**TOWN OF NEWBURGH**

**PLANNING BOARD**

**TECHNICAL REVIEW COMMENTS**

**PROJECT: LANDS OF THE ESTATE OF CRAIG M. MARTI-2 LOT SUBDIVISION**

**PROJECT NO.: 20-11**

**PROJECT LOCATION: SECTION 63, BLOCK 3, LOT 4.1**

**REVIEW DATE: 14 AUGUST 2020**

**MEETING DATE: 20 AUGUST 2020**

**PROJECT REPRESENTATIVE: FRANK VALDINA, P.E.**

1. Project proposes a two lot subdivision of an existing parcel which is just over one acre in size in the R-3 Zone. Existing and proposed parcels will be served by a municipal water and sewer. A review of the existing and proposed structures identifies that each will comply with the R-3 Zoning Bulk Requirements.
2. Appropriate water and sewer notes and details have been depicted on the plans.
3. Highway Superintendents comments on the location of the driveway should be received. A culvert should be depicted at the beginning of the driveway to convey water across the driveway to the existing culvert.
4. A Public Hearing is required for the subdivision.
5. No 239 County Submission is required as parcels are not within 500 feet of any identified threshold.

Respectfully submitted,

***McGoey, Hauser and Edsall***

***Consulting Engineers, D.P.C.***

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Patrick J. Hines  
Principal

PJH/kbw