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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: JPJR HOLDINGS
PROJECT NO.: 11-19
PROJECT LOCATION: SECTION 75, BLOCK 1, LOT 36.2
PROJECT REPRESENTATIVE: HUDSON LAND DESIGN, PC
REVIEW DATE: 3 DECEMBER 2013
MEETING DATE: 5 DECEMBER 2013

1. A storm water drainage district lot has been identified on the plans. This lot appears to be encumbered by an easement in favor of the adjoining property. Mike Donnelly's comments regarding acceptance of the drainage lot encumbered by an easement should be received.
2. Drainage district approval is required from Town Board.
3. Plans have been revised to include a split rail fence. Typical detail for the split rail fence should be added to the plans. Town typically requires split rail fence to have black file coated fencing along it.
4. Detail for guiderail proposed at intersection which has been recently been added to the plans, should be depicted.
5. Drainage easements across the lot frontage for the proposed ditches should be provided to assure that Lots 7, 8 and the ponded area on adjoining properties can free drain to the storm water management facility.
6. Notes have been added to the plans clearing of the lots along the Central Hudson easement. Operation and maintenance by Central Hudson will continue.
7. Bonding for storm water and sediment erosion control is required. A cost estimate should be prepared by the Applicant's Representative for review.
8. Notes should be added to the plans stating no building permits shall issue until storm water improvements, identified on the plans, including stormwater management facilities and

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drainage swale along Rockwood Drive have been installed.

9. Common driveway access and maintenance agreements are subject to approval.

10. City of Newburgh Flow Acceptance Letter has been received allowing Planning Board to take action.

Respectfully submitted,

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

Patrick J. Hines, Associate