

Talcott Engineering

DESIGN, PLLC.

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

Town of Newburgh
Planning Board
308 Gardnertown Road
Newburgh, NY 12550

March 15, 2012

Attn: John Ewasutyn, Chairman

Re: Project Narrative
Proposed 2 Family Dwelling
Lands of Carlos Domingues
New Road – Town of Newburgh
SBL: 39-1- 14
Job No. 11114-CDS
Town Application No. 2012-04

PROJECT NARRATIVE

Talcott Engineering (TE) received the comment letter from BC Planning dated 3/09/12 which lists the items discussed at the 2/16/12 Planning Board meeting. As directed by both the Planning Board and BC Planning, TE has addressed said comment letter as follows.

1. Full size plans are being submitted as directed by the Planning Board.
2. TE acknowledges the non-conforming lot width and sites the proper zoning law section reference just under the bulk table.
3. The buildable area requirement only applies to proposed subdivision lots not pre-existing lots as TE stated at the 2/16/12 Planning Board meeting.
4. Adjoining Lot Owners have been added to the Sheet 1 of 3 of the plan set.
5. No easement presently exists for the culvert which extends from the Town catch basin located on the easterly side of New Road. A description of a 15 foot wide drainage easement has been forwarded to the applicant's attorney, Daniel Bloom, so that he may prepare an 'Offer of Dedication' to the Town of Newburgh.
6. All proposed grading has been removed from the proposed septic areas.
7. Anthony Sorace, L.S. has prepared an updated survey of the subject parcel, which locates the above referenced culvert. TE is including 1 official copy and 11 additional copies of the official copy with this submission. TE has referenced the Sorace survey on Sheet 1 of 3 of the site plan set
8. Septic Design notes have been revised and/or corrected to reflect a 4 bedroom house system.

This narrative along with 12 copies of site plan set, architecturals and survey map will be delivered to the Code Compliance Building when we are notified to do so.

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

Pc: D. Bloom
C. Domingus

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LETTER OF TRANSMITTAL

TO: Town of Newburgh
Planning Board
308 Gardnertown Road
Newburgh, NY 12550

DATE: 3/15/2012
FILE: 11114 - t4
ATTENTION: John P. Ewasutyn
APPLIC. # : 2012-04

ENCLOSED

<input checked="" type="checkbox"/>	PLANS	<input type="checkbox"/>	PAPER	<input type="checkbox"/>	VELLUM
<input checked="" type="checkbox"/>	CD	<input type="checkbox"/>	3.5"	<input type="checkbox"/>	5.25"
<input type="checkbox"/>	OTHER	<input type="checkbox"/>		<input type="checkbox"/>	

TRANSMITTED

FEDERAL EXPRESS
 U.S. POST OFFICE

UNITED PARCEL SERVICE
 SHOE LEATHER

SET OF	DATE	NUMBER	DESCRIPTION
12 of 3	3/12/12r	11114-CDS	SITE PLAN SETS (large)
12 each	1/3/1900	Survey No. 0627	SoraceSurvey Map (1 official, 11 copies)
12 each	3/14/2012	11114-CDS	NARRATIVE
12 each	3/14/2012	11114-CDS	BUILDING ELEVATIONS (attached to plan set)
1 each	2/2/2012	11114-CDS	CD of PDFs of all of the above

49 TOTAL

THESE ARE TRANSMITTED AS NOTED BELOW:

FOR APPROVAL
 FOR INFORMATION
 AS REQUESTED
 FOR REVIEW AND COMMENTS

REMARKS:

SENT BY: CTB

RECEIVED BY: _____