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November 19, 2012

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

FILE

Re: Subdivision Plan for Susan Richichi
Tax Lot 95-1-4.222

Dear Mr. Ewasutyn:

Please find enclosed fourteen (14) sets of plans entitled, "Subdivision Plan Prepared for Susan Richichi", dated January 23, 1989 and last revised November 7, 2012, consisting of Sheets 1 through 3. The plans have been prepared to address comments identified in the December 29, 2011 review letter provided by the BC Planning, LLC, and the December 30, 2011 review letter provided by McGoey, Hauser & Edsall Consulting Engineers, P.C. The comments have been addressed as follows:

Responses to the BC Planning, LLC December 29, 2011 Review Letter:

1. No response needed.
2. Setback lines outlining the buildable area have been added to the plan.
3. A Bulk Zoning Table summarizing the Town's dimensional requirements and the dimensions for the two proposed lots has been provided.
4. Topographic information in the area of proposed improvements has been provided by Charles Boolukos, L.S. and has been shown on Sheets 1 & 2.
5. Driveways for the lots have been shown on the plan. As a portion of the driveway is shared, a Common Driveway Maintenance Agreement will need to be prepared and filed as part of the project. The need for the Maintenance Agreement is noted on Sheet 1.
6. Proposed connections to the Town's water and sewer facilities have been designed and are shown on Sheet 2. Details for the connections are provided on Sheet 3. Based upon the elevations obtained for the existing sewer main and the proposed elevations for the homes, a pump station will not be needed for the proposed sewer connections.
7. Adjacent property owners have been identified on Sheet 1.
8. The existing 20-foot right-of-way is shown on Sheet 1 and Sheet 2. There are no other known easements within the property.
9. There are no known wetlands or floodplain areas in the area of the project site. A review of FEMA Mapping indicated that there are no floodplains or special flood hazard areas within the project site. A review of New York State DEC Online Mapping also indicated no State

- Freshwater Wetlands within the project site. The existing stream that runs through the property is more than 500 feet from the nearest point of disturbance proposed as part of this project.
10. While not shown on the plan, there is an existing tree line along the 20-foot right-of-way line and Tax Lot 58-6-17. Also, the subject property is fairly wooded with many large deciduous trees. Proposed vegetative screening for the two lots proposed has been provided on Sheet 2. A total of sixteen (16) trees planted 10-feet on center are proposed to protect the views of both the new homeowner's and the existing neighboring properties. Planting details and proposed species for trees have been provided on Sheet 3. Specific quantities of each species has not been provided as it is intended to allow the homeowner the option of choosing one or more of tree species to account for personal choice and tree availability.
 11. It is understood that the plans will need to be referred to the Orange County Department of Planning for a review under General Municipal Law 239.

Responses to the McGoey, Hauser & Edsall December 30, 2011 Review Letter:

1. It is our understanding that based upon prior discussions between the applicant and the Town Planning Board, that the proposed driveway arrangement is acceptable. As noted above, a Common Driveway Maintenance Agreement will need to be prepared and filed as part of this project.
2. Proposed Water and Sewer connections have been designed and shown on Sheet 2 of the plan. Details for the proposed connections are provided on Sheet 3. The area is relatively flat (4% approx.) and no grading is proposed in the area of the 20-foot right-of-way. The grading for the proposed houses has been provided on Sheet 2.

I trust that the plans satisfactorily addressed the comments and respectfully request that the project be placed on the next available agenda. If you have any questions or comments, please do not hesitate to contact me.

Very truly yours,

Lanc & Tully, P.C.



David Higgins, P.E.

Cc: Susan Richichi
Charles Boolukos, L.S.