



**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:	18 JUNE 2025
MEETING DATE:	25 JUNE 2025
PROJECT REPRESENTATIVE:	MESSINA ASSOCIATES – CARMEN MESSINA

1. Outstanding comments from the 5 June 2025, Planning Board meeting should be addressed.
2. The project received the required variances from the Zoning Board of Appeals. Previous barn which would have required variances has been removed.
3. Approval of the driveway easement in favor of Lot 3 across Lot 4 the balance parcel must be provided.
4. The project is before the Board for a Public Hearing. Any substantive comments received at the Public Hearing should be addressed by the applicant or their representative.

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

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THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

"APPENDIX 75-2, WASTE TREATMENT-INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE."

"WASTE TREATMENT HANDBOOK, INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE DEPT. OF HEALTH."

"RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH."

"PLANNING THE SUBDIVISION AS PART OF THE TOTAL ENVIRONMENT, NEW YORK STATE DEPT. OF HEALTH."

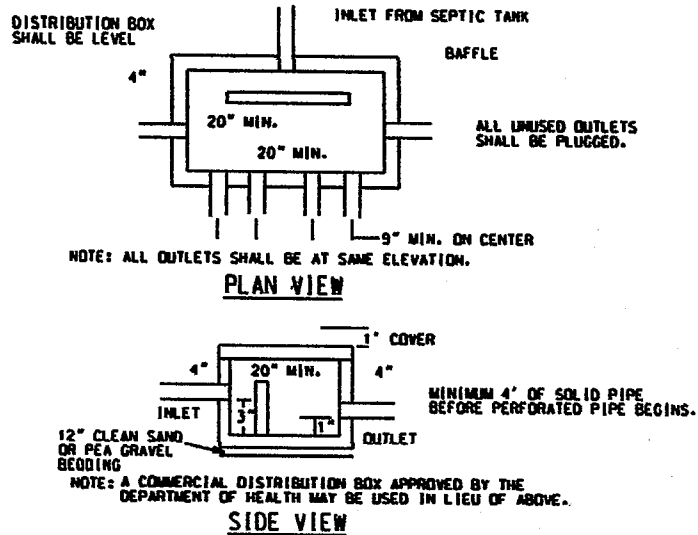
"NEW YORK STATE DEPT. OF HEALTH AND U.C.H.D. POLICIES, PROCEDURES AND STANDARDS."

THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES; AND, AS A CONDITION OF THIS APPROVAL, A CONSTRUCTION INSPECTION BY A LICENSED PROFESSIONAL ENGINEER SHALL BE DONE TO DETERMINE THAT THE CONSTRUCTION AT THE TIME OF INSPECTION WAS COMPLETED IN GENERAL CONFORMANCE WITH THE APPROVED PLANS AND ANY AMENDMENT THEREOF.

APPROVAL OF ANY PLAN(S) OR AMENDMENT THERETO SHALL BE VALID FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF APPROVAL. FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLAN(S) SHALL BE RE-SUBMITTED TO THE U.C.H.D. FOR CONSIDERATION FOR RE-APPROVAL. RE-SUBMISSION OR REVISED SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS SHALL BE SUBJECT TO COMPLIANCE WITH THE TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES IN EFFECT AT THE TIME OF RE-SUBMISSION.

ALL WELLS AND SDS EXISTING OR APPROVED WITHIN 200 FEET OF THE PROPOSED WELLS AND SDS ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE SDS AND WELL.

ALL PROPOSED WELLS ON THIS PLAN ARE ACCESSIBLE FOR INSTALLATION AND PLACEMENT OF THE SERVICE LINE TO THE DWELLING. WELL CONSTRUCTION TO BE IN ACCORDANCE WITH NYSOSH APPENDIX 5B "STANDARDS FOR WATER WELLS" LATEST EDITION



TYPICAL DISTRIBUTION BOX DETAIL

NOT TO SCALE

NOTES FOR SEWAGE DISPOSAL

PROPOSED WELLS ARE NOT LOCATED WITHIN 100' OF EXISTING OR PROPOSED SEWAGE DISPOSAL AREAS.

PROPOSED SEWAGE DISPOSAL AREAS ARE NOT LOCATED WITHIN 100' OF EXISTING OR PROPOSED WELLS.

NO ROOF, CELLAR OR FOOTING DRAIN SHALL BE DISCHARGED INTO THE SEWAGE DISPOSAL SYSTEM.

ALL TREES AND SHRUBS IN THE PROPOSED SDS SHALL BE CUT AT GRADE AND DISPOSED OF AS DIRECTED BY THE OWNER.

NO DRIVEWAY, ROADWAY OR PARKING AREA SHALL BE CONSTRUCTED OVER ANY PORTION OF THE PRIMARY OR RESERVE SEWAGE DISPOSAL SYSTEM.

HEAVY EQUIPMENT SHALL BE KEPT OUT OF THE SEWAGE DISPOSAL SYSTEM.

NO GRADING SHALL OCCUR OVER ANY PORTION OF THE SEWAGE RESERVE AREA.

TOPSOIL SHALL NOT BE STRIPPED FROM ANY PORTION OF THE SEWAGE DISPOSAL SYSTEM AREAS OR RESERVE AREA.

RE-SEAL ALL PIPE PENETRATION THROUGH CONCRETE STRUCTURES WITH NON-SHRINK GROUT (I.E. SEPTIC TANK D-BOX).

ALL TRENCHES TO BE INSTALLED PARALLEL TO CONTOURS.

CONSTRUCTION OF ABSORPTION AREA SHALL NOT OCCUR WHILE THE SOILS ARE SATURATED OR FROZEN.

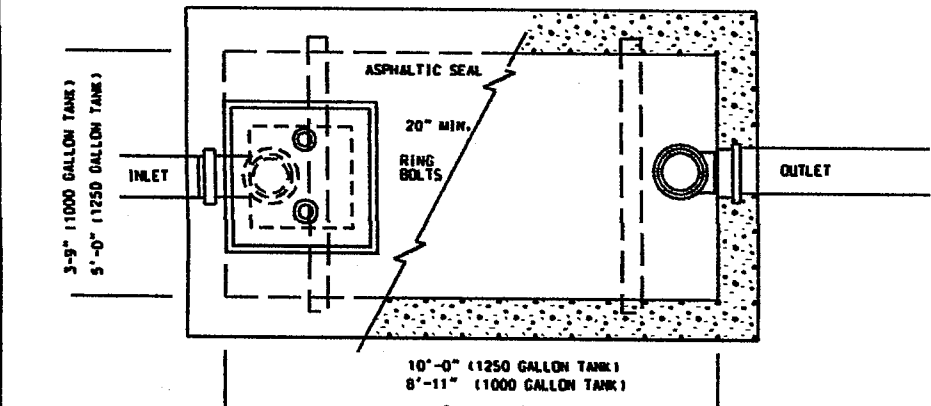
SEPTIC SYSTEMS AND WELLS SHALL NOT BE RELOCATE FROM THE LOCATIONS SHOWN ON THE PLAN.

WATER SAVING FIXTURES ARE TO BE USED IN THE PROPOSED DWELLINGS.

BENDS IN EFFLUENT LINE BETWEEN THE SEPTIC TANK AND DISTRIBUTION BOX SHALL NOT BE MORE THAN 45 (MAX).

THE PROPOSED DWELLINGS SHALL BE SET AT AN ELEVATION WHICH PROVIDES GRAVITY FEED TO THE SDS.

AN AS-BUILT PLAN OF INSTALLED SDS SHALL BE PROVIDED TO THE TOWN OF NEWBURGH AFTER CONSTRUCTION.

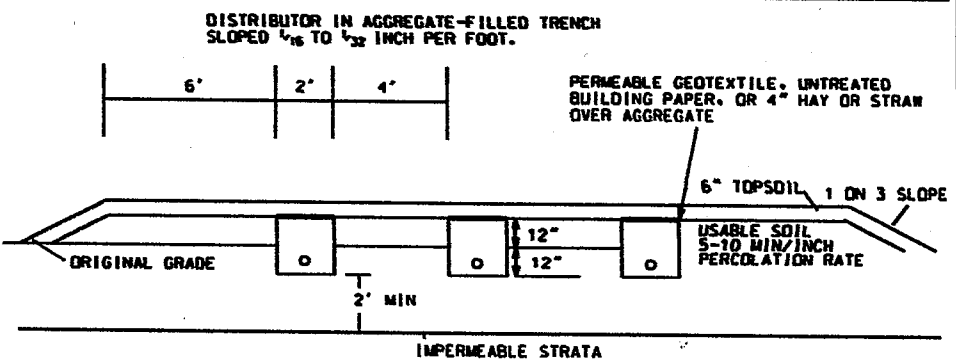


TYPICAL 1250 GALLON (4 BR) & 1000 GALLON (3 BR) PRE-CAST CONCRETE SEPTIC TANK

DEEP TEST RESULTS LOT# 2			DEEP TEST RESULTS LOT# 3		
NO.	DEPTH (IN)	SOIL TYPE	NO.	DEPTH (IN)	SOIL TYPE
2-1	0-6	TOPSOIL	3-1	0-6	TOPSOIL
	6-46	SILTY CLAY LOAM		6-54	SILTY CLAY LOAM
2-2	0-6	TOPSOIL	3-2	0-6	TOPSOIL
	6-50	SILTY CLAY LOAM		6-60	SILTY CLAY LOAM

SEWAGE DISPOSAL SCHEDULE			
LOT	FILL DEPTH	LINEAR FEET OF TILE	
		3BEDROOM	4BEDROOM
2	SHALLOW TRENCH	4-59 L.F. 236 L.F.	6-53 L.F. 318 L.F.
3	SHALLOW TRENCH	4-59 L.F. 236 L.F.	6-53 L.F. 318 L.F.

NOTE: SDS AREAS SHOWN ON PLAN ARE FOR A 4 BEDROOM HOUSE



NOTES:

BOTTOM OF TRENCHES SHALL BE 12" BELOW ORIGINAL GROUND FOR LOT 2 & 3. USABLE FILL SHOULD HAVE A PERCOLATION RATE SIMILAR TO BUT NOT FASTER THAN THE USABLE SOIL PERCOLATION RATE.

MAXIMUM DEPTH OF USABLE FILL PLUS SIX INCHES OF TOPSOIL SHALL NOT EXCEED 30 INCHES.

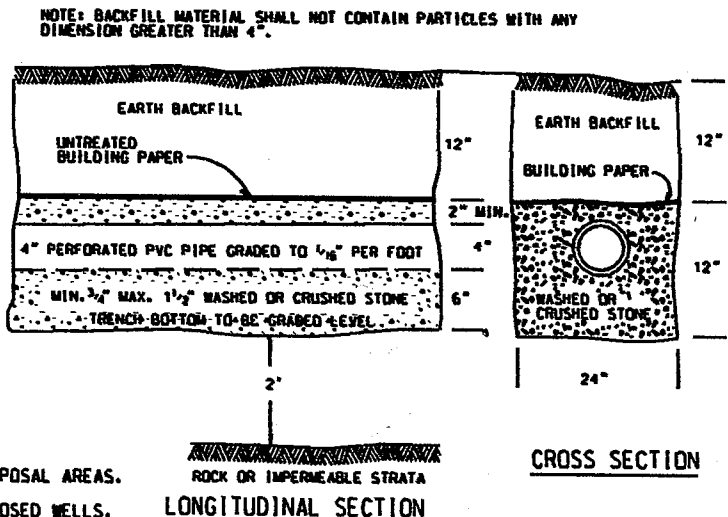
TRENCH BOTTOMS SHALL BE LEVEL. TRENCHES SHALL BE PARALLEL TO THE GROUND CONTOURS.

ON SLOPED SITES, A DIVERSION DITCH SHALL BE CONSTRUCTED UPHILL FROM THE FILL TO PREVENT SURFACE RUNOFF FROM ENTERING THE FILL.

FILL SHALL EXTEND AT LEAST SIX FEET BEYOND ENDS OF TRENCHES BEFORE STARTING 1 ON 3 EDGES OF FILL.

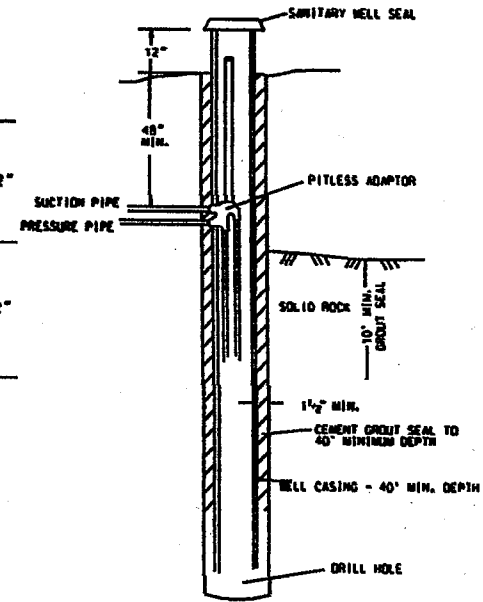
SHALLOW TRENCH SYSTEM

NOT TO SCALE



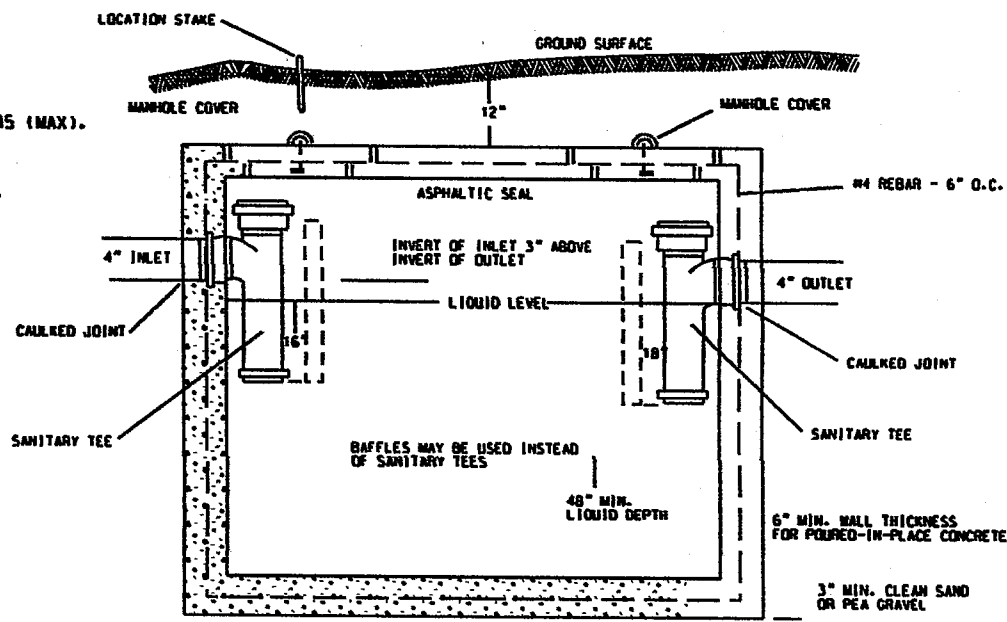
TILE FIELD TRENCH DETAIL

NOT TO SCALE



TYPICAL SECTION OF DRILLED WELL

NOT TO SCALE



SECTION VIEW

PERCOLATION TEST RESULTS LOT # 2						
NO.	DEPTH (IN)	1ST (MIN)	2ND (MIN)	3RD (MIN)	4TH (MIN)	STAB. (MIN)
P2-1	12	8	11	12	12	12
P2-2	11	15	18	19	19	19
PERCOLATION TEST RESULTS LOT # 3						
NO.	DEPTH (IN)	1ST (MIN)	2ND (MIN)	3RD (MIN)	4TH (MIN)	STAB. (MIN)
P3-1	12	3	3	4	4	4
P3-2	12	7	11	11		11



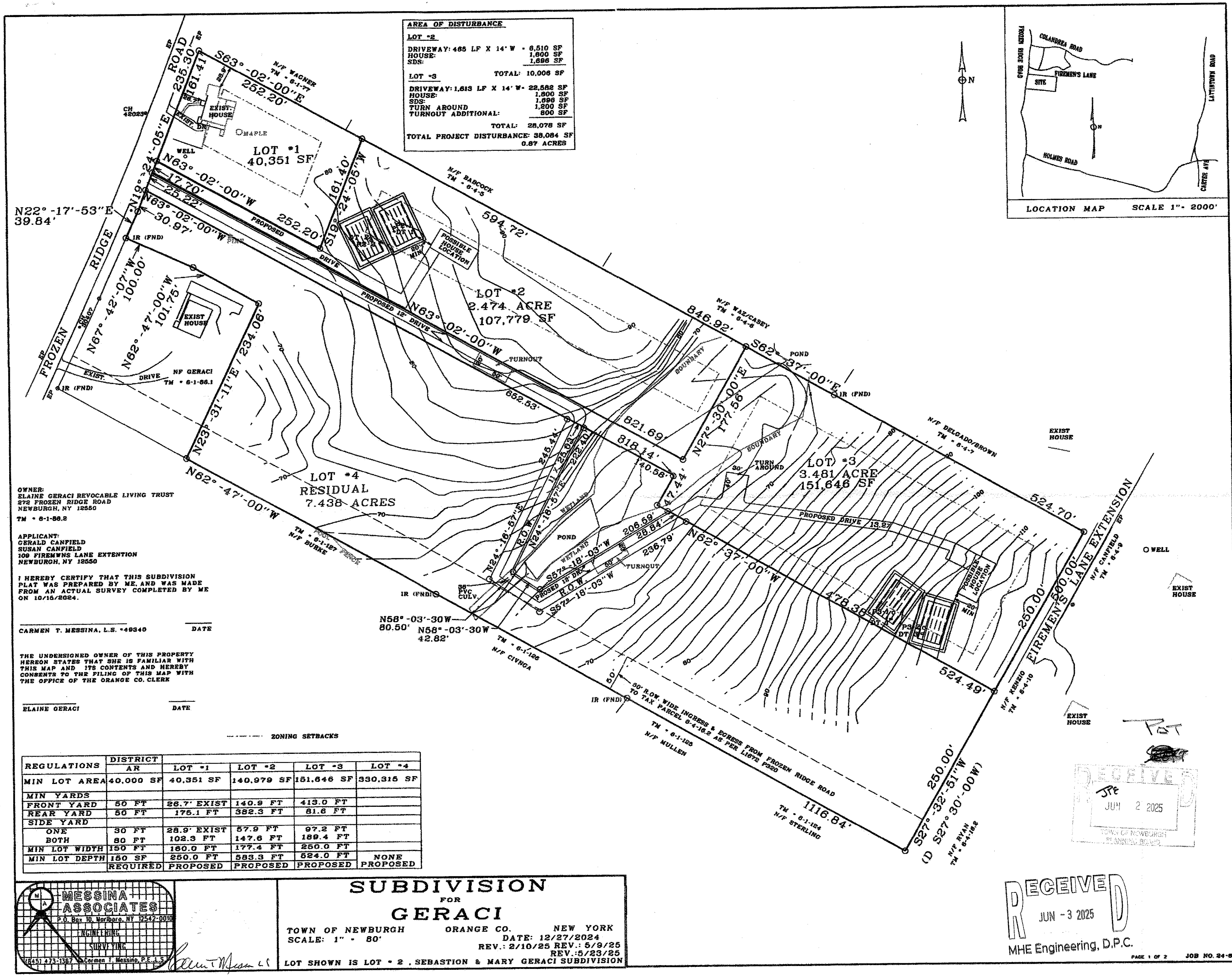
SEPTIC DESIGN

GERACI SUBDIVISION

TOWN OF NEWBURGH
SCALE: NONE

ORANGE COUNTY

NEW YORK
DATE: 5/23/25



AREA OF DISTURBANCE	
LOT -2	
DRIVEWAY: 485 LF X 14' W	6,510 SF
HOUSE:	1,800 SF
SDS:	1,896 SF
LOT -3	
DRIVEWAY: 1,613 LF X 14' W	22,582 SF
HOUSE:	1,800 SF
SDS:	1,896 SF
TURN AROUND:	1,800 SF
TURNOUT ADDITIONAL:	800 SF
TOTAL:	28,078 SF
TOTAL PROJECT DISTURBANCE:	38,084 SF
	0.87 ACRES

OWNER:
ELAINE GERACI REVOCABLE LIVING TRUST
272 FROZEN RIDGE ROAD
NEWBURGH, NY 12550
TM - 8-1-86.2

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

ZONING SETBACKS

REGULATIONS	DISTRICT	LOT -1	LOT -2	LOT -3	LOT -4
	AR				
MIN LOT AREA	40,000 SF	40,351 SF	140,979 SF	151,646 SF	330,315 SF
MIN YARDS					
FRONT YARD	50 FT	26.7' EXIST	140.9 FT	413.0 FT	
REAR YARD	50 FT	176.1 FT	382.3 FT	81.6 FT	
SIDE YARD					
ONE	30 FT	28.9' EXIST	57.9 FT	97.2 FT	
BOTH	80 FT	102.3 FT	147.6 FT	189.4 FT	
MIN LOT WIDTH	150 FT	160.0 FT	177.4 FT	250.0 FT	
MIN LOT DEPTH	150 SF	250.0 FT	583.3 FT	624.0 FT	NONE
	REQUIRED	PROPOSED	PROPOSED	PROPOSED	PROPOSED

MESSINA ASSOCIATES
P.O. Box 10, Marlboro, NY 12542-0010
ENGINEERING
SURVEYING
18451 473-1367

SUBDIVISION
FOR
GERACI
TOWN OF NEWBURGH
SCALE: 1" = 80'
ORANGE CO. NEW YORK
DATE: 12/27/2024
REV.: 2/10/25 REV.: 5/9/25
REV.: 5/23/25
LOT SHOWN IS LOT - 2, SEBASTION & MARY GERACI SUBDIVISION

RECEIVED
JUN - 3 2025
MHE Engineering, D.P.C.