



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS D.P.C.**

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)  
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)  
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)  
MATTHEW J. SICKLER, P.E. (NY & PA)  
PATRICK J. HINES

Main Office  
33 Airport Center Drive  
Suite 202  
New Windsor, New York 12553

(845) 567-3100  
fax: (845) 567-3232  
e-mail: mheny@mhepc.com

Principal Emeritus:  
RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

**PROJECT: ELM FARM SUBDIVISION**  
**PROJECT NO.: 00-09**  
**PROJECT LOCATION: SECTION 39, BLOCK 1, LOT 12.44**  
**PROJECT REPRESENTATIVE: KC ENGINEERING & LAND SURVEYING**  
**REVIEW DATE: 11 DECEMBER 2014**  
**MEETING DATE: 18 DECEMBER 2014**

1. Phasing plan for the project has been eliminated. Entire project will be filed as one project. Bond estimates must be provided for the entire project for all public improvements, roadways, drainage, sewer and water.
2. Offers of dedication and legal paperwork for drainage district lots should be provided.
3. Offers of dedication and session of roadway should be provided to Planning Board Attorney for review.
4. Detail of proposed stormwater management pond fencing and location of gates should be depicted on the plans.
5. A previous comment identified a note regarding the 3 pump stations on individual lots stating the Town reserves the right to enter upon the property and cause repair of the privately owned pump stations. This note should be reviewed by Mike Donnelly and/or Town Attorney.
6. Existing tax lots 39-1-12.1 and 12.2 must have driveways connected to Black Gum Court. Appropriate notes stating that this is an obligation of the project sponsor and a trigger mechanism for this construction should be incorporated into the plans.
7. Grading for the individual lots is depending on grading on adjoining lots in many cases. Any changes to the proposed grading plan on any of the lots must be submitted to the Town of Newburgh Building Department for review and approval prior to allowing the proposed grading modification. Plot plans for the individual lots, including proposed grading, must be submitted with Building Permit applications. This should appear as a note on the map or a requirement in the resolution based on input from Planning Board Attorney.

8. The DEC Wetland Permit requires deed language be incorporated into the lots which contain DEC regulated wetlands and/or regulated adjacent areas.

Respectfully submitted,

***McGoey, Hauser & Edsall  
Consulting Engineers, D.P.C.***

---

Patrick J. Hines  
Principal