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

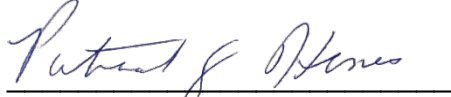
PROJECT: HANOVER ROUTE 32 SUBDIVISION
PROJECT NO.: 21-06
PROJECT LOCATION: SECTION 2, BLOCK 1, LOT 57.2
REVIEW DATE: 14 MAY 2021
MEETING DATE: 20 MAY 2021
PROJECT REPRESENTATIVE: ENGINEERING AND SURVEYING PROPERTIES

1. The Applicants have revised the subsurface sanitary sewer disposal system on Lot #3 to provide separation distances from the Federal Jurisdictional Wetland area.
2. A conceptual approval has been received from NYSDOT for the residential driveways. It is recommended a note be placed on the plans identifying the comment from DOT “each individual property owner of Lots #1,2 & 3 and the combined owners of Lots #4 & 5 shall be responsible for obtaining a Highway Work Permit for access from the state highway. They shall obtain permits from the department prior to beginning construction within their lots. Each access shall conform to the current DOT standards and specifications. They shall contact the Permit Field Engineer to begin the process of obtaining an HWP.”
3. This office circulated a Notice of Intent for Lead Agency on April 19, 2021. In addition Orange County 239 review was sent to Orange County Planning on that date.
4. This office has received the Federal Wetlands Delineation Report prepared by ERS Consultants for the subject property.
5. The project will require coverage under the NYSDEC Construction Stormwater Program. The project is proposed to disturb 3.1 +/- acre of property. Residential projects less than 25% impervious which disturbed between 1-5 acres only requires a Soil Erosion and Sediment Control Plan to be implemented as the projects SWPPP. A municipal authorization will be issued for the project by the Town of Newburgh.
6. Based on a review of the Environmental Assessment Form submitted plans revised pursuant to our previous comments, and submission of the requested Wetland Delineation Reports this office takes no exception to the Planning Board considering the issuance of a Negative Declaration for the 5 lot subdivision.

7. The project requires a Public Hearing.

Respectfully submitted,

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

A handwritten signature in cursive script, appearing to read "Patrick J. Hines", written over a horizontal line.

Patrick J. Hines
Principal

PJH/kbw



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

Warwick Office:

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

www.EngineeringPropertiesPC.com

May 7, 2021

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

ATTN: John Ewasutyn, Chairman

**RE: W.O. # 1051.11
PB APPLICATION 2021-06
HANOVER RTE 32 SUBDIVISION
TAX LOT # 2-1-57.2
COMMENT RESPONSE**

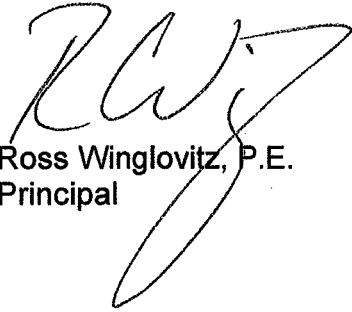
Dear Mr. Ewasutyn:

We are in receipt of the comment memo regarding the above-mentioned project dated April 9, 2021 from MH&E Consulting Engineers, D.P.C. Below is a comment-by-comment response;

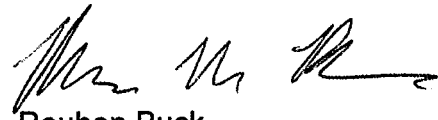
1. As part of this re-submission please find the approval letter from the NYS Department of Transportation attached.
2. Limits of disturbance have been included on Sheet C-101. A draft Notice of Intent has been prepared and is attached. The Notice of Intent will be finalized upon Planning Board approval and submitted to receive coverage under the NYSDEC Stormwater SPDES Permit prior to start of construction.
3. A common driveway access and maintenance agreement for Lots 4 & 5 will be provided prior to final approval.
4. It is our understanding that the plan set was forwarded to Orange County Planning for review on April 19th.
5. The septic system location on proposed Lot 3 has been relocated so that it is more than 100 hundred feet away from the existing wetlands.
6. The septic system location on proposed Lot 3 has been relocated. Please refer to Sheet C-300 for the corresponding percolation and deep test pit results.
7. A copy of the Wetland Delineation report will be provided to the Town once it is complete.
8. No response 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



**Department of
Transportation**

ANDREW M. CUOMO
Governor

MARIE THERESE DOMINGUEZ
Commissioner

LANCE MacMILLAN, P.E.
Regional Director

April 20, 2021

Ross Winglovitz, P.E.
Engineering Properties
71 Clinton Street
Montgomery, NY 12549

**RE: HANOVER ROUTE 32 SUBDIVISION
NYS ROUTE 32, TAX MAP SBL: 2-1-57.2
TOWN OF NEWBURGH, ORANGE COUNTY**

Dear Mr. Winglovitz,

The Department is in receipt of your plan, dated 4/5/2021, for the referenced project. We are acceptable to this subdivision plan with four driveways proposed to serve five residential properties. The common shared driveway serving Lots #4 and #5 shall be constructed based upon regular single-family residential driveway standards.

As per our field visit, the four locations shown on the plan are also acceptable. Since this portion of NYS Route 32 has a posted Speed Limit of 55 mph, the owners of each residential driveway shall make every effort to keep the NYS ROW clear of sight obstructions to meet the required sight distances. The obstructions shall be eliminated during the construction stages of each driveway and maintained throughout occupancy of the properties.

Each individual property owner of Lots #1, #2 and #3, and the combined owners of Lot #4 and #5 shall be responsible for obtaining a Highway Work Permit for access from the state highway. They shall obtain permits from the Department prior to beginning construction within their lots. Each access shall conform to current NYSDOT standards and specifications. They shall contact the Permit Field Engineer to begin the process of obtaining the HWP.

Respectfully,

Sibby Mary Zachariah-Carbone
Permit Field Engineer, Res. 8-4
Eastern Orange County

NOTICE OF INTENT

New York State Department of Environmental Conservation Division of Water



625 Broadway, 4th Floor

Albany, New York 12233-3505

NYR
(for DEC use only)

Stormwater Discharges Associated with Construction Activity Under State Pollutant Discharge Elimination System (SPDES) General Permit # GP-0-20-001
All sections must be completed unless otherwise noted. Failure to complete all items may result in this form being returned to you, thereby delaying your coverage under this General Permit. Applicants must read and understand the conditions of the permit and prepare a Stormwater Pollution Prevention Plan prior to submitting this NOI. Applicants are responsible for identifying and obtaining other DEC permits that may be required.

- IMPORTANT -
RETURN THIS FORM TO THE ADDRESS ABOVE
OWNER/OPERATOR MUST SIGN FORM

Owner/Operator Information

Owner/Operator (Company Name/Private Owner Name/Municipality Name)

H a n o v e r D e v e l o p m e n t , L L C

Owner/Operator Contact Person Last Name (NOT CONSULTANT)

Owner/Operator Contact Person First Name

Owner/Operator Mailing Address

7 1 C l i n t o n S t r e e t

City

M o n t g o m e r y

State

N Y

Zip

1 2 5 4 9 -

Phone (Owner/Operator)

8 4 5 - 4 5 7 - 7 7 2 7

Fax (Owner/Operator)

8 4 5 - 4 5 7 - 1 8 9 9

Email (Owner/Operator)

FED TAX ID

- (not required for individuals)

Project Site Information

Project/Site Name

H a n o v e r R o u t e 3 2 S u b d i v i s i o n

Street Address (NOT P.O. BOX)

N Y S R o u t e 3 2

Side of Street

 North South East West

City/Town/Village (THAT ISSUES BUILDING PERMIT)

T o w n o f N e w b u r g h

State

N Y

Zip

1 2 5 8 9 -

County

O r a n g e

DEC Region

3

Name of Nearest Cross Street

E a s t R o a d

Distance to Nearest Cross Street (Feet)

1 0 0

Project In Relation to Cross Street

 North South East WestTax Map Numbers
Section-Block-Parcel

2 - 1 - 5 7 . 2

Tax Map Numbers

1. Provide the Geographic Coordinates for the project site in NYTM Units. To do this you **must** go to the NYSDEC Stormwater Interactive Map on the DEC website at:

www.dec.ny.gov/imsmaps/stormwater/viewer.htm

Zoom into your Project Location such that you can accurately click on the centroid of your site. Once you have located your project site, go to the tool boxes on the top and choose "i"(identify). Then click on the center of your site and a new window containing the X, Y coordinates in UTM will pop up. Transcribe these coordinates into the boxes below. For problems with the interactive map use the help function.

X Coordinates (Easting)

6 0 8 4 1 6

Y Coordinates (Northing)

1 0 0 5 1 6 8

2. What is the nature of this construction project?

 New Construction Redevelopment with increase in impervious area Redevelopment with no increase in impervious area

Post-construction Stormwater Management Practice (SMP) Requirements

Important: Completion of Questions 27-39 is not required if response to Question 22 is No.

27. Identify all site planning practices that were used to prepare the final site plan/layout for the project.

- Preservation of Undisturbed Areas
- Preservation of Buffers
- Reduction of Clearing and Grading
- Locating Development in Less Sensitive Areas
- Roadway Reduction
- Sidewalk Reduction
- Driveway Reduction
- Cul-de-sac Reduction
- Building Footprint Reduction
- Parking Reduction

27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6("Soil Restoration") of the Design Manual (2010 version).

- All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).
- Compacted areas were considered as impervious cover when calculating the **WQv Required**, and the compacted areas were assigned a post-construction Hydrologic Soil Group (HSG) designation that is one level less permeable than existing conditions for the hydrology analysis.

28. Provide the total Water Quality Volume (WQv) required for this project (based on final site plan/layout).

Total WQv Required

. acre-feet

29. Identify the RR techniques (Area Reduction), RR techniques (Volume Reduction) and Standard SMPs with RR Capacity in Table 1 (See Page 9) that were used to reduce the Total WQv Required (#28).

Also, provide in Table 1 the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

Note: Redevelopment projects shall use Tables 1 and 2 to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

Table 1 - Runoff Reduction (RR) Techniques and Standard Stormwater Management Practices (SMPs)

<u>RR Techniques (Area Reduction)</u>	<u>Total Contributing Area (acres)</u>		<u>Total Contributing Impervious Area (acres)</u>	
<input type="radio"/> Conservation of Natural Areas (RR-1) ...	<input type="text"/>	<input type="text"/>	and/or	<input type="text"/>
<input type="radio"/> Sheetflow to Riparian Buffers/Filters Strips (RR-2)	<input type="text"/>	<input type="text"/>	and/or	<input type="text"/>
<input type="radio"/> Tree Planting/Tree Pit (RR-3)	<input type="text"/>	<input type="text"/>	and/or	<input type="text"/>
<input type="radio"/> Disconnection of Rooftop Runoff (RR-4) ..	<input type="text"/>	<input type="text"/>	and/or	<input type="text"/>
 <u>RR Techniques (Volume Reduction)</u>				
<input type="radio"/> Vegetated Swale (RR-5)	<input type="text"/>	<input type="text"/>		<input type="text"/>
<input type="radio"/> Rain Garden (RR-6)	<input type="text"/>	<input type="text"/>		<input type="text"/>
<input type="radio"/> Stormwater Planter (RR-7)	<input type="text"/>	<input type="text"/>		<input type="text"/>
<input type="radio"/> Rain Barrel/Cistern (RR-8)	<input type="text"/>	<input type="text"/>		<input type="text"/>
<input type="radio"/> Porous Pavement (RR-9)	<input type="text"/>	<input type="text"/>		<input type="text"/>
<input type="radio"/> Green Roof (RR-10)	<input type="text"/>	<input type="text"/>		<input type="text"/>
 <u>Standard SMPs with RRv Capacity</u>				
<input type="radio"/> Infiltration Trench (I-1)	<input type="text"/>	<input type="text"/>		<input type="text"/>
<input type="radio"/> Infiltration Basin (I-2)	<input type="text"/>	<input type="text"/>		<input type="text"/>
<input type="radio"/> Dry Well (I-3)	<input type="text"/>	<input type="text"/>		<input type="text"/>
<input type="radio"/> Underground Infiltration System (I-4)	<input type="text"/>	<input type="text"/>		<input type="text"/>
<input type="radio"/> Bioretention (F-5)	<input type="text"/>	<input type="text"/>		<input type="text"/>
<input type="radio"/> Dry Swale (O-1)	<input type="text"/>	<input type="text"/>		<input type="text"/>
 <u>Standard SMPs</u>				
<input type="radio"/> Micropool Extended Detention (P-1)	<input type="text"/>	<input type="text"/>		<input type="text"/>
<input type="radio"/> Wet Pond (P-2)	<input type="text"/>	<input type="text"/>		<input type="text"/>
<input type="radio"/> Wet Extended Detention (P-3)	<input type="text"/>	<input type="text"/>		<input type="text"/>
<input type="radio"/> Multiple Pond System (P-4)	<input type="text"/>	<input type="text"/>		<input type="text"/>
<input type="radio"/> Pocket Pond (P-5)	<input type="text"/>	<input type="text"/>		<input type="text"/>
<input type="radio"/> Surface Sand Filter (F-1)	<input type="text"/>	<input type="text"/>		<input type="text"/>
<input type="radio"/> Underground Sand Filter (F-2)	<input type="text"/>	<input type="text"/>		<input type="text"/>
<input type="radio"/> Perimeter Sand Filter (F-3)	<input type="text"/>	<input type="text"/>		<input type="text"/>
<input type="radio"/> Organic Filter (F-4)	<input type="text"/>	<input type="text"/>		<input type="text"/>
<input type="radio"/> Shallow Wetland (W-1)	<input type="text"/>	<input type="text"/>		<input type="text"/>
<input type="radio"/> Extended Detention Wetland (W-2)	<input type="text"/>	<input type="text"/>		<input type="text"/>
<input type="radio"/> Pond/Wetland System (W-3)	<input type="text"/>	<input type="text"/>		<input type="text"/>
<input type="radio"/> Pocket Wetland (W-4)	<input type="text"/>	<input type="text"/>		<input type="text"/>
<input type="radio"/> Wet Swale (O-2)	<input type="text"/>	<input type="text"/>		<input type="text"/>

33. Identify the Standard SMPs in Table 1 and, if applicable, the Alternative SMPs in Table 2 that were used to treat the remaining total WQv(=Total WQv Required in 28 - Total RRv Provided in 30).

Also, provide in Table 1 and 2 the total impervious area that contributes runoff to each practice selected.

Note: Use Tables 1 and 2 to identify the SMPs used on Redevelopment projects.

33a. Indicate the Total WQv provided (i.e. WQv treated) by the SMPs identified in question #33 and Standard SMPs with RRv Capacity identified in question 29.

WQv Provided

. acre-feet

Note: For the standard SMPs with RRv capacity, the WQv provided by each practice = the WQv calculated using the contributing drainage area to the practice - RRv provided by the practice. (See Table 3.5 in Design Manual)

34. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a).

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35. Is the sum of the RRv provided (#30) and the WQv provided (#33a) greater than or equal to the total WQv required (#28)? Yes No

If Yes, go to question 36.

If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

36. Provide the total Channel Protection Storage Volume (CPv) required and provided or select waiver (36a), if applicable.

CPv Required
 . acre-feet

CPv Provided
 . acre-feet

36a. The need to provide channel protection has been waived because:

- Site discharges directly to tidal waters or a fifth order or larger stream.
- Reduction of the total CPv is achieved on site through runoff reduction techniques or infiltration systems.

37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (37a), if applicable.

Total Overbank Flood Control Criteria (Qp)

Pre-Development
 . CFS

Post-development
 . CFS

Total Extreme Flood Control Criteria (Qf)

Pre-Development
 . CFS

Post-development
 . CFS

Owner/Operator Certification

I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) business days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction, and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

Print First Name

R O S S

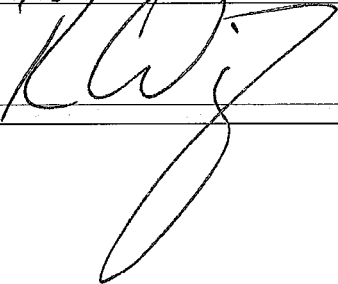
MI

A

Print Last Name

W i n g l o v i t z

Owner/Operator Signature



Date

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