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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: POTTERS RIDGE SUBDIVISION
PROJECT NO.: 12-15
PROJECT LOCATION: SECTION 26 , BLOCK 6, LOT 20 AND 23
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING
REVIEW DATE: 4 SEPTEMBER 2012
MEETING DATE: 6 SEPTEMBER 2012

1. Status of Potter's Ridge road should be discussed. It appears to be a driveway not a private road as a 16 foot wide easement appears to provide access to the existing Thurston Lot. The proposed lot may require the construction of a private road compliance with Newburgh's standards. At a minimum, permission to construct three houses on a common driveway would be required to be received from the Town Board.
2. It is unclear if the Thurston Lot has a 280 A access issue if the common driveway currently depicted is utilized. Thurston Lot has no fee access to Leslie Road.
3. The subsurface sanitary sewer disposal system appears to be a hybrid design consisting of conventional sanitary laterals with a fill section towards the northern end of the system. Percolation testing was performed at 12 inches not 24 inches required for the conventional system. It is recommended that the hybrid system be submitted to the County Health Department for review and approval as it does not appear to meet the design of a conventional system which can be approved at the municipal level.

Respectfully submitted,

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

Patrick J. Hines, Associate

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