



**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:** 30 JANUARY 2025  
**MEETING DATE:** 6 FEBRUARY 2025  
**PROJECT REPRESENTATIVE:** MESSINA ASSOCIATES – CARMEN MESSINA

1. The project proposes a 4-lot subdivision of a 14.3+/- acre parcel of property. Three of the lots will have individual access off Frozen Ridge Road, while one of the lots proposes access off of Firemen’s Lane Extension. Proposed Lot 1 contains an existing single-family residence, while proposed Lot 2 contains a barn structure. Proposed Lot 1 requires ZBA relief for the following:
  - Front yard setback 50 required 46.8 existing
  - Side yard 30 required where 27.3 exists.
2. Proposed Lot 2 requires a variance for the existing barn structure to remain as an accessory structure in the front yard, Section 185-15 B. The barn structure may also require a variance for height based on Section 185-15 A (1) which building except for farm purposes shall not exceed 15 feet .
3. Show entire footprint of house on existing Lot 1.
4. Showing existing septic system location on Lot 1.
5. Wells and septic locations on Lot 3 should be depicted. Proposed Lot 4 is 8.4 +/- acre parcel which is not for building purposes at this time. Lot is greater than 5 acres no well and septic system locations are required to be depicted.
6. Project is before the Board for an initial appearance and initial Adjoiners notices must be sent out.
7. An EAF must be submitted.
8. Topography should be provided for future submissions.
9. Potable water and septic system design will be required in future submission.
10. The surveyor notes which state this lot line revision was prepared should be modified to state Subdivision Plan.

**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 | mhempa@mhepc.com

11. Highway Superintendent comments on the access drives should be received. Access drives on Frozen Ridge should be received.

Respectfully submitted,

**MHE Engineering, D.P.C.**



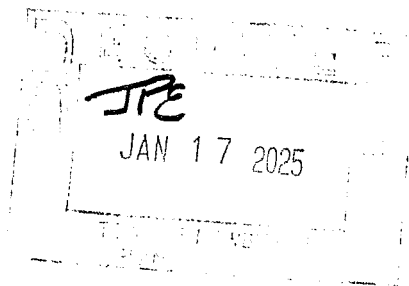
Patrick J. Hines  
Principal



Michael W. Weeks, P.E.  
Principal

PJH/kmm

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: 01-17-2025 TOWN FILE NO: 2025-03  
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):  
SUBDIVISION FOR GERACT.

2. Owner of Lands to be reviewed:  
Name ELAINE GRACE REVOCABLE LIVING TRUST  
Address 272 FROZEN RIDGE ROAD  
NEWBURGH, NY 12550  
x Phone \_\_\_\_\_  
x Email \_\_\_\_\_

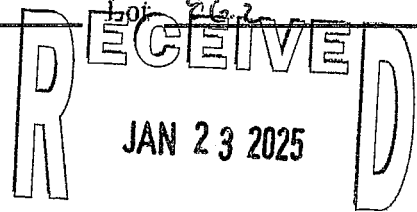
3. Applicant Information (If different than owner):  
Name GERARD & SUSAN CANFIELD  
Address 109 FIREMEN'S LANE EXTENSION  
NEWBURGH, NY 12550  
Representative MESSINA ASSOCIATES, CARMEN T. MESSINA, P.E., L.S.  
Phone (845) 473-1367  
Email C.MESSINA@M.A.AOL.COM

4. Subdivision/Site Plan prepared by:  
Name MESSINA ASSOCIATES, CARMEN T. MESSINA, P.E., L.S.  
Address PO BOX 10  
MARLBOROUGH, NY 12542  
Phone (845) 473-1367  
Email C.MESSINA@M.AOL.COM

5. Location of lands to be reviewed:  
272 FROZEN RIDGE ROAD, NEWBURGH, NY 12550

6. Zone AR Fire District MIDDLE HOPKINS  
Acreage 14.3 ACRES School District MIDDLE HOPKINS CENTRAL SCHOOL

7. Tax Map: Section 6 Block 1 Lot 262



MHE Engineering, D.P.C.

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 4

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) 50' EGRESS EGRESS ALONG SOUTH BOUNDARY OF PROPERTY

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

\* Signature: Garment Messina, P.E.C.S. Title PRINCIPAL

\* Print Name: MESSINA ASSOCIATES, GARMENT T. MESSINA, P.E., C.S.

\* Date: 1/13/25

**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.

11. / Surveyor's Certification
12. / Surveyor's seal and signature
13. / Name of adjoining owners
14. NA Wetlands and buffer zones with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. NA Flood plain boundaries
16. T&D Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
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. NA 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. NA Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. T&D Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. T&D Show topographical data with 2 ft. contours on initial submission

PROXY

(OWNER) ELAINE GERACI, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 272 FROZEN RIDGE ROAD, NEWBURGH, NY 12550

IN THE COUNTY OF ORANGE

AND STATE OF NY

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

Address: 272 FROZEN RIDGE ROAD, NEWBURGH, NY 12550

Section 6 Block 1 Lot 96.2

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND CHRISTOPHER T. MESSINA, P.E., L.S. IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: January 15 2025

Elaine Geraci  
OWNERS SIGNATURE

Elaine Geraci  
OWNERS NAME (printed)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL REPRESENTATIVES

\_\_\_\_\_  
WITNESS' NAME (printed)

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

On the 15<sup>th</sup> day of January, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared, Elaine Geraci, 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.

SUSAN CANFIELD  
Notary Public, State of New York  
No. 01CA6250972  
Qualified in Orange County  
Term Expires November 14, 2027  
NOTARY PUBLIC

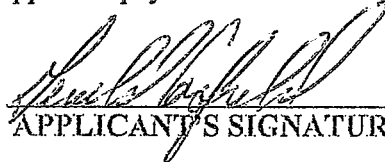
Susan Canfield


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.

 Susan Canfield  
APPLICANT'S SIGNATURE

 Susan Canfield  
APPLICANT'S NAME-- PRINTED

1/16/2025  
DATE

**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 \_\_\_\_\_



## 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.

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)

Cecilia Centello 109 Finance Lane East, Ossining, N.Y. 12550  
Applicant

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

1/15/2025  
DATED

*Cecilia Centello*  
INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

PRINT: \_\_\_\_\_

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: SUSAN & GERALD CARFIELD

Description of the proposed project: SEE PROJECT NARRATIVE

Location of the proposed project: 1212 FROZEN RIDGE ROAD  
NEWBURGH, NY 12550 TAX MAP# 6-1-86.2

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: NO Active Farming within 500 feet.

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.

Susan Carfield  
APPLICANT'S SIGNATURE

Susan Carfield  
APPLICANT'S NAME - PRINTED

1/15/2015  
DATE

**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. The form set herein is part of the application for approval or funding (as subject to public review) and may be subject to public comment. 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 feel will be needed by the staff of the lead agency, attach additional pages as necessary to supplement any item.

**Part 1 - Project and Sponsor Information**

Name of Action or Project:

**SUBDIVISION FOR ZERRA**

Project Location (describe and attach location map)

270 FROSTEN RIDGE ROAD NEWBURGH, NY 12550

**Brief Description of Proposed Action:**

ADDITIONAL SUBDIVISION OF A 14.3 ACRES PARCEL LOCATED AT 270 FROSTEN RIDGE ROAD, NEWBURGH, NY

Name of Applicant or sponsor:

12578 0000 0000 0000

SUSAN AND GERALD CANNILE

T-1000

**Address:**

100 FIFTEENTH LANE EXTENSION

City/Town

NEWBURGH

State  
NY

Zip Code  
12550

1. Does the proposed action only involve the replotting or subdivision of already zoned lots and/or, at most, one side or parcel line? NO YES  
If Yes, attach a narrative description of the intent of the proposed action and the environmental consequences that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.

2. Does the proposed action require a permit, approval or funding from any other Government Agency? NO YES  
NY DEC, USES, STATE, COUNTY and PERMIT or approval: NEWBURGH PLANNING AND ZONING BOARD, TOWN OF NEWBURGH, DEC APPROVAL

3. a. Total acreage of the site of the proposed activity? 14.3 acres  
b. Total acreage to be physically disturbed? < 1 acres  
c. Total acreage (project site and any contiguous projects) owned or controlled by the applicant or project sponsor? 14.3 acres

4. Check all land uses that occur on, are adjoining or near the proposed action.

- 5.  Urban  Rural-residential  Industrial  Commercial  Residential/retail
- Forest  Agriculture  Vacant  Other (specify)
- Parking

11. Identify the typical habitat types that occur on or are likely to be found on the project site. Check all that apply:

- Shrubland
- Forest
- Agricultural lands/fields
- Hardwood woods/swamp
- Wetland
- Urban
- Suburban

15. Does the site of the proposed action contain any species of animal or a associated habitat, listed by the State or Federal government as threatened or endangered?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Is the project site located in the 100-year flood plain?

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?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes,

a. Will storm water discharges flow to adjacent properties?

<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

<input type="checkbox"/>	<input type="checkbox"/>
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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 impound, dam)?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes, explain the purpose and size of the impoundment:

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes, describe:

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes, describe:

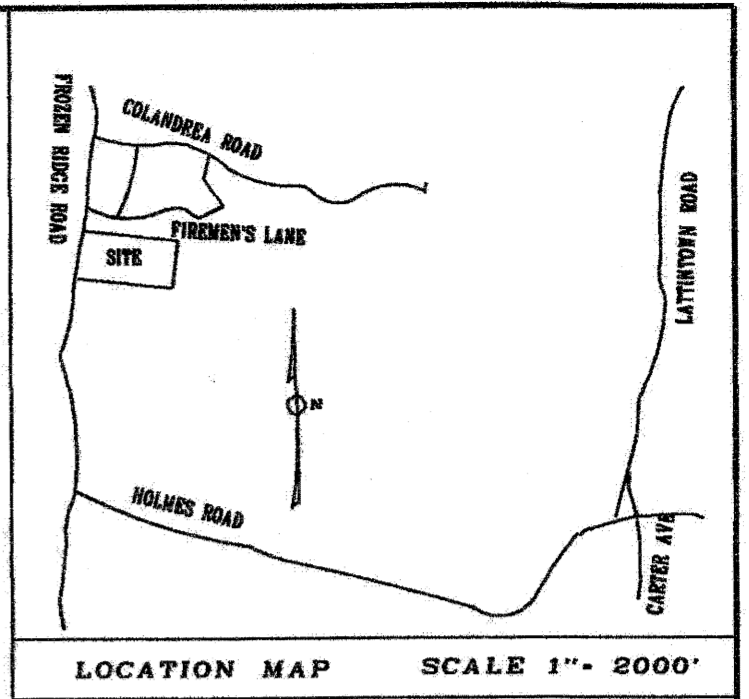
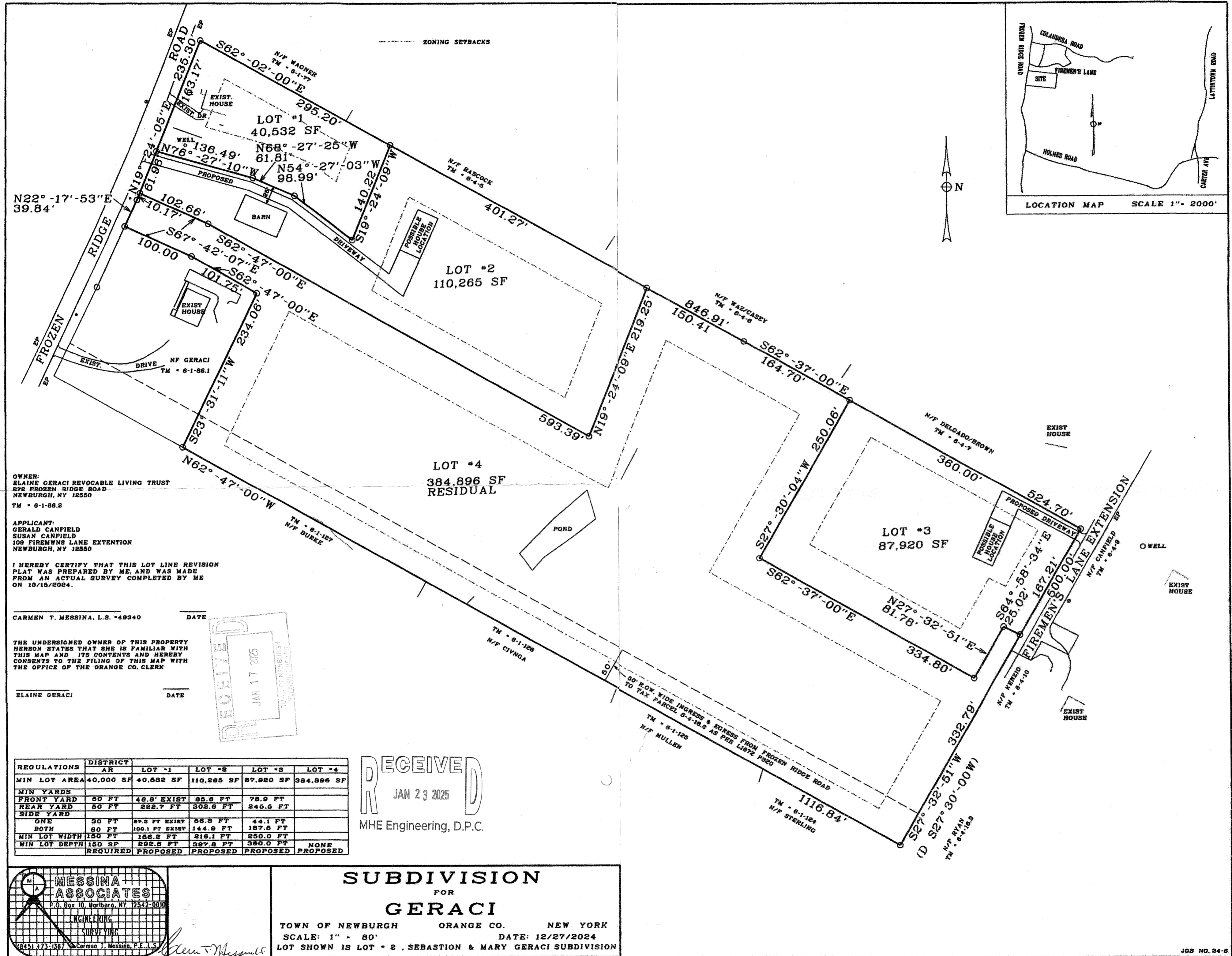
I CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Applicant/Project Manager: MEDINA ASSOCIATES, CARMEN T. MEDINA, P.E., L.C.

Date: 1/12/25

Signature: Carmen T. Medina P.E., L.C.

Title: ENGINEER



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

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

I HEREBY CERTIFY THAT THIS LOT LINE REVISION PLAT WAS PREPARED BY ME, AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON 10/15/2024.

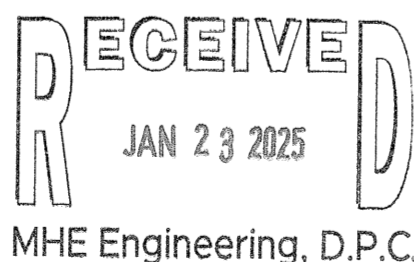
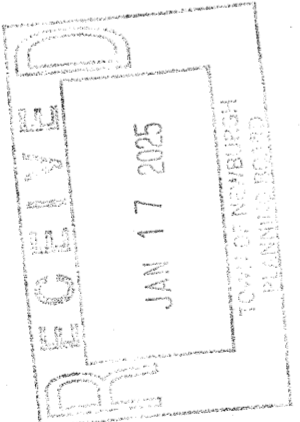
CARMEN T. MESSINA, L.S. #49340

DATE

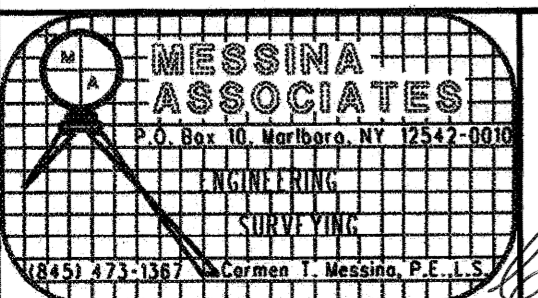
THE UNDERSIGNED OWNER OF THIS PROPERTY HEREBY STATES THAT SHE IS FAMILIAR WITH THIS MAP AND ITS CONTENTS AND HEREBY CONSENTS TO THE FILING OF THIS MAP WITH THE OFFICE OF THE ORANGE CO. CLERK

ELAINE GERACI

DATE



REGULATIONS	DISTRICT	LOT #1	LOT #2	LOT #3	LOT #4
	AR				
MIN LOT AREA	40,000 SF	40,532 SF	110,265 SF	87,920 SF	384,896 SF
MIN YARDS					
FRONT YARD	50 FT	48.8' EXIST	66.6 FT	78.9 FT	
REAR YARD	50 FT	222.7 FT	302.8 FT	246.8 FT	
SIDE YARD					
ONE	50 FT	87.3 FT EXIST	56.8 FT	44.1 FT	
BOTH	80 FT	100.1 FT EXIST	144.9 FT	187.5 FT	
MIN LOT WIDTH	150 FT	158.2 FT	316.1 FT	250.0 FT	
MIN LOT DEPTH	150 SF	292.8 FT	397.8 FT	300.0 FT	NONE
	REQUIRED	PROPOSED	PROPOSED	PROPOSED	PROPOSED



**SUBDIVISION FOR GERACI**  
 TOWN OF NEWBURGH ORANGE CO. NEW YORK  
 SCALE: 1" = 80' DATE: 12/27/2024  
 LOT SHOWN IS LOT # 2, SEBASTION & MARY GERACI SUBDIVISION