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PATRICK J. HINES

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

PROJECT: SUBDIVISION LANDS OF ANTHONY TARSIO
PROJECT NO.: 2004-77
PROJECT LOCATION: SECTION 101, BLOCK 6, LOTS- NUMEROUS
PROJECT REPRESENTATIVE: MERCURIO NORTON TAROLLI & MARSHALL
REVIEW DATE: 30 APRIL 2015
MEETING DATE: 7 MAY 2015

1. The project is before the Board to amend the landscaping/street tree requirements as well as other as built conditions. During construction it is noted that it will be difficult to locate the street trees along the lot frontage due to extensive grading work. The Applicants are proposing that two street trees be provided on each of the residential lots as well as 6 shrubs as part of the individual lot landscaping plans. This is in lieu of the 1 tree per 40 foot requirement in the Town's street specifications.
2. The fencing around the storm water detention pond installed during the initial construction phase is black vinyl coated chain link, in lieu of the split rail with black coated welded wire mesh.
3. We believe that if the Planning Board accepts the changes that a local approval will be issued to the file rather than amending the subdivision plan requiring re-filing of the entire subdivision maps. The current subdivision references a filed map number of 264-09 filed in the County Clerk's office on 20 July 2009.

Respectfully submitted,

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

Patrick J. Hines
Principal



**LABORERS' INTERNATIONAL UNION OF NORTH AMERICA
LOCAL No. 17**

L. TODD DIORIO, BUS. MGR.
(845) 565-2737
FAX (845) 565-3099

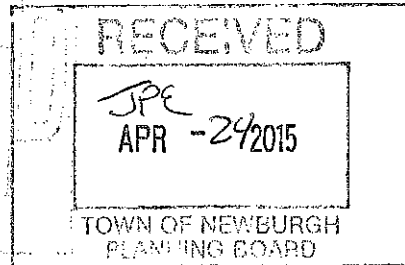
451A LITTLE BRITAIN ROAD
NEWBURGH, NEW YORK 12550

FILE COPY

April 22, 2015

John P. Ewasutyn
Chairman
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550

APR 29 2015



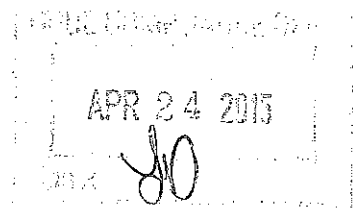
**Re: Subdivision for Anthony Tarsio
Planning Board File No. 2004-77**

Dear John:

I am writing to you on behalf of Houses of Labor, Inc. concerning the subdivision of Anthony Tarsio – Town of Newburgh Planning Board project number 2004-77 consisting of twelve residential building lots located off of Old Little Britain Road, Town of Newburgh, New York. Houses of Labor, Inc. a corporation formed by Local 17 for this project acquired title to the property from Anthony Tarsio.

Upon purchase of the property Houses of Labor, Inc. filed the necessary subdivision improvement bonds for the roadways to be completed in the subdivision. The road designated on the subdivision map as Dewey Drive has been substantially completed and is awaiting the final top coat of pavement. Construction of Emmeline Way has been commenced, the grading is underway and parts of the infrastructure have been put in place. The subdivision has Town Water and underground utilities.

During the course of constructing the subdivision improvements, it was determined that the land within the proposed road right of ways was on top of a large rock formation. The proposed subdivision improvements provided there would be landscaping of street trees and plantings within the roadway which would be impossible to plant and maintain due to the rock formations. In addition, the Town officials indicated they did not desire to have street trees planted within the Town road right of way which the Town would be responsible to maintain.



We discussed this matter with various Town of Newburgh officials and determined that an alternate plan needed to be developed for landscaping as the Town did not wish to have trees planted within its Right of Way and due to the site conditions of predominantly rock there would be no way for the trees to be planted and survive in rock. After discussions with the Town we came up with an alternate landscape plan to provide landscaping on each lot in lieu of street trees. We have prepared an amended As Built Plan showing the proposed change from street trees to lot landscaping. The new plan would provide that as part of construction of each residence two lawn trees and six foundation plantings would be planted for each lot.

The second issue discussed with the Towns was the storm water detention facility. The detention facility has been fully constructed, a fence has been installed and natural vegetation has been established in the base of the basin over the past three or four years. The basin is largely dry and only collects water during severe storms. In discussing this matter with the Town officials they do not wish to take the responsibility for wetlands vegetation which is difficult to maintain and preferred that the detention basin as currently exists with surfaces to be mowed would be preferred. In addition, the fence was changed to a chain link fence has been installed around the detention facility. It was determined that the originally proposed split rail wood fence would require more maintenance over the years and the chain link fence was a preferred alternative.

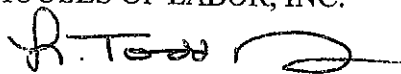
Finally, the original plan proposed Houses of Labor, Inc. to install a chain link fence along Dewey Drive on the lands of Moulton Memorial Baptist Church. This matter was discussed with the new Pastor and Board of Moulton Memorial Baptist Church who requested that a chain link fence not be installed on their property as they did not wish to become responsible for the maintenance of the same and felt it was unnecessary. A copy of the correspondence from Moulton Memorial Baptist Church is enclosed.

The purpose of this correspondence and request to the Planning Board is for the Planning Board to approve these As Built Site condition changes outlined above and as shown on the existing condition maps submitted herewith. After discussions with the Town Supervisor, the Town Code Compliance Department, the Town Engineer, and Patrick Hines, it was determined the best way to address these changes would be for the Planning Board to review the As Built Site Plan to memorialize the site condition changes needed for the subdivision plan.

I or a member of my staff is available for any other questions the Planning Board may have on this matter and the As Built Change Plan to be considered for approval by the Planning Board at its next available meeting date.

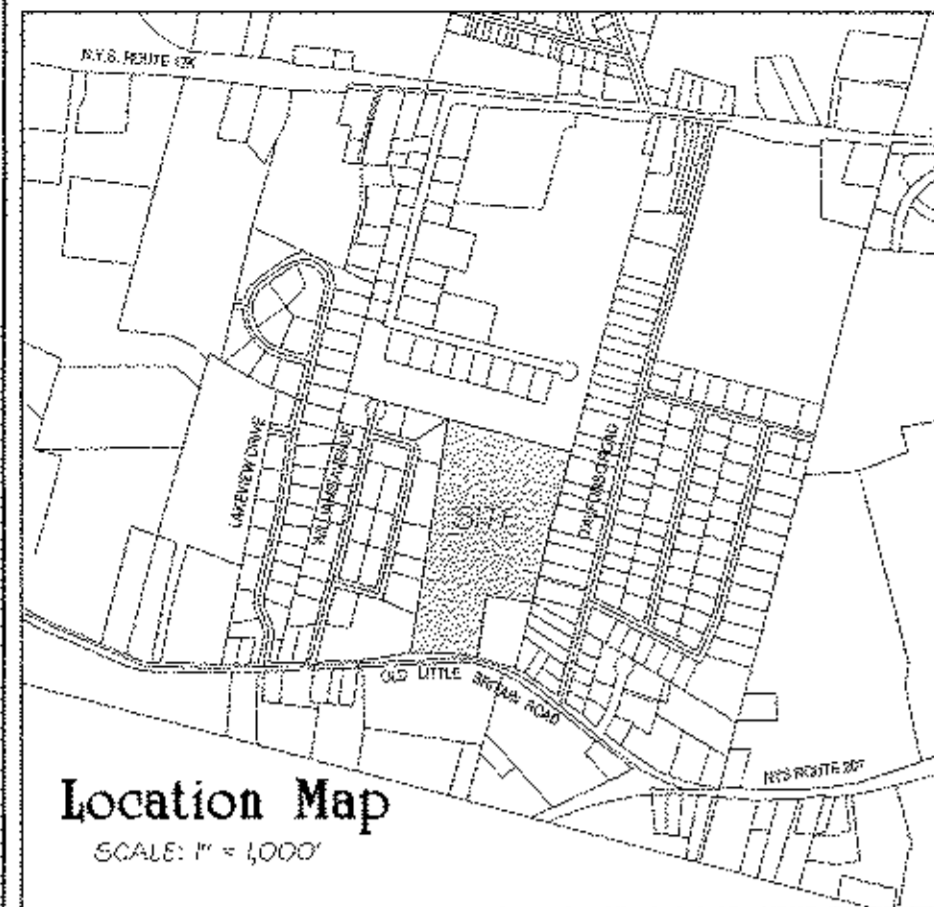
Thank you and the Board Members in advance for your considerations on the above.

Very truly yours,
HOUSES OF LABOR, INC.

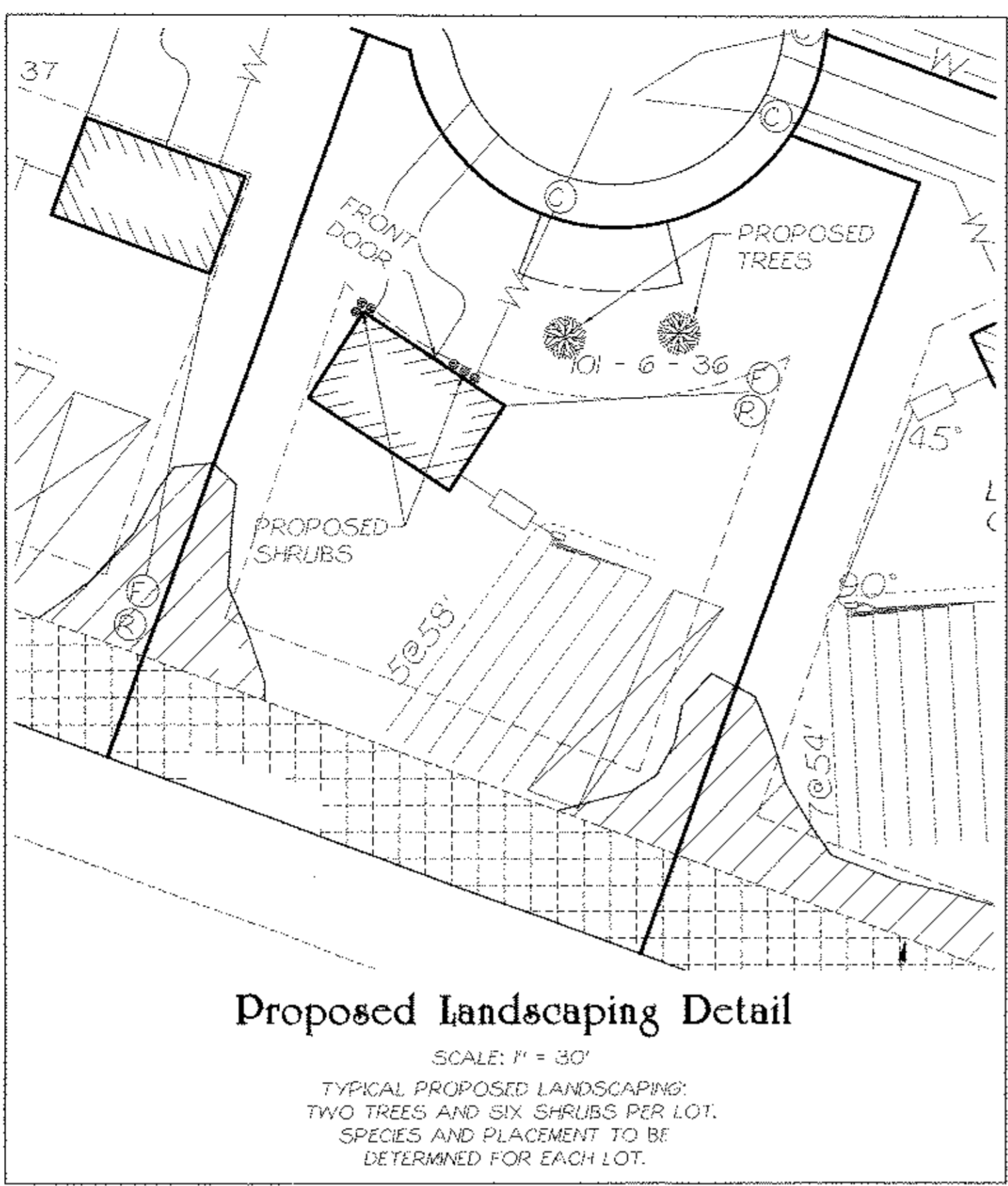


By: L. TODD DIORIO, President

cc: Gilbert Piaquadio, Town Supervisor
Patrick Hines, Planning Board Consulting Engineer



Location Map
SCALE: 1" = 1000'

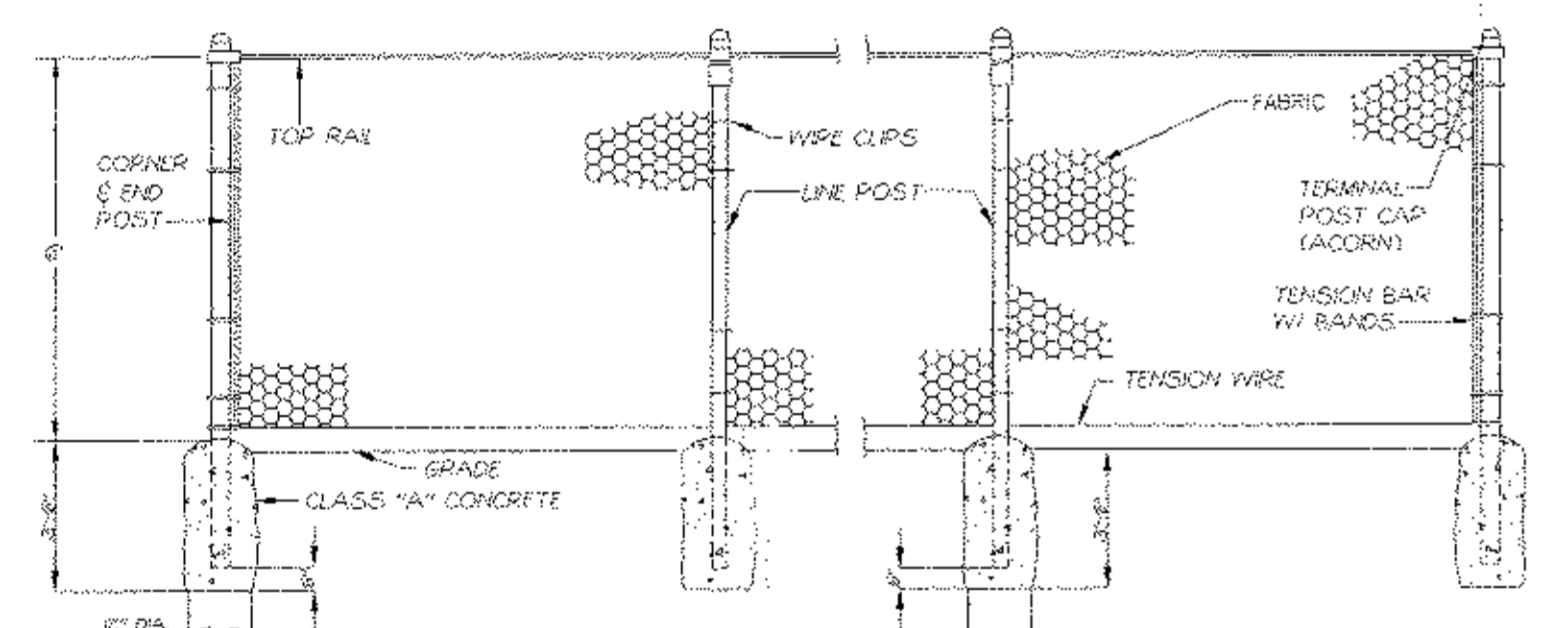


Proposed Landscaping Detail
SCALE: 1" = 30'

TYPICAL PROPOSED LANDSCAPING:
TWO TREES AND SIX SHRUBS PER LOT.
SPECIES AND PLACEMENT TO BE
DETERMINED FOR EACH LOT.

Zoning Legend R-2
WITH PUBLIC WATER

MINIMUM LOT AREA	17,000 S.F.
LOT BUILDING COVERAGE	15%
MINIMUM LOT WIDTH	100'
MINIMUM LOT DEPTH	12.5'
MINIMUM YARDS	
FRONT	6.0'
SIDE (EACH)	5.0'
REAR	6.0'
MINIMUM HABITABLE FLOOR AREA	500 SQ.FT.



Revised Chain Link Fence Detail (As-Built)
1) ALL POSTS AND FABRIC ARE BLACK VINYL COATED



Legend

- PROPERTY LINE & CORNER
- - - ADJACENT PROPERTY LINE
- LIBOR OF DEEDS, PAGE
- XXXXXX TAX MAP DESIGNATION (SECTION - BLOCK - LOT)
- EX. UTILITY POLE & LINE
- STONE WALL
- WIRE FENCE
- WATERCOURSE
- ZONING MAP SETBACK LINE
- PROPOSED 4" DIA. PERFORATED PVC SEWER DISTRIBUTOR PIPE
- PROPOSED 4" DIA. PERFORATED PVC DISTRIBUTOR PIPE FOR SEWER EXPANSION AREA
- PROPOSED SEPTIC TANK & 4" DIA. SOLID WALL PVC SDR35 PIPE
- PROPOSED PUMP CHAMBER & 4" DIA. SOLID WALL PVC SDR35 PIPE
- PROPOSED DISTRIBUTION BOX & 4" DIA. SOLID WALL PVC SDR35 PIPE
- PROPOSED SEWER RESERVE AREA
- PROPOSED DRIVE
- PROPOSED HOUSE LOCATION
- APPROXIMATE NEIGHBORING HOUSE - BUILDING LOCATION
- PROPOSED WATERLINE

- Notes:**
- SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.
 - SUBJECT TO UTILITY GRANTS OF RECORD.
 - PROPOSED IMPROVEMENTS SHOWN ARE AS PER A MAP ENTITLED "LANDS OF ANTHONY TARSIO, JR. LOT SUBDIVISION", PREPARED BY ZEN DESIGN CONSULTANTS INC., AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JULY 20, 2009, AS MAP NUMBER 264-09.
 - MERCURIO-NORTON-TAROLLI-MARSHALL HAS NOT PERFORMED AN ACTUAL FIELD SURVEY OF THESE PREMISES. IMPROVEMENTS SHOWN HAVE BEEN VERIFIED BY A FIELD INSPECTION ONLY.
 - 25' WIDE LANDSCAPE BUFFER ON THE SOUTH SIDE OF LOTS 9 THROUGH 12 SHALL HAVE NO REMOVAL OF ANY EXISTING TREES WITHIN THIS AREA.
 - THE PREVIOUSLY PROPOSED FENCE BETWEEN DEVEY ROAD AND THE EXISTING CHURCH HAS BEEN ELIMINATED AS PER AN AGREEMENT WITH MOULTON MEMORIAL BAPTIST CHURCH.
 - IN LIEU OF STREET TREES, LANDSCAPING SHALL BE PROVIDED ON EACH LOT AS HOUSES ARE CONSTRUCTED (SEE DETAIL).

Record Owner:
HOUSES OF LABOR INC.
45A LITTLE BRITAIN ROAD
NEWBURGH, NY 12550

Total Area = Acres

Existing Conditions Map of Lands of "Anthony Tarsio" Subdivision

FILED MAP NO. 264-09, FILED JULY 20, 2009

Situate in the Town of Newburgh
Orange County, New York State
Scale 1" = 60' March 19, 2015

NO.	DATE	DESCRIPTION	BY

Lawrence Marshall

MNTM
Mercurio-Norton-Tarolli-Marshall
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