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

PROJECT: GARDNER RIDGE
PROJECT NO.: 02-29
PROJECT LOCATION: SECTION 75, BLOCK 1, LOT 4.12
REVIEW DATE: 31 AUGUST 2020
MEETING DATE: 3 SEPTEMBER 2020
PROJECT REPRESENTATIVE: DOCE ASSOCIATES

1. Project proposes a change in the main access road from NYS Route 32 to Gardnertown Road. The internal layout of the buildings has been modified as well, based on the change of access points.
2. Sight distance should be depicted at the access drive.
3. Extensive grading for the access road will be required. No grading plan has been prepared depicting site disturbance for the proposed access road.
4. Grading plans should take into account the 100-year floodplain located at the vicinity of the proposed access drive.
5. The area for the proposed access drive is currently heavily wooded and will require extensive tree clearing to construct the access road as proposed.
6. Grading for the emergency access road should also be addressed on any plans.
7. The applicant's representative is requested to discuss the change in access which previously entered off of NYS Route 32 at Chestnut Lane.
8. Previous plans identify utilities running out to NYS Route 32 including the sanitary sewer system and water lines serving the parcel. Changes in the utilities should be addressed.

9. The revised concept plan does not address stormwater management from the site.

Respectfully submitted,

***McGoey, Hauser and Edsall
Consulting Engineers, D.P.C.***

Patrick J. Hines
Principal

PJH/dns