



TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT NAME: DRIVANOS- 2 LOT SUBDIVISION/LOT LINE CHANGE
PROJECT NO.: 2024-09
PROJECT LOCATION: SECTION 2, BLOCK 1, LOT 14 & 15
REVIEW DATE: 11 APRIL 2024
MEETING DATE: 18 APRIL 2024
PROJECT REPRESENTATIVE: ZEN CONSULTANTS

- 1. The project proposes a two- lot subdivision and a lot line change.
- 2. A Survey of Tax Lot in Drivanos must be provided to process the proposed lot line change between Tax Lot 14 and Tax Lot 15.
- 3. Applications and proxies in the name of Quaker Properties, LLC must be submitted. In addition, it appears that there are two owners, Sherry and Scott Drivanos for Tax Lot parcel 14. Applications and proxies must be executed by all parties.
- 4. A private Driveway and Maintenance Agreement will be required.
- 5. The project is located at the municipal boundary for the Town of Plattekill/Town of Newburgh, Orange County/Ulster County Planning Referral is required. Referral to the Town of Plattekill should also be undertaken.
- 6. The length of the driveway serving Lot #2 may require emergency vehicle turn outs.
- 7. Compliance wit the Town’s Tree Preservation Ordinance must be documented.
- 8. Topography depicted on the plans should be shown in NADV88 elevations, source of the topography should be identified.
- 9. Lot #1 well and septic are identified as *adjoining*, however, should just be identified as *existing*.
- 10. The area depicted for the septic expansion must be 50% of the size of the designed septic system.

Respectfully submitted,

MHE Engineering, D.P.C.

Patrick J. Hines
Principal
PJH/kbw

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