



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

PROJECT NAME: POPPY LANE AMENDED SUBDIVISION
PROJECT NO.: 25-22
PROJECT LOCATION: SECTION 6, BLOCK 1, LOT 113, 114, 115
SECTION 109.3, BLOCK 4, LOT 24.210
REVIEW DATE: 28 JANUARY 2026
MEETING DATE: 5 FEBRUARY 2026
PROJECT REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES, PC

Application was before the Planning Board on 17 July 2025.

1. Identify inverts at proposed 24" diameter pipe discharge within Town drainage easement.
2. Highway Superintendents' comments on the private road location and proposed drainage improvements should be received.
3. Cost estimates have been submitted. Town approval for establishment of cost estimates is required.
4. Total limits of disturbance for the project should be identified. If greater than 1 acre to be disturbed a SWPPP is required. If greater than 5 acres disturbance results an expanded SWPPP will be required to address water quantity and quality controls.
5. A note has been added to the plans regarding clearance of brush for sight distance. It is unclear if this brush clearing is in the limits of Town road right-of-way. Will an easement be required from Tax Lot 112?

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in black ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines
Principal

PJH/kmm

A handwritten signature in black ink, appearing to read 'Michael W. Weeks'.

Michael W. Weeks, P.E.
Principal

NEW YORK OFFICE

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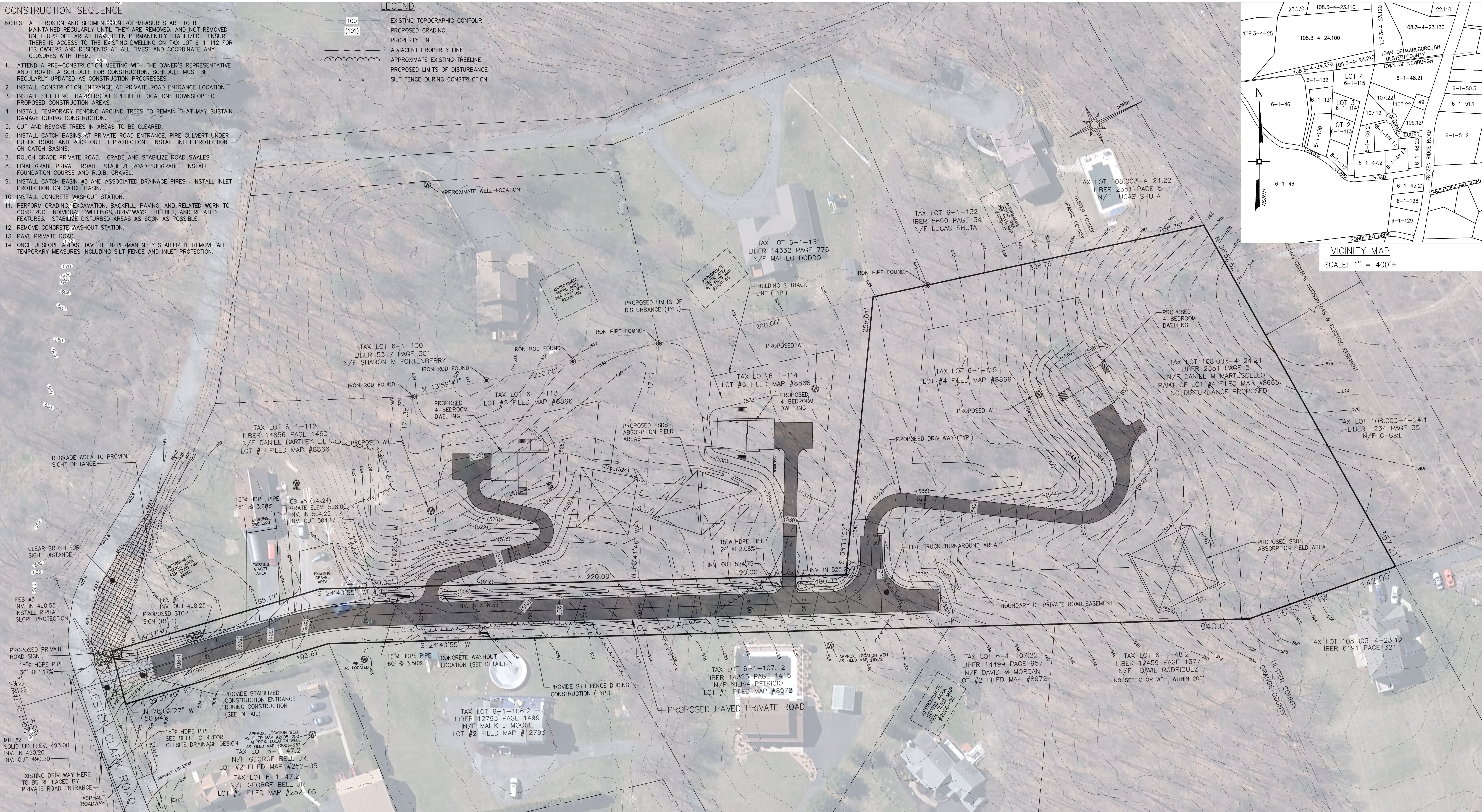
PENNSYLVANIA OFFICE

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NOTES: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED REGULARLY UNTIL THEY ARE REMOVED, AND NOT REMOVED UNTIL UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED. ENSURE THERE IS ACCESS TO THE EXISTING DWELLING ON TAX LOT 6-1-112 FOR ITS OWNERS AND RESIDENTS AT ALL TIMES, AND COORDINATE ANY CLOSURES WITH THEM.

-

	100	EXISTING TOPOGRAPHIC CONTOUR
	(101)	PROPOSED GRADING
		PROPERTY LINE
		ADJACENT PROPERTY LINE
		APPROXIMATE EXISTING TREELINE
		PROPOSED LIMITS OF DISTURBANCE
		SILT FENCE DURING CONSTRUCTION



1. TAX MAP DESIGNATION: SECTION 6, BLOCK 1, LOTS 113, 114, & 115
LOT NUMBER 2, 3, AND 4 OF THE LANDS OF PHOEBE E. MARTUSCELLO
MINOR SUBDIVISION, FILED MAY 18, 1988 AS MAP #8866
2. OWNER:

WISE BUILD, LLC
4 HAMASPIK WAY
MONROE, NY 10950
3. APPLICANT:

MW MANAGEMENT
4 HAMASPIK WAY
MONROE, NY 10950
4. ZONING DISTRICT: AR
5. BASED ON A SURVEY BY CV ASSOCIATES NY DATED 10/12/2020, AND ON
FILED MAP #8866
6. THERE ARE NO REGULATED FLOOD PLAINS WITHIN 300 FEET OF THE
PROJECT SITE, PER THE NATIONAL FLOOD INSURANCE RATE MAPS NUMBER
36071C01133E AND 36071C0134E FOR ORANGE COUNTY, NY EFFECTIVE
8/03/09.

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITY LINES, WHETHER IN THE PUBLIC RIGHT-OF-WAY, IN EASEMENTS, OR IN PRIVATE PROPERTY PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES THROUGHOUT THE COURSE OF CONSTRUCTION. PROJECT SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. DIG SAFELY NEW YORK MUST BE CONTACTED 2 FULL WORKING DAYS PRIOR TO ANY EXCAVATION OR DEMOLITION, BY DIALING 811 OR AT www.digsafelynewyork.com.

[illegible]

DRAWING STATUS		ISSUE DATE:	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		12/19/25	
		SHEET NUMBER	
☐ CONCEPT APPROVAL	N/A	OF	N/A
☒ PLANNING BOARD APPROVAL	1	OF	4
☐ OCCDH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ OCCDH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
☐ OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A
THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).			



ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 031701

40 0 20 40 80
1" = 40'

PRIVATE ROAD AND SOIL EROSION & SEDIMENT CONTROL PLAN

JOB #:	1493.01	DRAWN BY:	DJG	C-1
DATE:	10/7/21	SCALE:	1" = 40'	
REVISION:	6 - 12/19/2025	TAX LOTS:	6-1-113, 114 & 115	



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☐ CONCEPT APPROVAL	N/A	OF N/A
☒ PLANNING BOARD APPROVAL	2	OF 4
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☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
☐ NYSDEC APPROVAL	N/A	OF N/A
☐ NYSDOT APPROVAL	N/A	OF N/A
☐ OTHER	N/A	OF N/A
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PROFILES

**POPPY LANE
LESTER CLARK ROAD
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK**

JOB #: 1493.01

DATE: 10/7/21

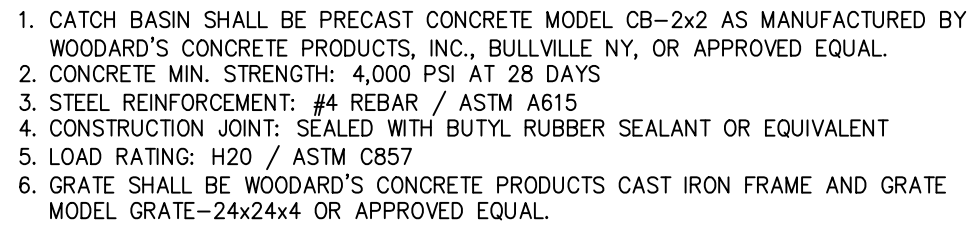
REVISION: 6 - 12/19/2025

DRAWN BY: DJG

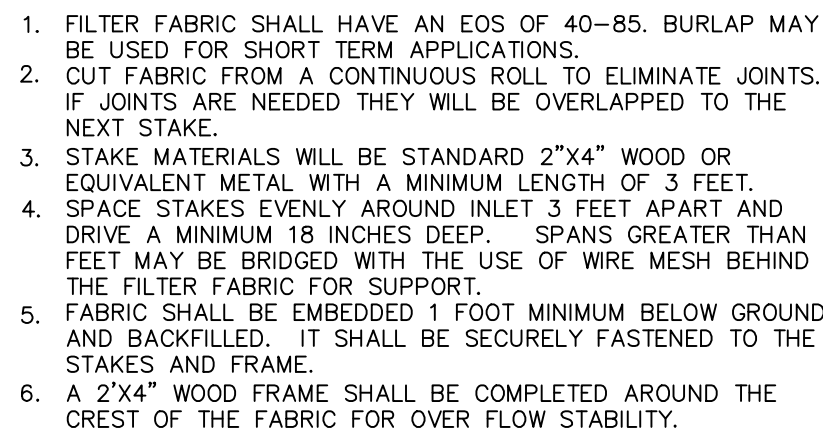
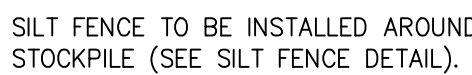
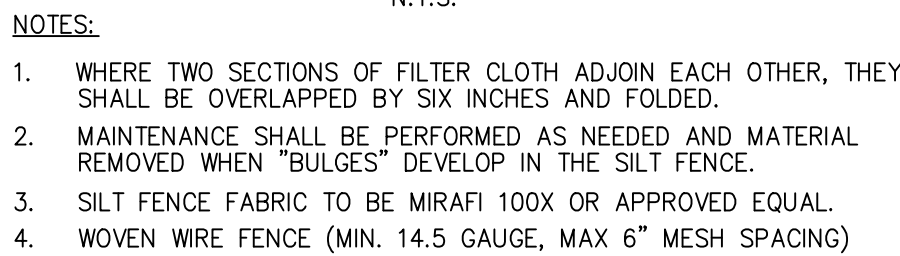
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL

TAX LOTS: 6-1-113, 114 & 115

C-2



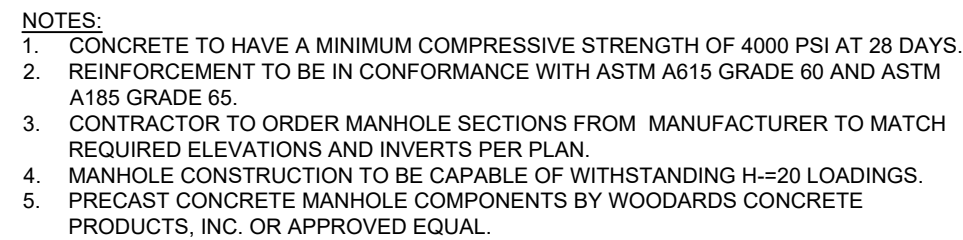
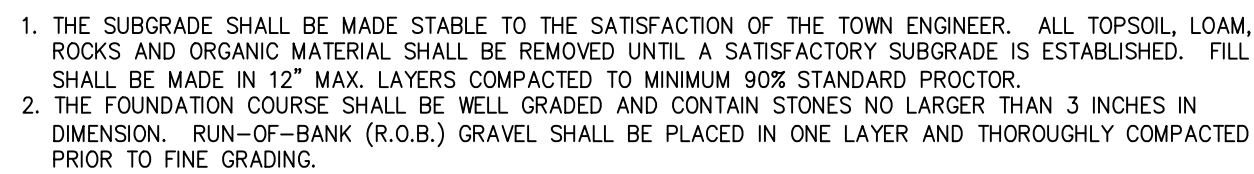
1. SILT FENCE BARRIERS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. DISTURBANCE TO BE LIMITED TO THE MINIMUM NECESSARY FOR THE GRADING AND CONSTRUCTION OF THE DWELLING, DRIVEWAY, LAWN, UTILITIES, ETC.
3. TEMPORARY SEEDING WITH ANNUAL RYE GRASS OR OTHER RAPID GROWING MIXTURE SHALL BE PERFORMED ON DISTURBED SOIL REMAINING VACANT FOR MORE THAN 14 DAYS AS FOLLOWS:
 - a. SEED WITH ANNUAL RYEGRASS (2.5 LBS. PER 1,000 SQ. FT.)
 - b. MULCH WITH STRAW (90 LBS. PER 1,000 SQ. FT.)
4. ALL DISTURBED AREAS TO BE MULCHED TO PREVENT EROSION, THE CONTRACTOR SHALL COMPLY WITH ALL REQUESTS OF THE VILLAGE ENGINEER OR BUILDING INSPECTOR DURING CONSTRUCTION WITH REGARD TO EROSION CONTROL DEVICES.
5. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED.
6. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED AS FOLLOWS:
 - a. LOOSEN SEVERELY COMPACTED AREAS BY DIGGING TO 12" DEPTH.
 - b. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 FERTILIZER 10 LBS. PER 1,000 SQ. FT.
 - c. SEED WITH THE FOLLOWING MIXTURE AT 5 LBS. PER 1,000 SQ. FT.:
 - 50% KENTUCKY BLUEGRASS
 - 25% MANHATTAN RYE GRASS
 - 25% PENN. LAWN GREENING REED FESCUE
 - d. MULCH WITH SALT HAY OR STRAW (90 LBS. PER 1,000 SQ. FT.)



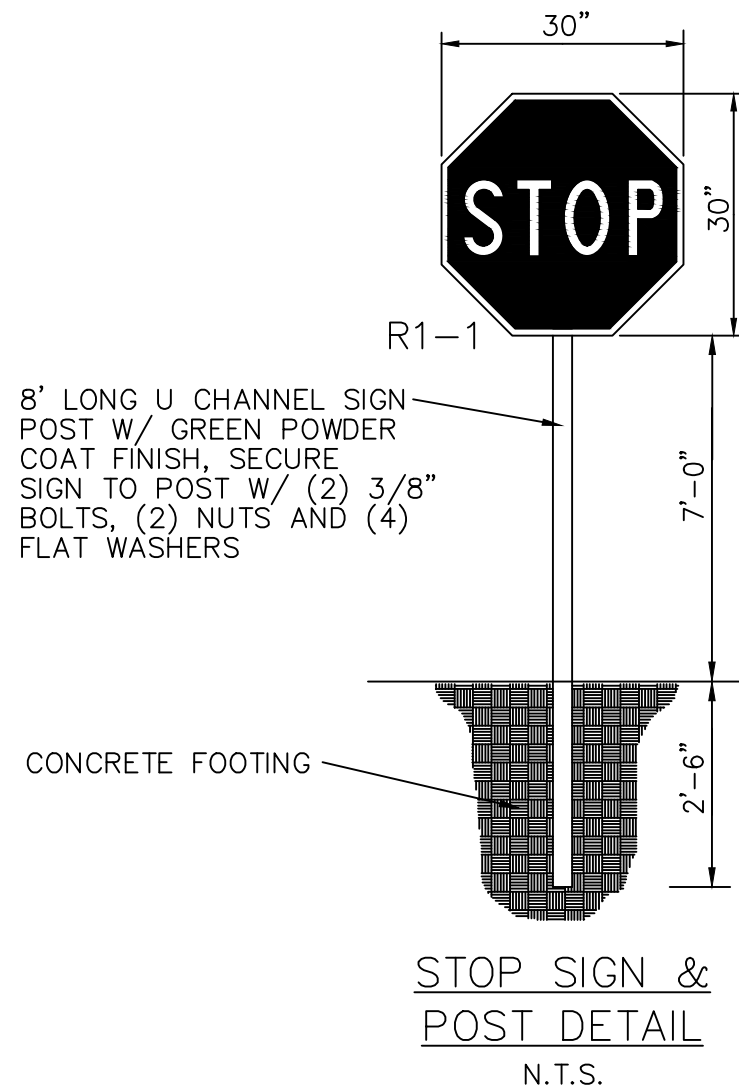
N.T.S



1. ANY TREE TO REMAIN THAT MAY SUSTAIN DAMAGE DURING CONSTRUCTION SHALL BE PROTECTED AS SHOWN ABOVE.
2. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.

[illegible]

SCALE: N.T.S



- NOTES:
1. CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. THE CONCRETE WASHOUT AREA SHALL BE ENTIRELY SELF-CONTAINED.
 2. CONCRETE WASHOUT AREA(S) ARE TO BE INSTALLED AT LEAST 50 FT. FROM ANY STREAM, WETLAND, STORM DRAINS OR OTHER SENSITIVE RESOURCE.
 3. SURFACE DISCHARGE IS UNACCEPTABLE. THEREFORE, HAY BALES OR OTHER CONTROL MEASURES, AS APPROVED BY THE ENGINEER, SHALL BE USED AROUND THE PERIMETER OF THE CONCRETE WASHOUT AREA(S) TO BE CONTACTED FOR.
 4. WASHOUT AREA(S) ARE TO BE INSPECTED AT LEAST ONCE A WEEK FOR STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TEARS, OR OVERFLOWS. WASHOUT AREA(S) SHALL BE CHECKED AFTER HEAVY RAINS.
 5. HARDENED CONCRETE WASTE SHALL BE REMOVED AND DISPOSED OF WHEN THE WASTE HAS ACCUMULATED TO HALF OF THE CONCRETE WASHOUT'S HEIGHT. ALL CONCRETE WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL APPLICABLE LAWS, REGULATIONS, AND GUIDELINES.

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C-3

