



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

**PROJECT NAME:** FUCHECK SUBDIVISION  
**PROJECT NO.:** 2021-31  
**PROJECT LOCATION:** SECTION 6, BLOCK 1, LOT 11 & 12  
**REVIEW DATE:** 11 NOVEMBER 2021  
**MEETING DATE:** 18 NOVEMBER 2021  
**PROJECT REPRESENTATIVE:** TALCOTT ENGINEERING

1. The project contains two existing lots with one single family residence. The project proposes to consolidate and subdivide the two lots resulting in five lots, where two lots previously existed.
2. The project is located within Orange County Agricultural District 1. The project proposes to disturb greater than 2.5 acres which will result in the project becoming a Type I Action for SEQRA requiring a coordinated review.
3. Information pertaining to the existing right-of way from Tarben Way proposed to be converted into a private roadway should be received. Dominic Cordisco's office should receive copies of all right-of-way information.
4. The construction of the private roadway will require compliance with Town of Newburgh Stormwater Management Regulations.
5. Survey information should provide the size and inverts of the existing culvert spanning the wetland. Culverts should also appear in the roadway profile. Roadway design should include additional design information for horizontal and vertical curves. Topography should extend into the existing cul-de-sac.
6. The Grading Plan should address the 518 contour crossing the roadway in the vicinity of the culverts.
7. The location of the project within the Agricultural District requires submission to Orange County Planning upon detailed designs being presented.
8. Future submissions should contain metes and bounds for all proposed lot lines.
9. Soil testing for septic designs will be required.
10. Location Map should be further detailed.

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11. A review of the aerial photos identifies a retaining wall along the existing driveway which would become part of the private roadway. Design information for the retaining wall should be provided including the existing information for top of wall, bottom of wall, beginning and end of wall added to the plan sheets.
12. The aerial photo identifies a previously disturbed area in the vicinity of the proposed home site on Lot 5. The Applicants representative are requested to discuss if this area has been previously impacted by human activities, including filling, grading, replacement of any other materials.
13. The survey of the existing home site should be updated as it appears the driveway is not located where it is depicted on the plans.
14. Note #3 on lot notes identifies NYSDEC Wetlands flagged by Mike Nowicki. The location of the DEC Wetlands and associated buffers should be identified on the plans.

Respectfully submitted,

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



Patrick J. Hines  
Principal

PJH/kbw

# Talcott Engineering

## DESIGN, PLLC

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November 5, 2021

Town of Newburgh  
Planning Board  
308 Gardnertown Road  
Newburgh, NY 12550

Attn: John Ewasutyn, Chairman

Re: Project Narrative  
Town Project No. 2021-XX  
Fuchek Subdivision  
26 Tarben Way  
SBL: 6-1-11, 6-1-12  
AR Zone  
Job No. 21067-RFK

### PROJECT NARRATIVE

The project is a propose 5 lot residential subdivision of two existing lots. The Dickinson lot (S/B/L 6-1-12) is 12.0 +/- acres and contains a single-family, owner-occupied residence. The Fuchek lot (S/B/L 6-1-11) is 4.4 +/- acres and vacant. The Dickinson Residence is accessed by a driveway to Tarben Way ad is services by an existing well and septic system. All new lots will have individual wells and septic systems and driveways to a proposed private road to Tarben Way.

On your Authorization, 12 Planning Board Applications, 12 sets of plans, and 12 copies of an EAF Long Form, along with this narrative and checks for the Application fees (\$2,350), Public Hearing fee (\$150) and Escrow (\$4,800), Email 1 copy to Domink Cordisco, and will deliver 1 copy to Pat Hines.

Respectfully yours,

Charles T. Brown, P.E. – President  
Talcott Engineering

Pc; Ray Fuchek, Client