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

PROJECT: THE POLO CLUB SENIOR HOUSING
PROJECT NO.: 2018-12
PROJECT LOCATION: SECTION 39, BLOCK 1, LOT 1 & 2.12
REVIEW DATE: 20 MARCH 2020
MEETING DATE: 16 APRIL 2020
PROJECT REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES

1. Add Robert Torgersen to the list of consultants.
2. Update the document per recent Army Corp Letter received.
3. Section 1.1 and 1.2 does not mention senior housing in the R-3 Zone. Senior housing information should specifically be added regarding the R-3 Zone in Section 1.2.
4. Section 1.3: Sanitary Discharge to Surface Water should be included.
5. Section 1.3 Potential for Blasting: The potential for blasting is referenced in the document, however no information pertaining to blasting or the amount of blasting required on the site is included in the document. This is the first that blasting has been identified on the site. A section of the document should be included to identify blasting as a potential impact.
6. Section 1.4 should identify potential for surface discharge of sanitary sewer effluent.
7. Page 1-10, Number 2: The sanitary sewer route and assessment of any impacts proposed along the proposed routing should be incorporated into the document.
8. Page 1-10, Agriculture: Discuss on-site soils with regard to agricultural soil types.
9. Wetlands report should identify mitigation of the wetlands on the site. How wetlands will be mitigated, how they will be constructed, and any potential permit conditions required.
10. Page 1-9, Transportation and Traffic Section does not identify the traffic improvements identified in Section 1.5.

11. Section 1.5 Transportation identifies vegetation removal along frontage for site distance. How will this impact buffers and screenings previously required for the condominium site plan.
12. Section 1.5 Utilities "Water Saving Devices will decrease effluent flow to the City Sewage Treatment Plant." This statement is not true and should be rewritten for clarity.
13. Section 1.11 Permits and Approvals: Add Health Department for Water System with Hydrants approval.
14. Section 2.2: Add a discussion of the square footage for the 138 unit condominium project versus the 242 apartments currently proposed. Compare building footprints for the 26 unit previous project versus the 21 units currently proposed.
15. Page 2-21 includes a discussion of the general public units. No discussion of these senior units is included. A discussion of the senior units would be appropriate at this location as well. Senior units are restricted to 1,000 square foot maximum size.
16. Section 2.2.5 Senior Housing Density bonus: Provide copies of correspondence identified in the correspondence appendix to be provided.
17. Section 2.2.8 Access: Recommend that the Applicant work with Jurisdictional Emergency Responders for access control keyed lock such as a Knox Box, Sentury Lock, or other proprietary product used by the Jurisdictional Fire Department for the emergency access gate rather than relying on manual cutting of the lock for access.
18. Section 3.1.1 Surface Water: This section identifies a wetlands study to be performed by Alpine Environmental Consultants. This should be clarified.
19. Section 3.1.1, page 2-28: Update the "Old NYSDEC Letter" with the new recently received DEC letter for the lead agency circulation.
20. Page 2-29 identifies that they will request a waiver from the DEC for 5-Acres of disturbance. The waiver is issued by the Town of Newburgh as a traditional land use regulated MS4.
21. Page 2-32 identifies 14 days to stabilize sites. Sites with a 5-Acre waiver require stabilization within 7 days. All information pertaining to the 5-Acre waiver should be updated in this section.
22. Page 2-34 identifies an inspection every 7 days or after half inch of rain. This should be revised to requiring two inspections per week, three days apart, based on the waiver request.
23. Page 2-34 should identify the requirement for a stormwater facility maintenance agreement for the operation and maintenance of any stormwater approvals based on water management practices approved on the site.
24. Section 3.3 Utilities, Water Supply, Page 2-42 identifies raw water from the aqueduct tap is chlorinated. The Town of Newburgh has a water filter plant on the aqueduct tap, and all water is currently filtered and chlorinated. All sections of the report should be updated.

- 25.** Section 3.3 Utilities, Water Supply, Page 2-42: Update/Confirm the 1996 Water Flow Data identified in the report.
- 26.** Page 2-43 identifies the draft permit has been applied for from the NYSDEC. This draft permit application should be included in the appendix as appropriate.
- 27.** Section 3.5.1 Temporary Construction Impacts, Page 2-49 identifies the use of blasting and other special rock removal techniques. This should be further addressed in this section and in other portions of the SDEIS which references blasting.
- 28.** Section 5.3.2 Fire: Document where the reference data comes from for Fire Department response numbers. Provide a number from the jurisdictional Fire Department in the appendix documenting ability to serve.
- 29.** Section 5.3.3 Ambulance Service: It is understood that the Newburgh Ambulance Corp. utilizes paid staff for many shifts. Please review with Agency, and provide service letter.
- 30.** Section 6.1 Alternatives, Page 2-59 identifies "Requirements Set by Applicant." The requirements set by the Applicant should be specifically identified in the evaluation.
- 31.** Table 6.2.1A Comparison of Impacts: Please explain the reduced bedroom count versus the increased sewer and water use between the condominium project in 2009, and the current project in 2020. 2009 water use with 414 bedrooms is identified as less than the current water use for the 384 bedroom count. 71.4 gallons per bedroom versus 97.6 gallons per bedroom. Please identify the source of the hydraulic loading from the bedroom count i.e. Ten States Standards/DEC. Current Ten States Standards identifies a flow higher than identified in the charts.
- 32.** Page 2-60: Discuss the unit count of 126 to 150 identified in the traditional neighborhood design alternative.
- 33.** Appendix B-1: Include all components of the Wetland Report. Currently only a letter from the Wetland Consultant is included. Entire Wetland Report should be incorporated along with any correspondence from outside Agencies.
- 34.** Appendix B-2: Include an update to 2019 NYSDEC correspondence.
- 35.** Appendix D-1: Update the Catskill Water Tap discussion regarding chlorination versus the Town's filter plant.
- 36.** Appendix D-2: Sewer document source of the sewer flow rate of 75 gallons per day per person. Typical designs are based on loading per bedroom.
- 37.** Provide additional information on the outside user agreements should one be executed by the Town.

38. Provide mapping of the alternative to routing for sewer impacts, and identify any potential impacts offsite for offsite utility construction, including permanent and temporary traffic impacts, potential wetland crossings, etc.
39. Additional information is to be included regarding design components of the proposed onsite sewage treatment plan. A description of the plant process, components, treatment, and discharge should be provided. Information pertaining to the impacts of the discharge on the receiving stream should be identified. Impacts associated with any disinfection of the effluent should be identified.
40. Traffic studies are under review by the Town's traffic consultant.
41. Stormwater pollution prevention plan is currently under review by MH&E. It is noted that the document references detention ponds in the narrative portions of the project. Project identifies other best management practices including infiltration basins and wet ponds which should be further expanded and discussed in the narrative section of the SDEIS.

Respectfully submitted,

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

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Principal

PJH/jc

