



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

PROJECT NAME: VANTAGE CONSTRUCTION
PROJECT NO.: 23-03
PROJECT LOCATION: SECTION 11, BLOCK 1, LOT 66.21/KINGS HILL ROAD
REVIEW DATE: 31 AUGUST 2023
MEETING DATE: 7 SEPTEMBER 2023
PROJECT REPRESENTATIVE: NOSEK ENGINEERING/ACES SURVEYING

1. The driveways have been combined with two lots off each driveway. The driveway serving proposed Lot #1 & #2 is located within the 50 foot strip providing access to the balance parcel. These driveways will then be off of any future potential roadway should one be developed.
2. Common Driveway Access Maintenance Agreements and appropriate easements must be filed. Easements should have a clause requiring the driveways to access off any future roadway into the parent parcel.
3. One significant tree is proposed to be removed for the subdivision. The majority of the site, 83.28 +/- acres will remain in its current state.
4. On the subdivision sheet the lots should be numbered. Only Lots #4 & 5 are numbered on Sheet 106.
5. Project requires coverage under the NYSDOT Stormwater SPDES for residential subdivisions 1-5 acres disturbance. An Erosion and Sediment Control Plan is provided. Permit coverage will also be required to be obtained prior to signing of the plans.
6. The project is located adjacent to the municipal boundary for the Town of Montgomery. Town of Montgomery will be included in any Public Hearing Notice mailings.
7. Highway Superintendent has reviewed the revised driveway locations and found them acceptable.
8. Orange County Planning 239 Referral was made on 21 June 2023.
9. This office would recommend a Negative Declaration under SEQRA for the proposed residential subdivision.

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10. A Public Hearing is required for this project.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines

Principal

PJH/kbw