

Taconic Design

ENGINEERING, PLLC.

3125 ROUTE 9W ~ SUITE 201* ~ NEW WINDSOR, NY 12553
(845) 569-8400* ~ (fax) (845) 569-4583

Town of Newburgh
Planning Board
308 Gardnertown Road
Newburgh, NY 12550

December 17, 2012

Attn: John Ewasutyn, Chairman

Re: Revised Project Narrative
Town Project No. 2011-17
Hickory Hill Subdivision
Lands of Carlos Domingus
SBL: 47-1- 64.22
Job No. 12156-CDS

REVISED PROJECT NARRATIVE

The subject parcel is a 15.36 acre tract, owned by the applicant Carlos Domingues, located on the westerly side of Hickory Hill Road approximately 3100 feet north of Hickory Hill Road's intersection with Gardnertown Road. Located in a Residential (R1) Zoning District, the parcel is Lot No. 2 of filed Map No. 89-03. The applicant has revised his subdivision to 4 residential lots with a residual lot over 5 acres. Mr. Domingues is now represented by Talcott Engineering (TE) who are taking over representing this application from Fine Associates. The necessary proxy is attached hereto with a revised application.

The subject parcel includes approximately 3.8 acres of Federal Wetlands located predominantly on proposed Lots 4 and 5. Proposed Lots 1 thru 3 and the buildable area of proposed Lot 4 are located east of these wetlands. The 2 foot interval contours demonstrate topography of somewhat moderate slopes which break both east and northeast from a ridge located beyond the easterly limits of the aforesaid wetlands. Steeper slopes exist between the wetlands and the westerly boundary of the subject parcel.

The applicant proposes a 371 foot long private road from Hickory Hill Road along the subject parcels northerly border to access proposed Lots 2 thru 5. This subdivision will also provide a right of way over said proposed private road and extending through proposed Lot 5, along said northerly border, to the adjacent Fayo property located on the west. Proposed Lot 1 will have access directly to Hickory Hill Road. Proposed Lots 1 thru 4 are to be served by individual wells and sewerage disposal systems. The subdivision now includes 1 flag lot, Lot 4, as well as 1 lot in excess of 5 acres, the residual Lot 5. Said Lot 5 is not proposed as a building lot at this time and is noted as such in the plan set being submitted with this narrative. Soil testing done by TE requires that Lots 1 thru 4 to be served by shallow trench systems. Curtain drains are also proposed for Lots 1 thru 4 due to the seasonably high water table witnessed in the Mardin Bath Soils predominant outside of the aforementioned wetlands. As only 4 lots under 5 acres are now proposed, the subdivision will no longer require Orange County Health Department Approval.

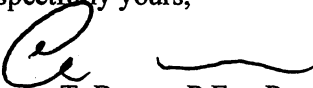
Future submittals to the Planning Board will include our Stormwater Pollution Prevention Plan (SWPPP). The SWPPP will address the project's stormwater quantity, as the total disturbance for the entire subdivision will be under 5 acres. Future plan sets will include the limits of disturbance for each individual lot and the required notes regarding the staking of same in the field.

Proposed Lot Areas are as follows:

Lot No. 1	Proposed 4 Bedroom House	55,815 square feet	1.28 acres ±
Lot No. 2	Proposed 4 Bedroom House	51,058 square feet	1.17 acres ±
Lot No. 3	Proposed 4 Bedroom House	76,877 square feet	1.76 acres ±
Lot No. 4	Proposed 4 Bedroom House	104,757 square feet	2.41 acres ±
Lot No. 5	Proposed 4 Bedroom House	380,987 square feet	<u>8.75 acres ±</u>
Total Acreage			15.37 acres ±

TE is prepared to deliver 14 revised Planning Board Applications, 14 sets of plans, and 14 copies of a revised Full EAF when TE has been notified of the date and time designated by the Planning Board Chairman. Please advise if any additional escrow fee is necessary at this time.

Respectfully yours,



Charles T. Brown, P.E. – President
Taconic Design Engineering