 2, 3 & 4 OF THE MARTUSCELLO SUBDIVISION, FILED MAP #8866 5/18/1988  
APPLICATION TO PLANNING BOARD



Dear Chair Ewasutyn and members of the Board,

This letter and the attached plans constitute the property owner, Wise Equities Group, LLC's application to the Planning Board pursuant to Section 161-25 of the Town Street Specifications to determine the applicability and if necessary waive certain technical requirements of the street specifications and it relates to the construction of the road to serve the Martuscello subdivision.

The Martuscello subdivision which includes the right-of-way layout of a private road was approved in 1988 and filed in the County Clerks' office on 5/18/1988 as map # 8866. Therefore, all lots are existing lots. As stated above, this filed map depicted the lot layout and the layout for the road, but did not include any road specifications.

The Town Street Specifications Section 161-1B specifically exempts any subdivision approved prior to the adoption of the street specifications in 1991. This subdivision was approved in 1988 prior to adoption of these specifications. The applicant has approached the Town Highway and Building Departments for some guidance on this matter. While the applicant would like to meet the current Town Specifications for Private Roads, it would be impossible to meet all requirements based on the approved subdivision's layout. Specifically, the following specifications cannot be met:

1. §161-15C requires a negative two percent (-2%) grade from the edge of pavement to the start of the right-of-way. Due to the existing grade in the area, it is not feasible to provide this while also providing proper drainage in the area. Specifically, providing the drainage ditches along the private road, required by the private road cross section in §161-16, and providing catch basins to collect the stormwater from the private road and outlet it to daylight.
2. §161-8 requires dead end roads, such as the proposed one, to be provided with a 50-foot diameter cul-de-sac. Due to the length of the proposed road, this would not meet fire access standards, and due to the existing grade in the area, an alternative turnaround is

Poppy Lane

October 7, 2021

Sincerely,  
Engineering & Surveying Properties, PC



Ross Winglovitz, P.E.  
Principal

Daniel Getz  
Project Engineer

cc: Joel Weiss, Wise Equities  
John Cappello, Esq

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STATE OF NEW YORK : COUNTY OF ORANGE  
TOWN OF NEWBURGH PLANNING BOARD

----- X  
In the Matter of

POPPY LANE  
(2021-26)

North of Lester Clark Road  
Between 114 & 118 Lester Clark Road  
Section 6; Block 1; Lots 113, 114 & 115  
AR Zone

----- X

CONTINUATION OF PUBLIC HEARING

Date: May 19, 2022  
Time: 7:16 p.m.  
Place: Town of Newburgh  
Town Hall  
1496 Route 300  
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman  
FRANK S. GALLI  
CLIFFORD C. BROWNE  
STEPHANIE DeLUCA  
KENNETH MENNERICH  
DAVID DOMINICK  
JOHN A. WARD

ALSO PRESENT: DOMINIC CORDISCO, ESQ.  
PATRICK HINES  
JAMES CAMPBELL  
MICHAEL MUSSO

APPLICANT'S REPRESENTATIVE: ROSS WINGLOVITZ

----- X

MICHELLE L. CONERO  
3 Francis Street  
Newburgh, New York 12550  
(845) 541-4163

1           POPPY LANE

2                   CHAIRMAN EWASUTYN: The Planning  
3           Board's third item of business this  
4           evening is Poppy Lane. It's located  
5           north of Lester Clark Road, between 114  
6           and 118 Lester Clark Road. It's in an  
7           AR Zone. It's being represented by  
8           Engineering & Surveying Properties.

9                   MR. WINGLOVITZ: As the Board  
10           remembers, this is an existing three-  
11           lot subdivision that was on a private  
12           road that had no design for the  
13           private road. As part of the  
14           Building Department's review, it was  
15           referred to the Planning Board for  
16           waivers of the private road criteria,  
17           because we cannot meet the current  
18           private road criteria. This was  
19           developed back in the '80s. So that  
20           was the initial submission that was  
21           made.

22                   Pat notes in his comments about  
23           the waivers that we had requested for  
24           grades for that road.

25                   Kind of the remaining item was

1        P O P P Y   L A N E

2                the drainage and how do -- what do we  
3                do with the drainage. There is no  
4                drainage on Lester Clark Road of any  
5                significance until you get down  
6                towards the intersection.

7                Ultimately we decided to survey  
8                Lester Clark Road down to the  
9                existing cross culvert. Here is our  
10              proposed. Here's Lester Clark Road.  
11              The existing cross culvert on Lester  
12              Clark Road. We're proposing to take  
13              the drainage from the road in a new  
14              drainage system along Lester Clark  
15              Road and tie into the existing catch  
16              basin on the south side of Lester  
17              Clark Road.

18              We're proposing an 18-inch pipe  
19              solely because we had to run it flat.  
20              There's a high point here. We needed  
21              to keep it as shallow as we could  
22              through this section, because we're  
23              actually going up about 6 feet here  
24              in elevation before it comes back  
25              down to that structure.

1           POPPY LANE

2                         We did try to investigate the  
3                         outlet of that structure. It looks  
4                         like the owner has filled this in and  
5                         covered the pipe. We could not find  
6                         any pipe. There's a lawn area that's  
7                         mowed beyond the pipe and the fill  
8                         area. We could not find any outlet  
9                         to it.

10                        We also believe that the survey  
11                        incorrectly states it's 15 and that  
12                        is the same size as the one across  
13                        the street at 18. We need to verify  
14                        that and have the surveyor update his  
15                        plan accordingly.

16                        We did send it off to the  
17                        Highway Department for their review.

18                        I'd be glad to answer any  
19                        comments you have.

20                        CHAIRMAN EWASUTYN: Comments  
21                        from Board Members?

22                        MR. GALLI: So where it comes  
23                        out on the lawn, you couldn't find  
24                        where it came out?

25                        MR. WINGLOVITZ: No. I think

1        P O P P Y   L A N E

2                maybe the owner may have extended it  
3                beyond that lawn area so they didn't  
4                have to deal with the drainage.

5                MR. GALLI:    So he's going to  
6                know real quick if a big storm comes  
7                and you're hooked into it.

8                MR. WINGLOVITZ:    He's going to  
9                go real quick?

10               MR. GALLI:    He's going to know  
11               real quick.

12               MR. WINGLOVITZ:    I'm hoping he  
13               extended it.

14               MR. GALLI:    Could you knock on  
15               the door and ask?    Find out where it  
16               is?

17               MR. WINGLOVITZ:    We can knock  
18               on his door and find out.    We did  
19               look.    We went around here the best  
20               we could, and on the other side of  
21               his property.

22               MR. GALLI:    I'd hate to see it  
23               tied in close to his house or  
24               property and it floods out.    Then  
25               you'll have an issue.    The Town

1        P O P P Y   L A N E

2                people will be calling the Town. It  
3                would be nice to know where it goes.

4                MR. WINGLOVITZ: Yup. I agree.  
5                We will knock on his door and see  
6                what we can find out.

7                MR. GALLI: That's all I had,  
8                John.

9                CHAIRMAN EWASUTYN: Stephanie?

10               MS. DeLUCA: Nothing.

11               CHAIRMAN EWASUTYN: Dave?

12               MR. DOMINICK: No.

13               MR. MENNERICH: No.

14               MR. BROWNE: Ross, you  
15               mentioned the drainage initially goes  
16               uphill about 6 feet high before it  
17               comes back down?

18               MR. WINGLOVITZ: Yeah. So  
19               Lester Clark actually goes uphill a  
20               little bit, going back towards the  
21               main road. It's a closed drainage  
22               system carrying it through that high  
23               point.

24               MR. HINES: The drainage gets  
25               deeper and deeper as the grade rises

1       POPPY LANE

2               up. The drainage flows downhill.

3               MR. WINGLOVITZ: If we went  
4               steeper we would be real deep. We  
5               had to keep it shallow.

6               MR. BROWNE: From an  
7               engineering point it will work, that  
8               top portion? From an engineering  
9               standpoint it will work?

10              MR. WINGLOVITZ: Yes.

11              MR. BROWNE: Thank you.

12              CHAIRMAN EWASUTYN: John Ward?

13              MR. WARD: At work session we  
14              were talking in reference to 18  
15              inches going into 15 inches. How is  
16              that going to work in the first  
17              place, whether it goes --

18              MR. WINGLOVITZ: So all of this  
19              drainage, except for the new  
20              impervious, all goes in that  
21              direction now. We're not redirecting  
22              anything. This whole drainage area  
23              comes across these people's lawns  
24              here in the back of their houses and  
25              comes down to that one discharge

1 POPPY LANE

2 pipe. We are rerouting that drainage  
3 to this point. It all gets there now  
4 so we don't think we're adding a  
5 significant change in area to that  
6 point. We're just redirecting how  
7 we're picking it up and getting it  
8 there.

9 MR. GALLI: Plus you said you  
10 think it's an 18-inch pipe.

11 MR. WINGLOVITZ: My guy, when  
12 he went out there, thought it was an  
13 18-inch pipe. This is a survey. I  
14 couldn't change the surveyor's  
15 document.

16 MR. WARD: Thank you.

17 CHAIRMAN EWASUTYN: Jim Campbell?

18 MR. CAMPBELL: No comments.

19 CHAIRMAN EWASUTYN: Pat Hines  
20 with McGoey, Hauser & Edsall?

21 MR. HINES: Our first comment  
22 is that this is a continuation of the  
23 public hearing.

24 The second comment has to do  
25 with the drainage that we've been

1           POPPY LANE

2           discussing and the need to determine  
3           the outlet location. I never like to  
4           tie into drainage pipes when we don't  
5           know where they go, where they reach  
6           a natural discharge location.

7                     We'll need cost estimates for  
8           the private roadway and the offsite  
9           drainage improvements as a condition  
10          of any approvals.

11                    Again, reminding the Board the  
12          applicant is seeking two waivers for  
13          the percent grade of the private  
14          roadway in the vicinity of Lester  
15          Clark Drive and a waiver for the  
16          hammerhead turnaround rather than the  
17          conventional cul-de-sac bowl. The  
18          Town's private road specifications  
19          identify that the Planning Board is  
20          the Board that determines those  
21          waivers and defers them to this  
22          Board.

23                    CHAIRMAN EWASUTYN: Discussion  
24          from Board Members. Are we willing  
25          to grant the waiver for the

1       POPPY LANE

2               percentage of grade and the, I guess  
3               it's referred to as the hammerhead at  
4               the cul-de-sac? Are we in favor of  
5               that?

6                       MR. GALLI: Yes.

7                       MS. DeLUCA: Yes.

8                       MR. DOMINICK: Yes.

9                       MR. MENNERICH: Yes.

10                      MR. BROWNE: Yes.

11                      MR. WARD: Yes.

12                      CHAIRMAN EWASUTYN: Let the  
13                      record show that.

14                      At this point we'll turn the  
15                      meeting over to Dominic Cordisco,  
16                      Planning Board Attorney, to spell out  
17                      the conditions of approval in the  
18                      resolution for the Poppy Lane  
19                      subdivision.

20                      MR. CORDISCO: Mr. Ewasutyn, I  
21                      may have missed it but I wasn't sure  
22                      if you --

23                      CHAIRMAN EWASUTYN: We should  
24                      close the public hearing. All right.

25                      Would someone make a motion to

1        P O P P Y   L A N E

2                close the public hearing on Poppy  
3                Lane.

4                MR. WARD:    So moved.

5                MR. MENNERICH:    Second.

6                CHAIRMAN EWASUTYN:    I have a  
7                motion by John Ward.

8                MR. GALLI:    John, do you want  
9                to ask if there's anyone in the  
10                audience?

11                CHAIRMAN EWASUTYN:    Is there  
12                anyone in the audience -- I didn't  
13                recognize him.    That's okay.    Is  
14                there anyone in the audience who  
15                wanted to speak?

16                MR. FETTER:    Bill Fetter,  
17                Rockwood Drive.    Back to the  
18                drainage.    You said there wouldn't be  
19                much increase.    There's the increase  
20                of the impervious surface.

21                MR. WINGLOVITZ:    Correct.    Not  
22                an increase in area that's going to  
23                that pipe.

24                MR. FETTER:    That's all.    Thank  
25                you.

1           POPPY LANE

2                   CHAIRMAN EWASUTYN: So we had a  
3 motion from John Ward. We had a  
4 second from who?

5                   MR. MENNERICH: Ken.

6                   CHAIRMAN EWASUTYN: Ken  
7 Mennerich. I apologize. Then we'll  
8 move forward with a roll call vote to  
9 close the public hearing. Frank  
10 Galli.

11                   MR. GALLI: Yes.

12                   MS. DeLUCA: Yes.

13                   MR. DOMINICK: Yes.

14                   MR. MENNERICH: Yes.

15                   CHAIRMAN EWASUTYN: Yes.

16                   MR. BROWNE: Yes.

17                   MR. WARD: Yes.

18                   CHAIRMAN EWASUTYN: All right.  
19 Dominic Cordisco, would you give us  
20 conditions of approval for Poppy  
21 Lane.

22                   MR. CORDISCO: Yes. As Pat  
23 noted, the stormwater details need to  
24 be provided as far as where the  
25 connection is going to be, or where

1            P O P P Y   L A N E

2            that connection ends up rather. That  
3            would be one condition. So  
4            addressing his comments that were  
5            issued for this meeting would be one  
6            of the conditions of approval prior  
7            to plan signage. There also is the  
8            requirement to provide cost estimates  
9            for the private road and for the  
10           offsite drainage improvements as  
11           well. There is a requirement, as  
12           noted on the plans, for a private  
13           road maintenance agreement amongst  
14           the lots, and also -- I think that's  
15           it.

16                    MR. HINES: Highway superintendent  
17                    sign off.

18                    MR. CORDISCO: Highway  
19                    superintendent sign off on the  
20                    driveway locations.

21                    CHAIRMAN EWASUTYN: Having  
22                    heard the conditions of approval  
23                    presented by Planning Board Attorney  
24                    Dominic Cordisco, would someone then  
25                    make that motion.

1           POPPY LANE

2                   MR. GALLI:  So moved.

3                   MR. MENNERICH:  Second.

4                   CHAIRMAN EWASUTYN:  I have a  
5                   motion by Frank Galli.  I have a  
6                   second by Ken Mennerich.  Can I  
7                   please have a roll call vote.

8                   MR. GALLI:  Aye.

9                   MS. DeLUCA:  Aye.

10                  MR. DOMINICK:  Aye.

11                  MR. MENNERICH:  Aye.

12                  CHAIRMAN EWASUTYN:  Aye.

13                  MR. BROWNE:  Aye.

14                  MR. WARD:  Aye.

15                  CHAIRMAN EWASUTYN:  Motion  
16                  carried.

17                  MR. CORDISCO:  Just so the  
18                  record is clear, this is both for  
19                  preliminary and conditional final  
20                  approval.

21                  CHAIRMAN EWASUTYN:  Thank you.  
22                  Should we restate that?

23                  MR. CORDISCO:  No, sir.  I  
24                  think it's clear.  That's the  
25                  resolution that I intended on

1            P O P P Y   L A N E

2            preparing. We do not see any need  
3            for them to come back for conditional  
4            final approval because we're not  
5            anticipating any changes as part of  
6            any other outside agency review.

7            CHAIRMAN EWASUTYN: Thank you.

8            MR. WINGLOVITZ: Thank you.

9

10            (Time noted: 7:30 p.m.)

11

12

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TOWN OF NEWBURGH HIGHWAY DEPARTMENT

90 Gardnertown Road

Newburgh, NY 12550

(845) 561-2177 Fax: (845) 561-8987

\$50.00 FEE

CASH

CHECK # 1651

DRIVEWAY INSPECTIONS

LOCATION: Lester Clark Rd

SECTION: 6 BLOCK: 1 LOT: 114 & 115

OWNER: Wise Equities ADDRESS: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

PHONE # OWNER: 662-5805 PHONE # CONTRACTOR: \_\_\_\_\_

INSPECTION: PRELIMINARY

FINAL

DATE: 4-19-21

DATE: \_\_\_\_\_

Common Driveway

APPROVED: YES  NO

APPROVED: YES  NO

DIAGRAM / COMMENTS: Final Approval for 30ft DW is needed  
NO PIPE NEEDED  
12 PIPE  
15 PIPE  
18 PIPE  
SPLASH PLATES  
HEAD WALLS

DRIVEWAY INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 161-34 OF THE TOWN CODE

A. All driveways within the limits of the right-of-way shall be designed and constructed with sufficient sight distance and with a grade no more than one (1) inch per foot from edge of pavement or back of curb to the right-of-way line. The minimum width of the driveway pavement at the road pavement line or at the curbline shall be fifteen (15) feet, tapering to a minimum of ten (10) feet at the right-of-way line. All driveways shall have a six-inch subbase material foundation course with 2 inches Type 6F bituminous concrete top course mix from the edge of pavement or back of curb to the right-of-way line which shall be applied during or after the laying of street pavement.

B. All driveways shall be graded to the satisfaction of the Town Superintendent of Highways prior to the surfacing of said driveways. In accordance with Section 161-33, installation of culverts or other structures may be required.

ACKNOWLEDGEMENT:

PRELIMINARY

OWNER/ CONTRACTOR: [Signature] DATE: 4/20/2021

T.O.N. HIGHWAY DEPT.: [Signature] DATE: 4/18/21

FINAL

OWNER/ CONTRACTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

T.O.N. HIGHWAY DEPT.: \_\_\_\_\_ DATE: \_\_\_\_\_

TOWN OF NEWBURGH HIGHWAY DEPARTMENT

90 Gardnertown Road  
Newburgh, NY 12550  
(845) 561-2177 Fax: (845) 561-8987

\$50.00 FEE

DRIVEWAY INSPECTIONS

CASH  
 CHECK # 1651

LOCATION: Lester Clark Rd

SECTION: 6 BLOCK: 1 LOT: 114 & 115

OWNER: Wise Equities ADDRESS: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

PHONE # OWNER: 662-5805 PHONE # CONTRACTOR: \_\_\_\_\_

INSPECTION: PRELIMINARY

FINAL

DATE: 4-19-21

DATE: \_\_\_\_\_

Common Driveway

APPROVED: YES  NO

APPROVED: YES  NO

DIAGRAM / COMMENTS: Final Approval  
NO PIPE NEEDED  
12 PIPE  
15 PIPE  
18 PIPE  
SPLASH PLATES  
HEAD WALLS  
for 30ft DW  
is needed

DRIVEWAY INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 161-34 OF THE TOWN CODE

- A. All driveways within the limits of the right-of-way shall be designed and constructed with sufficient sight distance and with a grade no more than one (1) inch per foot from edge of pavement or back of curb to the right-of-way line. The minimum width of the driveway pavement at the road pavement line or at the curbline shall be fifteen (15) feet, tapering to a minimum of ten (10) feet at the right-of-way line. All driveways shall have a six-inch subbase material foundation course with 2 inches Type 6F bituminous concrete top course mix from the edge of pavement or back of curb to the right-of-way line which shall be applied during or after the laying of street pavement.
- B. All driveways shall be graded to the satisfaction of the Town Superintendent of Highways prior to the surfacing of said driveways. In accordance with Section 161-33, installation of culverts or other structures may be required.

ACKNOWLEDGEMENT:

PRELIMINARY

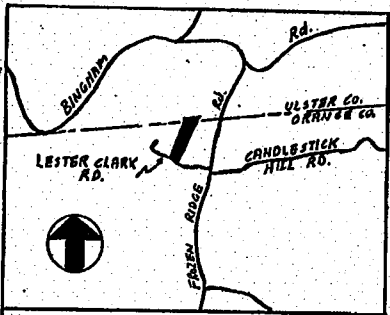
OWNER/ CONTRACTOR: [Signature] DATE: 4/20/21

T.O.N. HIGHWAY DEPT.: [Signature] DATE: 4/18/21

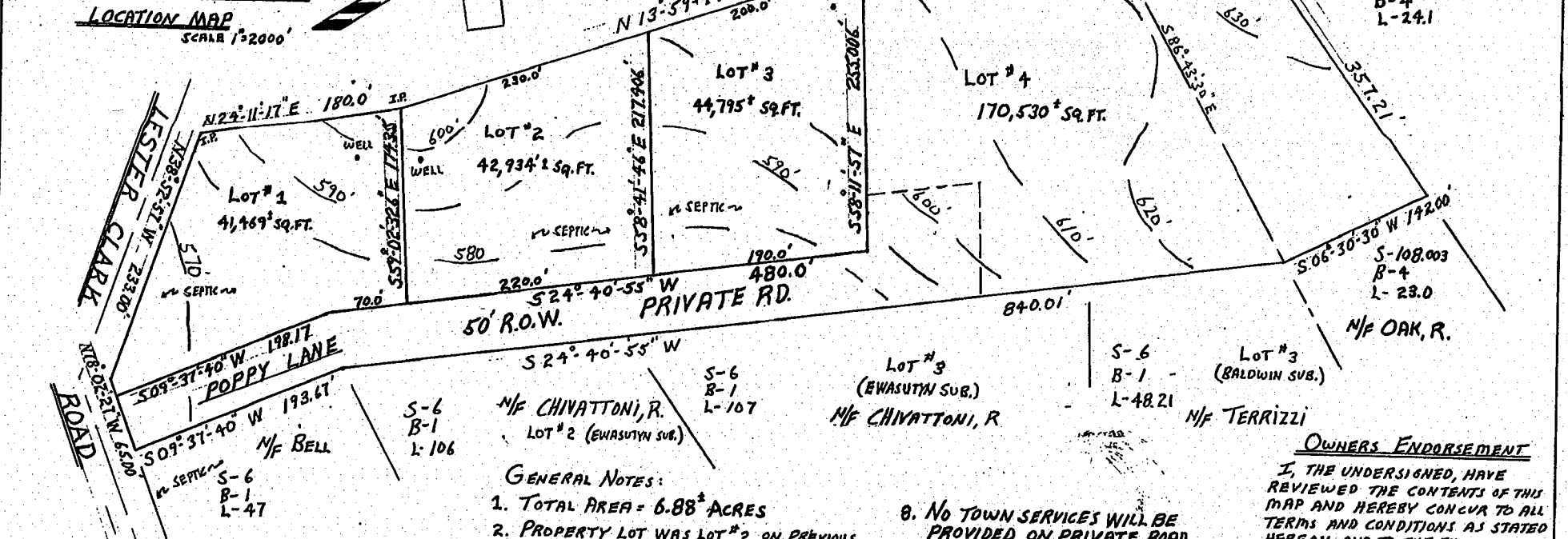
FINAL

OWNER/ CONTRACTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

T.O.N. HIGHWAY DEPT.: \_\_\_\_\_ DATE: \_\_\_\_\_



I CERTIFY TO PHOEBE MARTUSCELLO THAT THE BOUNDARY SURVEY IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED ON FEB. 21, 1988.



**ZONING - AR**

LOT AREA - 40,000 SQ. FT.  
 LOT WIDTH - 150 FT.  
 LOT DEPTH - 150 FT.  
 FRONT YARD - 50 FT.  
 REAR YARD - 40 FT.  
 ONE SIDE YD. - 30 FT.  
 BOTH SIDE YDS. - 80 FT.

**PROPOSED DATA: LOT #1**

LOT AREA - 41,469 SQ. FT.  
 LOT WIDTH - 220 FT.  
 LOT DEPTH - 170 FT.  
 FRONT YARD - 50 FT.  
 REAR YARD - 92 FT.  
 ONE SIDE YD. - 60 FT.  
 BOTH SIDE YDS. - 170 FT.

**RECORD OWNER**

PHOEBE E. MARTUSCELLO  
 OLD POST ROAD  
 MARLBORO, NY 12542

**SUBDIVIDER**

SAME AS RECORD OWNER

**GENERAL NOTES:**

- TOTAL AREA = 6.88<sup>±</sup> ACRES
- PROPERTY LOT WAS LOT #2 ON PREVIOUS SUBDIVISION OF "JACKSON BALDWIN". SUBDIVISION MAP WAS FILED IN THE ORANGE COUNTY CLERKS OFFICE ON 5-30-80 AS MAP # 5272.
- A PLOT PLAN SHOWING THE PROPOSED SEPTIC SYSTEM DESIGN AND WELL LOCATION PREPARED BY A P.E. OR L.S. MUST BE SUBMITTED AND APPROVED BY THE TOWN BUILDING INSPECTOR BEFORE A BUILDING PERMIT CAN BE ISSUED.
- TAX MAP DATA = S-6, B-1, L-48.24
- UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL AND MAINTAIN ALL UTILITIES IN OR OVER THE 50' R.O.W.
- STREET SIGN AND PRIVATE ROAD SIGN MUST BE ERRECTED BEFORE A BUILDING PERMIT IS ISSUED, ALONG WITH A STOP SIGN.
- A ROAD MAINTANCE AGREEMENT IS TO BE FILED IN THE ORANGE COUNTY CLERKS OFFICE, AND WITH BUILDING INSPECTOR.

- NO TOWN SERVICES WILL BE PROVIDED ON PRIVATE ROAD.
- LOTS 1, 2, & 3 SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 50 FT. R.O.W. TO LOT #4 SUBJECT TO ROAD MAINTANCE AGREEMENT.
- ROAD TO BE BUILT BEFORE A C.O. WILL BE ISSUED BY THE BUILDING INSPECTOR.
- SHRUBS TO BE REMOVED ON ROAD FRONT OF LOT #1 TO PROVIDE SITE DISTANCE.

**OWNERS ENDORSEMENT**

I, THE UNDERSIGNED, HAVE REVIEWED THE CONTENTS OF THIS MAP AND HEREBY CONCUR TO ALL TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS MAP.

Phoebe E. Martuscello

SUBDIVISION APPROVED  
 PLANNING BOARD, TOWN OF NEWBURGH  
 ORANGE COUNTY, NEW YORK  
 PHOEBE E. MARTUSCELLO  
 5/17/88

MINOR SUBDIVISION  
 LANDS OF  
 PHOEBE E. MARTUSCELLO  
 LESTER CLARK ROAD  
 TOWN OF NEWBURGH  
 ORANGE Co. - NEW YORK STATE

DATE 2-22-88 SCALE 1" = 60'  
 SHEET 1 OF 2 DRAWING # 88-12-107

may 18 88  
 Filed May 17, 1988  
 Orange County Clerk  
 Orange County  
 Filed  
 MAY 18 11:11:49

#20 - Phoebe Martuscello



Montgomery Office:  
71 Clinton Street  
Montgomery, NY 12549  
phone: (845) 457-7727  
fax: (845) 457-1899

Warwick Office:  
17 River Street  
Warwick, NY 10990  
phone: (845) 986-7737  
fax: (845) 986-0245

[www.EngineeringPropertiesPC.com](http://www.EngineeringPropertiesPC.com)

March 20, 2026

Town of Newburgh Planning Board  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550  
ATTN: John P. Ewasutyn, Chairman

RE: W.O. # 1493.01  
POPPY LANE (PB #2025-22)  
SECTION 6, BLOCK 1, LOTS 113, 114, AND 115, OFF OF LESTER CLARK ROAD  
LOTS 2, 3 & 4 OF THE MARTUSCELLO SUBDIVISION, FILED MAP #8866 5/18/1988  
OFFSITE DRAINAGE IMPROVEMENTS

Dear Chair Ewasutyn and members of the Board:

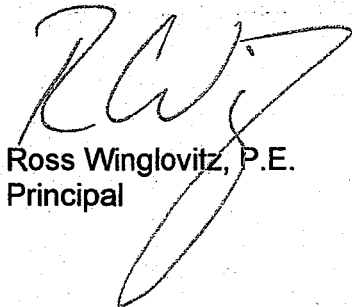
The attached documentation provides a hydraulic analysis for a proposed 24-inch HDPE culvert intended to replace the existing 15-inch HDPE culvert located within a drainage easement in the Town of Newburgh. The proposed work is situated on Tax Lot 6-1-45.21, east of the project site, and is illustrated on Sheet C-4 of the plan set.

The drainage area tributary to the existing culvert encompasses approximately 24 acres, as shown on Drainage Figure F-1. A Curve Number (CN) and Time of Concentration (Tc) were developed for this drainage area and used to calculate a peak discharge of 41.98 cubic feet per second (cfs) during the 10-year design storm event.

This peak flow was subsequently routed through the proposed 24-inch HDPE culvert to evaluate its hydraulic performance. The analysis demonstrates that the proposed replacement culvert provides sufficient capacity to safely convey runoff from the 10-year storm event.

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

Sincerely,  
Engineering & Surveying Properties, PC



Ross Winglovitz, P.E.  
Principal



**TIME OF CONCENTRATION (Tc) WORKSHEET**

WO. NO. 1493.01	DATE 03/19/26	REVISED	SHEET 1	OF 1
--------------------	------------------	---------	------------	---------

PROJECT TITLE <b>Poppy Lane</b>		LOCATION <b>Town of Newburgh</b>
CALCULATED BY <b>RB</b>	APPROVED BY <b>RW</b>	REF DRAWING(S) <b>DWG LAST REV. 12/19/25</b>

Existing  Proposed  Area: PR-A

**1. Sheet Flow**

Surface Description (table 3-1)  
 Manning's roughness coeff., 'n' (table 3-1)  
 Flow length, L (total L ≤ 300 ft)  
 Two-year 24-hour rainfall, P<sub>2</sub>  
 Land Slope, s

$$T_t = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} s^{0.4}}$$

Segment ID

<b>A-B</b>				
Woods: L				
0.40				
ft	100			
in	3.50			
ft/ft	0.030			
hr	0.291			0.291

**2. Shallow Concentrated Flow**

Surface description (paved or unpaved)  
 Flow length, L  
 Watercourse slope, s  
 Average velocity, V (figure 3-1)

$$T_t = \frac{L}{3600 V}$$

Segment ID

<b>B-C</b>	<b>C-D</b>			
Unpaved	Unpaved			
ft	269.0	742.0		
ft/ft	0.148	0.156		
ft/s	6.207	6.373		
hr	0.012	0.032		0.044

**3. Channel Flow**

Cross sectional flow area, a  
 Wetted perimeter, p<sub>w</sub>  
 Hydraulic radius, r = a/p<sub>w</sub>  
 Channel slope, s  
 Manning's roughness coefficient, n

$$V = \frac{1.49 r^{2/3} s^{1/2}}{n}$$

Flow Length, L

$$T_t = \frac{L}{3600 V}$$

Segment ID

<b>D-E</b>	<b>E-F</b>			
ft <sup>2</sup>	2.63	0.88		
ft	5.35	2.36		
ft	0.49	0.37		
ft/ft	0.048	0.013		
ft/s	0.035	0.013		
ft/s	5.810	6.665		
ft	727.0	540.0		
hr	0.035	0.023		0.057

**Total Tc For Watershed or Subarea (Add Steps 6, 11, and 19) hr = 0.39**

**min = 23.40**

**1493.01 - SWPPP 03-2026**

Prepared by Engineering Surveying Properties

Printed 3/19/2026

HydroCAD® 10.20-7a s/n 12896 © 2025 HydroCAD Software Solutions LLC

Page 2

**Rainfall Events Listing (selected events)**

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	10-yr	NY-Newburgh 24-hr S1	10-yr	Default	24.00	1	4.65	2

**Summary for Subcatchment 1S: Drainage Area to 24" HDPE**

Runoff = 41.98 cfs @ 12.28 hrs, Volume= 4.945 af, Depth= 2.42"

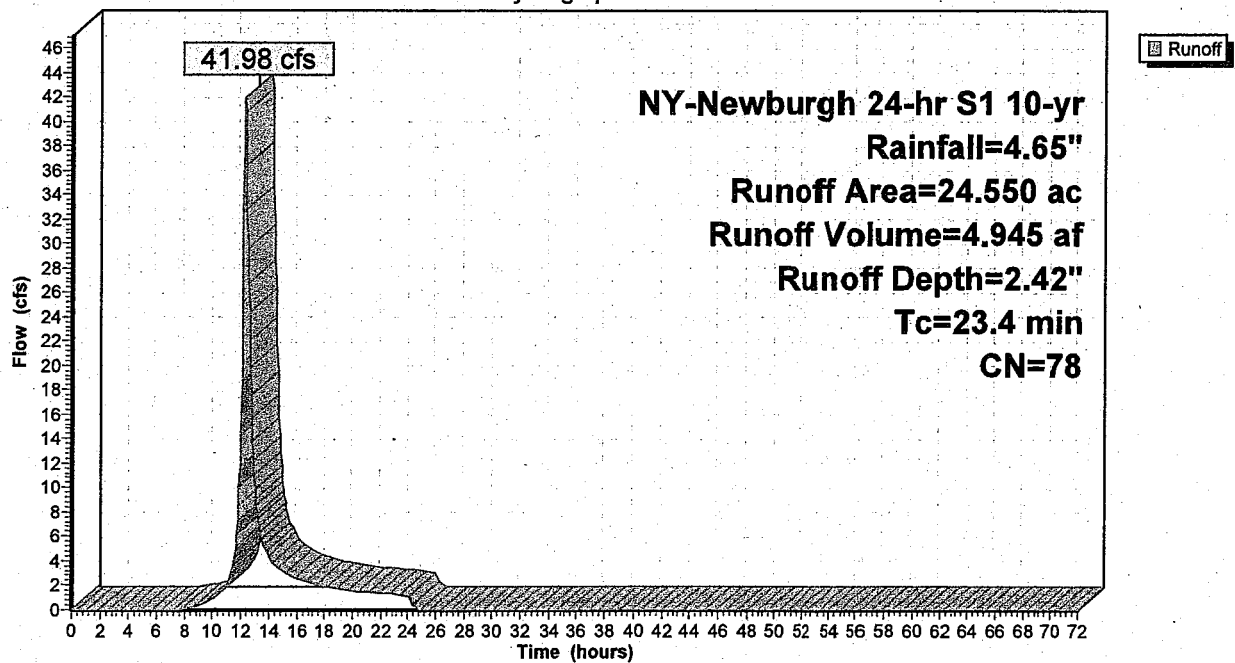
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs  
 NY-Newburgh 24-hr S1 10-yr Rainfall=4.65"

Area (ac)	CN	Description
* 24.550	78	
24.550		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.4					Direct Entry,

**Subcatchment 1S: Drainage Area to 24" HDPE**

Hydrograph



# Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Thursday, Mar 19 2026

## Proposed 24-Inch HDPE

### Circular

Diameter (ft) = 2.00

Invert Elev (ft) = 483.68

Slope (%) = 4.20

N-Value = 0.013

### Calculations

Compute by: Known Q

Known Q (cfs) = 41.98

### Highlighted

Depth (ft) = 1.49

Q (cfs) = 41.98

Area (sqft) = 2.51

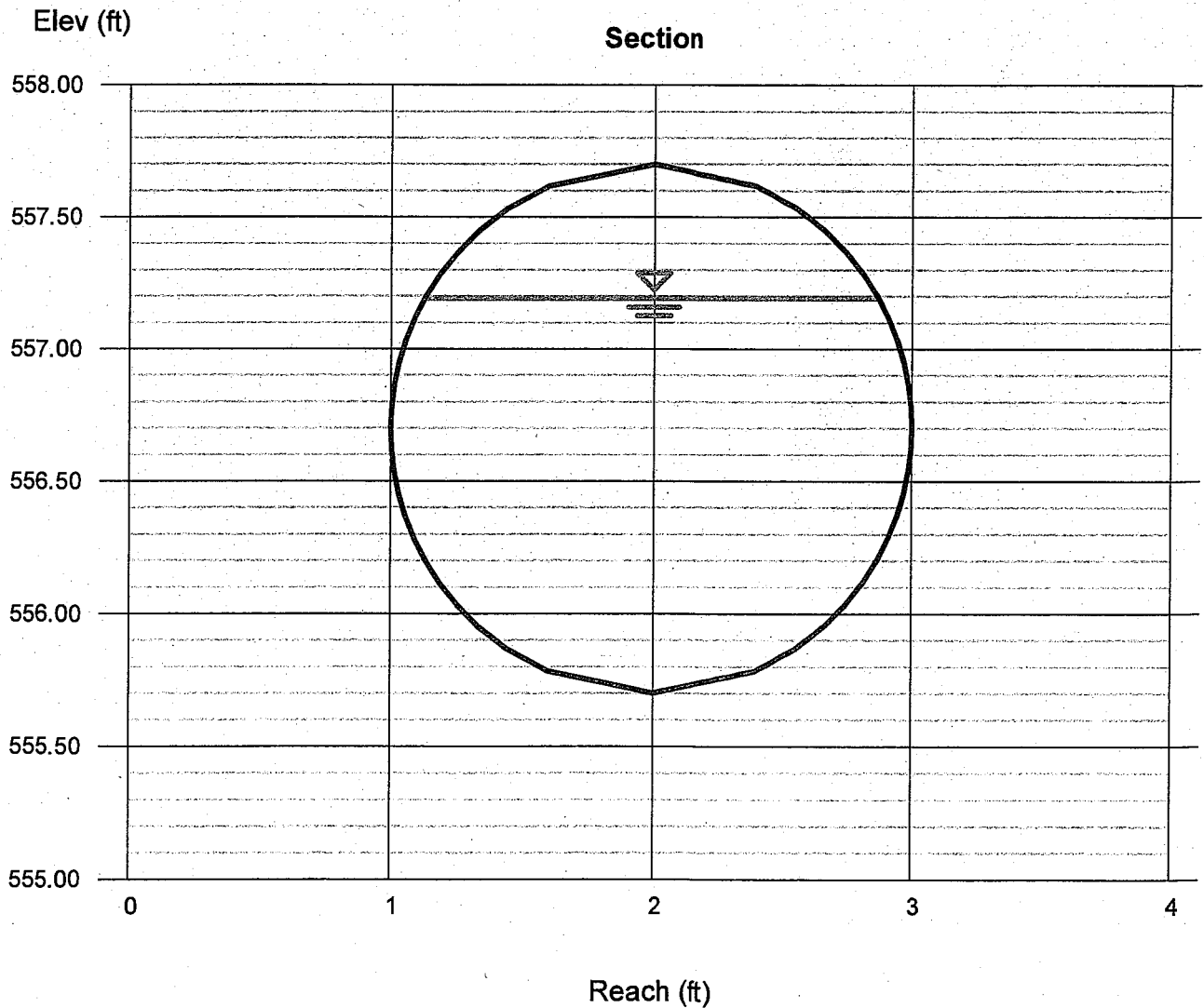
Velocity (ft/s) = 16.70

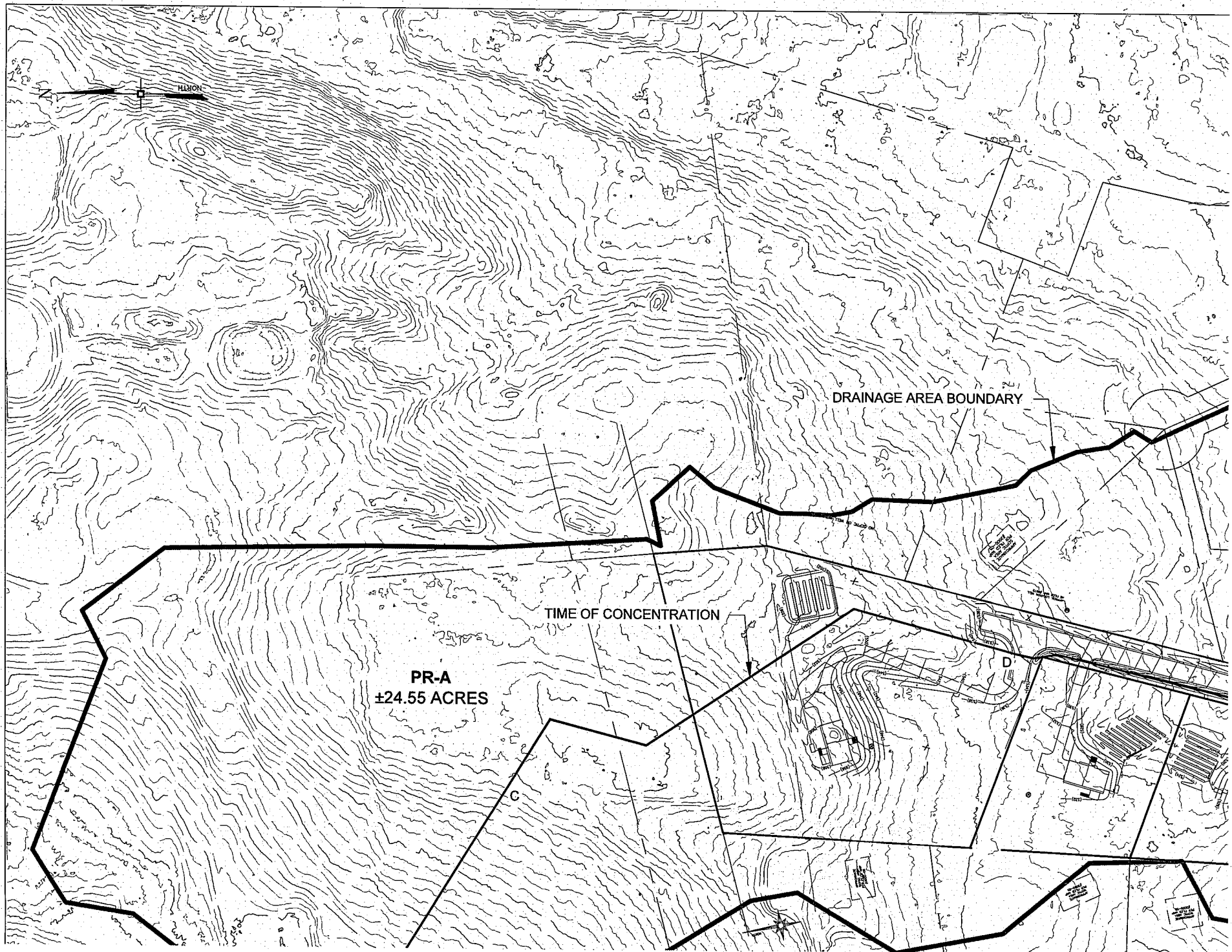
Wetted Perim (ft) = 4.17

Crit Depth,  $Y_c$  (ft) = 1.96

Top Width (ft) = 1.74

EGL (ft) = 5.83



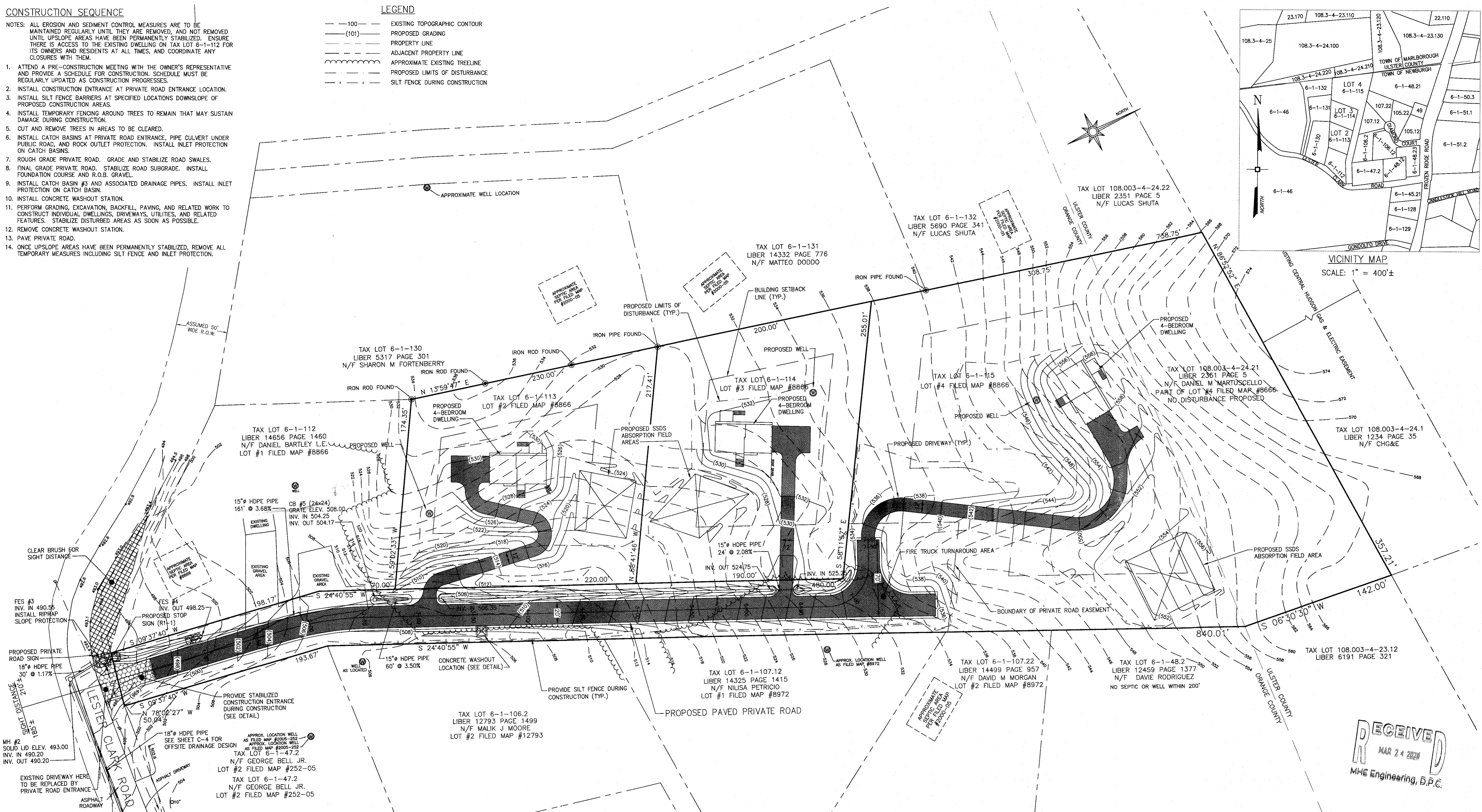
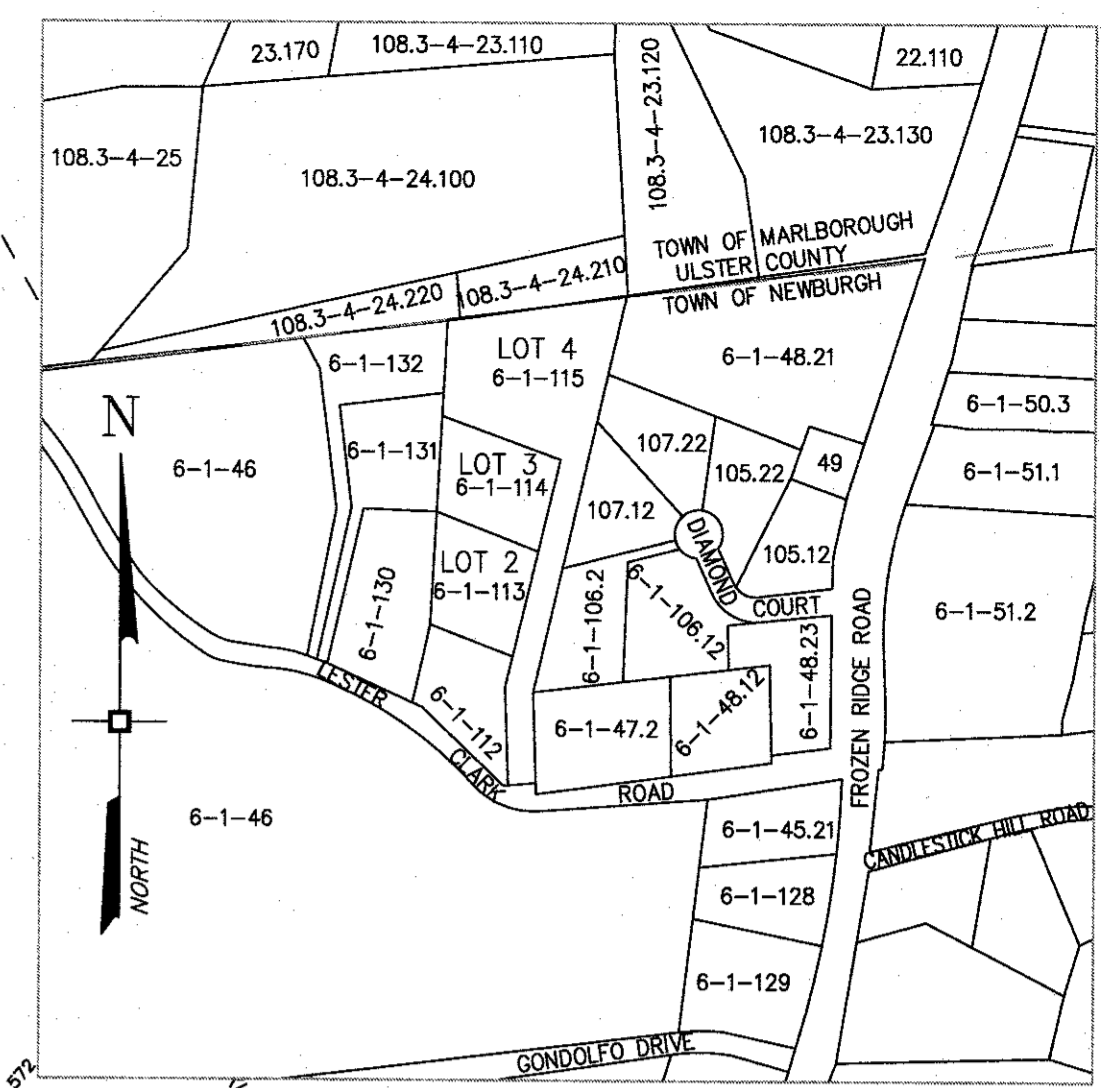


**CONSTRUCTION SEQUENCE**

- NOTES: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED REGULARLY UNTIL THEY ARE REMOVED, AND NOT REMOVED UNTIL UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED. ENSURE THERE IS ACCESS TO THE EXISTING DWELLING ON TAX LOT 6-1-112 FOR ITS OWNERS AND RESIDENTS AT ALL TIMES, AND COORDINATE ANY CLOSURES WITH THEM.
- ATTEND A PRE-CONSTRUCTION MEETING WITH THE OWNER'S REPRESENTATIVE AND PROVIDE A SCHEDULE FOR CONSTRUCTION. SCHEDULE MUST BE REGULARLY UPDATED AS CONSTRUCTION PROGRESSES.
  - INSTALL CONSTRUCTION ENTRANCE AT PRIVATE ROAD ENTRANCE LOCATION.
  - INSTALL SILT FENCE BARRIERS AT SPECIFIED LOCATIONS DOWNSLOPE OF PROPOSED CONSTRUCTION AREAS.
  - INSTALL TEMPORARY FENCING AROUND TREES TO REMAIN THAT MAY SUSTAIN DAMAGE DURING CONSTRUCTION.
  - CUT AND REMOVE TREES IN AREAS TO BE CLEARED.
  - INSTALL CATCH BASINS AT PRIVATE ROAD ENTRANCE, PIPE CULVERT UNDER PUBLIC ROAD, AND ROCK OUTLET PROTECTION. INSTALL INLET PROTECTION ON CATCH BASINS.
  - ROUGH GRADE PRIVATE ROAD. GRADE AND STABILIZE ROAD SWALES.
  - FINAL GRADE PRIVATE ROAD. STABILIZE ROAD SUBGRADE. INSTALL FOUNDATION COURSE AND R.O.B. GRAVEL.
  - INSTALL CATCH BASIN #3 AND ASSOCIATED DRAINAGE PIPES. INSTALL INLET PROTECTION ON CATCH BASIN.
  - INSTALL CONCRETE WASHOUT STATION.
  - PERFORM GRADING, EXCAVATION, BACKFILL, PAVING, AND RELATED WORK TO CONSTRUCT INDIVIDUAL DWELLINGS, DRIVEWAYS, UTILITIES, AND RELATED FEATURES. STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE.
  - REMOVE CONCRETE WASHOUT STATION.
  - PAVE PRIVATE ROAD.
  - ONCE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED, REMOVE ALL TEMPORARY MEASURES INCLUDING SILT FENCE AND INLET PROTECTION.

**LEGEND**

- 100 --- EXISTING TOPOGRAPHIC CONTOUR
- (101) PROPOSED GRADING
- — — PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- ~ ~ ~ APPROXIMATE EXISTING TREELINE
- - - PROPOSED LIMITS OF DISTURBANCE
- x x x SILT FENCE DURING CONSTRUCTION



**GENERAL NOTES**

- TAX MAP DESIGNATION: SECTION 6, BLOCK 1, LOTS 113, 114, & 115 LOTS NUMBER 2, 3, AND 4 OF THE LANDS OF PHOEBE E. MARTUSCELLO MINOR SUBDIVISION, FILED MAY 18, 1988 AS MAP #8866
- OWNER: WISE BUILD, LLC 4 HAMASPIK WAY MONROE, NY 10950
- APPLICANT: MW MANAGEMENT 4 HAMASPIK WAY MONROE, NY 10950
- ZONING DISTRICT: AR
- BASED ON A SURVEY BY CV ASSOCIATES NY DATED 10/12/2020, AND ON FILED MAP #8866.
- THERE ARE NO REGULATED FLOOD PLAINS WITHIN 300 FEET OF THE PROJECT SITE, PER THE NATIONAL FLOOD INSURANCE RATE MAPS NUMBER 36071C0133E AND 36071C0134E FOR ORANGE COUNTY, NY EFFECTIVE 8/03/09.

- PROPOSED USE: NEW SINGLE-FAMILY RESIDENTIAL DWELLINGS. REFER TO SEPARATE PLANS FOR PROPOSED CONSTRUCTION AND UTILITIES.
- LIMITS OF DISTURBANCE FOR ALL PROPOSED CONSTRUCTION: 3.4 ACRES ±
- PER FILED MAP #8866 GENERAL NOTE #6, A STREET SIGN AND PRIVATE ROAD SIGN MUST BE ERRECTED BEFORE A BUILDING PERMIT IS ISSUED, ALONG WITH A STOP SIGN. SEE DETAILS ON SHEET C-3.
- A PRIVATE ROAD MAINTENANCE DECLARATION FOR THE PROPOSED PRIVATE ROAD WAS FILED IN THE ORANGE COUNTY CLERK'S OFFICE AT LIBER 3265 AND PAGE 309 ON 5/16/1990.
- PER FILED MAP #8866 GENERAL NOTE #8, NO TOWN SERVICES WILL BE PROVIDED ON PRIVATE ROAD.
- DURING CONSTRUCTION, CONTRACTOR SHALL ENSURE THERE IS ACCESS TO THE EXISTING DWELLING ON TAX LOT 6-1-112 FOR ITS OWNERS AND RESIDENTS AT ALL TIMES, AND COORDINATE ANY CLOSURES WITH THEM.

**UTILITY NOTES:**

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITY LINES, WHETHER IN THE PUBLIC RIGHT-OF-WAY, IN EASEMENTS, OR IN PRIVATE PROPERTY PRIOR TO STARTING ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES THROUGHOUT THE COURSE OF CONSTRUCTION. PROJECT SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- DIG SAFELY NEW YORK MUST BE CONTACTED 2 FULL WORKING DAYS PRIOR TO ANY EXCAVATION OR DEMOLITION, BY DIALING 811 OR AT [www.digsafelynewyork.com](http://www.digsafelynewyork.com).

No.	DATE	DESCRIPTION
1	1/18/22	DRAINAGE AND EROSION CONTROL
2	3/3/22	OFFSITE DRAINAGE DESIGN
3	5/3/22	OFFSITE DRAINAGE DESIGN
4	6/17/25	UPDATED OWNER/APPLICANT INFORMATION
5	10/23/25	UPDATED PIPE DISCHARGE LOCATION
6	12/19/25	UPDATED DRAINAGE PIPE
7	02/05/26	UPDATED PER PB COMMENTS

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		02/05/2026
	SHEET NUMBER	
<input type="checkbox"/> CONCEPT APPROVAL	N/A OF N/A	
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	1 OF 4	
<input type="checkbox"/> OGDH REALTY SUBDIVISION APPROVAL	N/A OF N/A	
<input type="checkbox"/> OGDH WATERMAIN EXTENSION APPROVAL	N/A OF N/A	
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A	
<input type="checkbox"/> NYSDOT APPROVAL	N/A OF N/A	
<input type="checkbox"/> OTHER	N/A OF N/A	
<input type="checkbox"/> FOR BID	N/A OF N/A	
<input type="checkbox"/> FOR CONSTRUCTION	N/A OF N/A	

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

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ROSS WINGLOVITZ, P.E.  
NEW YORK LICENSE # 071701

40 0 20 40 80  
1" = 40'

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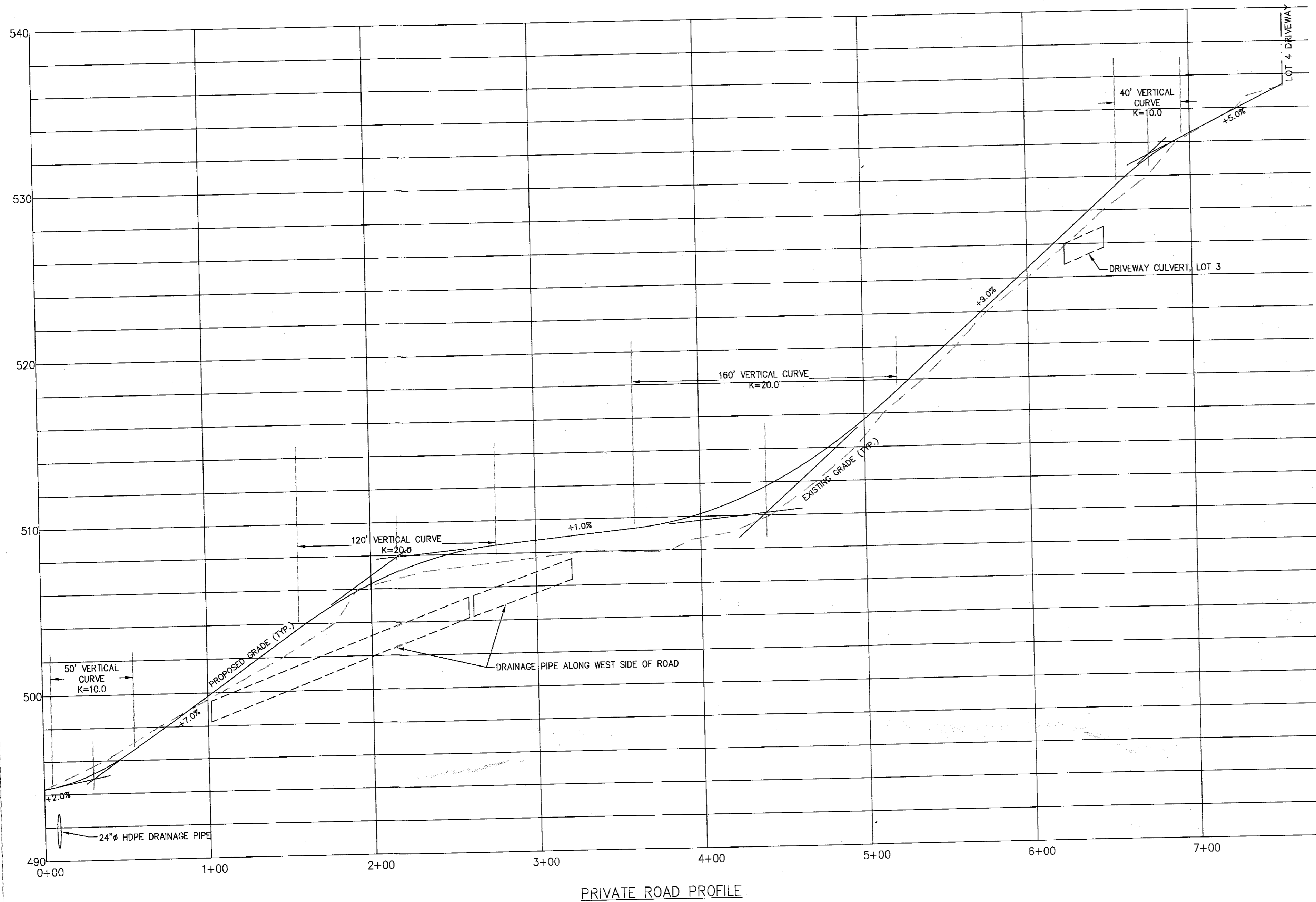
WARWICK OFFICE  
17 RIVER STREET  
WARWICK, NY 10990  
Ph: (845) 986-7737  
WWW.EP-PC.COM

**PRIVATE ROAD AND SOIL EROSION & SEDIMENT CONTROL PLAN**

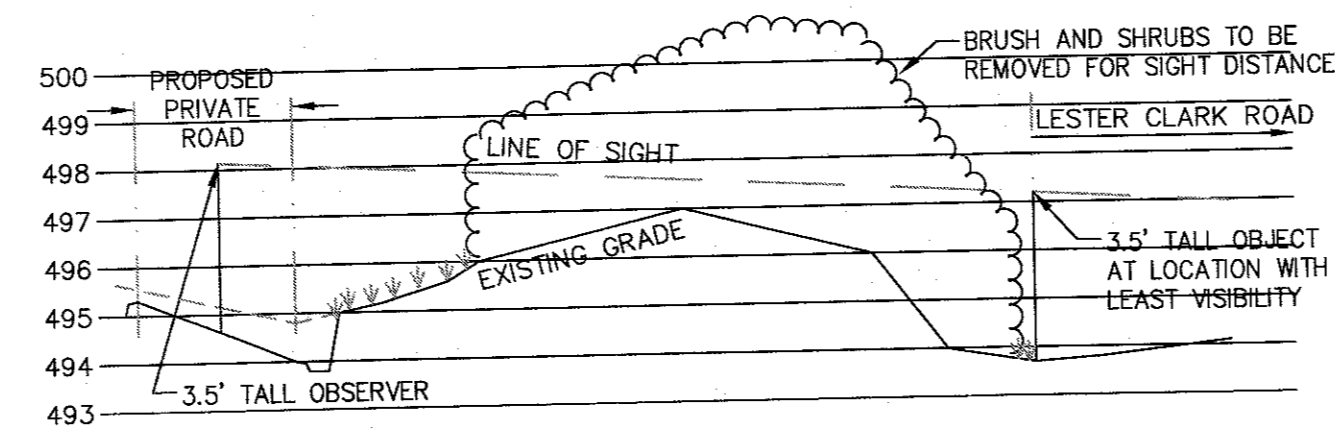
POPPY LANE  
LESTER CLARK ROAD  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

JOB #: 1493.01 DRAWN BY: DJG  
DATE: 10/7/21 SCALE: 1" = 40'  
REVISION: 7 - 02/05/2026 TAX LOTS: 6-1-113, 114 & 115

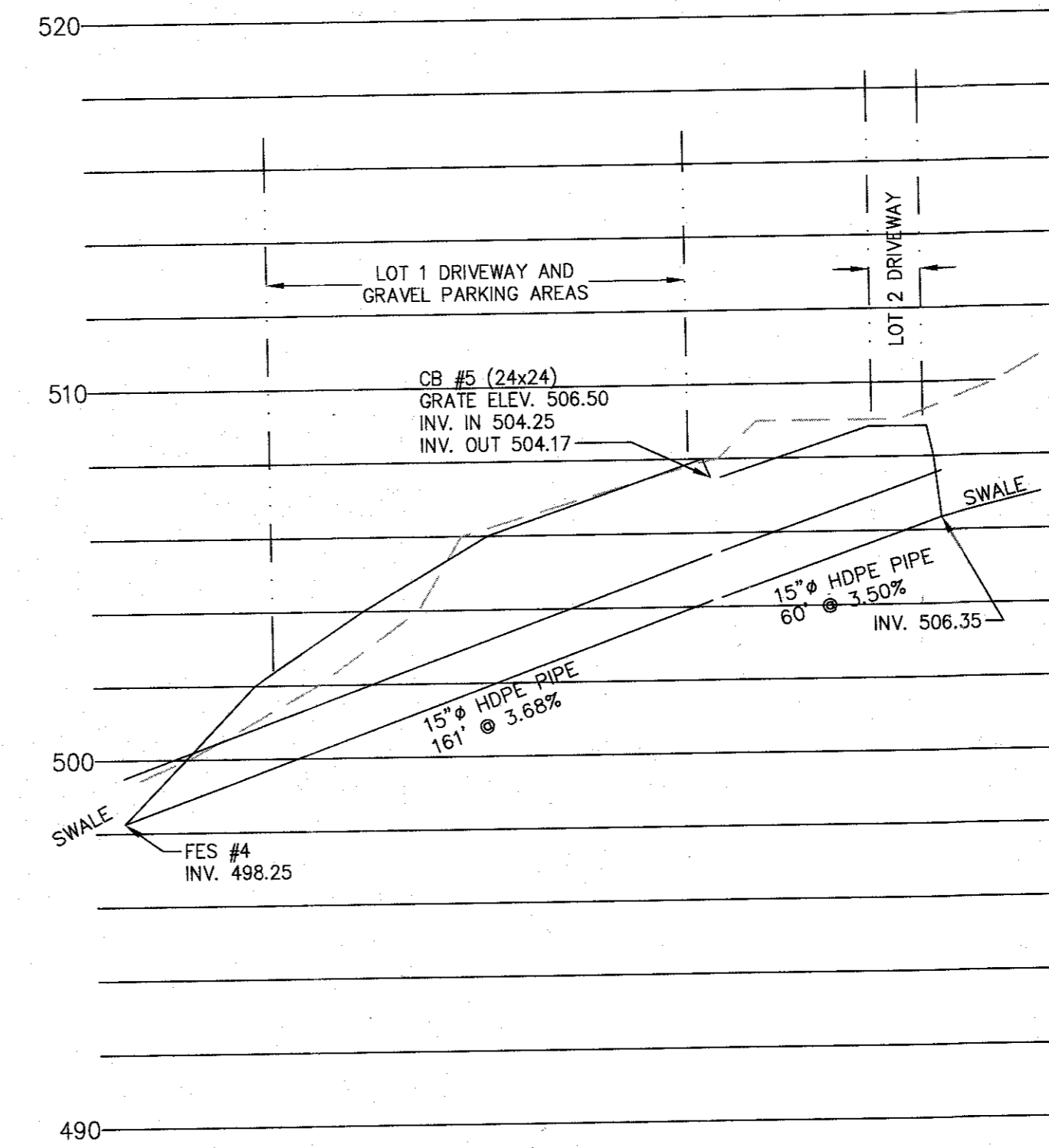
**C-1**



PRIVATE ROAD PROFILE



LINE OF SIGHT PROFILE - PRIVATE ROAD ENTRANCE



DRAINAGE PROFILE AT DRIVEWAYS FOR LOTS 1 & 2

No.	DATE	DESCRIPTION
1	1/18/22	DRAINAGE AND EROSION CONTROL
2	3/3/22	OFFSITE DRAINAGE DESIGN
3	5/3/22	OFFSITE DRAINAGE DESIGN
4	6/17/25	UPDATED OWNER/APPLICANT INFORMATION
5	10/23/25	UPDATED PIPE DISCHARGE LOCATION
6	12/19/25	UPDATED DRAINAGE PIPE
7	02/05/26	UPDATED PER PB COMMENTS

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		02/05/2026
<input type="checkbox"/> CONCEPT APPROVAL	N/A OF N/A	SHEET NUMBER
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	2 OF 4	
<input type="checkbox"/> OCCDH REALTY SUBDIVISION APPROVAL	N/A OF N/A	
<input type="checkbox"/> OCCDH WATERMAIN EXTENSION APPROVAL	N/A OF N/A	
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A	
<input type="checkbox"/> NYS DOT APPROVAL	N/A OF N/A	
<input type="checkbox"/> OTHER	N/A OF N/A	
<input type="checkbox"/> FOR BID	N/A OF N/A	
<input type="checkbox"/> FOR CONSTRUCTION	N/A OF N/A	

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

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ROSS WINGLOVITZ, P.E.  
NEW YORK LICENSE # 021701

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WARWICK, NY 10990  
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WWW.EP-PC.COM

**PROFILES**

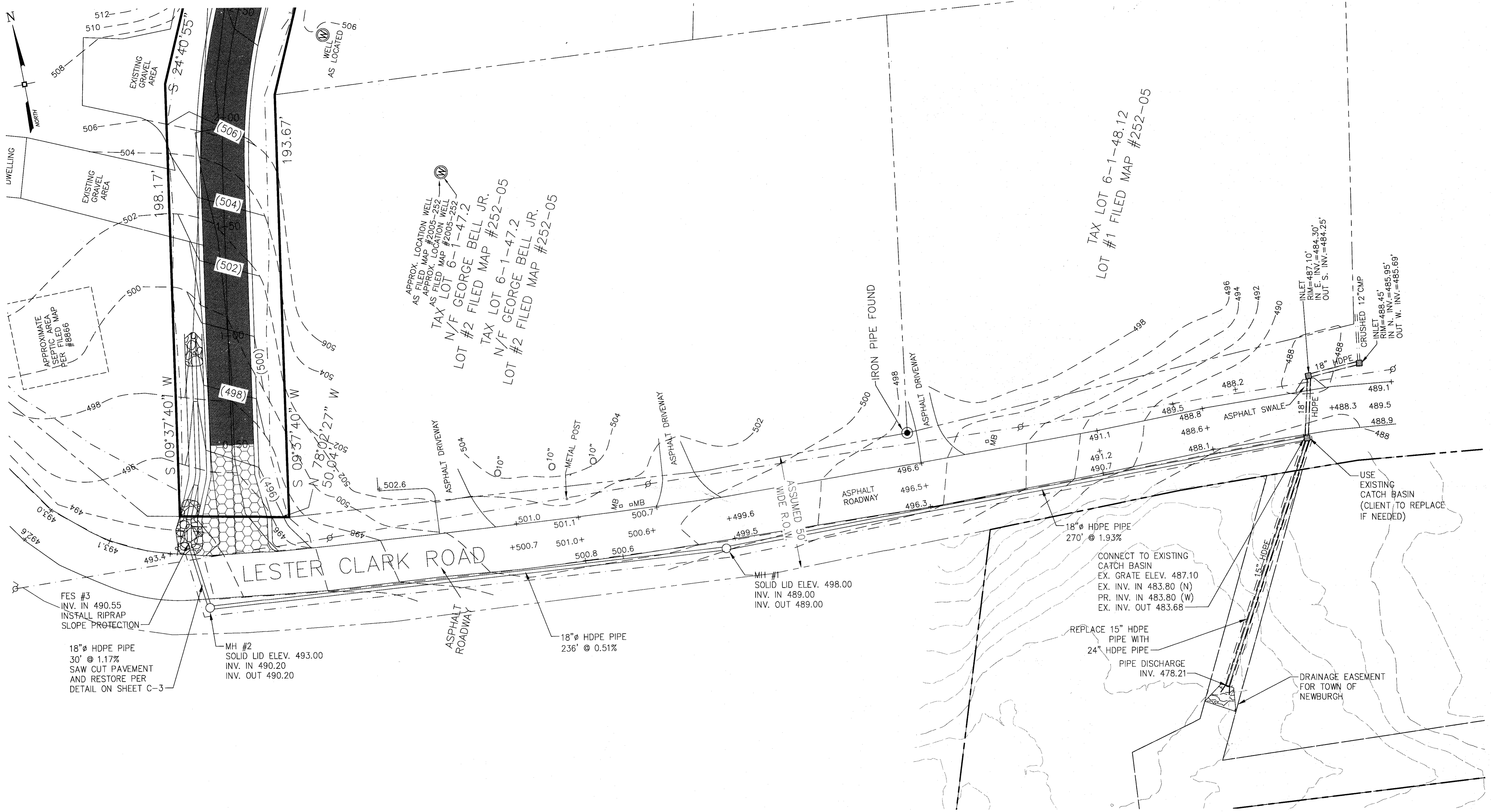
POPPY LANE  
LESTER CLARK ROAD  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

JOB #: 1493.01  
DRAWN BY: DJG  
DATE: 10/7/21  
SCALE: 1\"/>

7 - 02/05/2026  
TAX LOTS: 6-1-113, 114 & 115

**C-2**





APPROX. LOCATION WELL AS FILED MAP #2005-252  
 AS FILED MAP #2005-252  
 TAX LOT #1 FILED MAP #2005-252  
 N/F GEORGE BELL JR.  
 LOT #2 FILED MAP #252-05  
 TAX LOT #1 FILED MAP #2005-252  
 AS FILED MAP #2005-252  
 TAX LOT #1 FILED MAP #2005-252  
 N/F GEORGE BELL JR.  
 LOT #2 FILED MAP #252-05

TAX LOT 6-1-48.12  
 LOT #1 FILED MAP #252-05

FES #3  
 INV. IN 490.55  
 INSTALL RIPRAP  
 SLOPE PROTECTION

18" HDPE PIPE  
 30' @ 1.17%  
 SAW CUT PAVEMENT  
 AND RESTORE PER  
 DETAIL ON SHEET C-3

MH #2  
 SOLID LID ELEV. 493.00  
 INV. IN 490.20  
 INV. OUT 490.20

18" HDPE PIPE  
 236' @ 0.51%

MH #1  
 SOLID LID ELEV. 498.00  
 INV. IN 489.00  
 INV. OUT 489.00

CONNECT TO EXISTING  
 CATCH BASIN  
 EX. GRATE ELEV. 487.10  
 EX. INV. IN 483.80 (N)  
 PR. INV. IN 483.80 (W)  
 EX. INV. OUT 483.68

REPLACE 15" HDPE  
 PIPE WITH  
 24" HDPE PIPE  
 PIPE DISCHARGE  
 INV. 478.21

DRAINAGE EASEMENT  
 FOR TOWN OF  
 NEWBURGH

USE  
 EXISTING  
 CATCH BASIN  
 (CLIENT TO REPLACE  
 IF NEEDED)

No.	DATE	DESCRIPTION
1	1/18/22	DRAINAGE AND EROSION CONTROL
2	3/3/22	OFFSITE DRAINAGE DESIGN
3	5/3/22	OFFSITE DRAINAGE DESIGN
4	6/17/25	UPDATED OWNER/APPLICANT INFORMATION
5	10/23/25	UPDATED PIPE DISCHARGE LOCATION
6	12/19/25	UPDATED DRAINAGE PIPE
7	02/05/26	UPDATED PER PB COMMENTS

DRAWING STATUS		ISSUE DATE:	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER	
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF	N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	4	OF	4
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYS DOT APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OTHER	N/A	OF	N/A
<input type="checkbox"/> FOR BID	N/A	OF	N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF	N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

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ROSS WINGLOVITZ, P.E.  
 NEW YORK LICENSE # 071701

20 0 10 20 40  
 1" = 20'

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**OFFSITE DRAINAGE DESIGN**

POPPY LANE  
 LESTER CLARK ROAD  
 TOWN OF NEWBURGH  
 ORANGE COUNTY, NEW YORK

JOB #: 1493.01 DRAWN BY: DJG  
 DATE: 10/7/21 SCALE: 1" = 20'  
 REVISION: 7 - 02/05/2026 TAX LOTS: 6-1-113, 114 & 115

**C-4**