



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

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)
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: MORONEY 2 FAMILY RESIDENCE
PROJECT NO.: 13-21
PROJECT LOCATION: SECTION 28, BLOCK 1, LOT 18.2
PROJECT REPRESENTATIVE: BOLDER ARCHITECTURE
REVIEW DATE: 11 OCTOBER 2013
MEETING DATE: 17 OCTOBER 2013

1. During the Public Hearing process for the parent subdivision, the Applicants were to petition the Town Board such that Lot 1 would have access to the proposed private roadway. The Board's attention is directed to the deed restriction which states the property, Lot 1, shall not be used for more than one single family dwelling unit unless access is provided by dedicated driveway, or the common driveway is upgraded to a private road. This subdivision received approval for 3 driveways on a common driveway from the Town Board in order to reduce the number of curb cuts to Lakeside Road.
2. The number of bedrooms proposed in the 2 family home should be identified as well as any re-design of the residential sanitary sewer pump station.
3. The site plan is identified as based on a survey by Vincent J. Dolce Associates dated 26 January 2012. It is noted that the project did not receive approval until later in 2012. Survey of the property should be provided depicting the as built location of the house lot lines and setbacks.
4. Architectural renderings of the 2 family home should be provided for the Planning Board's review.
5. It appears the driveway is proposed to access the entire rear of the structure. This should be discussed with the Board as it will increase impervious surface over what was anticipated in the subdivision phase.

Respectfully submitted,

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

Patrick J. Hines, Associate

REGIONAL OFFICES

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