



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

PROJECT NAME: STANTON LANE SUBDIVISION
PROJECT NO.: 26-21
PROJECT LOCATION: SECTION 60, BLOCK 2, LOT 38.23
GARDNERTOWN ROAD & PLATTEKILL TURNPIKE
REVIEW DATE: 24 AUGUST 2026
MEETING DATE: 3 SEPTEMBER 2026
PROJECT REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES, P.C.

1. This is an initial appearance for a three-lot subdivision and lot line change.
2. Adjainers Notices must be sent out after this meeting.
3. A Short Environmental Assessment form has been provided. Town of Newburgh typically requests a Long Form Environmental Assessment form.
4. The lot which is receiving property from the lot line change Tax Lot 40-4-2 must be added to the application. Any improvements on that lot should be depicted and an existing and proposed bulk table for that lot should be provided.
5. The ownership of the property at the terminus of Stanton Drive should be identified. Documentation that the proposed lots will have access to a street shown on a subdivision should be provided. Existing Private Road Access Maintenance Agreement for Stanton Drive should be provided for Dominic Cordisco's review.
6. Common Driveway Access and Maintenance Agreements will be required.
7. Town Board approval for three lots on a common driveway is required.
8. A NYSDEC Article 24 Wetland Permit will be required. The agency having jurisdiction for the on-site wetlands should be identified. A 100-foot buffer is depicted indicating that the wetlands are NYSDEC regulated.
9. The total acreage to be disturbed must be identified on the EAF when submitted. Any project that disturbs greater than 1 acre must submitted a SWPPP and obtain coverage under the NYSDEC Construction Stormwater Permit.
10. The representatives are requested to review the front yard and side yard setbacks. The front yard setback should face the access road.

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

11. A survey with metes and bounds of all existing and proposed lot lines must be provided.
12. Based on the environmental constraints involving the wetlands and adjacent areas, compliance with Subdivision Regulation Section 163-18A should be documented regarding the 5,000 square foot area with a minimum dimension of 40 feet. In addition, the requirements of Section 163-18I 1 (b) should be addressed.
13. Further review will be undertaken once detailed designs plans have been provided and access issues have been addressed.

Respectfully submitted,

MHE Engineering, D.P.C.



Quinn Mullarkey Freeman, P.E.
Senior Engineer

QMF/kmm

ENGINEERING & SURVEYING PROPERTIES

Achieving Successful Results
with Innovative Designs

Montgomery Office:

71 Clinton Street
Montgomery, NY 12549

Goshen Office:

262 Greenwich Ave, Ste B
Goshen, NY 10924

(845) 457 - 7727

www.EngineeringPropertiesPC.com

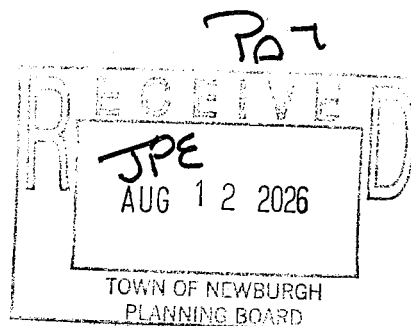
July 16st, 2026

Town of Newburgh
21 Hudson Valley Professional Plaza
Newburgh, New York 12550

ATTN: John P. Ewasutyn, Chairman
#26-21

RE: W.O. # 947.02

STANTON LANE SUBDIVISION – PROJECT DESCRIPTION
GARDINERTOWN RD & PLATTEKILL TURNPIKE
TOWN OF NEWBURGH, NY

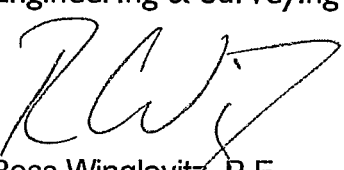


Dear Mr. Ewasutyn,

The proposed Stanton Lane subdivision project resides in the R-1 zoning district and consists of an existing lot (14.21 acres) to be subdivided into three new lots and one remaining lands lot in the Town of Newburgh (SBL: 60-2-38.23 and 40-4-2). The three new lots are proposed to have an end use of single family, 4-bedroom dwelling and individually serviced by private well and private septic. Driveway access for the proposed three lots will utilize a common driveway from Stanton Lane. The remaining lands lot will maintain access from Platekill Turnpike. See the Town of Newburgh Planning board application, and Subdivision Sketch for additional information.

Sincerely,

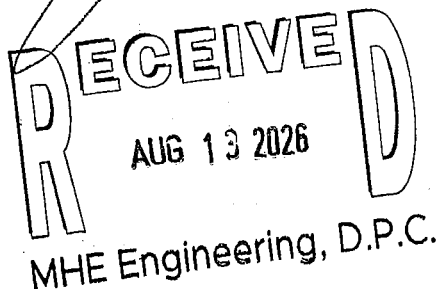
Engineering & Surveying Properties, PC


Ross Winglovitz, P.E.
Principal


Brendan White
Project Engineer

encl:

cc: file



**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:** 26-21
(Application fee returnable with this application)

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

2. Owner of Lands to be reviewed:

Name William C. & Patricia Dencker
Address 822 Gardnertown Farms Rd Newburgh, NY, 12550
Phone 845-541-0282
Email bdencker1@gmail.com

3. Applicant Information (If different than owner):

Name _____
Address _____

Representative _____
Phone _____
Email _____

4. Subdivision/Site Plan prepared by:

Name Engineering & Surveying Properties P.C.
Address 71 Clinton St. Montgomery, NY 12549

Phone 845-457-7727
Email ross@ep-pc.com

5. Location of lands to be reviewed:

Gardnertown Rd & Plattekill Turnpike

6. Zone R-1 **Fire District** FD008-Cronomer vly fire
Acreage 13.84 **School District** Newburgh

7. Tax Map: Section 60 **Block** 2 **Lot** 38.23

8. Project Description and Purpose of Review:

Number of existing lots 2 Number of proposed lots 4
Lot line change Yes
Site plan review No
Clearing and grading No
Other _____

**PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF
THE PROJECT** NARRATIVE INCLUDED AT THE END OF THIS APPLICATION

9. Easements or other restrictions on property:

(Describe generally) No

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

Signature: [Signature] Title owner

Print Name: W. Lyson Dierckx

Date: 7/2/21

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: Stanton Lane Subdivision

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. X 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. X Wetlands and buffer zones with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. X Flood plain boundaries
16. X 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. X Show existing or proposed easements (note restrictions)
20. X Right-of-way width and Rights of Access and Utility Placement
21. X Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. X Lot area (in sq. ft. for each lot less than 2 acres)
23. X Number of lots including residual lot
24. X Show any existing waterways
25. X 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. X Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. X Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. X 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. TBD Number of acres to be cleared or timber harvested
34. TBD Estimated or known cubic yards of material to be excavated and removed from the site
35. TBD Estimated or known cubic yards of fill required
36. TBD The amount of grading expected or known to be required to bring the site to readiness
37. TBD 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. X 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: Ross Winglovitz, P.E.

Date: 07/16/2026

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: _____

STATEMENT TO APPLICANTS

RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW

The Town of Newburgh Clearing and Grading Control Law Chapter 83 requires a separate permit for most site preparation activities, including clearing, grading, tree cutting, excavating and filling. Site preparation activities performed following site plan or subdivision approval by the Planning Board may be exempt from the permit application, public hearing, fee and bonding requirements of the law provided the subdivision or site plan application has been reviewed for conformance with the clearing and grading law and the approval conditioned on compliance with the standards set forth in the law.

Completion of the attached form will enable the Planning Board to review your application for conformance with the law's requirements. In the event it is not completed you may be required to apply for a separated permit for your site preparation activities. A sediment and erosion control plan, SWPPP, and a plan showing the areas to be cleared, filled, graded or subjected to tree cutting, the types of vegetation affected and the proposed disposition of the destroyed vegetation must accompany the form. A SEQRA long form or full EAF should be utilized to discuss any environmental impacts and must accompany the application.

N/A

**TOWN OF NEWBURGH
APPLICATION FOR CLEARING AND GRADING**

Name of applicant: _____

Name of owner on premises: _____

Address of owner: _____

Telephone number of owner: _____

Telephone number of applicant: _____

State whether applicant is owner, lessee, agent, architect, engineer or contractor:

Location of land on which proposed work will be done: _____

Section: _____ Block: _____ Lot: _____ Sub. Div.: _____

Zoning District of Property: _____ Size of Lot: _____

Area of lot to be cleared or graded: _____

Proposed completion of date: _____

EAF: Time of year limitations exist for Threatened and Endangered Species-

Identify Species & dates if applicable:

Name of contractor/agent, if different than owner: _____

Address: _____

Telephone number: _____

Date of Planning Board Approval: _____ (if required)

I hereby agree to hold the Town of Newburgh harmless from any claims arising from the proposed activity.

Signature of owner: _____ Date: _____

Signature of applicant (if different than owner): _____

TOWN ACTION:

Examined: _____ 20 _____

Approved: _____ 20 _____

Disapproved: _____ 20 _____

FEE LAW SUMMARY

PENDING APPLICATIONS

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

SEVERABILITY

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

EFFECTIVE DATE:

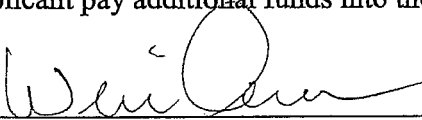
This local law shall take effect immediately upon filing in the Office of the Secretary of State.

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:

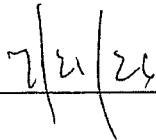
Town of Newburgh Code Chapter 104-2. Planning, Zoning and Building fees, Section E(2)(e) states: If the escrow account falls below 40% of the initial deposit, the Planning Board may, if recommended by the consulting engineer, planner or attorney, require that the applicant pay additional funds into the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



APPLICANT'S SIGNATURE

William C. or Patricia Dencker

APPLICANT'S NAME-- PRINTED



DATE

PROXY

(OWNER) William C. & Patricia Dencker, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 822 Gardnertown Farms Rd Newburgh, NY, 12550

IN THE COUNTY OF Orange

AND STATE OF New York

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

Address: Gardnertown Rd & Plattekill Turnpike

Section 60 Block 2 Lot 38.23

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Engineering & Surveying Properties P.C. IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: _____

William C. & Patricia Dencker

OWNERS SIGNATURE

William C. & Patricia Dencker

OWNERS NAME (printed)

NAMES OF ADDITIONAL
REPRESENTATIVES

WITNESS' SIGNATURE

WITNESS' NAME (printed)

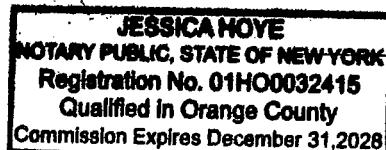
STATE OF NEW YORK)

COUNTY OF ORANGE)

) SS.:
)

On the 21st day of July, 2026, before me, the undersigned,
a Notary Public in and for said State, personally appeared, William Dencker,
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



Jessica Hoyer

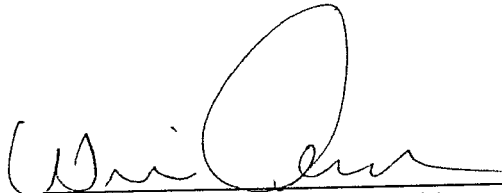
PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

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.

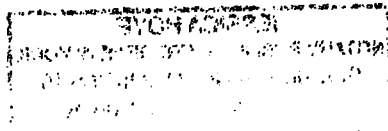
An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

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

7/21/26
DATED


APPLICANT'S SIGNATURE

William C. & Patricia Dencker
APPLICANT'S NAME - PRINTED



PRINT:

N/A

AGRICULTURAL NOTE

(Required to be placed on all plans where property lies within 500 feet of land in active agricultural production or operation)

Property adjacent to lots () is in active agricultural operation and production and residents must be aware that such property is protected by New York State "Right to Farm Laws" as regulated by the Department of Agriculture and Markets. From time to time during and prior to the normal growing season land and crops may be sprayed from the ground or by air, manure may be applied, and periodic noise may occur from machinery operation at various times throughout the day. Residents should be aware of this action by the adjacent property owners.

() Specific lots adjacent to the active farming area which are impacted shall be inserted in this space.

N/A

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: _____

Description of the proposed project: _____

Location of the proposed project: _____

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: _____

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.

APPLICANT'S SIGNATURE

APPLICANT'S NAME - PRINTED

DATE

N/A

ARCHITECTURAL REVIEW

The Town of Newburgh Planning Board had been authorized to act as the Architectural Review Board for all: site plans, projects involving ten or more dwelling units, and any construction that would affect the character of a neighborhood under Section §185-59 of the Town Code (Zoning Law).

In order to perform this task, at some point prior to final approval, the applicant shall provide the Planning Board with elevations of buildings for all sides and a written (separately or on drawings) description of the materials, colors and textures to be used in construction. All signs are subject to architectural review as part of any Site Plan approval. Signage plans including size, height, color, logos and location must be included in the ARB Submission. Plans shall also include topographical information and any screening of portions of the buildings, either existing or proposed.

Samples of the material and colors to be used shall either be submitted to the Planning Board or brought to the meeting at which architectural review will be discussed.

N/A

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: _____

NAME OF PROJECT: _____

The applicant is to submit in writing the following items prior to signing of the site plans.

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.)

COLOR OF THE EXTERIOR OF BUILDING:

ACCENT TRIM:

Location: _____

Color: _____

Type (material): _____

PARAPET (all roof top mechanicals are to be screened on all four sides):

ROOF:

Type (gabled, flat, etc.): _____

Material (shingles, metal, tar & sand, etc.): _____

Color: _____

N/A

WINDOWS/SHUTTERS:

Color (also trim if different): _____

Type: _____

DOORS:

Color: _____

Type (if different than standard door entrée): _____

SIGN:

Color: _____

Material: _____

Square footage of signage of site: _____

Height: _____

Name and Title (owner, agent, builder, superintendent of job, etc.)- Printed

Applicant's Signature

LIST OF ADJACENT PROPERTY OWNERS

Within ten business days following the applicant's first appearance before the Planning Board, the applicant shall forward a letter prepared by the Planning Board or an authorized agent of the Planning Board to all property owners within 500 feet of the land involved in the application, as the names of such owners appear on the last completed assessment roll of the Town, notifying the property owners of the receipt of the plat and application, by first class mail. **The list of property owners shall be provided to the applicant from the Planning Board, through the Town Assessor's office.**

The mailings shall be prepared and delivered to the Town Hall for physical mailing by designated town personnel. Town personnel will provide an affidavit of mailing which must be delivered to the Planning Board.

Further appearances before the Planning Board shall be prohibited until an affidavit meeting the requirements has been delivered. In the event a modification to an application proposes an increase in the number of lots or the relocation of a proposed road or drainage basin to a location adjacent to an adjoining property, then a supplementary letter shall be required to be forwarded in the same manner advising of the modification.

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.

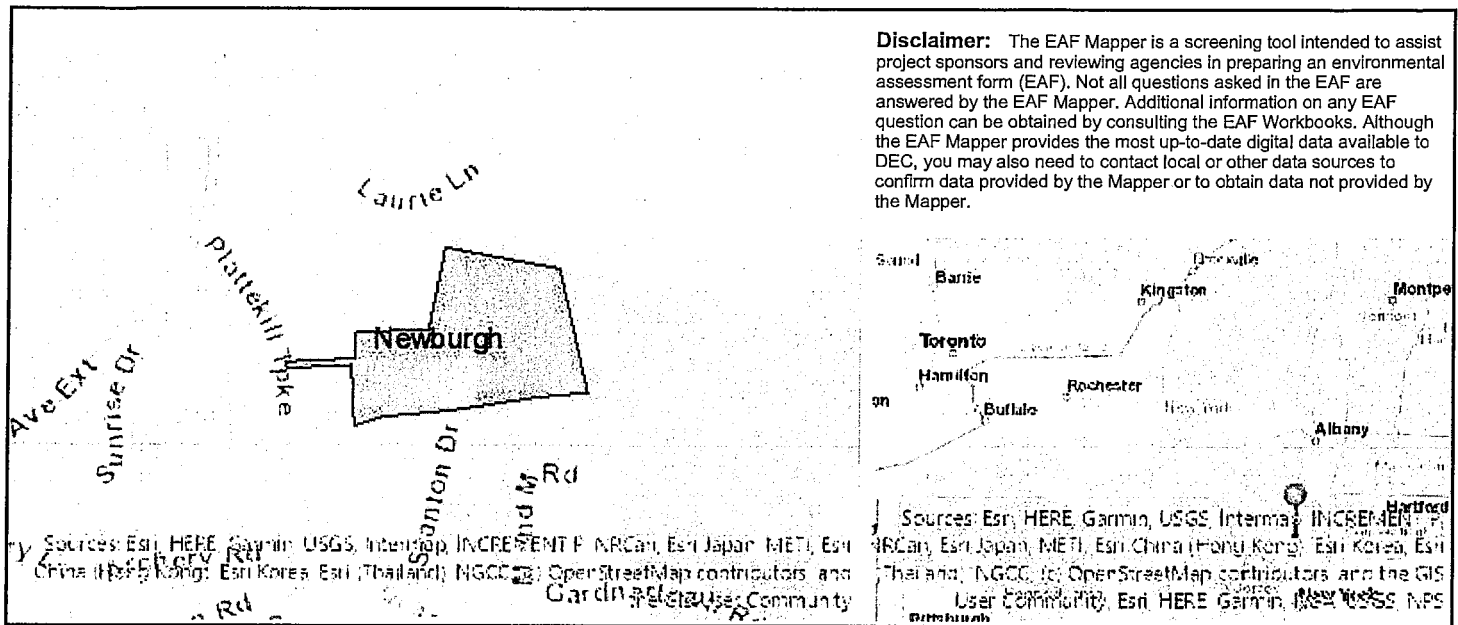
Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: STANTON LANE SUBDIVISION			
Project Location (describe, and attach a location map): GARDNERTOWN ROAD & PLATTEKILL TURNPIKE			
Brief Description of Proposed Action: THE PROJECT RESIDES IN THE R-1 ZONING DISTRICT AND CONSISTS OF TWO EXISTING LOTS (14.21 ACRES) TO BE SUBDIVIDED INTO THREE NEW LOTS AND ONE REMAINING LANDS LOT IN THE TOWN OF NEWBURGH (SBL: 60-2-38.23 AND 40-4-2). THE THREE NEW LOTS ARE PROPOSED TO HAVE AN END USE OF SINGLE FAMILY, 4-BEDROOM DWELLING AND INDIVIDUALLY SERVICED BY PRIVATE WELL AND PRIVATE SEPTIC. DRIVEWAY ACCESS FOR THE PROPOSED THREE LOTS WILL UTILIZE A COMMON DRIVEWAY FROM STANTON LANE. THE REMAINING LANDS LOT WILL MAINTAIN ACCESS FROM PLATEKILL TURNPIKE.			
Name of Applicant or Sponsor: WILLIAM C. AND PATRICIA DENCKER		Telephone: 845-541-0282 E-Mail: BDENCKER1@GMAIL.COM	
Address: 822 GARDNERTOWN FARMS ROAD			
City/PO: NEWBURGH		State: NY	Zip Code: 12550
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:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		14.21 acres	
b. Total acreage to be physically disturbed?		x acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		14.21 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☒ Forest ☐ Agriculture ☐ Aquatic ☒ Other(Specify): NYSDEC WETLAND ☐ Parkland			

RECEIVED
AUG 13 2026
MHE Engineering, D.P.C.

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: _____	☒	☐	
PRIVATE INDIVIDUAL ON-SITE WELL			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☒	☐	
PRIVATE INDIVIDUAL ON-SITE SEPTIC			
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: _____			
±0.19 ACRES (8305 s.f.) OF NYSDEC WETLAND BUFFER DISTURBANCE			

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 or 500-year flood plain?	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
	☒	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community?	NO	YES
	☐	☒
	☐	☒
If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		
TRAFFIC		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Preparer Applicant/sponsor/name: ENGINEERING & SURVEYING PROPERTIES, DPC - C/O ROSS WINGLOVITZ, P.C. Date: 07/16/2026 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

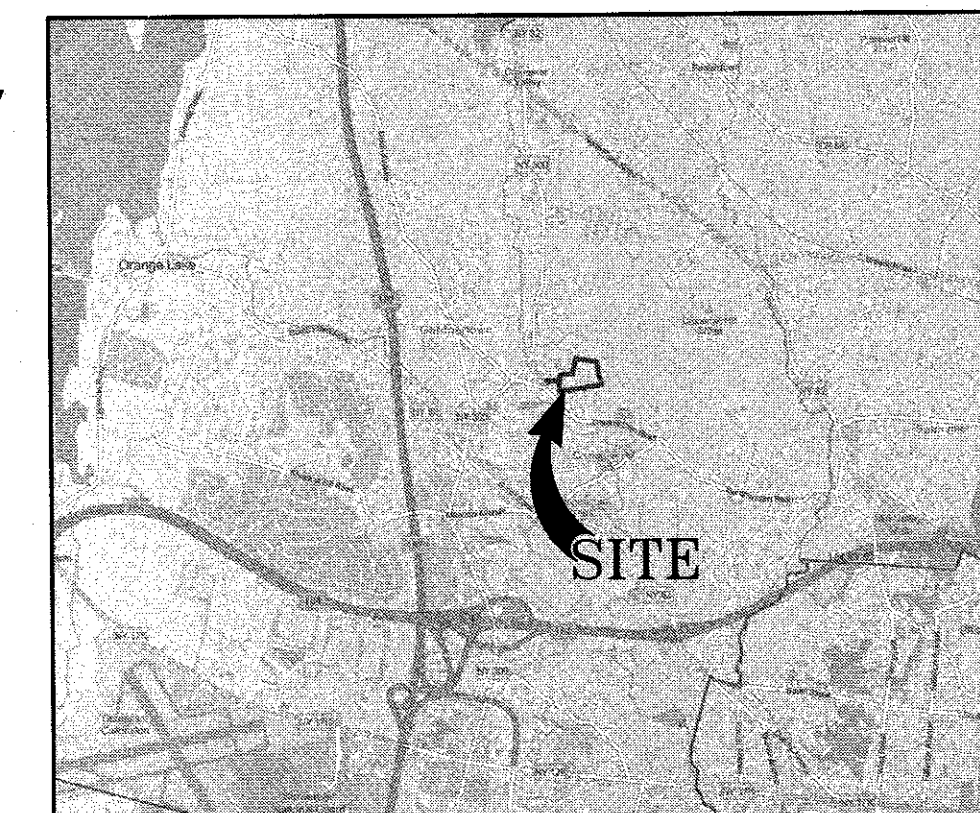
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.

Part 1 / Question 15 [Threatened or Endangered Animal] No

Part 1 / Question 16 [100 or 500 Year Floodplain] No

Part 1 / Question 20 [Remediation Site] No

Part 1 / Question 21 [Disadvantaged Community] Yes



SCALE: N.T.S.

1. TAX MAP IDENTIFICATION NUMBER: SECTION 60 BLOCK 2 LOT 38.23 AND 40-4-2.
2. TOTAL AREA OF SUBJECT PARCEL: 14.2± ACRES.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION BASED UPON FIELD SURVEY TITLED, "SUBDIVISION PLAN LANDS OF GARDNER TOWN FARMS" AS PERFORMED BY VINCENT J. DOCE ASSOCIATES ON APRIL 14, 2003.
4. OWNER / APPLICANT: WILLIAM C. & PATRICIA DENCKER
822 GARDNERTOWN FARMS RD
NEWBURGH, NY 12550
5. PROPOSED NUMBER OF LOTS: 4/3 NEW / 1 REMAINING LANDS)

ENGINEERING & SURVEYING PROPERTIES, INC. <i>Achieving Successful Results with Innovative Designs</i>	MONTGOMERY OFFICE 71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (645) 457-7727 WWW.EP-PC.COM			
SKETCH PLAN STANTON LANE SUBDIVISION GARDNERTOWN RD & PLATT TP TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK				
JOB #: DATE:	947.02 03/06/2026	DRAWN BY: SCALE:	SC/KAB 1" = 60'	SK-1
REVISION: TAX LOT:	0 60-2-38.23			