

RICHARD D. McGOEY, P.E. (NY & PA) WILLIAM J. HAUSER, P.E. (NY, NJ & PA) MARK J. EDSALL, P.E. (NY, NJ & PA) MAIN OFFICE
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New Windsor, New York 12553

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TOWN OF NEWBURGH PLANNING BOARD REVIEW COMMENTS

PROJECT: MORONEY 2 FAMILY RESIDENCE

PROJECT NO.: 13-21

PROJECT LOCATION: SECTION 28, BLOCK 1, LOT 18.21

PROJECT REPRESENTATIVE: DAVID TODER, RA, BOLDER ARCHITECTURE

REVIEW DATE: 30 JULY 2014 MEETING DATE: 7 AUGUST 2014

- 1. Project is before the Board for amended site plan approval to relocate a previously approved 2 family residence on a 3.03^{+/-} acre parcel. Modified building design has allowed for the structure to be moved closer to the road which will reduce the amount of impervious surface needed to access the structure.
- 2. The structure must access Lakeside Road at the location identified and previously approved by the Highway Superintendent to relieve the condition that no more than one single family dwelling unit can access the common driveway.
- 3. Architectural review of the structure must be provided for the Planning Board.

Respectfully submitted,

McGoey, Hauser and Edsall Consulting Engineers, D.P.C.

Patrick J. Hines
Associate

TOWN OF NEWBURGH APPLICATION FOR



RETURN TO: Town of Newburgh Planning Board

	308 (ardnertown Road)	CONSULTING ENGINEERS, P.C.				
	Newl	ourgh, New York 125	550	And the second s				
DA	TE RECEIVED:	JUL 25 2014	TOWN FILE NO:	. 13-21				
DA		lication fee reflicitati	le with this application)					
	(Whb	PLANNING BOARD	te with this application)					
1.		ion/Site Plan (Projec y 2-Family Residence	5					
2.	Owner of Lands Name	to be reviewed: Patrick Moroney						
	Address	391 Lakeside Road Newburgh, NY 12550						
	Phone	914-213-0751						
3.	Applicant Inform Name Address	nation (If different th	nan owner):					
	Representativ	e						
	Phone							
	Fax Email							
4.	Subdivision/Site	Plan prepared by:						
	Name	David Toder, RA o	f BOLDER Architecture, Pl	LLC				
	Address	298 Plutarch Road	Highland, NY 12528					
	Phone/Fax	845-532-8354						
5.	Location of land		Newburgh, NY 12550					
6.	Zone R-1		Fire DistrictOrange	Lake				
	Acreage 3.03 +/-		School District Newburgh					
7.	Tax Map: Section	on28 Bloo	ck1 Lot	18.21				

ð. I	Project Desc	cripuon and Purpose of i	Keview:				
	Number	of existing lots1_	Number	of proposed lots	1		
	Lot line o	change <u>NA</u>		×			
Site plan review site plan amendment							
	Clearing	and grading					
	Other						
PRO	VIDE A W	RITTEN SINGLE PAGI	E DESCRIP	TION OR NARRAT	IVE OF		
THE PROJECT				The property (Lot 1) shall not be used for more			
				1 1 2 0			
9. I	Easements or other restrictions on property:			than one single family dwelling unit unless access			
(Describe generally)			•	' in annual ded have a dedicated duiversons on the			
	(2001101	, generally		nmon driveway is upg	raded to a private road.		
10. 7	The undersi	gned hereby requests ap		, 10			
identified application and scheduling for an appearance on an agenda:							
	Signature _		Title	Owner			
	Digitature _						
T	Date:	July 25, 2014					
-	_						

<u>NOTE:</u> 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.

Narrative:

An Amendment to the Site Plan approved by the Planning Board on November 7, 2013 is sought.

The building design was modified to allow it to be located ~ 100' closer to Lakeside Road.

This site plan change results in the building being 100' further from the wetlands, and 100' closer to the road, reducing site disturbance and driveway length, reducing the number of truck trips with driveway material, and reducing the cost of the driveway and water and sewer connections. The new building is also more than 1' further from both side yard setbacks than the previous design.

A revised site plan is submitted with this application, showing both the previous, approved building location and the new building location. New rendered building elevations are also included.

All other project details remain the same as those approved last November:

A 2-Family Residence is proposed for the 3.03 +/- acre lot located at 386 Lakeside Road (a Town road), SBL# 28-1-18.21, in the R-1 zoning district.

The house will resemble a single family residence and will use municipal water and sewer.



BOLDER ARCHITECTURE, PLLC

DAVID TODER

386 LAKESIDE ROAD NEWBURGH, NY

TOWN OF NEWBURGH

NEW 2-FAMILY RESIDENCE FOR

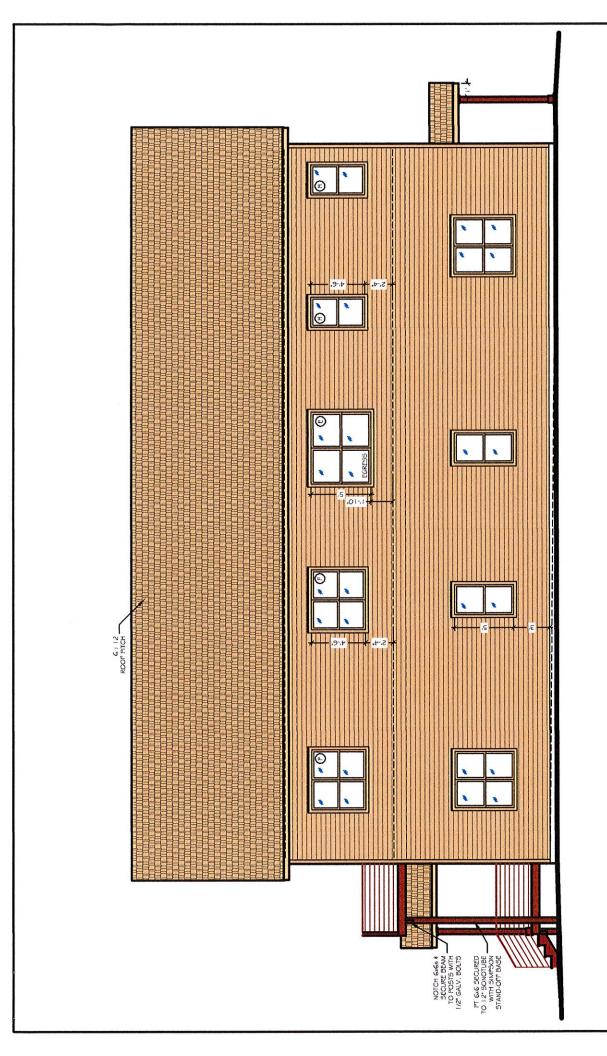
SCALE: 1/8" = 1

PATRICK MORONEY

ARCHITECT / CRAFTSMAN

Highland, New York 12528 -532-8354 fax 845-255-2548 298 Plutarch Road 845-532-8354

Bolder-Architecture.com BolderArchitect@aol.com



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DAVID TODER

386 LAKESIDE ROAD NEWBURGH, NY

PATRICK MORONEY

TOWN OF NEWBURGH

NEW 2-FAMILY RESIDENCE FOR

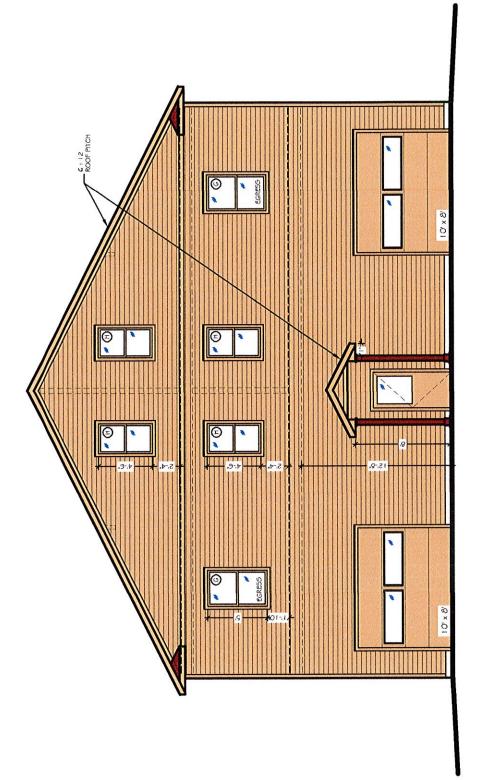
SOUTH ELEVATION

SCALE: 1/8" = 1

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EAST ELEVATION SCALE: 1/8"=1'

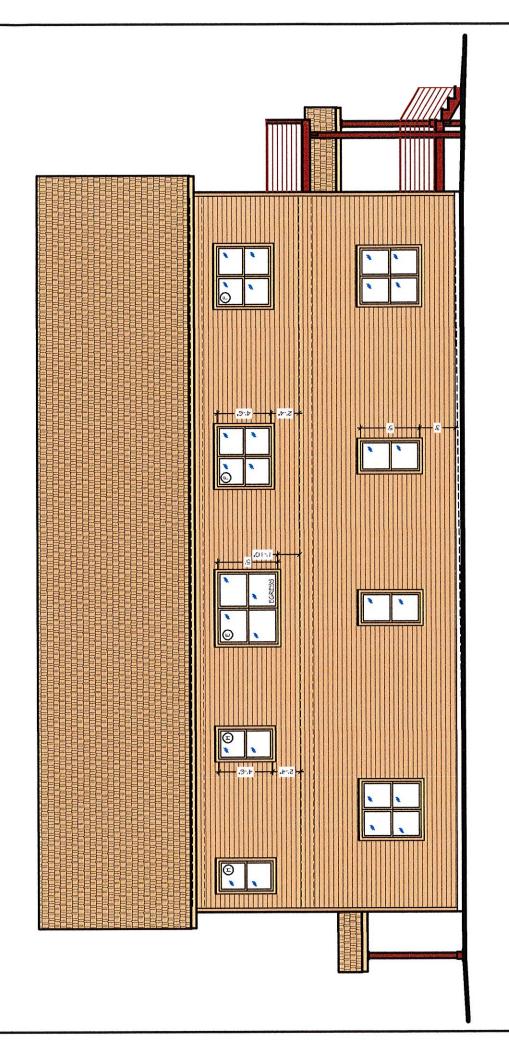
386 LAKESIDE ROAD NEWBURGH, NY NEW 2-FAMILY RESIDENCE FOR TOWN OF NEWBURGH PATRICK MORONEY

BOLDER ARCHITECTURE, PLLC

ARCHITECT / CRAFTSMAN DAVID TODER

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DAVID TODER

386 LAKESIDE ROAD NEWBURGH, NY

PATRICK MORONEY

TOWN OF NEWBURGH

NEW 2-FAMILY RESIDENCE FOR

NORTH ELEVATION

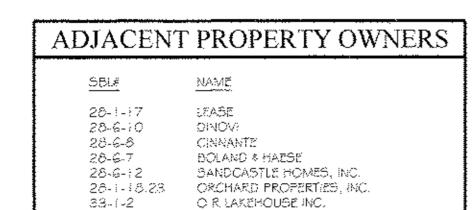
SCALE: 1/8" = 1

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OTHER PROPERTY OWNERS WITHIN 500' SBL# 28-6-9 25-6-11 SANDCASTLE MOMES, INC. ଅଷ-ଶ-⊹ SANDCASTLE HOMES, INC. 28-6-2 RIZZO 28-6-3 5H:LLER 28-6-4 - SANDCASTUS HOMES, INC. 28-6-5 SANDCASTLE MOMES, INC. 28-6-6 SANDCASTLE MOMES, INC. 11:-2-21 RIVERA 11:1-2-19:22 ALLESSANDRO # WALSH 34-1-1.13 DISANO-PINE 28-1-20.24 LOSGAR ORCHARD PROPERTIES, INC. 28-1418.22 PETERS & JAROSEK 28-1-20,22 ABRAMS 28-1-19 HAD HOLDING GROUP CORF. 28-1-18.1 RESSLHUBER 33-1-72.7 33-1-10.1 NOSLE 33-1-9 SILENO 33-1-8 MARTEL 33-1-7 LANGER 33~!√5 CRAWFORD 33-1-4 ARDER5ON 33-1-3 DROSINS # LAGE 28-1-15 RUDIE 28-1-36 ALBERT & RUDIE NEW SEWER SERVICE TO NEW SEWER CURB BOX WITH GRINDER PUMP STATION FOR 4-BEDROOMS # CLEANOUTS AS DESIGNED FOR PARENT SUBDIVISION CLEARING & GRADING WILL DISTURBILESS THAN 0.33 ACRE - NO EARTH WILL BE MOVED TO OR PROM THE SITE UTILITY POLE ----AT A SITE MEETING ON OCTOBER 24, 2013, THE TOWN OF NEWBURGH HIGHWAY SUFERINTENDENT CONFIRMED THAT THIS DRIVEWAY CAN BE PERMITTED ----WITH INSTALLATION OF A "HIDDEN DRIVE" SIGN TO THE SOUTH # A 30' LONG CULVERT PIPE EXIST:NG ROAD CUTS / ACCESS DRIVES



BREWER

OWNER: PATRICK MORONBY

PREVIOUS LOCATION OF 2-FAMILY

- WITH CURRENT SITE PLAN APPROVAL

ZONING: RAI - FRONT, SIDE

- WETLAND! BUFFER

LOT 2

T ≉ REAR YARD SETBACKS

DATED NOVEMBER 7, 2013

391 LAKESIDE ROAD

LINE OF SILT PENCE

ENGINEERING DETAILS

GRAVEL

- DRIVEWAY

NEWBURGH, NY 12550

33-1-1

NEW 2-FAMILY RESIDENCE

- SURVEYOR SHALL LOCATE # _

STAKE PROPERTY LINES & BUILDING

LOCATION PRIOR TO EXCAVATION

FIRE HYDRANT

LAKES(0E ROAD (24" +/- W/0E)

4-- R-3 ZONING ON WEST SIDE OF LAKESIDE ROAD

WITH MUNICIPAL WATER & SEWER

RADIUS # OTHER

DEED RESTRICTION:

THE PROPERTY (LOT 1) SHALL NOT BE USED FOR MORE THAN ONE SINGLE FAMILY DWELLING UNIT UNLESS ACCESS

COMMON DRIVEWAY IS UPGRADED TO A PRIVATE ROAD.

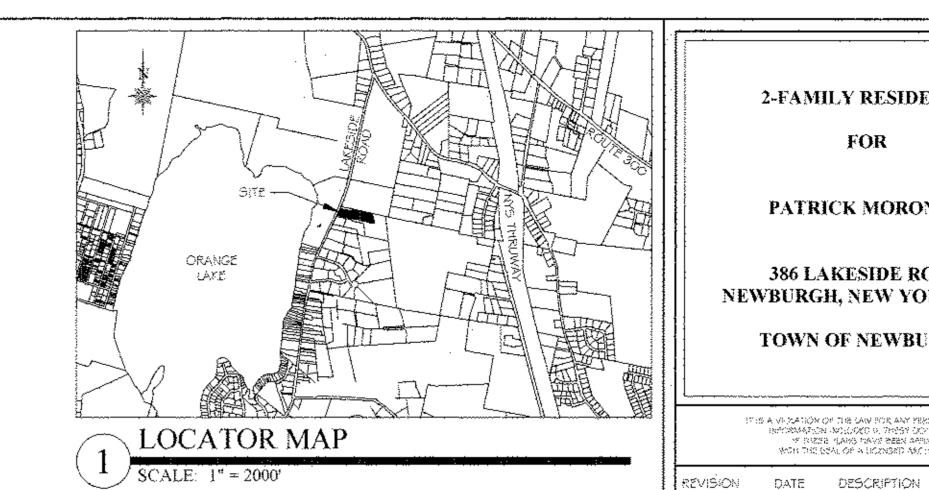
IS PROVIDED BY A DEDICATED DRIVEWAY OR THE

PROPERTY LINE SEGMENTS ---TOTALING 3251 ±/-

UTUTY

NEW TYPE "K" COPPER. WATER SERVICE FROM ——

EXISTING CURB BOX



THIS SITE FLAN, BASED ON A SITE PLAN BY VINCENT J. DOCE ASSOCIATES - ENGINEERS - SURVEYORS - PLANNERS OP NEWBURGH, NY, DATED JANUARY 26, 2012, IS SCHEMATIC IN NATURE AND IS NOT INTENDED FOR USE AS A FORMAL SURVEY. THE TOWN OF NEWBURGH PLANNING BOARD GRANTED APPROVAL TO THE JANUARY 26, 2012 SITE FLAN ON JULY 25, 2012. 433.961 3.03 +/-ACRES 511.40 SBL# 28-1-18.21 — 2º CONTOURS LO7 3 CIVIL ENGINEERING DETAILS AS PER APPROVED SUBDIVISION - DATED JULY 25, 2012. PKED MAP# 240-12 FOR SBL# 28-1/18.2

ZONING BULK TABLE ZONING DISTRICT: 矣-! REQUIRED FOR 1-FAMILY REQUIRED FOR 2-PAMILY FROPOSED MINEMUM LOS AREAS 40,000 SF 100,000 55 32.133.5€ MINIMUM FRONT YARD SETBACK: MINIMUM REAR YARD SETBACK: MINIMEM SIDE YARD SZTBACKI 80' ONE SIDE, 80' BOTH SIDES 30 ONE SIDE, 80 BOTH SIDES 30′≉50′ MINIMUM PLOOR AREA PER OWELLING UNIT: J 500 SF 1500 SF 1540 Sf MAXIMUM BUILDING HEIGHT:

ARMY CORF

WETLAND BOUNDARY

SC/ WIDE RIGHT-OF-WAY

* COMMON DRIVE

OF ENGINEERS —

BOLDER **ARCHITECTURE**

2-FAMILY RESIDENCE

FOR

PATRICK MORONEY

386 LAKESIDE ROAD

NEWBURGH, NEW YORK 12550

TOWN OF NEWBURGH

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10/24/2013 ORIGINAL SUBMISSION

: 11/14/20:3 MOVE BUILDING AWAY FROM ROAD TO COMPLY WITH TOWN CODE

#-2 7/25/20)4 SITE PLAN AMENDMENT - MODIPY BUILDING # MOVE TOWARD ROAD

PLLC

DAVID TODER ARCHITECT / CRAFTSMAN

298 Pkitarch Road - Highland, New York 12528 -Town of New Paltz 845-532-8354 fax 845-255-2548 Rolder Architect/@soi.com Boider-Architecture.com

PROJECT # 13-25 DATE: 7/25/2014



SITE PLAN

OWNER'S ENDORSEMENT

NEWBURGH, NY 12550, IN THE TOWN OF NEWBURGH, I CONFIRM

THAT I HAVE REVIEWED THE CONTENTS OF THIS PLAN & CONCUR WITH ALL THE TERMS & CONDITIONS NOTED HERE # APPROVE THE

AS THE OWNER OF THE PROPERTY AT 386 LAKESIDE ROAD.

FUNG OF THIS PLAN.