



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

**PROJECT NAME:** LANDS OF MELISSA MENENDEZ  
**PROJECT NO.:** 25-11  
**PROJECT LOCATION:** 5 KINGS HILL ROAD  
SECTION 11, BLOCK 1, LOTS 63.22  
**REVIEW DATE:** 9 MAY 2025  
**MEETING DATE:** 15 MAY 2025  
**PROJECT REPRESENTATIVE:** CONTROL POINT ASSOCIATES – PATRICIA P. BROOKS, L.S.

1. The plans have been revised to relocate the proposed well 200 feet away from the proposed septic and reserve area.
2. The boundary survey has been completed for the entire parcel including the highway bounds for the roadway on Rock Cut Road. In response to the Towns lead agency circulation Orange County Department of Public Works response letter has concluded “that based on review of the submitted documents this office has determined that no further review comment or review is necessary”.
3. The state wetlands have been delineated and submitted to the NYSDEC for validation.
4. Plans have been modified for the turnout for emergency services based on the length of the driveway.
5. Compliance with the Tree Preservation Ordinance has been documented.
6. The percolation test information on Sheet 205 should be labeled as such, currently deep test and percolation tests are both labeled as deep tests.
7. Label the septic system as a shallow absorption trench system on Sheet 205.
8. The Notice of Intent for Lead Agency was circulated on April 29, 2025. Time frame for lead agency has not expired as of the date of the meeting.

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

Patrick J. Hines  
Principal  
PJH/kmm

Michael W. Weeks, P.E.  
Principal

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**PENNSYLVANIA OFFICE**

111 Wheatfield Drive, Suite 1, Milford, PA 18337  
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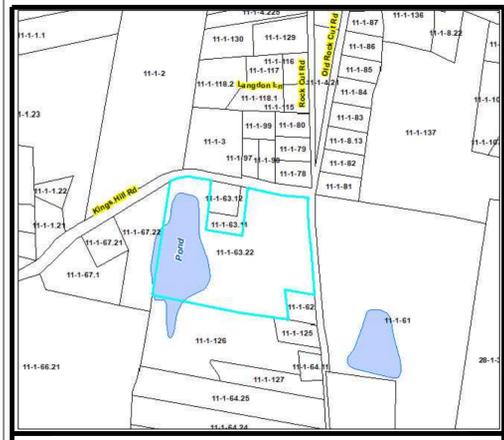
**ZONING TABLE**

ZONING INFORMATION  
R-1 DISTRICT  
SOURCE TOWN ZONING MAP PROPOSED

ITEMS	REQUIRED	LOT 1	LOT 2
MIN LOT AREA	40,000 SqFt	2,31 Acres	±16.3 Acres
MIN LOT WIDTH	150'	298.6'	±400'
MIN LOT DEPTH	150'	626.1'	±830'
MIN FRONT YARD	50'	168.5'	±55'
MIN 1 SIDE YARD	30'	100.4'	76.8'
SIDE TOTAL	80'	249.6'	±343'
MIN REAR YARD	40'	55.6'	±68'
MAX BUILDING HEIGHT	35'	<35'	<35'
MAX BUILDING COVERAGE	10%	4%	<1%
MAX LOT COVERAGE	20%	15%	1%
HABITABLE FLOOR AREA	1500 SqFt	-	-

NOTE: ZONING CATEGORIES IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED 08/01/2018 AS AVAILABLE ON ECODE380.COM

AREA OF DISTURBANCE: 0.9 ACRES



TAX MAP SCALE : 1" = 600'



TOTAL AREA : ±18.6 ACRES

**PLANNING BOARD ENDORSEMENT**

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF NEWBURGH, SUBJECT TO ALL CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION, ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL.

Chairperson - Town Planning Board Date

**OWNER'S CERTIFICATION**

THE UNDERSIGNED, OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE OF THE PROPERTY SHOWN ON THIS PLAT, DOES HEREBY CERTIFY THAT HE/SHE HAS REVIEWED THIS PLAT, IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS NOTES AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND AGREES TO FILE THIS MAP WITH THE ORANGE COUNTY CLERK.

Signature Date

- NOTES:**
- UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
  - SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. SUBJECT TO WHATEVER STATE OF FACTS A COMPLETE SEARCH OF TITLE MAY REVEAL.
  - SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
  - CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PARTIES SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.
  - KINGS HILL ROAD BOUNDS COMPUTED 25' FROM EXISTING ROAD CENTER LINE. ROCK CUT ROAD BOUNDS BASED ON REFERENCE MAP 3.
  - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
  - EXISTING 2' CONTOURS BASED ON ACTUAL FIELD SURVEY.
  - LIDAR CONTOURS BASED ON NYS GIS 2014 3 COUNTY 1 METER LIDAR DATASET. ELEVATION DATUM IS APPROXIMATE NAVD88 BASED ON RTKIGPS OBSERVATIONS TAKEN AT THE TIME OF THE SURVEY.
  - A PORTION OF THIS PARCEL IS LOCATED IN A ZONE A FLOOD ZONE IN ACCORDANCE WITH MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, ORANGE COUNTY, NEW YORK, (ALL JURISDICTIONS), MAP NUMBER 36071C0128E, EFFECTIVE DATE: 08/03/2009.
  - PARCEL CONTAINS FRESHWATER POND PER U.S. FISH & WILDLIFE SERVICE, APPROXIMATELY SHOWN HEREON, AND IS THEREFORE SUBJECT TO ALL REGULATIONS PROMULGATED THEREUNDER.
  - ANY DISTURBANCE GREATER THAN 1 ACRE REQUIRES A PERMIT FROM THE NYSDEC FOR CONSTRUCTION STORMWATER.

- REFERENCE MAPS:**
- MAP ENTITLED "MAP OF SUBDIVISION FOR TULLIO SANTARELLI" FILED WITH THE OFFICE OF THE ORANGE COUNTY CLERK JUNE 26, 1996 AS MAP #119-96.
  - MAP ENTITLED "SUBDIVISION AND LOT LINE CHANGE PLAN FOR ROBERT J. AND LINDA J. KIRKPATRICK" FILED WITH THE OFFICE OF THE ORANGE COUNTY CLERK FEBRUARY 25, 1998 AS MAP #121-98.
  - "E. COLDENHAM - ULSTER COUNTY LINE, COUNTY ROAD #23 (PT. II) R.O.W. MAP NO. 21" DATE 02 DECEMBER, 1954.

**REFERENCE DEED :**  
EILEEN MENEDEZ  
FKA EILEEN MEHL  
- to -  
EDWARD & EILEEN MENEDEZ  
DEED LIBER 2060 PAGE 29  
DATED 10, FEBRUARY 1977  
FILED 11, FEBRUARY 1977

**RECORD OWNER :**  
MELISSA MENEDEZ  
5 KING HILL ROAD  
WALDEN, NY 12586

**PROPERTY ADDRESS :**  
5 KING HILL ROAD  
WALDEN, NY 12586

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PATRICIA PAULI BROOKS, L.S.  
NEW YORK PROFESSIONAL LAND SURVEYOR #49793

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
2	NYSDEC WETLANDS	I.G.	C.G.	P.P.B.	04-25-25
1	ROCK CUT ROAD HIGHWAY BOUNDS & PB COMMENTS	I.G.	G.O.	P.P.B.	04-01-25

TOWN OF NEWBURGH PLANNING BOARD APP. #2025-11

FIELD DATE: 07-24-24

FIELD BOOK NO: HV #15 HV #13

FIELD BOOK PG: 153-154 40-41

FIELD CREW: BN/TL

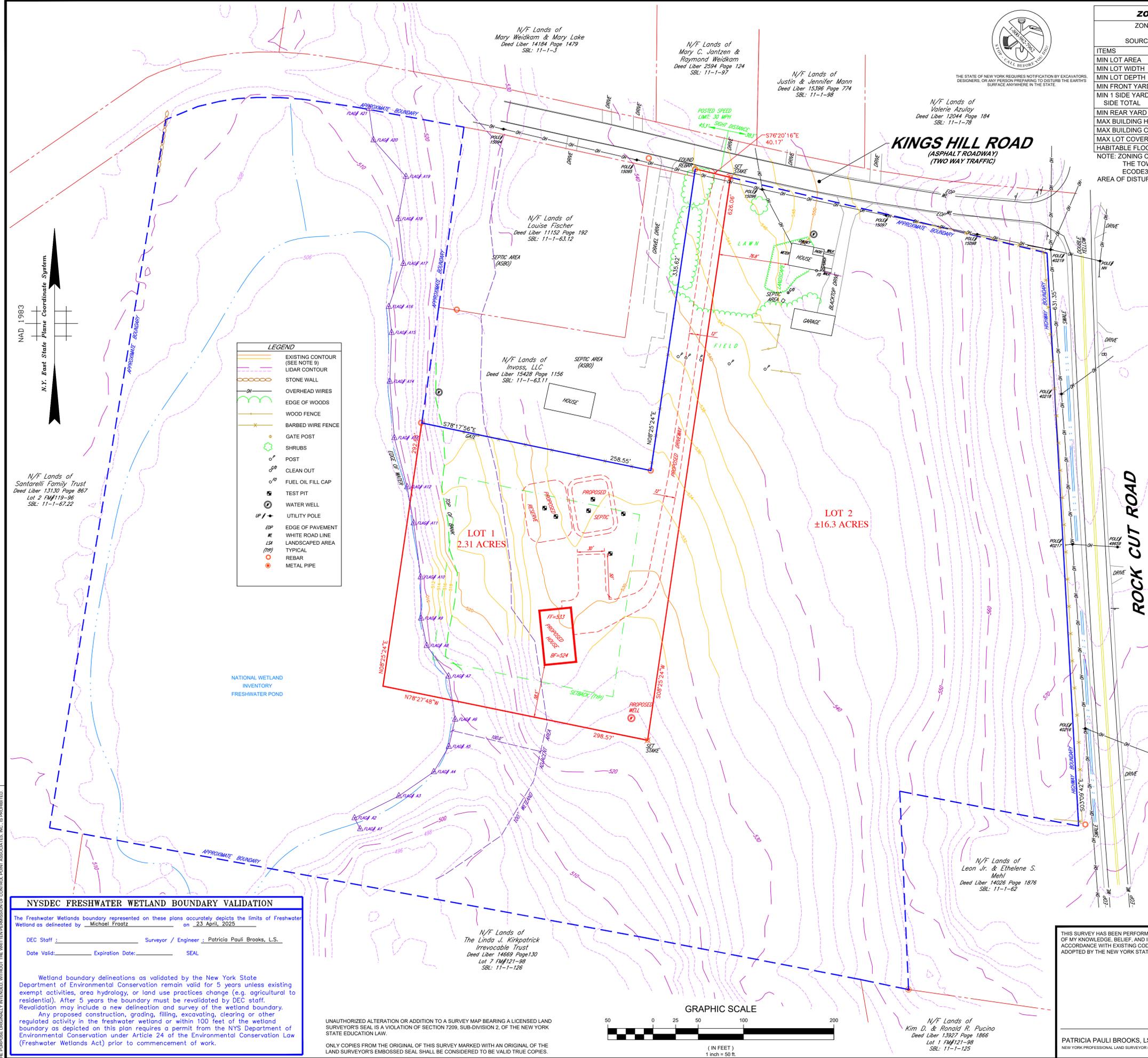
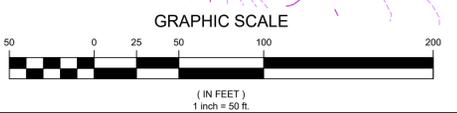
DRAWN: GIO

REVIEWED: S.D.

MAP OF SUBDIVISION OF LANDS OF  
**MELISSA MENEDEZ**  
SBL: 11-1-63.22 TOWN OF NEWBURGH  
COUNTY OF ORANGE, STATE OF NEW YORK

**CONTROL POINT ASSOCIATES INC PC**  
11 MAIN STREET  
HIGHLAND, NY 12528  
845.691.7339  
WWW.CPASURVEY.COM

APPROVED: P.P.B. DATE: 08-15-2024 SCALE: 1" = 50' FILE NO: 12-240259-00 DWS. NO: 1 OF 5



**NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION**

The Freshwater Wetlands boundary represented on these plans accurately depicts the limits of Freshwater Wetland as delineated by Michael Froatz on 23 April, 2025.

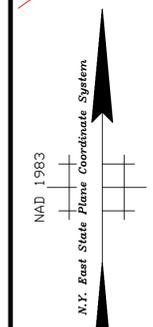
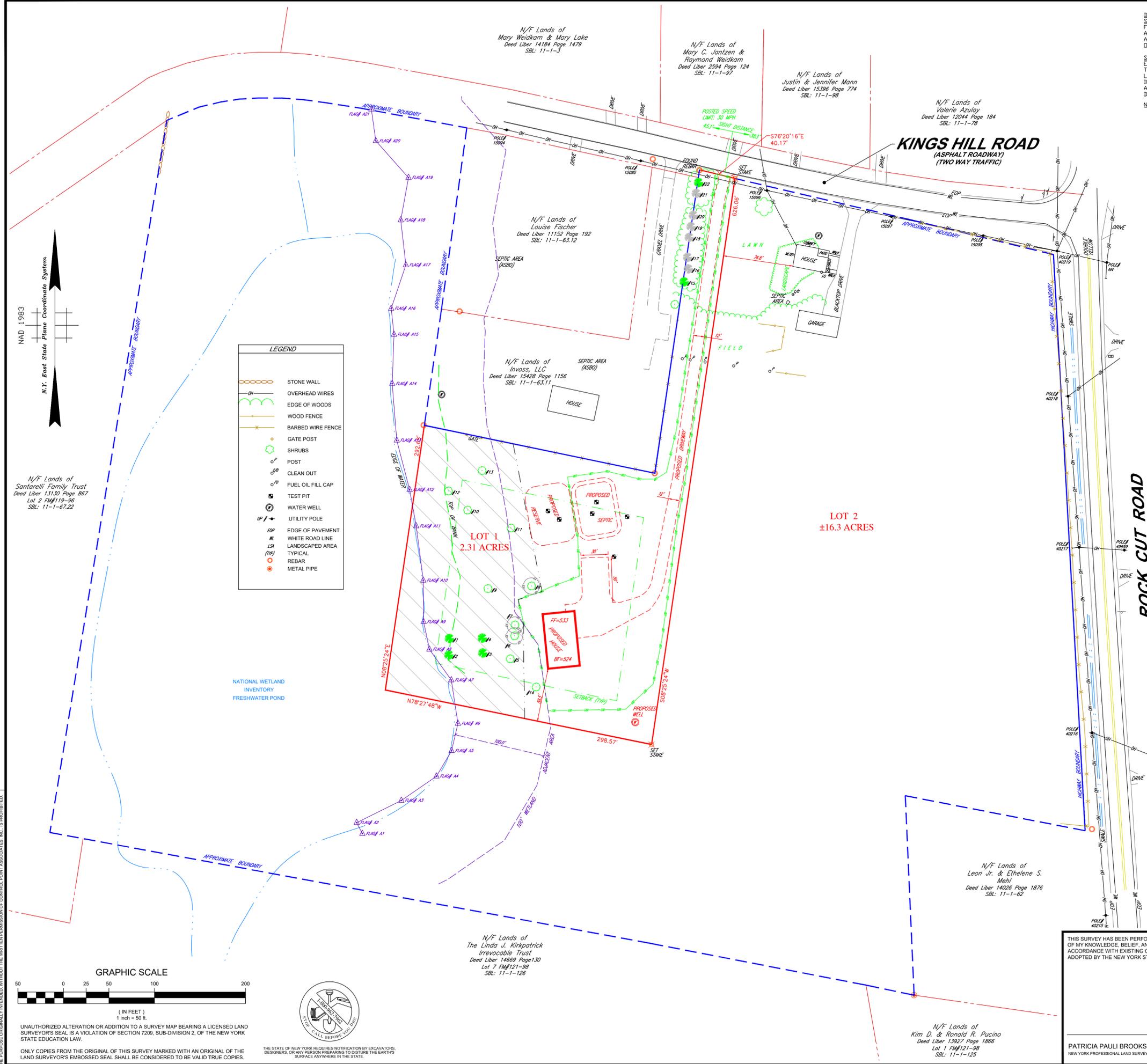
DEC Staff: \_\_\_\_\_ Surveyor / Engineer: Patricia Paul Brooks, L.S.  
Date Valid: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ SEAL

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for 5 years unless existing exempt activities, area hydrology, or land use practices change (e.g. agricultural to residential). After 5 years the boundary must be revalidated by DEC staff. Revalidation may include a new delineation and survey of the wetland boundary. Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

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N/F Lands of Santarelli Family Trust  
Deed Liber 13130 Page 867  
SBL: 11-1-87.22

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**LEGEND**

	STONE WALL
	OVERHEAD WIRES
	EDGE OF WOODS
	WOOD FENCE
	BARBED WIRE FENCE
	GATE POST
	SHRUBS
	POST
	CLEAN OUT
	FUEL OIL FILL CAP
	TEST PIT
	WATER WELL
	UTILITY POLE
	EDGE OF PAVEMENT
	WHITE ROAD LINE
	LANDSCAPED AREA
	TYPICAL
	REBAR
	METAL PIPE

NATIONAL WETLAND INVENTORY  
FRESHWATER POND

N/F Lands of The Linda J. Kirkpatrick Irrevocable Trust  
Deed Liber 14689 Page 130  
Lot 7 FM#121-98  
SBL: 11-1-126

N/F Lands of Kim D. & Ronald R. Pucino  
Deed Liber 13927 Page 1866  
Lot 1 FM#121-98  
SBL: 11-1-125

N/F Lands of Leon Jr. & Ethelene S. Mehl  
Deed Liber 14026 Page 1876  
SBL: 11-1-82

N/F Lands of Mary Weickom & Mary Lake  
Deed Liber 14184 Page 1479  
SBL: 11-1-3

N/F Lands of Mary C. Jantzen & Raymond Weickom  
Deed Liber 2594 Page 124  
SBL: 11-1-97

N/F Lands of Justin & Jennifer Mann  
Deed Liber 15396 Page 774  
SBL: 11-1-98

N/F Lands of Valerie Azuly  
Deed Liber 12044 Page 184  
SBL: 11-1-78

N/F Lands of Louise Fischer  
Deed Liber 11152 Page 192  
SBL: 11-1-63.12

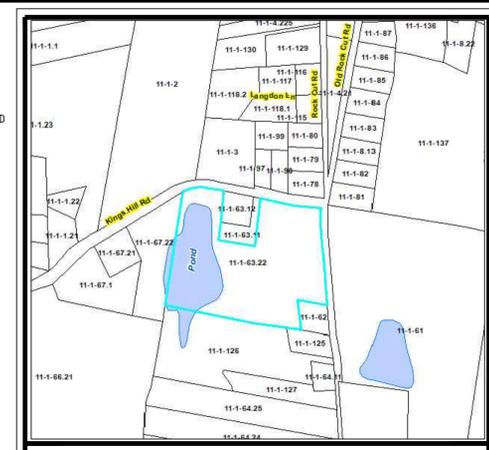
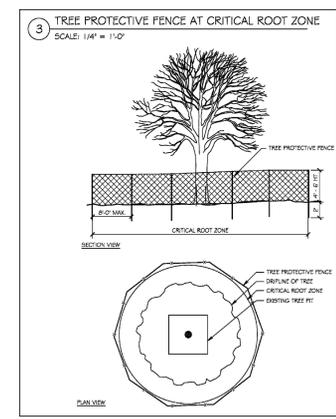
N/F Lands of Invoos, LLC  
Deed Liber 15428 Page 1156  
SBL: 11-1-63.11

**DEFINITIONS:**  
**SIGNIFICANT TREE:** ANY HEALTHY TREE MEASURING FOURTEEN INCHES OR LARGER AT DBH AND THAT DEVELOPS A CANOPY THAT IS NOT INVASIVE FOR DECIDUOUS TREES AND MEASURING TEN INCHES OR LARGER DBH FOR ALL OTHER TREES.  
**SPECIMEN TREE:** ANY TREE WITH A TRUNK DIAMETER THAT EQUALS OR EXCEEDS TWENTY INCHES AT DBH WITH A SOUND TRUNK SHOWING NO EXTENSIVE DECAY OR HOLLOW, WITH LESS THAN 20% RADIAL TRUNK DIEBACK AND NO MAJOR INSECT OR PATHOLOGICAL PROBLEM OF SUCH SPECIES AS ACHIEVES A CANOPY SPREAD OF FORTY OR MORE FEET IN DIAMETER UPON MATURITY.

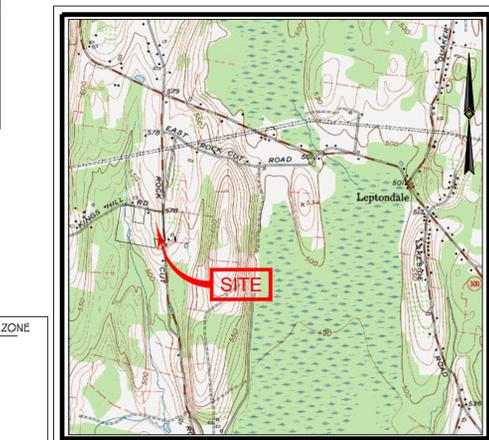
- NOTES:**
1. THIS PLAN CONFORMS WITH CHAPTER 172 TREE PRESERVATION AND PROTECTION OF THE CODE OF THE TOWN OF NEWBURGH AND NO REFORESTATION PLAN IS REQUIRED.
  2. PROPOSED PROTECTION FENCING SHOWN HEREON TO BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE APPENDIX A-1, APPENDIX A-9, AND APPENDIX A-3 ATTACHMENTS INCLUDED IN CHAPTER 172.
  3. NO EXCAVATION OR OTHER ACTIVITY SHALL OCCUR WITHIN THE CRITICAL ROOT ZONE OR WITHIN THE DRIP LINE, WHICHEVER IS GREATER, OF ANY TREE TO BE PRESERVED.
  4. NO PERMITS SHALL BE ISSUED, NOR SHALL ANY OPERATIONS COMMENCE ON THE SITE, WITHOUT FIRST RECEIVING INSPECTION AND AUTHORIZATION BY THE AUTHORIZED TOWN OFFICIAL IN ACCORDANCE WITH SECTION 172-11.
  5. ALL INSPECTIONS AND CERTIFICATIONS MUST BE COMPLIED WITH IN ACCORDANCE WITH SAID SECTION 172-11, INCLUDING INSPECTION WITHIN THREE YEARS OF ISSUANCE OF CERTIFICATE OF OCCUPANCY TO ENSURE RETENTION OF REQUIREMENTS.

**TREE LEGEND**

	TREES > 12" DBH TO REMAIN
	TREES > 12" DBH TO BE REMOVED
	DENOTES PROPOSED LOCATION OF TREE PROTECTION FENCING



SECTION : 11, BLOCK : 1, LOT : 63.22  
TAX MAP SCALE : 1" = 600'



LOCATION MAP SCALE : 1" = 2000'  
USGS QUADRANGLE: NEWBURGH

TOTAL AREA : ±18.6 ACRES

TREE LOCATION TABLE

NUMBER	SPECIES	DIA.	CONDITION	STATUS
2	SCOTCH-PINE	16"	DEAD	REMAIN
1	SCOTCH-PINE	20"	HEALTHY	REMAIN
3	SCOTCH-PINE	16"	HEALTHY	REMAIN
4	SCOTCH-PINE	15"	HEALTHY	REMAIN
5	LOCUST	14"	HEALTHY	REMAIN
6	SHAGBARK	18"	HEALTHY	REMAIN
7	SHAGBARK	16"	HEALTHY	REMAIN
8	ELM	41"	HEALTHY	REMAIN
9	SHAGBARK	16"	HEALTHY	REMAIN
10	SHAGBARK	20"	HEALTHY	REMAIN
11	2-BOLE-SHAGBARK	25"	HEALTHY	REMAIN
12	SHAGBARK	16"	HEALTHY	REMAIN
13	TREE	16"	DEAD	REMAIN
14	OAK	24"	HEALTHY	TBR
15	SPRUCE	16"	HEALTHY	REMAIN
16	SPRUCE	10"	DEAD	TBR
17	SPRUCE	17"	DEAD	TBR
18	SPRUCE	17"	DEAD	TBR
19	SPRUCE	15"	DEAD	TBR
20	2-BOLE-SPRUCE	11"	DEAD	TBR
21	SPRUCE	12"	DEAD	TBR
22	SPRUCE	24"	HEALTHY	REMAIN

TREES TO BE REMOVED (TBR): THE REMOVAL OF 6 DEAD TREES ALONG BOUNDARY LINE TO BE COORDINATED WITH NEIGHBOR.

TREES TO REMAIN:  
16 SIGNIFICANT TREES (10"DBH MIN.)  
INCHES: 154" TO BE REMOVED 0"  
SPECIMEN TREES (20" DBH MIN.)  
INCHES: 259" TO BE REMOVED 24"

TREE SURVEY

NO.	DESCRIPTION OF REVISION	FIELD CREW	DATE	APPROVED:
1	NYSDEC WETLANDS & LOD	I.G.	C.G.	P.P.B.

1 TOWN OF NEWBURGH PLANNING BOARD APP. #2025-11

FIELD DATE: 07-24-24  
FIELD BOOK NO: HV #15 HV #13  
FIELD BOOK PG: 153-154 40-41  
FIELD CREW: BN/TL  
DRAWN: GIO  
REVIEWED: S.D.

MAP OF SUBDIVISION OF LANDS OF  
**MELISSA MENENDEZ**  
SBL: 11-1-63.22 TOWN OF NEWBURGH  
COUNTY OF ORANGE, STATE OF NEW YORK

**CONTROL POINT ASSOCIATES INC PC**  
11 MAIN STREET  
HIGHLAND, NY 12528  
845.691.7339  
WWW.CPASURVEY.COM

PATRICIA PAULI BROOKS, LS  
NEW YORK PROFESSIONAL LAND SURVEYOR #49795

APPROVED: P.P.B. DATE: 08-15-2024 SCALE: 1" = 50' FILE NO: 12-240259-00 DWG. NO: 4 OF 5

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.