



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

**PROJECT NAME:** HUDSON ASSET HOMES LLC  
**PROJECT NO.:** 2022-10  
**PROJECT LOCATION:** SECTION 34, BLOCK 1, LOT 25.15  
**REVIEW DATE:** 27 MAY 2022  
**MEETING DATE:** 2 JUNE 2022  
**PROJECT REPRESENTATIVE:** ENGINEERING & SURVEYING PROPERTIES

1. The surveying plan must be stamped by a NYS Licensed Surveyor. Several of the lot lines lack metes and bounds labels on the plans. A lot frontage line and lots around the recently constructed residence do not have metes and bounds or courses and distances labeled on the subdivision plan. Internal lot lines must be labeled.
2. The plans have been revised to re-locate the driveway to the previous farm road crossing with the existing culvert proposed to be upgraded.
3. A Ultimate Development Plan/ build out figure has been provided with the EAF depicting additional residences, which could be constructed on the plan.
4. A review of the revised EAF does not reveal any significant environmental constraints on the property. No Threatened or Endangered Species are identified and no Archeological sites.
5. Plan must be submitted to Orange County Planning as project is located near the NYS Thruway.
6. The undersigned discussed the project with the Water Superintendent. Water Superintendent has requested the applicant provide calculations for sizing of the water services based on the distance from the main to the structures.
7. An architectural review for the proposed two family houses are required.
8. Septic system notes must be added to the plans requiring submission of an As-Built Plan and certification by a NYS Design Professional prior to issuance of a Certificate of Occupancy.
9. Adjoiner's Notices must be sent at this time since plan revisions have been undertaken since the last meeting.
10. Driveway access and maintenance agreement continues to be required.

**NEW YORK OFFICE**

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**PENNSYLVANIA OFFICE**

111 Wheatfield Drive, Suite 1, Milford, PA 18337  
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

11. Highway Superintendents comments on driveway location should be received.

Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in blue ink that reads "Patrick J. Hines". The signature is written in a cursive, flowing style.

Patrick J. Hines  
Principal  
PJH/kbw



Montgomery Office:

71 Clinton Street  
Montgomery, NY 12549  
phone: (845) 457-7727  
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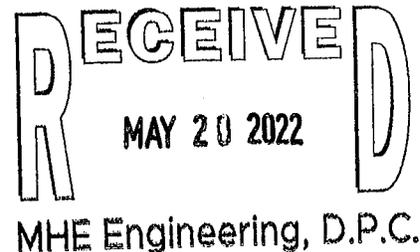
www.EngineeringPropertiesPC.com

May 19, 2022

Town of Newburgh Planning Board  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

**ATTN: John Ewasutyn, Chairman**

**RE: W.O. # 1051.11  
PB APPLICATION 2022-10  
HUDSON ASSET HOMES LLC  
TAX LOT # 34-1-25.15  
COMMENT RESPONSE**



Dear Mr. Ewasutyn:

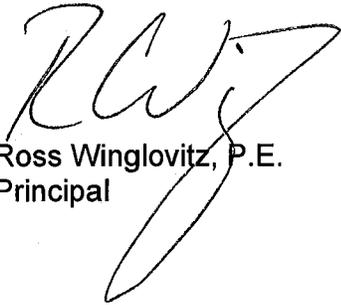
We are in receipt of the comment memo regarding the above-mentioned project dated May 2, 2022 from MH&E Consulting Engineers, D.P.C. Below is a comment-by-comment response;

1. No response required.
2. The proposed driveway has been relocated to the previously approved location of the 24" HDPE culvert pipe. The Subdivision Plan on Sheet C-102 indicates that the 24" HDPE pipe is to be installed at 1.0% minimum per filed map 242-17.
3. A driveway access and maintenance agreement will be prepared as a condition of final approval.
4. A Build Out Figure (F-1) has been attached to the Full Environmental Assessment Form.
5. No response required.
6. Note #7 on Sheet C-101 indicates that the wetlands delineation depicted on the plan set was set by Michael Nowicki, wetland biologist.
7. The applicant will have architectural drawings prepared for ARB approval.
8. See response to comment #2 above.
9. The length of driveway to Lot 1 is 490.88 feet. The length of driveway to Lot 2 is 458.58 feet. Section 511 of the fire code states that turnarounds and turnouts are required for driveways in excess of 500 feet therefore none are required.

10. The plan set has been submitted to the Highway Superintendent for review.  
Correspondence from the Highway Superintendent will be forwarded to the Board once it is received.
11. The plan set has been submitted to the Water Superintendent for review.  
Correspondence from the Water Superintendent will be forwarded to the Board once it is received.
12. The water service is proposed to be 1" type "K" copper tubing.

If you have any additional questions and/or comments please don't hesitate to contact this office.

Sincerely,  
Engineering & Surveying Properties, PC



Ross Winglovitz, P.E.  
Principal



Reuben Buck  
Project Engineer







