



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: VILARDI TWO-FAMILY**  
**PROJECT NO.: 2015-32**  
**PROJECT LOCATION: SECTION 3, BLOCK 1, LOT 82**  
**REVIEW DATE: 15 JANUARY 2016**  
**MEETING DATE: 21 JANUARY 2016**  
**PROJECT REPRESENTATIVE: MASER CONSULTING, P.C.**

1. The Applicant's representative has provided a narrative response to our previous comments identifying that a Field Review of the area has not identified any potential failure of the existing Subsurface Sanitary Sewer Disposal System. The Applicant's representative notes that the site is 25 acres identifying adequate land should a replacement septic system be required in the future.
2. Four parking spots are depicted.
3. Planning Board should review the photos with regard to compliance with Architectural Review Standards.
4. The Applicant's representative should discuss the comment identified in the County Planning referral regarding size/habitable area of the two-family home. The square footage identified is greater than that which is permitted as an accessory apartment and less than that which would be allowed for a two-family home. Gerry Canfield/ Mike Donnelly's input on this issue should be received.

Respectfully submitted,

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

Patrick J. Hines  
Principal



Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

555 Hudson Valley Avenue, Suite 101  
New Windsor, NY 12553-4749  
T: 845.564.4495  
F: 845.567.1025  
www.maserconsulting.com

January 15, 2016

**VIA EMAIL**

Mr. Patrick J. Hines, Principal  
McGoey Hauser & Edsall Consulting Engineers, DPC  
33 Airport Center Drive  
Suite 202  
New Windsor, NY 12553

Re: Vilardi Two-Family  
Section 3, Block 1, Lot 82  
Town of Newburgh, Orange County, New York  
MC Project No. 14002002A

Dear Mr. Hines:

Below please find our responses to your comment letter of December 3, 2015. The comments have been repeated here for clarity.

Comment 1. Information pertaining to the subsurface sanitary sewer disposal system and the number of bedrooms in the proposed two-family home should be identified.

Response 1. The septic system has been operating at the property for many years. On our site inspection, we observed no wet areas in the lawn over the septic area, no odors and heard no complaints from the tenants. Lastly, the site is over 25 acres leaving ample land to locate a replacement septic system if required.

Comment 2. Four parking spaces must be identified on the plans.

Response 2. See the attached aerial map which shows ample existing parking.

Comment 3. Photos of the existing structure and or rendering should be provided for the Planning Boards review based on the two-family residential architectural standard.

Response 3. See the attached photos, submitted previously to the Building Department and the Planning Board.

Comment 4. County Planning referral is required based on location of the project on State Highway.



Response 4. We anticipate a local jurisdiction declaration from the County.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in black ink, appearing to read 'Andrew B. Fetherston', written over a horizontal line.

Andrew B. Fetherston, P.E.  
Principal Associate

ABF/jm

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Steven M. Neuhaus  
County Executive

## Orange County Department of Planning

124 Main Street  
Goshen, NY 10924-2124  
Tel: (845) 615-3840  
Fax: (845) 291-2533

David E. Church, AICP  
Commissioner

www.orangecountygov.com/planning  
planning@orangecountygov.com

### County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, & n

**Local Referring Board:** Town of Newburgh Planning Board  
**Applicant:** Mario Vilardi  
**Project Name:** Vilardi two family  
**Proposed Action:** Site Plan for existing two-family residence  
**Reason for County Review:** Within 500 feet of NYS Route 300  
**Date of Full Statement:** December 29, 2015

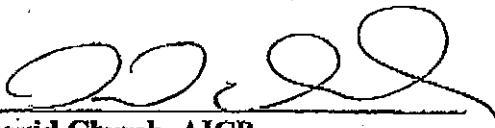
**Referral ID #:** NBT 53-15M  
**Tax Map #:** 3-1-82  
**Local File #:** 2015-32

**Comments:** The Department has received the above referenced site plan and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to offer the following advisory comments:

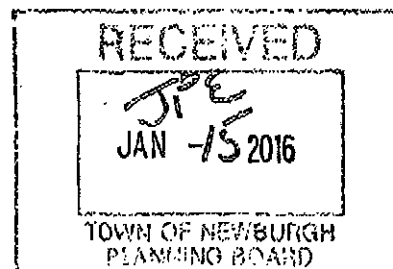
**Bulk Requirements:** The existing structure meets all requirements for a two-family dwelling except the square footage requirement for the upper-level apartment. We advise the Planning Board to refer this action to the Zoning Board of Appeals for an area variance. If it is possible for the Planning Board to waive the minimum square footage requirements for each unit, we would support that waiver.

**County Recommendation:** Local Determination

**Date:** January 11, 2016  
**Prepared by:** Megan Tennermann, AICP, Planner

  
David Church, AICP  
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available online at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning).



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

**PROJECT: MATRIX NEWBURGH**  
**PROJECT NO.: 15-26**  
**PROJECT LOCATION: ROUTE 17K SECTION 95 BLOCK 1 LOT (4.12,54.1, 69.25,49.12)**  
**PROJECT REPRESENTATIVE: LANGAN ENGINEERING**  
**REVIEW DATE: 15 JANUARY 2016**  
**MEETING DATE: 21 JANUARY 2016**

1. Outstanding comments from the Public Hearing and our previous comment letter dated 17 November 2015 should be addressed by the Applicant's representatives.

Respectfully submitted,

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

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Patrick J. Hines  
Principal