

**TOWN OF NEWBURGH
TOWN ENGINEER**

MEMORANDUM

TO: Gil Piaquadio, Town Supervisor and Town Board

FROM: Patrick J. Hines, Representative, Engineers for the Town

DATE: 10 May 2024

RE: Domingues Subdivision
Town of Newburgh Planning Board #11-17
Private Road Security Release

The Town has received a request to release security for the subject subdivision. The subdivision contained a private roadway, the construction was secured in the amount of \$90,000.00. The roadway has been constructed. The roadway is known as Raaby Lane. The Town is in receipt of the following documents:
(Copies Attached)

1. A 25 April 2024 Engineers Certification from CV Associates.
2. An As Built Survey prepared by Darren J. Stridiron, PLS dated 20 December 2023.
3. Memo dated 25 April 2024 from Mark Hall, Highway Superintendent.
4. Copy of the memo from Town Accountants office dated 3 November 2021.

Based on a review of the documents submitted, this office takes no exception to the Town Board releasing the security posted for the construction of the private roadway known as Raaby Lane. Release of the security requires Town Board action.

Please feel free to contact me should you have any questions or comments or require any additional information.

Cc: Ron Clum, Town Accountant
Jerry Canfield, Code Compliance Supervisor
John Ewasutyn, Planning Board Chairman
Lisa Ayers, Town Clerk




HIGHWAY DEPARTMENT

90 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

TELEPHONE 845-561-2177
FAX 845-561-8987

MARK HALL
HIGHWAY SUPERINTENDENT

TO: John Ewasutyn , Planning Board Chairman
Pat Hines, Town Engineer

FROM: Mark Hall, Highway Superintendent 

DATE: April 25, 2024

RE: Raaby Lane

On request for the Bond Release for Raaby Lane. We were present for the proof role of the road, but were not notified or present for the paving of Raaby Lane.

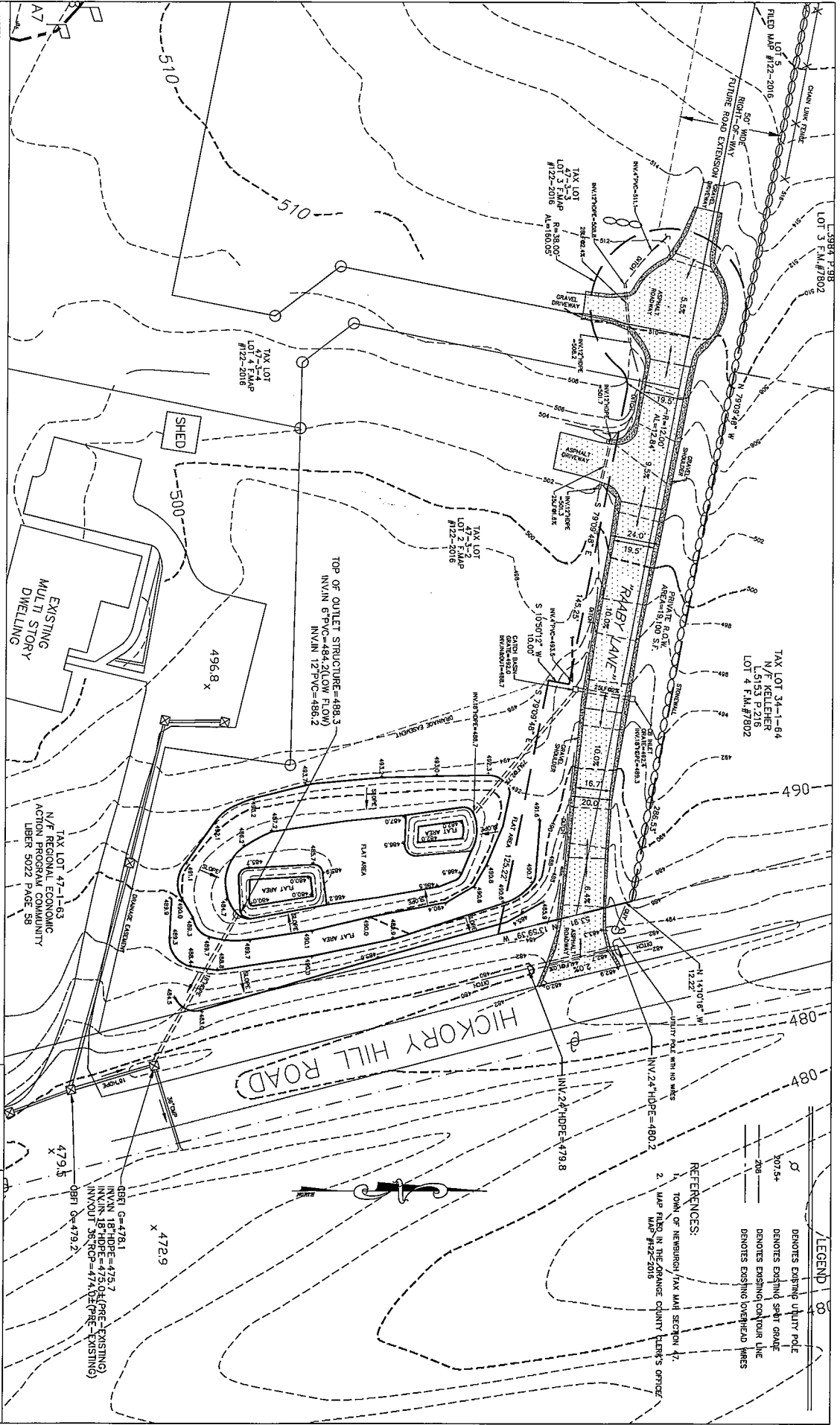
Upon exploration, and examination, the Road appears to be up to the Town spec for a Private Road.

I would like it noted, that although this is a Private Road, NO ROAD ISSUES, DRAINAGE ISSUES, CROSSPIPE ISSUES, will be the Towns problem. It will be an HOA, Contractor or Homeowners problem.

In short, I feel the Bond for Raaby Lane may be released.

If you have any questions feel free to contact me at the above number.

MH:ch



- NOTES:
1. WIDTH OF ASPHALT ROAD VARIES BETWEEN 16.7 FEET AND 19.5 FEET.
 2. EXISTING SLOPE OF ROAD IS WITHIN TOLERANCE LIMITS AS SHOWN ON FILED MAP #122-2016.
 3. EXISTING NEW DRAINAGE STRUCTURES ARE WITHIN TOLERANCE LIMITS AS SHOWN ON FILED MAP #122-16.
 4. EXISTING NEW DRAINAGE STRUCTURES ARE WITHIN TOLERANCE LIMITS AS SHOWN ON FILED MAP #122-16.
 5. EXISTING ROAD EROSION CONTROL & LANDSCAPING WITHIN TOLERANCE LIMITS AS SHOWN ON FILED MAP #122-16.



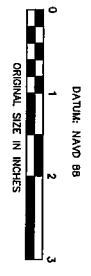
C.V. Shashoua
 LICENSED PROFESSIONAL ENGINEER
 N.Y.S. LICENSE NO. 089552

HEREBY CERTIFY THAT THIS MAP OR PLATS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN, ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN, UNAUTHORITARY ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2209, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW. THIS SURVEYOR'S SEAL IS A PROFESSIONAL OPINION BASED ON SUFFICIENT INFORMATION AND BELIEF, BASED ON EVIDENCE FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTAIN PORTIONS ARE NOT TRANSPARENT TO ADDITIONAL INSTRUMENTS OR SUBSEQUENT OWNERS. SUBJECT TO THE PROVISIONS OF AN UP-TO-DATE TITLE REPORT.

REVISIONS:
 1/23/24-UPDATE ROADWAY FEATURES



Doreen A. Stridberg
 LICENSED PROFESSIONAL LAND SURVEYOR
 NEW YORK STATE LICENSE NO. 020487



- LEGEND
- DENOTES EXISTING UTILITY POLE
 - DENOTES EXISTING SPRT GRAPE
 - DENOTES EXISTING CONTOUR LINE
 - DENOTES EXISTING OVERHEAD WIRES
- REFERENCES:
1. TOWN OF NEWBURGH TAX MAP SECTION 47
 2. MAP FILED IN THE ORANGE COUNTY CLERK'S OFFICE MAP #122-2016

RAABY LANE AS-BUILT SURVEY		TAX LOT:	AS SHOWN
LOT 2 FILED MAP #122-2016		AREA:	AS SHOWN
ORANGE COUNTY	TOWN OF NEWBURGH	DATE:	12/20/23
HERITAGE LAND SURVEYING, P.C. 155 PRESSLER ROAD, WALLKILL, NY 12589 (845)234-2310		SCALE:	1" = 30'
		JOB #	1416-89



April 25, 2024

Re: Raaby Lane As-built Survey - Revised

Mr. Joel Rosenberg
Arptile Development

Dear Mr. Rosenberg,

I have reviewed the As-built Survey for Raaby Lane dated December 20, 2023 and revised on April 23, 2024, prepared by my office. The existing constructed conditions of the roadway and accompanying drainage systems are in substantial compliance with the Town approved Plans as shown on Filed map #122-16.

The only item that would not be in 100% compliance with the Filed map design is the width of the existing asphalt roadway. The majority of the roadway is 19.5 feet wide, and the design plan calls for 20-foot width. There is one area of asphalt roadway with a width of 16.7 feet opposite the pond. The addition of gravel shoulder material has increased the roadway width to a minimum of 20 feet.

Please refer to the "Raaby Lane As-Built Survey" prepared by my office with both my signature and my Land Surveyor's signature for details. I have received an email from Town Engineer, Patrick Hines, PE, stating that the Town Highway Superintendent has accepted the condition of the roadway.

If you have any questions, please feel free to contact me.

Regards,

A handwritten signature in black ink, appearing to read 'C.V. Shashikumar', is written over a horizontal line.

C.V. Shashikumar, Professional Engineer
New York License No. 069552



TOWN OF NEWBURGH

1496 Route 300, Newburgh, New York 12550

RONALD E. CLUM, CPA
ACCOUNTANT

845-564-5220

Fax: 845-566-9461

E-Mail: rclumaccountant@townofnewburgh.org

RECEIVED FROM ARPTILE DEVELOPMENT CORP:

Todd A. Kelson P.C. Attorney Trust Account check number 14875 payable to Town of Newburgh in the sum of \$90,000.00, representing surety for completion of improvements required in connection with a certain subdivision entitled "Proposed Subdivision Entitled Domingues Subdivision" filed in the Orange County Clerk's Office on 5/3/2016 as Map No 122-16 (subject to collection).

Ronald E Clum, CPA

11/3/21

Dated