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**TOWN OF NEWBURGH
PLANNING BOARD
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: 16 JULY 2013
MEETING DATE: 18 JULY 2013

1. Proposed house location note on Sheet 2 of 4 should read that survey plans will be submitted to the Building Department prior to construction of foundations.
2. If shaded areas within building envelope is to depict a buildable areas, outside of NYSDEC regulated areas should be incorporated. Areas within the regulated wetland are not considered buildable.
3. Reference to septic system notes still contained Orange County Health Department references. Health Department review of this has not been undertaken.
4. Construction of a new subsurface sanitary sewer disposal system to serve proposed Lot 1 is required prior to stamping of the plans.
5. Orange County DPW approval for access drives is required.

Respectfully submitted,

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

Patrick J. Hines, Associate

REGIONAL OFFICES

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PROJECT: GOLDEN GLATT, INC.
PROJECT NO.: 13-12
PROJECT LOCATION: SECTION 100, BLOCK 5, LOT 46
PROJECT REPRESENTATIVE: ZEN DESIGN CONSULTANTS
REVIEW DATE: 16 JULY 2013
MEETING DATE: 18 JULY 2013

1. Front yard setback should be depicted on the plans. Additional zoning variances are required. A front yard setback may also be required.
2. Intensity of use should be clearly identified on the plans. Any loading dock area required and/or truck deliveries should be depicted.
3. Parking calculation must be depicted on the plans rather than just existing parking spaces identified.
4. Planning Board's comments regarding installation of curbing on the site should be received. Typically commercial sites are required to be paved and curbed. Drainage from the paved surfaces must be addressed.
5. Survey and topography note on Sheet 1 appears to reference a survey prepared by this office. MH&E as a corporate entity has never provided surveys. MH&G of New Windsor New York previously provided survey services however; those would have been prior to the early 1980's.
6. Proposed water use from the facility should be identified. Capacity of the existing subsurface sanitary sewer disposal system to treat anticipated water use from the food service type business.

Respectfully submitted,

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**TOWN OF NEWBURGH
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REVIEW COMMENTS**

PROJECT: COUNTRY ESTATES AMMENDED SUBDIVISION
PROJECT NO.: 12-25
PROJECT LOCATION: SECTION 40, BLOCK 3, LOT 3.0 & 10.0
PROJECT REPRESENTATIVE: ENGINEERING AND SURVEYING PROPERTIES
REVIEW DATE: 16 JULY 2013
MEETING DATE: 18 JULY 2013

1. Health Department technical approval for the plans has been received. Health Department is requiring placement of the fill for the shallow absorption trench system which then must be tested in accordance with Health Department requirements.
2. Two encroachments from adjoining neighbors exist, including sheds which are noted to be removed. Sheds should be removed prior to final approval being granted such that legal issues do not occur between adjoining property owners.
3. An easement in favor of the Town of Newburgh is proposed for the revised drainage across the lot. This easement must be reviewed by the Town's Attorney.

Respectfully submitted,

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**TOWN OF NEWBURGH
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REVIEW COMMENTS**

PROJECT:	LAXMI ESTATES II, LLC
PROJECT NO.:	06-23
PROJECT LOCATION:	SECTION 40, BLOCK 2, LOT 20
PROJECT REPRESENTATIVE:	BOHLER ENGINEERING
REVIEW DATE:	16 JULY 2013
MEETING DATE:	18 JULY 2013

1. NYSDOT review and approval for the site plan is required.
2. County Planning review is required.
3. Front yard setback may require a zoning variance. Building is located within the 50 foot front yard setback.
4. Subsurface Sanitary Sewer Disposal System design must be provided.
5. Site improvement details must be provided.
6. Storm Water Management on the site must be addressed.

Respectfully submitted,

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