



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

**PROJECT NAME:** CHADWICK WOODS – 5 LOT SUBDIVISION  
**PROJECT NO.:** 19-02  
**PROJECT LOCATION:** 174 ROUTE 300  
SECTION 14, BLOCK 1, LOT 51  
**REVIEW DATE:** 11 NOVEMBER 2022  
**MEETING DATE:** 17 NOVEMBER 2022  
**PROJECT REPRESENTATIVE:** ENGINEERING & SURVEYING PROPERTIES

1. The applicants are proposing a revision to the subdivision plan to eliminate the previously proposed private road. The project proposes three lots off a common driveway which will require Town Board approval. Common driveway access and Maintenance Agreements are required for each of the lots.
  
2. The applicants have identified that two of the lots will be serviced by connections to Town water, while three of the lots will be provided with individual on-site wells. This issue was previously address with the Code Department which identified that lots which are capable of being serviced by Town water, must be serviced by Town water. Previously the proposed private road had a water main extension within it including a hydrant. This issue must be addressed with the Code Department to determine if the previously required connections to the Town potable water system can be eliminated.
  
3. The project will continue to disturb greater than 1 acre, less than 5 residential. A SPDES Permit from NYSDEC will be required. The project is located in the RR District, and should address water quality treatment in some form. Rain Gardens or other Best Management Practices could be incorporated into the individual lot plans in order to provide for water quality treatment from proposed impervious surfaces.

Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines  
Principal

PJH/kbw

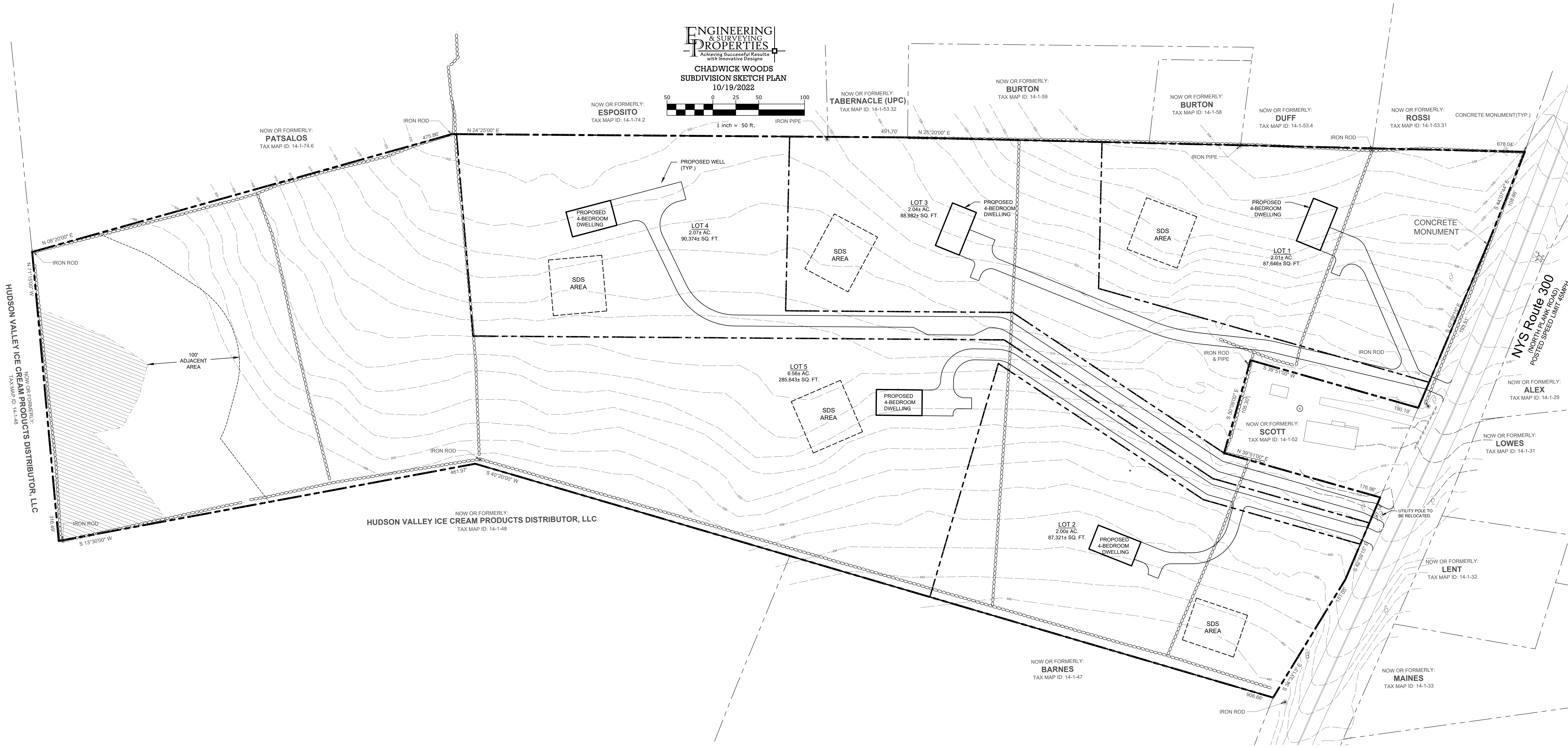
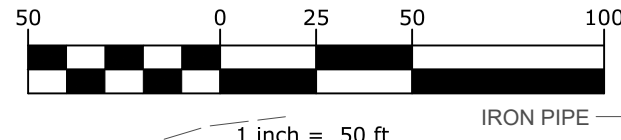
**NEW YORK OFFICE**

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**ENGINEERING & SURVEYING PROPERTIES**  
Achieving Successful Results with Innovative Designs  
**CHADWICK WOODS**  
SUBDIVISION SKETCH PLAN  
10/19/2022



NOW OR FORMERLY:  
**PATSALOS**  
TAX MAP ID: 14-1-74.6

NOW OR FORMERLY:  
**ESPOSITO**  
TAX MAP ID: 14-1-74.2

NOW OR FORMERLY:  
**TABERNACLE (UPC)**  
TAX MAP ID: 14-1-53.32

NOW OR FORMERLY:  
**BURTON**  
TAX MAP ID: 14-1-59

NOW OR FORMERLY:  
**BURTON**  
TAX MAP ID: 14-1-58

NOW OR FORMERLY:  
**DUFF**  
TAX MAP ID: 14-1-53.4

NOW OR FORMERLY:  
**ROSSI**  
TAX MAP ID: 14-1-53.31

CONCRETE MONUMENT (TYP.)

100' ADJACENT AREA

NOW OR FORMERLY:  
**HUDSON VALLEY ICE CREAM PRODUCTS DISTRIBUTOR, LLC**  
TAX MAP ID: 14-1-48

**LOT 5**  
6.58± AC.  
285,643± SQ. FT.

PROPOSED 4-BEDROOM DWELLING

SDS AREA

**LOT 4**  
2.07± AC.  
90,374± SQ. FT.

PROPOSED 4-BEDROOM DWELLING

SDS AREA

**LOT 3**  
2.04± AC.  
88,982± SQ. FT.

PROPOSED 4-BEDROOM DWELLING

SDS AREA

**LOT 1**  
2.01± AC.  
87,646± SQ. FT.

PROPOSED 4-BEDROOM DWELLING

SDS AREA

**LOT 2**  
2.00± AC.  
87,321± SQ. FT.

PROPOSED 4-BEDROOM DWELLING

SDS AREA

NOW OR FORMERLY:  
**SCOTT**  
TAX MAP ID: 14-1-52

NOW OR FORMERLY:  
**ALEX**  
TAX MAP ID: 14-1-29

NOW OR FORMERLY:  
**LOWES**  
TAX MAP ID: 14-1-31

NOW OR FORMERLY:  
**LENT**  
TAX MAP ID: 14-1-32

NOW OR FORMERLY:  
**BARNES**  
TAX MAP ID: 14-1-47

NOW OR FORMERLY:  
**MAINES**  
TAX MAP ID: 14-1-33

**MYS Route 300**  
(NORTH PLANK ROAD)  
POSTED SPEED LIMIT 45MPH

NYS DEC, HARTLAND AND NYS-14  
HUDSON VALLEY ICE CREAM PRODUCTS DISTRIBUTOR, LLC  
NOW OR FORMERLY:  
TAX MAP ID: 14-1-48

UTILITY POLE TO BE RELOCATED