



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

PROJECT NAME: ALVAREZ & JASON- 2 FAMILY SITE PLAN
PROJECT NO.: 2023-26
PROJECT LOCATION: SECTION 35, BLOCK 3, LOT 20/12 BERRY LANE
REVIEW DATE: 12 JANUARY 2024
MEETING DATE: 18 JANUARY 2024
PROJECT REPRESENTATIVE: A.C.E.S. SURVEYING/ JONATHAN MILLEN, LLS

1. The application has been re-submitted with updated Bulk Tables depicting the two-family requirements. The following variances will be required for the project to move forward:
 - 1) Front yard: 50 required , where zero (0) provided.
 - 2) Lot width: 200 required, where 169 provided.
 - 3) Maximum lot surface coverage: 20% max, where 31% provided.
 - 2) Minimum habitable floor area (per unit): 1,500 feet required, where 861 sq. feet/1,179 sq. feet provided.
2. The applicant has identified that the driveway to the garage has been constructed. This was confirmed with a conversation between the undersigned and Mark Hall, Highway Superintendent.
3. The impacts of the adjoining neighbor's subsurface sanitary sewer disposal system being located on this lot is required to be addressed.
4. Details of the subsurface sanitary sewer disposal system design must be provided.
5. The applicant's representative is requested to discuss the 6 foot deep depression to the rear of the structure.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink, reading '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



ACES

Automated Construction Enhanced Solutions, Inc.

Professional Land Surveying • GPS Services • Engineering-Surveying & CAD Consulting

01/09/24

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

Attn: John Ewasutyn, Chairman

Re: **PROJECT SUMMARY:**
Type: **Residential Site Plan**
Owner: **Romel Alvarez and Thai Jason**
Location: **12 Berry Lane**
Tax Parcel: **35-3-20**
Zoning: **R-1**
ACES Project No: 22065ALV
Town Project Number: 23-26

This is our second submittal due to changes in the Table of Use & Bulk Regulations and misc. related additions. Driveway access to the garage has now been constructed and Mark Hall from the Highway Dept. has informed Pat Hines that he approved the location. Please find attached ten ***Plans Sets***, each consisting of one sheet. All items will be submitted electronically via e-mail to the Town as well as to Pat Hines (Review Engineer) and Dominick Cordisco Town Attorney.

Respectfully Yours,

Jonathan N. Millen, L.L.S., President

SEPTIC DESIGN CRITERIA:

1. NO. OF BEDROOMS- 5max
2. SEPTIC TANK DESIGN- 1,500gal min
3. STABILIZED PERCOLATION RATE- 8-10min./inch
4. FLOW RATE (GALS./DAY)- 550
5. DESIGN LENGTHS: (4) 28" Eljen rows =112lf(104lf required)

P1★24" 06/01/2022
min:sec
1:47
3:05
2:40
2:32

D1★56" 05/26/2022
0-6" topsoil
6"-36" gravelly loam
36"-60" clay loam w/gravel
no rock, no mottling, no water

P3★24" 06/01/2022
min:sec
13:00
13:50
13:45

D2★56" 05/26/2022
0-4" topsoil
4"-36" gravelly loam
36"-56" clay loam w/gravel
no rock, no mottling, no water

P4★24" 06/01/2022
min:sec
2:45
3:45
3:35
3:50

D3★50" 05/26/2022
0-4" topsoil
4"-36" silty loam
36"-50" clay loam w/gravel
no rock, no mottling, no water

P5★24" 06/01/2022
min:sec
7:50
8:40
8:15

D4★53" 05/26/2022
0-4" topsoil
4"-53" silty clay loam
no rock, no mottling, no water

D5★54" 05/26/2022
0-4" topsoil
4"-54" silty clay loam
no rock, no mottling, no water

TABLE OF USE & BULK REQUIREMENTS

ZONE: R-1 (D.9)

MINIMUM LOT AREA

MINIMUM YARDS (feet)

FRONT

REAR

SIDE

ONE

BOTH

MINIMUM LOT WIDTH (feet)

MINIMUM LOT DEPTH (feet)

MAXIMUM LOT SURFACE COVERAGE (%)

MAXIMUM BUILDING HEIGHT

MAXIMUM BUILDING COVERAGE (%)

MINIMUM HABITABLE FLOOR AREA (PER UNIT)

REQUIRED
100,000 s.f.EXISTING
**45,267.2s.f.

50'

**0'

40'

199.4'

30'

30.8'

80'

109.9'

200'

**169'

150'

239'

20%

**31%

35'

20'

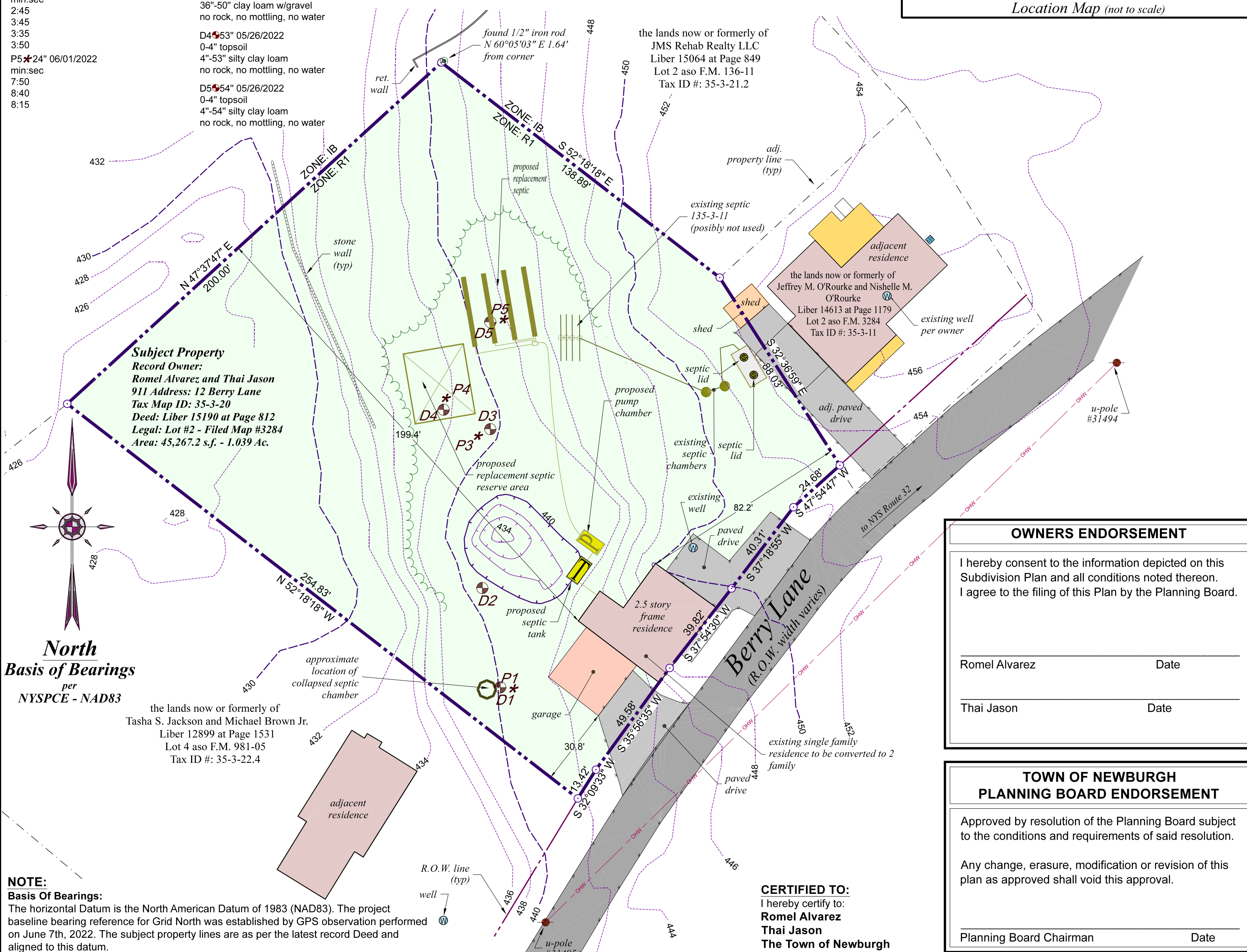
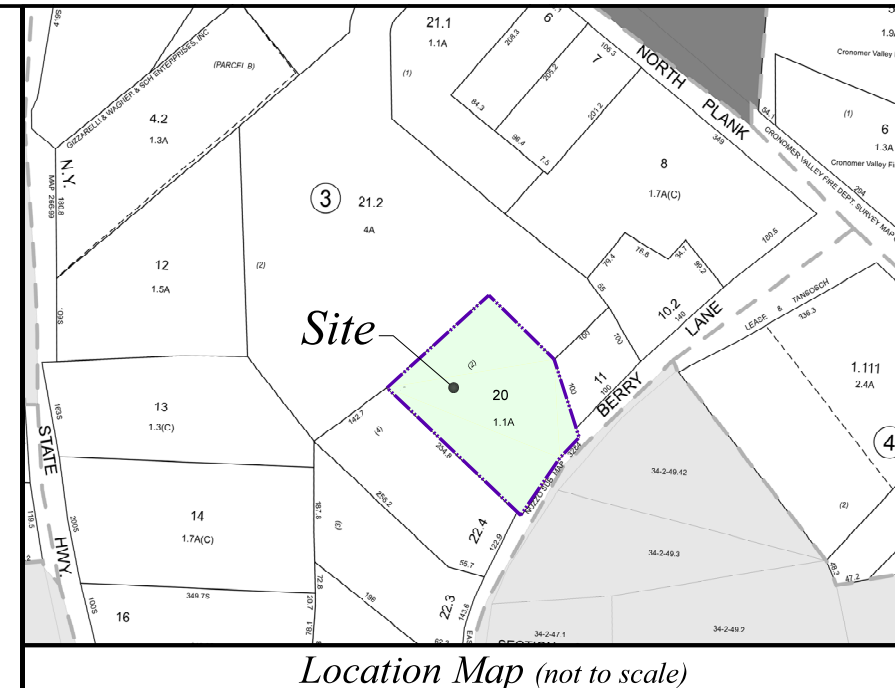
10%

8.9%

1,500sf

**861sf/1,179sf

**EXISTING NON-COMFORMING



OWNERS ENDORSEMENT

I hereby consent to the information depicted on this Subdivision Plan and all conditions noted thereon. I agree to the filing of this Plan by the Planning Board.

Romel Alvarez Date

Thai Jason Date

TOWN OF NEWBURGH
PLANNING BOARD ENDORSEMENT

Approved by resolution of the Planning Board subject to the conditions and requirements of said resolution.

Any change, erasure, modification or revision of this plan as approved shall void this approval.

Planning Board Chairman Date

CERTIFIED TO:

I hereby certify to:
Romel Alvarez
Thai Jason
The Town of Newburgh

NOTE:

Basis Of Bearings:

The horizontal Datum is the North American Datum of 1983 (NAD83). The project baseline bearing reference for Grid North was established by GPS observation performed on June 7th, 2022. The subject property lines are as per the latest record Deed and aligned to this datum.

SURVEYOR'S NOTES:

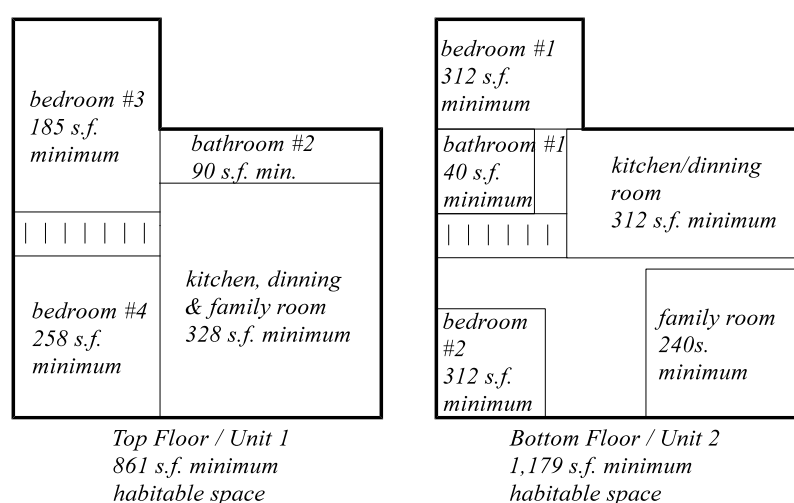
1. Copyright © 2022. Jonathan N. Millen, L.L.S. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and/or copyright holder is obtained.
2. Unauthorized alteration of an item in any way, or addition to a survey map for any person, unless acting under the direction of a licensed land surveyor, is a violation of section 7209, subdivision 2, of the New York State Education Law.
3. Only maps bearing the surveyor's signature overlaid with embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Anything other than copies with an embossed-seal and signature may contain unauthorized and undetectable modifications, deletions, additions, and changes, and are not to be relied upon. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.
4. Certifications on this map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this map.
5. The certifications herein are not transferable.
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
7. This survey is subject to the findings of a Title Report and or Title Search.
8. Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
9. Subject to any conditions, restrictions, covenants and/or right-of ways/easements of record, if any.

SURVEYORS' CERTIFICATION:

I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 12 Berry Lane in the Town of Newburgh, County of Orange, State of New York. Completed on Sep 11, 2023, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

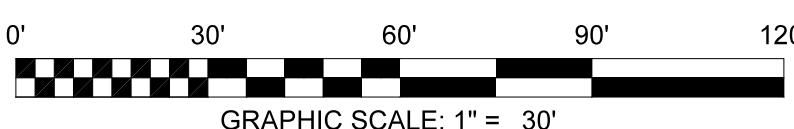
Signature Date

Jonathan N. Millen, LLS
1229 Route 300 - Suite 3
Newburgh, NY 12550



Sketch of Building Layout (per owner)

n.t.s



GRAPHIC SCALE: 1" = 30'

Jonathan N. Millen, LLS

PROFESSIONAL LAND SURVEYOR
CERTIFIED TO BE CORRECT AND ACCURATE

N.Y. LIC. No. 050746



REFERENCES:

1. The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York.
2. Various Deeds of Record - Liber and Page or Document ID as shown:
3. Subject parcel being Lot 2 as shown on a map entitled, "Lands of Angelino Nuzzo", filed in the Orange County Clerk's Office on 09-20-1974 as Filed Map No. 3284.
4. A map entitled, "Subdivision of Property for Maddox LLC", filed in the Orange County Clerk's Office on 06-08-2011 as Filed Map No. 136-11.
5. A map entitled, "Lands of Eastern Sunshine Properties LLC", filed in the Orange County Clerk's Office on 12-23-05 as Filed Map No. 981-05.

CERTIFICATION NOTES:

This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

DATE	REVISION
01/09/2024	CHANGES TO BULK REGULATIONS TABLE & MISC. ADDITIONS
2 Family Residential Site Plan of the lands of Romel Alvarez and Thai Jason	
Automated Construction Enhanced Solutions, Inc. Professional Land Surveying 1229 Route 300 - Suite 4 - Newburgh, NY 12550 Office: 845-943-7198 Field: 914-906-8830 Web: accessurveying.com	
Prepared For Tax Map Parcel 35-3-20 aka 12 Berry Lane situated in the Town of Newburgh County of Orange, New York 12550	
DATE: 11-29-2023	SCALE: 1"=30'
JOB No. 22065ALV	DRAWN BY: jsm