



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

PROJECT NAME: SUBDIVISION OF LANDS OF MSM TR C/O MALCOM MEYERSON
PROJECT NO.: 26-07
PROJECT LOCATION: 68 CHAPEL ROAD
SECTION 14, BLOCK 1, LOT 73
REVIEW DATE: 27 APRIL 2026
MEETING DATE: 7 MAY 2026
PROJECT REPRESENTATIVE: MNTM ENGINEERING & LAND SURVEYING, PC, LARRY MARSHALL

1. This office is in receipt of a response from Orange County Planning regarding a Notice of Intent for Lead Agency. The County does not which to seek lead agency status, however, did not identify the circulation as a 239 review requesting additional information. A separate 239 review must be submitted to County Planning.
2. The project is before the Board for a Public Hearing. Any substantive comments should be evaluated.
3. A Tree Preservation Plan has been provided. The project complies with the requirement of Chapter 172.
4. Driveway Maintenance Agreement for Common Driveways are required.
5. Limits of disturbance must be delineated on each lot for compliance with the Tree Preservation Ordinance.
6. Coverage under the NYSDEC Construction Stormwater Program is required. Coverage must be obtained prior to stamping the plans.

Respectfully submitted,

MHE Engineering, D.P.C.

Patrick J. Hines
Principal

PJH/kmm

Quinn M. Mullarkey, P.E.
Senior Engineer

NEW YORK OFFICE

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Town of Newburgh Planning Board

Subdivision of Lands of MSM TR c/o Malcom Meyerson

Plan Set Link Below:

<https://mhepc.egnyte.com/fl/9wTMh6gtGpXx>

Lawrence J. Marshall, P.E.

Timothy J. Martz, L.S.

Zachary A. Peters, P.E.

March 17, 2026

Planning Board
Town of Newburgh
21 Hudson Valley Professional Plaza
Newburgh, New York 12550
Also via email: planningboard@townofnewburgh.org

Re: Job No. 5140
Tax Map Parcel: 14-1-73
Town of Newburgh
Orange County
Chapel Road
5-Lot Residential Subdivision
Newburgh Project Number: 26-06

Dear Board Members:

Enclosed please find the following items in reference to the above-captioned project:

1. Eleven (11) copies of the revised Subdivision Plan
2. Eleven (11) copies of the Stormwater Pollution Prevention Plan (SWPPP)
3. Eleven (11) copies of the draft Driveway Easement & Maintenance Agreement.
4. Eleven (11) copies of the Affidavit of Mailing of Notice

The following are in response to a review by Patrick Hines of MHE Engineering dated February 17, 2026:

1. No response required.
2. Adjoiner notices were sent out on March 9, 2026.
3. No response required.
4. Orange County Health Department (OCDOH) review will not review the project until after a SEQR determination has been made by the Town of Newburgh Planning Board.
5. The Highway Superintendent has reviewed and accepted the driveway entrance locations. The driveway cross section detail has been modified to ensure the existing paved swale along the shoulder of Chapel Road is maintained.
6. A basic Stormwater Pollution Prevention Plan (SWPPP), including an erosion and sediment control plan, has been prepared and included with this submittal.
7. Metes & Bounds have been added along the dedication area. The lot areas have been adjusted to remove the area within the roadway dedication area.
8. The tree preservation plan has been prepared and included as Sheet 8 of the Subdivision Plan.



9. A copy of the Common Driveway Access\Maintenance Agreement has been enclosed. Please review and advise if acceptable. We will be providing specific descriptions of the specific easements once we are sure that the lot boundaries are finalized with the Board.
10. The Town of Newburgh Water Notes have been added on sheet 2 of the Subdivision Plan, as requested.
11. The label on lot 5 has been corrected so it properly references Lot Not 16 on sheet 1 of the plans.
12. No response required.

The following are in response to a review by James Campbell of the Town of Newburgh Code Compliance Department dated February 19, 2026:

1. No front yard deck is proposed on Lot 2.
2. No rear yard deck is proposed on Lot 3. Lot 4 has been slightly rotated so that a deck can be installed within the setbacks on Lot 4.

If you have any questions or concerns, please feel free to contact me at (845) 744-3620 or by email at rsmithem@mntm.co.

Sincerely,



Ryan Smithem, E.I.T.

RTS/rts
Enc.

Cc: Patrick Hines (*via email & mail*) - w.enc
Dominic Cordisco (*via email*) - w.enc
Mal Meyerson (*via email*) - w.enc

