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July 18, 2013

John Ewasutyn, Chairman
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, NY 12550

RE: Patton Ridge 16 Lot Subdivision
Patton Road and NYS Rt. 52
Town of Newburgh Tax ID 47-1-44
Our Project #05191.0
Newburgh Planning Board Task #2012-18

Dear Chairman Ewasutyn:

In reference to the above, enclosed please find the following:

- 10 – Patton Ridge Subdivision Plan set.
- 1 – Original stamped property Boundary Survey

Since the last appearance before the Board in October 2012 the plans have been revised to include a fully designed subdivision plan set. The sketch plan as presented to the Board in October was comprised of 17 single family lots. After detailed design of storm water management facilities, completion of a formal boundary survey by a licensed Land Surveyor, and finalization of the proposed cul-de-sacs and associated grading, the number of proposed lots has reduced by one to now result in a proposed 16 lot single family subdivision. The overall cul-de-sac and lot configuration remains very similar to that which was presented in the sketch plan.

In addition to completion of the detailed design, the plans have been revised to address comments received from the Town Planner and Town Engineer. Following are our responses to the Town Planner's comments:

1. The plans now propose nine lots on the north side of Patton Road and seven on the south.
2. The lot labeling has been corrected as necessary.
3. No response.
4. Minimum setback lines have added to each proposed lot. The setback to the conceptual dwellings has also been added in the Bulk Table located at the top of Sheet #1.
5. The requisite 4500 SF minimum buildable area box has been added to the plans.
6. The Bulk Table has been expanded to include proposed dimensions of all lots.
7. A boundary survey has been completed by Darren Stridiron, PLS. An original copy of the Boundary Survey is submitted herewith. Mr. Stridiron will remain the surveyor of record for the filing of the final subdivision plat.

8. We were unable to locate and specific requirements with regard to Street Trees in the cul-de-sac. We will gladly add any trees required by the Planning Board. Proposed storm water management planting in the proposed pond areas has been added to the plan.
9. The existing stone walls along Patton Road are minimal in size and in very poor condition. After the completion of proposed improvements, including extension of the Town water main along the shoulder of Patton road, it is unlikely that the walls will remain.
10. With regard to fencing, to be determined by the Planning Board.
11. So noted.
12. Copies of plans were forwarded to Mr. Cocks' office for circulation under SEQR. We presume this item has been completed.

Following are responses to the Town Engineer's comments dated October 1, 2012:

1. The plans have been checked for references to other municipalities and corrected as necessary. We apologize for the oversight.
2. The current plan depicts all proposed dwellings within the minimum required setback lines.
3. The requested note will be added to future revisions of the plans.
4. A copy of the plans has been sent to the Town of Newburgh Highway Superintendent for review simultaneous with this submittal.
5. The proposed sewer and water mains have been revised to remove the service connections serving former Lot #10 within the proposed road right of way.
6. The record surveyor has been added to the plan.
7. Additional detail has been collected with regard to exiting drainage infrastructure in the vicinity of the project. A full drainage design and storm water management plan has been incorporated into the Subdivision Plan set.
8. So noted.
9. It is our understanding that the property is within the Town's water district and will be considered an out of district user of sewer subject to Town Board approval.
10. Full storm water management design has been completed and the new DEC requirements for Run Off Reduction and Green Infrastructure have been incorporated. The SWPPP Narrative is currently being prepared.
11. The location of the end of the existing water main in Patton Road has been surveyed and shown on the plan. Note that repeated requests for mark out of the water main from the Water Department were unsuccessful, so the location is approximate.
12. The plans are being forwarded to the Highway Superintendent for review simultaneous with this submittal to the Planning Board.
13. So noted.
14. The standard Town of Newburgh Water and Sewer notes have been added to the respective Detail Sheets of the plan set.
15. Profiles of all respective utilities have been completed and are shown on the plans.
16. Easements for utilities and grading, where applicable, have been added to the plans.
17. Actual proposed lot sizes based on the Boundary Survey are now depicted.

We ask that this matter be placed on the August 1, 2013 Planning Board agenda for continued discussion. Should you have any questions, or require any additional materials, please advise.

Respectfully,

Kirk Rother, P.E.

Enclosures

cc: Client

Pat Hines w/enc.

Bryant Cocks w/enc.

Mike Donnelly w/enc.

Stan Schutzman, Esq.