



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

PROJECT NAME: VANTAGE CONSTRUCTION
PROJECT NO.: 23-03
PROJECT LOCATION: KINGS HILL ROAD
SECTION 11, BLOCK 1, LOT 66.21
REVIEW DATE: 9 JUNE 2023
MEETING DATE: 15 JUNE 2023
PROJECT REPRESENTATIVE: NOSEK ENGINEERING/ACES SURVEYING

1. The applicant's representatives are ask to consider relocating the proposed driveways for Lot 1 & 2 to the 50-foot wide access strip between the lots which is apparently proposed to provide future access. Common driveway constructed within the 50-foot strip would then permit the driveways to access from any future roadway. It is noted the proposed driveway for Lot 1 crosses a piece of the 50-foot Right-of-Way currently depicted and would require an easement.
2. A Common Driveway Access & Maintenance Agreement will be required for Lots 3 & 4 (potentially Lots 1 & 2).
3. The project will require coverage under the NYSDEC Stormwater Construction SPDES Permit. This will be required prior to stamping of the subdivision plans.
4. Driveway locations must be approved by the Highway Superintendent.
5. Tree Preservation Plan was not received.
6. The SWPPP plan is labeled 1 of 6 as is the survey sheet for the entire parcel.
7. The Board should consider declaring its intent for Lead Agency.
8. Orange County Department of Planning Referral is required.
9. NYSDEC has identified that the wetlands on the site are not regulated under their jurisdiction.

Respectfully submitted,

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Principal

PJH/ltn