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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: PARKE LANE
PROJECT NO.: 12-13
PROJECT LOCATION: SECTION , BLOCK , LOT
PROJECT REPRESENTATIVE: DOMINICK CORDISCO
REVIEW DATE: 9 AUGUST 2012
MEETING DATE: 16 AUGUST 2012

1. Access to the site is proposed by a single driveway off Stewart Avenue. A secondary point of access may be possible from Benson Avenue or Wood Street for emergency vehicles. This should be evaluated by the applicant and the Jurisdictional Emergency Services coordinated through Jerry Canfield's office.
2. Jerry Canfield's comments on the width of the drive aisles internal to the site as well as the access road should be received. It is noted that proposed structures are identified as being greater than 30 feet in height requiring meeting the building code for aerial access.
3. Improvements within the Stewart Avenue right-of-way must be reviewed by the Highway Superintendent with approval from Town Board.
4. Site distance improvements are identified as being required at access drive. Ken Wersted's comments regarding these improvements as well as how they will be maintained long term should be addressed.
5. What appears to be a sewer lateral encroachment from Lands of GHA Realty Partners exists on the northern portion of the site. Similar encroachment regarding a parking lot in two locations on this lot exists.
6. A survey plan for the lot line changes and lot consolidation proposed should be provided.
7. Flow acceptance letter from the City of Newburgh will be required in the future.
8. Specific notes for connection to the Town's water and sewer system are required on plans.

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9. An SWPPP in compliance with Town of Newburgh and NYSDEC requirements must be submitted in the future. It is noted that stormwater is identified as “channel goes underground here” Additional information regarding the discharge location of this area should be evaluated including potential dye testing to show connectivity of drainage system.
10. Dumpster enclosures and recycling area should be depicted on future plans unless curb side pickup is proposed within the project.
11. Design of infiltration basin must be consistent with NYSDEC guidelines for infiltration basins including required permeability testing of soils at design grade.
12. Additional comments will be provided upon submission of detail plans.

Respectfully submitted,

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

Patrick J. Hines, Associate