



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

PROJECT NAME: RAYMOND TWO FAMILY
PROJECT NO.: 26-15
PROJECT LOCATION: SECTION 2, BLOCK 1, LOT 94
REVIEW DATE: 10 JUNE 2026
MEETING DATE: 18 JUNE 2026
PROJECT REPRESENTATIVE: FUSCO ENGINEERING & LAND SURVEYING, DPC

1. This is an initial appearance for the approval of an existing two-family structure on a 2.234 +/- acre parcel of property in the AR Zoning District. The property address is identified at 29 Dandelion Lane.
2. The bulk table on the submitted plan identifies that zoning variances were granted on 30 December 2025. A review of the ZBA minutes identifies the project was on the agenda on 5 November 2025. Copy of the Resolution is attached.
3. Two family homes are subject to ARB approval.
4. During the ZBA hearing a commenter identified a potential issue with the subsurface sanitary disposal system. The Planning Board may wish to request Code Enforcement Officer review the existing conditions on the site.
5. The project must be submitted to Orange County Planning as the lot is within 500 feet of the NYS Thruway.
6. Confirm adequate off-street parking per Town Code Chapter 185-48.2.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines
Principal

A handwritten signature in blue ink, appearing to read 'Quinn M. Mullarkey'.

Quinn M. Mullarkey, P.E.
Senior Engineer

PJH/QMM/kmm

NEW YORK OFFICE

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

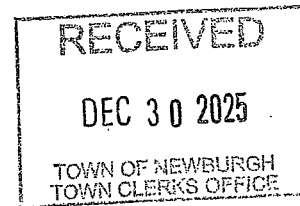
PENNSYLVANIA OFFICE

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

TOWN OF NEWBURGH: COUNTY OF ORANGE
ZONING BOARD OF APPEALS

-----X
In the Matter of the Application of

Maria Hanley



DECISION

For area variances as follows:

- *Grant of a variance allowing a lot area of 97,304 feet where 100,000 square feet is required;*
- *Grant of a variance allowing a lot width of 182 feet where 200 feet is required;*
- *Grant of a variance allowing a front yard setback of 42.8 feet where 50 feet is required;*
- *Grant of a variance allowing a side yard setback of 25.8 feet where 30 feet is required.*

-----X
Introduction

Maria Hanley, hereinafter the "applicant," seeks the necessary approvals to maintain a two-family dwelling that was previously converted from a single family dwelling with an apartment into a two family dwelling. The conversion was done without the benefit of the required permits and created certain bulk area deficiencies.

As a result, in order to maintain the two-family dwelling, the applicant requires the following area variances: (1) An area variance allowing a lot area of 97,304 square feet where 100,000 square feet is required; (2) An area variance allowing a lot width of 182 feet where 200 feet is required; (3) An area variance allowing a front yard setback of 42.8 feet where 50 is required; and (4) An area variance allowing a side yard setback of 25.8 feet where 30 feet is required.

Moreover, while two family dwellings are permitted in the zoning district wherein the property is located, Planning Board approval is required for conversion from a single family to a two family. Accordingly, if the variances are approved, the applicant will be required to appear before the Planning Board and obtain their approval to maintain the two family dwelling.

The property is located at 29 Dandelion Lane in the AR Zoning District and

is identified on the Town of Newburgh tax maps as Section 2, Block 1, Lot 94.

A public hearing was held on November 25, 2025, notice of which was published in The Mid-Hudson Times and mailed to adjoining property owners as required by Code.

Law

Section 185-11 of the Code of Ordinances of the Town of Newburgh [Zoning], entitled "Utilization of Bulk Table," requires compliance with the bulk regulations set forth in the bulk and use schedules set forth within the zoning ordinance.

These schedules also require, for a two-family dwelling in the AR Zoning District, a lot area of 100,000 square feet, a lot width of 200 feet, a front yard setback of 50 feet and a side yard setback of 30 feet.

Background

After receiving all the materials presented by the applicant and hearing the testimony of the applicant, and her real estate broker, at the public hearing held before the Zoning Board of Appeals on November 25, 2025, the Board makes the following findings of fact:

1. The applicant is the owner of a 2.234+/- acre lot (tax parcel 2-1-94) located at 29 Dandelion Lane.
2. The lot was improved by an existing single family home with a residential apartment. At some unknown time, the home was converted into a two-family dwelling without the necessary approvals.
3. The applicant's proposal is set forth on a series of photographs and plans prepared by Adoni Engineering and Land Surveying, P.C dated August 9, 2004 and plans prepared by Fusco Engineering and Land Surveying, D.P.C. dated September 11, 2025.
4. The required, existing and proposed dimensions (in feet) and the extent of the variances requested are as follows:

Bulk Requirement	Allowance	Existing	Proposed	Variance	Percentage
Lot Area	100,000 S.F.		97,304 S.F.	2,696 S.F.	2.69%
Lot Width	200'		182'	18'	9%
Front Yard Setback	50'		42.8'	7.2'	14.4%
Side Yard Setback	30'		25.8'	4.2'	14%

5. The Building Inspector denied a building permit application by letter dated October 17, 2025.
6. A member of the public was heard at the hearing. This member expressed concern that a sanitary disposal system in the general vicinity of this property was not properly functioning. He further advised the Board that he would bring this concern to the Planning Board.

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

SEQRA

This matter constitutes a Type II action under the State Environmental Quality Review Act in as much as it involves the granting of an area variance(s) for a single-family, two-family or three-family residence [6 NYCRR §617.5(c)(13)]. As such, this project is not subject to review under the State Environmental Quality Review Act.

GML 239 Referral

This application was not required to be referred to the Orange County Planning Department for review and report.

Findings

In reviewing the facts presented for the requested area variances, the Board considered the five standards for determining whether the applicant has sustained his 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 property is located in the AR Zoning District and two-family homes are specifically permitted in this Zoning District.

The applicant testified at the public hearing that the location and size of the dwelling in question will not result in any undesirable change in the neighborhood nor any detriment to any nearby properties in that neighborhood.

No contrary evidence or testimony was received at the public hearing.

Accordingly, based upon the evidence and testimony submitted to the Board, the Board finds that allowing the applicant to maintain the two family dwelling in its current location will not result in any undesirable change to the neighborhood nor cause any detriment to nearby properties.

(2) Need for Variance

Based upon the testimony and evidence submitted at the Hearing, the Board finds that it is not feasible for the applicant to maintain the converted dwelling in any way other than 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. Based upon the testimony and evidence received by the Board, it appears that the relief sought by the applicant may only be obtained by the variances sought herein.

(3) Substantial Nature of Variances Requested

The variances requested are marginally substantial from the perspective

of a purely mathematical calculation. However, the Board finds, under the circumstances presented here, that the *overall effect* of the variances will be insubstantial in terms of its impact on the surrounding neighborhood.

(4) Adverse Physical & Environmental Effects

The applicant testified that no adverse physical or environmental effects would occur if the variances requested herein were granted. No contrary testimony was submitted at the public hearing. Based upon the evidence and testimony submitted therefore, the Board finds that no adverse physical or environmental effects would result from issuance of the variances requested.

(5) Self-Created Difficulty

The need for the variance is clearly self-created in the sense that the applicant purchased this property charged with the knowledge of the need to obtain a variance for any improvements on the lot that would not meet the required code setbacks.

However, because the dwelling will not cause any undesirable change in the character of the neighborhood the Board finds that the self-created nature of the variances requested is not a bar to the relief requested herein.

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 area variance as requested upon the following conditions:

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.
2. 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.
3. Planning Board approval is required for conversion of a single family dwelling into a two-family dwelling. Given that this approval was never obtained, the issuance of these variances is specifically conditioned upon the grant of all necessary approvals by the Planning Board.

Dated: November 25, 2025



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 Latwan Banks
 Member James Eberhart
 Member Donna Rein
 Member John Masten
 Member Gregory Hermance

+

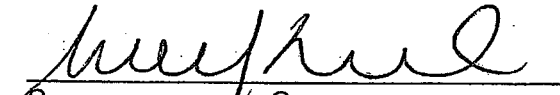
NAYS:None

ABSENT: Member Darrell Bell

STATE OF NEW YORK)

)ss:
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 Nov. 25 2025.



SIOBHAN JABLESNIK, SECRETARY
TOWN OF NEWBURGH ZONING BOARD OF APPEALS

I, LISA VANCE-AYERS, Clerk of the Town of Newburgh, do hereby certify that the foregoing Decision was filed in the Office of the Town Clerk on December 30, 2025



LISA VANCE-AYERS, CLERK
TOWN OF NEWBURGH

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

**RETURN TO: Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, New York 12550**

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

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

Site Plan 29 Dandelion Lane

2. Owner of Lands to be reviewed:

Name Wendy Raymond

Address 29 Dandelion Lane

Wallkill, NY 12589

Phone 845-608-0128

Email wendy.raymond@hotmail.com

3. Applicant Information (If different than owner):

Name Maria Hanley

Address 347-290-9752

mariahanley5@gmail.com

Representative Fusco Engineering & Land Surveying, DPC

Phone 845-344-5863

Email jmh@fuscoengineering.com

4. Subdivision/Site Plan prepared by:

Name Fusco Engineering & Land Surveying, DPC

Address 233 East Main Street

Middletown, NY 10940

Phone 845-344-5863

Email jmh@fuscoengineering.com

5. Location of lands to be reviewed:

29 Dandelion Lane

6. Zone AR

Acreage 2.23

Fire District FD033

School District Wallkill Central

7. Tax Map: Section 2 **Block** 1 **Lot** 94

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 1

Lot line change _____

Site plan review two family dwelling

Clearing and grading _____

Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) N/A

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

Signature: Maria Hanley Title _____

Print Name: Maria Hanley

Date: 3-16-26

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

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

TOWN OF NEWBURGH PLANNING BOARD

PROJECT NAME: Site Plan 29 Dandelion Lane

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. X Environmental Assessment Form As Required
2. X Proxy Statement
3. X Application Fees
4. X Completed Checklist (Automatic rejection of application without checklist)

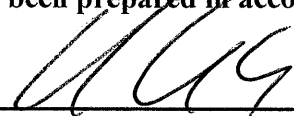
II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in rejection of the application.

1. X Name and address of applicant
2. X Name and address of owner (if different from applicant)
3. X Subdivision or Site Plan and Location
4. X Tax Map Data (Section-Block-Lot)
5. X Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. X Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. N/A Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. X Date of plan preparation and/or plan revisions
9. X Scale the plan is drawn to (Max 1" = 100')
10. X North Arrow pointing generally up

11. X Surveyor's Certification
12. X Surveyor's seal and signature
13. X Name of adjoining owners
14. N/A Wetlands and buffer zones with an appropriate note regarding
D.E.C. or A.C.O.E. requirements
15. N/A Flood plain boundaries
16. N/A Certified sewerage system design and placement by a Licensed Professional
Engineer must be shown on plans in accordance with Local Law #1 1989
17. X Metes and bounds of all lots
18. X Name and width of adjacent streets; the road boundary is to be a minimum
of 25 ft. from the physical center line of the street
19. N/A Show existing or proposed easements (note restrictions)
20. X Right-of-way width and Rights of Access and Utility Placement
21. Road profile and typical section (minimum traveled surface, excluding
shoulders, is to be 18 ft. wide)
22. N/A Lot area (in sq. ft. for each lot less than 2 acres)
23. X Number of lots including residual lot
24. N/A Show any existing waterways
25. N/A A note stating a road maintenance agreement is to be filed in the County
Clerk's Office where applicable
26. X Applicable note pertaining to owners review and concurrence with plat
together with owner's signature
27. N/A Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. N/A Show all existing houses, accessory structures, wells and septic systems on
and within 200 ft. of the parcel to be subdivided
29. Show topographical data with 2 ft. contours on initial submission

30. N/A Compliance with the Tree Preservation Ordinance Code Section
31. X Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
32. N/A If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
33. N/A Number of acres to be cleared or timber harvested
34. N/A Estimated or known cubic yards of material to be excavated and removed from the site
35. N/A Estimated or known cubic yards of fill required
36. N/A The amount of grading expected or known to be required to bring the site to readiness
37. N/A Type and amount of site preparation which falls within the buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
- _____
- _____
38. N/A Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
- _____
- _____
39. _____ List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: 
Licensed Professional -Signature

Print Name: Alfred A. Fusco, Jr., P.E.

Date: 4/2/26

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Date Prepared: 4/2/26

FEE ACKNOWLEDGEMENT

The Town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal, landscape consultant, traffic consultant), public hearing and site inspection.

Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Town of Newburgh Code Chapter 104-2. Planning, Zoning and Building fees, Section E(2)(e) states: If the escrow account falls below 40% of the initial deposit, the Planning Board may, if recommended by the consulting engineer, planner or attorney, require that the applicant pay additional funds into the escrow account up to 75% of the initial deposit.

Maria Hanley
APPLICANT'S SIGNATURE

Maria Hanley
APPLICANT'S NAME-- PRINTED

3-16-26
DATE

PROXY

(OWNER) Wendy Raymond, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 29 Dandelion Lane

IN THE COUNTY OF Orange

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF:

Address: Same as above

Section 2 Block 1 Lot 94

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Fusco Engineering & Land Surveying, DPC IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 4/28/26

Wendy Raymond
OWNERS SIGNATURE

Wendy Raymond
OWNERS NAME (printed) -

WITNESS' SIGNATURE

WITNESS' NAME (printed)

NAMES OF ADDITIONAL
REPRESENTATIVES

Michigan
STATE OF ~~NEW YORK~~)
Wayne) SS.:
COUNTY OF ~~ORANGE~~)

On the 28th day of April, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared, Wendy Raymond, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC S ABERNATHY
Notary Public - State of Michigan
County of Washtenaw
My Commission Expires Jan 11, 2031
Acting in the County of Wayne

S. Abenay

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

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

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

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

3/16/26
DATED

Maria Hanley
APPLICANT'S SIGNATURE

Maria Hanley
APPLICANT'S NAME - PRINTED

DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,
PETITION AND REQUEST

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

 X **NONE**

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

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

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

 3/16/26
DATED

 Maura Hanley
INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

BY: _____

TITLE: _____

PRINT: _____

AGRICULTURAL DATA STATEMENT

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

Name and address of the applicant: Maria Hanley
29 Dandelion Lane, Wallkill, NY 12549

Description of the proposed project: Approval of a 2 family residential dwelling

Location of the proposed project: 29 Dandelion Lane, Wallkill, NY 12549

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

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

Maria Hanley
APPLICANT'S SIGNATURE

Marina Hanley
APPLICANT'S NAME - PRINTED

DATE _____

Short Environmental Assessment Form

Part 1 - Project Information

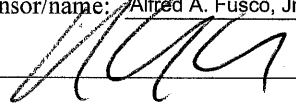
Instructions for Completing

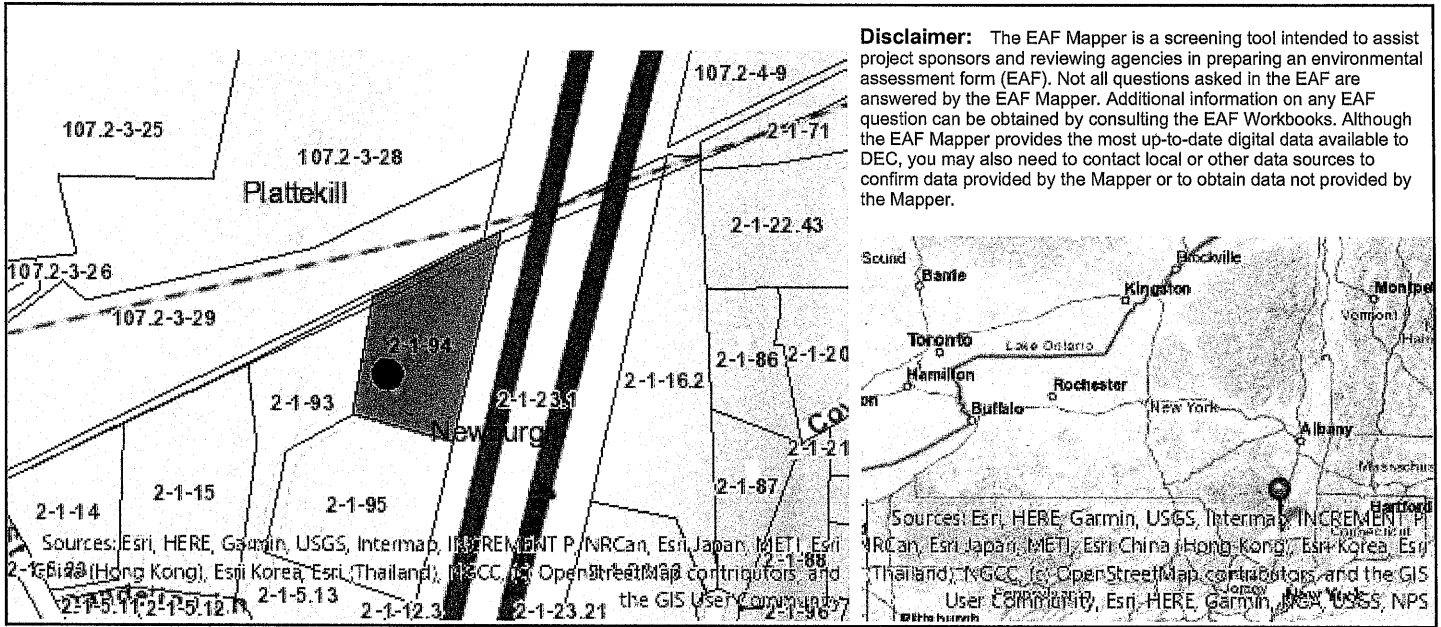
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

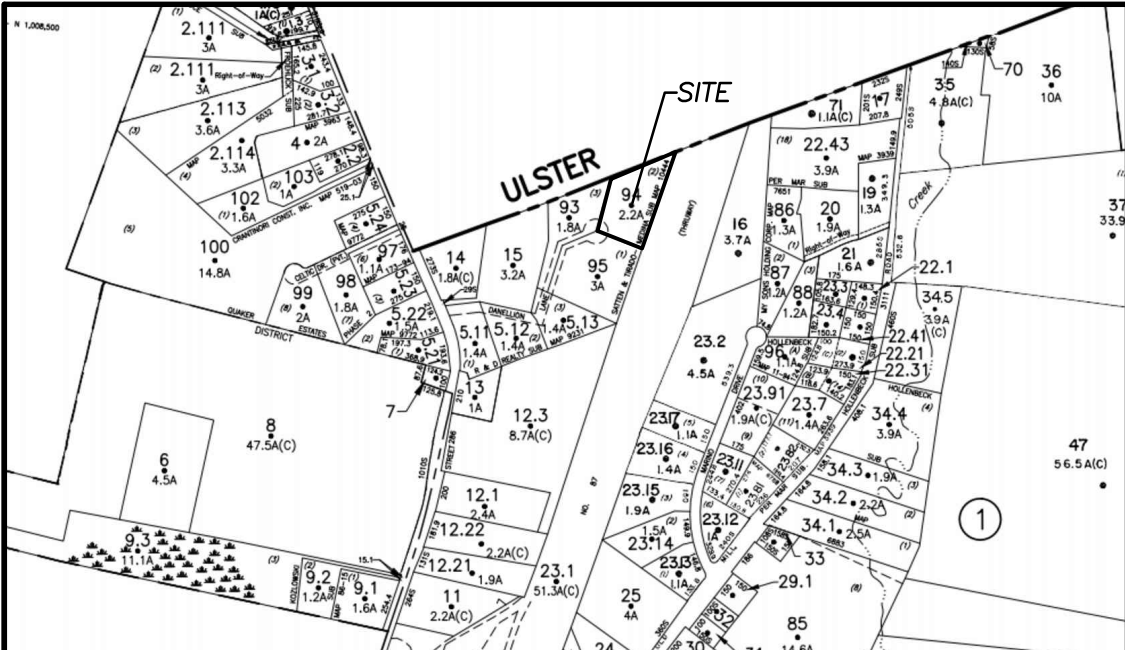
Part 1 – Project and Sponsor Information			
Maria Hanley			
Name of Action or Project: Site Plan for 29 Dandelion Lane			
Project Location (describe, and attach a location map): 29 Dandelion Lane, Wallkill, NY 12549			
Brief Description of Proposed Action: The applicant is seeking planning board approval for a 2 family dwelling			
Name of Applicant or Sponsor: Maria Hanley		Telephone: 347-209-9752 E-Mail: mariahanley5@gmail.com	
Address: 29 Dandelion Lane			
City/PO: Wallkill	State: NY	Zip Code: 12549	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Variances which were previously granted from the ZBA		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		2.23 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.23 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☒ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Existing private well _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Existing private sanitary system _____	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Alfred A. Fusco, Jr., P.E.</u> Date: <u>4/13/26</u>		
Signature: <u></u> Title: <u>Engineer</u>		



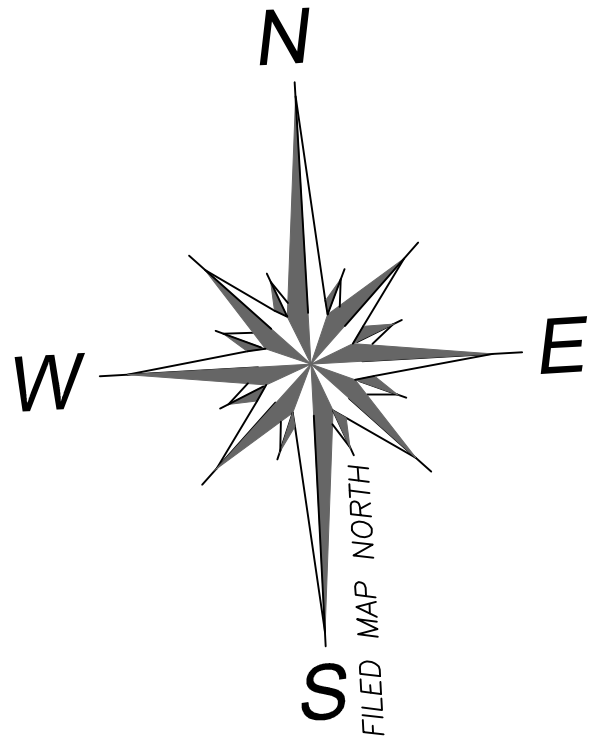
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



LOCATION MAP
N.T.S.

REFERENCE

TAX MAP DATA: SECTION 2 BLOCK 1 LOT 94
DEED LIBER: 12384, PAGE: 1305
BEING KNOWN AS LOT 2 ON A MAP ENTITLED "SUBDIVISION
OF LANDS FOR STEVEN SATTEN & THOMAS TIRADO-MEDINA"
AND FILED IN THE ORANGE COUNTY CLERK'S, DIVISION OF
LAND RECORDS, ON DEC. 31, 1999 AS MAP NUMBER 10444.

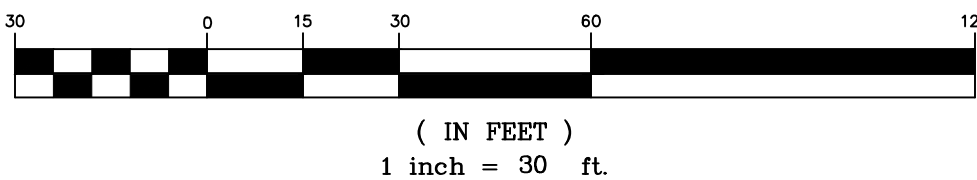


REPUTED OWNER:
LANG
TAX MAP #2-1-93
DEED LIBER: 11505, PAGE: 1637

LOT #2
2.234± ACRES

REPUTED OWNER:
ROBLES
TAX MAP #2-1-95
DEED LIBER: 11072, PAGE: 853

GRAPHIC SCALE



AR-DISTRICT

TABLE OF ZONING REQUIREMENTS

MINIMUM REQUIREMENTS	LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YARD	ONE SIDE YARD	BOTH SIDE YARDS	REAR YARD	HABITABLE FLOOR AREA PER DWELLING UNIT	LOT BUILDING COVERAGE	LOT SURFACE COVERAGE
EACH LOT	100,000 SF	200'	150'	50'	30'	80'	50'	900 SF	10%	20%

LOTS AND BUILDINGS AS SHOWN

LOT NO. (AS SHOWN)	LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YARD	ONE SIDE YARD	BOTH SIDE YARDS	REAR YARD	HABITABLE FLOOR AREA PER DWELLING UNIT	LOT BUILDING COVERAGE	LOT SURFACE COVERAGE
2	*97,313 SF	*182'	344'	*42.8'	*25.8'	163.3'	131'	>900 SF	0.028%	0.07%

*VARIANCES GRANTED ON DECEMBER 30, 2025

LEGEND

---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	PRIOVATE ROAD RIGHT OF WAY
---	STONEWALL
---	UTILITY POLE
---	BUILDING SETBACK
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR

GENERAL NOTES:

SUB-SURFACE STRUCTURES WHERE NOT VISIBLE OR READILY APPARENT, WILL NOT BE SHOWN AND THEIR EXTENT WILL NOT BE CERTIFIED.

THE OFFSETS FROM PROPERTY LINES SHOWN HEREON ARE NOT INTENDED TO GUIDE IN THE ERECTION OF POLES, FENCES, RETAINING WALLS, BUILDING ADDITIONS, OR ANY OTHER STRUCTURES OR PLANTINGS AND SHOULD NOT BE USED FOR SUCH PURPOSES.

SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS.

ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REFERENCING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY FUSCO ENGINEERING AND LAND SURVEYING, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.

TO: MARIA HANLEY;
WESTCOR LAND TITLE INSURANCE COMPANY;
RIVER CITY ABSTRACT OF HUDSON VALLEY COMPANY;

I HEREBY CERTIFY THAT THIS IS AN ACTUAL SURVEY COMPLETED IN THE FIELD ON APRIL 4, 2018 AND THAT THE BUILDINGS ARE LOCATED WITHIN THE BOUNDS OF THE LOT AND THAT THERE ARE NO SURFACE ENCROACHMENTS EXCEPT AS SHOWN.

ERNEST JOHNSON, P.L.S.
NEW YORK LICENSE NO. 50041

SYMB	DATE	ISSUED FOR		
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.				
FUSCO ENGINEERING & LAND SURVEYING, D. P.C. CONSULTING ENGINEERS 233 EAST MAIN ST. MIDDLETOWN, NY 10940 PHONE: (845) 344-5863 FAX: (845) 956-5865				
SEAL:	DRAWING TITLE:			
	SITE PLAN OF 29 DANDELION LANE			
	TOWN OF NEWBURGH	29 DANDELION LANE	STATE OF NEW YORK COUNTY OF ORANGE	
	PREPARED FOR:	APPROVED BY: AAF	SCALE: 1"=30'	REFERENCE NUMBER: 25-165
	MARIA HANLEY 39 BRADHURST AVENUE NEW YORK, NY 10030	DESIGNED BY: AAF	REVISION DATE:	SHEET NUMBER: 1
	DRAWN BY: JMH	DATE: 6/1/26	PAGE 1 OF 2	