



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

**PROJECT NAME:** MONARCH WOODS SENIOR HOUSING  
**PROJECT NO.:** 19-28  
**PROJECT LOCATION:** SECTION 103, BLOCK 7, LOT 18/SECTION 47, BLOCK 1, LOT 46  
**REVIEW DATE:** 29 SEPTEMBER 2023  
**MEETING DATE:** 5 OCTOBER 2023  
**PROJECT REPRESENTATIVE:** ENGINEERING & SURVEYING PROPERTIES, PC

1. The applicants are requesting to amend the Site Plan Approval to eliminate the emergency access drive previously proposed off NYS Route 52.
2. The New York State Department of Transportation had requested during the permit review that turning lanes be provided at Monarch Drive and NYS Route 52. Ken Wersted's comments on the DOT request should be received. Rationale for the turning lane request by DOT should be reviewed by the Planning Board.
3. An emergency access lane is proposed to the rear of the structure for Building #2. Code Compliance Department regarding the width of the emergency access roads for aerial access in accordance with Fire Code Appendix D should be received. Building height is identified at 46.5 feet. Structures greater than 30 feet require 26 foot wide aerial access road. Similar comments for fire access roads at Building #1.
4. Fire access roads greater than 150 feet require turnarounds in accordance with Fire Code Section D-103.4.
5. The applicant's representative have submitted a tree inventory for the site. The Tree Ordinance has been revised since trees were located on 4 March 2023.
6. The Tree Preservation Protection Table should identify that the disturbance threshold for Protected Trees is not more than 75% of the total inches diameter of protected trees not counted as Significant Trees.
7. The chart prepared by the Forester identifies several trees sized as Specimen Trees that are labeled either as Significant or Protected. Example being Tree #213, Tree #100, Tree #93 and others.

Respectfully submitted,

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

A handwritten signature in blue ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines  
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 | mhempa@mhepc.com



Montgomery Office: 71 Clinton Street  
Montgomery, NY 12549  
Goshen Office: 262 Greenwich Ave, Ste B  
Goshen, NY 10924  
(845) 457 - 7727  
[www.EngineeringPropertiesPC.com](http://www.EngineeringPropertiesPC.com)

September 22, 2023

Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, NY 12550  
**ATTN: John Ewasutyn, Chairman & Board Members**

**RE: T. NEWBURGH PROJECT #19-28  
MONARCH WOODS SENIOR COMMUNITY  
MONARCH DRIVE  
FINAL APPROVAL REQUEST**

Dear Chairman Ewasutyn and Board Members:

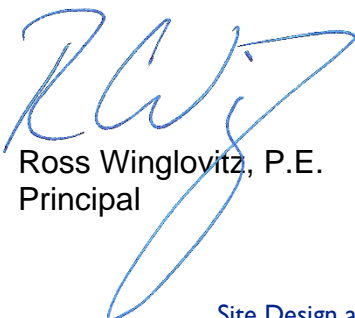
Please find enclosed a revised Site Plan set, permit approvals from the NYSDEC, NYSOPRHP, OCDOH, from the Town Board & the ZBA, and Highway Superintendent comments. These documents are being submitted in response to the preliminary approval which expires February 16<sup>th</sup>, 2024.

Engineering & Surveying Properties, PC (EP) has obtained all approvals from the required outside agencies. Based on the revised site plan enclosed, NYSDOT permit is no longer applicable to this project as the emergency access for the rear side of Building 2 has been revised to be from the onsite access; rather than from the previously proposed NYS Route 52 access. The Fire Department has reviewed the plans and has no objections to the revised emergency access (see attached e-mail dated August 8, 2023. In addition to the revised emergency access, we have also included two (2) pickleball courts near the clubhouse to complement the pool and dog run amenities already being provided.

Along with these approvals and revisions, we have included a tree survey on newly added sheets C-108 and C-109, which we believe is in compliance with the requirements of the newly adopted and recently revised tree preservation laws.

If you have any questions and/or comments, please don't hesitate to contact us.

Sincerely,  
Engineering & Surveying Properties, PC



Ross Winglovitz, P.E.  
Principal

## Ross Winglovitz

---

**From:** MICHAEL MAHER <mikchief99@aol.com>  
**Sent:** Tuesday, August 8, 2023 8:29 AM  
**To:** Ross Winglovitz  
**Subject:** Fwd: Monarch Woods

See email below from Orange Lake FD Chief approving the site plan changes.

Sent from Mike Maher's iPhone

Begin forwarded message:

**From:** William Lynn <dleccar2@gmail.com>  
**Date:** August 8, 2023 at 5:46:50 AM EDT  
**To:** mikchief99@aol.com  
**Subject: Monarch Woods**

Mike,

As per our meeting on 8/3 and reviewing the revised site plan for Monarch Woods Senior Housing, removing the access off of RT 52 and increasing the accessibility from east and providing an accessible stairway on the west side is an acceptable alternative and we have no issues with these changes.

Any questions please advise.

Thanks.

Bill Lynn  
Chife orange lake, fire department .

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

Division of Water, Region 3

21 South Putt Corners Road New Paltz, NY 12561-1620 Phone: (845) 256-3000

[www.dec.ny.gov](http://www.dec.ny.gov)

February 6, 2023

Mike Maher  
Monarch Development, Inc.  
4171 Albany Post Road  
Hyde Park, NY 12538

Re: Monarch Development, Inc.,  
City of Newburgh Sewer Treatment Plant, NY0026310  
Monarch Woods Senior Community,  
**Engineering Report, Plan, and Specification Approval**

Dear Mr. Maher:

The New York State Department of Environmental Conservation (DEC) has reviewed the submission(s) listed below, along with the permittee's response to comments dated November 4, 2022, for the referenced water pollution control project. The proposed project consists of the following major components:

- Facility design flow of 20,550 GPD.
- 631 linear feet of 8-inch PVC gravity sewer main.
- Four sanitary sewer manholes.

The following submission has been reviewed and is hereby **approved**:

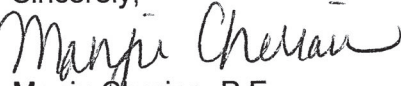
Project Title: Monarch Woods Senior Community  
Date of Documents: 11/22/2022  
Consulting Firm: Engineering & Surveying Properties  
Prepared by: Ross Winglovitz, P.E., (License #: 071701)

Contract No. 1325.01 – Monarch Woods Senior Housing, Sheets O-100, C-101, C-103, C-202, and C-301

Basis of Design Report entitled "Monarch Woods" dated November 22, 2022.

The DEC does not assume responsibility for the design of the project. The NYS-licensed professional engineer who designed the system and has certified that the project meets all requirements is responsible for the design. Our review is a technical review of the processes involved in conveying and/ or treating sewage rather than a complete detailed review of the design.

If you have any questions regarding this letter, please contact Stephen Monteverde, at (845) 256-3162 or Stephen.Monteverde2@dec.ny.gov.

Sincerely,  
  
Manju Cherian, P.E.  
Professional Engineer II

cc/ec: James Sturomski, P.E., Orange County Health Department w/enclosure  
Ross Winglovitz, P.E., Engineering & Surveying Properties w/enclosure  
Michael Puzio, Project Engineer, Engineering & Surveying Properties  
Doug Upright, P.E., NYSDEC  
Gil Piaquadio, Town Supervisor, Town of Newburgh



## DEPARTMENT OF HEALTH

**Dr. Alicia Pointer, DO, MPH, FAAP**

Commissioner of Health  
124 Main Street  
Goshen, New York 10924

**Environmental Health**

Phone: (845) 291-2331

Fax: (845) 291-4078

[www.orangecountygov.com](http://www.orangecountygov.com)

**Steven M. Neuhaus**

*County Executive*

January 6, 2023

52 Monarch Development, Inc.  
POB 2009  
Hyde Park NY 12538

**Re:**

**Approval of plans & specs for:  
Water Main Extension to serve  
Monarch Woods Senior Community – Monarch Drive  
CWS – ID#3503578  
Town of Newburgh**

**CGN#10481**

Dear Applicant:

We have this day approved the plans and specifications submitted by Engineering & Surveying Properties, P.C., dated September 17, 2019, last revised November 22, 2022, for the above mentioned project.

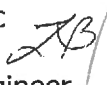
Application for this project was duly made by you and received in this office on September 26, 2022.

We are enclosing a Certificate of Approval. A copy of the approved plans is being retained in our files and the remaining sets are being returned to your engineer.

Very truly yours,

Steven Gagnon, M.P.H., P.E.  
Principal Public Health Engineer

SG/LSB/ajc

cc:  Engineer  
Town of Newburgh  
BPWSP: Albany  
File

Enc.



**Parks, Recreation,  
and Historic Preservation**

**KATHY HOCHUL**  
Governor

**ERIK KULLESEID**  
Commissioner

February 09, 2022

Jane Samuelson  
Project Manager  
Engineering & Surveying Properties  
71 Clinton Street  
Montgomery, NY 12549

Re: DEC  
Monarch Woods Senior Housing: Subdivision Approval  
1 Monarch Dr, Newburgh, NY 12550  
21PR07871  
1325.01

Dear Jane Samuelson:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

OPRHP has reviewed the Phase I Archaeological Survey report entitled "Phase I Archaeological Investigation for the proposed Monarch Drive Senior Housing, Monarch Drive & NYS Route 52, Township of Newburgh, Orange County, New York" prepared by TRACKER Archaeology, Inc. (January 2022, 22SR00071). The archaeological survey identified the Belknap Historic Site (07114.000300). Based on the report findings, OPRHP recommends that the Belknap Historic Site is Not Eligible for inclusion in the National Register of Historic Places, and we concur with the report recommendation that no additional archaeological work is necessary.

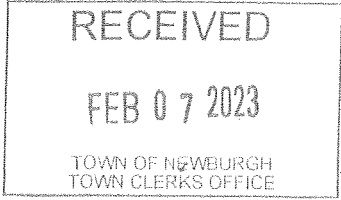
It is the opinion of the OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project. If you have any questions, I can be reached at [Jessica.Schreyer@parks.ny.gov](mailto:Jessica.Schreyer@parks.ny.gov).

Sincerely,

Jessica Schreyer  
Scientist Archaeology

Section 103, Block 7, Lot 18  
Section 47, Block 1, Lot 46

TOWN OF NEWBURGH: COUNTY OF ORANGE  
ZONING BOARD OF APPEALS



-----X  
*In the Matter of the Application<sup>1</sup> of*

52 MONARCH DEVELOPMENT, INC.

**DECISION**

- *An area variance allowing one-bedroom senior housing to be 840 square feet where 700 square feet is the maximum allowed;*
  - *An area variance allowing two-bedroom senior housing to be 1,060 square feet where 900 square feet is the maximum allowed.*
- X

**Introduction and Background**

52 Monarch Development, Inc., hereinafter "52 Monarch," and/or the "applicant," is the owner of certain improved real property located at 1 Monarch Drive in the Town of Newburgh. The property is identified on the Town Tax Map as Section 103, Block 7, Lot 18 and Section 47, Block 1, Lot 46. It is located in the B Zoning District.

The applicant is currently seeking site plan approval from the Town of Newburgh Planning Board to construct two senior housing buildings containing

---

<sup>1</sup> This application came to the ZBA upon a referral from the Planning Board during their site plan review of the 52 Monarch proposal. The application resulting from the referral originally consisted of a request for certain interpretations of the Town Code as well as a request for the area variances set forth above. The interpretation request, which is a Type II, or "exempt," action under SEQRA, was granted by the ZBA in August of 2021. The applicant then returned the Planning Board to continue to process their site plan application with the variance requests being held in abeyance until the Planning Board, as Lead Agency for the overall SEQRA review of this Type I action, completed their review. On July 7, 2022, the Planning Board issued a negative declaration concluding the SEQRA process thereby enabling the zoning board to act on the variance requests.



50 units with club house and pool area. The buildings are proposed to be 46.5 feet in height are proposed to be a mixture of one- and two-bedroom apartments.

The proposed apartments will exceed the maximum square footage permitted for senior housing units pursuant to the Town Code. As a result, the applicant requires the following variance with regard to the size of the units: (1) an area a variance permitting a one-bedroom senior housing to be 840 square feet where 700 square feet is the maximum; and (2) an area variance permitting a two-bedroom senior housing unit to be 1,060 square feet where 900 square feet is the maximum.

A public hearing was held on August 26, 2021, notice of which was published in *The Mid-Hudson Times* and *The Sentinel* and mailed to adjoining property owners as required by Code. The public hearing was adjourned relative to the requested variances until December 22, 2022 at which time it was closed.

### **Background**

After receiving all the materials presented by the applicant and hearing the testimony of the applicant's attorney, John Capello, Esq., at the public hearing before the Zoning Board of Appeals, the Board makes the following findings of fact:

1. The applicant is the owner of vacant land located at 1 Monarch Drive and designated on the Town of Newburgh Tax Parcel 103-7-18 and 47-1-46.
2. The applicant seeks certain variances that are described herein. These variance requests may now be acted upon because the planning board, as lead agency, has completed the required coordinated SEQRA review of the overall project.

3. The applicant's proposal is set forth in their application as well as a series of photographs and a Sketch Plan prepared by Engineering and Surveying Properties PC dated September 17, 2019, last revised April 12, 2021.
4. Several members of the public were heard during the hearing. Their comments are set forth verbatim in the meeting minutes and are incorporated herein by reference.
5. The applicant was referred to the Zoning Board of Appeals by the Planning Board pursuant to correspondence from their counsel dated May 14, 2021.

After hearing the testimony at the public hearings and considering the materials received by the Board and after viewing the subject site, the Board decides as follows:

### **SEQRA**

The Planning Board, as Lead Agency conducting a coordinated review, has heretofore issued a Negative Declaration for this Type I Action thereby concluding the SEQRA review.

### **Findings**

In reviewing the facts presented for the requested area variances, the Board considered the five standards for determining whether the applicant has sustained its burden of proof as required by Town Law Section 267-b (3). Each factor has been considered relevant to the decision of the board of appeals, but

no single one is viewed as precluding the granting of the variances.

**(1) Undesirable Change—Detriment to Nearby Properties**

The applicant testified at the hearing that the size of the proposed senior housing one and two bedroom units – larger than the maximum size permitted by Town Code - would be in harmony with this existing, mature, neighborhood and would not in any way result in any undesirable changes to the neighborhood nor cause any detriment to any nearby properties. The Board further notes that the proposed use of the property for as a senior citizen housing project is a use that is permitted by Town Code. Moreover, the *size* of the housing units is an internal feature that will have no impact on the character of the neighborhood.

No contrary evidence or testimony was submitted at public hearing.

Absent any testimony or evidence indicating such, the Board cannot conclude that any undesirable change in the character of the neighborhood or detriment to the neighbors in that neighborhood will result from allowing the applicant to construct the senior housing buildings.

Accordingly, based upon the evidence and testimony submitted to the Board, the Board finds that the request of the variances will not result in any serious, undesirable, detriment to surrounding property owners.

**(2) Need for Variance**

The applicant's request is generated by their desire to construct senior housing with units larger than permitted by Code. It is difficult for the Board to evaluate the applicant's *subjective* desire to have this structure. However, the Board also notes that the focus of our inquiry is on the *character of the surround-*

*ing neighborhood.* We have heretofore determined that the new accessory structure will not adversely impact the character of the neighborhood.

Thus, on balance, and based upon the particular facts of this application and further based upon the testimony and evidence submitted at the Hearing, the Board finds that it is not feasible for the applicant to construct the senior housing in a way that would have any meaningful use and benefit to the applicant without the requested area variances.

Accordingly, the Board finds that the benefit sought to be achieved by the applicant cannot be achieved by any other method other than the issuance of the requested variances.

### ***(3) Substantial Nature of Variances Requested***

The variances requested are moderately substantial. However, because the unit size is an internal feature of the project, the overall effect of granting the requested variances is de minimus. Moreover, the focus of the inquiry by the Zoning Board of Appeals is upon the character of the neighborhood in question, we believe, under the circumstances presented here, that the moderately substantial nature of the variances requested does not prohibit us from granting the application.

### ***(4) Adverse Physical & Environmental Effects***

No testimony was given, nor was any evidence provided, that would indicate that issuance of the requested variances would result in any adverse physical and/or environmental effects. The applicant testified that no such effects would occur.

Absent any testimony or evidence indicating such, the Board cannot conclude that any adverse physical or environmental effects will result from allowing the applicant to construct the accessory structure.

***(5) Self-Created Difficulty***

The need for this variance is clearly self-created in the sense that the applicant purchased this property charged with the knowledge of the need to obtain variances in order to construct senior housing of the sizes proposed.

However, the board believes, under the circumstances presented, that the self-created nature of the need for the variances requested does not preclude granting the application. Moreover, as noted earlier, no undesirable change in the character of the neighborhood will occur as the result of the granting of the variances.

**Decision**

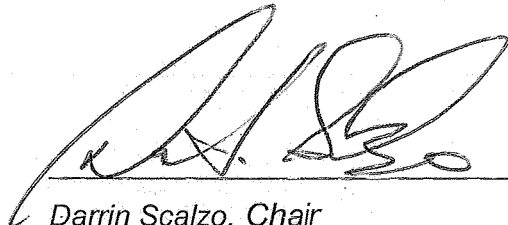
In employing the balancing tests set forth in Town Law Section 267-b (3), the Board hereby determines that the applicant has satisfied the requisites of Section 267-b and grants the variances as requested.

1. The variances hereby granted are granted for the purpose of authorizing construction of what is shown on the plans or described within the application materials only. No construction other than as shown or described (architectural refinements aside) is authorized by this decision.

2. This approval is not issued in a vacuum but is rather one of two independent yet interconnected discretionary approvals (the other being within the jurisdiction of the Town of Newburgh Planning Board). As such, this grant of variance is conditioned upon approval of the application now pending before the planning board. This approval of the ZBA is intended to do no more than vary the specified strict limitation provisions of the Code identified; it is not intended to authorize construction of a particular building nor approve the footprint, size, volume or style thereof. The planning board remains possessed of all of its power and authority to review, limit, request modifications to, and to ultimately approve (absolutely or conditionally) any application in reference to this project as may come before it. Should the planning board require changes in the size, location or configuration from what is shown on the plans before the ZBA that require greater or different variances, the applicant must return to the ZBA for further review and approval.
  
3. Section 185-55 [Procedure; construal of provisions; conflict with state law] of the Code of Ordinances of the Town of Newburgh provides, in subdivision "D," that this grant of variance shall become null and void at the expiration of six months from issuance, unless extended by this board for one additional six-month period. As noted above, this application is not decided in a vacuum but is rather tied to a specific application for approval pending before the Town of Newburgh Planning Board and this approval is conditioned upon

the applicant diligently pursuing his application before that board. Provided that the applicant shall report to this board monthly on the progress of the application pending before the planning board, and provided that such reports demonstrate a diligent pursual of that application, the time period within which the planning board application is processed shall not be included within the initial six-month limitation of Section 185-55.

Dated: December 22, 2022



---

Darrin Scalzo, Chair  
Town of Newburgh ZBA

*By roll call a motion to adopt the decision was voted as follows:*

AYES:           Chair Darrin Scalzo  
                  Member Gregory Hermance  
                  Member John Masten  
                  Member Robert Gramstad  
                  Member James Eberhart

NAYS:           None

ABSENT:       Member Darrell Bell  
                  Member Donna Rein

STATE OF NEW YORK )

)ss:  
COUNTY OF ORANGE )

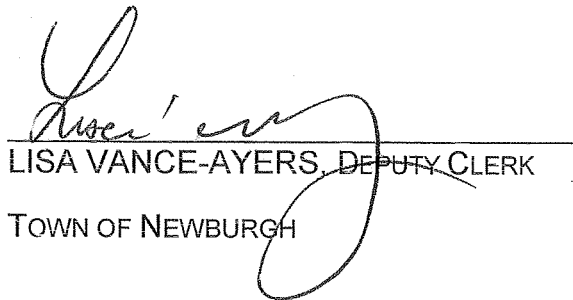
I, Siobhan Jablesnik, Secretary to the Zoning Board of Appeals of the Town of Newburgh, do hereby certify that the foregoing is a true and exact copy of a Resolution maintained in the office of the Town of Newburgh Zoning Board of Appeals, said resulting from a vote having been taken by the Zoning Board at a meeting of said Board held on Dec 22 2022.



\_\_\_\_\_  
SIOBHAN JABLESNIK, SECRETARY

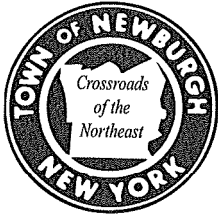
TOWN OF NEWBURGH ZONING BOARD OF APPEALS

I, LISA VANCE-AYERS, Deputy Clerk of the Town of Newburgh, do hereby certify that the foregoing Decision was filed in the Office of the Town Clerk on February 7, 2023



\_\_\_\_\_  
LISA VANCE-AYERS, DEPUTY CLERK  
TOWN OF NEWBURGH






# HIGHWAY DEPARTMENT

90 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550

TELEPHONE 845-561-2177  
FAX 845-561-8987

MARK HALL  
HIGHWAY SUPERINTENDENT

**TO:** John Ewasutyn, Planning Board Chairman

**FROM:** Mark Hall, Highway Superintendent 

**DATE:** June 2, 2022

**RE:** Monarch Woods Senior Housing (19-28)  
SBL 103-7-18  
SBL 47-1-46  
Monarch Drive

I have reviewed the above-mentioned plans and we have no concerns for the Town of Newburgh Highway Department.

If you have any questions feel free to contact me at the above number.

**MH:ch**



# CITY OF NEWBURGH

## Office of the Engineer

83 Broadway, Newburgh, New York 12550

(845) 569-7448/Fax (845) 569-7349

[www.cityofnewburgh-ny.gov](http://www.cityofnewburgh-ny.gov)

Jason Morris, P.E.  
Commissioner of Public Works &  
City Engineer

[jmorris@cityofnewburgh-ny.gov](mailto:jmorris@cityofnewburgh-ny.gov)

Zakia R. Alam

Junior Civil Engineer

[zalam@cityofnewburgh-ny.gov](mailto:zalam@cityofnewburgh-ny.gov)

Elizabeth Garrison

Administrative Assistant to the City Engineer

[egarrison@cityofnewburgh-ny.gov](mailto:egarrison@cityofnewburgh-ny.gov)

Chad M. Wade, R.L.A.

Assistant City Engineer

[cwade@cityofnewburgh-ny.gov](mailto:cwade@cityofnewburgh-ny.gov)

Thomas Jenkins

Engineering Technician

[tjenkins@cityofnewburgh-ny.gov](mailto:tjenkins@cityofnewburgh-ny.gov)

July 7, 2022

Patrick J. Hines

Town of Newburgh

1496 Route 300

Newburgh, New York 12550

**Re: Crossroads S.D. – City/Town of Newburgh Intermunicipal Agreement**

Monarch Woods Senior Housing - Flow Acceptance Letter

City of Newburgh Sewer Connection Approval (20,550 gpd)

Mr. Hines,

Pursuant to the terms and conditions of the City-Town of Newburgh Intermunicipal Sewer Agreement dated May 6, 2004, permission is hereby granted for a connection and increase in sewer flow to the Town of Newburgh's sewer main to serve the proposed 102 unit multi-family senior housing project known as the Monarch Woods Senior Housing project. The anticipated sewer flow increase of 20,550 gallons per day from this proposed project will be counted toward the 3.8 million gallons per day capacity allocated to the Town, as stated in the City-Town Sewer Agreement.

Please notify this office via email at least 48 hours prior to the commencement of sewer flows from this proposed project. If you have any questions regarding this approval, please contact this office at your convenience.

Sincerely,

Jason Morris, PE

Commissioner of Public Works & City Engineer



## TOWN OF NEWBURGH

---

1496 Route 300, Newburgh, New York 12550

7 July 2022

City of Newburgh  
83 Broadway  
Newburgh, NY 12550

Attn: Jason Morris, PE – City of Newburgh Engineer

RE: Flow Acceptance Letter - Monarch Woods Senior Housing  
Monarch Drive and NYS Route 52  
Town of Newburgh PB Project # 19-28

Dear Jason,

The Town of Newburgh Planning Board is reviewing a project located at Monarch Drive and NYS Route 52. The project is proposing a 102 Unit Multi-Family Senior Housing project. The applicant's representatives have identified that the project will discharge 20,550 gallons per day sanitary waste based on NYSDEC Hydraulic Loading Charts. In compliance with requirements of the Crossroads Sewer District/City of Newburgh inter-municipal Sewer Agreement, I am writing to request approval for the Flow from the proposed facility. A copy of the Project Narrative identifying the Hydraulic Loading from the site is attached for your use.

Should you have any questions or require any additional information regarding this matter please do not hesitate to contact this office.

Respectfully submitted,

Patrick J. Hines  
Rep Engineer's for Town of Newburgh

Cc: Gilbert Piaquadio, Supervisor  
Mark Taylor, Attorney for the Town  
John P. Ewasutyn, Town Planning Board Chairman  
Michael Puzio, Engineering and Surveying Properties

## Ross Winglovitz

---

**From:** Ross Winglovitz  
**Sent:** Friday, September 22, 2023 9:58 AM  
**To:** Ross Winglovitz  
**Subject:** FW: [URL Verdict: Unknown][Non-DoD Source] Fwd: Monarch Woods Wetlands - 3-3346-00496/00001 Monarch Woods Senior Community

---

**From:** Michael Nowicki <ecolsol@aol.com>  
**Sent:** Monday, January 9, 2023 5:35 PM  
**To:** ellen.hart@dec.ny.gov; Michael Puzio <mikep@ep-pc.com>; Ross Winglovitz <Ross@ep-pc.com>; mikchief99@aol.com  
**Subject:** Fwd: [URL Verdict: Unknown][Non-DoD Source] Fwd: Monarch Woods Wetlands - 3-3346-00496/00001 Monarch Woods Senior Community

All - authorization from Brian below

Mike

-----Original Message-----

From: Orzel, Brian A CIV USARMY CENAN (USA) <[Brian.A.Orzel@usace.army.mil](mailto:Brian.A.Orzel@usace.army.mil)>  
To: Michael Nowicki <[ecolsol@aol.com](mailto:ecolsol@aol.com)>  
Sent: Mon, Jan 9, 2023 5:31 pm  
Subject: RE: [URL Verdict: Unknown][Non-DoD Source] Fwd: Monarch Woods Wetlands - 3-3346-00496/00001 Monarch Woods Senior Community

Mike,

We received the pre-construction notification for NWP 29 for the above referenced project on September 27, 2022.

Due to my excessive work load, I was unable to provide a written determination within 45 days of its submission.

In accordance with the current nationwide general permit regulations (Federal Register dated January 13, 2021, pages 2744 to 2877), if the Corps of Engineers district does not respond to a pre-construction notification within 45 days of receipt, then the applicant may proceed with the project as proposed.

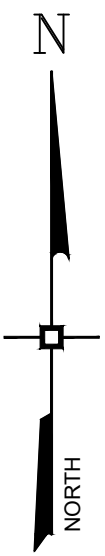
That means that the applicant must perform the work as proposed in your pre-construction notification, including mitigation. Any substantive changes to the project would require the applicant to submit a new notification to this office.

If you have any questions, let me know.

Brian

Brian A. Orzel  
Senior Regulatory Project Manager, Civil Engineer  
NY District US Army Corps of Engineers  
Regulatory Branch  
26 Federal Plaza, Room 16-406  
New York, New York 10278-0090

Please note in order to ensure our continuity of operations and improve the timeliness of permit application reviews due to the on-going COVID-19 virus, the New York District, U.S. Army Corps of Engineers is requiring that all new permit

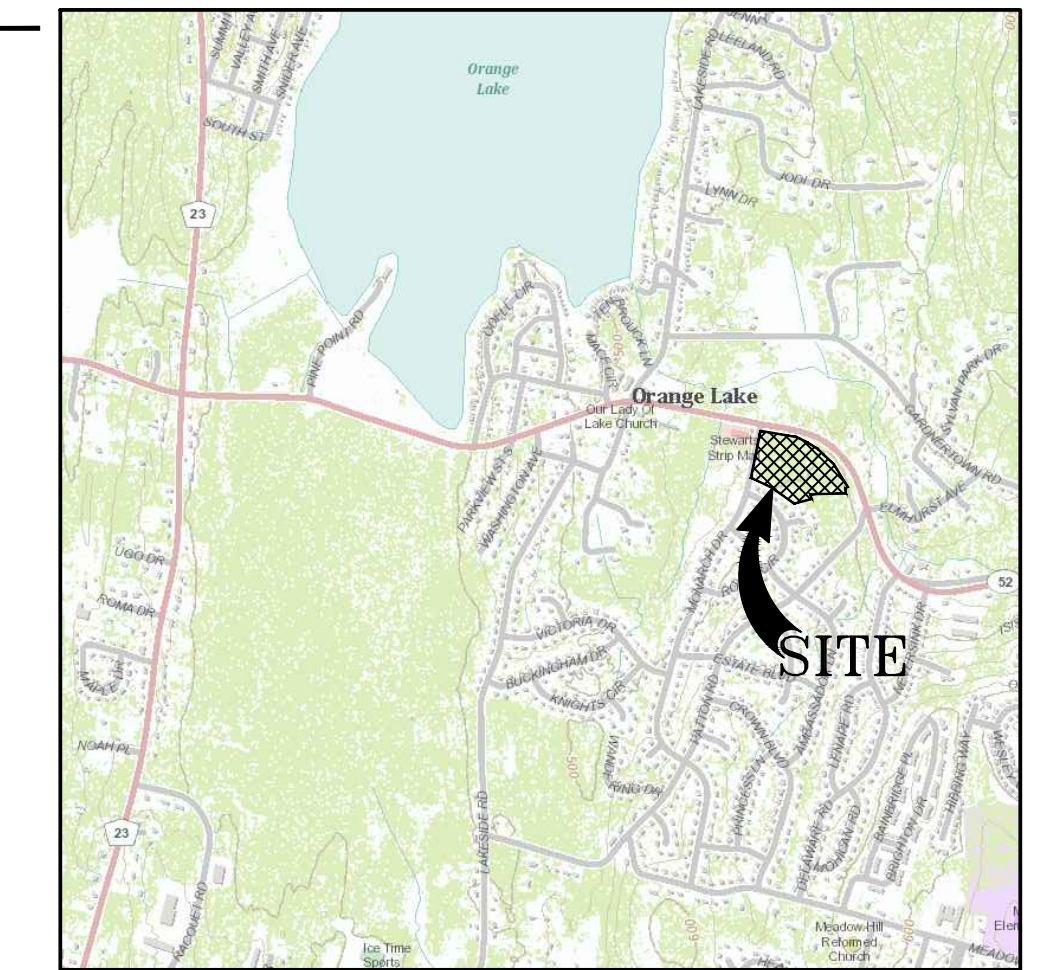


### LIST OF DRAWINGS

DRAWING #	TITLE	SHEET #
C-100	OVERALL PLAN	1
C-102	GRADING, DRAINAGE PLAN	2
C-108	TREE PLAN	3
C-109	TREE PLAN	4

### LEGEND

	BUILDING LINE
	BUILDING ROOF LINE
	CONCRETE PAD LINE
	CONCRETE HATCH
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
	CURB LINE
	DRIVEWAY LINE
	EASEMENT LINE
	FENCE LINES
	PARKING STALL STRIPE
	LAND BANKED PARKING
	PROPERTY LINE
	ROAD CENTERLINE
	EDGE OF PAVEMENT LINE
	BUILDING SETBACK LINES
	EDGE OF SIDEWALK LINES
	STRIPING LINE
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	EXISTING EDGE OF PAVEMENT LINE
	ADJACENT PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING SEWER MAIN LINES
	EXISTING STORM DRAIN LINES
	EXISTING LIMIT OF TREE LINES
	EXISTING WATER MAIN LINES
	LIMIT OF ACOE WETLAND
	LIMIT OF NYSDEC WETLAND
	LIMIT OF NYSDEC WETLAND BUFFER LINE



### LOCATION MAP

SCALE: 1" = 2000'

### GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER: SECTION 103, BLOCK 7, LOT 18 SECTION 47, BLOCK 1, LOT 46
- TOTAL AREA OF SUBJECT PARCEL: 10.579± ACRES.
- THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES, PC, FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMs) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS GIS GOV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- OWNER/APPLICANT: 52 MONARCH DEVELOPMENT, INC. 4171 ALBANY POST ROAD HYDE PARK, NEW YORK, 12538
- THIS PROJECT HAS INDICATED THE INTENTION TO PROVIDE ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS, AND IS, THEREFORE, CONSIDERED EXEMPT FROM THE NEEDED FIRE FLOW GUIDELINES OF THE INSURANCE SERVICES OFFICE (ISO). THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN EVALUATED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH FOR COMPLIANCE WITH NFPA REQUIREMENTS.
- DUE TO THE PROXIMITY OF THE PROJECT SITE TO KNOWN NORTHERN LONG-EARED BAT & INDIANA BAT HIBERNACULUM, POTENTIAL ROOST TREES SHALL ONLY BE CUT AND REMOVED DURING KNOWN HIBERNATION MONTHS BETWEEN THE DATES OF NOVEMBER 1ST THROUGH MARCH 31ST, IN ORDER TO AVOID DIRECT ADVERSE IMPACTS TO BOTH SPECIES.
- ALL RESIDENTIAL BUILDINGS WILL BE EQUIPPED WITH AN APPROVED FIRE SPRINKLER SYSTEM.
- BASED ON SENIOR CITIZEN USE, THE PROJECT SHALL PROVIDE EMERGENCY POWER GENERATORS IN THE CASE OF POWER LOSS.
- ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON DEVELOPMENT FACTS AND ANY REGULATIONS, OR GUIDANCE, IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- ONLY NOTES ASSOCIATED WITH THE DESIGN AND INSTALLATION OF THE PROPOSED WATERMAIN AND SERVICES AND DISINFECTION AND TESTING OF THE PROPOSED WATERMAIN AND ASSOCIATED APPURTENANCES ARE SUBJECT TO REVIEW OF THE ORANGE COUNTY DEPARTMENT OF HEALTH.
- UDIG NY MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION (DIAL 811 OR WWW.UDIGNY.ORG).
- ANY BACKFLOW PREVENTION DEVICE(S) DETERMINED TO BE REQUIRED BY THE WATER SUPPLIER WILL BE DESIGNED BY OTHERS IN ACCORDANCE WITH THE OCCDH REQUIREMENTS AND THAT APPLICATION FOR ANY SUCH BACKFLOW PREVENTION DEVICE SHALL BE SUBMITTED TO THE OCCDH FOR REVIEW AND APPROVAL UNDER SEPARATE COVER.

### DENSITY CALCULATIONS

TOWN OF NEWBURGH - ZONING DISTRICT B  
SENIOR CITIZEN HOUSING [§185-48] (LOT 2)

PARCEL AREA:	103-7-18	±276,845 SF = ±6.35 AC
	47-1-46	±184,013 SF = ±4.22 AC
TOTAL		±460,858 SF = ±10.57 AC
NET AREA (TOTAL - 75% WETLAND AREA)		±105,7(-0.75x1.06) = ±9.76 AC

UNITS PERMITTED:  
24% 1-BEDROOM & 76% 2-BEDROOM  
12 UNITS PER ACRE FOR 1-BEDROOM  
10 UNITS PER ACRE FOR 2-BEDROOM  
(12 UNITS \* 9.76 AC \* .24) + (10 UNITS \* 9.76 AC \* .76) = 102.3 UNITS

TOTAL UNITS = 102.3 UNITS

UNITS PROPOSED:  
APARTMENTS: 2 BUILDINGS X (12) 1-BEDROOM UNITS EACH = 24 UNITS  
2 BUILDINGS X (30) 2-BEDROOM UNITS EACH = 78 UNITS

TOTAL APARTMENT UNITS PROPOSED = 102 UNITS

### PARKING CALCULATIONS

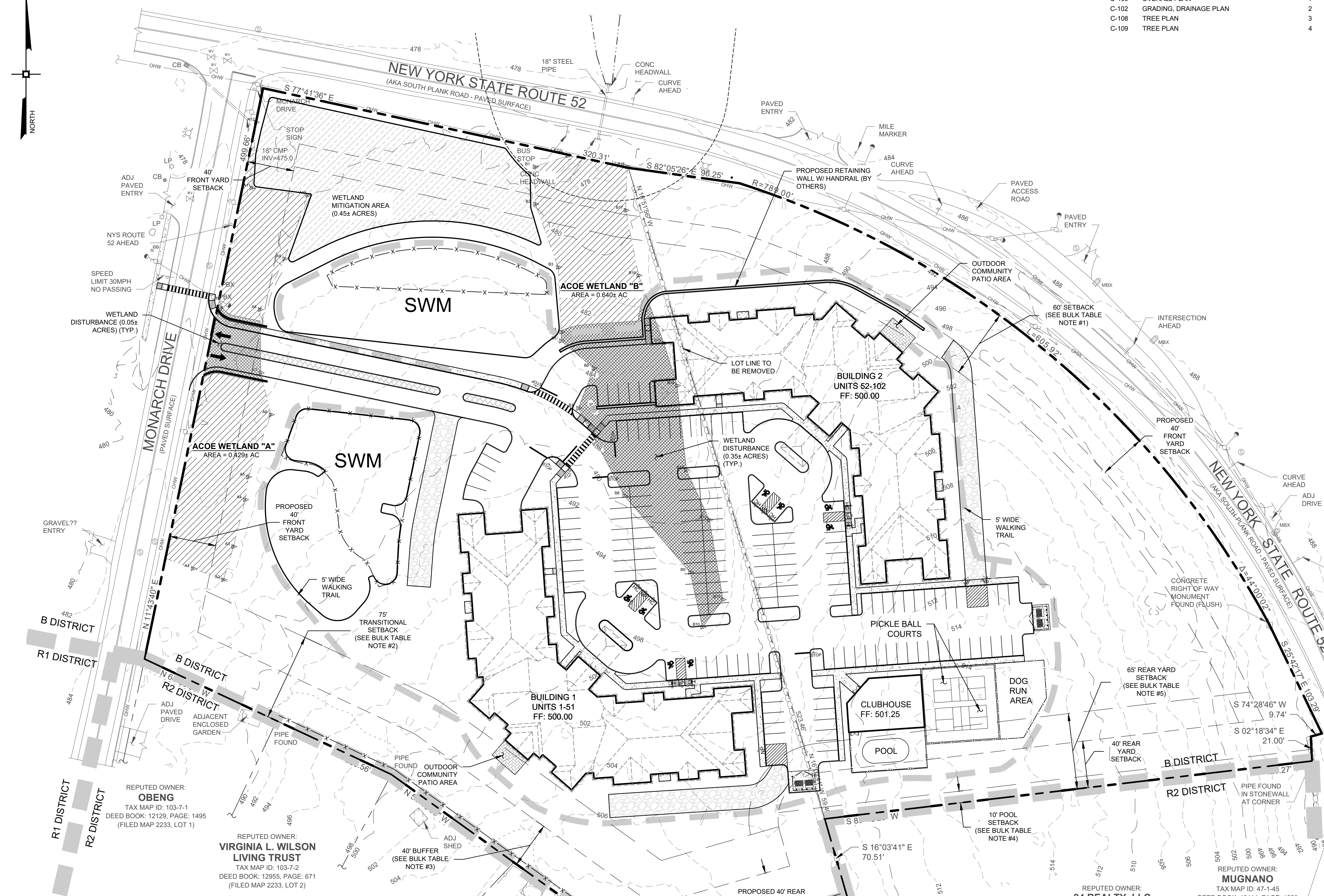
TOTAL UNIT COUNT: 78 2-BEDROOM UNITS  
24 1-BEDROOM UNITS

TOTAL PARKING REQUIRED FOR 1 & 2-BEDROOM UNITS IN B ZONE:  
1-BEDROOM: 2.0 SPACES PER DWELLING UNIT  
24 UNITS X 2.0 = 48 SPACES  
2-BEDROOM: 2.0 SPACES PER DWELLING UNIT  
78 UNITS X 2.0 = 156 SPACES

TOTAL PARKING REQUIRED: 204 SPACES

PROVIDED:  
TOTAL PARKING PROVIDED = 204 SPACES

SUMMARY:  
204 PARKING SPACES REQUIRED  
160 PARKING SPACES PROVIDED  
44 BUILDING GARAGE PARKING SPACES



### BULK REQUIREMENTS

TOWN OF NEWBURGH - ZONING DISTRICT B  
PROPOSED USE: SENIOR CITIZEN HOUSING (USE §185-48)

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	N/A	419,491 SF
LOT WIDTH	N/A	900 FEET
LOT DEPTH	N/A	638 FEET
FRONT YARD	N/A (MONARCH DR) 60 FEET (NYS RTE 52)	40 FEET 64 FEET
REAR YARD	N/A	40 FEET
TRANSITIONAL YARD	75 FEET (ABUTTING RES. ZONE)	75 FEET
SIDE YARD (ONE / BOTH)	N/A	40 FEET
MAXIMUM ALLOWABLE		
BUILDING HEIGHT	N/A	46.5 FEET *
LOT BUILDING COVERAGE	N/A	13%
LOT SURFACE COVERAGE	N/A	34%
ONE-BEDROOM AREA	700 SF	840 SF **
TWO-BEDROOM AREA	900 SF	1060 SF ***

\* THE TOWN OF NEWBURGH ZBA HAS DETERMINED THAT A HEIGHT VARIANCE IS NOT REQUIRED AND THAT THE PLANNING BOARD HAS JURISDICTION AS PART OF THE SENIOR CITIZEN HOUSING REGULATIONS SECTION 185-48-B.  
\*\* ONE-BEDROOM FLOOR AREA VARIANCE REQUIRED.  
\*\*\* TWO-BEDROOM FLOOR AREA VARIANCE REQUIRED.

- NOTE:
- FRONT YARD PER SECTION 185-18 C(4)(B)
  - REAR YARD PER SECTION 185-18 C.(5)(B)(1). BUILDING OVER 40 FT.
  - BUFFER PER SECTION 185-21 D(3).
  - POOL SETBACK PER SECTION 185-43 B
  - REAR YARD PER SECTION 185-18 C.(5)(B)(1). BUILDING UNDER 40 FT.

### BULK REQUIREMENTS

TOWN OF NEWBURGH - ZONING DISTRICT B  
PROPOSED USE: SENIOR CITIZEN HOUSING (USE §185-48)

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	N/A	419,491 SF
LOT WIDTH	N/A	900 FEET
LOT DEPTH	N/A	638 FEET
FRONT YARD	N/A (MONARCH DR) 60 FEET (NYS RTE 52)	40 FEET 64 FEET
REAR YARD	N/A	40 FEET
TRANSITIONAL YARD	75 FEET (ABUTTING RES. ZONE)	75 FEET
SIDE YARD (ONE / BOTH)	N/A	40 FEET
MAXIMUM ALLOWABLE		
BUILDING HEIGHT	N/A	46.5 FEET *
LOT BUILDING COVERAGE	N/A	13%
LOT SURFACE COVERAGE	N/A	34%
ONE-BEDROOM AREA	700 SF	840 SF **
TWO-BEDROOM AREA	900 SF	1060 SF ***

\* THE TOWN OF NEWBURGH ZBA HAS DETERMINED THAT A HEIGHT VARIANCE IS NOT REQUIRED AND THAT THE PLANNING BOARD HAS JURISDICTION AS PART OF THE SENIOR CITIZEN HOUSING REGULATIONS SECTION 185-48-B.  
\*\* ONE-BEDROOM FLOOR AREA VARIANCE REQUIRED.  
\*\*\* TWO-BEDROOM FLOOR AREA VARIANCE REQUIRED.

- NOTE:
- FRONT YARD PER SECTION 185-18 C(4)(B)
  - REAR YARD PER SECTION 185-18 C.(5)(B)(1). BUILDING OVER 40 FT.
  - BUFFER PER SECTION 185-21 D(3).
  - POOL SETBACK PER SECTION 185-43 B
  - REAR YARD PER SECTION 185-18 C.(5)(B)(1). BUILDING UNDER 40 FT.

NO.	DATE	DESCRIPTION
0	09/17/19	INITIAL SUBMISSION
1	04/12/21	REVISED PER COMMENT LETTERS
2	09/21/21	REVISED PER PLANNING BOARD COMMENTS
3	02/03/22	REVISED FOR PLANNING BOARD COMMENTS
4	04/07/22	REVISED FOR WETLAND MITIGATION AREA
5	06/21/22	REVISED PER ENGINEERS COMMENTS
6	09/23/22	REVISED FOR OUTSIDE AGENCY SUBMISSION
7	11/22/22	REVISED PER OCCDH COMMENTS
8	03/21/23	REVISED PER NYS DOT COMMENTS
9	04/04/23	REVISED PER NYS DOT COMMENTS
10	09/22/23	REVISED PER EMERGENCY ACCESS & REAR STAIRS

DRAWING STATUS	ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	09/22/2023
CONCEPT APPROVAL	N/A OF N/A
PLANNING BOARD APPROVAL	1 OF 4
OCCDH REALTY SUBDIVISION APPROVAL	N/A OF N/A
OCCDH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
NYSDEC APPROVAL	N/A OF N/A
NYS DOT APPROVAL	N/A OF N/A
OTHER:	N/A OF N/A
FOR BID / CONSTRUCTION	N/A OF N/A

THIS PLAN AND ALL THE INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE BY WHOM THE SERVICES WERE CONTRACTED OR TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REPRODUCED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ENGINEERING & SURVEYING PROPERTIES, PC. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

ROSS WINGLOVITZ, P.E.  
NEW YORK LICENSE # 071701

50 0 25 50 100  
1 inch = 50 ft.

ENGINEERING & SURVEYING PROPERTIES, PC  
Achieving Successful Results with Innovative Designs

MONTGOMERY OFFICE  
71 CLINTON STREET  
MONTGOMERY, NY 12549  
Ph: (845) 457-7727  
WWW.EP-PC.COM

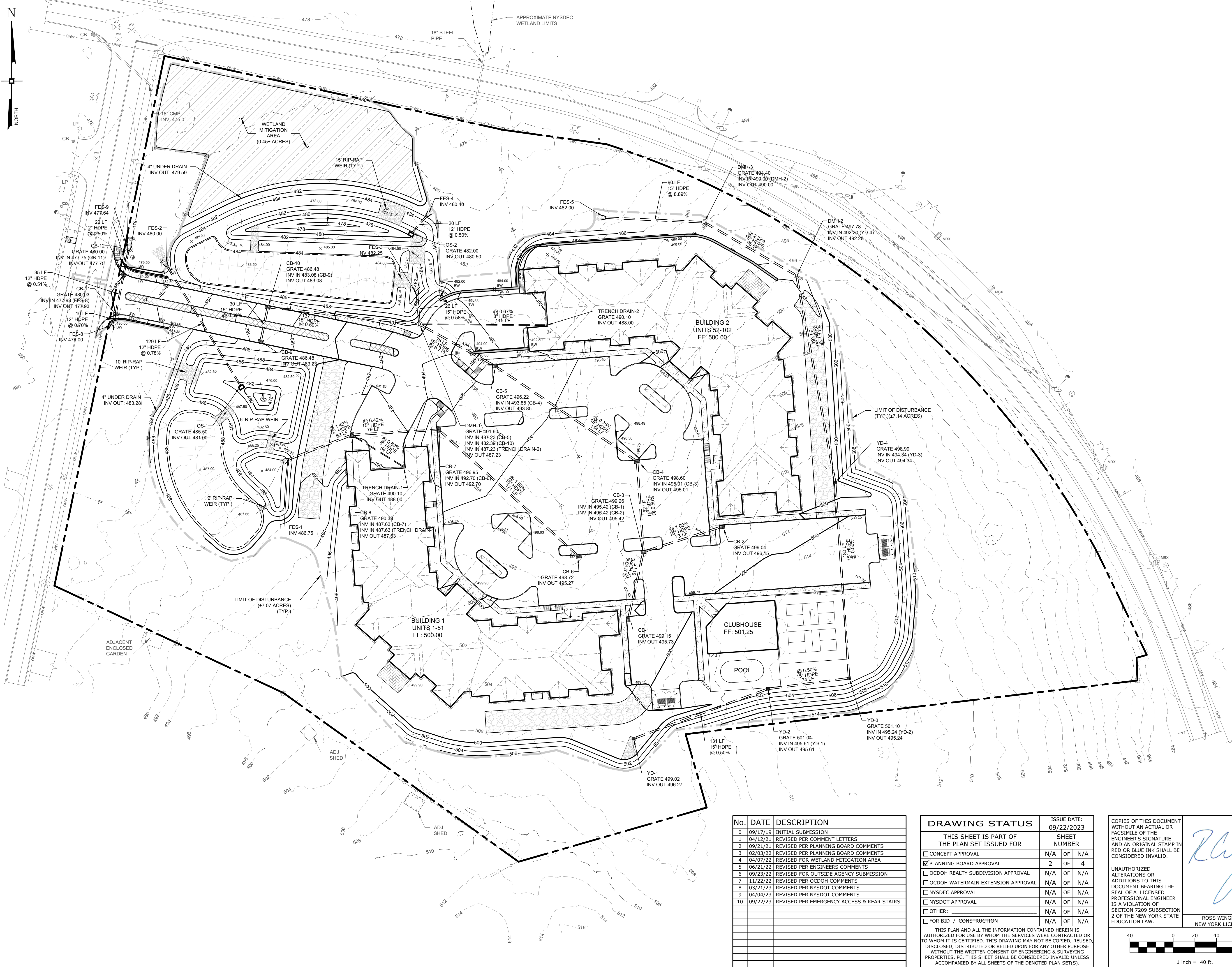
OVERALL PLAN

MONARCH WOODS SENIOR COMMUNITY  
MONARCH DRIVE  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

JOB #: 1325.01  
DATE: 09/17/19  
REVISION: 10 - 09/22/2023

DRAWN BY: MP/VAH  
SCALE: 1" = 50'  
TAX LOT: 103-7-18 & 47-1-46

O-100



No.	DATE	DESCRIPTION
0	09/17/19	INITIAL SUBMISSION
1	04/12/21	REVISED PER COMMENT LETTERS
2	09/21/21	REVISED PER PLANNING BOARD COMMENTS
3	02/03/22	REVISED FOR PLANNING BOARD COMMENTS
4	04/07/22	REVISED FOR WETLAND MITIGATION AREA
5	06/21/22	REVISED PER ENGINEERS COMMENTS
6	09/23/22	REVISED FOR OUTSIDE AGENCY SUBMISSION
7	11/22/22	REVISED PER OGDH COMMENTS
8	03/21/23	REVISED PER NYS DOT COMMENTS
9	04/04/23	REVISED PER NYS DOT COMMENTS
10	09/22/23	REVISED PER EMERGENCY ACCESS & REAR STAIRS

DRAWING STATUS	ISSUE DATE:	SHEET NUMBER
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	09/22/2023	N/A
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	2	OF 4
<input type="checkbox"/> OGDH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
<input type="checkbox"/> OGDH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYS DOT APPROVAL	N/A	OF N/A
<input type="checkbox"/> OTHER:	N/A	OF N/A
<input type="checkbox"/> FOR BID / CONSTRUCTION	N/A	OF N/A

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

ROSS WINGLOVITZ, P.E.  
NEW YORK LICENSE # 071701

1 inch = 40 ft.

**ENGINEERING & SURVEYING PROPERTIES**  
Achieving Successful Results with Innovative Designs

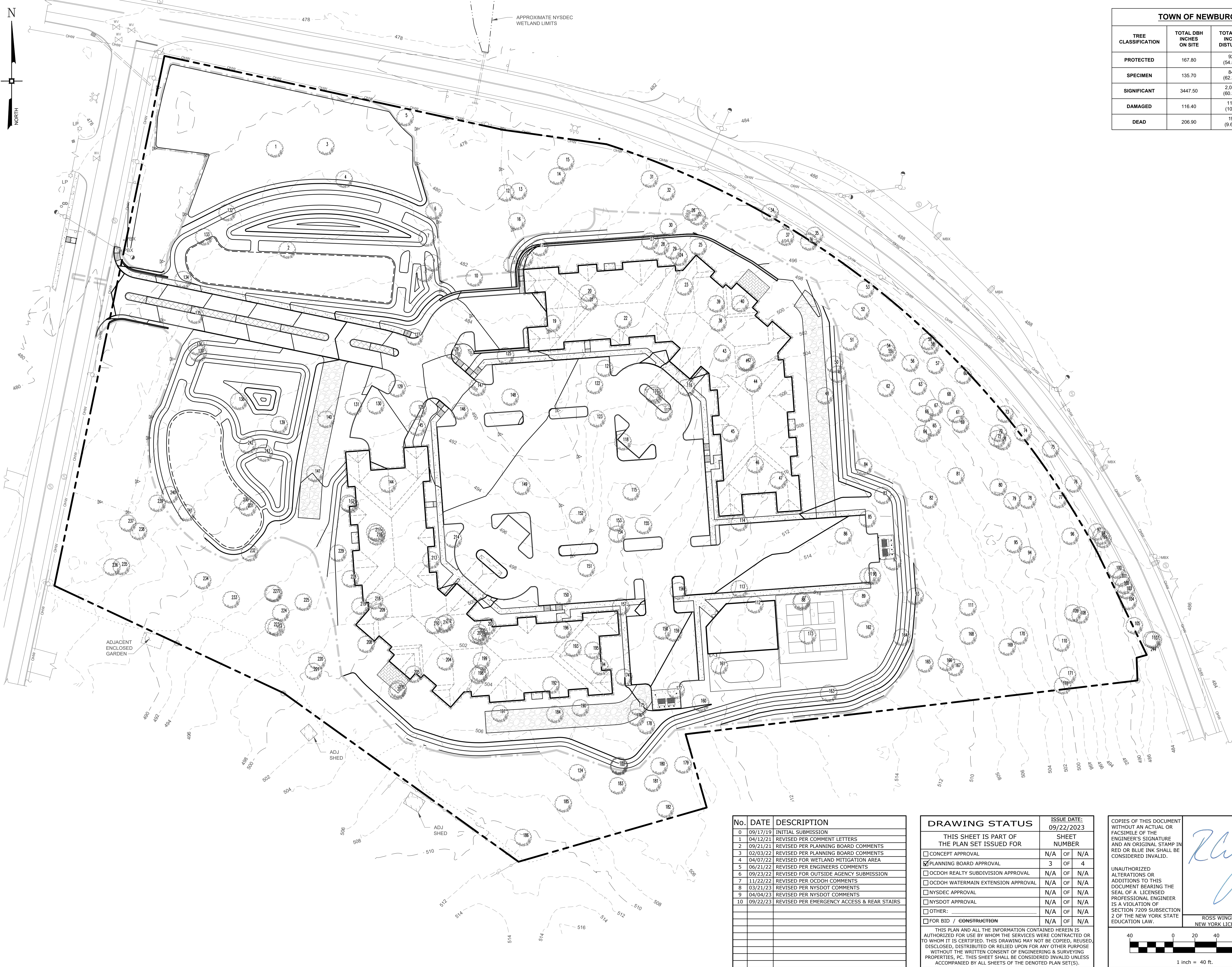
MONTGOMERY OFFICE  
71 CLINTON STREET  
MONTGOMERY, NY 12549  
Ph: (845) 457-7727  
WWW.EP-PC.COM

**GRADING & DRAINAGE PLAN**

MONARCH WOODS SENIOR COMMUNITY  
MONARCH DRIVE  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

JOB #:	1325.01	DRAWN BY:	MP/VAH
DATE:	09/17/19	SCALE:	1" = 40'
REVISION:	10 - 09/22/2023	TAX LOT:	103-7-18 & 47-1-46

**C-102**



TOWN OF NEWBURGH TREE PRESERVATION AND PROTECTION TABLE							
TREE CLASSIFICATION	TOTAL DBH INCHES ON SITE	TOTAL DBH INCHES DISTURBED	DISTURBANCE THRESHOLD	OVER THRESHOLD	DBH INCHES REPLANTINGS REQUIRED	DBH INCHES PROPOSED FOR REPLANTING	RESTITUTION FEE AFTER REPLANTINGS
PROTECTED	167.80	92.0 (54.83%)	0.00 (0%)	92.0 (54.83%)	184	0	\$736.00
SPECIMEN	135.70	84.6 (62.34%)	0.00 (0%)	84.6 (62.34%)	169.2	0	\$676.80
SIGNIFICANT	3447.50	2,080.5 (60.39%)	2,585.6 (75%)	-505.1 (0.90%)	NONE	0	\$0
DAMAGED	116.40	116.4 (100%)	0.00 (0%)	116.4 (100%)	145.5	0	\$582.00
DEAD	206.90	19.9 (9.62%)	N/A	N/A	NONE	0	\$0

### TREE PLAN NOTES

- TREE INFORMATION SHOWN ON PLAN WERE LOCATED AND CLASSIFIED BY SAWTOOTH LANDS AND FORESTRY LLC ON MARCH 4, 2023.
- 243 TOTAL TREES MEASURED.  
SIGNIFICANT TREES  
REPLANTING: 1.25 INCHES OF NEW TREE DIAMETER REQUIRED PER INCH OF SIGNIFICANT TREE DIAMETER DISTURBED OVER 75% THRESHOLD.  
RESTITUTION: \$5 FEE PER INCH OF NEW TREE DIAMETER REQUIRED TO BE REPLANTED.
- SPECIMEN TREES / PROTECTED TREES  
REPLANTING: 2 INCHES OF NEW TREE DIAMETER REQUIRED PER INCH OF SPECIMEN & PROTECTED TREE DIAMETER DISTURBED. TREE PLANTINGS MUST BE THE SAME TYPE AND SPECIES AS THOSE BEING REMOVED.  
RESTITUTION: \$8 FEE PER 2 INCHES OF NEW TREE DIAMETER REQUIRED TO BE REPLANTED.
- TOTAL RESTITUTION FEE AFTER REPLANTING: \$1,994.80

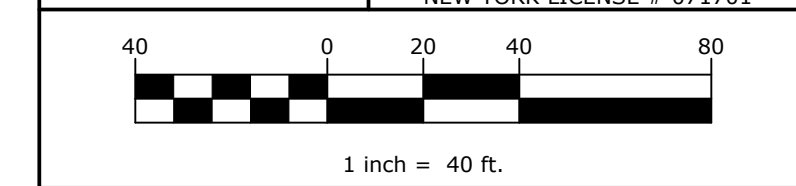
No.	DATE	DESCRIPTION
0	09/17/19	INITIAL SUBMISSION
1	04/12/21	REVISED PER COMMENT LETTERS
2	09/21/21	REVISED PER PLANNING BOARD COMMENTS
3	02/03/22	REVISED PER PLANNING BOARD COMMENTS
4	04/07/22	REVISED FOR WETLAND MITIGATION AREA
5	06/21/22	REVISED PER ENGINEERS COMMENTS
6	09/23/22	REVISED FOR OUTSIDE AGENCY SUBMISSION
7	11/22/22	REVISED PER OCDOH COMMENTS
8	03/21/23	REVISED PER NYS DOT COMMENTS
9	04/04/23	REVISED PER NYS DOT COMMENTS
10	09/22/23	REVISED PER EMERGENCY ACCESS & REAR STAIRS

DRAWING STATUS	ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	09/22/2023
<input type="checkbox"/> CONCEPT APPROVAL	N/A OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	3 OF 4
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A OF N/A
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A
<input type="checkbox"/> NYS DOT APPROVAL	N/A OF N/A
<input type="checkbox"/> OTHER:	N/A OF N/A
<input type="checkbox"/> FOR BID / CONSTRUCTION	N/A OF N/A

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

ROSS WINGLOVITZ, P.E.  
NEW YORK LICENSE # 071701



**ENGINEERING & SURVEYING PROPERTIES**  
Achieving Successful Results with Innovative Designs

MONTGOMERY OFFICE  
71 CLINTON STREET  
MONTGOMERY, NY 12549  
Ph: (845) 457-7727  
WWW.EP-PC.COM

**TREE PLAN**

MONARCH WOODS SENIOR COMMUNITY  
MONARCH DRIVE  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

JOB #: 1325.01  
DATE: 09/17/19  
REVISION: 10 - 09/22/2023

DRAWN BY: MP/VAH  
SCALE: 1" = 40'  
TAX LOT: 103-7-18 & 47-1-46

**C-108**

