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CONSULTING ENGINEERS D.P.C.**

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**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT: 3 RIDGEVIEW DRIVE SUBDIVISION
PROJECT NO.: 15-34
PROJECT LOCATION: SECTION 98, BLOCK 1, LOT 14.13
REVIEW DATE: 29 APRIL 2016
MEETING DATE: 5 MAY 2016
PROJECT REPRESENTATIVE: WILLINGHAM ENGINEERING

1. The project has received ZBA variances for the existing encroachments on proposed Lot #1.
2. The project has identified that Lot #1, the parent parcel, is served by a subsurface sanitary sewer disposal system. It is now proposed that the lot connect to the Town of Newburgh Sanitary Sewer Collection System. A revised City of Newburgh Flow Acceptance letter for 2 houses must be received based on hydraulic loading from the residential structures.
3. A Public Hearing is required.
4. Town of Newburgh water and sewer notes have been added to the plans as previously requested.
5. Finished floor elevations for existing and proposed structures should be identified on the plans. Finished floor elevations should be coordinated with lowest sewerable elevations to conform that gravity flow to the sanitary sewer lines is available.

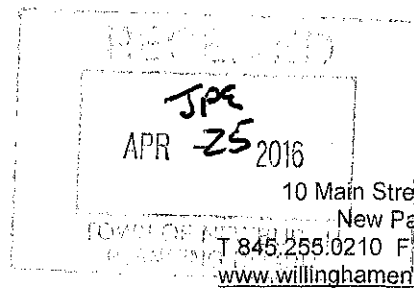
Respectfully submitted,

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

Patrick J. Hines
Principal



willingham
engineering



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APR 25 2016

April 21, 2016

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

Re: **PB Project #: 2015-34**
3 Ridgeview Drive Subdivision
2 – Lot Subdivision
Town of Newburgh
Minor Subdivision Application

Dear Chairman Ewasutyn:

We respectfully submit a revised Subdivision Plan pertaining to the proposed 2 lot residential subdivision application for Gail MacDonald located on Ridgeview Drive. As the board may recall, the 0.72 acre lot contains an existing home and is proposed to be subdivided into two 0.36 acre residential lots. The project will be served by public water and sewer along Ridgeview Drive. The revised Subdivision Plan is in response to comments received by the Board at the January 7, 2016 Planning Board meeting and per comments prepared by McGoey, Hauser and Edsall Consulting Engineers.

The following documents are attached for the Board's review:

- Subdivision Plan S-1 (14 copies)
- Highway Department Memorandum dated April 21, 2016

The following is an item-by-item response to issues raised in the McGoey, Hauser and Edsall Memorandum dated January 7, 2016:

1. Willingham Engineering and the Applicant appeared before the Zoning Board of Appeals on March 24, 2016 and received an area variance for the non-conforming front yard setback on proposed Lot 1.

2. The 'Lot Area Summary' table has been revised to indicate that the project is located within the R-3 zone.
3. Please see the attached Memorandum from the Highway Department dated April 21, 2016. We have also added additional details on the driveway (see comment 7 below).
4. A note has been added to the plans indicating that a stake out of the proposed house is required to be submitted to the building department prior to construction. We also moved the proposed house location more than 5 feet from the side yard setback further prevent any noncompliance issues.
5. Ridgeview Drive is not a private road, therefore 'Map Notes' item 7 has been removed from the plan.
6. Updated water and sewer notes have been added to the plans. Details relating to the proposed driveway have also been added.
7. Drainage at the proposed driveway has been addressed in the driveway details. Ridgeview Drive does not have roadside ditches, driveway culverts or a stormwater collection system. We are proposing a depression at the driveway entrance to convey drainage off of Ridgeview Drive and southeast, maintaining the current drainage pattern. A pavement replacement detail has been added to the plan for the utility connections.

We also note a revision regarding the existing septic discharge on the lot. We've come to understand that the central sewer system along Ridgeview Drive was installed after the Subdivision was constructed. Many homeowners connected to the system, however the home at 3 Ridgeview Drive did not. The approximate location of the existing septic system is shown on the plan. The existing system will be abandoned in accordance with Orange County Health Department standards and the existing home will be connected to the sewer main. The location of the existing sewer stub is shown on the plan (notes on the sewer stub location were recorded during installation and provided by a neighbor of Ms. McDonald).

Thank you for your consideration of this matter and we look forward to meeting with the Board. Please feel free to contact me at your convenience with any questions.

Sincerely,
Willingham Engineering, PLLC

A handwritten signature in black ink, appearing to read "Andrew Willingham". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Andrew Willingham, PE
NYS Professional Engineer No. 083984

cc: Gail MacDonald



HIGHWAY DEPARTMENT

90 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

TELEPHONE 845-561-2177
FAX 845-561-8987

TODD DEPEW
HIGHWAY SUPERINTENDENT

TO: John Ewasutyn, Planning Board Chairman

FROM: Todd DePew, Highway Superintendent

DATE: April 21, 2016

RE: 3 Ridgeview Drive

I have inspected the sight and reviewed the plans for the 2 lot sub-division at 3 Ridgeview Drive Section 98, Block 1, Lot 14.3 and found that it is acceptable to the Highway Department.

If you have any further questions feel free to contact me at the above number. Thank you.

TD:ch

RE COPY

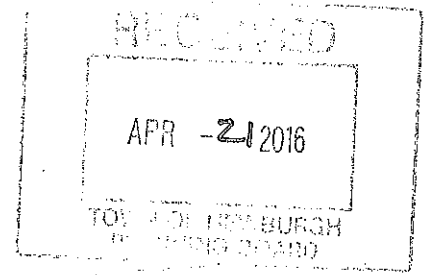


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TODD DEPEW
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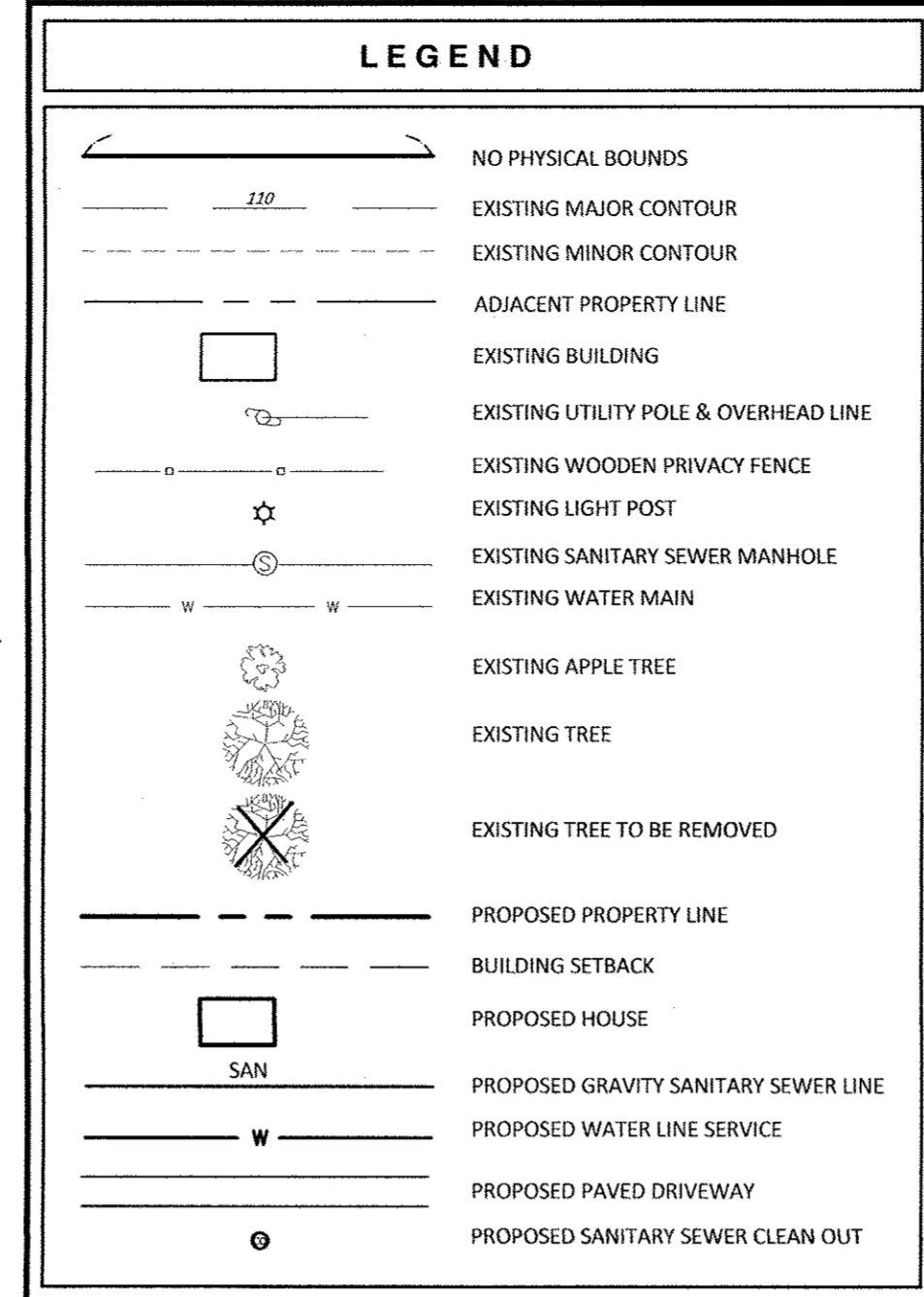
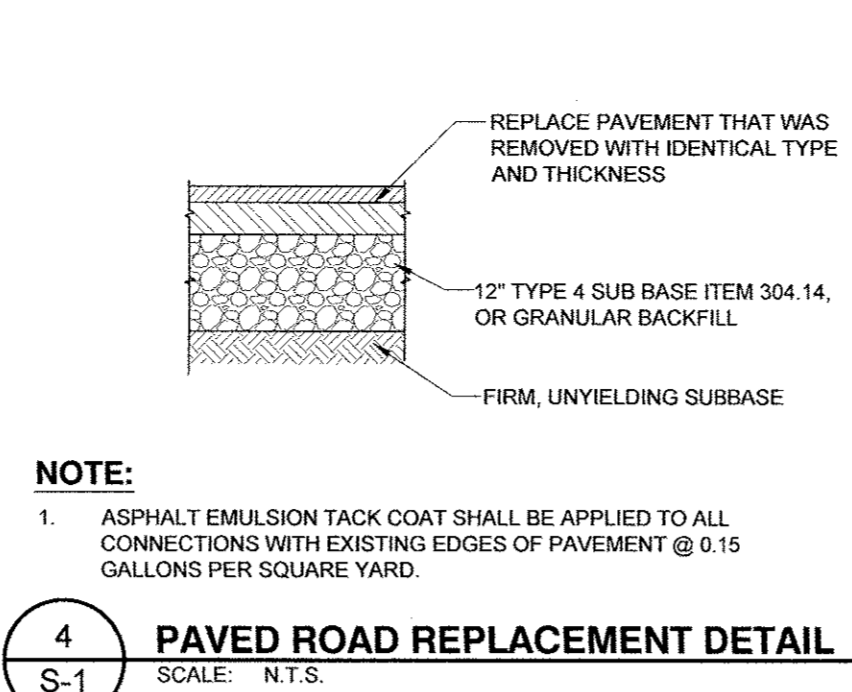
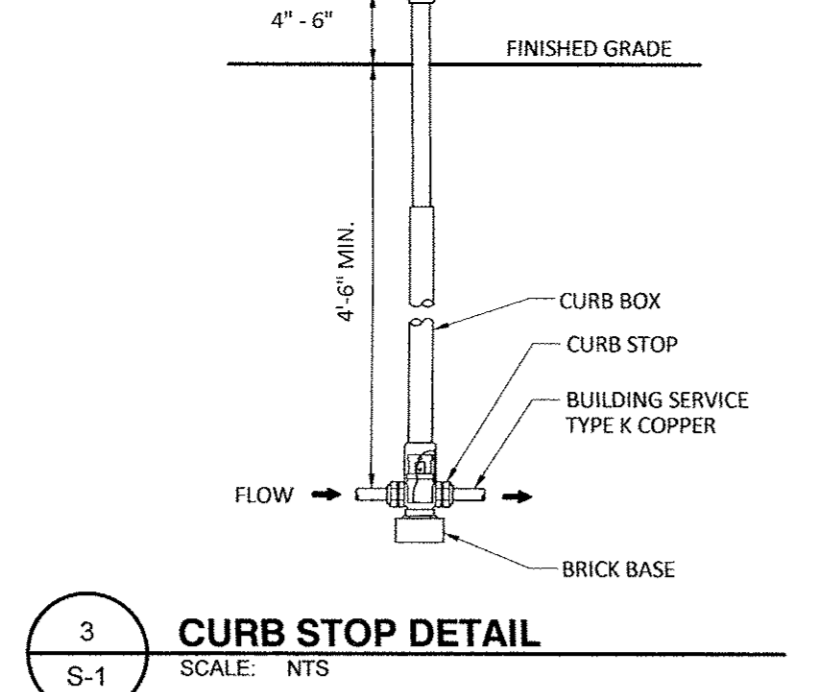
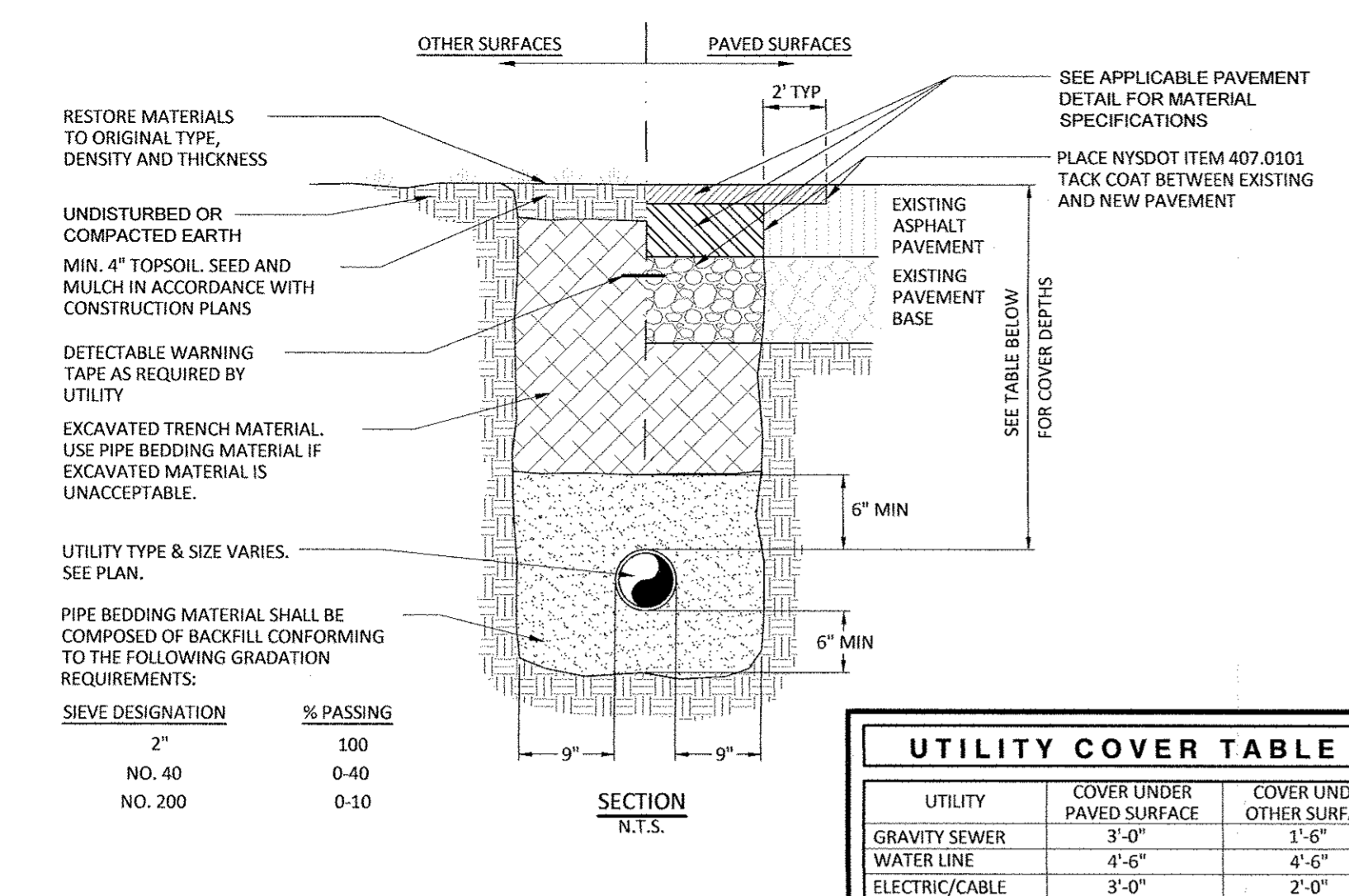
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APR 25 2016

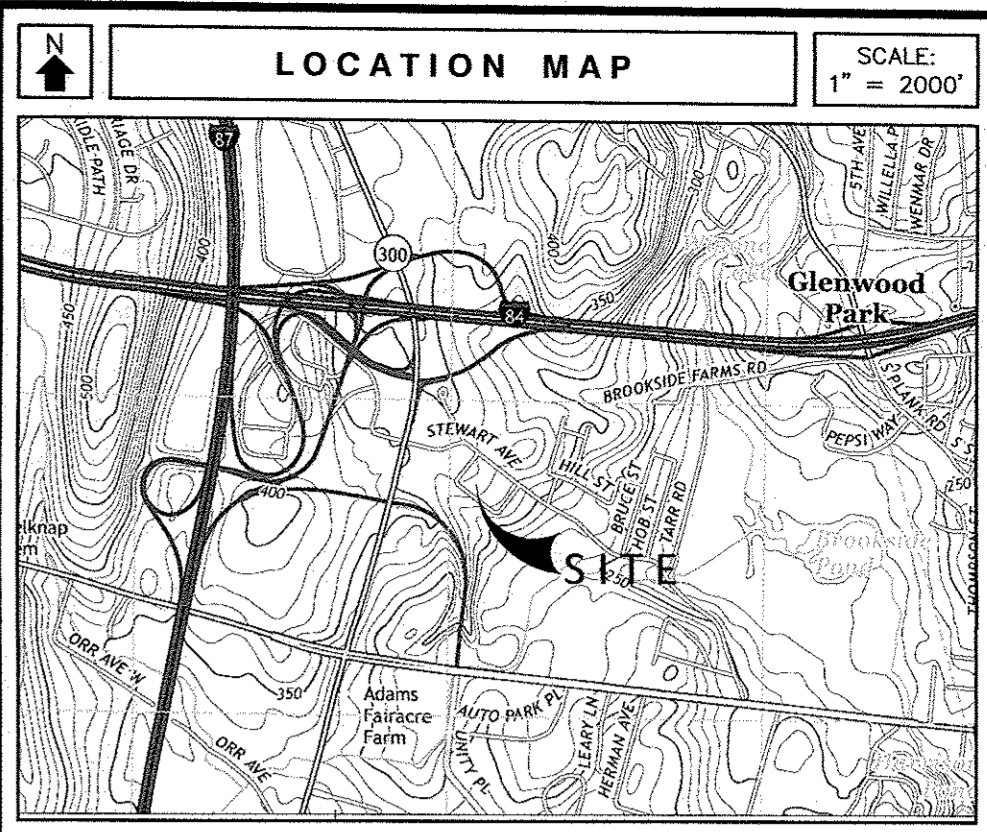
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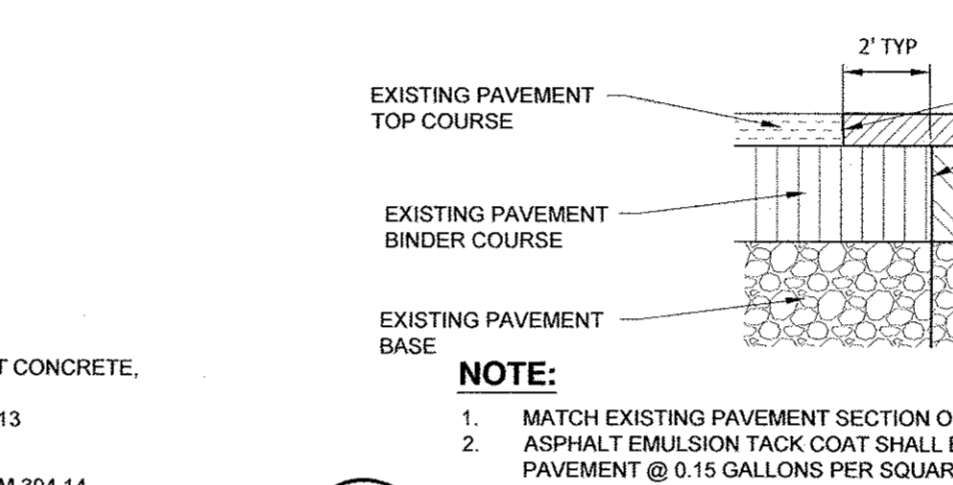
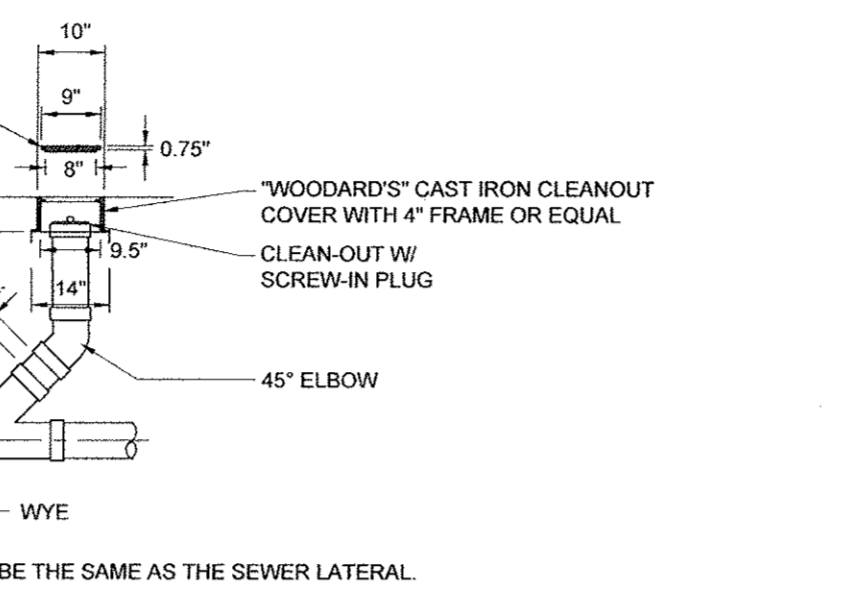


ZONING INFORMATION			
ZONE:	R-3		
CURRENT USE:	SINGLE FAMILY RESIDENTIAL		
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL		
ITEM	REQUIRED	PROVIDED LOT 1	PROVIDED LOT 2
MINIMUM LOT AREA	12,500 SF	15,837 SF	15,544 SF
MINIMUM LOT WIDTH	85'	100'	100'
MINIMUM LOT DEPTH	100'	158'	155'
MINIMUM FRONT YARD	40'	38.7' (1)	47'
MINIMUM REAR YARD	40'	47'	78'
MINIMUM SIDE YARD	15'	15'	15'
MINIMUM BOTH SIDE YARDS	30'	N/A	49'
HABITABLE FLOOR AREA PER DU	900 SF	>900 SF	>900 SF
LOT BUILDING COVERAGE	15%	12%	10%
BUILDING HEIGHT	35'	<35'	<35'
LOT SURFACE COVERAGE	30%	21%	15%



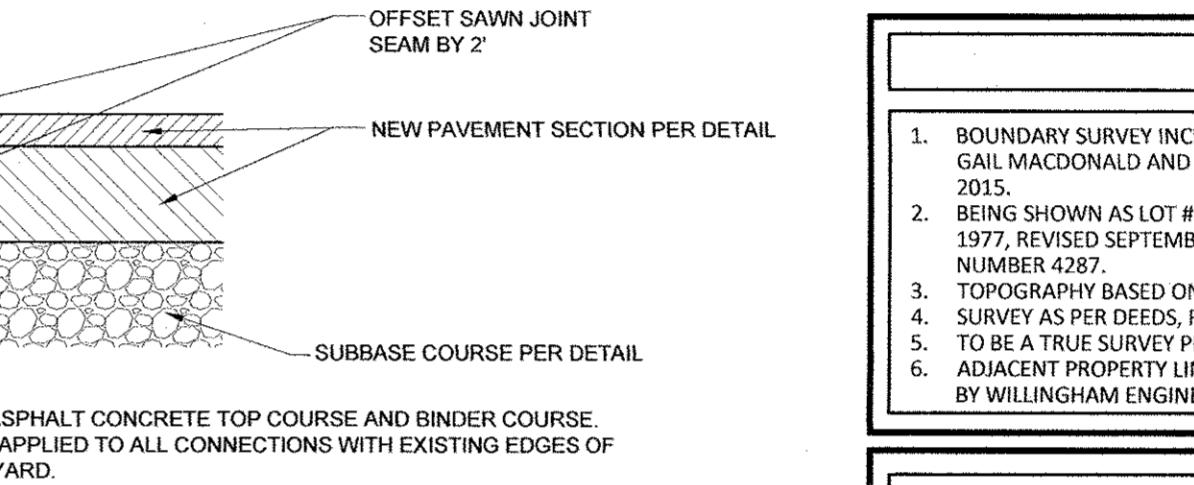
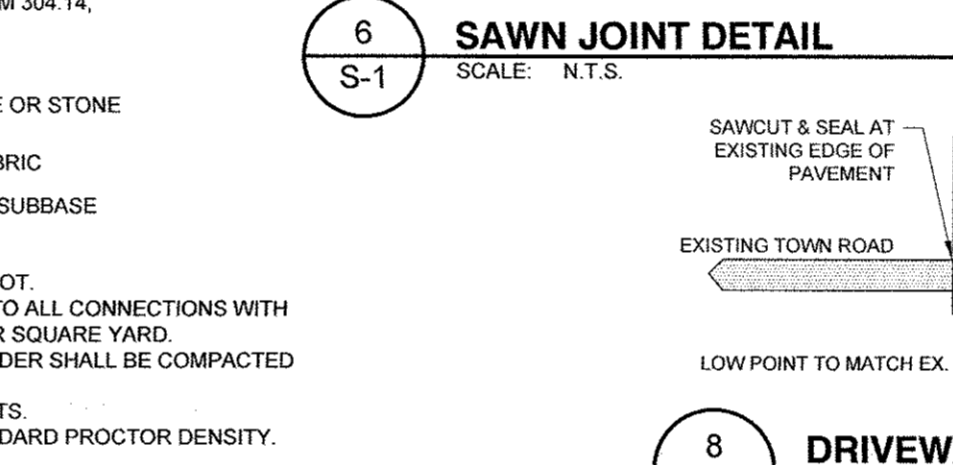
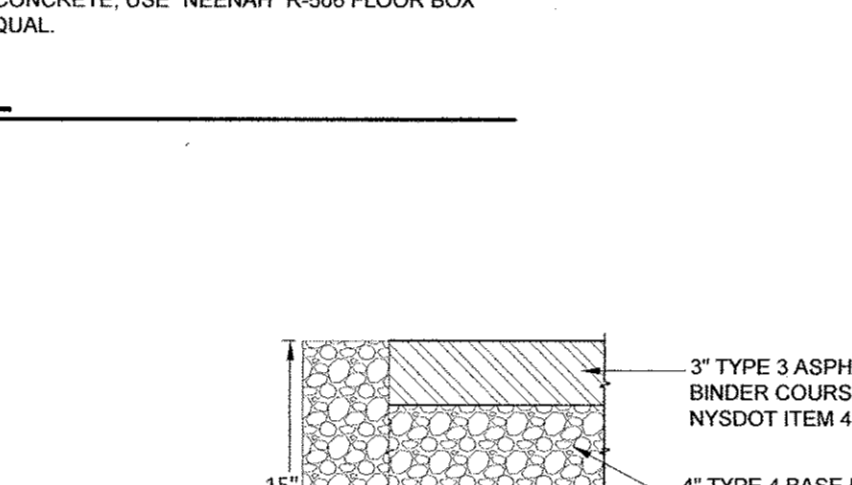
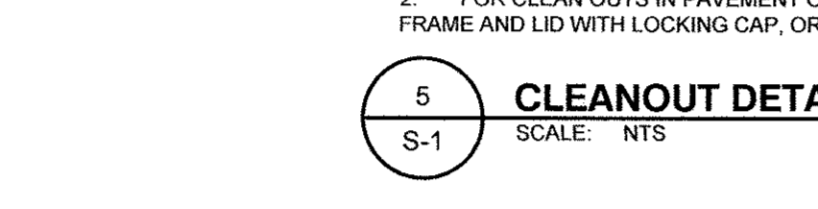
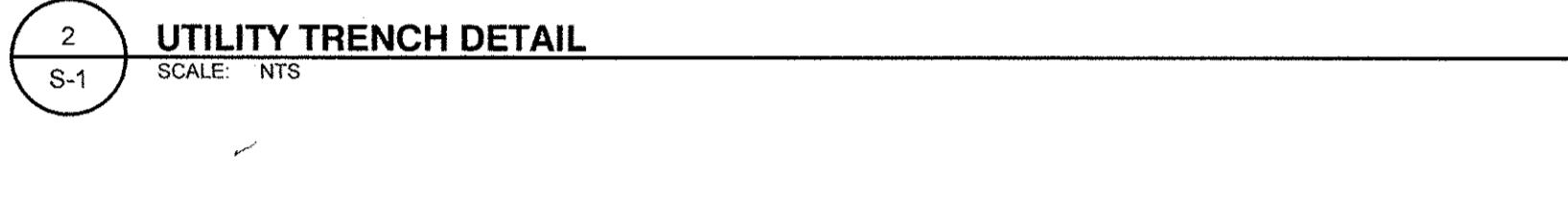
UTILITY COVER TABLE		
UTILITY	COVER UNDER PAVED SURFACE	COVER UNDER OTHER SURFACE
GRAVITY SEWER	3'-0"	1'-6"
WATER LINE	4'-6"	4'-6"
ELECTRIC/CABLE	3'-0"	2'-0"

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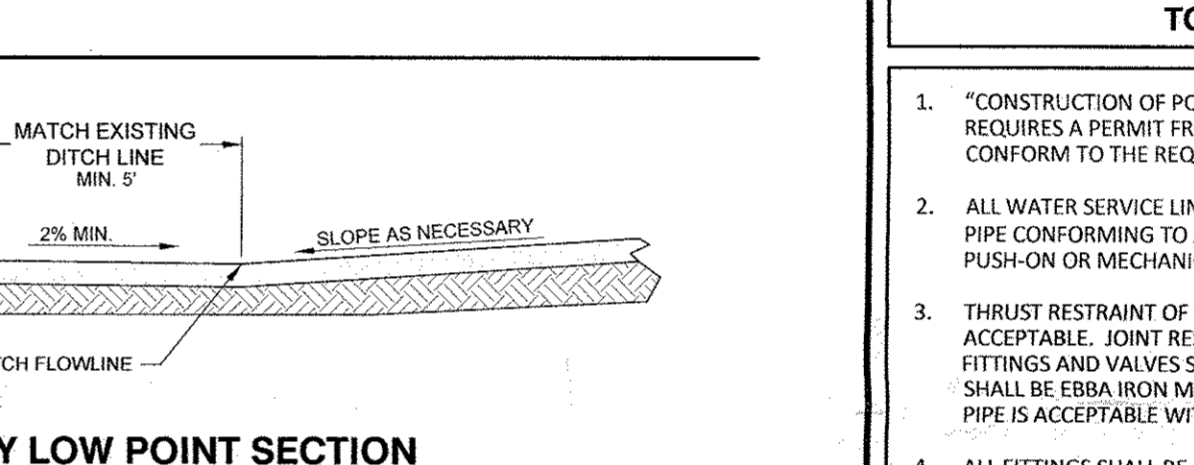
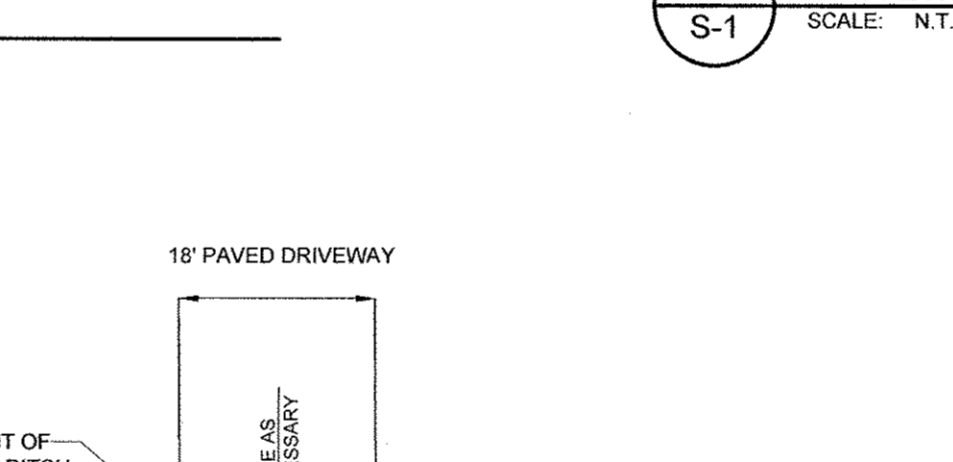
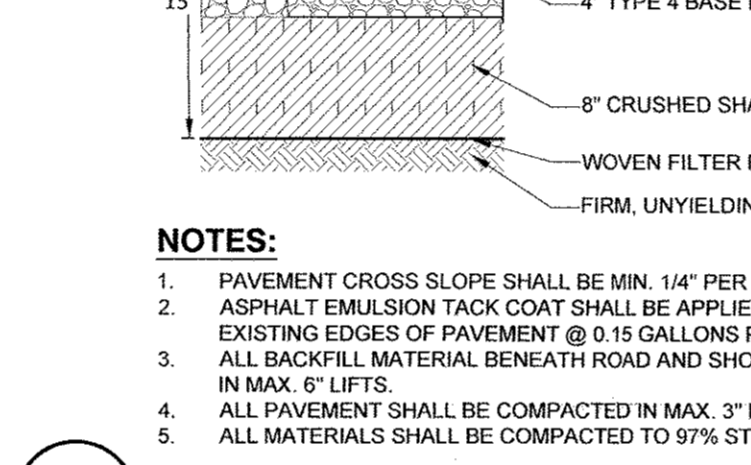
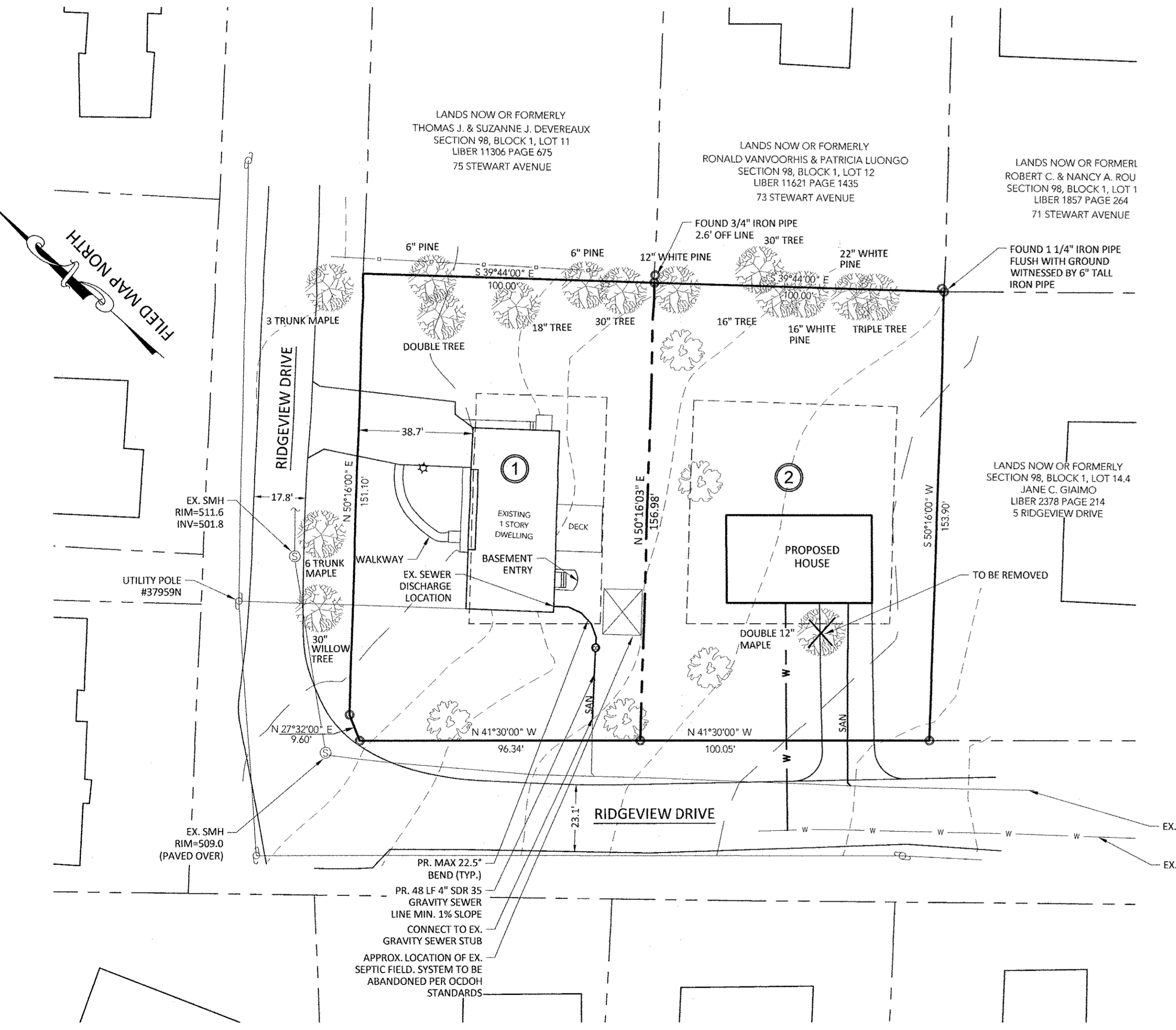
PROPERTY INFORMATION	
SECTION-BLOCK-LOT:	98-1-14.3
PARCEL AREA:	0.720 ACRES
ZONING DISTRICT:	R-3 RESIDENTIAL
OWNER/APPLICANT:	GAIL MACDONALD PO BOX 142 MAGS HEAD, NY 27959

LOT AREA SUMMARY		
ZONE:	R-3 - RESIDENCE	
LOT #	AREA (S.F.)	AREA (ACRES)
1	15,836.9	0.36
2	15,544.4	0.36
TOTAL	31,381.3 sf	0.720 ac



MAP NOTES

- BOUNDARY SURVEY INCLUDING EXISTING SITE FEATURES TAKEN FROM FROM MAP ENTITLED "SURVEY PLAN FOR LAND OF GAIL MACDONALD AND MARIE MACDONALD LIFE ESTATE" PREPARED BY MARGARET M. HILLRIGEL DATED NOVEMBER 5, 2015.
- BEING SHOWN AS LOT #1 ON A MAP ENTITLED "PROPOSED SUBDIVISION LANDS OF LULU A. TUTTLE", DATED SEPTEMBER 8, 1977, REVISED SEPTEMBER 9, 1977 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON OCTOBER 12, 1977 AS MAP NUMBER 4287.
- TOPOGRAPHY BASED ON AN ASSUMED DATUM AND ACTUAL FIELD LOCATION.
- SURVEY AS PER DEEDS, FILED MAPS, MONUMENTATION FOUND AND PHYSICAL EVIDENCE.
- TO BE A TRUE SURVEY PERFORMED IN THE FIELD ON OCTOBER 30, 2015.
- ADJACENT PROPERTY LINES, EXISTING SEPTIC FIELD, EXISTING SEWER STUB AND ADJACENT STRUCTURE LOCATIONS ADDED BY WILLINGHAM ENGINEERING PER SITE MEASUREMENTS, AVAILABLE GIS MAPPING AND AERIAL IMAGES.



TOWN OF NEWBURGH - WATER SYSTEM NOTES

- "CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE TOWN OF NEWBURGH."
- ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.53 FOR DUCTILE IRON PIPE, LATEST REVISION. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
- THRUST RESTRAINT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT. THRUST BLOCKS ARE NOT ACCEPTABLE. JOINT RESTRAINT SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RETAINER GLANDS. ALL FITTINGS AND VALVES SHALL ALSO BE INSTALLED WITH RETAINER GLANDS FOR JOINT RESTRAINT. RETAINER GLANDS SHALL BE EBIA IRON MEGALINE SERIES 1100 OR APPROVED EQUAL. THE USE OF A MANUFACTURED RESTRAINED JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT.
- ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI/AWWA C110/A21.10 FOR DUCTILE IRON AND GRAY IRON FITTINGS OR ANSI/AWWA C153/A21.53 FOR DUCTILE IRON COMPACT FITTINGS, LATEST REVISION.
- ALL VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C509 SUCH AS MUELLER MODEL A-2360-23 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTERCLOCKWISE).
- TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL. TAPPING VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C509 SUCH AS MUELLER MODEL T-2860-19 OR APPROVED EQUAL. ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 PSI MINIMUM. TESTING OF THE TAPPING SLEEVE AND VALVE MUST BE WITNESSED AND ACCEPTED BY THE TOWN OF NEWBURGH WATER DEPARTMENT PRIOR TO CUTTING INTO THE PIPE.
- ALL HYDRANTS SHALL BE CLOW-EDDY F-2640 CONFORMING TO AWWA STANDARD C-502, LATEST REVISION. ALL HYDRANTS SHALL INCLUDE A 5/8 INCH MAIN VALVE OPENING, TWO 2 1/2 INCH DIAMETER NPT HOSE NOZZLES, ONE 4 INCH NPT STEAMER NOZZLE, A 6 INCH DIAMETER INLET CONNECTION AND A 1 1/2 INCH PENTAGON OPERATING NUT. ALL HYDRANTS SHALL OPEN LEFT (COUNTERCLOCKWISE). HYDRANTS ON MAINS TO BE DEDICATED TO THE TOWN SHALL BE EQUIPPED YELLOW. HYDRANTS LOCATED ON PRIVATE PROPERTY SHALL BE RED.
- ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-1502N FOR 3/4 AND 1 INCH; MUELLER H-15000N OR B-25000N FOR 1 1/2 AND 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-1502-2N FOR 3/4 AND 1 INCH AND MUELLER B-2504N FOR 1 1/2 AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-10314N FOR 3/4 AND 1 INCH AND MUELLER H-10310N FOR 1 1/2 AND 2 INCH SIZES.
- ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT.
- THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF NEWBURGH WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE WATER DEPARTMENT.
- THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.

CONSTRUCTION NOTE

- PRIOR TO CONSTRUCTION, A STAKE OUT OF THE PROPOSED HOUSE ON LOT 2 MUST BE SUBMITTED TO THE TOWN BUILDING DEPARTMENT.

SURVEYOR CERTIFICATION

I HEREBY DECLARE THIS MAP TO BE PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE OF THE NEW YORK STATE ASSOCIATION OF LAND SURVEYORS, ADOPTED OCTOBER, 1998 AND REVISED THROUGH JANUARY 23, 1995.

MARGARET HILLRIGEL, L.S., LIC. #050253 DATE

TOWN OF NEWBURGH PLANNING BOARD ENDORSEMENT

APPROVED BY RESOLUTION OF THE PLANNING BOARD SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION.

ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL.

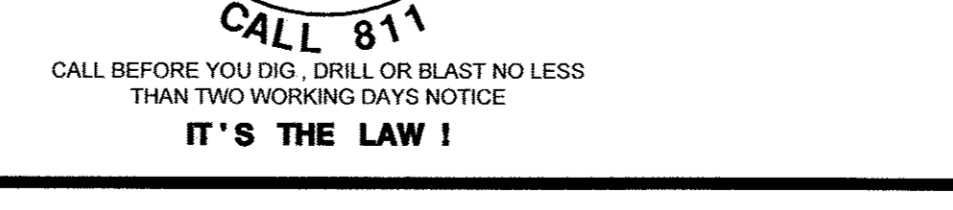
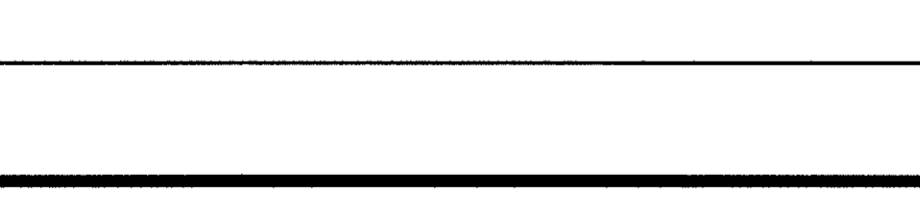
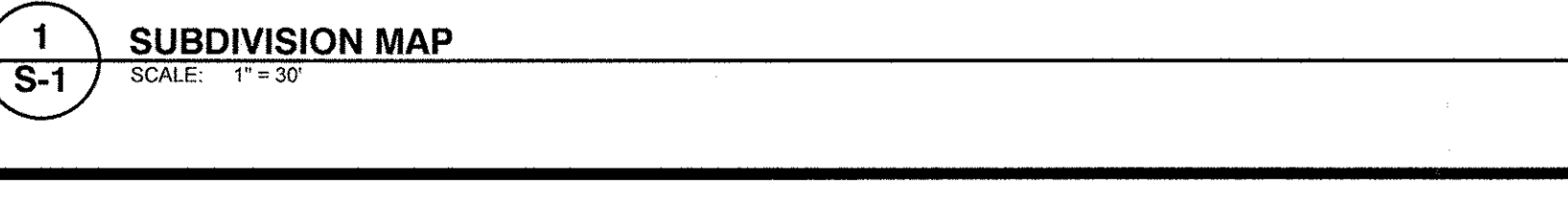
PLANNING BOARD CHAIRMAN DATE

OWNERS ENDORSEMENT

I HEREBY CONSENT TO THE INFORMATION DEPICTED ON THIS SITE PLAN AND ALL CONDITIONS NOTED THEREON AND I AGREE TO THE FILING OF THIS PLAN BY THE PLANNING BOARD.

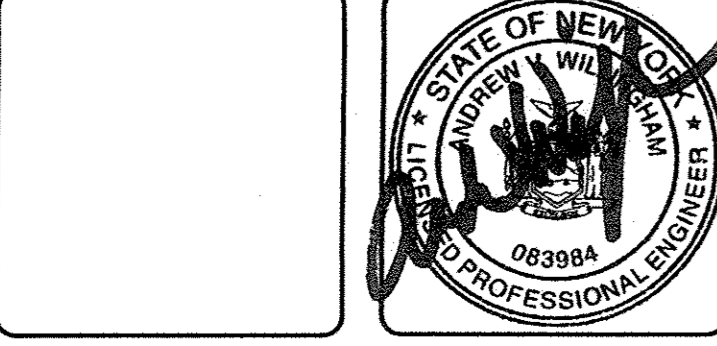
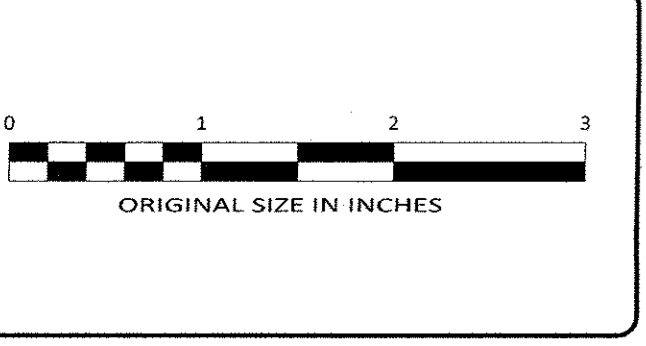
OWNER (SIGNATURE) DATE

BY: (PRINT NAME AND TITLE)



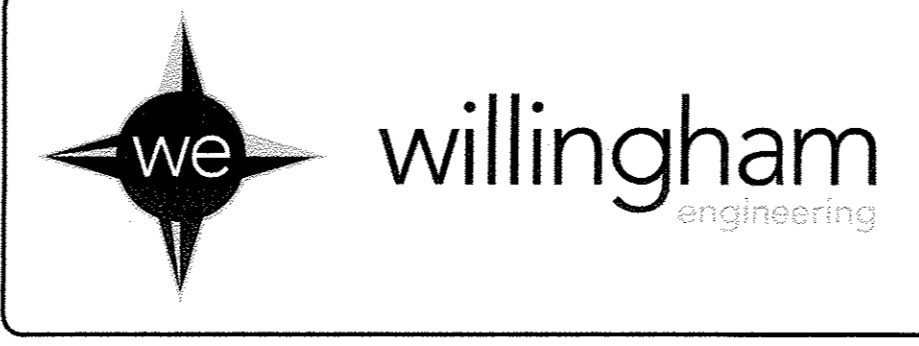
TOWN OF NEWBURGH - SANITARY SEWER SYSTEM NOTES

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- ALL SEWER PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH SEWER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
- ALL GRAVITY SANITARY SEWER LINES SHALL BE 4 INCHES IN DIAMETER OR LARGER AND SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034-89. JOINTS SHALL BE PUSH-ON WITH ELASTOMERIC RING GASKET CONFORMING ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPIGOT CONFIGURATION COMPATIBLE WITH THE PIPE.
- THE SEWER MAIN SHALL BE TESTED IN ACCORDANCE WITH TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
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ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF, IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER, SURVEYOR, OR ARCHITECT.

UNDER ARTICLE 145 (ENGINEERING), SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW, IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED SURVEYOR. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER AND/OR SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



REV	DATE	DESCRIPTION
1	04/21/2016	UPDATES PER PLANNING BOARD COMMENTS

SUBDIVISION PLAT

3 RIDGEVIEW DRIVE SUBDIVISION

3 RIDGEVIEW DRIVE

TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

DRAWN BY	CHECKED BY
AVM	
DATE	SCALE
12/18/2015	AS SHOWN
PROJECT NO.	
15032	
SHEET NO.	
S-1	