



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

PROJECT NAME: LONGVIEW FARM
PROJECT NO.: 06-39
PROJECT LOCATION: SECTION 20, BLOCK 1, NUMEROUS LOTS
REVIEW DATE: 28 APRIL 2023
MEETING DATE: 4 MAY 2023
PROJECT REPRESENTATIVE: T.M. DEPUY ENGINEERING & LAND SURVEYING, PC

1. A petition to establish a drainage district has been submitted to the Town Board. Any approvals should be conditioned on establishment of the drainage district for the long term operation and maintenance of the stormwater management facilities proposed.
2. Cost estimates for proposed public improvements including stormwater management facilities, site drainage, erosion and sediment control, roadway construction, modifications to the existing culvert structure and As Built surveys must be provided in order to establish approved securities and inspection fees.
3. Landscape inspection security and inspection fee will be required.
4. The project is subject to ARB as it contains more than 10 residential structures. The Planning Board should address ARB and/or defer ARB to the Building Department as appropriate.
5. Roadway names must be addressed with the Town Board. Certain portions of the project previously identified road names which have been adopted. Current plans identify that road names would change based on Dara Drive cul-de-sac being constructed and named separately than Summer Drive. The applicants have been advised that Summer Drive should continue in off of Holmes Road to the first intersection which will be named Dara Drive. Dara Drive will extend from the existing cul-de-sac to the vicinity of the proposed Barbara Drive Extension intersection. These road names must be approved by the Town Board.
6. Health Department approval required mitigation of formerly agricultural impacted soils. This should be referenced in any approvals.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines
Principal
PJH/kbw

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PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT NAME: LONGVIEW FARM
PROJECT NO.: 06-39
PROJECT LOCATION: SECTION 20, BLOCK 1, NUMEROUS LOTS
REVIEW DATE: 31 MARCH 2023
MEETING DATE: 6 APRIL 2023
PROJECT REPRESENTATIVE: T.M. DEPUY ENGINEERING & LAND SURVEYING, PC

1. This office submitted the 239 Referral to the Orange County Planning Department on 3 March 2023. Time frame for County response would have expired if not received.
2. A petition to establish a drainage district has been submitted to the Town Board.
3. The project is before the Board for scheduling of a Public Hearing.
4. The Planning Board must make a SEQRA determination on the project. The Planning Board previously issued a Negative Declaration for the project on 1 November 2007. A review of the Long Form EAF revised for the current project does not identify any new significant environmental impacts. The project is located outside an area where Habitat for protected Bat species exists. Based on the submission of the Stormwater Pollution Prevention Plan, the Orange County Health Departments continued approval for the subsurface sanitary sewer disposal system and Realty Subdivision, this office would recommend that the Planning Board either issue a new Negative Declaration of Significance or reaffirm the 2007 Negative Declaration based on input from council.

Respectfully submitted,

MHE Engineering, D.P.C.

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Principal

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