



TOWN OF NEW CASTLE

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Date: June 27, 2019 (For July 2, 2019 PB Meeting)
To: Planning Board
From: Town Engineer
Re: Birdoff/Becker/Burack/Durst – Application for Preliminary and Final Subdivision Plat for Lot Line Amendments to Clearing and Grading Limit Line Amendment, Wetlands Permit, and Stormwater Pollution Prevention Plan Approvals – 24 & 14 Trails End & Roaring Brook Road - Section 81.20, Block 3, Lots 10 & 11 and Section 92.8, Block 2, Lot 21

No new information has been submitted to address my comments in a previous memo dated May 18, 2019. Therefore, the following comments remain outstanding to date.

Stormwater Comments:

- ST1. The stormwater report entitled “**Stormwater Management Report**” dated 01/14/2019 as prepared by JMC Planning Engineering, PLLC should be revised as follows:
- Provide a map and associated table which clearly demarcates only the location and associated impervious areas in square feet of the several improvements that were constructed after April 10, 2007, which totaled in the amount of 3,305 SF +/-.

Re-Subdivision Plat Comments:

- RS1. Based upon a review of the clearing and grading limit lines (“C & GLL”) as shown over and across Lots 5 and 6 as shown on Filed Map Number 24541, it appears that there are several encroachments into said C & GLL, which includes portions of a chain link fence, post & wire fence, and a portion of an existing driveway turnaround. Therefore, the Planning Board should determine if the encroachments are acceptable or amend the previously approved clearing and grading accordingly over and across Lots 5 & 6.
- RS2. Approximately 60 feet of an existing chain link fence, which is located over and across Lot “A”, should be relocated whereas not to encroach onto the newly created lot which will be the property of N/F Birdoff.

RS3. The following drawings and maps shall be revised in order to correspond with those comments as mentioned above (RS1 through RS3):

a) Drawing Nos. MP-1, LLP-1, SU-1, DC-1 and Re-Subdivision Map of Lot 7

cc: Sabrina Charney Hull, AICP, Director of Planning
Janice Friend, Planning Board Secretary
Steven Coleman, Environmental Coordinator
Jennifer L. Gray, Esq, Planning Board Counsel
Geraldine Tortorella, Esq., Hocherman, Tortorella & Wekstein, LLP
JMC Engineering and Planning, PLLC, Applicant's Engineer
Vicki and Richard Birdoff, Applicant
Peter Burack & Majorie Becker, Applicant
Durst Building Corporation, Applicant