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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

**PROJECT: ALL GRANITE & MARBLE CORP.
CLEARING & GRADING PERMIT
PROJECT NO.: 11-14
PROJECT LOCATION: SECTION 97, BLOCK 1, LOT 20.2
PROJECT REPRESENTATIVE: MASER CONSULTING
REVIEW DATE: 16 SEPTEMBER 2013
MEETING DATE: 19 SEPTEMBER 2013**

1. Applicant is applying for a clearing and grading permit to excavate 12,000^{+/-} cubic yards of material from a conditionally approved site plan.
2. Two access points are proposed to be utilized for the clearing and grading. Temporary erosion and sediment controls have been incorporated into the grading plans.
3. Security for the reclamation of the site is required for clearing and grading.
4. The Applicant's have submitted a Notice of Intent for coverage under the NYSDEC SPDES permit requirements for disturbance greater than 1 acre.
5. The Applicants are requested to discuss the route of travel for the material leaving the site. Vehicles leaving in a westerly direction will encounter residential neighborhoods while vehicles leaving to the east may require additional traffic control at the state highway.
6. The ultimate disposal site for the materials should be identified. Any disposal site in the Town of Newburgh may require additional clearing and grading approvals.

Respectfully submitted,

***McGoey, Hauser and Edsall
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Patrick J. Hines, Associate

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PROJECT: MORONEY 2 FAMILY RESIDENCE
PROJECT NO.: 13-21
PROJECT LOCATION: SECTION 28, BLOCK 1, LOT 18.2
PROJECT REPRESENTATIVE: BOLDER ARCHITECTURE
REVIEW DATE: 11 OCTOBER 2013
MEETING DATE: 17 OCTOBER 2013

1. During the Public Hearing process for the parent subdivision, the Applicants were to petition the Town Board such that Lot 1 would have access to the proposed private roadway. The Board's attention is directed to the deed restriction which states the property, Lot 1, shall not be used for more than one single family dwelling unit unless access is provided by dedicated driveway, or the common driveway is upgraded to a private road. This subdivision received approval for 3 driveways on a common driveway from the Town Board in order to reduce the number of curb cuts to Lakeside Road.
2. The number of bedrooms proposed in the 2 family home should be identified as well as any re-design of the residential sanitary sewer pump station.
3. The site plan is identified as based on a survey by Vincent J. Dolce Associates dated 26 January 2012. It is noted that the project did not receive approval until later in 2012. Survey of the property should be provided depicting the as built location of the house lot lines and setbacks.
4. Architectural renderings of the 2 family home should be provided for the Planning Board's review.
5. It appears the driveway is proposed to access the entire rear of the structure. This should be discussed with the Board as it will increase impervious surface over what was anticipated in the subdivision phase.

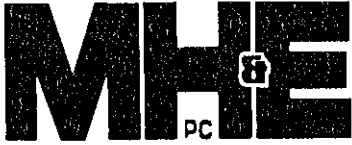
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**TOWN OF NEWBURGH
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PROJECT: MCDONALD'S USA LLC
PROJECT NO.: 13-20
PROJECT LOCATION: SECTION 76, BLOCK 1, LOT 1.1
PROJECT REPRESENTATIVE: BOHLER ENGINEERING
REVIEW DATE: 11 OCTOBER 2013
MEETING DATE: 17 OCTOBER 2013

1. Proposed project presents a zoning issue with regard to losing protection for the fast food use in the B zone (recall Laxmi Estates 2 LLC, 6-23). Substantial changes to a site plan cause loss of pre-existing, non-conforming zoning protection. Mike Donnelly's comments regarding the re-establishment of the fast food use in the B Zone should be received.
2. The Applicant's Representative is requested to evaluate the Town of Newburgh design guidelines with regard to proposed parking layout. It is noted that the existing lot has 3 front yards.
3. Water service must be designed pursuant to Town of Newburgh requirements whereby potable water comes off fire sprinkler lines such that when fire sprinkler line is terminated, the potable water is also terminated.
4. A portion of the lot abuts the R3 Zone. Landscape buffers are required in this part of the parcel.
5. Standard notes for connection to Town of Newburgh water and sewer should be provided. Water line piping requires mechanical joint fittings.
6. Stormwater management in compliance with NYSDEC redevelopment standards should be provided on the site. An SWPPP is was submitted and is under review.
7. It is noted that an 18 inch RCP is proposed to discharge to a 12 inch CMP under Gidney Avenue. This should be evaluated in conjunction with the Stormwater Management Plan.
8. Property lines are shown depicted to the center line of the 2 town roadways. Offers of dedication should be discussed with the Applicant.
9. County Planning referral and NYSDOT approval are required.

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10. Ken Wersted's comments regarding external and internal traffic flow should be received. It is noted that customers entering the Gardnertown Road access road must cross the drive thru exit through a one lane bypass for the drive thru queuing.
11. The Applicant's Representative is requested to discuss the dual drive thru queue proposed.
12. The proposed structure is smaller than the existing structure such that a flow acceptance letter from the City of Newburgh is not a requirement.
13. Information regarding sizing of the grease trap in compliance with NYSDOT requirements should be submitted.

Respectfully submitted,

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PROJECT: G.K.D. PROPERTIES LLC TWO FAMILY
PROJECT NO.: 13-19
PROJECT LOCATION: SECTION 12, BLOCK 1, LOT 6
PROJECT REPRESENTATIVE: JONATHAN CELLA, P.E.
REVIEW DATE: 11 OCTOBER 2013
MEETING DATE: 17 OCTOBER 2013

1. Applicant is proposing a two family dwelling in the AR Zone. AR Zone requires 100,000 square feet for a two family dwelling, while the subject parcel has approximately 30,500 square feet. Compliance with other zoning bulk table requirements must be documented on the plan.
2. Number of bedrooms should be identified such that adequacy of the subsurface sanitary sewer disposal system can be determined.

Respectfully submitted,

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