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**TOWN OF NEWBURGH  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT:** PATTON RIDGE SUBDIVISION  
**PROJECT NO.:** 12-18  
**PROJECT LOCATION:** SECTION 47 , BLOCK 1, LOT 44  
**PROJECT REPRESENTATIVE:** KIRK ROTHER  
**REVIEW DATE:** 1 OCTOBER 2012  
**MEETING DATE:** 4 OCTOBER 2012

1. General Notes and notes pertaining to details must be revised to remove reference to other Municipalities' notes and regulations.
2. House on Lot 16 appears to exceed the building envelope depicted.
3. Notes should be added to the plans requiring stake out of the foundations in the field and submission of an individual plot plan as several lots have houses which touch building set back lines.
4. The applicant's representatives are requested to review the proposed roadway with the Highway Superintendent with regard to his acceptance of short cul-de-sacs. Typically, Highway Superintendent has no desire to take over short cul-de-sacs.
5. Sewer and water should be extended to Lot 10 to eliminate the need to run the lateral down the roadway.
6. Surveyor of record should be identified on the plans.
7. Plan should address Stormwater runoff, footing drains and roof leaders from individual lots onto adjoining properties.
8. NYSDEC and Health Department approval of watermain extension will be required.
9. Are properties located within the existing water and sewer district or do they need to be expanded or outside user agreements obtained?
10. Discharge location for Stormwater Management Facilities must be identified. A SWPPP

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consistent with current regulations must be submitted including addressing run-off reduction and green infrastructure practices required.

11. Plans should show the location of the existing watermain on Patton Road.
12. Highway Superintendent's comments for driveway location must be reviewed, particularly in cul-de-sac areas.
13. Sewer allocation from City of Newburgh will be required prior to any approvals.
14. Standard notes for connection to the Town's water and sewer system as well as standard details must be added to the plans.
15. Water, sewer, drainage profiles will be required in future submissions.
16. Easements will be required for water and sewer, as well as grading, cross lot lines, as depicted.
17. References to 15,000 +/- square foot lots should be removed as minimum lots size is 15,000. All lots must exceed that size.

Respectfully submitted,

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

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Patrick J. Hines, Associate