



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

PROJECT NAME: SUBDIVISION LANDS OF RIVERA-38 ROSALINE LANE
PROJECT NO.: 22-24
PROJECT LOCATION: SECTION 111, BLOCK 2, LOT 20 & 21
REVIEW DATE: 13 JANUARY 2023
MEETING DATE: 19 JANUARY 2023
PROJECT REPRESENTATIVE: DARREN DOCE P.E.

1. Copies of the existing private road access and maintenance agreement have been provided to the Planning Board Attorney for review.
2. The project received approval from the Town Board on 28 December 2022 for a three lots on a common driveway. Common Driveway Access and Maintenance Agreement will be required.
3. Fire Department turn around is required due to the length of the driveway. Fire Department turn around should be provided in accordance with NYS Fire Code Appendix D.
4. Based on a review of the plans submitted to date this office would recommend a Negative Declaration for the lot change and subdivision.
5. The project requires a Public Hearing. Planning Board may wish to schedule the Public Hearing at the next available date.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines
Principal

PJH/kbw

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