



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

**PROJECT NAME:** SLUSZKA 2 LOT SUBDIVISION  
**PROJECT NO.:** 2021-22  
**PROJECT LOCATION:** SECTION 3, BLOCK 1, LOT 82  
**REVIEW DATE:** 25 FEBRUARY 2022  
**MEETING DATE:** 3 MARCH 2022  
**PROJECT REPRESENTATIVE:** TALCOTT ENGINEERING- CHARLIE BROWN, P.E.

1. Orange County Planning submission and DOT submission have been completed. County Planning has responded back with a Local Determination with no advisory comments.
2. No information has been received back from DOT. All driveways are existing conditions.
3. The Public Hearing is scheduled.
4. ARB has been submitted with photographs of the existing structure along with the ARB form.

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

# Talcott Engineering

## DESIGN, PLLC

1 GARDNERTOWN ROAD ~ NEWBURGH, NY 12550  
(845) 569-8400\* ~ (fax) (845) 569-4583

September 21, 2021

Town of Newburgh  
Planning Board  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

Attn: John Ewasutyn, Chairman

Re: Resubmission letter  
Town Project No. 2021-22  
Sluszka 2 Lot Subdivision  
SBL: 3-1-82  
Job No. 20302-RSK

Dear John,

The following is our;

Response to Town of Newburgh Planning Board Review Comments review  
dated 9/10/2021 ( Project #2021-22)

- 1) No response required.
- 2) No response required.
- 3) No response required.
- 4) Revised zoning table.
- 5) Revised zoning table and plan.
- 6) Existing building has been identified as an existing non-conforming 2 family.
- 7) Revised zoning table and plan.
- 8) Initial notices delivered to town clerk.

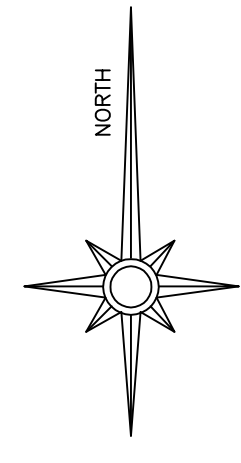
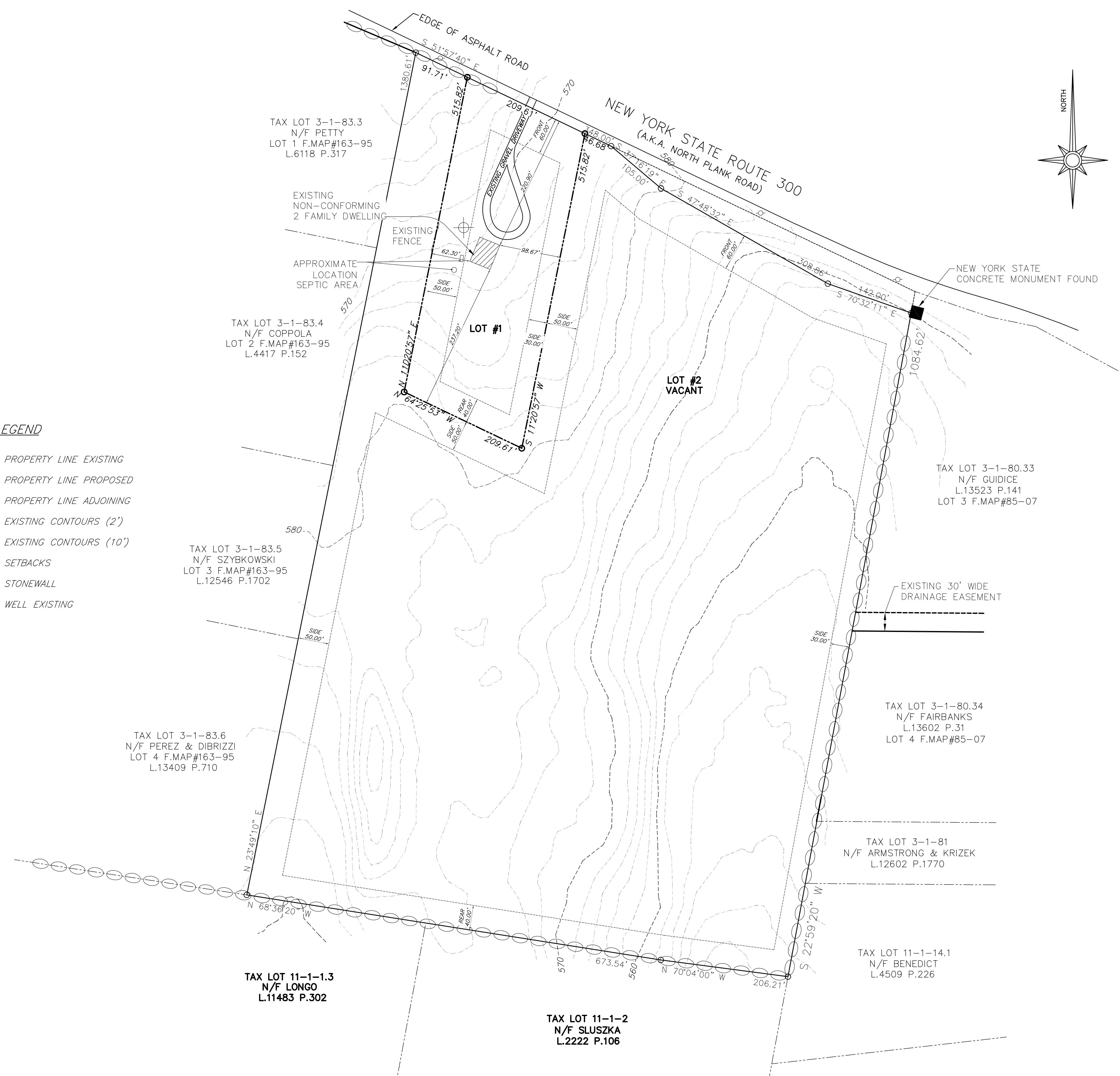
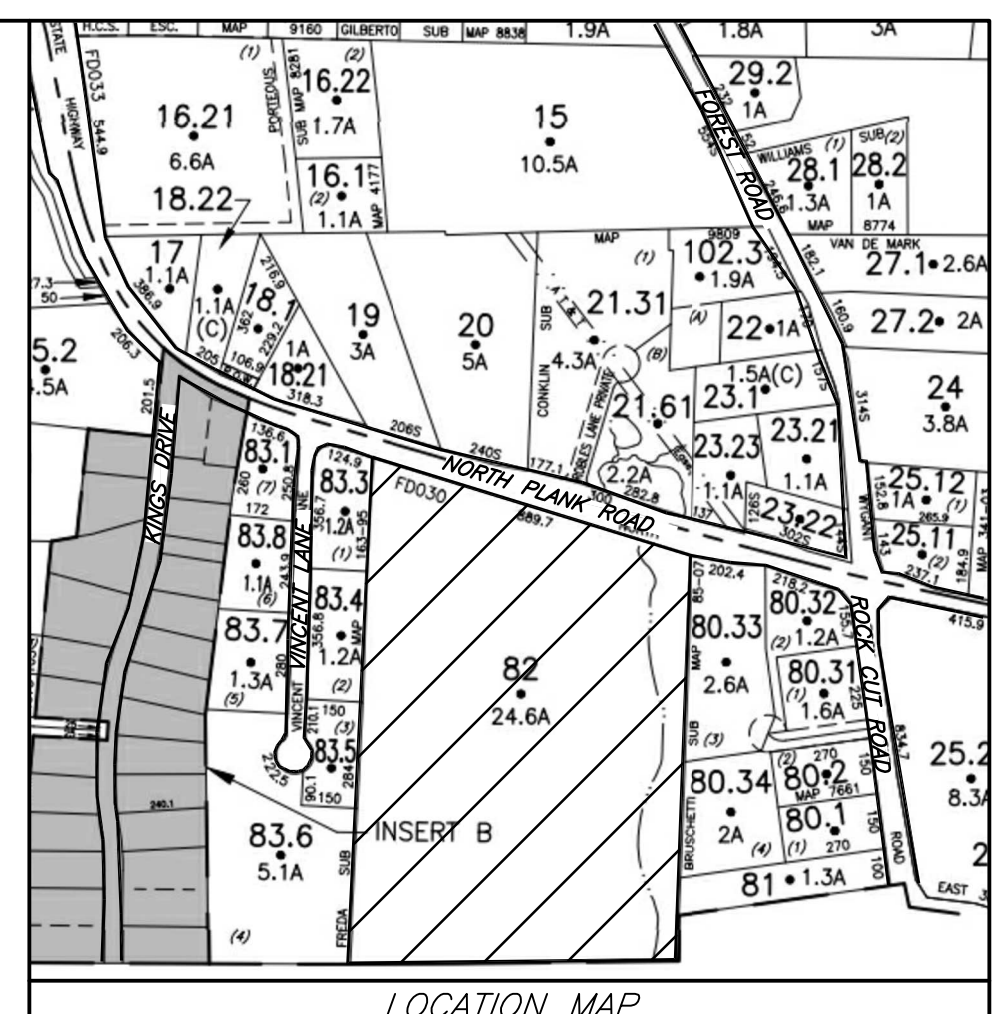
On your authorization I will deliver 12 sets of prints to you. I will deliver 1 copy to Pat Hines and I will email a PDF to Dominic Cordisco, Esq.

Respectfully yours,

Charles T. Brown, P.E. – President  
Talcott Engineering

Pc: Rick Sluszka, Client  
Dominic Cordisco, Esq.  
Pat Hines

ZONING SCHEDULE	REQUIRED	LOT # 1 PROVIDED	LOT # 2 PROVIDED
ZONE: AR			
MINIMUM LOT AREA	100,000sf.	104,811sf.	967,482sf.
MINIMUM YARDS (feet)			
FRONT (STATE HIGHWAY)	60'	220'	50' MIN
REAR	40'	237'	40' MIN
SIDE			
ONE	30'	62'	30' MIN
BOTH	80'	160'	80' MIN
MINIMUM LOT WIDTH (feet)	200'	203'	575'
MINIMUM LOT DEPTH (feet)	150'	511'	>1000'



**LEGEND**

- PROPERTY LINE EXISTING
- PROPERTY LINE PROPOSED
- — — — — PROPERTY LINE ADJOINING
- - - - - EXISTING CONTOURS (2')
- - - - - EXISTING CONTOURS (10')
- — — — — SETBACKS
- STONEMALL
- ⊕ WELL EXISTING

**RECORD OWNER'S CONSENT NOTE:**  
 THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

RECORD OWNER'S SIGNATURE \_\_\_\_\_ RICHARD SLUSZKA  
 34 KINGS HILL ROAD  
 WALDEN, NY 12586

RECORD OWNER'S SIGNATURE \_\_\_\_\_ JANET SLUSZKA  
 34 KINGS HILL ROAD  
 WALDEN, NY 12586

RECORD OWNER'S SIGNATURE \_\_\_\_\_ CHRISTOPHER J. SLUSZKA  
 34 KINGS HILL ROAD  
 WALDEN, NY 12586

**APPLICANT:**  
 RICHARD SLUSZKA  
 34 KINGS HILL ROAD  
 WALDEN, NY 12586

**SURVEYOR'S CERTIFICATION:**  
 I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED IN THE FIELD IN .  
 \_\_\_\_\_ DARREN STRIDIRON PLS  
 SIGNATURE

TOWN PROJECT# 2021-22  
 THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

SURVEYOR	ENGINEER	<b>TALCOTT ENGINEERING DESIGN PLLC</b> 1 GARDINERTOWN ROAD NEWBURGH, NY 12550 (845)-569-9400 (FAX)(845)-569-4583 TALCOTTDESIGN12@GMAIL.COM
<b>PROPOSED SUBDIVISION ENTITLED "SLUSZKA"</b> 2103 NYS ROUTE 300, SBL 3-1-82 TOWN OF NEWBURGH, ORANGE COUNTY, NY		
DATE	SCALE	JOB NUMBER
08/25/21	1"=100'	20302-RSK
SHEET NUMBER	1 OF 1	

REVISIONS			
REV.:	DATE:	BY:	DESCRIPTION:
1	9/21/21	RMM	REVISED PER TOWN COMMENTS

**CALL BEFORE YOU DIG... IT'S THE LAW**

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY- TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 811