



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

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

PROJECT: ELM FARM SUBDIVISION
PROJECT NO.: 00-09
PROJECT LOCATION: SECTION 39, BLOCK 1, LOT 12.44
PROJECT REPRESENTATIVE: KC ENGINEERING & LAND SURVEYING
REVIEW DATE: 26 NOVEMBER 2014
MEETING DATE: 4 DECEMBER 2014

1. Phasing plan for the project has been eliminated. Entire project will be filed as one project. Bond estimates must be provided for the entire project for all public improvements, roadways, drainage, sewer and water.
2. Offers of dedication and legal paperwork for drainage district lots should be provided.
3. Offers of dedication and session of roadway should be provided to Planning Board Attorney for review.
4. Detail of proposed stormwater management pond fencing and location of gates should be depicted on the plans.
5. A previous comment identified a note regarding the 3 pump stations on individual lots stating the Town reserves the right to enter upon the property and cause repair of the privately owned pump stations. This note should be reviewed by Mike Donnelly and/or Town Attorney.
6. Existing tax lots 39-1-12.1 and 12.2 must have driveways connected to Black Gum Court. Appropriate notes stating that this is an obligation of the project sponsor and a trigger mechanism for this construction should be incorporated into the plans.
7. Grading for the individual lots is depending on grading on adjoining lots in many cases. Any changes to the proposed grading plan on any of the lots must be submitted to the Town of Newburgh Building Department for review and approval prior to allowing the proposed grading modification. Plot plans for the individual lots, including proposed grading, must be submitted with Building Permit applications. This should appear as a note on the map or a requirement in the resolution based on input from Planning Board Attorney.

8. The DEC Wetland Permit requires deed language be incorporated into the lots which contain DEC regulated wetlands and/or regulated adjacent areas.

Respectfully submitted,

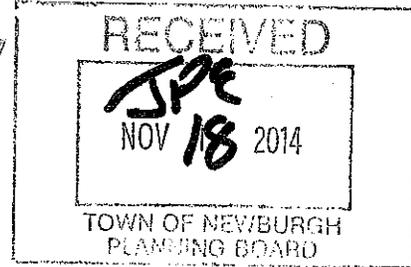
***McGoey, Hauser & Edsall
Consulting Engineers, D.P.C.***

Patrick J. Hines
Principal

November 14, 2014

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

11/17 COPY



RE: Elm Farm Subdivision **Planning Board File #2000-09**
Wells and Fostertown Road
Town of Newburgh, Orange County, NY

PAT

Dear Chairman Ewasutyn:

Attached please find the following items in reference to the above mentioned project:

- Eleven (11) copies of plans entitled "Overall Subdivision Plans for Elm Farm"
- Three (3) copies of the Town Board meeting notes approving the elimination of sidewalks throughout the project

We respectfully request that the project be granted final subdivision approval conditioned on any outstanding items.

The following are revisions made to the plan set since the prior submission.

1. The sidewalks have been eliminated from the plans based on approval from the Town of Newburgh Planning Board. We ask that the Planning Board consider this in light of the Town Board's approval.
2. A note regarding Section 157-11 requirements for a stormwater management application fee has been added to Sheet 1 of 14.
3. The Phasing Plan has been eliminated from the plan set. The project will be approved and filed as a complete 52 lot subdivision.

Please do not hesitate to contact our office, if you have any questions.

Very truly yours,

A handwritten signature in cursive that reads "Jason A. Pitingaro".

Jason A. Pitingaro, P.E.
Vice President

JAP/lk

Enc.

cc w/enc: Creighton Manning Engineering, LLP

5012-010 Ewasutyn-submission 11-13-14

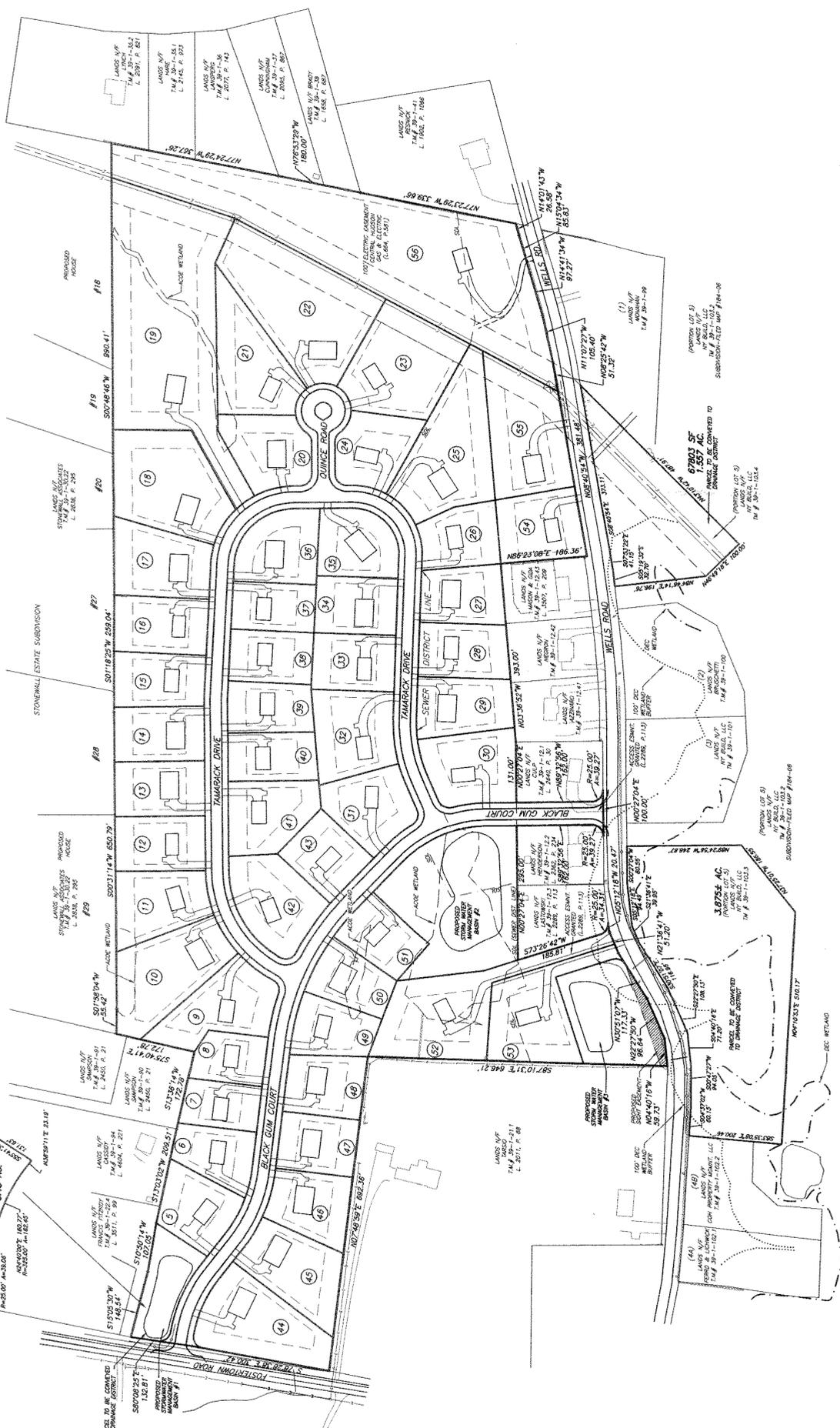
LOCATION PLAN
SOURCE: T.M. MAP
SCALE: 1" = 200'

TABLE MINIMUM DIMENSIONS
ZONE DISTRICT - R-2 (RESIDENTIAL)

	PERMITTED	PROPOSED
LOT AREA	13,000 SF	16,503 SF
LOT WIDTH AT BUILDING LINE	100'	114.5'
FRONT YARD	20'	40'
REAR YARD	40'	47'
MAXIMUM BUILDING HEIGHT	15'	15'
MAXIMUM LOT COVERAGE (BUILDING)	35%	35%
MAXIMUM SURFACE COVERAGE	35%	<35%

NOTES:

1. T.M. MAP NUMBER: 38-1-12-44
2. AREA: 42.214 AC.
3. ZONE: R-2
4. TOTAL NUMBER OF LOTS: 52 (R-2 - R-2)
5. BOUNDARY SURVEY BY: ENTRANCE & KORNWITZ, P.C.
6. WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF NEWBURGH.
7. ALL ELEVATIONS ARE BASED ON U.S.C.S. DATUM
8. FEDERAL WETLANDS FIELD DELINEATION: 12/11/12
9. N.Y.S.D.E.C. WETLANDS DELINEATION: 8/09/09
10. PROPOSED DENSITY: 1.10 LOTS/ACRE IN CONFORMANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH, WATER RESOURCES AND REQUIREMENTS OF THE TOWN OF NEWBURGH.
11. NO WATER MAIN CONSTRUCTION SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE TOWN OF NEWBURGH WATER DEPARTMENT MATERIAL TO THE TOWN OF NEWBURGH WATER DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE START OF WATER MAIN INSTALLATION.
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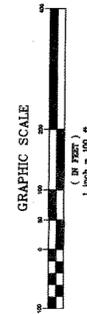
RECORD OWNER/SUBDIVIDER:
ELM FARM ASSOCIATES, LLC
8 OVERDELL AVENUE
NEWBURGH, NY 12550

CERTIFICATION:
I HEREBY CERTIFY TO:
1. THE TOWN OF NEWBURGH
THAT THIS MAP SHOWS THE RESULTS OF ACTUAL FIELD LOCATIONS PERFORMED
BETWEEN MAY 8 & SEPTEMBER 20, 2010 AND UPDATED ON DECEMBER 23, 2010.

BY:
LEWIS T. ROWLEY, P.L.S.
NYS LICENSE # 47418

NOTES:
NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS,
SHALL BE PERMITTED UNTIL THE TOWN OF NEWBURGH HAS RECEIVED AND APPROVED
FROM ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS UNDER SECTION 155
OF THE HIGHWAY LAW.

- LEGEND
- EXISTING WATER MAIN
 - EXISTING SEWER
 - EXISTING DRAINAGE
 - EXISTING TELEPHONE
 - EXISTING DITCH
 - FEDERAL WETLAND BOUNDARY
 - 100' DEC. WETLAND BUFFER
 - SEWER DISTRICT LINE (S.D.L.) AREA
 - 100' YEAR FLOOD LINE



OVERALL SUBDIVISION PLAN
SHEET NO. 1 OF 14
SCALE: 1" = 100'
DATE: 10/20/09
JOB NO.: 200505
DRAWN BY: PM
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
2142 ROAD 302 PO BOX 42
CROTONA, NY 10519
Tel: (845) 381-0145
Fax: (845) 381-0146
E-mail: info@efac.com
Web: www.efac.com

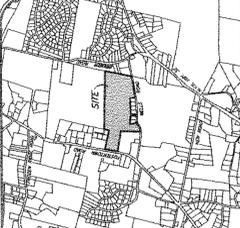
Engineering and
Land Surveying, P.C.

Professional seal and signature of Lewis T. Rowley, P.L.S., NYS License # 47418.

THIS SHEET IS INCOMPLETE AND INVALID UNLESS
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LOCATION PLAN
SOURCE: T.M. MAP
SCALE: 1" = 200'

NOTES:
NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS, SHALL COMMENCE UNTIL A VALID HIGHWAY WORK PERMIT HAS BEEN SECURED FROM ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS UNDER SECTION 1.18 OF THE HIGHWAY LAW.

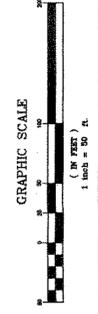
TABLE MINIMUM DIMENSIONS
ZONE DISTRICT - R-2 (RESIDENTIAL)

PERMITTED	PROPOSED
LOT AREA	15,000 SF
LOT WIDTH AT BUILDING LINE	100'
FRONT YARD	10'
REAR YARD	40'
MAXIMUM BUILDING HEIGHT	47'-00"
MAXIMUM LOT COVERAGE (BUILDING)	35%
MAXIMUM SURFACE COVERAGE	35%
	<1.5%
	<0.8%

CERTIFICATION:
I HEREBY CERTIFY TO:
1. THE TOWN OF NEWBURGH
THAT THIS MAP SHOWS THE RESULTS OF ACTUAL FIELD LOCATIONS PERFORMED BETWEEN MAY & SEPTEMBER OF 2000 AND UPDATED ON DECEMBER 23, 2001.

BY: LEWIS T. POWELL, P.L.S.
V.S. LICENSE # 447416

RECORD OWNER/SUBDIVIDER:
ELM FARM ASSOCIATES, LLC
8 OVERELL AVENUE
NEWBURGH, NY 12550



METES AND BOUNDS PLAN FOR ELM FARM

DATE	REVISION
12/29/01	M & B
06/25/02	COUNTY ENHANCE COMMENTS
07/29/02	FOR PRELIMINARY APPROVAL
10/22/02	REVISED PER THE CONSULTANTS COMMENTS
12/17/02	REVISED FOR PRELIMINARY COMMENTS
03/03/03	REVISED PER THE CONSULTANTS COMMENTS
03/20/03	REVISED PER THE CONSULTANTS COMMENTS
12/17/04	REVISED PER THE CONSULTANTS COMMENTS
11/17/14	FINAL PLAN SHEET

SHEET NO. 3 OF 14
SCALE: 1" = 60'

DRAWING NAME: TOWN OF NEWBURGH
JOB NO. 091001 DRAWN BY: PM

ORANGE COUNTY, NEW YORK

Engineering and Land Surveying, P.C.
242 Route 202 Box 42
Newburgh, NY 12550
Phone: (845) 361-4541
Fax: (845) 361-1045
Web: www.kbsp.com



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