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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT:	GREINER
PROJECT NO.:	02-33
PROJECT LOCATION:	SECTION 7 BLOCK 1, LOT 2.25
PROJECT REPRESENTATIVE:	GREG SHAW ENGINEERING
REVIEW DATE:	4 SEPTEMBER 2012
MEETING DATE:	6 SEPTEMBER 2012

1. The proposed project before the Board is a significantly reduced scope based on the applicant's desire to build out the project under a minor subdivision approval. The applicant must specifically abandon the previous proposal in order for this proposal to meet the intent of the Town of Newburgh NYSDEC Stormwater regulations eliminating the "larger development scheme". The proposed project will now disturb less than five acres in a residential subdivision with less than 25 percent of impervious surface and therefore only requires a soil and sediment control plan as the SWPPP for the project. Previous stormwater quantity and quality controls are eliminated based on the reduced proposal. It is requested that the applicant withdraw the previous approved major subdivision for the property.
2. The project contains soils which have impacted by former agricultural use. During the major subdivision review of the project, Orange County Health Department required remediation of the soils on the individual lots. This remediation continues to be proposed, however the Orange County Health Department no longer are involved in the review of the minor subdivision. We would recommend a note be placed on the plans that the owners of the individual lots receive copies of the required post construction soil testing.
3. Several easements are required for access, grading and utilities. These easements should be reviewed by Mike Donnelly's office.
4. Central Hudson Easement is required.

Respectfully submitted,

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Consulting Engineers, P.C.**

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