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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: SUBDIVISION LANDS OF WILLIAMS NOBLE
PROJECT NO.: 12-27
PROJECT LOCATION: SECTION 11, BLOCK 1, LOT 143.0
PROJECT REPRESENTATIVE: BARGER AND MILLER
REVIEW DATE: 14 DECEMBER 2012
MEETING DATE: 20 DECEMBER 2012

1. The planning board should discuss the viability of the residential lot 3 which will contain the cell tower facility currently located on the large parent parcel. In addition, access to the cell tower will be across the shared residential driveways.
2. Wetland flag locations should be depicted on the adjoining property to confirm the 100 foot adjacent area.
3. Common driveway access and maintenance agreement will be required which must also address access to the cell tower.
4. Soil testing confirming the ability to construct sub surface sanitary sewer disposal systems must be performed. It is noted that the expansion area for lot 3 crosses what appears to be a culvert. Highway superintendent's regarding the access at Quaker Street should be received.

Respectfully submitted,

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

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