



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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**TOWN OF NEWBURGH  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT:** BRITAIN PLAZA  
**PROJECT NO.:** 13-13  
**PROJECT LOCATION:** SECTION 95, BLOCK 3, LOTS 1 & 2  
**PROJECT REPRESENTATIVE:** DEGRAW & DEHAN ARCHITECHTS  
**REVIEW DATE:** 29 JULY 2013  
**MEETING DATE:** 1 AUGUST 2013

1. The proposed use of the site as a bank does not appear to be permitted in the IB Zone. Banks are specifically permitted with site plan review in the B and I Zones with 2 acre minimum in each of those zones.
2. Bulk table compliance for the IB Zones should be depicted in order to determine if additional variances are required.
3. Project is located within the City of Newburgh Water Shed. Additional water quality controls are required to be implemented within the water shed. An SWPPP in compliance with Town of Newburgh and DEC standards will be required.
4. Field survey information should be shown on the plans including metes and bounds and lot areas. A lot consolidation plan will be required to join each of the lots.
5. Site utilities should be depicted including provisions for water and sewer.

Respectfully submitted,

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

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Patrick J. Hines, Associate

REGIONAL OFFICES

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**PROJECT:** PATTON RIDGE SUBDIVISION  
**PROJECT NO.:** 12-18  
**PROJECT LOCATION:** SECTION 47, BLOCK 1, LOT 44  
**PROJECT REPRESENTATIVE:** KIRK ROTHER  
**REVIEW DATE:** 30 JULY 2013  
**MEETING DATE:** 1 AUGUST 2013

1. Our office will awaits submission of a stormwater management report for the project in compliance with NYSDEC and Town of Newburgh standards.
2. Stormwater management facilities should be provided with access and maintenance roads to the outlet control structure.
3. Discharge from stormwater management facility appears to be outside the existing easement area. This should be further evaluated by the applicant's representative.
4. Town of Newburgh outside user for sewer capacity as well as City of Newburgh flow acceptance letter is required for the project.
5. Check existing building layout on the west end of the project along Patton Road.
6. Watermain profile C depicts 18 inch HDPE at approximately Station 211.5 plans depict this as 24 inch.
7. Minor residential road detail contains reference to Town of Monroe and depicts both a 24 foot wide and 20 foot wide pavement section.
8. Comments from the Town of Newburgh Highway Superintendent should be received regarding roadway cross section.
9. Pipe at the end of proposed Road B appears to be outside of any proposed easement on Lot 13.

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10. Notes should be added to the plans requiring submission of plat plans for all lots as several lots depict structures at or near building envelopes.
11. Watermain extension approval is required from NYSDEC and the Health Department.
12. Sewer main extension is required from NYSDEC.
13. Buildable area depicted on each lot should be included in the Legend. Bryant Cock's comments on the buildable area locations should be received.

Respectfully submitted,

***McGoey, Hauser and Edsall  
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