



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

PROJECT NAME: GERACI SUBDIVISION
PROJECT NO.: 25-03
PROJECT LOCATION: SECTION 6, BLOCK 1, LOT 86.2
REVIEW DATE: 12 MAY 2025
MEETING DATE: 15 MAY 2025
PROJECT REPRESENTATIVE: MESSINA ASSOCIATES – CARMEN MESSINA

1. The project has been revised to provide access to proposed Lot 3 from Frozen Ridge Road rather than Firemen's Lane Extension. Two flag lots are proposed Lot 2 and Lot 3. Lot 1 contains an existing structure accessing Ridge Road and Lot 4 will have its own access to Frozen Ridge Road. All lots will own fee ownership to frontage on Frozen Ridge Road.
2. Lot 3 will require access across Lot 4 due to the presence of federal jurisdictional wetlands. On site wetlands have been delineated by NYSDEC however, the wetlands are located outside of "urban area" defined within the NYSDEC Wetland Regulations.
3. Design of the subsurface sanitary sewer disposal systems is required.
4. The driveway access easement should be provided to Dominic Cordisco's office for review.
5. Future submissions should contain grading plans to determine limits of disturbance. Project may require coverage under the NYSDEC Construction Stormwater Permit for residential subdivisions disturbing between 1 and 5 acres. In that case, a Soil Erosion Sediment Control Plan is required.

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 'Michael W. Weeks'.

Michael W. Weeks, P.E.
Principal

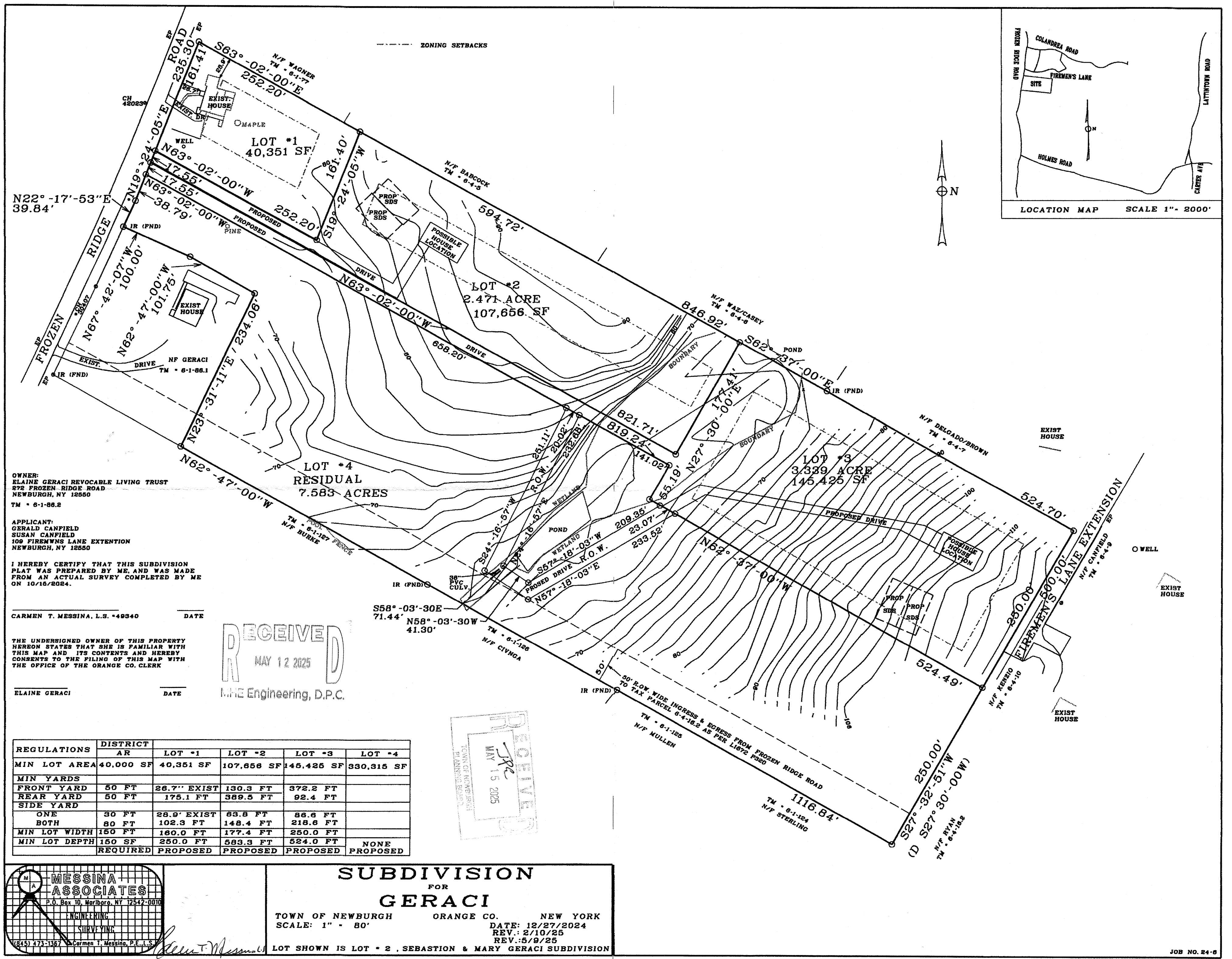
PJH/kmm

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



OWNER:
ELAINE GERACI REVOCABLE LIVING TRUST
872 FROZEN RIDGE ROAD
NEWBURGH, NY 12550
TM - 6-1-86.2

APPLICANT:
GERALD CANFIELD
SUSAN CANFIELD
109 FIREMANS LANE EXTENSION
NEWBURGH, NY 12550

I HEREBY CERTIFY THAT THIS SUBDIVISION
PLAT WAS PREPARED BY ME, AND WAS MADE
FROM AN ACTUAL SURVEY COMPLETED BY ME
ON 10/16/2024.

CARMEN T. MESSINA, L.S. #49340 DATE

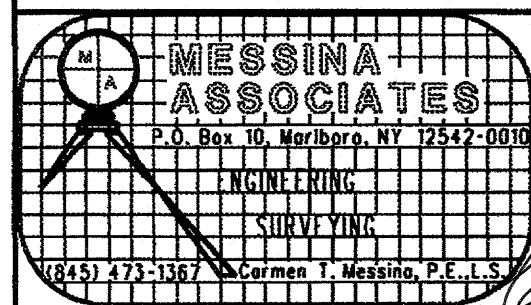
THE UNDERSIGNED OWNER OF THIS PROPERTY
HEREON STATES THAT SHE IS FAMILIAR WITH
THIS MAP AND ITS CONTENTS AND HEREBY
CONSENTS TO THE FILING OF THIS MAP WITH
THE OFFICE OF THE ORANGE CO. CLERK

ELAINE GERACI

DATE

RECEIVED
MAY 12 2025
MHE Engineering, D.P.C.

REGULATIONS	DISTRICT	LOT -1	LOT -2	LOT -3	LOT -4
MIN LOT AREA	AR	40,351 SF	107,656 SF	145,425 SF	330,315 SF
MIN YARDS					
FRONT YARD	50 FT	26.7' EXIST	130.3 FT	372.2 FT	
REAR YARD	50 FT	175.1 FT	389.5 FT	92.4 FT	
SIDE YARD					
ONE	30 FT	28.9' EXIST	83.8 FT	86.6 FT	
BOTH	80 FT	102.3 FT	148.4 FT	218.6 FT	
MIN LOT WIDTH	150 FT	180.0 FT	177.4 FT	250.0 FT	
MIN LOT DEPTH	150 SF	250.0 FT	583.3 FT	524.0 FT	NONE
	REQUIRED	PROPOSED	PROPOSED	PROPOSED	PROPOSED



SUBDIVISION
FOR
GERACI

TOWN OF NEWBURGH ORANGE CO. NEW YORK
SCALE: 1" = 80' DATE: 12/27/2024
REV: 2/10/25
REV: 5/9/25
LOT SHOWN IS LOT - 2, SEBASTION & MARY GERACI SUBDIVISION