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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: VALON AND VATAN RESTAURANT
PROJECT NO.: 12-26
PROJECT LOCATION: SECTION 84, BLOCK 2, LOT 1.1
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING
REVIEW DATE: 14 DECEMBER 2012
MEETING DATE: 20 DECEMBER 2012

1. Sewer connection to the Town of Newburgh sewer system should not be at a manhole but at a tapping saddle on the proposed line. Restaurant cannot receive certificate of occupancy until sewer main is constructed by others.
2. Mike Donnelly's comments regarding proposed shared parking with neighboring lot to provide required parking should be reviewed.
3. Offsite grading easement on tax lot 1.1 is required. Location of existing and proposed curbing on the site should be clarified on the plan and legend.
4. Handicapped parking space must be in compliance with AWWA requirements handicapped parking space detail must be provided on the plan.
5. Site development details will be required on future submission.
6. City of Newburgh flow acceptance letter is required for the increased flow from the restaurant facility.
7. The applicants are requested to address storm water management and soil erosion sediment control.
8. Highway superintendent's comments on the access road from Stone Street should be received.

Respectfully submitted,

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

Patrick J. Hines, Associate

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