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

**PROJECT: CUMBERLAND FARMS**  
**PROJECT NO.: 16-05**  
**PROJECT LOCATION: SECTION 86, BLOCK 1, LOT 14 & 15**  
**REVIEW DATE: 16 AUGUST 2016**  
**MEETING DATE: 18 AUGUST 2016**  
**PROJECT REPRESENTATIVE: BOHLER ENGINEERING**

1. The Planning Board declared its intent for Lead Agency at the second meeting in July, with circulation occurring during the first week in August. Timeframes for this circulation as well as County Planning review will not lapse until after the September 1,2016 meeting.
2. Separate Stormwater Management comments are attached to this memo.
3. The Applicants are requested to update the Board regarding site access from NYSDOT and Orange County Department of Public Works for the driveway access. These points of access are critical to the site plan.
4. The Applicants representatives must address discharge to an existing closed pipe drainage system crossing private properties and the NYSDOT Highway right of way. Ownership and operation maintenance of this drainage system should be addressed. If a maintenance issue arises regarding this system the Stormwater Management plan on the Cumberland Farms site will fail to operate.
5. Any correspondence to and from outside agencies, including the DOT and the County of Orange should be copied to the Planning Board for the complete file.
6. A signage table has been added to the plan sheets identifying 177.4 square feet where 228.8 are permitted.
7. Detailed design and an engineering report for the proposed sanitary sewer pump station must be provided to the Planning Board and Jim Osborne's office for review.

8. The utility plans identify a 6 inch PVC sanitary sewer lateral, however a force main is depicted. This is a large lateral for a pump discharge. Details of the connection should be provided.
9. Water service lateral separation distance between the surface lateral and the storm drain line paralleling the lateral at the rear of the structure do not appear to be met.
10. Details of the stone wall proposed in the landscape plan should be added to the plan sheets .

Respectfully submitted,

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

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Patrick J. Hines  
Principal

PJH/kbw



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**TOWN OF NEWBURGH**  
**TECHNICAL REVIEW COMMENTS**

**PROJECT NAME: CUMBERLAND FARMS STORM WATER POLLUTION PREVENTION PLAN**  
**PROJECT NUMBER: 16-05**  
**TAX LOT/LOCATION: 86-1-14 AND 15**  
**PREPARATION DATE: 9 AUGUST 2016**  
**REPRESENTATIVE: BOHLER ENGINEERING**

1. Drainage manholes and catch basins should be labeled for clarity.
2. The southeastern most drainage manhole proposes 12" inverts however the drainage pipe called out entering the manhole are 15".
3. The proposed drainage pipe from the catch basin on the "B" side of the manhole directly in front of the main doors to the facility runs from a lower elevation in the catch basin, to a higher elevation in the manhole.
4. Note 2 under Erosion and Sediment Control on sheet CFG06.1 states that soils temporarily disturbed should be stabilized within 30 days of initial disturbance. The Blue Book states that soil should seeded and mulched within 14 days of exposure. Consideration should be made to changing this note.
5. The last comment of the Construction Sequence should be changed so that the stabilization of disturbed areas should be 80% stabilization or greater.
6. In the drop inlet protection detail, filter fabric should not be placed under the grate as this is not an approved NYSDEC drop inlet control method.
7. Please provide a pretreatment practice for the bio-retention filter.
8. Please provide the NJDEP approval for the "Downstream Defender".

Respectfully submitted,

**MCGOEY, HAUSER & EDSALL  
CONSULTING ENGINEERS, D.P.C.**

Shawn Arnott, E.I.T.  
Staff Engineer