





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

PROJECT NAME: HUDSON MARINE CORPORATON – 2 LOT SUBDIVISION
PROJECT NO.: 2025-14
PROJECT LOCATION: SECTION 3, BLOCK 1, LOT 53.2
REVIEW DATE: 25 APRIL 2025
MEETING DATE: 1 MAY 2025
PROJECT REPRESENTATIVE: ACES, JONATHAN MILLEN, LLS

1. The project proposes a 2-lot subdivision subdividing off any existing single-family home from a 21.3 +/- acre parcel. Proposed Lot 1 will be a 2.5 +/- acre parcel with a balance parcel of 18.5 +/- acres. No construction is proposed to occur on Lot 2. Lot 2 is identified as “not a building lot”.
2. A note should be placed on the map that any proposed construction on Lot 2 would require Planning Board approval.
3. The lot contains NYSDEC wetland areas identified as being mapped on 4 March 2025. The majority of the frontage for Lot 2 contains wetland or associated buffer. A 20-foot strip along the northern portion of the lot is identified, which is not restricted by wetlands. A 20-foot strip if utilized for future access would be restricted to driveways only, as no private public road would be able to be constructed within the 20-foot strip.
4. Adjoiners Notices must be submitted.
5. The plan identifies a 0.3-acre strip of land 25 feet from the center line of Quaker Street to be dedicated to the Town of Newburgh. Appropriate offers of dedication and any other legal document should be submitted to Dominic Cordisco for review.
6. The subsurface sanitary sewer disposal location serving proposed Lot 1 should be identified on the plans.

Respectfully submitted,
MHE Engineering, D.P.C.


Patrick J. Hines
Principal
PJH/kmm


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
308 Gardnertown Road
Newburgh, New York 12550**

RECEIVED
APR 24 2025
MHE Engineering, D.P.C.

DATE RECEIVED: _____ **TOWN FILE NO:** _____
(Application fee returnable with this application)

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

Two lot Subdivision of the lands of Hudson Marine Corp.

2. Owner of Lands to be reviewed:

Name Hudson Marine Corp Alex Salomatoff
Address 6 Pat Road
Newburgh NY 12550
Phone 845-590-4071

3. Applicant Information (If different than owner):

Name same as owner
Address _____

Representative Jonathan N. Millen, LLS
Phone 845-943-7198
Fax _____
Email jmillenlls@acessurveying.com

4. Subdivision/Site Plan prepared by:

Name Jonathan N. Millen, LLS
Address 1229 Route 300 - Suite 4 - Newburgh, NY 12550

Phone/Fax 845-9343-7198

5. Location of lands to be reviewed:

342 Quaker Street

6. Zone AR
Acreage 21AC

Fire District Plattekill
School District Walkill

7. Tax Map: Section 3 **Block** 1 **Lot** 53.2

TOWN OF NEWBURGH PLANNING BOARD

Proposed Two lot Subdivision of the lands
of Hudson Marine Corp.

PROJECT NAME

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 application rejection.**

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

30. ☒ Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. 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
32. N/A Number of acres to be cleared or timber harvested
33. N/A Estimated or known cubic yards of material to be excavated and removed from the site
34. N/A Estimated or known cubic yards of fill required
35. N/A The amount of grading expected or known to be required to bring the site to readiness
36. N/A Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
- _____
- _____
37. 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.
- _____
- _____
38. ☒ 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: Jonathan N Millen LLS
Licensed Professional

Date: 04/23/2025

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.

Prepared (insert date):

PROXY

(OWNER) Hudson Marine Corp
(Alex Salomatoff), DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 6 Par Rd Newburgh, NY 12550

IN THE COUNTY OF Orange

AND STATE OF NY

AND THAT HE/SHE IS THE OWNER IN FEE OF 343 Quaker St

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND Jonathan N Millen LLS IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 04/23/2025

Alex Salomatoff
OWNERS SIGNATURE

Alex Salomatoff
OWNERS NAME (printed)

Raymond B Mckeiver
WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

Raymond B Mckeiver
WITNESS' NAME (printed)

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:

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

INDIVIDUAL APPLICANT

BY: _____
 (Pres.) (Partner) (Vice-Pres.)
 (Sec.) (Treas.)

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.

RECEIVED
APR 24 2005
MHE Engineering, D.P.C.

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:

Two lot Subdivision of the lands of Hudson Marine Corp.

Project Location (describe, and attach a location map):

342 Quaker Street Newburgh, NY 12550

Brief Description of Proposed Action:

Subdivision of a 21 acre on Quaker street in the town of Newburgh. One of the proposed parcels will contact a existing residence that will remain. The second the parcel will be completely vacant.

Name of Applicant or Sponsor:

Hudson Marine Corp / Alex Salomatoff

Telephone: 845-590-4071

E-Mail: alexsmarine@aol.com

Address:

6 Pat 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?

NO

YES

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.

☒

☐

2. Does the proposed action require a permit, approval or funding from any other government Agency?

NO

YES

If Yes, list agency(s) name and permit or approval:

☒

☐

3. a. Total acreage of the site of the proposed action?

21 acres

- b. Total acreage to be physically disturbed?

0 acres

- c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

21 acres

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

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)

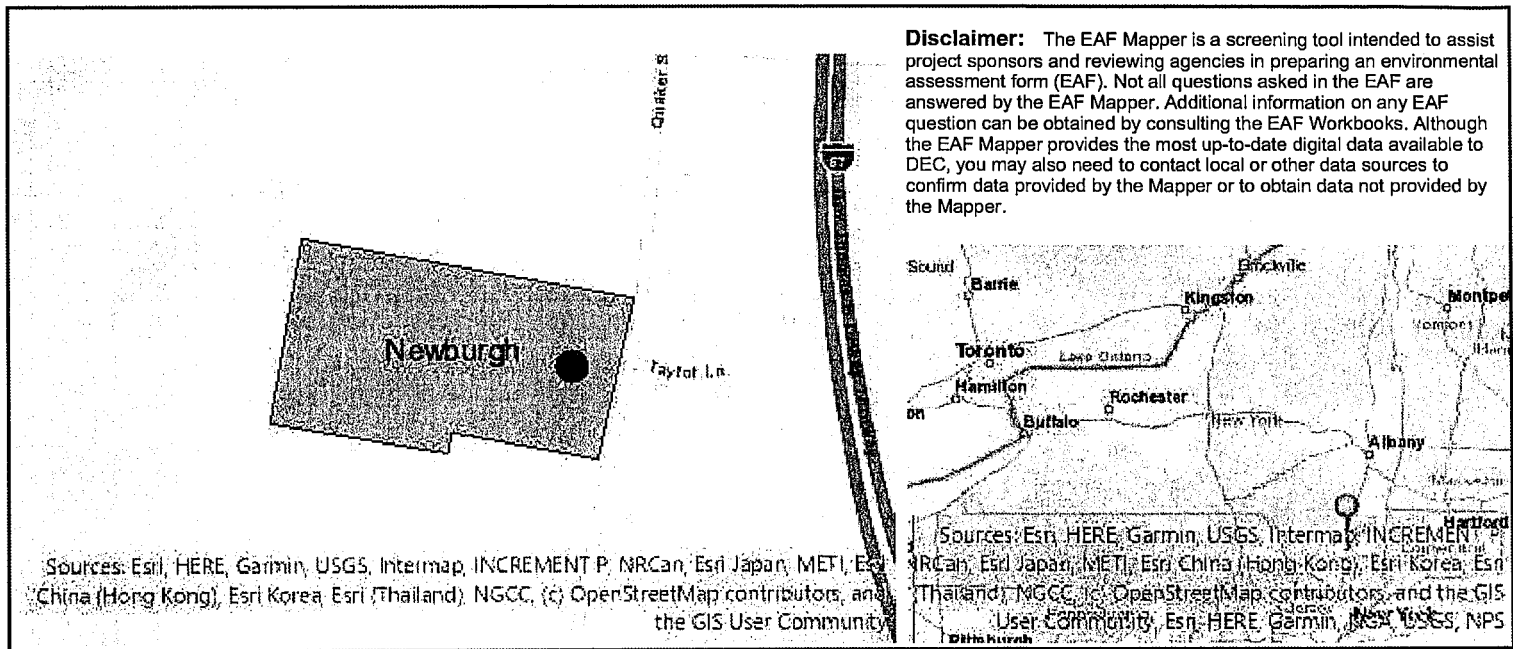
☐ Forest ☐ Agriculture

☐ Aquatic ☐ Other(Specify):

☐ 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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <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? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ no building is proposes _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ no building is proposed _____	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 checked="" type="checkbox"/>	<input 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 <input type="checkbox"/>	YES <input checked="" 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?	NO	YES
	<input checked="" type="checkbox"/>	<input 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, 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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Jonathan N Millen LLS</u> Date: <u>04/23/2025</u> Signature: <u><i>Jonathan N Millen LLS</i></u> Title: <u>surveyor</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

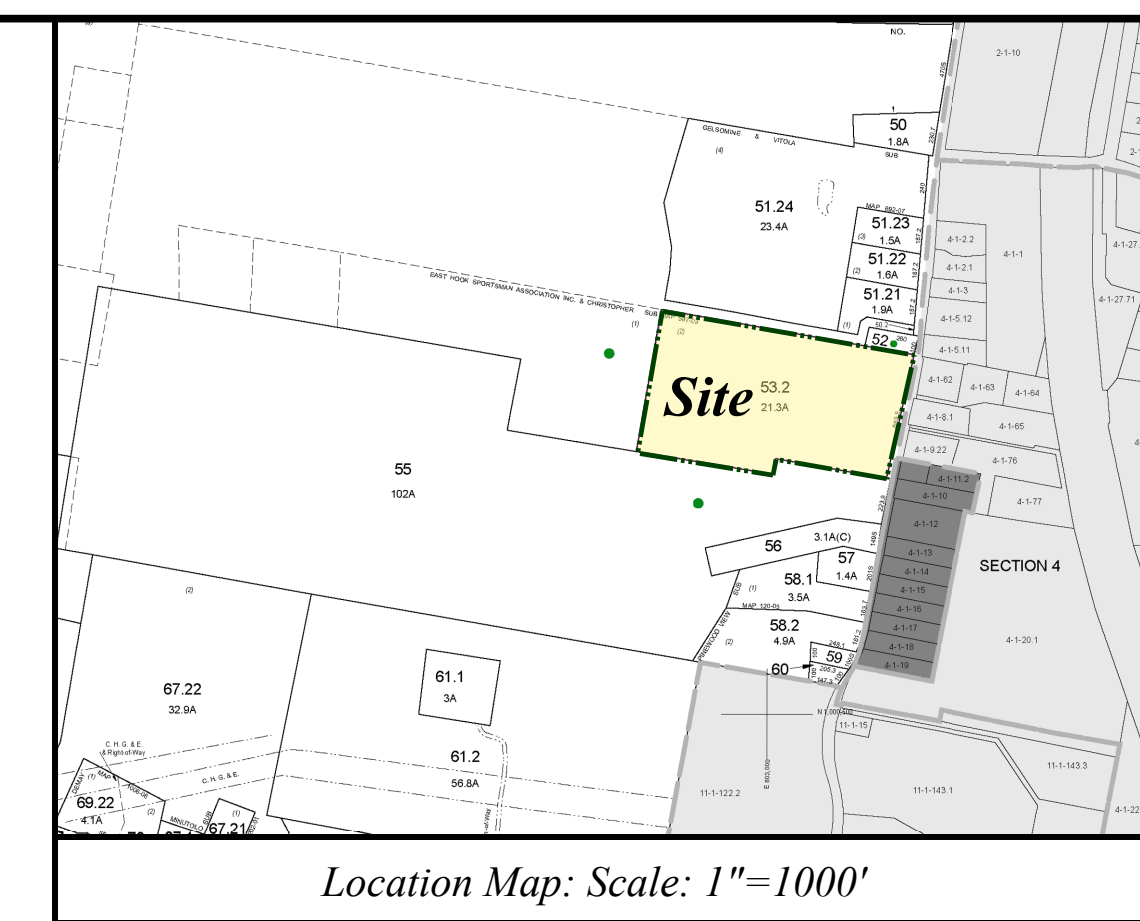
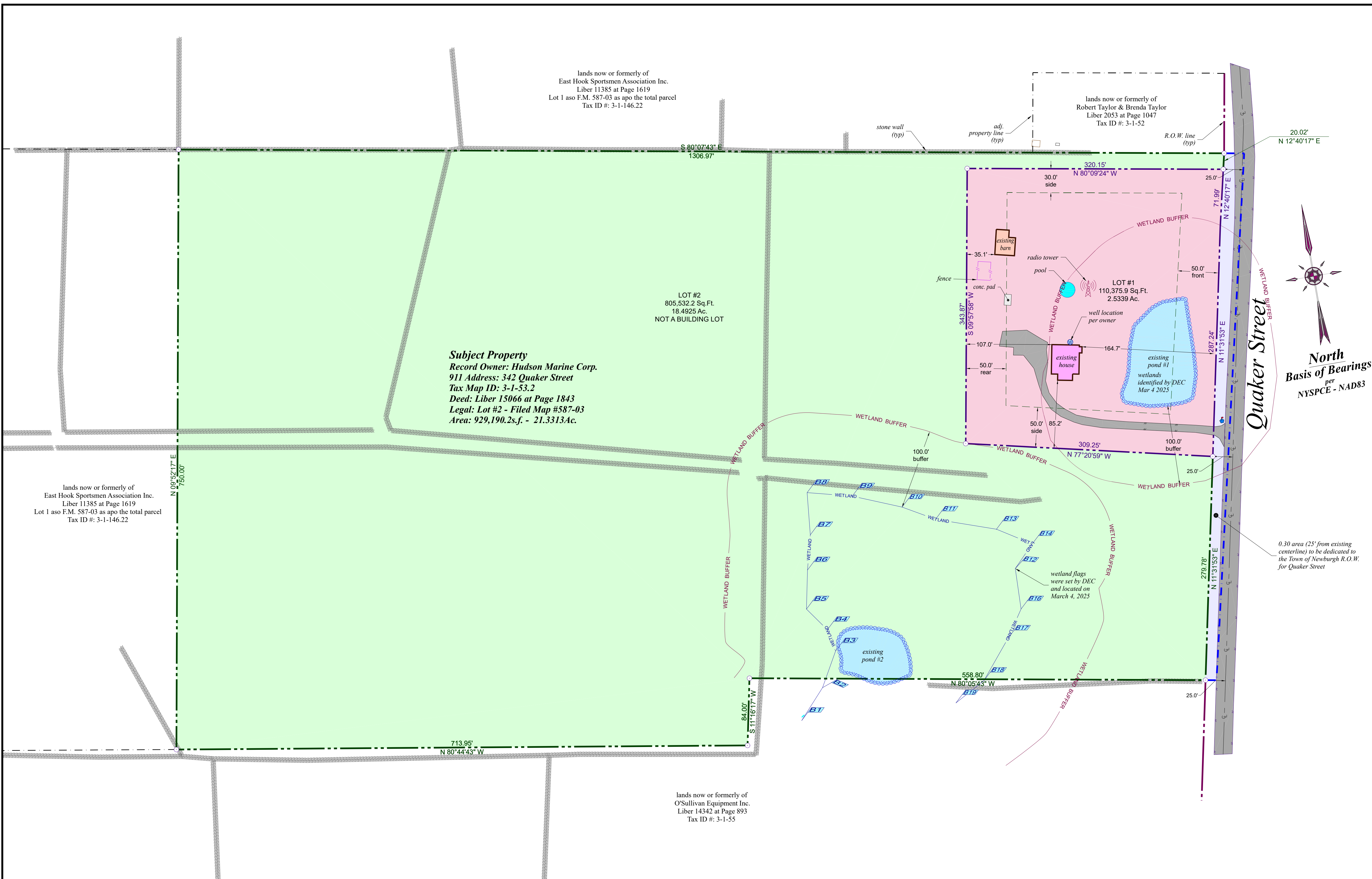
Part 1 / Question 12b [Archeological Sites] No

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 Year Flood Plain] No

Part 1 / Question 20 [Remediation Site] No



<u>ZONING SCHEDULE</u>			
<u>ZONE: AR</u>			
	<u>REQUIRED</u>	<u>LOT# 1</u>	<u>LOT# 2</u>
MINIMUM LOT AREA	40,000SF	109,572.3SF	803,131.3SF
MINIMUM YARDS (feet)			
FRONT	50'	164'	NOT
REAR	30'	107'	A
SIDE ONE	50'	85'	BUILDING
SIDE BOTH	60'	305'	LOT
MINIMUM LOT WIDTH (feet)	150'	349'	658'
MINIMUM LOT DEPTH (feet)	150'	312'	987'
MAXIMUM LOT BUILDING COVERAGE (%)	10%	2%	N/A
MAXIMUM LOT SURFACE COVERAGE (%)	20%	6%	N/A

APPLICANT:
I hereby certify to:
Hudson Marine Corp.
Alex Salomatoff

OWNERS ENDORSEMENT: 3-1-53.2

The undersigned owner of the property hereon states that they are familiar with this plan, and its contents, and hereby consent to all said terms and conditions as stated hereon and to the filing of this plan in the office of the Orange County Clerk.

Hudson Marine Corp.	Date
Alex Salomatoff	

**TOWN OF NEWBURGH
PLANNING BOARD ENDORSEMENT**

SURVEYOR'S NOTES:

1. Copyright © 2025, Jonathan N. Millen, L.L.S. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and/or copyright holder is obtained.
2. Unauthorized alteration of an item in a map, or addition to a survey map for any person, unless acting under the direction of a licensed land surveyor, is a violation of section 7209, subdivision 2, of the New York State Education Law.
3. **Only maps bearing the surveyor's signature overlaid with embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Anything other than copies with an embossed-seal and signature may contain unauthorized and undetectable modifications, deletions, additions, and changes, and are not to be relied upon. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an altered and incorrect copy.**
4. Certifications on this map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this map.
5. The certifications herein are not transferable.
6. The location of underground improvements or encroachments are not always known and often must be estimated, if any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
7. This survey is subject to the findings of a Title Report and or Title Search.
8. Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
9. Subject to any conditions, restrictions, covenants and/or right-of ways/easements of record, if any.

CERTIFICATION NOTES:

This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person *not* listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

SURVEYS' CERTIFICATION:

I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Rural class and represents the results of an actual on the *ground field survey*, per record description, of the land shown hereon, located at 342 Quaker Street in the Town of Newburgh, County of Orange, State of New York. Completed on March 26, 2025, performed in accordance with the current existing Code of Practice for La Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

Signature _____ Date _____ Jonathan N. Millen, LLS
1229 Route 300 - Suite 3
Newburgh, NY 12550

REFERENCES:

1. The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York .
2. Various Deeds of Record - Liber and Page or Document ID as shown:
3. Subject parcel being Lot 2 as shown on a map entitled, "Lot Line Change Plan, Lands of East Hook Sportsman Association, Inc. & Lands of Thomas & Barbara Christopher", filed in the Orange County Clerk's Office on 11-12-2003 as Filed Map No. 587-03.

CERTIFIED TO:
I hereby certify to:
Hudson Marine Corp
Town of Newburgh

0' 60' 120' 180' 240'

GRAPHIC SCALE: 1" = 60'

Jonathan N. Millen, LLS
 PROFESSIONAL LAND SURVEYOR
 CERTIFIED TO BE CORRECT AND ACCURATE
 N.Y. Lic. No. 050748

Jonathan N. Millen

**STATE OF NEW YORK
 JONATHAN N. MILLEN
 LICENSED LAND SURVEYOR
 050748**

JONATHAN N. MILLEN, L.L.S.

Basis Of Bearings:
The horizontal Datum is the North American Datum of 1983 (NAD83). The project baseline bearing reference for Grid North was established by GPS observation performed on March 6, 2025. The subject property lines are as per the latest record Deed (*D*) and aligned to this datum.

Two Lot Subdivision
of the lands of
Hudson Marine Corp.