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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT:	COUNTRY ESTATES AMMENDED SUBDIVISION
PROJECT NO.:	12-25
PROJECT LOCATION:	SECTION 40 BLOCK 3 LOT 3 & 10
PROJECT REPRESENTATIVE:	ENGINEERING AND SURVEYING PROPERTIES
REVIEW DATE:	5 JANUARY 2013
MEETING DATE:	6 JANUARY 2013

1. Several encroachments from the adjoining property exist on the proposed site including two sheds and driveway the mechanism for removal of these encroachments should be discussed.
2. A proposed drainage easement is depicted on the Western portion of the site existing topography depicted on the plans may make construction of the proposed swale difficult. Acceptance of the drainage easement by the town would be required. Details of the swale as well as timing of construction of the swale should be addressed by the applicant.
3. The project proposes connection to the town's water system standard notes for connection to the town's water system should be place on the plans.
4. It is noted that a maximum of three bedroom house is depicted, However note under the Elgin System design schedule identifies 440 gallons per day which should be revised as appropriate.

Respectfully submitted,

***McGoey, Hauser and Edsall
Consulting Engineers, P.C.***

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