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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: FISCHERA SUBDIVISION AND LOT LINE CHANGE
PROJECT NO.: 13-23
PROJECT LOCATION: SECTION 4, BLOCK 1, LOT 54.1, 60 & 61
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING & DESIGN
REVIEW DATE: 3 DECEMBER 2013
MEETING DATE: 5 DECEMBER 2013

1. Record owners consent note must contain all record owners for the various parcels. Proxies for all owners involved should be submitted for Planning Board use.
2. Ten thousand square foot buildable area should be shaded on plans.
3. Lot #1 lot depth identifies 241 feet while 300 feet is required. This should be reviewed by the Applicant's Representative.
4. A well appears in front of Lot #54.2, lands now or formerly Stolfi. This encroachment must be addressed.
5. Private road easement access and documentation should be submitted for Mike Donnelly's review to assure that access is available to future subdivided lots.
6. Lot #4 proposed 5.65 acre parcel identified as not a building lot at this time (correct spelling) should be labeled as requires Planning Board approval prior to issuance of a building permit.
7. Deep tests and perc tests must be performed within the area proposed for the septic systems. All deep tests are outside and away from proposed subsurface sanitary sewer disposal systems.
8. Septic system notes must require submission of certification and as-builts to Town of Newburgh Code Compliance prior to issuance of certificate of occupancy.
9. Metes and bounds for all right of ways and lot lines should be depicted on the subdivision plan. It appears the 70 foot right of way will extend from Lot #1 to the vicinity of the shed on lot 54.1.

REGIONAL OFFICES

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10. Access and maintenance agreements for the modified right of way must be submitted for Mike Donnelly's review.

Respectfully submitted,

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

Patrick J. Hines, Associate