



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

PROJECT NAME: ANCHORAGE-ON-THE-HUDSON LOT #6 - TOSCO
PROJECT NO.: 25-10
PROJECT LOCATION: SECTION 121, BLOCK 1, LOT 6
REVIEW DATE: 11 APRIL 2025
MEETING DATE: 17 APRIL 2025
PROJECT REPRESENTATIVE: DARREN C. DOCE, P.E.

1. The project is before the Board for an amended subdivision approval for Lot #6 of the Anchorage Subdivision filed in 2002 in the County Clerk's Office as Map 216-02. Modifications to the subdivision approval include additional retaining walls and modified site grading. The location of the subsurface sanitary sewer disposal system remains as previously approved.
2. The project identifies the total limits of disturbance at .95 acres. Orange construction fencing should be utilized to delineate limits of disturbance. Based on the limits of disturbance being .95 acres this office recommends the project obtain coverage under the NYSDEC Construction Stormwater SPEDS Permits for residential projects disturbing between 1 and 5 acres. This permit coverage requires the implementation of a Soil Erosion and Sediment Control Plan which has been prepared for the office. Coverage under the permit will protect both the applicant and the Town of Newburgh as a regulated traditional land use MS4.
3. Additional silt fence has been added to the plans pursuant to our previous comments.

Respectfully submitted,

MHE Engineering, D.P.C.

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

Patrick J. Hines
Principal
PJH/kmm

A handwritten signature in blue ink, appearing to read 'Michael W. Weeks'.

Michael W. Weeks, P.E.
Principal

NEW YORK OFFICE

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

PENNSYLVANIA OFFICE

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

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):

ANCHORAGE - ON HUDSON LOT NO. 6
LANDS OF SALVATORE TOSCO

2. Owner of Lands to be reviewed:

Name SALVATORE TOSCO
Address 7 TRUEX CIR
NEW WINDSOR NY 12553
Phone 845 542-9962
Email _____

3. Applicant Information (If different than owner):

Name SAME
Address _____

Representative _____
Phone _____
Email _____

4. Subdivision/Site Plan prepared by:

Name DARREN C. DOCE, PE
Address 5 LINCOLNDALE RD
CAMPBELL HALL NY 10916
Phone 845 561-1170
Email DDOCE12@HOTMAIL.COM

5. Location of lands to be reviewed:

7 MARINERS CT

6. Zone R1 Fire District MIDDLE HOPE
Acreage 2.017 School District MARLBORO

7. Tax Map: Section 121 Block 1 Lot 6

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 1

Lot line change _____

Site plan review ☒ _____

Clearing and grading _____

Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) 20' DRAINAGE EASEMENT

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

Signature:  Title OWNER

Print Name: SALVATORE TOSCO

Date: 2-24-25

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.

PROXY

(OWNER) SALVATORE TOSCO, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 7 TRUEX CIR

IN THE COUNTY OF ORANGE

AND STATE OF NEW YORK

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

Address: 7 MARINERS CT

Section 121 Block 1 Lot 6

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND DARREN C. DOCE IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 2-24-2025



OWNERS SIGNATURE

SALVATORE TOSCO

OWNERS NAME (printed)

NAMES OF ADDITIONAL
REPRESENTATIVES

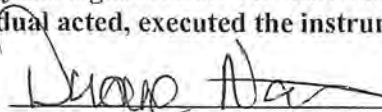
WITNESS' SIGNATURE

WITNESS' NAME (printed)

STATE OF NEW YORK)
)SS.:
COUNTY OF ORANGE)

On the 24 day of February, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared, Salvatore Tosco, 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.

DIANE NANNI
NOTARY PUBLIC, State of New York
No. 01NA630125
Qualified in Orange County
Commission Expires 06/30/2025



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.

2-24-25

DATED



APPLICANT'S SIGNATURE

SALVATORE TOSCO
APPLICANT'S NAME - PRINTED

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

SALVATORE TOSCO
APPLICANT'S NAME-- PRINTED

2-24-25
DATE

**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:

✓ **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.

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

2-24-25
DATED


INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

BY: _____

TITLE: _____

PRINT: _____

TOWN OF NEWBURGH PLANNING BOARD

PROJECT NAME: ANCHORAGE - ON - HUDSON LOT No. 6
LANDS OF SALVATORE TOSCO
CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

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

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

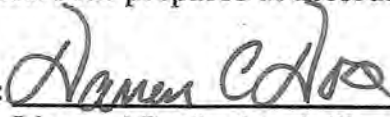
II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda.
Non-submittal of the checklist will result in rejection of the application.

1. ☒ Name and address of applicant
2. ☒ Name and address of owner (if different from applicant)
3. ☒ Subdivision or Site Plan and Location
4. ☒ Tax Map Data (Section-Block-Lot)
5. ☒ 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. ☒ 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. ☒ Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. ☒ Date of plan preparation and/or plan revisions
9. ☒ Scale the plan is drawn to (Max 1" = 100')
10. ☒ North Arrow pointing generally up

11. ☒ NA Surveyor's Certification
12. ☒ NA Surveyor's seal and signature
13. ☒ Name of adjoining owners
14. ☒ Wetlands and buffer zones with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. ☒ Flood plain boundaries
16. ☒ NA Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
AS PER FILED MAP 216-02 APPROVED BY OLSON
17. ☒ Metes and bounds of all lots
18. ☒ 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. ☒ Show existing or proposed easements (note restrictions)
20. ☒ Right-of-way width and Rights of Access and Utility Placement
21. ☒ NA Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. ☒ Lot area (in sq. ft. for each lot less than 2 acres)
23. ☒ Number of lots including residual lot
24. ☒ Show any existing waterways
25. ☒ NA A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. ☒ Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. ☒ Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. ☒ 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. ☒ NA Compliance with the Tree Preservation Ordinance Code Section
REQUEST WAIVER IF POSSIBLE
31. ☒ Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
32. ☒ NA 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. ☒ Number of acres to be cleared or timber harvested
34. ☒ 3300 ± cy Estimated or known cubic yards of material to be excavated ~~and removed~~
~~from the site~~
35. ☒ 4100 ± cy Estimated or known cubic yards of fill required
36. ☒ 0.94 AC. The amount of grading expected or known to be required to bring the site to readiness
37. ☒ 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.
NONE
38. ☒ 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.
NONE
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: DARREN C. DOCE

Date: 2-19-2025

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: 2-19-2025

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

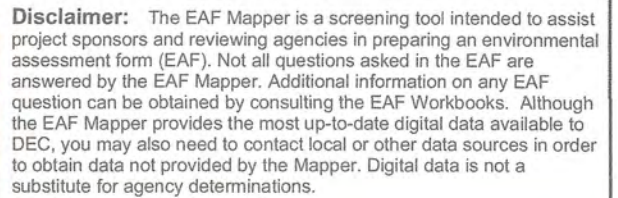
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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							
Name of Action or Project: Anchorage-on-Hudson Amended Lot No. 6 Lands of Salvatore Tosco							
Project Location (describe, and attach a location map): 7 Mariners Ct, Town of Newburgh, Orange County, SBL 121-1-6							
Brief Description of Proposed Action: Construction of three-bedroom single family residence with driveway access off of Mariners Court on Lot No. 6 of the approved and filed Anchorage-on-Hudson Subdivision. The home will be serviced by an Orange County Department of Health approved well and sewage disposal system. Grading of the parcel will now incorporate proposed concrete retaining walls.							
Name of Applicant or Sponsor: Salvatore Tosco		Telephone: 845 542-9962 E-Mail: toscospizza208@gmail.com					
Address: 7 Truex Cir,							
City/PO: New Windsor		State: NY	Zip Code: 12553				
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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
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:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		2.017 acres					
b. Total acreage to be physically disturbed?		0.95 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.017 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):							
<input type="checkbox"/> Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Private well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Private sewage disposal system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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? Bald Eagle, Northern Long-e...	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
There is an exisitgn drainage easement (with exisitgn drainage structures) located through the parcel and along the southeasterly property line.		
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hudson River PCB Sediments DEC Site Code 546031 State Superfund Program		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Darren C. Doce, PE</u> Date: <u>2/15/2025</u> Signature: <u><i>Darren C. Doce</i></u> Title: <u>PE</u>		





DEPARTMENT OF HEALTH

Dr. Alicia Pointer, DO, MPH, FAAP
Commissioner of Health

124 Main Street
Goshen, New York 10924

Environmental Health

Phone: (845) 291-2331

Fax: (845) 291-4078

www.orangecountygov.com

Steven M. Neuhaus
County Executive

February 7, 2023

Anchorage On the Hudson
C/O Joe Saffioti Esq.
5031 Route 9W
Newburgh, NY 12550

Re:
Extension of Approval
Anchorage On The Hudson Subdivision – Lots 1, 6 & 20
Realty Subdivision
Town of Newburgh

SBL: 121-1-1, 121-1-6 & 121-1-20

Dear Mr. Saffioti:

In response to your request dated February 1, 2023, please be advised that we are granting an extension to the approval of Lots 1, 6 and 20 of Anchorage On The Hudson Subdivision. The original approval was issued by this office on April 9, 2002 and will now expire on April 9, 2027.

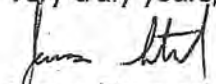
You accept and agree to abide by and conform with the following:

- a. That all conditions set forth in the original approval remain in effect.
- b. That all local and state agency rules and regulations be complied with.
- c. That in accordance with the N.Y.S. Sanitary Code, Part 5, Appendix 5-B, Table 1, Note 1, if groundwater enters the well at a depth of less than 50' either all of the separations to the well be increased by 50% or the separations maximized and a minimum of 50' of casing installed in the well.
- d. That the following must be noted when appropriate:
 - i. Septic tanks should be inspected annually and pumped every 2-3 years.
 - ii. Distribution boxes/drop boxes should be inspected annually to assure they are level and operating properly.

- iii. Pump stations/dosing chambers should be inspected periodically by a properly trained person for proper operation, including high water alarms, venting and any physical damage.
- e. That this approval is granted only for the review conducted for compliance with regulations under the jurisdiction of the Orange County Department of Health. It does not supersede and/or provide any additional approval that may be required to be issued by other agencies, including but not limited to: local municipalities; Orange County Departments of Planning and Public Works; New York State Departments of Environmental Conservation; Health and Transportation; and/or U.S. Army Corps of Engineers.

If you have any questions, please contact this office.

Very truly yours,



James Sturomski, P.E.
Sr. Public Health Engineer

cc: Building Inspector, T. Newburgh
File CGN#1859

