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5 ST. STEPHEN'S LANE

September 25, 2012

John Ewasutyn, Chairman
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, NY 12550

RE: Patton Ridge 17 Lot Subdivision

Patton Road and NYS Rt. 52

Town of Newburgh Tax ID 47-1-44

Our Project #111147.0

Newburgh Planning Board Task #2012-18

Dear Chairman Ewasutyn:

In reference to the above, enclosed please find the following:

- 1 - Check in the amount of \$6250 Application Fee
- 1 - Check in the amount of \$7100 Escrow and Long EAF Fee
- 3 - Application for Subdivision Review
- 3 - Application for Clearing and Grading
- 3 - Fee Acknowledgment Form
- 3 - Proxy Statement
- 3 - Disclaimer Statement
- 3 - GML 809 Disclosure Statement
- 3 - Ag. Data Statement
- 3 - Sketch Subdivision Checklist
- 14 - Long Environmental Assessment Form
- 14 - Sketch Subdivision Plans

The project constitutes a new application to the Town of Newburgh Planning Board which proposes a 17 lot single family residential subdivision on approximately 9.4 acres of land situated on both the north and south sides of Patton Road at its intersection with NYS Route 52. That portion of the parcel that lies on the south side of Patton Road also has easterly frontage on NYS Route 52.

The parcel was the subject of a recent application for zone change and amendment of the Town's Master Plan by the Town of Newburgh Town Board. The zone change application sought to re-zone the property from the commercial "B" zoning district to the residential "R2" zoning district, the latter zoning being found on adjacent properties to the south and west. On June 4, 2012 the Town Board voted to grant the requested zone change and, accordingly, the enclosed application reflects the new "R2" zoning designation.

Access to the lots is proposed by means of two new roadways that will enter onto Patton Road. The placement of the access roads is such that they intersect Patton Road directly across from one another near the property's western extremity. This location coincides with the crest of the hill in Patton Road thereby affording the best sight distance.

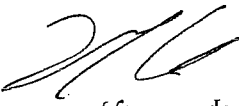
Lands lying to the north of Patton Road support ten proposed lots to be served by an approximately 550 foot long, 24 foot wide road terminating in a cul-de-sac. The remaining seven lots are proposed on the lands south of Patton Road and will be served by an approximately 240 foot long, 24 foot wide roadway also terminating in a cul-de-sac. The roadways are proposed to be built to Town of Newburgh town road standards and offered for dedication as public streets. Sidewalks are not proposed given the lack of sidewalks in surrounding areas. A sketch roadway design in plan and profile, with preliminary grading and corresponding lot layout, can be seen on the enclosed subdivision plans.

Storm water management will include both water quality and water quantity controls in accordance with the latest SPDES Permit criteria. One storm water management pond located on the southerly side of Patton Road is proposed as the primary storm water management practice. Run-off from improvements situated to the north of Patton Road will be piped under Patton Road to the pond. Preliminary pond sizing calculations have been completed and an outline of the conceptual pond area can be seen on the enclosed plan. The pond has been placed so as to lie on a separate parcel of land to be offered for dedication to the Town or made a part of a Town drainage district if appropriate.

Water supply will be accomplished by means of extending the existing Town water mains into the site. A preliminary meeting was held with the Town Engineer and it was determined that a loop connection between the existing main situated to the west of the site in Patton Road and the main located along NYS Route 52 should be provided. Hydrants will also be provided as appropriate.

Sewer will be accomplished by connection to an existing municipal sewer manhole located at the intersection of Patton Road and NYS Route 52. New sewer mains will be extended into the site to provide sewer service to the individual lots. To maintain gravity sewer flow some proposed sewer mains lie between proposed lot lines. In areas where the sewer mains are not located within the proposed street right of way a 20 foot wide utility easement to the benefit of the Town for maintenance is proposed. A sketch of both the proposed water main and sewer main routing can be found on the enclosed plan.

In consideration of the foregoing, we ask that this matter be placed on the next available Planning Board agenda for sketch plan discussion. Should you have any questions, or require any additional materials, please feel free to contact our office.

Respectfully,

Kirk Rother, P.E.

Enclosures
cc: Client
Stan Schutzman, Esq.