



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

**PROJECT NAME:** DIXON & HALES SUBDIVISION  
**PROJECT NO.:** 23-13  
**PROJECT LOCATION:** SECTION 7, BLOCK 3, LOT 20  
**REVIEW DATE:** 3 JULY 2023  
**MEETING DATE:** 6 JULY 2023  
**PROJECT REPRESENTATIVE:** JOHNATHAN N. MILLEN, LLS

1. Adjoiner's Notices must be sent out in compliance with Town Code.
2. Site distance at proposed driveway location should be added to the plans. Highway Superintendent's comment on the driveway location should be received. Original subdivision reference "see driveway note".
3. Information pertaining to the existing Department of Health approval of the sub-surface sanitary sewer disposal systems and proposed well locations should be received. Plans reference previously issued Department of Health approvals for the lots.
4. Plan notes should reference the approved plans if deferring approvals of sub-surface sanitary sewer disposal systems to other design professionals.
5. Plans lack topography. Topography on the lots should be provided to evaluate wells, septic and drainage.
6. The use of existing structures for residential structures may be difficult under the NYS Building Code. Building Code is under the authority of the Building Department, however Energy Code and other requirements may be difficult to meet.
7. Appropriate notes must be added to the plan identifying that As Built drawings and certification from a NYS Licensed Design Professional are required to be submitted prior to issuance of Certificate of Occupancy.
8. Copies of the septic design plan referenced on the notes should be submitted and become part of the approval part of the application packet.
9. Appropriate notes regarding the abandonment of existing wells on the site should be added to the plans. Wells should be abandoned in accordance with appropriate AWWA Standards.
10. All existing structures within 200 feet of the property lines must be depicted on the plans.

**NEW YORK OFFICE**

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Respectfully submitted,

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

A handwritten signature in cursive script, appearing to read "Patrick J. Hines".

Patrick J. Hines

Principal

PJH/ltn