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**TOWN OF NEWBURGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS**

**PROJECT: MINARD II SUBDIVISION**  
**PROJECT NO.: 21-02**  
**PROJECT LOCATION: SECTION 20, BLOCK 1, LOT 31.1**  
**REVIEW DATE: 11 JUNE 2021**  
**MEETING DATE: 17 JUNE 2021**  
**PROJECT REPRESENTATIVE: TALCOTT ENGINEERING/CHARLES BROWN**

1. This office continues to have concern regarding the 15-foot strip located on the Western portion of the property. The 15-foot strip is now identified as a potential future driveway. Grading may cause issues within the 15-foot strip to provide a future drive. The location of the 15-foot strip will cause two (2) driveways to be located within 5-feet of each other at the Leslie Road frontage. Based on the current layout it appears that future subdivision of the project is envisioned and may be required to be addressed during the SEQR review for the 2-lot subdivision.
2. Highway Superintendent's comments are requested to be received for the driveway location.
3. Notes should be placed on the plans regarding the grading for site distance which is depicted on both lots. Easements for grading should be provided if grading will be completed after filing of the maps.
4. Updated water system notes are provided to be placed on the plans.
5. Erosion and sediment control plan and details should be added to the plans.

Respectfully submitted,

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

Patrick J. Hines  
Principal  
PJH/dns

# Talcott Engineering

## DESIGN, PLLC

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May 26, 2021

Town of Newburgh  
Planning Board  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

Attn: John Ewasutyn, Chairman

Re: Resubmission letter  
Town Project No. 2021-02  
Minard II Subdivision  
97 Leslie Road  
SBL: 20-1-31.1  
R-2 Zone  
Job No. 20179-MIN

Dear John,

The following is our;

Response to Town of Newburgh Planning Board Review Comments review dated 1/15/2021 ( Project #2021-02) in the order of comments

- 1) The bulk table has been revised as requested.
- 2) The strip is now 15' for a future driveway.
- 3, 4, 5) The R.O.W. for Leslie Road now shows proposed grading for site distance to the left and for a road side swale. The stone wall must be moved for this work.
- 6) The note is revised as requested.
- 7) The typical septic plan is revised as requested.

On your authorization, I will deliver 12 sets of prints to you. I will deliver 1 copy to Dominic Cordisco, Esq., and 1 copy to Pat Hines.

Respectfully yours,

Charles T. Brown, P.E. – President  
Talcott Engineering

Pc: Jim Minard, Client  
Dominic Cordisco, Esq.  
Pat Hines