



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

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 Airport Center Drive

Suite 202

New Windsor, New York 12553

(845) 567-3100

fax: (845) 567-3232

e-mail: mheny@mhepc.com

**TOWN OF NEWBURGH  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT: MID HUDSON MARINA PROPOSED TOWNHOUSE**  
**PROJECT NO.: 10-19**  
**PROJECT LOCATION: SECTION 121, BLOCK 2, LOT 1 AND 2**  
**PROJECT REPRESENTATIVE: CHAZEN COMPANIES**  
**REVIEW DATE: 24 FEBRUARY 2012**  
**MEETING DATE: 1 MARCH 2012**

1. We would recommend the Oak Street extension be improved to the minimum 24 foot road width based on the need for emergency vehicle access and the intensity of the proposed use.
2. Building height must be less than 30 feet or road widths will have to be increased to 26 feet.
3. We question the area identified as Stormwater Treatment at the base of the westerly most retaining wall and in close proximity to the primary subsurface sewer disposal system.
4. Jerry Canfield's comments regarding existing 8 foot wide gravel emergency access drive to be widened to 15 foot wide should be receive. Fire access roads have a minimal width building code of 20 feet.
5. 280A Open Development Area would be required for both lots 1 and 2 as both appear land lock in their existing lot geometry.
6. It is unclear if a single well will be permitted to provide potable water for the development. Health Department regulations require the ability to provide potable water with the largest producing well out of service.
7. The feasibility of constructing the five parking spaces on the northwest corner of the site based on existing topography should be evaluated. It is noted that retaining walls are depicted on either side of the proposed parking area.
8. Permits and approvals from the following agencies will be required; NYSDEC Stormwater Sanitary and Article 15 Stream Crossing, Orange County Health Department Water Supply, US Army Corps of Engineers, activities associated with the Hudson River, Consolidated Rail Crossing for crossing and access to lot 1.

REGIONAL OFFICES

- 111 Wheatfield Drive • Suite 1 • Milford, Pennsylvania 18337 • 570-296-2765 •  
• 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

9. Access to the lots via the easement appears to be the only feasible access to the parcels. Long standing access to these parcels has been via easement from the end of Oak Street through several adjoining parcels.
10. Additional comments will be provided once detailed engineering plans have been provided.

Respectfully submitted,

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

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Patrick J. Hines, Associate