

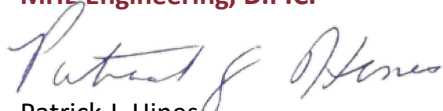


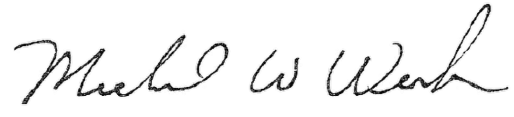
**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

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: 18 JUNE 2025
MEETING DATE: 25 JUNE 2025
PROJECT REPRESENTATIVE: CONTROL POINT ASSOCIATES – PATRICIA P. BROOKS, L.S.

1. The wetland validation has been addressed by the NYSDEC.
2. A 17 June 2025, letter has been received from the New York State Office of Parks, Recreation and Historic Preservation identifying “therefore it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in are eligible for New York State and National Registers of historic places will be impacted by this project”.
3. The project is before the Board for a Public Hearing. Any substantive comments received during the Public Hearing should be addressed by the applicant or their representative.

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


Patrick J. Hines
Principal
PJH/kmm

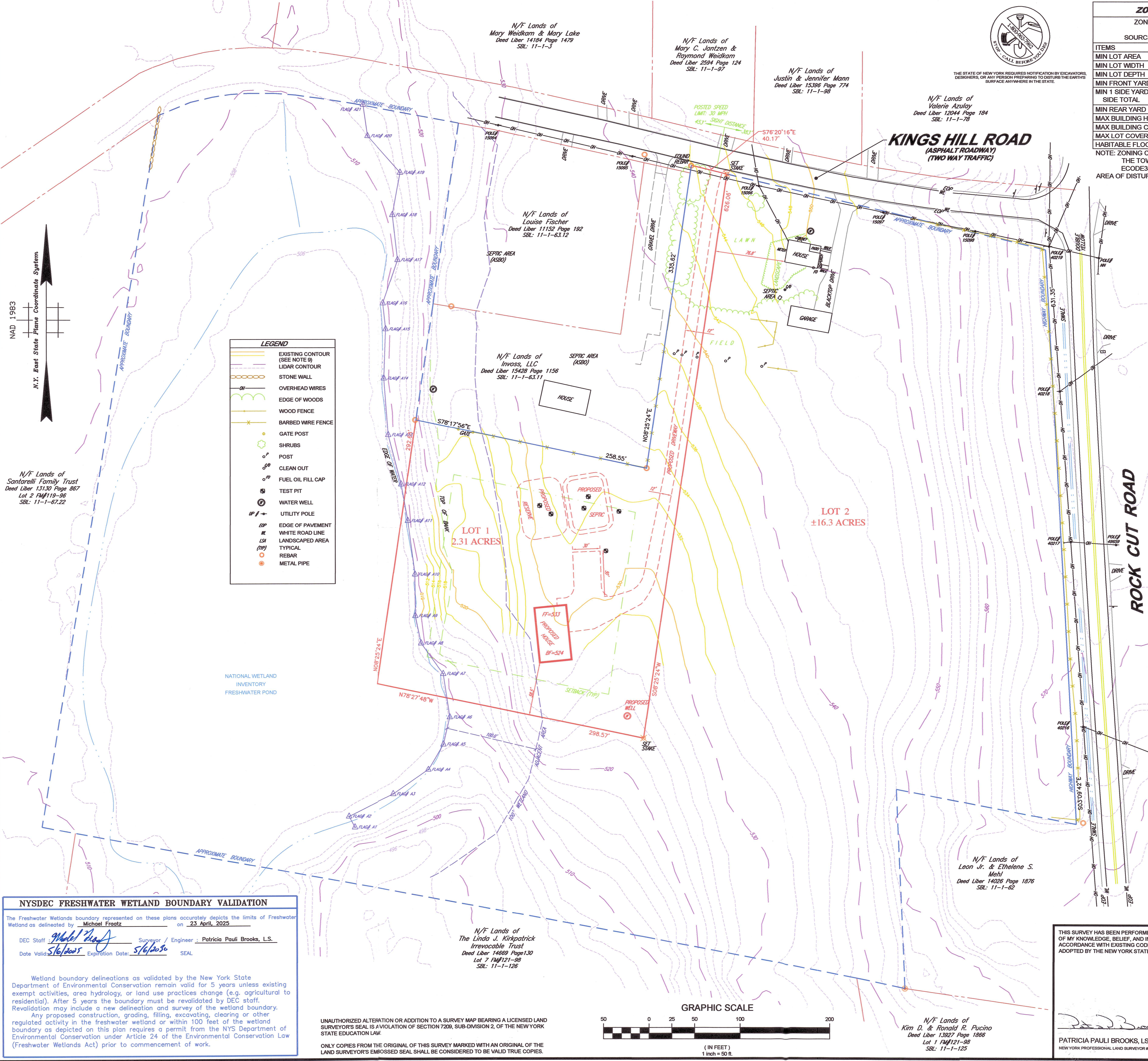

Michael W. Weeks, P.E.
Principal

NEW YORK OFFICE

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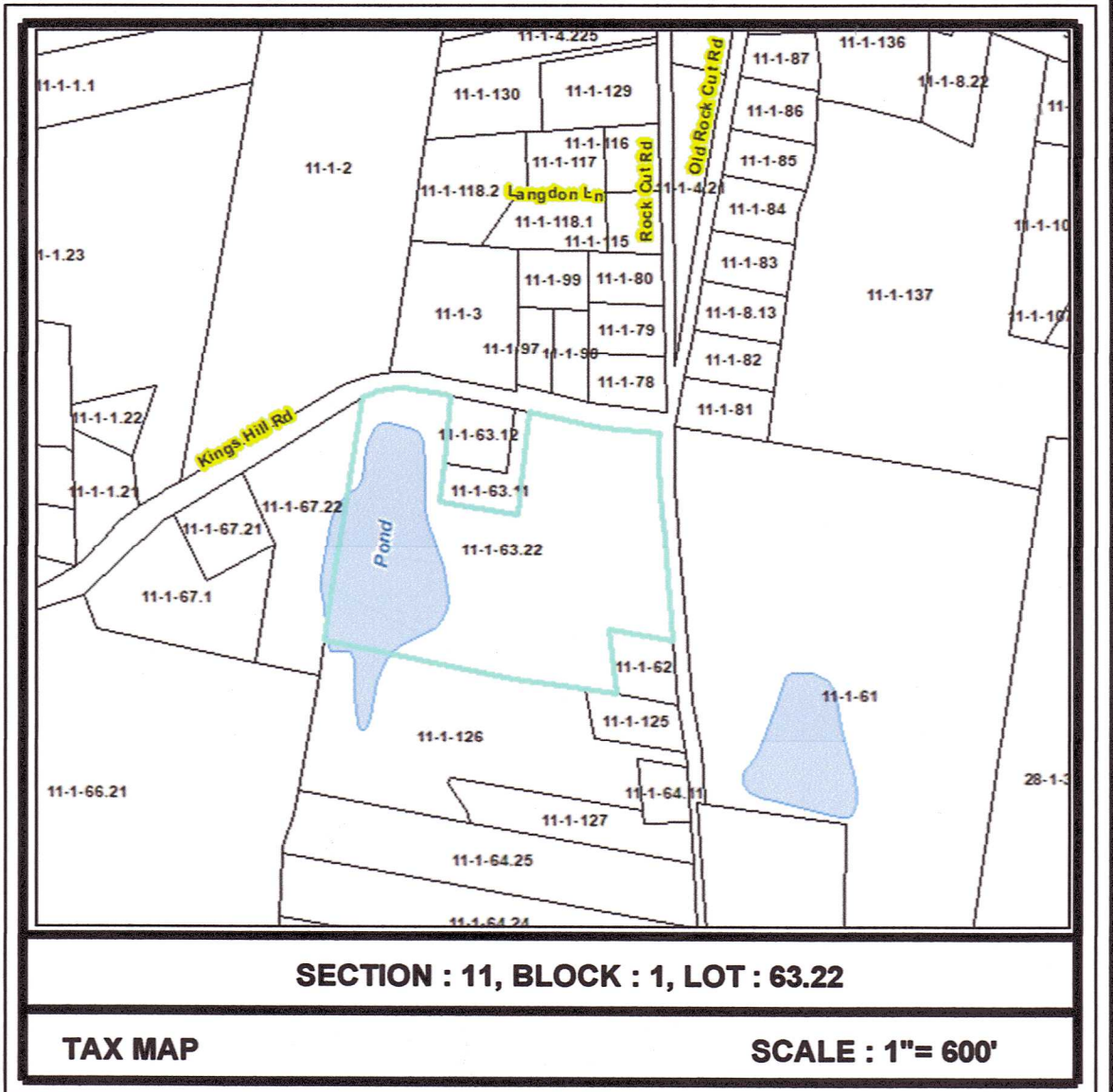
PENNSYLVANIA OFFICE

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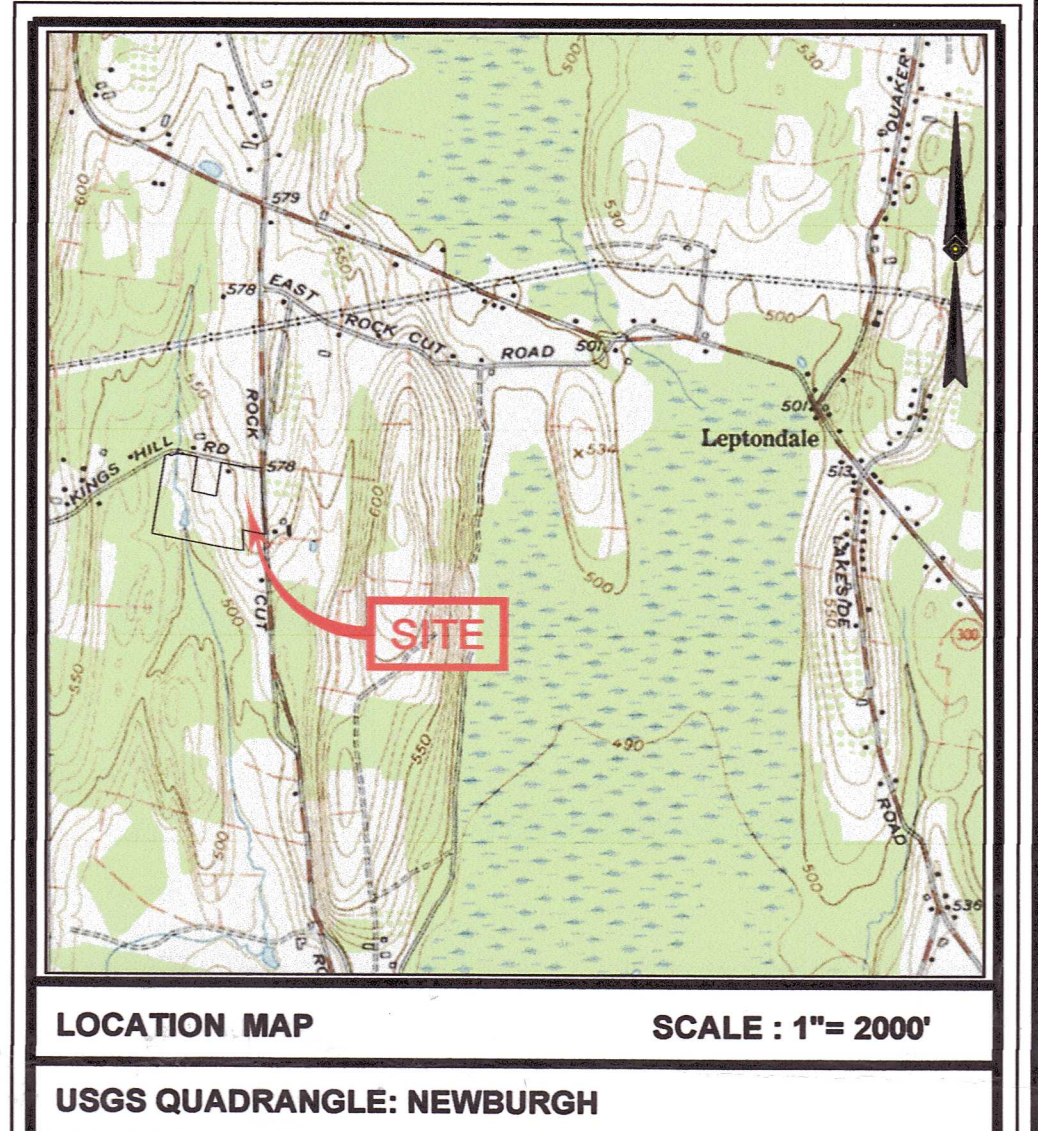


ZONING TABLE			
ZONING INFORMATION			
R-1 DISTRICT			
SOURCE TOWN ZONING MAP			
ITEMS	REQUIRED	LOT 1	LOT 2
MIN LOT AREA	40,000 SqFT	2.31 Acres	±16.3 Acres
MIN LOT WIDTH	150'	298.6'	±400'
MIN LOT DEPTH	150'	626.1'	±830'
MIN FRONT YARD	50'	168.5'	±55'
MIN 1 SIDE YARD	30'	100.4'	76.8'
SIDE TOTAL	80'	249.6'	±343'
MIN REAR YARD	40'	55.6'	±688'
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 CRITERIA IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED 08/01/2018 AS AVAILABLE ON ECODE360.COM
AREA OF DISTURBANCE: 0.9 ACRES



- NOTES:
- 1) UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGUN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
 - 2) SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.
 - 3) 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.
 - 4) SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
 - 5) 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.
 - 6) KINGS HILL ROAD BOUNDS COMPUTED 25' FROM EXISTING ROAD CENTER LINE. ROCK CUT ROAD BOUNDS BASED ON REFERENCE MAP 3.
 - 7) THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - 8) EXISTING 2' CONTOURS BASED ON ACTUAL FIELD SURVEY. 2' LIDAR CONTOURS BASED ON NYS GIS 2014.3 COUNTY 1 METER LIDAR DATASET. ELEVATION DATUM IS APPROXIMATE NAVD83 BASED ON RTKGPS OBSERVATIONS TAKEN AT THE TIME OF THE SURVEY.
 - 9) 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 38071C0128E, EFFECTIVE DATE: 08/03/2009.
 - 10) PARCEL CONTAINS FRESHWATER POND PER U.S. FISH & WILDLIFE SERVICE, APPROXIMATELY SHOWN HEREON, AND IS THEREFORE SUBJECT TO ALL REGULATIONS PROMULGATED THEREUNDER.
 - 11) ANY DISTURBANCE GREATER THAN 1 ACRE REQUIRES A PERMIT FROM THE NYSDEC FOR CONSTRUCTION STORMWATER.



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

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

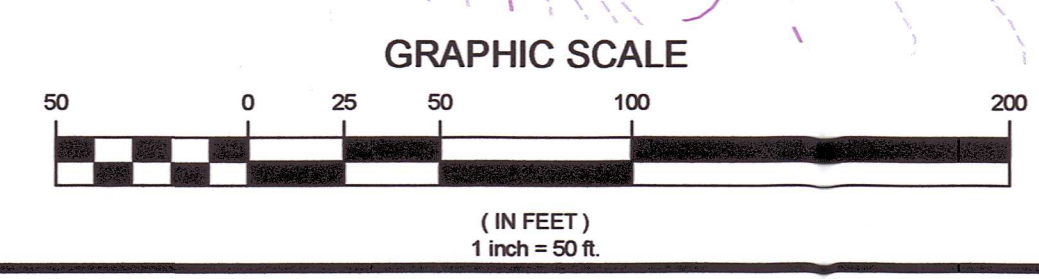
The Freshwater Wetlands boundary represented on these plans accurately depicts the limits of Freshwater Wetland as delineated by Michael Froatz on 23 April, 2025.

DEC Staff: *Michael Froatz* Supervisor / Engineer: Patricia Paul Brooks, L.S.
Date Valid: 5/6/2025 Expiration Date: 5/6/2025 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 7208, 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.



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 PAUL BROOKS, L.S.
NEW YORK PROFESSIONAL LAND SURVEYOR #14669

1		ROCK CUT ROAD HIGHWAY BOUNDS & PB COMMENTS		I.G.		GIO		P.P.B.		04-01-25	
NO.		DESCRIPTION OF REVISION		FIELD CREW		DRAWN:		APPROVED:		DATE	
		TOWN OF NEWBURGH PLANNING BOARD APP. #2025-11									
FIELD DATE		MAP OF SUBDIVISION OF LANDS OF									
07-24-24		MELISSA									
FIELD BOOK NO.		SBL: 11-1-63.22 TOWN OF NEWBURGH									
HV #15		COUNTY OF ORANGE, STATE OF NEW YORK									
HV #13											
FIELD BOOK PG.											
153-154											
40-41											
FIELD CREW											
BN/TL											
DRAWN:											
GIO											
REVIEWED:											
S.D.											
APPROVED:		DATE		SCALE		FILE NO.		DWG. NO.			
P.P.B.		08-15-2024		1" = 50'		12-240259-00		1 OF 5			