



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

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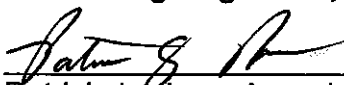
**TOWN OF NEWBURGH  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT: VALAN AND VATAN RESTAURANT**  
**PROJECT NO.: 12-26**  
**PROJECT LOCATION: SECTION 84, BLOCK 2, LOT 1.1**  
**PROJECT REPRESENTATIVE: TALCOTT ENGINEERING AND DESIGN, PLLC**  
**REVIEW DATE: 10 MAY 2013**  
**MEETING DATE: 16 MAY 2013**

1. The Applicants Representatives have revised the proposed north parking scheme to place car bumper blocks rather than curbing across the existing parking lot to address previously identified drainage concerns. Notes should be added to the site plan requiring long term maintenance of the bumper blocks as identified.
2. Proposed water line and sprinkler line must be detailed per Town of Newburgh requirements causing potable water to be terminated should sprinkler system be terminated.
3. A town road pavement construction detail is requested for those portions of Stone Street to be widened.
4. The trench drain discharge has been revised. An 8 inch diameter pipe is depicted at a very slow period. We question whether this pipe size will be effective and whether long term operation and maintenance issues will result.

Respectfully submitted,

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

  
Patrick J. Hines, Associate

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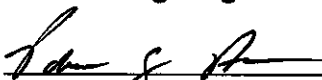
**TOWN OF NEWBURGH  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT: VERIZON GARAGE CONSOLIDATION**  
**PROJECT NO.: 13-07**  
**PROJECT LOCATION: SECTION 60, BLOCK 3, LOT 22.21**  
**PROJECT REPRESENTATIVE: WILLIAM F COLLINS, AIA ARCHITECTS, LLP**  
**REVIEW DATE: 10 MAY 2013**  
**MEETING DATE: 16 MAY 2013**

1. This office takes no exception to the Planning Board granting necessary approvals for this project. We have reviewed County Planning advisory comments regarding stormwater management/water quality improvements on the site and find them to be outside the scope of the current project design. Additional impervious surface is negligible on the project and does not fall within requirements for extensive stormwater analysis and design considerations.
2. The Applicant's Representative has identified a modification to the proposed pole storage cribs. Previously proposed steel crib will be modified to utilize wood poles. This office takes no exception to this modification.

Respectfully submitted,

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REVIEW COMMENTS**

**PROJECT: GIBSON ESTATES**  
**PROJECT NO.: 13-09**  
**PROJECT LOCATION: SECTION 47, BLOCK 1, LOT 28.2**  
**PROJECT REPRESENTATIVE: ZEN DESIGN CONSULTANTS, INC**  
**REVIEW DATE: 10 MAY 2013**  
**MEETING DATE: 16 MAY 2013**

1. Orange County Department of Public Works approval for driveway access is required.
2. We question the existing septic note on sheet 2 of 4 which requires reconstruction and relocation of the septic system serving the existing structure on Lot 1 prior to the issuance of a certificate of occupancy on Lot 2 or 3. Enforcement of such requirement as well as the fact that the septic system will be located on an adjoining lot potentially outside control of the owner is an issue which must be resolved.
3. The Applicant is requested to address the Board regarding the lot geometry for proposed Lot 1 having a strip of land 20 feet wide down the northern property line approximately 700 feet long.
4. Lot 2 and 3 require common driveway and access maintenance agreements. Timing of the separation for the driveway of Lot 1 must be addressed.
5. Check edge of white line delineation along County right of way depicted on lands now or formerly D'Amato appears to identify right of way. Is a county roadway dedication parcel being offered? Appropriate notes regarding dedication to the County should be provided.
6. The Applicant's Representative has requested to evaluate the shallow absorption trench designed identifying 12 inches of fill required while bedrock was encountered at 32 inches. Four feet of usable soil will not be available based on the amount of fill identified.
7. Septic notes should be modified requiring certification to the Town of Newburgh Building Department and not County of Orange Health Department as health department review and approval is not required for this minor subdivision.

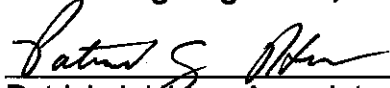
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8. The Applicant's Representative is requesting to identify why a "deep trench cross section Elgin system detail" has been provided. This is not consistent with the designs identified in the design table.
9. Conventional subsurface sanitary sewer disposal details are needed for Lot 1 and 3.
10. A note requiring staking of the single family houses is requested as houses are shown at or near setback lines.
11. Deep hole and percolation tests numbering is inconsistent with numbering shown on septic system design data charts.
12. Label separation distances between wells on Lots 3 and 4 from subsurface sanitary sewer disposal system on Lot 4, wells appear down gradient of the septic system on these lots. A 200 foot separation would be required.
13. Label well separation between property lines at 15 foot minimum particularly on Lot 3.

Respectfully submitted,

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**Consulting Engineers, P.C.**

  
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Patrick J. Hines, Associate