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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: VOLKSWAGON OF NEWBURGH
PROJECT NO.: 13-11
PROJECT LOCATION: SECTION 95, BLOCK 1, LOT 53
PROJECT REPRESENTATIVE: JOHN MEYERS CONSULTING
REVIEW DATE: 13 AUGUST 2013
MEETING DATE: 15 AUGUST 2013

1. Our office awaits submission of a Storm Water Pollution Prevention Plan in compliance with NYSDEC and Town of Newburgh standards. Reference to enhanced treatment due to the project being located in the Washington Lake Water Shed should be addressed in the SWPPP.
2. Site utilities for the project should be addressed including provisions for potable and fire flow water and disposal of sanitary sewage.
3. Future submission should contain detail site development plans including grading, drainage, erosion and sediment control and details for all site improvements.
4. City of Newburgh Flow Acceptance letter will be required.
5. NYSDOT and County Planning review are required.
6. FAA clearance due to building location near runway glide path should be received.

Respectfully submitted,

***McGoey, Hauser and Edsall
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Patrick J. Hines, Associate

REGIONAL OFFICES

- 111 Wheatfield Drive • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •



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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: 14 AUGUST 2013
MEETING DATE: 15 AUGUST 2013

1. Lot lines have been revised to provide for a drainage district lot. Access strips to the flag lots have been reduced to 25 feet for most of the lots.
2. Storm water management plan and report has been submitted to this office for review.
3. Provisions for allowing current ponded area on northern portion of the site to drain have been incorporated into the plan sheets. Construction of the swale along Rockwood Drive should be a condition of the first building permit on the lot. Construction of the swale must be accomplished prior to installation of any of the proposed driveways as storm water drains across the entire frontage of the property.
4. Common driveway access and maintenance agreements are required for several of the lots. Lot #11 contains 2 common driveways serving 4 of the lots. The separate driveways must be maintained as no more than 2 lots are to be accessed by a single driveway without a waiver or construction of a private road.
5. City of Newburgh Flow Acceptance letter is required for acceptance of the subdivision.
6. The Applicants are requested to address fencing of the detention pond required by the Town of Newburgh as well as provisions for guiderail along the roadway frontage of the detention pond.
7. Detail for the outlet control structure for the pond modeled in the SWPPP should be provided. It appears pond discharges to two existing pipes.
8. Driveway culverts are depicted at 15 inch hdpe. Stormwater calculations appear to direct

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stormwater to the driveway crossings which would exceed capacity of the culverts for a ten year return frequency storm event.

9. Discharge from the sediment forbay should be identified. It is unclear how stormwater discharges from sediment forbay to stormwater management pond.
10. Standard notes for connection to Town of Newburgh's water and sewer system must be added to the plans.
11. Driveway or culvert depicted for Lot #2 should be revised.

Respectfully submitted,

***McGoey, Hauser and Edsall
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Patrick J. Hines, Associate