CONSULTING ENGINEERS, D.P.C.

MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT, VA & CT)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
LYLE R. SHUTE, P.E., LEED-AP (NY, NJ, PA)
PATRICK J. HINES

Main Office
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

Principal Emeritus:
RICHARD D. McGOEY, P.E. (NY & PA)

TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT:	**HADID CLEARING & GRADING APPLICATION-34 SUSAN DR.**
PROJECT NO.:	**21-10**
PROJECT LOCATION:	**SECTION 46, BLOCK 5, LOT 21**
REVIEW DATE:	**28 MAY 2021**
MEETING DATE:	**3 JUNE 2021**
PROJECT REPRESENTATIVE:	**ENGINEERING & SURVEYING PROPERTIES**

1. The Applicants have provided a revised plan and response comments which proposed modifications to the existing condition. Applicant's representative's response to comments fails to identify that the fill material has previously been placed on the residential lot without approvals. The most recent plan submission now proposes substantial grading to the fill on the site.

2. The Applicants representative has provided a clearing and grading permit dated 5 January 2021 identifying 1,500 cubic yards of fill to be placed on the site. In the recent submission the Applicant representative has submitted a schematic computer model identifying 2,345 cubic yards of fill on the site. It is noted the computer model uses a 3 foot contour interval to evaluate the amount of material placed.

3. The most recent plan submission identifies what appears to require export of material which has been brought on the site in order to meet proposed grades. This office requests a plan which depicts the pre-filling grading, the current site conditions and the proposed grading to be submitted for the Planning Board to evaluate the site.

4. The revised plan identifies a retaining wall proposed in order to reduce the slope on the site. This retaining wall appears to be placed in areas which contain 6-9 feet of fill. Detailed design of this retaining wall should be required in order to assure stability of the wall placed on the un-compacted fill material.

5. Plan continued to depict existing evergreen shrub row to be re-planted after grading. This shrub row is depicted to be planted on a steep slope. Method for planting trees on this slope should be identified.

6. The Applicants representative has provided a profile of the proposed sanitary sewer pipe between the septic system and the absorption fields. This profile identifies slopes on proposed pipes of 42% and 19.5%. Velocity within these pipes should be evaluated with regard to impacts on the subsurface sanitary sewer disposal field.

7. This office continues to have concern regarding the long term stability of the un-compacted fill material placed on the site. We previously requested an evaluation of the fill material by a qualified Geotechnical Design professional. Long term stability of the fill material is dependent on the type of material, the compaction of the material, the natural angle of repose of the material and other factors which should be evaluated based on placing of a large volume of fill material in an uncontrolled fashion on a residential lot in close proximity to adjoining properties.

8. The revised plans seem to identify that fill will now be exported from the site. This should be further evaluated including the loading of the fill material, removal of the fill material from the site, construction access, dust control etc. Volume of the fill proposed to be removed should be identified as part of the clearing and grading permit application.

9. The Applicants response to our previous comment regarding the need for a Public Hearing is that Planning Board approval and a Public Hearing should not be required. Section 83-8C(3) identifies that Planning Board approval is required for "filling which exceeds a total of 1,500 cubic yards of material within any parcel or any one subdivision, excluding public roads." The Applicants representatives schematic fill calculation identifies more than 1,500 cubic yards of fill. Section 83-8E identifies the Planning Board may upon its discretion conduct Public Hearings for applications on clearing and grading and that the Planning Board shall conduct a Public Hearing for filling which exceeds a total of 3,000 cubic yards of material. Based on the residential neighborhood impacted by the activities this office would recommend the Planning Board conduct the discretionary Public Hearing for the project. Planning Board approval of any filling activity in excess of 1,500 cubic yards is clearing required by Chapter 83 of Town Code.

10. This office continues to request the filled area, if permitted to remain be evaluated by a Geotechnical Design professional as to long term stability of the fill, pool, retaining wall structure.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw

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Montgomery Office:
71 Clinton Street
Montgomery, NY 12549
phone: (845) 457-7727
fax: (845) 457-1899

Warwick Office:
17 River Street
Warwick, NY 10990
phone: (845) 986-7737
fax: (845) 986-0245

www.EngineeringPropertiesPC.com

May 20, 2021

Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

ATTN: John Ewasutyn, Chairman

RE: W.O. # 1592.01
PB APPLICATION 2021-10
HADID
34 SUSAN DRIVE
COMMENT RESPONSE

Dear Mr. Ewasutyn,

We are in receipt of the comment memo regarding the above-mentioned project dated April 30, 2021 from MH&E Consulting Engineers, D.P.C. Below is a comment-by-comment response;

1. A Clearing and Grading Permit was submitted to the Town of Newburgh Building Department on January 5, 2021 prior to referral to the Planning Board.

2. The existing dwelling was serviced by an existing septic tank and absorption field. The existing septic tank is to remain and per General Note #6 on Sheet C-1 shall be inspected by a contractor. The existing absorption field is to be abandoned. Each new component of the septic system is labeled on Sheet C-1 as "proposed" and detailed on Sheet C-2.

3. A profile of the sanitary sewer disposal system indicating the slope of the pipe between the septic system and the proposed leech field has been provided on Sheet C-2.

4. Barry Schuyler submitted a letter to the Town of Newburgh Building Department on December 15, 2020 stating that the Hadid's spoke to him prior to beginning of the project and that he had no objection to the spreading of topsoil on his property. The letter is included as part of this application for your reference.

5. The proposed grading is at a 2:1 slope (1 foot contour intervals are shown) and rolled erosion control product is proposed to be used therefore we do not believe the source of fill material or information pertaining to the placement of fill, including compaction need to be identified.

6. Proposed grading is at a 2:1 slope (1 foot contour intervals are shown) and rolled erosion control product is proposed to be used therefore we do not believe the proposed slope needs to be evaluated with a report prepared by a Geotechnical Design Professional.

7. A proposed stabilized construction entrance and temporary gravel construction access drive are shown North of the existing dwelling on Sheet C-1.

8. The Orange County Property Data webpage identifies the existing residence as a "3-bedroom ranch." A copy of the property description has been included as part of this submission.

9. A cut / fill figure (Sheet F-1) has been prepared which compares the contour data provided by Steven P. Drabick P.L.S. (which has been raised 2 feet to approximate the North American Vertical datum of 1988) and USGS 1M hydro-flattened digital elevation models (DEMS) as derived from 2012 source lidar. The volume of fill placed on site is approximately 2,345 cubic yards.

10. No response required.

11. See response to comment #9. Less than 3,000 cubic yards of material has been brought on site. Planning Board approval and a public hearing should not be required.

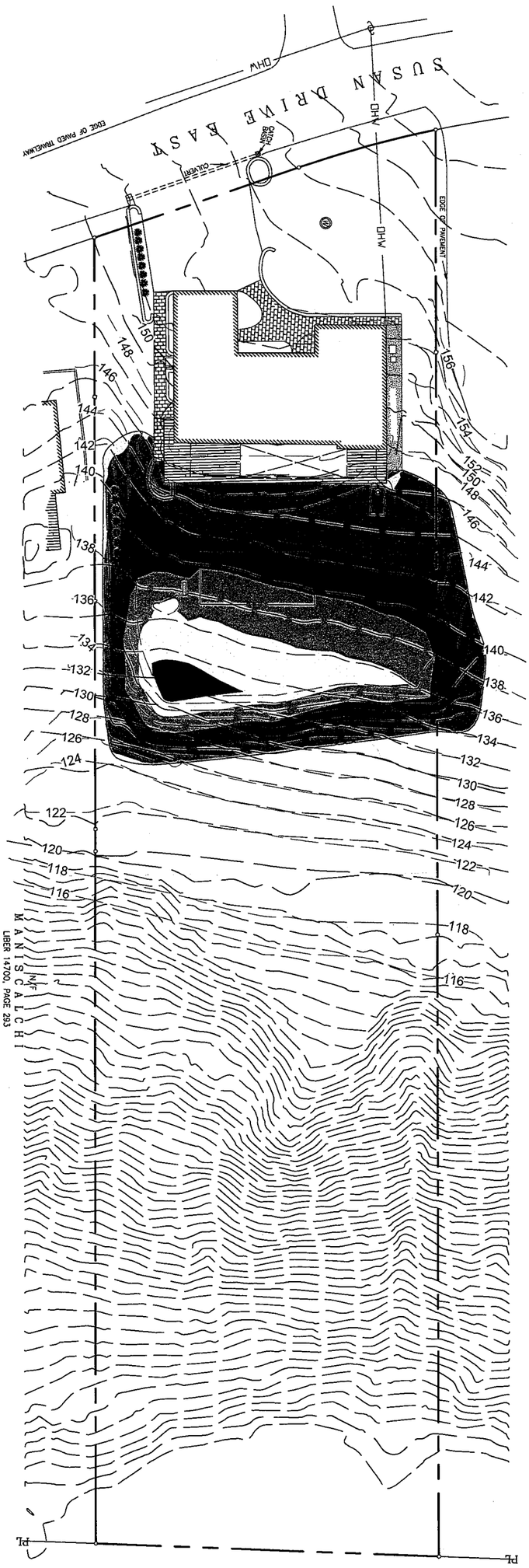
If you have any additional questions and/or comments please don't hesitate to contact this office.

Sincerely,
Engineering & Surveying Properties, PC

Ross Winglovitz, P.E.
Principal

Reuben Buck
Project Engineer

12 TO 15
9 TO 12
6 TO 9
3 TO 6
0 TO 3
-3 TO 0



NOTES:

1. EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON FEBRUARY 10, 2005 BY STEVEN P. DRABICK P.L.S.
   1.1. FOR THE PURPOSES OF THIS VOLUME CALCULATION THE CONTOUR DATA GATHERED BY STEVEN P. DRABICK P.L.S. HAS BEEN RAISED 2 FEET TO APPROXIMATE THE NORTH AMERICAN VERTICAL DATUM OF 1988.
2. PRE-EXISTING TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC, FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS.GIS.GOV. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

CUT AND FILL VOLUMES

TOTAL CUT (CU. YD.)	TOTAL FILL (CU. YD.)
±5	±2,345

CUT / FILL FIGURE	HADID 34 SUSAN DRIVE TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK	DATE: 05/20/21	JOB # 1592.01	ENGINEERING & SURVEYING PROPERTIES Achieving Successful Results with Innovative Designs	MONTGOMERY OFFICE 71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7727 WWW.EP-PC.COM
		SCALE: 1" = 40'	SHEET # F-1		