



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

**PROJECT NAME:** LAWRENCE FARMS AND BIANCO LOT LINE CHANGE  
**PROJECT NO.:** 23-12  
**PROJECT LOCATION:** SECTION 6, BLOCK 1, LOT 66.21 & 66.32  
**REVIEW DATE:** 30 JUNE 2023  
**MEETING DATE:** 6 JULY 2023  
**PROJECT REPRESENTATIVE:** COLLIERS ENGINEERING & DESIGN

1. The proposal is for lot line changes to modify the geometry of the existing Bianco parcel. The lot line change also removes an access issue to the Lawrence Farms parcel which currently crosses the existing Bianco parcel. The existing Bianco parcel is 1.09+/- acres and will be 1.11 acres after the lot geometry modifications.
2. The Bianco parcel has pre-existing bulk deficiencies. The project will require referral to the Zoning Board of Appeals for minimum lot depth.
  - Front yard 50 required while existing is 48.3.
  - Maximum lot surface coverage is 20%, where 25.3 is existing and 24.7 is proposed.
3. Lot line changes are a Type II Actions under SEQRA requiring no SEQRA review.
4. Adjoiner Notices must be sent out.

Respectfully submitted,

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

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines  
Principal  
PJH/kbw

**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

**NARRATIVE SUMMARY**  
**June 22, 2023**  
**LAWRENCE FARMS & BIANCO LOT LINE CHANGE**  
**TAX LOTS 6-1-66.21 & 66.32**  
**TOWN OF NEWBURGH, ORANGE COUNTY, NY**  
**CED PROJECT NO. 040007C**  
**PLANNING BOARD PROJECT NO. 2023-12**

Colliers Engineering & Design CT, P.C. has developed the attached Lot Line Adjustment Plan for the above referenced tax lots.

The project involves the transfer of a small amount of property and adjustment to existing property lines between two (2) property owners near the northeast corner of Colandrea Rd. & Frozen Ridge Rd. in the Town of Newburgh. The goal of this adjustment is to re-orient the lot lines between the smaller 'Bianco' parcel (SBL 6-1-66.21) and the larger 'Lawrence' parcel (6-1-66.32) to orient the property lines logically to follow some existing fencing. This proposal will also accomplish encompassing the Lawrence Farm driveway within the 'Lawrence' parcel rather than crossing a portion of the 'Bianco' parcel as it does today.

This action will reduce the 'Lawrence' lot from  $\pm 65.63$  acres to  $\pm 65.61$  acres and increase the size of the 'Bianco' lot from  $\pm 1.09$  to  $\pm 1.11$  acres (a net transfer of 0.02 acres [1,063 sq. ft.] of land).

Increasing the size of the 'Bianco' lot will reduce the degree of a pre-existing non-conforming lot coverage issue (reduced coverage percentage by 0.6% from 25.3% to 24.7%). Further, a pre-existing non-conforming front yard setback exists on the 'Bianco' lot which will remain unchanged as part of this application, the existing Colandrea Rd. Right-of-Way line is established and is unchanged as part of this lot line adjustment proposal.

We understand through discussions with the Planning Board's Engineer Patrick Hines that the project will require zoning area variances for the non-conformities despite the conditions being pre-existing and/or not changing/increasing, which we hope to review at the Planning Board meeting and obtain the necessary referrals to the ZBA.

We look forward to discussing this application at the 7/6/23 Planning Board meeting.

**TOWN OF NEWBURGH PLANNING BOARD**

**APPLICATION PACKAGE  
for  
SUBDIVISIONS,  
SITE PLANS,  
LOT LINE CHANGES  
And  
SPECIAL EXCEPTION USE PERMITS**

**Procedures and Requirements**

**July 2013**

**TOWN OF NEWBURGH PLANNING BOARD  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550  
(845) 564-7804  
fax: (845) 564-7802  
[planningboard@hvc.rr.com](mailto:planningboard@hvc.rr.com)**

**TO WHOM IT MAY CONCERN:**

This package of information and forms is provided to assist the applicant in the preparation of a submission of a site plan, subdivision, lot line change or special exception use permit to the Town of Newburgh Planning Board. In most cases the application will be prepared initially by a licensed professional engineer, architect, surveyor or land planner. Since in almost every case such professional will be required for the process, they should be retained as early as possible.

Procedurally, the applicant should contact the Planning Board to discuss the potential project and obtain the necessary forms and regulations.

The Zoning and Subdivision Regulations of the Town of Newburgh require that the applicant must present plans to the Secretary of the Planning Board. When your application is complete, it will be placed on the next **AVAILABLE** agenda. Submittals must be handed in to the Planning Board Secretary at least 10 days prior to the next meeting, but the date of the appearance at a meeting will be determined by the next available time slot, not necessarily the next meeting. You will be notified of the date, time and place of your meeting.

A minimum of **FOURTEEN (14)** sets of **FOLDED PLANS** for a major or minor subdivision or a site plan must be submitted with a **COMPLETED** application, and **FIFTEEN (15)** sets of plans must be submitted if plans need to be submitted to the Town of Newburgh Traffic Consultant. This completed application must include a **LONG FORM OR FULL EAF** for every project except lot line changes, 2 lot subdivisions under 3 acres or site plans impacting less than one acre, along with a **NARRATIVE** of the proposed project. The narrative should include the action being taken, the size of the parcel, what zone the parcel is in, the water and sewer information, any Zoning Board of Appeals relief needed, and whether the parcel is on a private or town road. Complex or unusual projects should be discussed in greater detail.

Following the first meeting before the Planning Board the applicant is required to send an Adjoiner Notice to property owners within 500 feet of the parcels in question (please see final page of the package for full instructions).

Upon initial review of a Short Form, the Planning Board may require specific additional environmental information or the preparation of a Long Form. Long Form part 1 should be completed by the applicant. The Board will review and may modify Part 2 prior to making a decision on the SEQRA aspect of the project.

All fees for consulting and professional services that the Planning Board incurs during the review of the applications will be the responsibility of the applicant. An advance deposit for these fees will be required and will be placed in an escrow account with the Town. If the escrow account falls below the 40% of the initial deposit, the applicant will be required to immediately make an additional deposit to the escrow account prior to any further review of the project application by the Planning Board.

Very truly yours,

JOHN P. EWASUTYN, Chairman  
Town of Newburgh Planning Board

**TOWN OF NEWBURGH  
APPLICATION FOR  
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, New York 12550**

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

**1. Title of Subdivision/Site Plan (Project name):**  
Lawrence Farms & Bianco Lot Line Change

**2. Owner of Lands to be reviewed:**

<b>Name</b>	Lawrence Realty Co Inc (LOT 66.32)	_____	Raymond & Marjorie Bianco (LOT 66.21)
<b>Address</b>	39 Colandrea Rd	_____	37 Colandrea Rd
	Newburgh NY 12550	_____	Newburgh NY 12550
<b>Phone</b>	845-562-4268	_____	

**3. Applicant Information (If different than owner):**

<b>Name</b>	Lawrence Realty Co Inc (attn. Richard Lawrence)
<b>Address</b>	39 Colandrea Rd
	Newburgh NY 12550
<b>Representative</b>	Colliers Engineering & Design CT, PC
<b>Phone</b>	845-564-4495
<b>Fax</b>	
<b>Email</b>	cory.robinson@collierseng.com

**4. Subdivision/Site Plan prepared by:**

<b>Name</b>	Colliers Engineering & Design CT, PC
<b>Address</b>	555 Hudson Valley Ave, Ste 101
	New Windsor, NY 12553
<b>Phone/Fax</b>	845-564-4495

**5. Location of lands to be reviewed:**  
North of Colandrea Rd, East of Frozen Ridge Rd, Town of Newburgh

**6. Zone** AR **Fire District** FD025-Middlehope fire  
**Acreage** 66.7 **School District** Marlboro

**7. Tax Map: Section** 6 **Block** 1 **Lot** 66.21 & 66.32

**8. Project Description and Purpose of Review:**

Number of existing lots 2      Number of proposed lots 2  
Lot line change yes  
Site plan review no  
Clearing and grading no  
Other N/A

**PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT**

**9. Easements or other restrictions on property:**

(Describe generally) See map

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

Signature Richard Lawrence Title Owner

Date: 6/13/23

**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.

**TOWN OF NEWBURGH PLANNING BOARD**

Lawrence Farms & Bianco Lot Line Change

**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.  N/A 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



11.   X   Surveyor,s Certification
12.   X   Surveyor’s seal and signature
13.   X   Name of adjoining owners
14.   N/A   Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15.   N/A   Flood plain boundaries
16.   N/A   Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17.   X   Metes and bounds of all lots
18.   X   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.   X   Show existing or proposed easements (note restrictions)
20.   X   Right-of-way width and Rights of Access and Utility Placement
21.   N/A   Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22.   X   Lot area (in sq. ft. for each lot less than 2 acres)
23.   2   Number of lots including residual lot
24.   X   Show any existing waterways
25.   N/A   A note stating a road maintenance agreement is to be filed in the County Clerk’s Office where applicable
26.   N/A   Applicable note pertaining to owners review and concurrence with plat together with owner’s signature
27.   X   Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28.   X   Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29.   N/A   Show topographical data with 2 or 5 ft. contours on initial submission

- 30. N/A 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.  


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- 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.  


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- 38. N/A 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:   
 Licensed Professional

Date: 6/22/23

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):

**STATEMENT TO APPLICANTS**

**RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW**

The Town of Newburgh Clearing and Grading Control Law 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 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.

N/A

N/A

**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:** \_\_\_\_\_

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

## **FEE LAW SUMMARY**

### **PENDING APPLICATIONS**

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

### **SEVERABILITY**

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

### **EFFECTIVE DATE:**

This local law shall take effect immediately upon filing in the Office of the Secretary of State.

**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), 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.

Richard Lawrence

\_\_\_\_\_  
**APPLICANT'S NAME (printed)**



\_\_\_\_\_  
**APPLICANTS SIGNATURE**

6/13/23  
\_\_\_\_\_  
**DATE**

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

**PROXY**

Lawrence Realty Co Inc  
(OWNER) (attn. Richard Lawrence), **DEPOSES AND SAYS THAT HE/SHE**

**RESIDES AT** 39 Colandrea Rd Newburgh NY 12550

**IN THE COUNTY OF** ORANGE

**AND STATE OF** NEW YORK

**AND THAT HE/SHE IS THE OWNER IN FEE OF** \_\_\_\_\_

SBL: 6-1-66.32

**WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING**

**APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH**

**PLANNING BOARD AND** Colliers Engineering & Design **IS AUTHORIZED**

**TO REPRESENT THEM AT MEETINGS OF SAID BOARD.**

**DATED:** 6/13/23

*Richard Lawrence*

**OWNERS SIGNATURE**

Richard Lawrence

**OWNERS NAME (printed)**

*Fiona Malcolm*

**WITNESS' SIGNATURE**

*Fiona Malcolm*

**WITNESS' NAME (printed)**

**NAMES OF ADDITIONAL  
REPRESENTATIVES**

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

**PROXY**

(OWNER) Raymond & Marjorie Bianco, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 37 Colandrea Rd, Newburgh, NY 12550

IN THE COUNTY OF ORANGE

AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF \_\_\_\_\_

SBL: 6-1-66.21

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Colliers Engineering & Design IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 6/20/23

Ray Bianco  
OWNERS SIGNATURE

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

Ray Bianco  
OWNERS NAME (printed)

[Signature]  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL REPRESENTATIVES

JoAnn Ferretti-Reed  
WITNESS' NAME (printed)







## AGRICULTURAL NOTE

**(Required to be placed on all plans where property lies within 500 feet of land in active agricultural production or operation)**

Property adjacent to lots ( 1 ) is in active agricultural operation and production and residents must be aware that such property is protected by New York State “Right to Farm Laws” as regulated by the Department of Agriculture and Markets. From time to time during and prior to the normal growing season land and crops may be sprayed from the ground or by air, manure may be applied, and periodic noise may occur from machinery operation at various times throughout the day. Residents should be aware of this action by the adjacent property owners.

( 1 ) Specific lots adjacent to the active farming area which are impacted shall be inserted in this space.

**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:** Lawrence Realty Co Inc (attn. Richard Lawrence)  
39 Colandrea Rd, Newburgh NY 12550

**Description of the proposed project:** Lot line adjustment

**Location of the proposed project:** \_\_\_\_\_  
North of Colandrea Rd, East of Frozen Ridge Rd, Town of Newburgh

**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:** See Attached

**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.**



**APPLICANT'S SIGNATURE**

6/13/23

**DATE**

Owners of land within the Orange County Agricultural District containing active farming operations and located within five hundred feet of the boundary of the project property:

Chadwick J Shao & Jeong Eun Um  
373 Candlestick Hill Rd  
Newburgh NY 12550  
SBL 6-1-57

Amanda Lee Cosman  
122 Colandrea Rd Ext  
Newburgh NY 12550  
SBL 7-1-25.1

Anthony Corrado  
356 Frozen Ridge Rd  
Newburgh NY 12550  
SBL 6-1-64

Elliott E Matthews  
11 Turnpike Rd  
Delhi NY 13753  
SBL 6-1-65.2

Eugene Bianco  
330 Frozen Ridge Rd  
Newburgh NY 12550  
SBL 6-1-66.4

Carolyn C Bianco  
61 Stewart Ave 303  
Newburgh NY 12550  
SBL 6-1-66.51

Thomas Waz  
310 Frozen Ridge Rd  
Newburgh NY 12550  
SBL 6-1-66.1

Raymond Bianco, Jr  
34 Colandrea Rd  
Newburgh NY 12550  
SBL 6-4-4.25

Harold C Davis  
346 Frozen Ridge Rd  
Newburgh NY 12550  
SBL 6-1-65.1

Elizabeth T Blessing  
339 Frozen Ridge Rd  
Newburgh NY 12550  
SBL 6-1-43.2

Jacob Brett  
337 Frozen Ridge Rd  
Newburgh NY 12550  
SBL 6-1-43.1

Michael E Ghikas  
331 Frozen Ridge Rd  
Newburgh NY 12550  
SBL 6-1-42

Marlene A Mazzola IRT  
323 Frozen Ridge Rd  
Newburgh NY 12550  
SBL 6-1-41.1

James D Mazzola, III  
321 Frozen Ridge Rd  
Newburgh NY 12550  
SBL 6-1-41.23

Cynthia Mazzola Martinez  
246 Farmer's Turnpike  
Gardiner NY 12525  
SBL 6-1-41.22

Michael S Jones  
11 Locerbo La  
Newburgh NY 12550  
SBL 6-1-41.21

Jonathan M O'Dell  
315 Frozen Ridge Rd  
Newburgh NY 12550  
SBL 6-1-40

Gina C Megyesi  
313 Frozen Ridge Rd  
Newburgh NY 12550  
SBL 6-1-39

Melissa Garcia  
93 Birs Ave  
Lindenhurst NY 11757  
SBL 6-1-38

## **ARCHITECTURAL REVIEW**

The Town of Newburgh Planning Board had been authorized to act as the Architectural Review Board for all: site plans, projects involving ten or more dwelling units, and any construction that would affect the character of a neighborhood under Section §185-59 of the Town Code (Zoning Law).

In order to perform this task, at some point prior to final approval, the applicant shall provide the Planning Board with elevations of buildings for all sides and a written (separately or on drawings) description of the materials, colors and textures to be used in construction. Plans shall also include topographical information and any screening of portions of the buildings, either existing or proposed.

Samples of the material and colors to be used shall either be submitted to the Planning Board or brought to the meeting at which architectural review will be discussed.

**ARCHITECTURAL REVIEW FORM**  
**TOWN OF NEWBURGH PLANNING BOARD**

**DATE:** \_\_\_\_\_

**NAME OF PROJECT:** \_\_\_\_\_

**The applicant is to submit in writing the following items prior to signing of the site plans.**

**EXTERIOR FINISH (skin of the building):**

**Type (steel, wood, block, split block, etc.)**

\_\_\_\_\_

**COLOR OF THE EXTERIOR OF BUILDING:**

\_\_\_\_\_

**ACCENT TRIM:**

**Location:** \_\_\_\_\_

**Color:** \_\_\_\_\_

**Type (material):** \_\_\_\_\_

**PARAPET (all roof top mechanicals are to be screened on all four sides):**

\_\_\_\_\_

**ROOF:**

**Type (gabled, flat, etc.):** \_\_\_\_\_

**Material (shingles, metal, tar & sand, etc.):** \_\_\_\_\_

**Color:** \_\_\_\_\_



**WINDOWS/SHUTTERS:**

**Color (also trim if different):** \_\_\_\_\_

**Type:** \_\_\_\_\_

**DOORS:**

**Color:** \_\_\_\_\_

**Type (if different than standard door entrée):** \_\_\_\_\_

**SIGN:**

**Color:** \_\_\_\_\_

**Material:** \_\_\_\_\_

**Square footage of signage of site:** \_\_\_\_\_

\_\_\_\_\_

**Please print name and title (owner, agent, builder, superintendent of job, etc.)**

\_\_\_\_\_

**Signature**

## LIST OF ADJACENT PROPERTY OWNERS

Within ten business days following the applicant's first appearance before the Planning Board, the applicant shall forward a letter prepared by the Planning Board or an authorized agent of the Planning Board to all property owners within 500 feet of the land involved in the application, as the names of such owners appear on the last completed assessment roll of the Town, notifying the property owners of the receipt of the plat and application, by first class mail. **The list of property owners shall be provided to the applicant from the Planning Board, through the Town Assessor's office.** The applicant shall thereafter submit a duly executed, notarized affidavit of mailing to the Planning Board. Further appearances before the Planning Board shall be prohibited until an affidavit meeting the requirements has been delivered. In the event a modification to an application proposes an increase in the number of lots or the relocation of a proposed road or drainage basin to a location adjacent to an adjoining property, then a supplementary letter shall be required to be forwarded in the same manner advising of the modification.

# *Short Environmental Assessment Form*

## *Part 1 - Project Information*

### Instructions for Completing

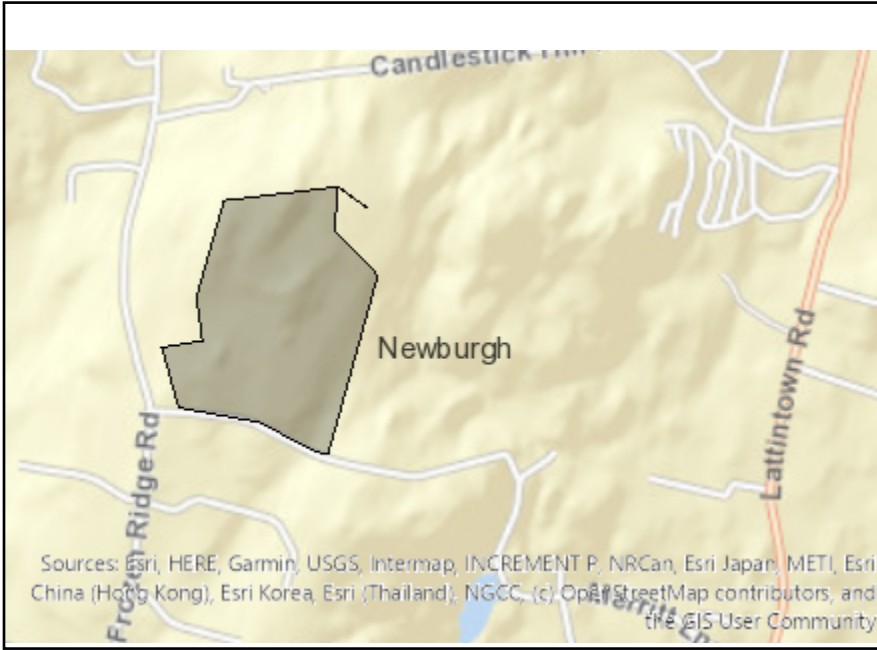
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
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.		<input type="checkbox"/>	<input type="checkbox"/>
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:		<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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)			
<input type="checkbox"/> Forest           Agriculture                           Aquatic           Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations? (Area variance requested for pre-existing non-conforming conditions) b. Consistent with the adopted comprehensive <u>plan</u> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input 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: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>N/A Lot line change</u> _____	<input type="checkbox"/>	<input type="checkbox"/>	<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?  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 type="checkbox"/>	<input 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?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

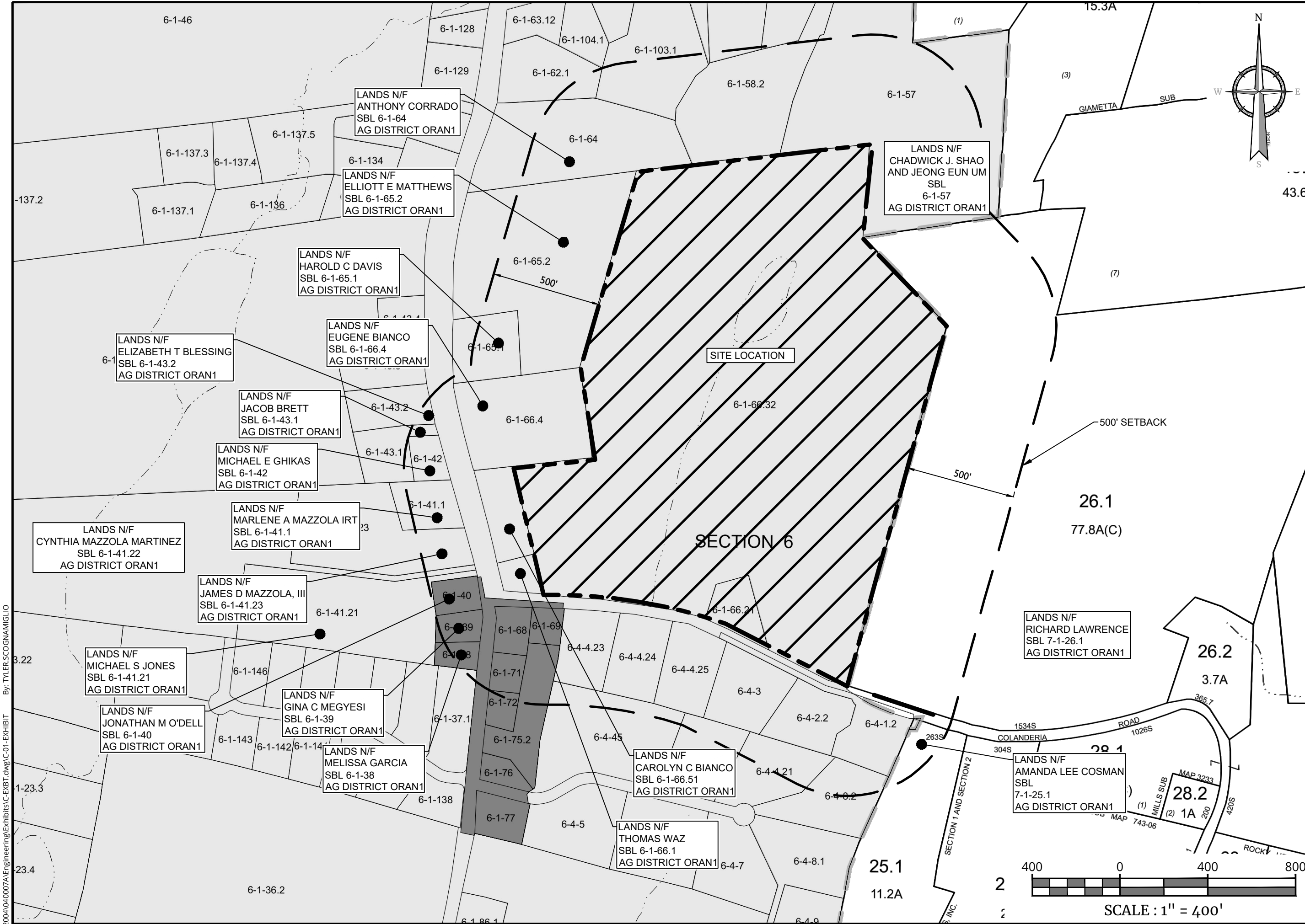


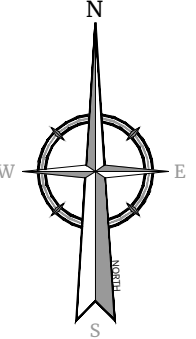



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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 and federal wetlands and waterbodies is known to be incomplete. Refer to 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









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ANYWHERE IN ANY STATE.

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Call before you dig.  
FOR STATE SPECIFIC DIRECT PHONE NUMBERS  
VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION

500' SURROUNDING PARCELS FOR LAWRENCE FARMS & BIANCO LOT LINE CHANGE  
SBL: 6-1-66.21 & 6-1-66.32  
TOWN OF NEWBURGH  
ORANGE COUNTY  
NEW YORK STATE



NEWBURGH  
555 Hudson Valley Avenue  
Suite 101  
New Windsor, NY 12553  
Phone: 845.564.4495

COLLIERS ENGINEERING & DESIGN, P.C.  
DOING BUSINESS AS MASER CONSULTING  
ENGINEERING & LAND SURVEYING

SCALE: AS SHOWN	DATE: 10/26/22	DRAWN BY: TPS	CHECKED BY: CDR
PROJECT NUMBER: 040007C	DRAWING NAME: C-EXBT		

SHEET TITLE: 500' EXHIBIT

SHEET NUMBER: 1 of 1



