



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.**

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)
MATTHEW J. SICKLER, P.E. (NY & PA)
PATRICK J. HINES

Main Office
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

Principal Emeritus:
RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

PROJECT: SARVIS, LLC
PROJECT NO.: 2016-09
PROJECT LOCATION: SECTION 84, BLOCK 5, LOT 34 & 33
City of Newburgh SECTION 4, BLOCK 2, LOT 1 & 2
REVIEW DATE: 28 OCTOBER 2016
MEETING DATE: 3 NOVEMBER 2016
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING AND DESIGN, PLLC

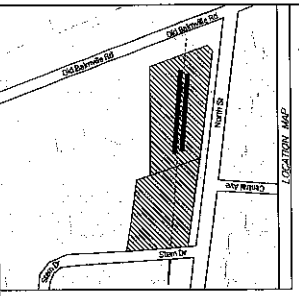
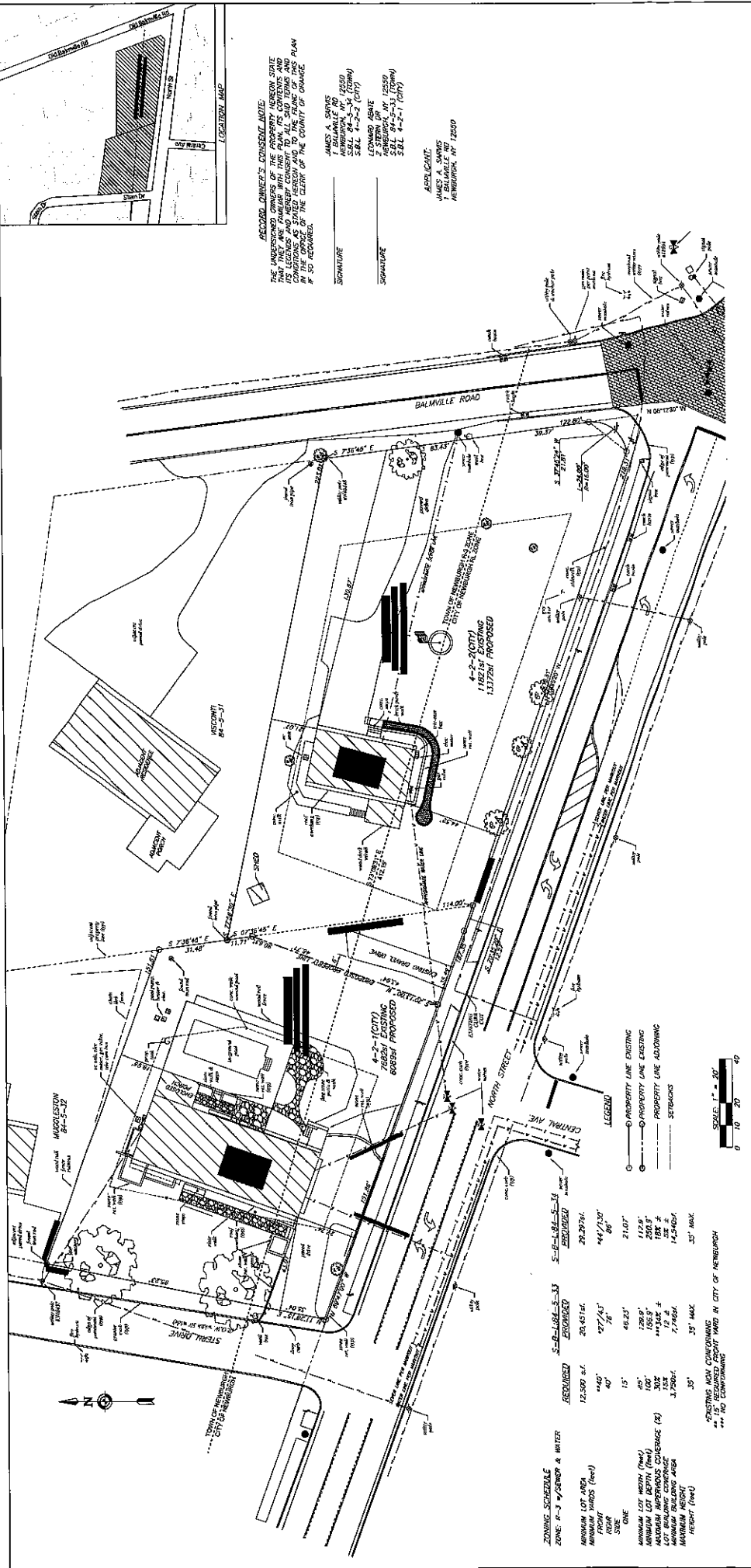
1. Recent plans submitted address our previous comments and those of the City of Newburgh. City of Newburgh Engineer has provided a letter identifying satisfaction of previous comments.
2. This office takes no exception to the Planning Board granting approval for the lot line change.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw



RECORD OWNER'S CONSENT NOTE:
THE UNDERSIGNED OWNERS OF THE PROPERTY HEREBY STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND CONDITIONS AS STATED HEREOF AND TO THE FRANK OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE # 20 RECORDED.

SIGNATURE _____
SIGNATURE _____

JAMES A. SAWYS
ARCHITECT
NEWBURGH, NY 12550
S.E.L. 4-2-2 (117)

LEONARD ABATE
2 STEVEN DR
NEWBURGH, NY 12550
S.E.L. 91-2-33 (109M)

JAMES A. SAWYS
ARCHITECT
NEWBURGH, NY 12550

SIGNATURE _____

ZONING SCHEDULE
ZONE: R-3
MINIMUM LOT AREA: 12,500 S.F.
MINIMUM FRONT YARD SETBACK (F): 40'
MINIMUM FRONT SETBACK (S): 40'
MINIMUM LOT WIDTH (M): 15'
MINIMUM LOT DEPTH (D): 65'
LOT BUILDING COVERAGE (L): 30%
MINIMUM BUILDING AREA: 4,700 S.F.
HEIGHT (H): 35'

MINIMUM FRONT YARD IN CITY OF NEWBURGH
#1 IS REQUIRED FRONT YARD
#2 NO CORNERING



MAP REFERENCES:
1. ALL DISTINGUISHING INTERESTS INCLUDING RIGHTS, RESERVATIONS AND PRIORS USES HAVE BEEN ASCERTAINED AND LISTED BELOW THIS MAP SHOWING THE RESULTS OF AN ACTUAL SURVEY COMPLETED IN THE FIELD ON 05/24/76.

CONTRACTOR'S SIGNATURE: JORDAN N. MILEN, L.L.S.

CONTRACTOR'S SIGNATURE: JORDAN N. MILEN, L.L.S.

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANNING A DEVELOPMENT, YOU MUST GET YOUR CONTRACTOR'S ADVICE AND OPINION FIRST. WITHOUT IT, THE RESULTS CAN BE DANGEROUS AND COSTLY. TO EVERYONE, CALL BEFORE YOU DIG. TOLL FREE, 811.

PROPOSED LOT LINE CHANGE FOR
SARVIS
S.E. BALMVILLE ROAD & S. STEVEN DRIVE
CITY OF NEWBURGH, ORANGE COUNTY, NEW YORK
NO. 05/24/76 T-320 DIST. 1075-465

SUBMITTER: _____
DATE: _____
BY: _____

APPROVATIONS: _____
DATE: _____
BY: _____

REVISIONS: _____

THIS SHEET IS DRAWING NO. 05/24/76. PREPARED BY: JORDAN N. MILEN, L.L.S.
PROJECT NO. 05/24/76

TALCOTT ENGINEERING DESIGN PLLC
NEWBURGH, NY 12550
PHONE: (914) 861-5533
FAX: (914) 861-5533
1075-465

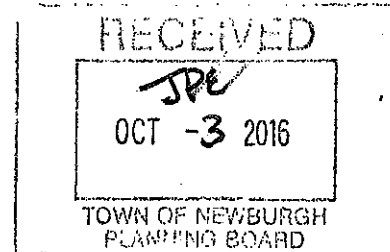


CITY OF NEWBURGH

Office of the Engineer
83 Broadway, Newburgh, New York 12550
(845) 569-7448 / Fax (845) 569-7349
www.cityofnewburgh-ny.gov

FILE COPY

Jason C. Morris, PE
City Engineer
jmorris@cityofnewburgh-ny.gov



September 23, 2016

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

Re: Sarvis Lot Line Realignment
1 Balmville Road & 2 Stern Drive
SBL: 84-5-34 & 33

Chairman Ewasutyn & Members of the Planning Board,

The City of Newburgh has reviewed the Sarvis Lot Line Realignment plan dated May 24, 2016 as prepared by the office of Talcott Engineering Design, PLLC, and offers the following comments:

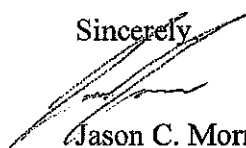
1. The legend should be revised to correct the duplicate labels for "Property Line Existing".
2. The newly proposed lot line location should be clearly called out with a label, along with the line type designated in the legend.
3. The City of Newburgh is actively mapping all water and sewer laterals to determine the municipal mains which service the applicable properties. The water and sewer lateral locations, or individual water supply wells and septic systems if applicable, should be shown on the plans for the two existing structures that are located on the lots to be realigned. The City of Newburgh's Engineering Department can be contacted at 845-569-7448 if assistance is needed from the City to dye each sewer lateral to determine the sewer main connection location.

City of Newburgh

Page - 2

Please send the City copies of any comments, updated plans for review and/or approvals related to this project.

Sincerely



Jason C. Morris, PE
City Engineer

cc: Michael Ciaravino, City Manager
Michelle Kelson, Corporation Counsel
Gil Piaquadio, Town Supervisor
Charles T. Brown, PE, Talcott Engineering