

#13M

TOWN OF NEWBURGH
TOWN ENGINEER

MEMORANDUM

TO: Gilbert Piaquadio and Town Board

FROM: Patrick J. Hines, Representative – MHE, Engineers for the Town

DATE: 7 October 2024

RE: Polo Club WWTP
Security
Newburgh Planning Board Project #18-12
Section 39, Block 1, Lot 1 & 2.12

The Polo Club project has Conditional Final Approval for 242 garden style apartments with a senior density bonus. Twenty-seven of the total units are identified as senior units. The project is proposed to be served by a private on-site waste water treatment plant. In accordance with Section 185-20C Privately owned utility systems, "the ownership, organization and operating program for any privately owned water or sewer system not offered for dedication to the Town shall be approved by the Town Board. Any such system shall be required to post performance and maintenance bonds as determined by the Town Board".

A revised cost estimate in the amount of \$2,860,000.00 has been submitted by the applicant's representative. MHE has reviewed the latest submission of the cost estimate based on an evaluation of the NYSDEC approved plans. It is noted that upon completion of the project a maintenance bond would be required to be posted prior to the release of the construction security.

Establishment of the performance security requires approval by the Town Board.

Enclosures: Town Code Section 185-20 Privately owned utility systems
MHE Engineering memo dated 4 October 2024

Cc: John P. Ewasutyn, Chairman Planning Board
Gerald Canfield, Code Compliance
Jim Osborne, Town Engineer



MEMORANDUM

DATE: 4 OCTOBER 2024

TO: PAT HINES, PRINCIPAL

FROM: MATTHEW SICKLER, P.E., ASSOCIATE

REFERENCE: TOWN OF NEWBURGH
POLO CLUB WWTP PB#18-12

I have received a revised estimate dated 09/30/2024 and prepared by Engineering & Surveying Properties for the construction of the wastewater treatment plant intended to serve the Polo Club residential development project in the Town of Newburgh. We had previously reviewed an estimate dated 05/17/22 in the amount of \$1,650,000.00, and provided comments on 10 September, 2024. The revised estimate in the amount of \$2,860,000.00 appears to be sufficient for the scope of work proposed.

Please let me know if the Town Board requires any additional information regarding the cost estimate.

Respectfully submitted,

A handwritten signature in black ink that reads 'Matthew J. Sickler'. The signature is written in a cursive style with a long horizontal line extending to the right.

Matthew J. Sickler, P.E.

Enclosure: Cost Estimate

P:\96-10 TOWN OF NEWBURGH\96-11 TOWN OF NEWBURGH PB_CORRESPONDENCE & MEMOS 2005-Current\2024
CORRESPONDENCE\Memo_Newburgh Polo Club WWTP 10-4-24.docx

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PENNSYLVANIA OFFICE

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**STP
BOND ESTIMATE**

WO. NO. 114.01	DATE 05/17/22	REVISED 09/30/24	SHEET 1	OF 1
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PROJECT TITLE The Polo Club	LOCATION Town of Newburgh
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CALCULATED BY RW	APPROVED BY RW	REF DRAWING(S) DWG LAST REV. 10/01/2021
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Description	Quantity Required	Unit	Unit Price	Total Price
Control Building	1	LS	\$350,000.00	\$350,000.00
Generator & Power to Plant	1	LS	\$200,000.00	\$200,000.00
Package Plant inc. installation & upgrades	1	LS	\$1,500,000.00	\$1,500,000.00
General Conditions and Commissioning	1	LS	\$150,000.00	\$150,000.00
Construction related engineering services	1	LS	\$50,000.00	\$50,000.00
Site Related Improvements	1	LS	\$350,000.00	\$350,000.00
10% contingency				\$260,000.00
			SUB TOTAL	\$2,860,000.00

Town of Newburgh, NY
Monday, October 7, 2024

Chapter 185. Zoning

Article V. Supplementary Regulations Applicable to All Districts

§ 185-20. Privately owned utility systems.

Any privately owned water supply, storm drainage or sewage disposal system shall be constructed in strict compliance with the requirements of the Orange County Department of Health, the New York State Department of Environmental Conservation and all other applicable agencies, with the following procedures:

- A. When a well is proposed to supply a privately owned water system serving more than one home, all existing wells within 500 feet shall be monitored, if possible, during any required pumping test. In the event of interference, adequate mitigating measures shall be the responsibility of the applicant.
- B. Design and construction of any privately owned community water supply or sewer system shall conform to the requirements of the Town Engineer as to adequacy for a municipal system and compatibility with other systems. A program for regular maintenance and inspection shall be included.
- C. The ownership, organization and operating program for any privately owned water or sewer system not offered for dedication to the Town shall be approved by the Town Board. Any such system shall be required to post performance and maintenance bonds as determined by the Town Board.
- D. Sewer and water service areas and potential districts shall be determined for any such privately owned system for the benefit of the Town, in the event that such system should become a municipal system.