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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: PETERBILT- UTICA TRUCK GENERAL
PROJECT NO.: 11-25
PROJECT LOCATION: SECTION 86 , BLOCK 1, LOT 85.132
PROJECT REPRESENTATIVE: TACONIC DESIGN
REVIEW DATE: 27 JANUARY 2012
MEETING DATE: 2 FEBRUARY 2012

1. The applicant's representatives have addressed the previous comments regarding revisions to map notes.
2. Town of Newburgh/City of Newburgh sewer flow agreement is not required as flows have been documented to be less than previous flows from the site.

Respectfully submitted,

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

Patrick J. Hines, Associate

REGIONAL OFFICES

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PROJECT ANALYSIS

MUNICIPALITY: TOWN OF NEWBURGH

TOWN PROJECT NO. 2011-25

PROJECT NAME: Peterbilt Repair and Parts Center
LOCATION: Pomarico Drive, Old 84 Lumber building (86-1-35.12)
TYPE OF PROJECT: Site plan for redevelopment of existing site (8.87 ac)
DATE: January 27, 2012
REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted November 3, 2011
SEQRA Status: Unlisted, Planning Board lead agency as of November 3, 2012
Zone/Utilities: IB District
Map Dated: January 19, 2012
Site Inspection: November 3, 2011
Planning Board Agenda: February 2, 2012
Consultant/Applicant: Charles Brown, PE, Taconic Design Engineering PLLC
Copies have been sent to: John P. Ewasutyn at the Planning Board Office, James Osborne, Gerald Canfield, Michael Donnelly, Patrick Hines, Karen Arent and Ken Wersted on January 27, 2012

COMMENTS AND RECOMMENDATIONS:

1. The applicant has addressed my previous site plan comments from my memo of December 29, 2011.
2. I emailed Chad Wade regarding the OCPD letter, which was sent on January 6, 2012. The thirty days would not expire at the Planning Board meeting of February 2, but he said he will try to get the letter to us before the meeting.
3. ARB drawings and application will be submitted under separate cover by Crossley Construction.

The above comments represent my professional opinion and judgment, but may not necessarily, in all cases, reflect the opinion of the Planning Board. Please revise your plans to reflect these comments with the understanding that further changes may be required. In all cases the requirements of the Zoning Law and Subdivision Regulations shall be adhered to by the applicant and shall be shown on the plans. Where variances to the Zoning Law are required or where waivers from the Subdivision Regulations are needed, specific requests shall be made to the Planning Board for waiver or for referral to the ZBA. These comments are prepared based on current zoning and subdivision regulation requirements. Any change in those regulations prior to final approval of these plans could require revisions beyond the scope of my existing comments.



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TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS

PROJECT:	COLANDREA SUBDIVISION
PROJECT NO.:	12-01
PROJECT LOCATION:	SECTION 100, BLOCK 5, LOT 37.21
PROJECT REPRESENTATIVE:	SHAW ENGINEERING
REVIEW DATE:	27 JANUARY 2012
MEETING DATE:	2 FEBRUARY 2012

1. This office takes no exception to the proposed lot line depicted.

Respectfully submitted,

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PROJECT ANALYSIS

MUNICIPALITY: TOWN OF NEWBURGH

TOWN PROJECT NO. 2012-01

PROJECT NAME: Colandrea Subdivision

LOCATION: Existing 17,137 sq. ft. Colandrea Buick-GMC dealership on Route 17K (100-5-37.21 and 67)

TYPE OF PROJECT: Lot Line Change (5.390 ac)

DATE: January 27, 2012

REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted January 19, 2012

SEQRA Status: Type II

Zone/Utilities: IB/R-2

Map Dated: January 10, 2012

Site Inspection: January 19, 2012

Planning Board Agenda: February 2, 2012

Consultant/Applicant: Gregory Shaw, PE – Shaw Engineering

Copies have been sent to: John P. Ewasutyn at the Planning Board Office, James Osborne, Gerald Canfield, Michael Donnelly, Patrick Hines, Karen Arent and Ken Wersted on January 27, 2012

COMMENTS AND RECOMMENDATIONS:

1. The applicant has submitted a lot line change, previously seen on the Colandrea Site Plan. The lot line change will encompass 1.42 acres which will be transferred from lot 67 to lot 37.21, both of which are owned by Colandrea and on the same car dealer site.
2. The title block should say Lot Line Change, not Subdivision, as required in Section 163-12.1. This section also states: "The location of existing and proposed structures, wells, septic systems, driveways, utility lines and zoning district boundaries, if any, within 200 feet of the lots subject to the lot line change." The buildings and utility lines on site should be shown as they were in the previously submitted site plan, unless the Planning Board feels this information is not required and they waive the requirements listed above.
3. The plans will need to be sent to the Orange County Planning Department for their review.



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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: LANDS OF FIDANZA/MICHALSKI
PROJECT NO.: 11-24
PROJECT LOCATION: SECTION 80, BLOCK 7, LOT 7
PROJECT REPRESENTATIVE: COPPOLA ASSOCIATES
REVIEW DATE: 27 JANUARY 2012
MEETING DATE: 2 FEBRUARY 2012

1. Previous site plan was previously reviewed for site utilities, water, sewer and drainage. No significant changes to those portions of the plan have been identified.
2. This office previously reviewed Stormwater Management on the site with no changes to the proposed system.
3. Stormwater Management with the Town must be executed prior to final signing of the maps.

Respectfully submitted,

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PROJECT ANALYSIS

MUNICIPALITY: TOWN OF NEWBURGH

TOWN PROJECT NO. 2011-24

PROJECT NAME: Fianza Site Plan
LOCATION: North Plank Road (Rt. 32) (80-7-7)
TYPE OF PROJECT: Amended Site Plan for a 4,410 sq. ft. retail/office building (.97 acre)
DATE: January 27, 2012
REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Amended plans submitted October 24, 2011; original plans approved July 17, 2008 but were never signed
SEQRA Status: Unlisted, Notice of Intent issued November 3, 2012
Zone/Utilities: B/municipal water and sewer
Map Dated: January 12, 2012
Site Inspection: October 28, 2011
Planning Board Agenda: February 2, 2012
Consultant/Applicant: Coppola Associates
Copies have been sent to: John P. Ewasutyn at the Planning Board Office, James Osborne, Tilford Stiteler, Michael Donnelly, Patrick Hines, Karen Arent and Ken Wersted on January 27, 2012

COMMENTS AND RECOMMENDATIONS:

1. The building has been increased in size from 3,975 sq. ft. to 4,410 sq. ft., this now makes the application an Unlisted Action, requiring a SEQRA Determination. The Planning Board is Lead Agency as of November 3, 2012.
2. The site now shows 30 parking spaces to meet the Town of Newburgh requirements. Four spaces are shown facing Route 32, and a stone wall and sidewalk are shown between the roadway and spaces, meeting the intent of the Design Guidelines. The Planning Board has waived the requirement of parking in the back or rear of the site at their November 3, 2012 meeting.
3. The signage for the freestanding sign is shown on SP-4 and the signage for each tenant is shown on A-1. A comprehensive signage chart should be included on A-1 showing the total allowable signage and the proposed signage for each tenant and the freestanding sign.
4. The applicant will need to provide the response letter from the DEC on the threatened and endangered species as a condition of approval.
5. The City of Newburgh will need to issue a sign off letter for the increase sewage flow before the Planning Board can approve the project.
6. The applicant has stated he spoke with the DOT regarding the access to the site. He indicated that the original DOT approval from the Mid-Hudson Holding Company II is still valid, but we will need to see something in writing.

7. The Orange County Planning Department received a copy of the site plan on November 19, 2011. No amended letter was sent to the Planning Board but the OCPD had no issues with the previous application and issued a Local Determination.
8. Amended ARB approval will be required. The applicant should bring color and material samples to the Planning Board meeting for the Board to review.

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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT:	FOAM AND WASH
PROJECT NO.:	12-02
PROJECT LOCATION:	SECTION 76, BLOCK 4, LOT 5
PROJECT REPRESENTATIVE:	MAURI ASSOCIATES ARCHITECTS, PC
REVIEW DATE:	27 JANUARY 2012
MEETING DATE:	2 FEBRUARY 2012

1. An existing plans condition should be submitted to evaluate proposed development versus existing site conditions.
2. Site utilities must be shown on future submissions.
3. All requirements for site plan should be depicted including topography, grading, drainage, Erosion and Sediment Control and site development details.
4. NYSDOT comments should be received regarding site access.

Respectfully submitted,

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PROJECT ANALYSIS

MUNICIPALITY: TOWN OF NEWBURGH

TOWN PROJECT NO. 2012-02

PROJECT NAME: Foam and Wash
LOCATION: South Side of North Plank Road (76-4-5)
TYPE OF PROJECT: Site plan for redevelopment of existing site (1.02 ac)
DATE: January 27, 2012
REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted January 26, 2012
SEQRA Status: Unlisted
Zone/Utilities: B District
Map Dated: January 20, 2012
Site Inspection: January 26, 2012
Planning Board Agenda: February 2, 2012
Consultant/Applicant: Jay Diesing, RA AIA, Mauri Architects
Copies have been sent to: John P. Ewasutyn at the Planning Board Office, James Osborne, Gerald Canfield, Michael Donnelly, Patrick Hines, Karen Arent and Ken Wersted on January 27, 2012

COMMENTS AND RECOMMENDATIONS:

1. The applicant has submitted a conceptual proposal for the redevelopment of an existing site on North Plank Road. They propose to remove the existing gas station and convenience store and construct a second automatic wash bay and a new structure with two dog wash rooms. The façade will also be renovated so ARB Approval will be required.
2. The applicant will need to provide a stamped and sealed survey of the existing site so the Planning Board can determine exactly what is being removed and proposed on site. The applicant should also show all existing and proposed utility lines for the site, the water use for each building on site will need to be reviewed by the code compliance and water department of the Town of Newburgh. A demolition permit will eventually be required.
3. The site as proposed will not require variances. A car wash is an allowable use in the B zone and all setback requirements are met.
4. The site location map should be revised to show a larger scale and all zoning districts surrounding the site.
5. Landscape and lighting plans must be submitted with the fully engineered drawings.
6. The small box near the refuse enclosure must be labeled; it does not look like a vacuum.
7. The site plan will need to be sent to the Orange County Planning Department and DOT for their review. The DOT entrance does not look to be changing at this time.
8. ARB materials and colors will need to be submitted to the Planning Board.

9. A detailed signage plan must be submitted, showing the allowable signage for the site and the proposed signage for both the building and freestanding sign. The freestanding sign should also be included in the detail sheet for ARB review.

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