



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

PROJECT NAME: BRITAIN WOODS
PROJECT NO.: 22-17
PROJECT LOCATION: 442 LITTLE BRITAIN ROAD (NYS ROUTE 207)
SECTION 97, BLOCK 1, LOT 32.1, 32.2, 32.3 & 40.1
REVIEW DATE: 28 OCTOBER 2022
MEETING DATE: 3 NOVEMBER 2022
PROJECT REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES, PC

1. The following will be comments on a Draft Scope prepared by the applicant's representative for the subject project.
2. Section A Land Resources- provide a plan which identifies test borings to determine the need for blasting, the extent of blasting and the amount of material to be blasted based on the Grading Plans proposed.
3. Section A Land Resources 3A- Remove the statement "focusing on areas of steep slopes and erodible soils"
4. List specific appendices including, but not limited to the following: Geotechnical Report, SWPPP, Wildlife Surveys, Water pressure and hydraulic analysis, sanitary sewer design and reports, Traffic Study, Site Sewer System Analysis, Cultural Resources Analysis.
5. Under the Land Resources Section and/or Use and Zoning Section, identify and evaluate the Town of Newburgh recent Tree Preservation Law regarding the project. Compliance with the regulations should be specifically addressed. Mapping depicting significant and specimen trees should be provided.
6. B-Historical and Archeological Resources #3-Mitigation Measures, expand on the mitigation measures sections identifying mapping to be provided. Further describe any mitigation measures proposed to address Historic and Archeologic Resources.
7. Utilities- provide a discussion of the project's location with lack of existing Town infrastructure including water and sewer currently servicing the site.
8. Section F-Utilities 1B , should be labeled "Sanitary Sewers".
9. The City of Newburgh has identified deficiencies within their sanitary sewer collection system, including issues regarding an inverted siphon at Route 207 in the vicinity of Temple Avenue.

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Existing Town of Newburgh Intermunicipal Agreement should be addressed. Identify the need for outside user status for sanitary sewer.

10. Add a section regarding Flora and Fauna, including existing conditions, Threatened and Endangered/ Species of Special Concern, impacts to the Quassaick Creek Watershed, give overall information pertaining to the Quassaick Creek Watershed and current conservation efforts within the watershed.
11. Alternative sections- add a section which identifies a single access point with emergency access in the City of Newburgh parcel. Add an alternatives discussion for water and sewer provisions utilizing existing Town of Newburgh water and sewer extensions including connections to the condominium site to the northwest of the project.
12. Under Traffic- Ken Wersted's comments regarding traffic impacts at two locations NYS Route 207/Temple Hill Road and Route 207/NYS Route 300.
13. While this is a preliminary review of the scope provided by the applicant's representative. A Public Scoping Session is required to be held. Planning Board should determine when the scoping session is to be held in consideration of the SEQRA time frames for scoping.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal

PJH/kbw