

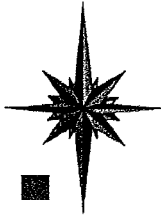


**CITY OF MIDDLETOWN
ECONOMIC & COMMUNITY DEVELOPMENT AND PLANNING
COMMITTEE MEETING AGENDA
JULY 21, 2026 - 6:30 PM**

1. ROLL CALL
2. NEW BUSINESS
4-Lot Subdivision- Orange Terrace
3. ADJOURNMENT

FUSCO

ENGINEERING &
LAND SURVEYING, D.P.C.



233 East Main Street
Middletown, NY 10940

Phone: (845)344-5863
Fax: (845)956-5865

Consulting Engineers

Alfred A. Fusco, Jr.
P.E. Principal

Alfred A. Fusco, III
General Manager

March 30, 2026

City of Middletown
16 James Street
Middletown, NY 10940

RE: 2-7 Orange Terrace
Section 33, Block 4, Lots 2-7
City of Middletown
Our File #21-054E

This narrative is submitted in support of the application by Orange Terrace Properties, LLC for approval of a minor subdivision involving properties identified as SBL 33-4-2 through 33-4-7, located on Orange Terrace in the City of Middletown.

The applicant proposes a subdivision/lot line reconfiguration of approximately 39,204± square feet, converting six (6) existing residential lots into four (4) conforming residential lots within the R-1 zoning district. Each proposed lot is intended to be developed with a single-family residence, consistent with the permitted uses and character of the surrounding neighborhood.

This application follows prior submissions reviewed by the City, including earlier configurations of six (6), and four (4) lots. The current proposal reflects a continued effort to reduce density and respond to agency and community feedback while maintaining reasonable use of the property.

The project has previously received area variance approval from the Zoning Board of Appeals for minor lot width relief (75 feet required vs. 72.3 feet proposed), subject to compliance with engineering and Department of Public Works requirements. The applicant has incorporated those conditions into the current design and has worked to address prior engineering comments.

A key concern identified in the Common Council's denial dated December 3, 2024, was the presence of a retaining wall—particularly an approximately 11-foot-high wall located near the boundary between Lots 2 and 3, which was viewed as having potential adverse aesthetic and neighborhood impacts.

In response, the current subdivision layout and site design have been revised to address these concerns. As reflected in the updated site plan, grading and lot configuration have been adjusted to reduce the need for significant retaining wall structures and to minimize height and visual impact wherever feasible. Where retaining walls remain necessary due to existing topography, they are designed to be lower in height, appropriately set back, and integrated into the site with consideration for adjacent properties and neighborhood character. These modifications are intended to eliminate or substantially mitigate the concerns previously raised by the Council.

Additionally, the revised plan avoids unnecessary cross-easements between lots and improves the overall layout to provide more balanced grading transitions, enhanced constructability, and compatibility with surrounding development patterns.

The proposed subdivision remains consistent with the intent of the City's zoning regulations, as it:

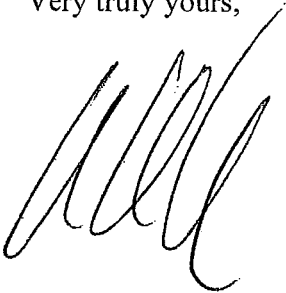
- Maintains single-family residential use in an R-1 district
- Reduces overall development intensity compared to earlier proposals
- Provides appropriately sized lots with compliant setbacks
- Responds directly to prior engineering, planning, and legislative concerns

In summary, this application represents a good-faith effort to work collaboratively with the City of Middletown to achieve a compliant and context-sensitive residential subdivision. The revised design addresses the specific issues cited in the prior denial while preserving reasonable development rights and contributing to the orderly development of the neighborhood.

The applicant respectfully requests that the Planning Board and Common Council reconsider the application in light of these revisions and grant approval of the proposed 4-lot subdivision.

Please advise if you have any questions.

Very truly yours,



Alfred A. Fusco, Jr., P.E.
Fusco Engineering &
Land Surveying, D.P.C.



**City of Middletown
Middletown, New York
APPLICATION FOR Subdivision
APPLICATION FEE: \$250.00
ESCROW FEE: \$100.00**

Number of Lots of the Subdivision 4 Current Zone R-1

Section 33 Block 4 Lot 2-7

Address of Subject Property 3, 5, 7, 9, 11, 13 Orange Terrace

Owner of Property Orange Terrace Properties LLC

Owner Address 199 Lee Avenue - Suite 663

City Brooklyn State NY Zip 11205

Telephone: Home _____ Cell: 917-416-4548

Email moses11205@gmail.com

Applicant Name Same

If different from Owner

Applicant Address _____

City _____ State _____ Zip _____

Telephone: Home _____ Cell: _____

Email _____

Minor (2-3 lots) _____	\$250.00	Paid _____
Plus Escrow _____	\$100.00	Paid _____
Major (over 3 lots) <u>X</u>	\$500.00	Paid <u>\$500.00</u>

Plus \$100 per lot for each lot over 10 lots, and \$1000.00 escrow to be replenished if required

NOTE: Over 4 lot subdivision will go to Planning Board for recommendation before going to Common Council.

Proposed uses; List the number of proposed lots and uses, which are to be created by this subdivision if approved. Additional sheets may be attached if more space is required.

The subdivision/lot line change consists of six existing lots that will be re-configured into 4 separate lots. Each lot will consist of one single family residential dwelling.

Zoning; In the space provided list all lots or areas which would require a re-zoning of any zoning district. List all factors dealing with the requested re-zoning. Additional sheets may be attached if more space is required.

N/A

Non Compliance of Zoning; In the space provided list all lots, which are not in compliance with the zoning regulations of the City of Middletown. Provide all information from the zoning ordinance in which the lot is non-compliant and the reasons therefore. Additional sheets may be attached if more space is required.

The existing six lots do not meet the current zoning regulations for lot width. The six lots will be re-configured into four lots. Each lot will still not meet the required lot width and therefore a variance for lot width has been obtained for all four lots. The lot width variance was granted on March 20, 2024.

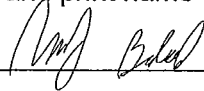
NOTE; if any of the new lots are non-compliant to the City of Middletown zoning code you may be required to apply to the ZBA for a variance.

A notarized letter from the property owner granting permission to seek the zone change or addition, if the applicant is not the owner, is required for all applications.

NOTE: As per SEQRA law a short form EAF will be required with all applications

Sign at the place indicated and print name

Signature of applicant



Print Name and title

Moses Babad

Date

3/30/26

TO BE FILLED OUT BY THE CITY CLERK'S OFFICE

A fee of \$250.00 was collected on

Escrow Amount \$100.00 on

Signature of Clerk or Designee

Date

Short Environmental Assessment Form

Part 1 - Project Information

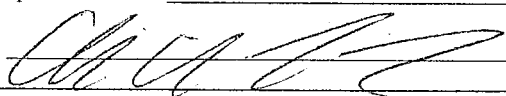
Instructions for Completing

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.

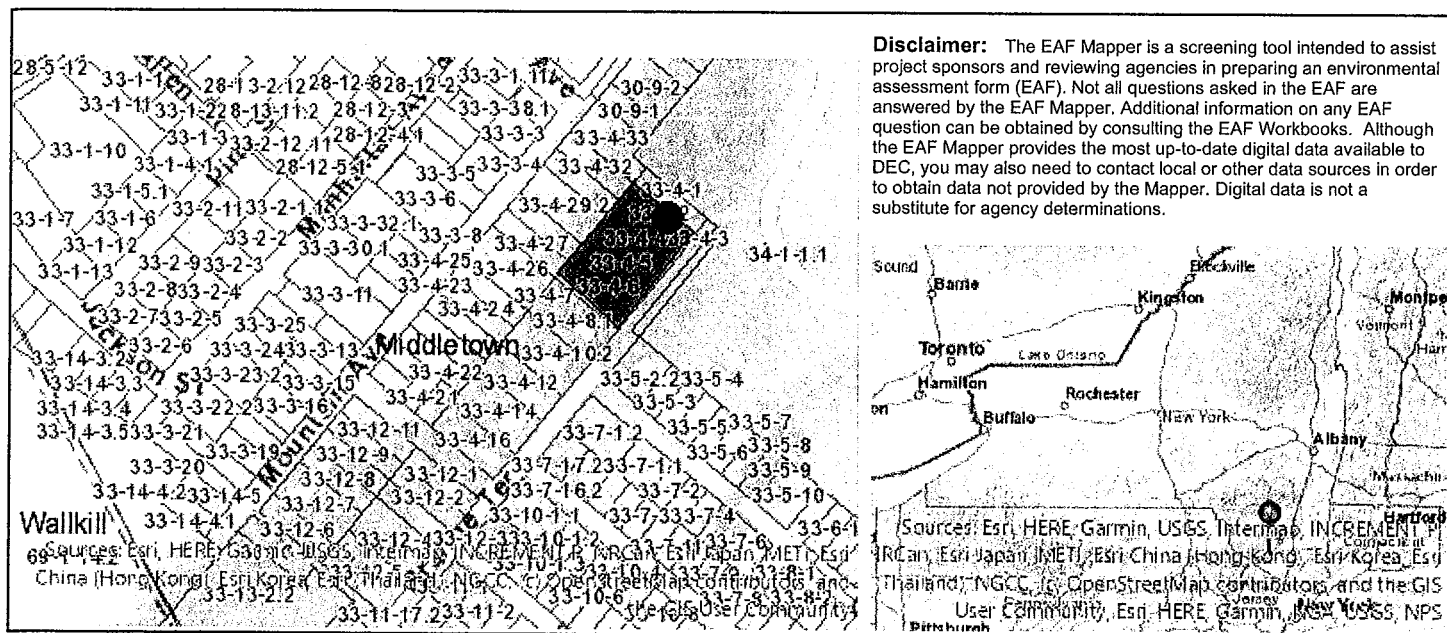
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Orange Terrace Properties Subdivision							
Name of Action or Project: Subdivision - lot line change							
Project Location (describe, and attach a location map): 3, 5, 7, 9, 11, 13 Orange Terrace							
Brief Description of Proposed Action: Subdivision - lot line change - reconfiguring the existing 6 residential lots into 4 residential lots							
Name of Applicant or Sponsor: Orange Terrace Properties, LLC		Telephone: 917-416-4548					
		E-Mail:					
Address: 199 Lee Avenue, Suite 663							
City/PO: Brooklyn		State: New York	Zip Code: 11205				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Permits required for water and sewer connections and road extension from the City of Middletown Department of Public Works			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3. a. Total acreage of the site of the proposed action? _____ 1.26 acres b. Total acreage to be physically disturbed? _____ 0.9 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.26 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) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
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?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
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?	NO	YES	
	☐	☒	
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?	☐	☒	
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?	NO	YES	
	☐	☒	
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: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☐	☒
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ Bi-retention swales and rain gardens	NO	YES
	☐	☒
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Fusco Engineering D.P.C.</u> Date: _____ Signature: <u></u> Title: <u>ENGINEER.</u>		

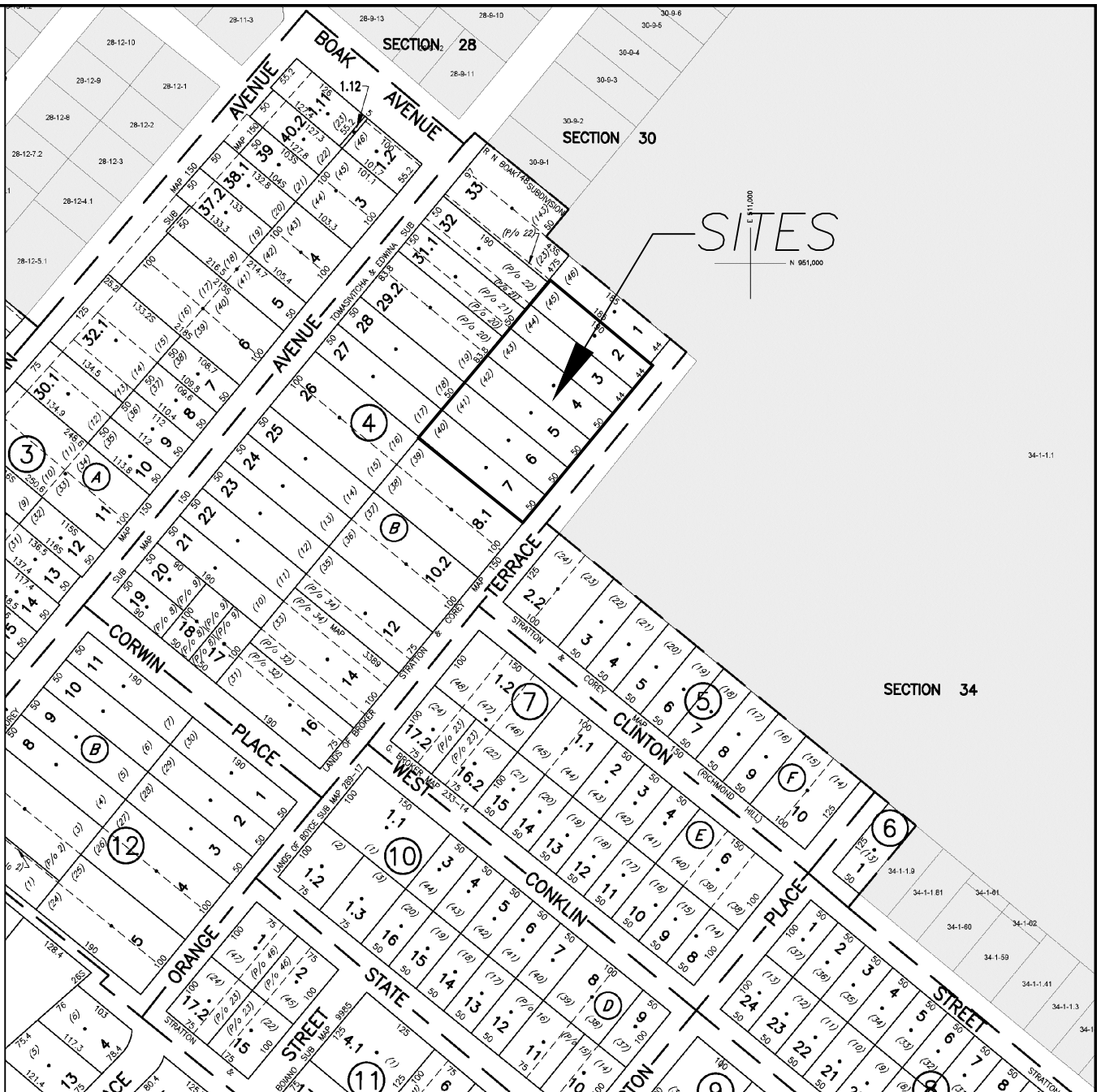
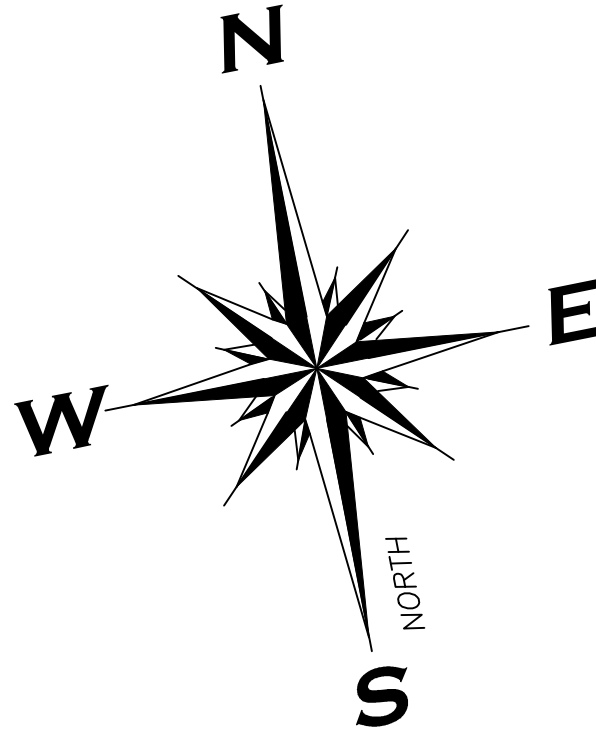
PRINT FORM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
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

32

REPUTED OWNER:
THE HILLSIDE CEMETARY CORP.
TAX MAP #34-1-1.1
DEED LIBER: 919, PAGE: 244



LOCATION MAP
N.T.S.

TAX MAP
SECTION 33, BLOCK 4, LOTS 2-7

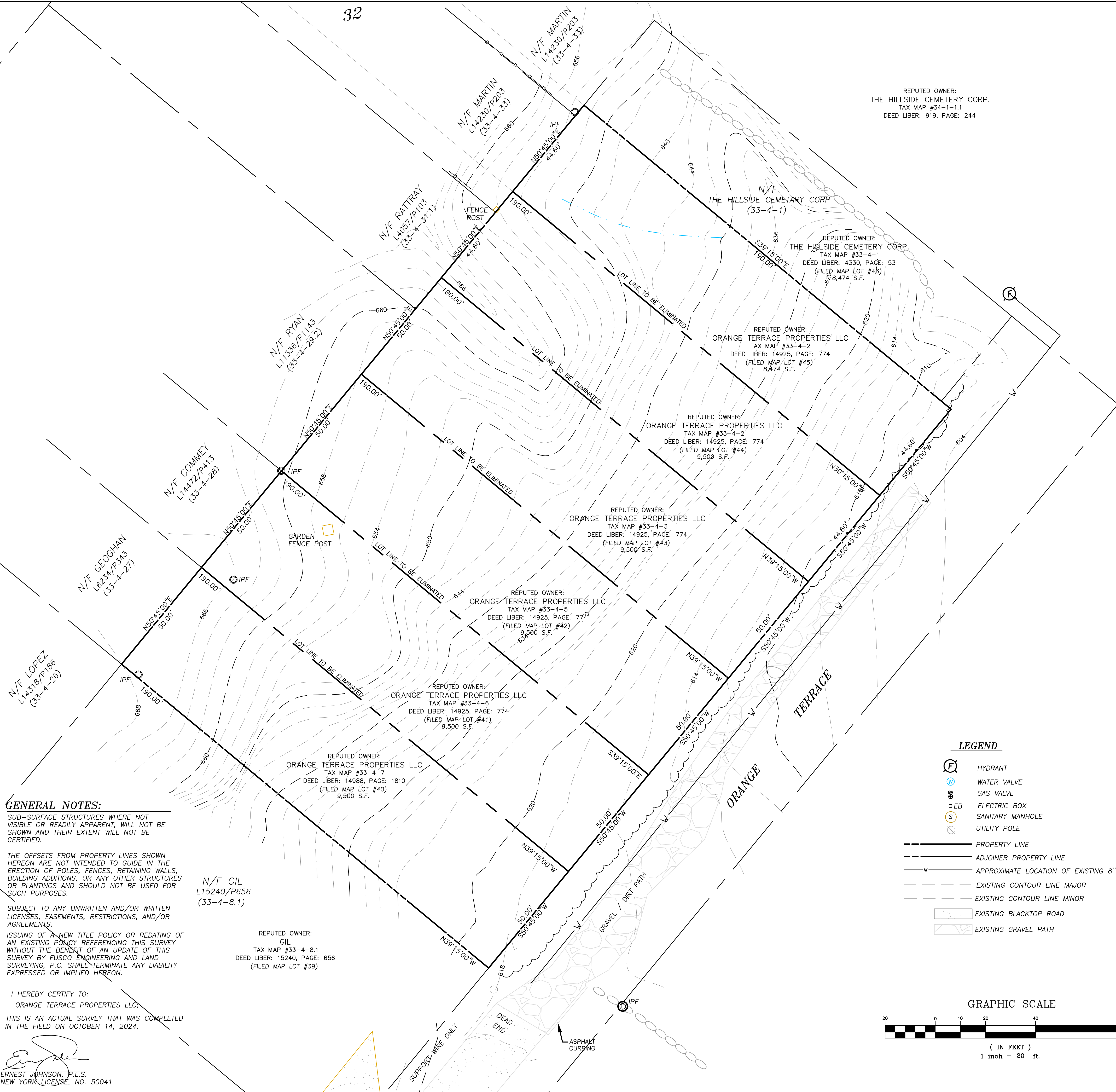
REFERENCE

ORANGE COUNTY FILED MAP ENTITLED "RICHMOND HILL, MAPS OF THE LANDS OF STRATTON AND COREY" DATED DECEMBER 27, 1894 AND FILED WITH THE ORANGE COUNTY CLERKS' OFFICE ON MARCH 12, 1895 AS MAP #150

DEED LIBER 14925, PAGE 774

DEED LIBER 14988, PAGE 1810

THESE PLANS ARE INCOMPLETE/INVALID UNLESS THEY CONTAIN THE ENGINEER'S SIGNATURE AND SEAL WHERE APPLICABLE AND SHEETS 1 THROUGH 6 OF 6.



GENERAL NOTES:
SUB-SURFACE STRUCTURES WHERE NOT VISIBLE OR READILY APPARENT, WILL NOT BE SHOWN AND THEIR EXTENT WILL NOT BE CERTIFIED.

THE OFFSETS FROM PROPERTY LINES SHOWN HEREON ARE NOT INTENDED TO GUIDE IN THE ERECTION OF POLES, FENCES, RETAINING WALLS, BUILDING ADDITIONS, OR ANY OTHER STRUCTURES OR PLANTINGS AND SHOULD NOT BE USED FOR SUCH PURPOSES.

SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS.

ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REFERRING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY FUSCO ENGINEERING AND LAND SURVEYING, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.

I HEREBY CERTIFY TO:
ORANGE TERRACE PROPERTIES LLC

THIS IS AN ACTUAL SURVEY THAT WAS COMPLETED IN THE FIELD ON OCTOBER 14, 2024.

ERNEST JOHNSON, P.L.S.
NEW YORK LICENSE, NO. 50041

N/F GIL
L15240/P656
(33-4-8.1)

REPUTED OWNER:
GIL
TAX MAP #33-4-8.1
DEED LIBER: 15240, PAGE: 656
(FILED MAP LOT #39)

LEGEND



HYDRANT



WATER VALVE



GAS VALVE



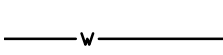
ELECTRIC BOX



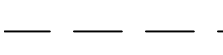
SANITARY MANHOLE



UTILITY POLE



PROPERTY LINE



ADJOINER PROPERTY LINE



APPROXIMATE LOCATION OF EXISTING 8" CLASS 52 DIP WATER MAIN



EXISTING CONTOUR LINE MAJOR



EXISTING CONTOUR LINE MINOR

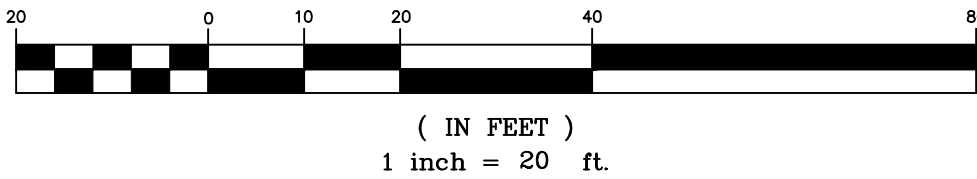


EXISTING BLACKTOP ROAD



EXISTING GRAVEL PATH

GRAPHIC SCALE



FUSCO ENGINEERING & LAND SURVEYING, P.C.
CONSULTING ENGINEERS



233 EAST MAIN ST.
MIDDLETOWN, NY 10940

PHONE: (845) 344-5883
FAX: (845) 956-5865

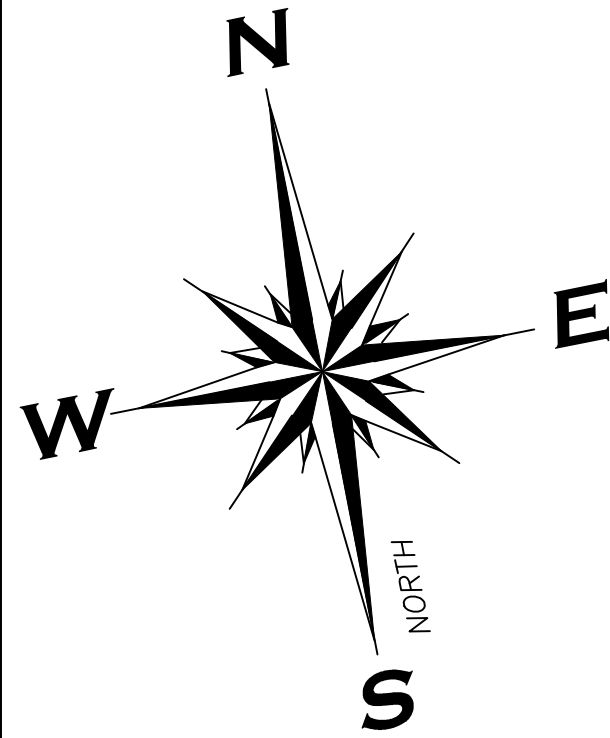
PROJECT TITLE: PLAN PREPARED FOR
ORANGE TERRACE PROPERTIES LLC

DRAWING TITLE: EXISTING SURVEY STATE OF NEW YORK
COUNTY OF ORANGE

CITY OF MIDDLETOWN
PREPARED FOR: ORANGE TERRACE PROPERTIES LLC

APPROVED BY: EJ SCALE: 1"=20'
DESIGNED BY: EJ REVISION DATE: 4/6/26 SHEET NUMBER: 21-054

DRAWN BY: JMH DATE: 8/17/17
PAGE 1 OF 6



LEGEND

- HYDRANT
- WATER VALVE
- GAS VALVE
- ELECTRIC BOX
- SANITARY MANHOLE
- UTILITY POLE
- PROPERTY LINE
- ADJOINER PROPERTY LINE
- APPROXIMATE LOCATION OF EXISTING 8" CLASS 52 DIP WATER MAIN
- EXISTING CONTOUR LINE MAJOR
- EXISTING CONTOUR LINE MINOR
- EXISTING BLACKTOP ROAD
- EXISTING GRAVEL PATH
- PROPOSED BLACKTOP ROAD EXTENSION & DRIVEWAYS
- PROPOSED 2" FORCE MAIN SEWER
- PROPOSED CONTOUR LINE MAJOR
- PROPOSED CONTOUR LINE MINOR
- PROPOSED 4" PVC 1/8" PER FOOT SLOPE ROOF & FOOTING DRAIN OUTLET
- PROPOSED WATER SHUTOFF VALVE
- LIMITS OF DISTURBANCE
- PROPOSED RETAINING WALL

THESE PLANS ARE INCOMPLETE/INVALID UNLESS THEY CONTAIN THE ENGINEER'S SIGNATURE AND SEAL WHERE APPLICABLE AND SHEETS 1 THROUGH 6 OF 6.

JMH	4/6/26	REDUCED RETAINING WALL TO 4'.
JMH	10/14/24	REVISED AS PER PLANNING BOARD COMMENTS
JMH	10/10/24	REVISED AS PER PLANNING BOARD COMMENTS
JMH	6/27/24	REVISED AS PER PLANNING BOARD COMMENTS
JMH	3/6/24	REVISED AS PER CPL COMMENTS DATED 3/5/24
JMH	11/8/23	REVISED AS PER CPL COMMENTS DATED 10/6/23
JMH	9/22/22	REVISED SUBDIVISION
JMH	12/21/21	REVISED TURNAROUND
JMH	11/1/21	REVISED WATER SERVICE TO 1"
JMH	7/21/21	LOTS 2 & 3 ADDED TO PLAN

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT HAVING THE SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID. THIS MAP MAY NOT BE USED FOR OTHER PURPOSES OR TRANSACTIONS. THIS MAP IS COPYRIGHTED BY FUSCO ENGINEERING & LAND SURVEYING, P.C., AND MAY NOT BE SOLD, RENTED, LEASED, PHOTOCOPIED, TRACED, ENLARGED, REDUCED, OR TRANSFERRED IN ANY OTHER WAY WITHOUT THE PRIOR WRITTEN CONSENT OF FUSCO ENGINEERING & LAND SURVEYING, P.C.. ONLY COPIES OF THIS MAP BEARING THE ORIGINAL SEAL OF NEW YORK STATE LICENSED ENGINEER OR LAND SURVEYOR ARE VALID. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

FUSCO ENGINEERING & LAND SURVEYING, P.C.
CONSULTING ENGINEERS
233 EAST MAIN ST.
MIDDLETOWN, NY 10940
PHONE: (845) 344-5863
FAX: (845) 956-5865

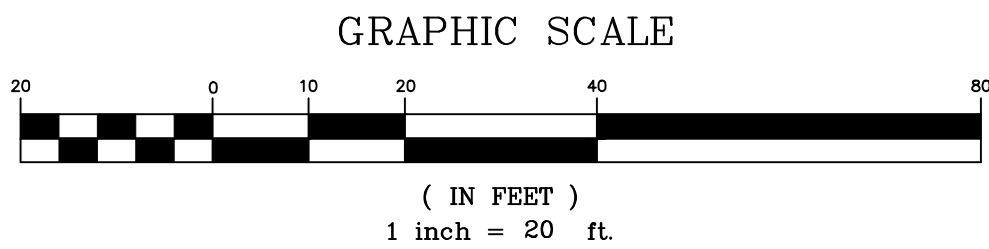
PROJECT TITLE:	PLAN PREPARED FOR ORANGE TERRACE PROPERTIES LLC		
DRAWING TITLE:	SUBDIVISION PLAN		
CITY OF MIDDLETOWN	APPROVED BY:	SCALE:	STATE OF NEW YORK
PREPARED FOR:	EJ	1"=20'	COUNTY OF ORANGE
ORANGE TERRACE PROPERTIES LLC	DESIGNED BY:	REVISION DATE:	REFERENCE NUMBER:
	EJ	4/6/26	21-054
	DRAWN BY:	DATE:	SHEET NUMBER:
	JMH	8/17/17	2
			PAGE 2 OF 6

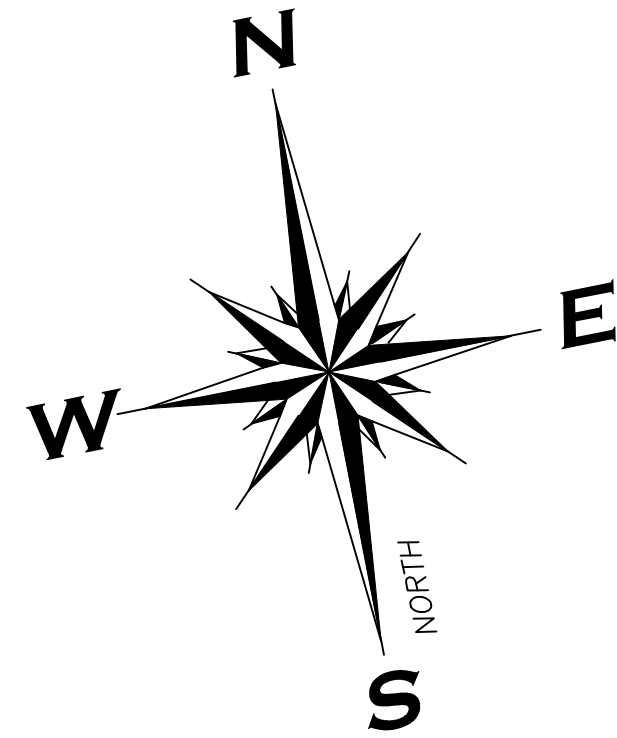
I HEREBY CERTIFY TO:
ORANGE TERRACE PROPERTIES LLC;
THIS IS AN ACTUAL SURVEY THAT WAS COMPLETED
IN THE FIELD ON OCTOBER 14, 2024.

ERNEST JOHNSON, P.L.S.
NEW YORK LICENSE, NO. 50041



Know what's below.
Call before you dig.





PROJECT NOTES:

LIMITS OF DISTURBANCE = 0.92± ACRES

PRIOR TO THE START OF CONSTRUCTION THE LIMIT OF DISTURBANCE SHALL BE STAKED BY A LICENSED LAND SURVEYOR

A BLANKET CROSS EASEMENT FOR THE CONSTRUCTION OF THE RETAINING WALL ON LOTS 1 AND 2 SHALL BE PROVIDED ALLOWING FOR ACCESS TO ALL THREE SITES FOR THE PURPOSE OF PERFORMING THE GRADING AND CONSTRUCTION OF THE RETAINING WALL AND FOR FUTURE MAINTENANCE.

R1 ZONING DISTRICT

TABLE OF ZONING REQUIREMENTS

MINIMUM REQUIREMENTS	LOT AREA	FRONT YARD	SIDE YARD	BOTH SIDE YARDS	REAR YARD	LOT WIDTH	MAXIMUM BUILDING HEIGHT
REQUIRED	7,500 SF	30' FT.	5 FT.	**	30 FT.	75 FT.	35 FT.
PROPOSED LOT 1	13,727 SF	30 FT.	5 FT.	31.3 FT.	136 FT.	72.3 FT.	34 FT.
PROPOSED LOT 2	13,727 SF	30 FT.	11.08 FT.	36.3 FT.	136 FT.	72.3 FT.	34 FT.
PROPOSED LOT 3	13,727 SF	30 FT.	7.7 FT.	36.3 FT.	131 FT.	72.3 FT.	34 FT.
PROPOSED LOT 4	13,727 SF	30 FT.	5 FT.	38.3 FT.	127 FT.	72.3 FT.	34 FT.

**EXISTING TAX LOT 3 BOTH SIDE YARDS = 30% LOT WIDTH 72.3' = 21.69'

PROPOSED DRYWELLS:

PROPOSED DRYWELL LOT 4
OVERFLOW OUTLET INV: 616.3'
DAYLIGHT: 614.8'

PROPOSED DRYWELL LOT 3
OVERFLOW OUTLET INV: 611.6'
DAYLIGHT: 610.3'

PROPOSED DRYWELL LOT 2
OVERFLOW OUTLET INV: 608.1'
DAYLIGHT: 607.8'

PROPOSED DRYWELL LOT 1
OVERFLOW OUTLET INV: 604.6'
DAYLIGHT: 603.9'

LEGEND

	HYDRANT
	WATER VALVE
	GAS VALVE
	ELECTRIC BOX
	SANITARY MANHOLE
	UTILITY POLE
	PROPERTY LINE
	ADJOINER PROPERTY LINE
	APPROXIMATE LOCATION OF EXISTING 8" CLASS 52 DIP WATER MAIN
	EXISTING CONTOUR LINE MAJOR
	EXISTING CONTOUR LINE MINOR
	EXISTING BLACKTOP ROAD
	EXISTING GRAVEL PATH
	PROPOSED BLACKTOP ROAD EXTENSION & DRIVEWAYS
	PROPOSED 2" FORCE MAIN SEWER
	PROPOSED CONTOUR LINE MAJOR
	PROPOSED CONTOUR LINE MINOR
	PROPOSED 4" PVC 1/8" PER FOOT SLOPE ROOF & FOOTING DRAIN OUTLET
	PROPOSED WATER SHUTOFF VALVE
	LIMITS OF DISTURBANCE
	PROPOSED RETAINING WALL

THESE PLANS ARE INCOMPLETE/INVALID UNLESS THEY CONTAIN THE ENGINEER'S SIGNATURE AND SEAL WHERE APPLICABLE AND SHEETS 1 THROUGH 6 OF 6.

JMH	4/6/26	REDUCED RETAINING WALL TO 4'.
JMH	12/2/24	REVISED AS PER COMMON COUNCIL COMMENTS
JMH	10/14/24	REVISED AS PER PLANNING BOARD COMMENTS
JMH	10/10/24	REVISED AS PER PLANNING BOARD COMMENTS
JMH	6/27/24	REVISED AS PER PLANNING BOARD COMMENTS
JMH	3/6/24	REVISED AS PER CPL COMMENTS DATED 3/5/24
TLM	1/17/24	REVISED AS PER CPL COMMENTS DATED 1/15/24
JMH	11/8/23	REVISED AS PER CPL COMMENTS DATED 10/6/23
JMH	9/22/22	REVISED SUBDIVISION
JMH	12/21/21	REVISED TURNAROUND
JMH	11/1/21	REVISED WATER SERVICE TO 1"
JMH	7/21/21	LOTS 2 & 3 ADDED TO PLAN
SYMB	DATE	ISSUED FOR

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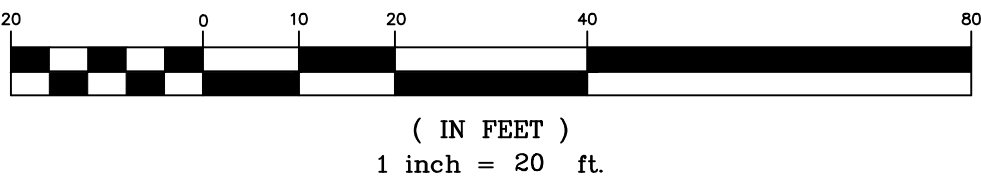
FUSCO ENGINEERING & LAND SURVEYING, P.C.
CONSULTING ENGINEERS
233 EAST MAIN ST.
MIDDLETOWN, NY 10940
PHONE: (845) 344-5863
FAX: (845) 956-5865

PROJECT TITLE:	PLAN PREPARED FOR	ORANGE TERRACE PROPERTIES LLC
DRAWING TITLE:	SITE PLAN	STATE OF NEW YORK COUNTY OF ORANGE
CITY OF MIDDLETOWN	APPROVED BY:	AAF
PREPARED FOR:	DESIGNED BY:	AAF
ORANGE TERRACE PROPERTIES LLC	DRAWN BY:	JMH
SCALE: 1"=20'	REVISION DATE:	4/6/26
REFERENCE NUMBER: 21-054	SHEET NUMBER:	3
	DATE:	8/17/17
		PAGE 3 OF 6

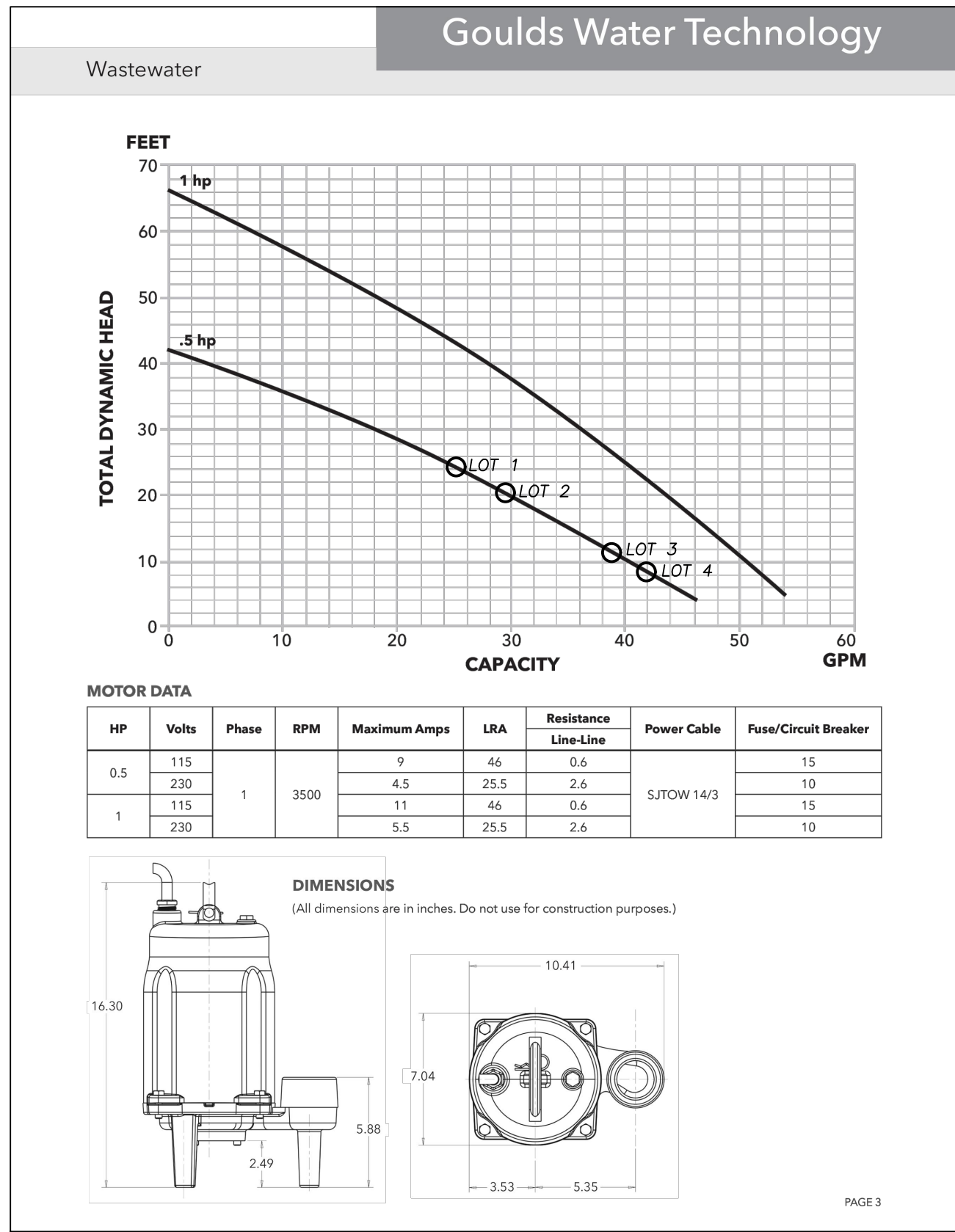
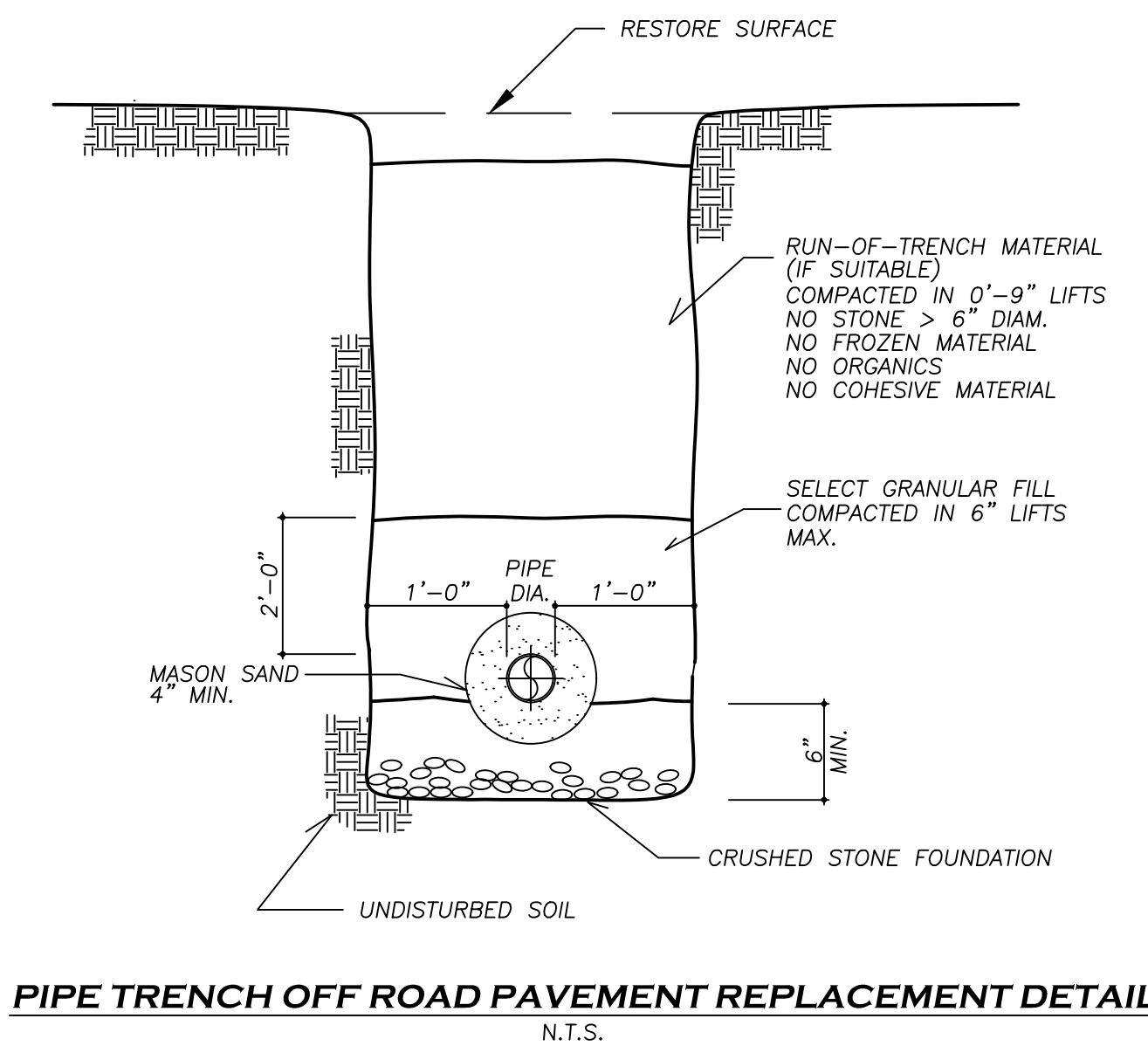
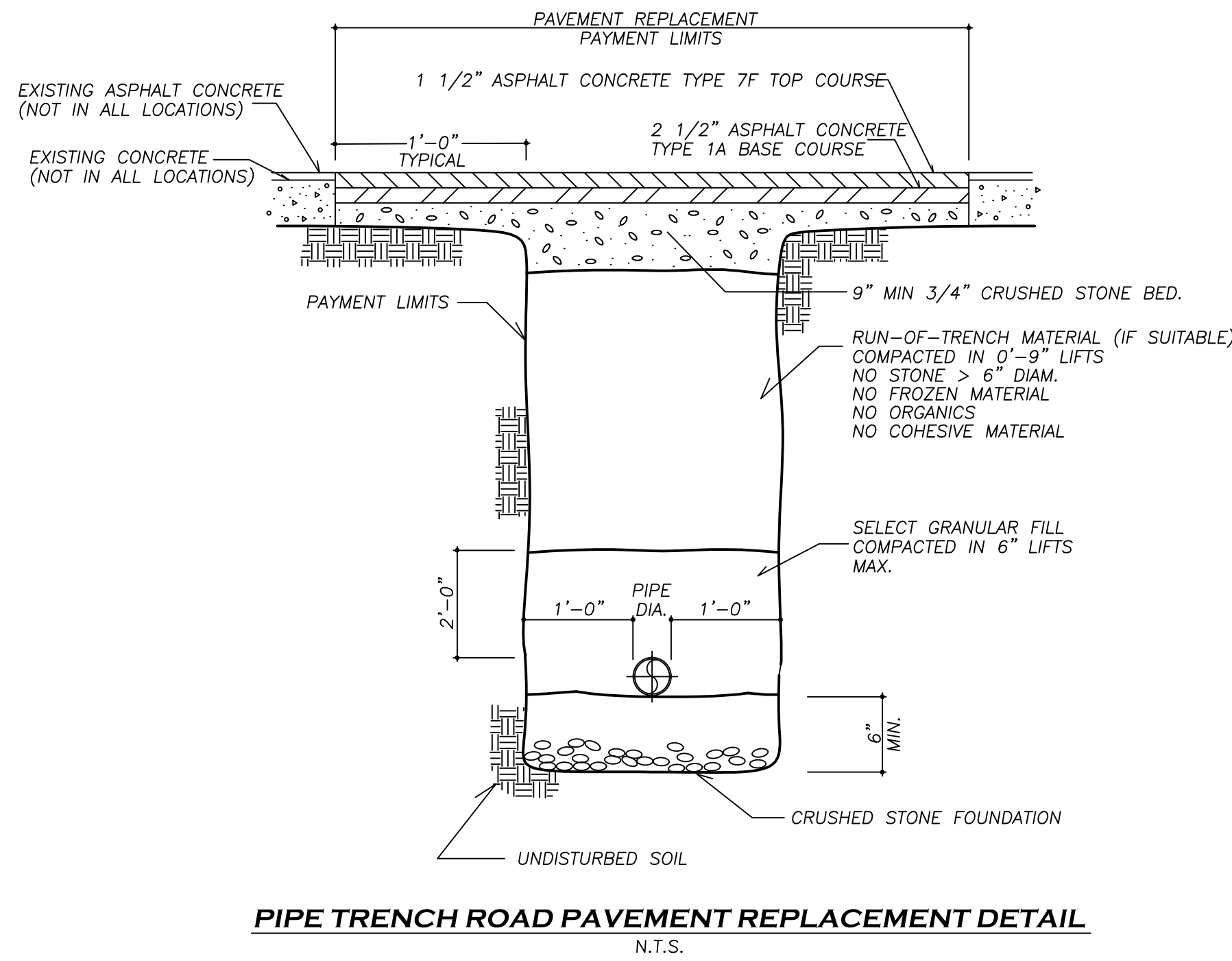
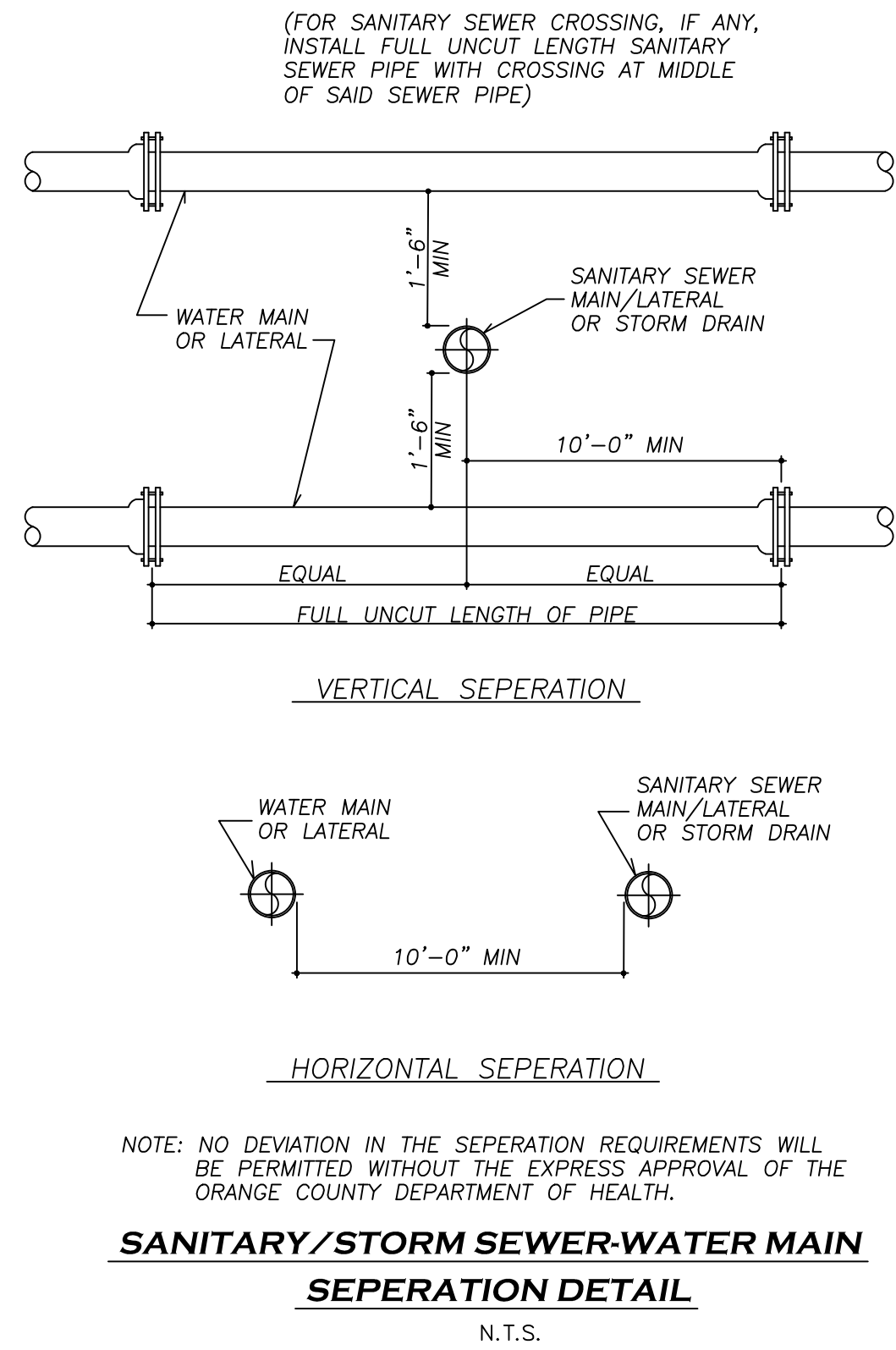
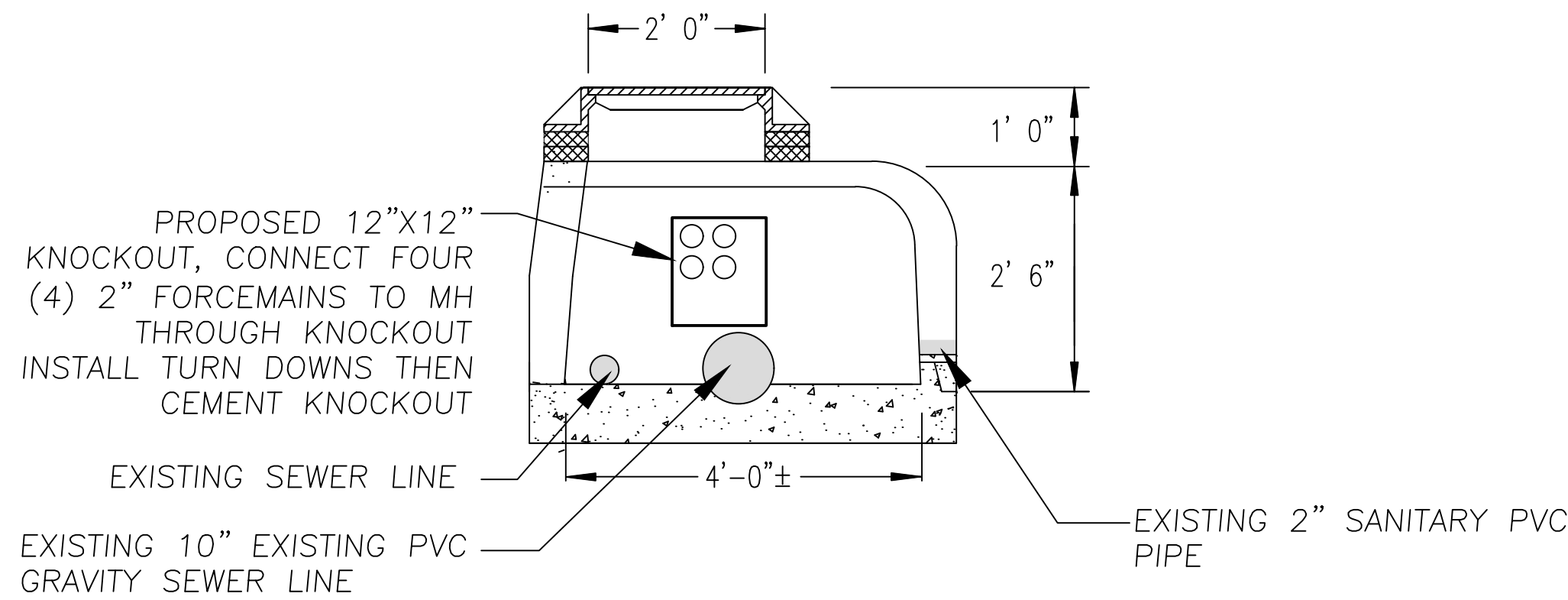
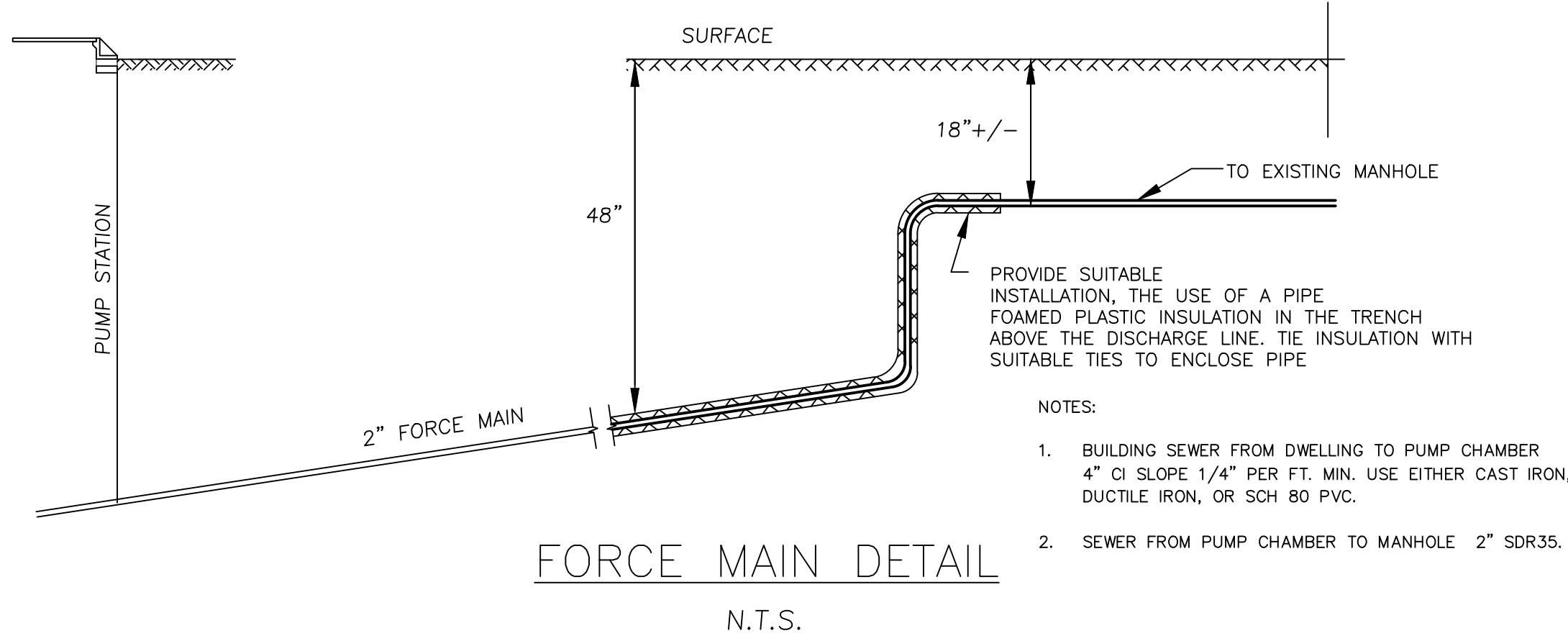
LOT AREA OF DISTURBANCE/ EXCAVATION VOLUME

PROPOSED LOTS	LOT AREA	LIMITS OF DIST. AREA	CUBIC VOLUME YARD FOR FOUNDATION	CUBIC VOLUME YARD OF SOIL TO BE REMOVED	TOTAL
PROPOSED LOT #1	13,727 SF	13,432 SQFT BOTH	190 YARDS	200 YARDS	490 YARDS
PROPOSED LOT #2	13,727 SF	5,634 SQFT	200 YARDS	133 YARDS	333 YARDS
PROPOSED LOT #3	13,727 SF	5,453 SQFT	180 YARDS	0 YARDS	180 YARDS
PROPOSED LOT #4	13,727 SF	24,519 SQFT	TOTAL:	1483 YARDS	

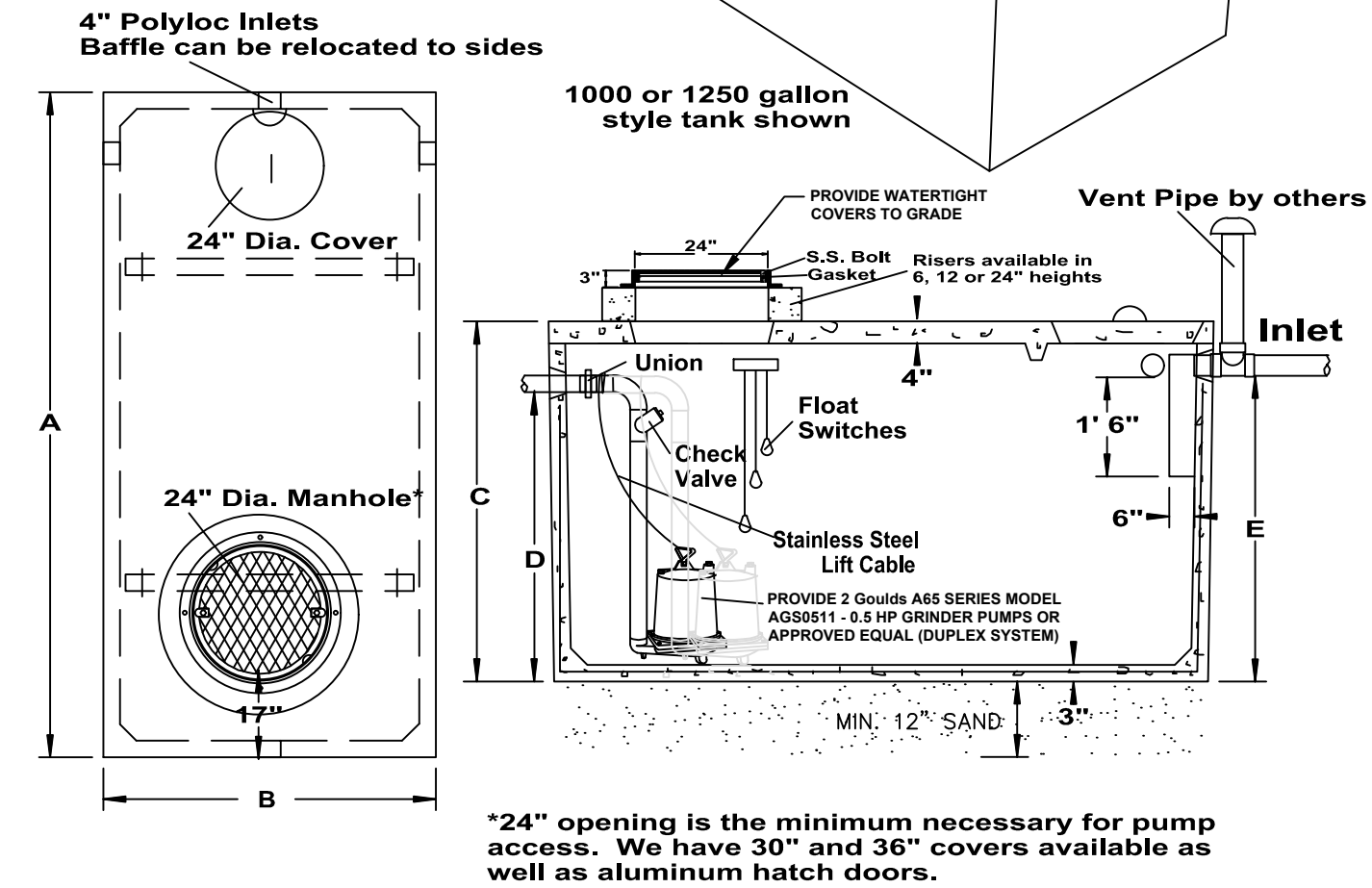
GRAPHIC SCALE



Know what's below.
Call before you dig.

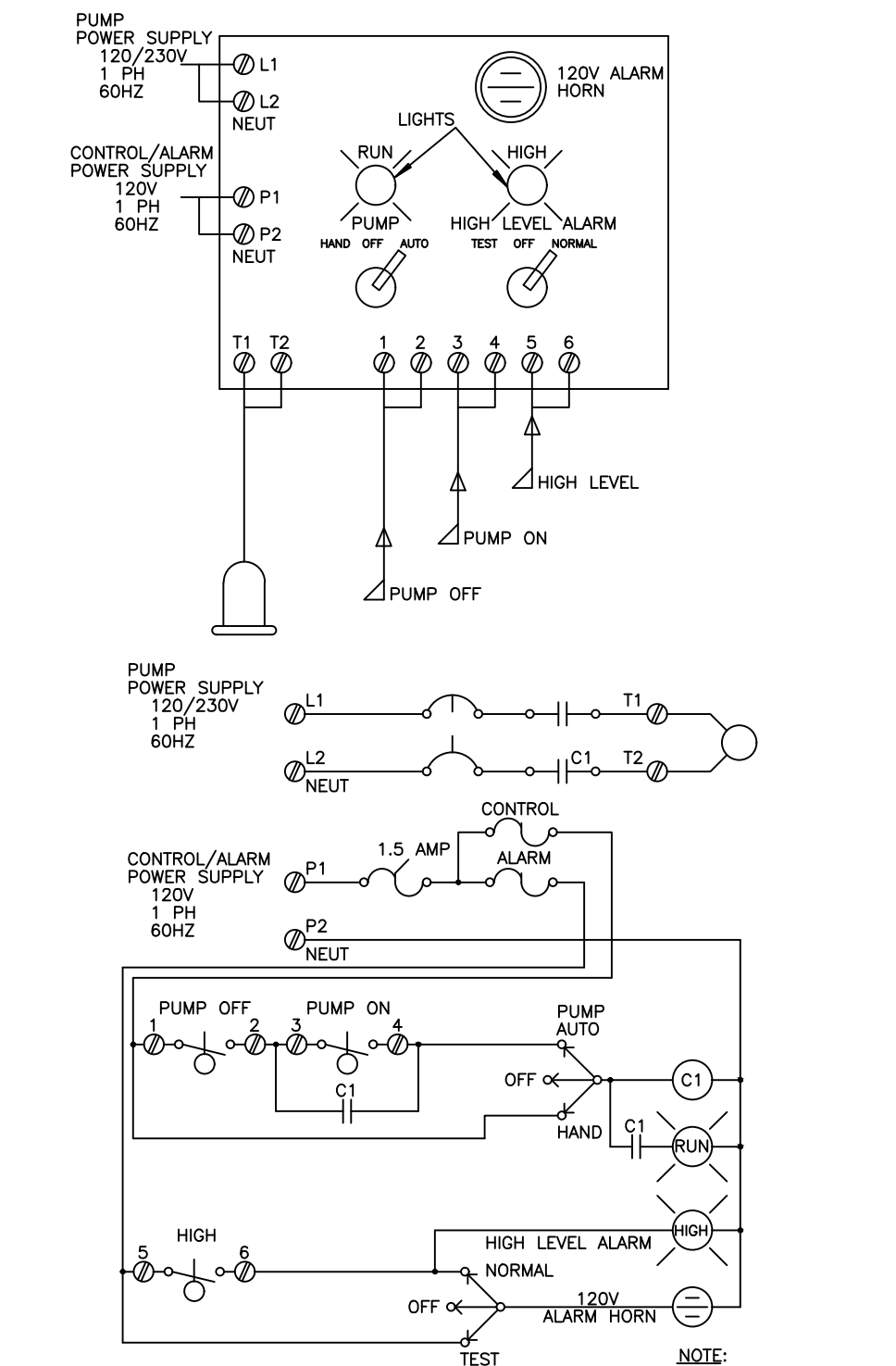
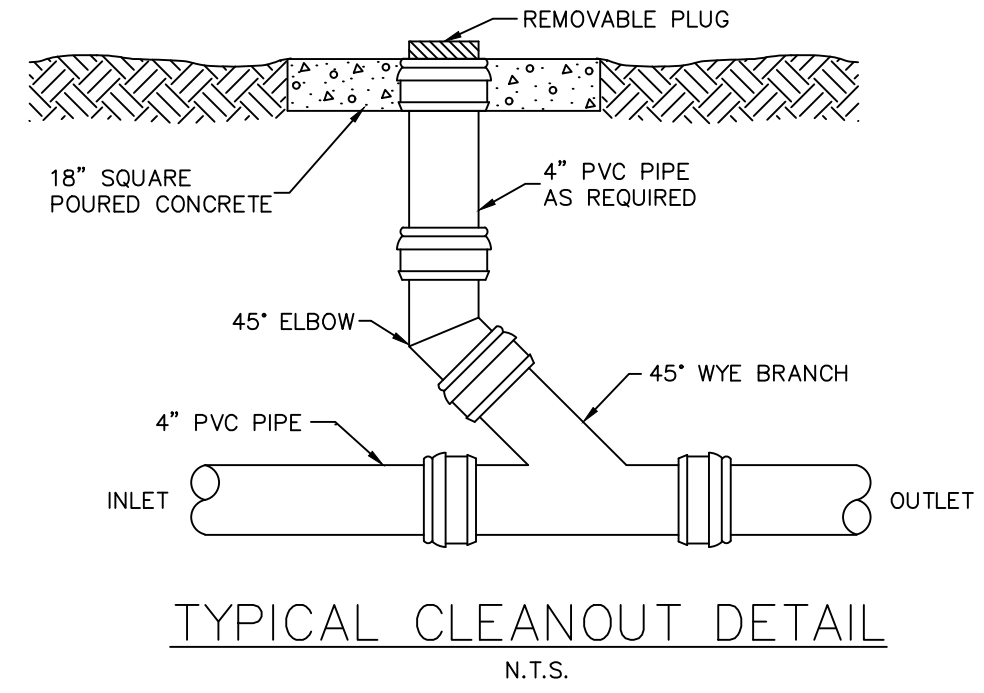


Model	A	B	C	D	E
GT-750	8'	4'	65"	52"	55"
GT-1000	8'-6"	4'-10"	65"	52"	55"
GT-1250	10'	5'	65"	52"	55"
GT-1500	10'-6"	5'-8"	65"	52"	55"
GT-2000	12'	6'-6"	67"	53"	56"
GT-2500	12'	6'-6"	82"	68"	71"
GT-3000	12'	6'-6"	93"	79"	82"



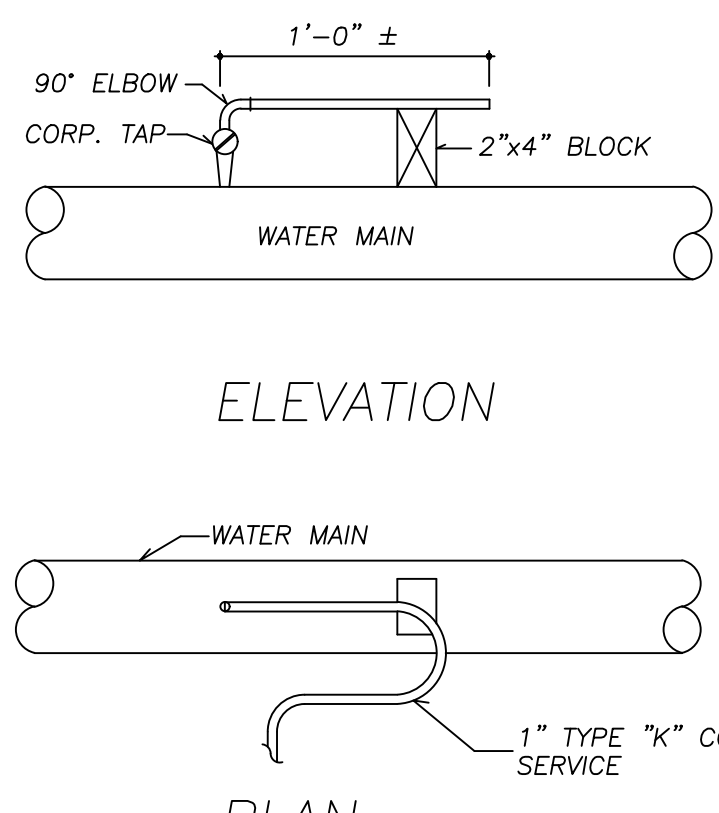
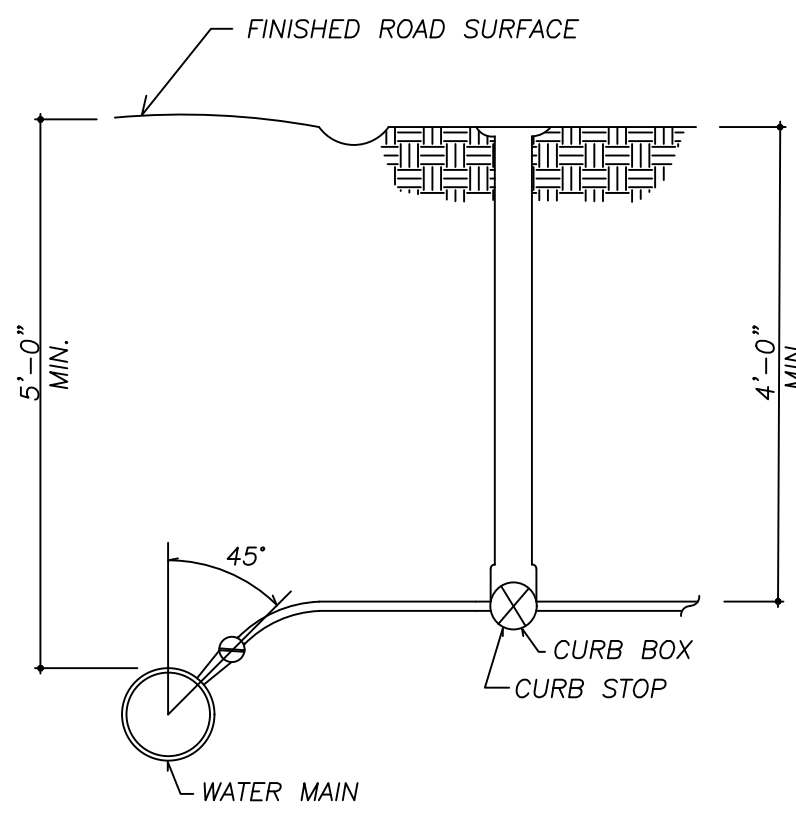
SPECIFICATIONS	PRECAST PUMP CHAMBER TANKS 750 TO 3,000 GALLONS
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: #3 Rebar, 6x6x10/10 WWM Air Entrainment: 5% Construction Joint: Butyl Rubber Sealant Pipe Connection: Polylok Seal (patented) Weight = varies Load Rating: 300 psf	Woodard's Concrete Products, Inc. 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050 Page 5C 7/11/03

www.woodardsconcrete.com

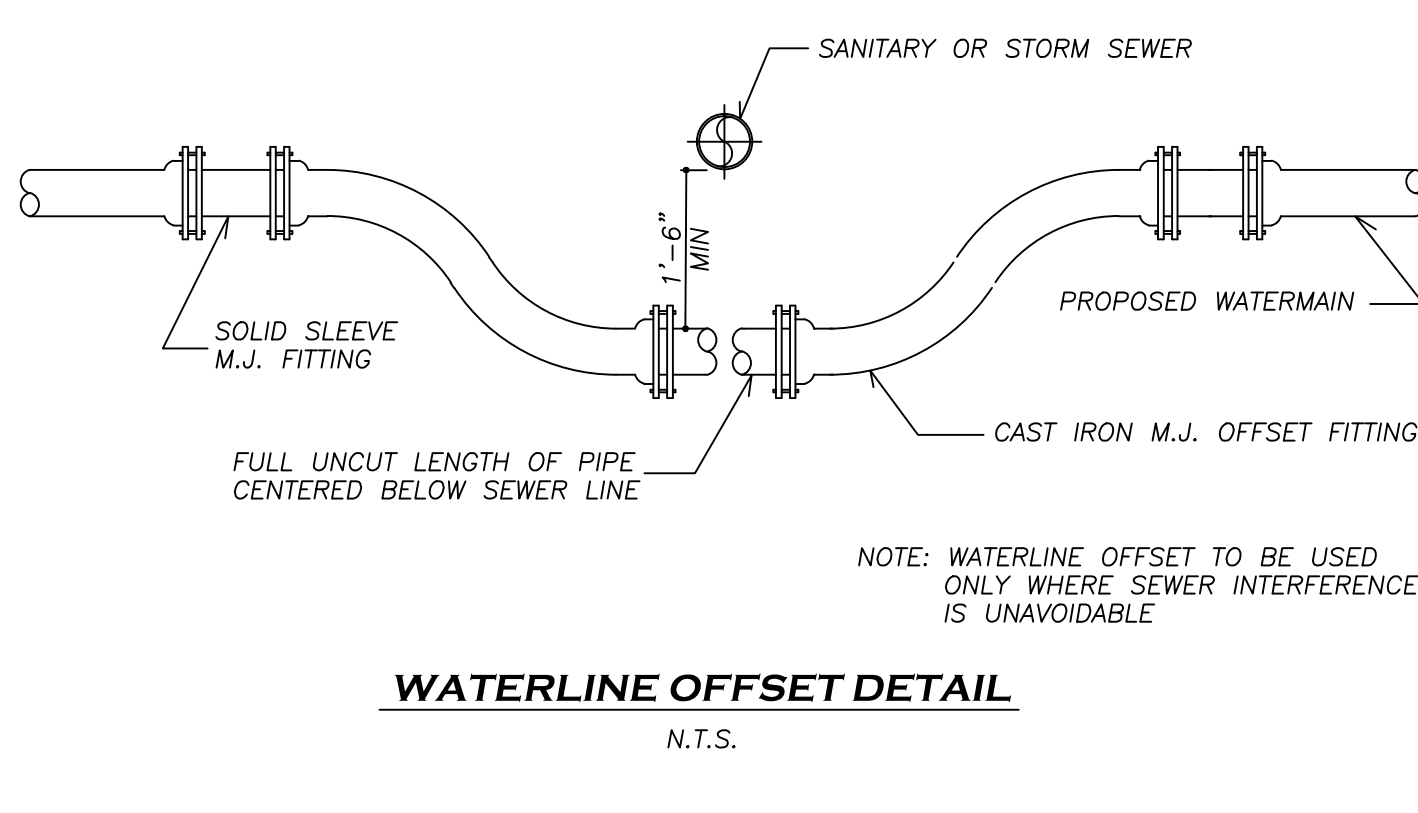


JMH	4/6/26	REDUCED RETAINING WALL TO 4'.
JMH	10/14/24	REVISED AS PER PLANNING BOARD COMMENTS
JMH	10/10/24	REVISED AS PER PLANNING BOARD COMMENTS
JMH	6/27/24	REVISED AS PER PLANNING BOARD COMMENTS
JMH	3/6/24	REVISED AS PER CPL COMMENTS DATED 3/5/24
TLM	1/17/24	REVISED AS PER CPL COMMENTS DATED 1/15/24
JMH	11/8/23	REVISED AS PER CPL COMMENTS DATED 10/6/23
JMH	6/15/21	REVISED PUMP AND CALCULATION AS PER CITY OF MIDDLETOWN DPW COMMENTS
SYMB	DATE	ISSUED FOR
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT HAVING THE SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID. THIS MAP MAY NOT BE USED FOR OTHER PURPOSES OR TRANSACTIONS. THIS MAP IS COPYRIGHTED BY FUSCO ENGINEERING & LAND SURVEYING, P.C., AND MAY NOT BE SOLD, RENTED, LEASED, PHOTOCOPIED, TRACED, ENLARGED, REDUCED, OR TRANSFERRED IN ANY OTHER WAY WITHOUT THE PRIOR WRITTEN CONSENT OF FUSCO ENGINEERING & LAND SURVEYING, P.C.. ONLY COPIES OF THIS MAP BEARING THE ORIGINAL SEAL OF NEW YORK STATE LICENSED ENGINEER OR LAND SURVEYOR ARE VALID. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.		
FUSCO ENGINEERING & LAND SURVEYING, P.C. CONSULTING ENGINEERS 233 EAST MAIN ST. MIDDLETOWN, NY 10940 PHONE: (845) 344-5883 FAX: (845) 956-5865		
PROJECT TITLE:	PLAN PREPARED FOR ORANGE TERRACE PROPERTIES LLC	
DRAWING TITLE:	DETAILS	
CITY OF MIDDLETOWN	APPROVED BY:	STATE OF NEW YORK
PREPARED FOR:	AAAF	N.T.S.
ORANGE TERRACE PROPERTIES LLC	DESIGNED BY:	REFERENCE NUMBER:
	AAAF	21-054
	DRAWN BY:	SHEET NUMBER:
	JMH	4
	DATE:	PAGE 4 OF 6
	8/17/17	

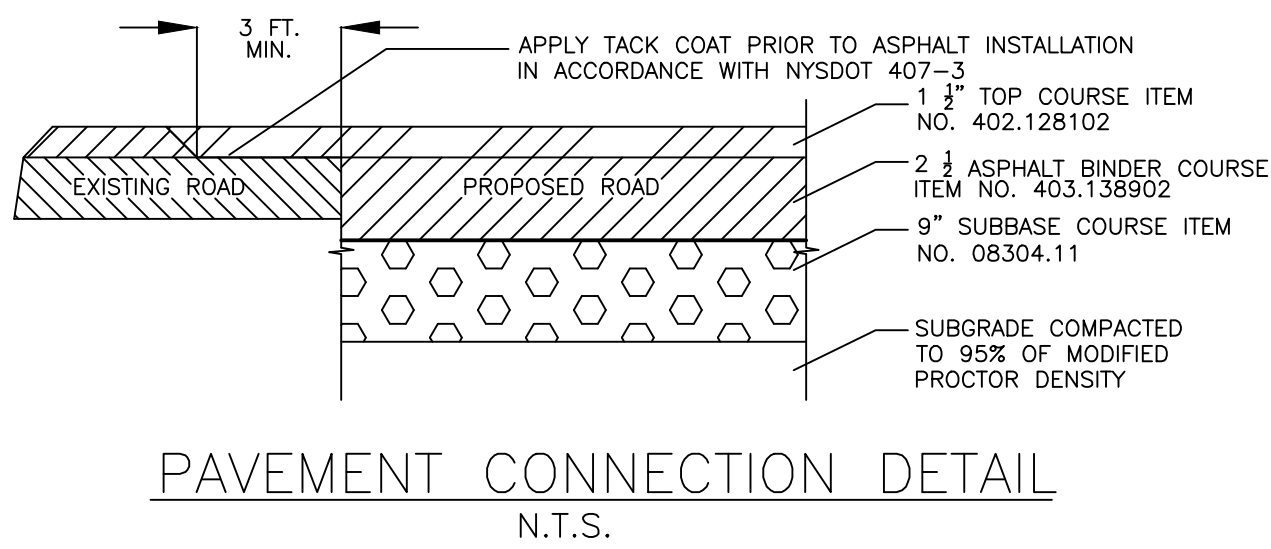
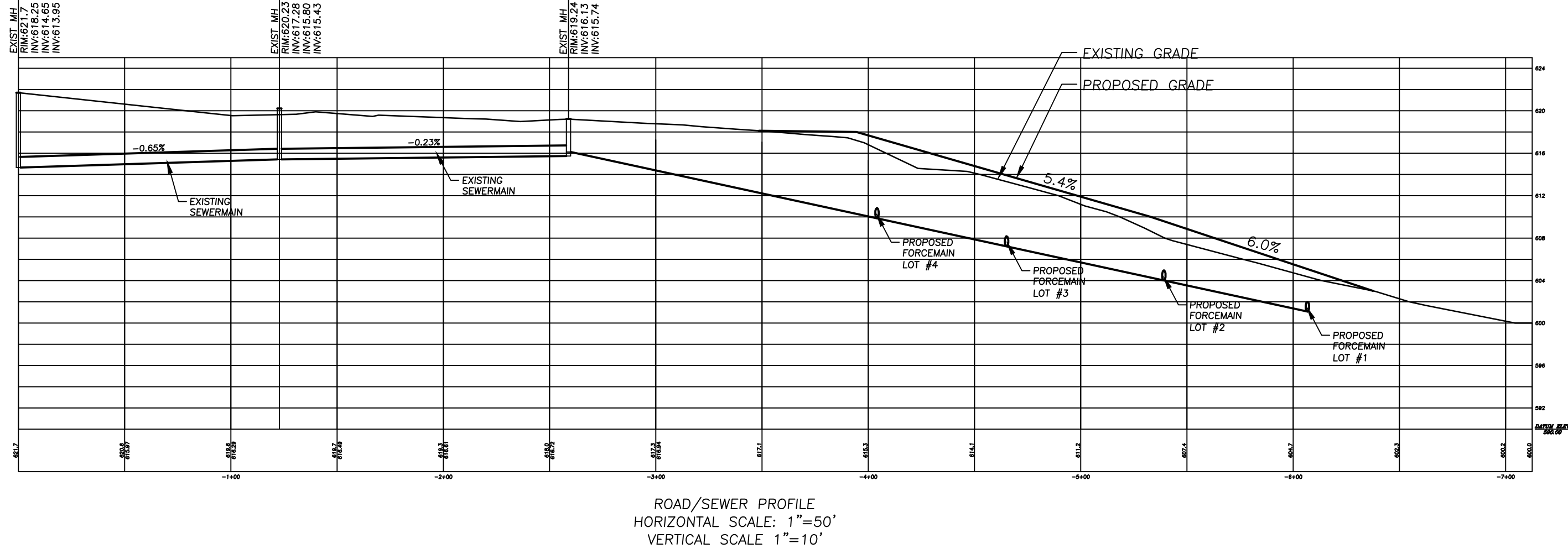




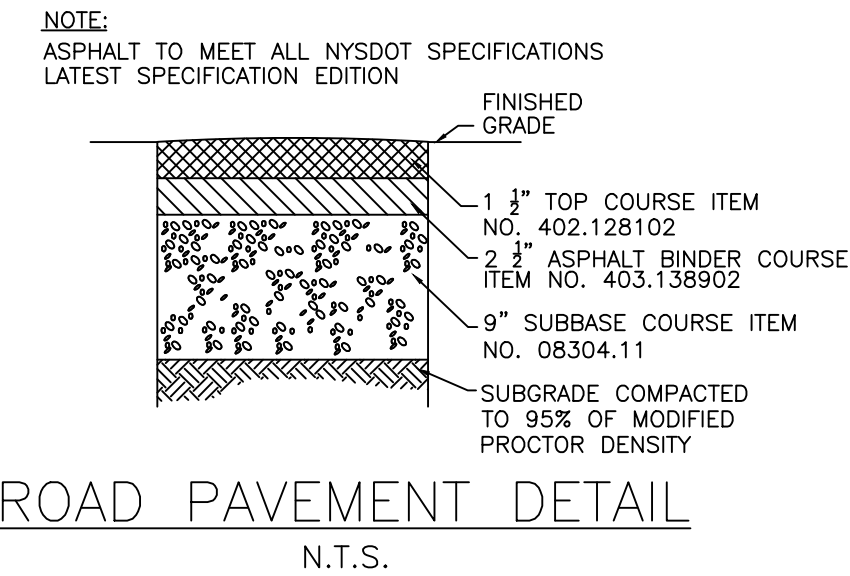
TYPICAL WATER SERVICE DETAIL
N.T.S.



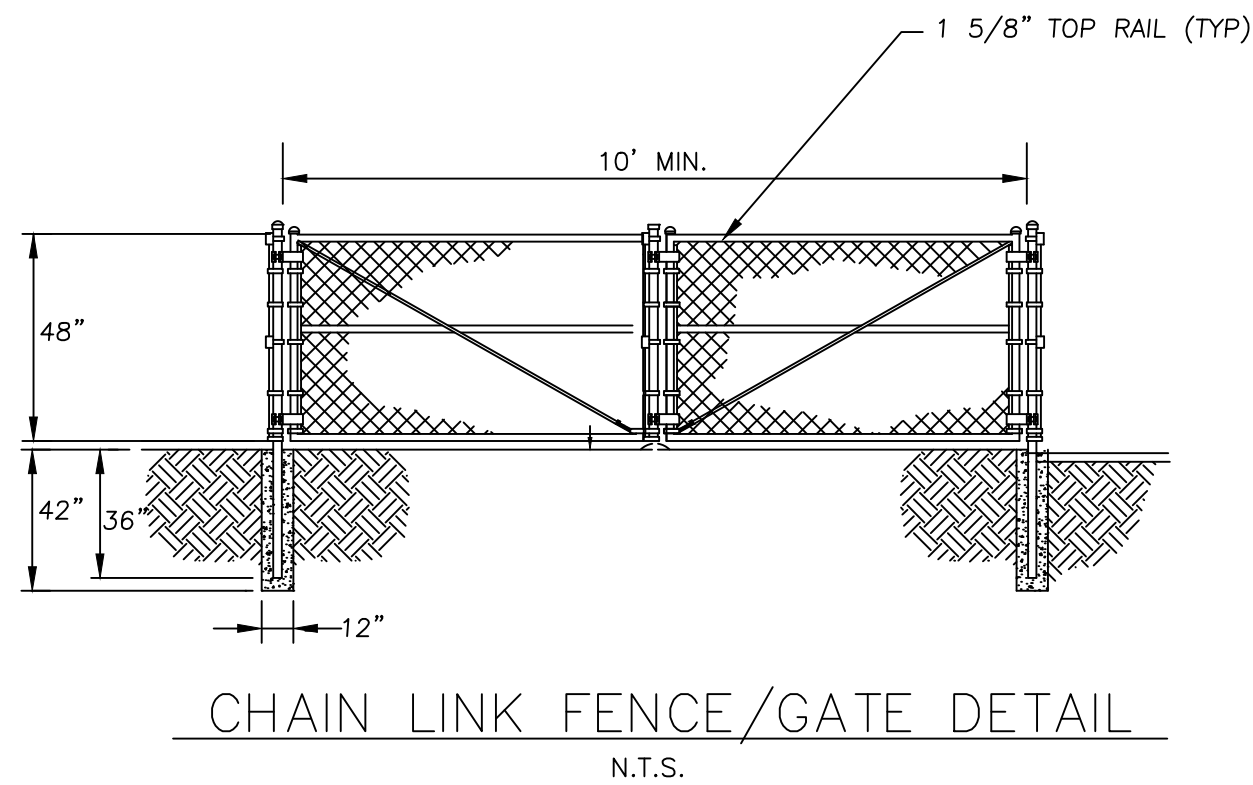
WATERLINE OFFSET DETAIL
N.T.S.



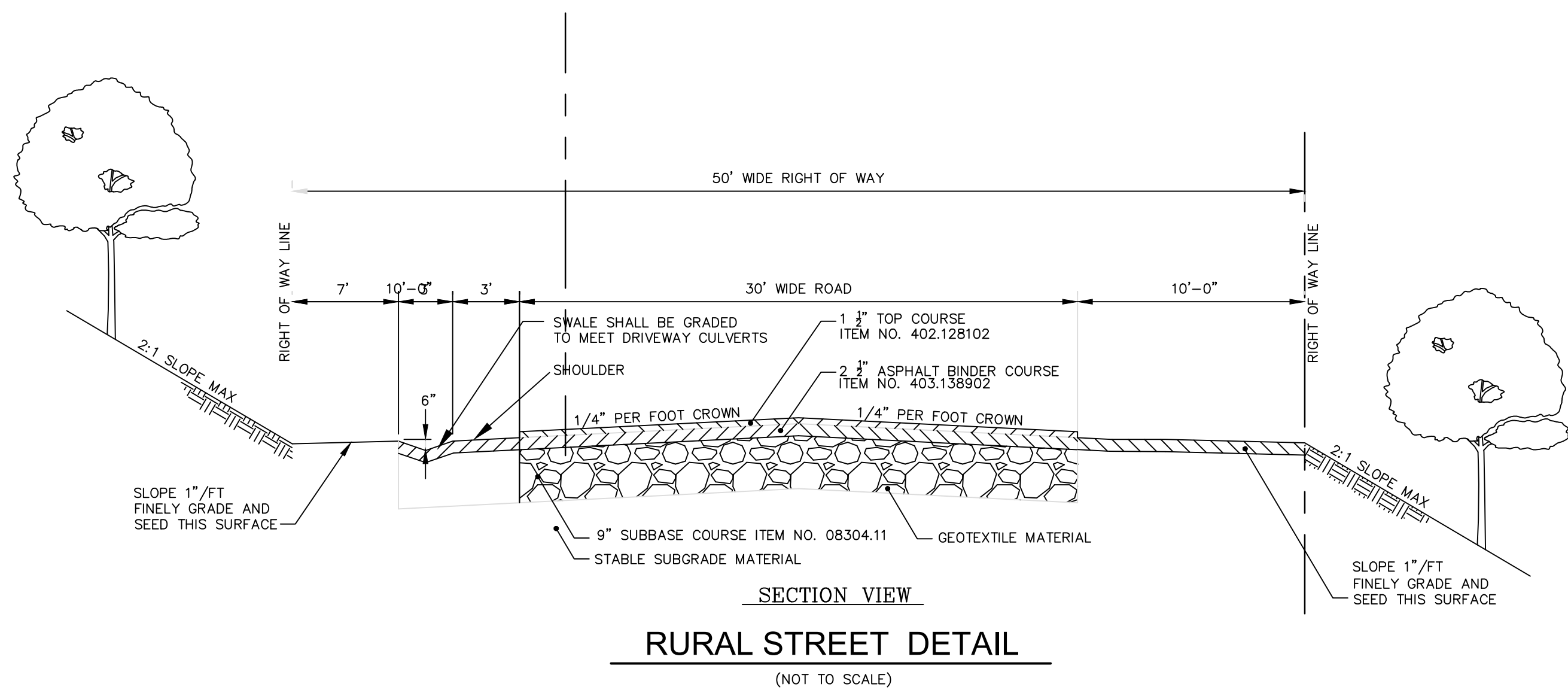
PAVEMENT CONNECTION DETAIL
N.T.S.



ROAD PAVEMENT DETAIL
N.T.S.



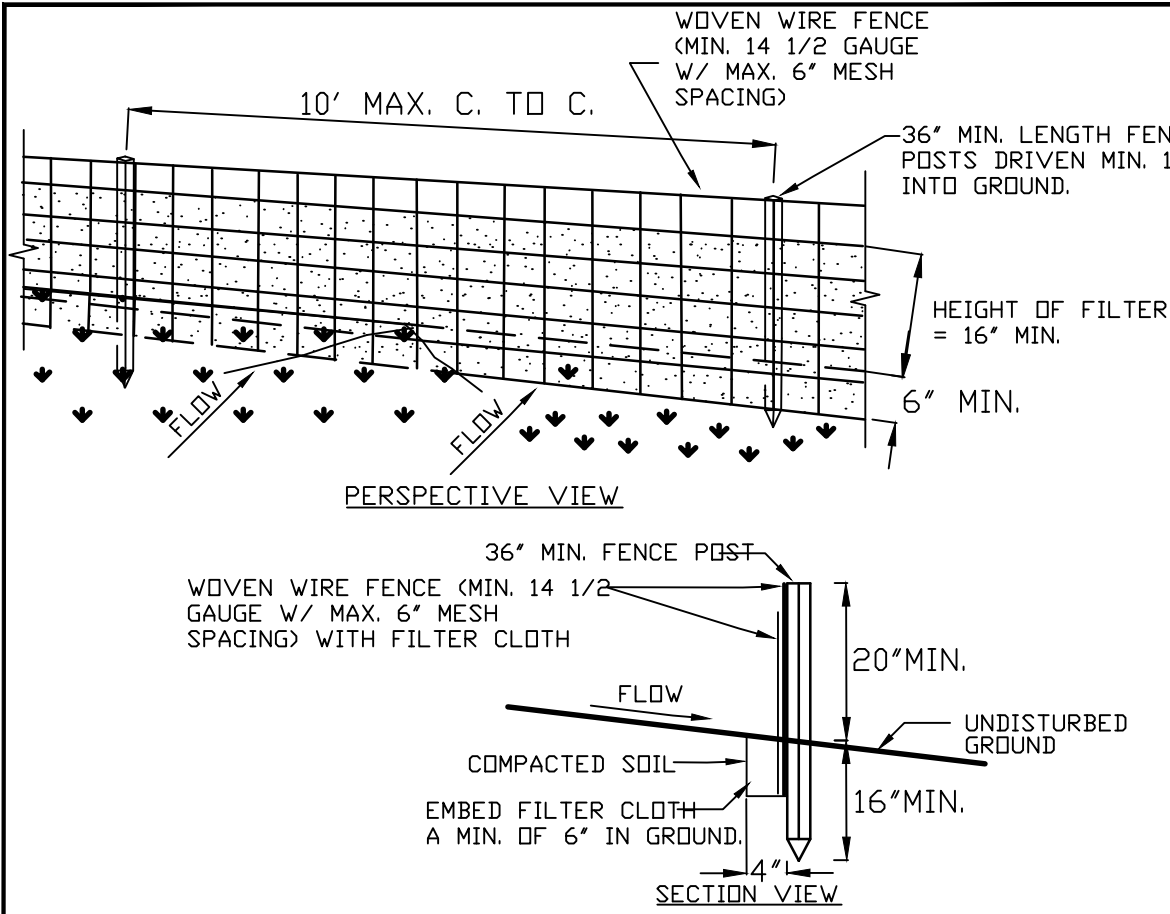
CHAIN LINK FENCE/GATE DETAIL
N.T.S.



RURAL STREET DETAIL
(NOT TO SCALE)

THESE PLANS ARE INCOMPLETE/INVALID UNLESS THEY CONTAIN THE ENGINEER'S SIGNATURE AND SEAL WHERE APPLICABLE AND SHEETS 1 THROUGH 6 OF 6.		
JMH	4/6/26	REDUCED RETAINING WALL TO 4'.
JMH	10/14/24	REVISED AS PER PLANNING BOARD COMMENTS
JMH	10/10/24	REVISED AS PER PLANNING BOARD COMMENTS
JMH	6/27/24	REVISED AS PER PLANNING BOARD COMMENTS
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 FUSCO ENGINEERING & LAND SURVEYING, P.C. CONSULTING ENGINEERS 233 EAST MAIN ST. MIDDLETOWN, NY 10940 PHONE: (845) 344-5863 FAX: (845) 956-5865		
SEAL:	PROJECT TITLE:	PLAN PREPARED FOR ORANGE TERRACE PROPERTIES LLC
	DRAWING TITLE:	DETAILS
	CITY OF MIDDLETOWN	STATE OF NEW YORK
	PREPARED FOR:	COUNTY OF ORANGE
	ORANGE TERRACE PROPERTIES LLC	
APPROVED BY:		REFERENCE NUMBER:
AAF		21-054
DESIGNED BY:		SHEET NUMBER:
AAF		5
DRAWN BY:		PAGE 5 OF 6
DATE:		
8/17/17		

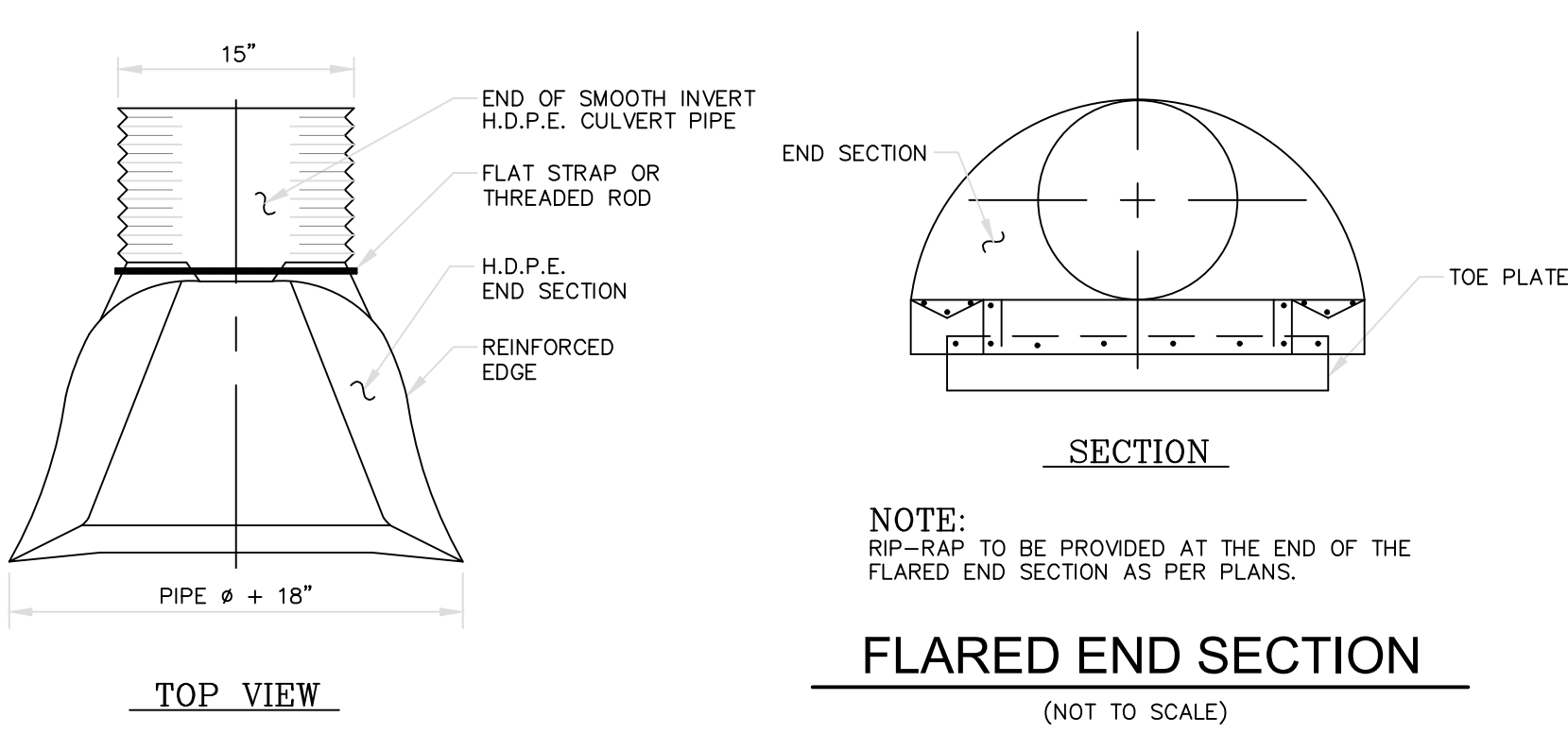




- CONSTRUCTION SPECIFICATIONS**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
 - FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
 - PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

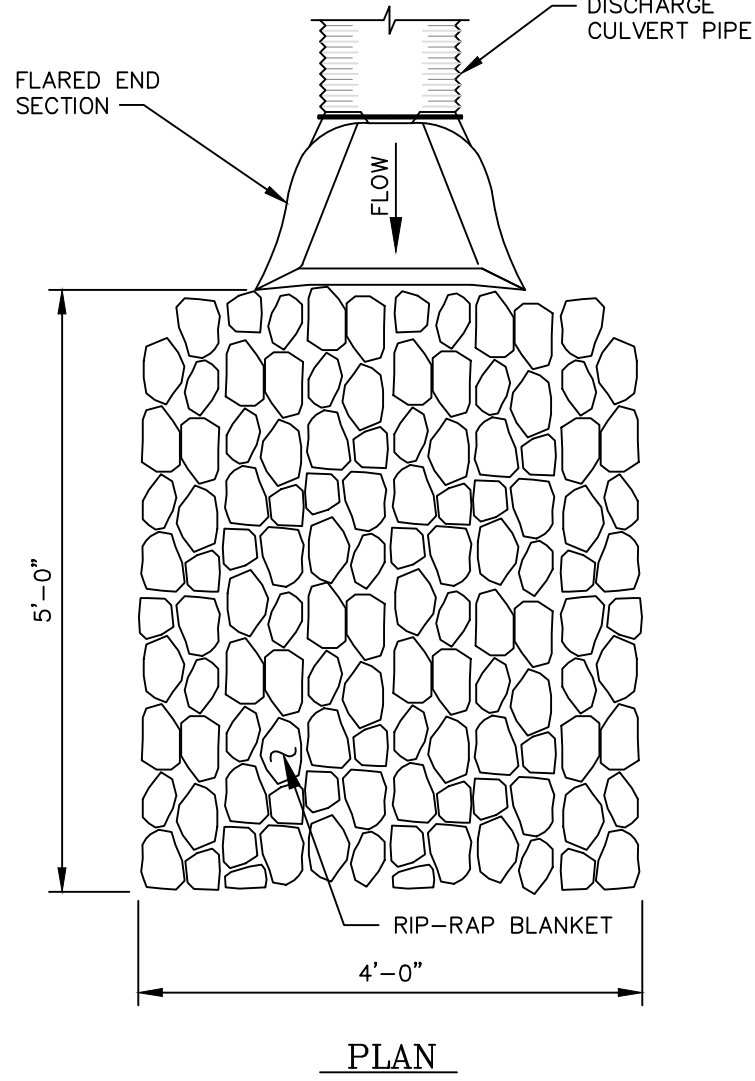
ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE



FLARED END SECTION

(NOT TO SCALE)

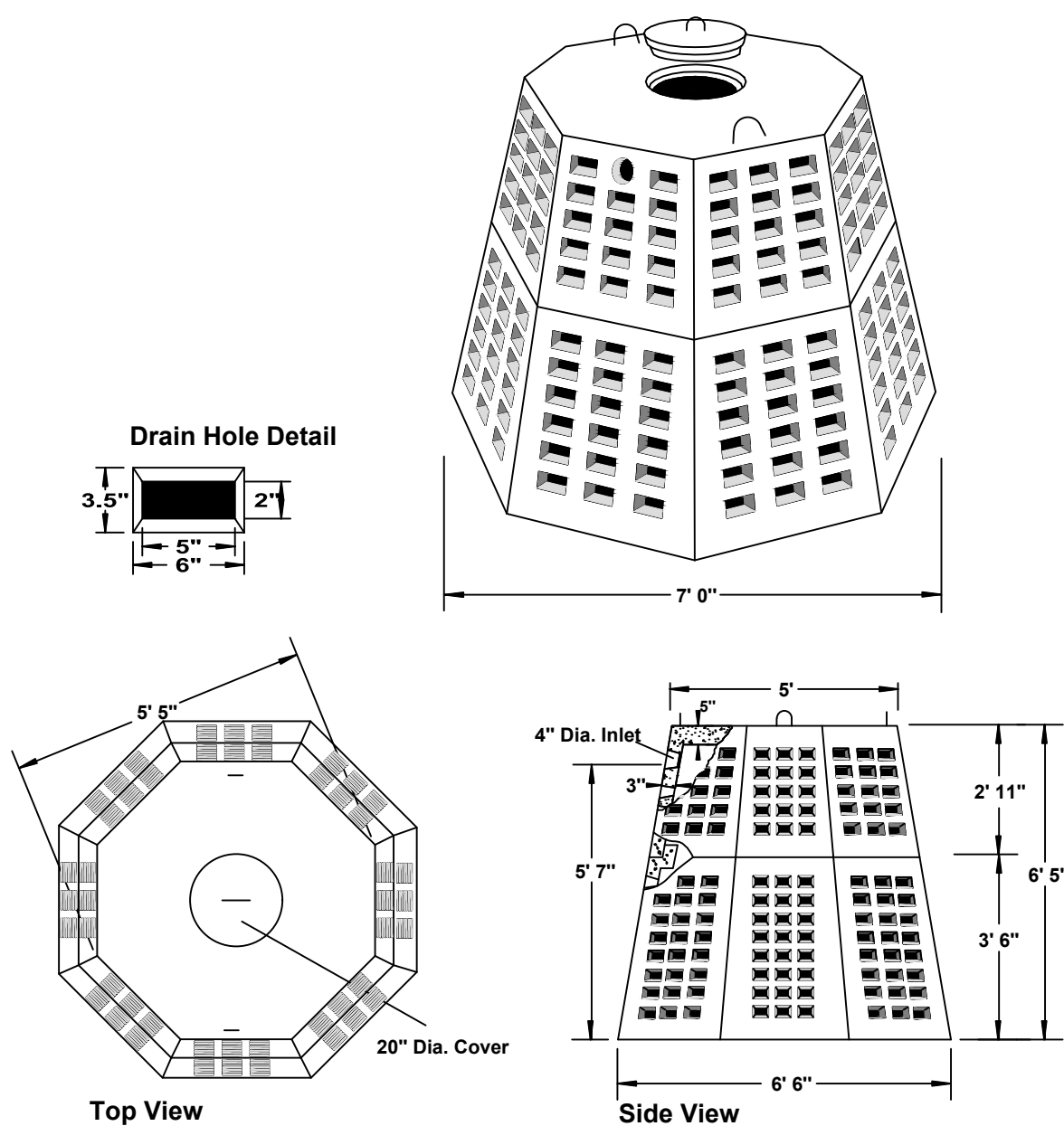


NOTES:

- A RIP-RAP DISSIPATER APRON SHALL BE PLACED AT PIPE DISCHARGE AREAS TO PROTECT AGAINST EROSION.
- ROCK RIP-RAP SHALL BE A MINIMUM OF 9" THICK, WELL GRADED WITH 50% BY WEIGHT LARGER THAN 4" (6" MAXIMUM) IN SIZE.

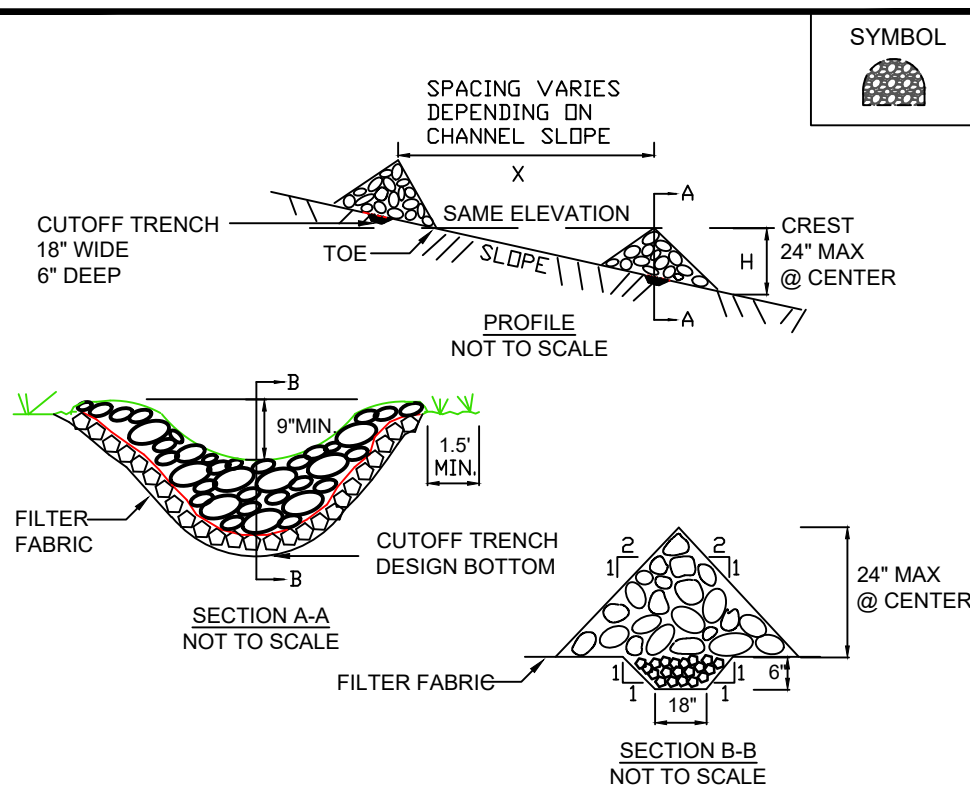
RIP-RAP DISSIPATER DETAIL

(NOT TO SCALE)



SPECIFICATIONS	PRECAST DRY WELLS
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: #3 Rebar / ASTM A615 Air Entrainment: 5% Capacity = 1,000 gallons Weight = 4,900 lbs Sidewall Area = 104 square feet Load Rating: 300 psf (H20 available)	MODEL DW-6.5 (A+B)/ 1000 GALLONS Woodard's Concrete Products, Inc. 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050
Page 4D 5/21/02	

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- CONSTRUCTION SPECIFICATIONS**
- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
 - SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
 - EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
 - PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
 - ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL
CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION
COMMITTEE

CHECK DAM

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THE ENGINEER'S SIGNATURE AND SEAL WHERE APPROPRIATE AND
SHEETS 1 THROUGH 6 OF 6.

JMH	4/6/26	REDUCED RETAINING WALL TO 4'.
JMH	10/14/24	REVISED AS PER PLANNING BOARD COMMENTS
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JMH	6/27/24	REVISED AS PER PLANNING BOARD COMMENTS
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FUSCO ENGINEERING & LAND SURVEYING, P.C.
CONSULTING ENGINEERS

233 EAST MAIN ST.
MIDDLETOWN, NY 10940

PHONE: (845) 344-5883
FAX: (845) 956-5865

PROJECT TITLE: PLAN PREPARED FOR ORANGE TERRACE PROPERTIES LLC

DRAWING TITLE: DETAILS

CITY OF MIDDLETOWN

PREPARED FOR: ORANGE TERRACE PROPERTIES LLC

APPROVED BY: AAF

DESIGNED BY: AAF

DRAWN BY: JMH

SCALE: N.T.S.

REVISION DATE: 4/6/26

DATE: 8/17/17

STATE OF NEW YORK COUNTY OF ORANGE

SHEET NUMBER: 21-054

SHEET NUMBER: 6

PAGE 6 OF 6

