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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: NOAH ESTATES II
PROJECT NO.: 12-24
PROJECT LOCATION: SECTION 86 BLOCK 1 LOT 95.1
PROJECT REPRESENTATIVE: DANIEL YANOSH/LOU CASINO
REVIEW DATE: 13 NOVEMBER 2012
MEETING DATE: 15 NOVEMBER 2012

1. A note should be added to the plans requiring stake out of the proposed house on Lot 8 as front of house is located at front yard setback.
2. Driveway culverts should be depicted at all driveways.
3. It is noted that the subsurface sanitary sewer disposal system has been designed to utilizing a design flow rate of 130 gallons per day. While this is acceptable, Health Department regulations currently permit a reduction to 110 gallons per day per bedroom, should the applicant choose to redesign the subsurface sanitary disposal system.
4. The limits of disturbance are identified as 1.19 acres. Disturbance in excess of 1 acre requires a Stormwater SPDES permit the limits of disturbance line proposed on the lots are rather generous and could be more clearly defined reducing overall disturbance to less than 1 acre, if greater than 1 acre of disturbance continues to be depicted; coverage under NYSDEC Stormwater SPDES permit is required. Disturbance of greater than 1 acre and less than 5 acres for residential lot requires an Erosion and Sediment Control plan as well as filing of the Notice of Intent for coverage. We will await the applicant's representative's response to this comment.
5. Disturbance to environmental sensitive areas on the site including State and Federally Regulated Wetlands have been avoided.

Respectfully submitted,

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

Patrick J. Hines, Associate

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