



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

PROJECT NAME: SLUSZKA 2 LOT SUBDIVISION
PROJECT NO.: 2021-22
PROJECT LOCATION: SECTION 3, BLOCK 1, LOT 82
REVIEW DATE: 29 SEPTEMBER 2021
MEETING DATE: 7 OCTOBER 2021
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING- CHARLIE BROWN, P.E.

1. Information has been provided by the Code Enforcement Office that the existing structure on the site is a legal two-family residence which is subject to Planning Board approval several years ago.
2. Orange County Planning submission is required.
3. NYSDOT should be included in the circulation as the parcel fronts on NYS Route 300.
4. Initial notices have been sent out.
5. Public Hearing and ARB review are required.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in cursive script, appearing to read 'Patrick J. Hines'.

Patrick J. Hines
Principal

PJH/dns

NEW YORK OFFICE

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

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Talcott Engineering

DESIGN, PLLC

1 GARDNERTOWN ROAD ~ NEWBURGH, NY 12550
(845) 569-8400* ~ (fax) (845) 569-4583

September 21, 2021

Town of Newburgh
Planning Board
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

Attn: John Ewasutyn, Chairman

Re: Resubmission letter
Town Project No. 2021-22
Sluszka 2 Lot Subdivision
SBL: 3-1-82
Job No. 20302-RSK

Dear John,

The following is our;

Response to Town of Newburgh Planning Board Review Comments review
dated 9/10/2021 (Project #2021-22)

- 1) No response required.
- 2) No response required.
- 3) No response required.
- 4) Revised zoning table.
- 5) Revised zoning table and plan.
- 6) Existing building has been identified as an existing non-conforming 2 family.
- 7) Revised zoning table and plan.
- 8) Initial notices delivered to town clerk.

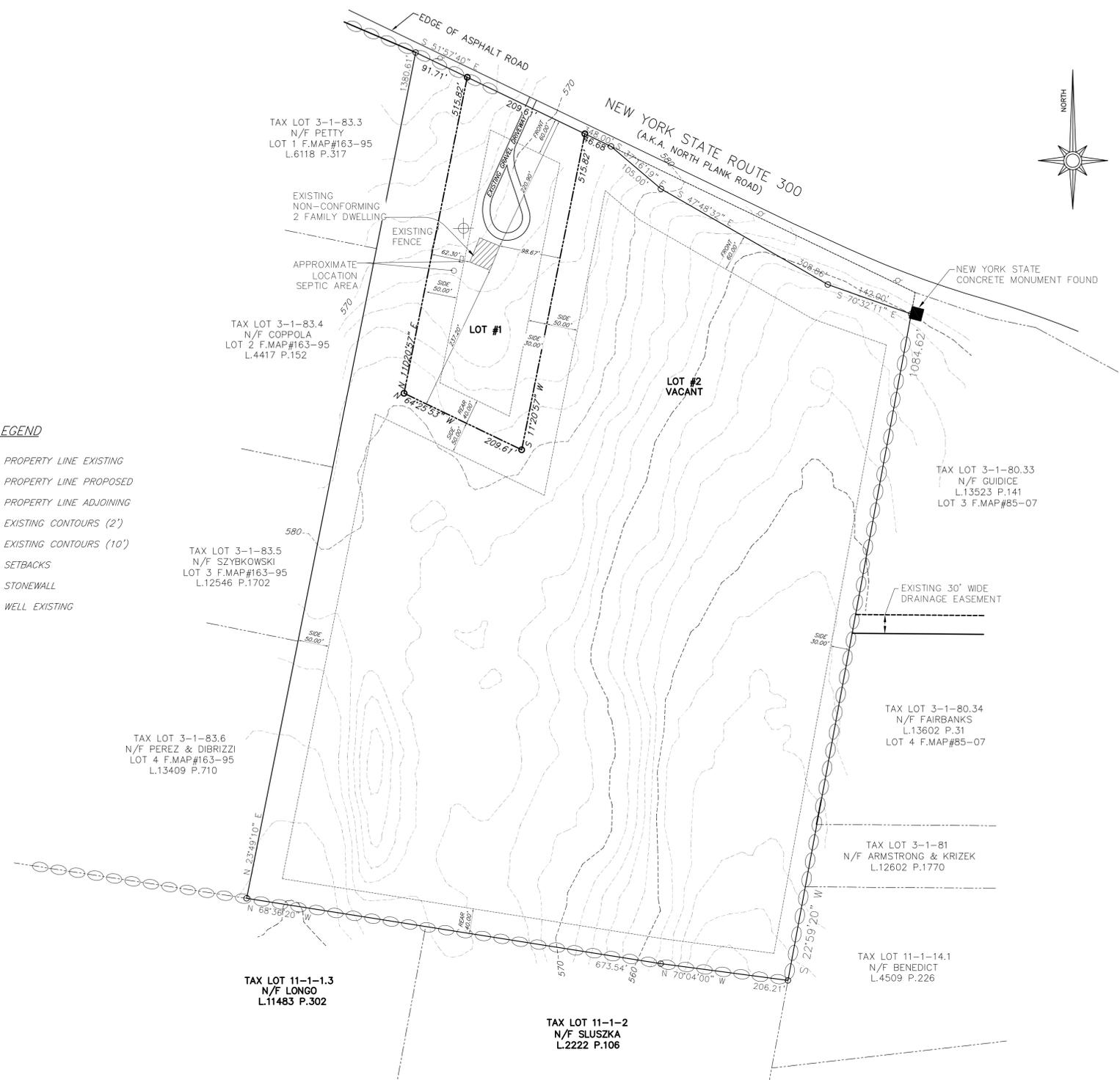
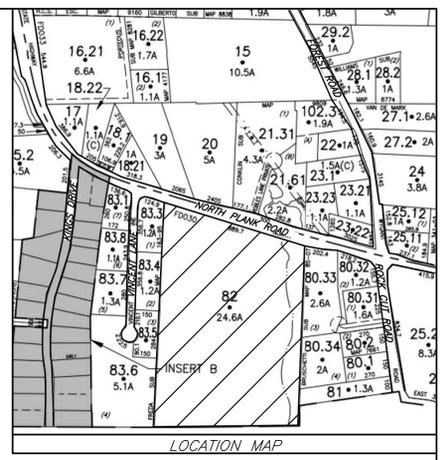
On your authorization I will deliver 12 sets of prints to you. I will deliver 1 copy to Pat Hines and I will email a PDF to Dominic Cordisco, Esq.

Respectfully yours,

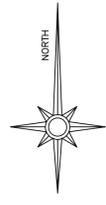
Charles T. Brown, P.E. – President
Talcott Engineering

Pc: Rick Sluszka, Client
Dominic Cordisco, Esq.
Pat Hines

ZONING SCHEDULE	REQUIRED	LOT # 1 PROVIDED	LOT # 2 PROVIDED
ZONE: AR			
MINIMUM LOT AREA	100,000sf.	104,811sf.	967,482sf.
MINIMUM YARDS (feet)			
FRONT (STATE HIGHWAY)	60'	220'	50' MIN
REAR	40'	237'	40' MIN
SIDE			
ONE	30'	62'	30' MIN
BOTH	80'	160'	80' MIN
MINIMUM LOT WIDTH (feet)	200'	203'	575'
MINIMUM LOT DEPTH (feet)	150'	511'	>1000'



- LEGEND**
- PROPERTY LINE EXISTING
 - PROPERTY LINE PROPOSED
 - — — — — PROPERTY LINE ADJOINING
 - - - - - EXISTING CONTOURS (2')
 - - - - - EXISTING CONTOURS (10')
 - — — — — SETBACKS
 - STONEMALL
 - ⊕ WELL EXISTING



RECORD OWNER'S CONSENT NOTE:
 THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

RECORD OWNER'S SIGNATURE _____ RICHARD SLUSZKA
 34 KINGS HILL ROAD
 WALDEN, NY 12586

RECORD OWNER'S SIGNATURE _____ JANET SLUSZKA
 34 KINGS HILL ROAD
 WALDEN, NY 12586

RECORD OWNER'S SIGNATURE _____ CHRISTOPHER J. SLUSZKA
 34 KINGS HILL ROAD
 WALDEN, NY 12586

APPLICANT:
 RICHARD SLUSZKA
 34 KINGS HILL ROAD
 WALDEN, NY 12586

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED IN THE FIELD IN . . .
 _____ DARREN STRIDIRON PLS
 SIGNATURE

CALL BEFORE YOU DIG... IT'S THE LAW
 WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY - TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 811

THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.
 TOWN PROJECT# 2021-22

REVISIONS			
REV.:	DATE:	BY:	DESCRIPTION:
1	9/21/21	BMM	REVISED PER TOWN COMMENTS

SURVEYOR	ENGINEER	TALCOTT ENGINEERING DESIGN PLLC 1 GARDINERTOWN ROAD NEWBURGH, NY 12550 (845)-569-9400 (FAX)(845)-569-4583 TALCOTTDESIGN12@GMAIL.COM		
		PROPOSED SUBDIVISION ENTITLED "SLUSZKA" 2103 NYS ROUTE 300, SBL 3-1-82 TOWN OF NEWBURGH, ORANGE COUNTY, NY		
DATE	SCALE	JOB NUMBER	SHEET NUMBER	
08/25/21	1"=100'	20302-RSK	1 OF 1	

CHARLES T. BROWN, P.E.