



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)
MATTHEW J. SICKLER, P.E. (NY & PA)
PATRICK J. HINES

Main Office
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

Principal Emeritus:
RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT: 1 POWELTON AVENUE
PROJECT NO.: 2015-19
PROJECT LOCATION: SECTION 80, BLOCK 6, LOT 7
REVIEW DATE: 11 MARCH 2016
MEETING DATE: 17 MARCH 2016
PROJECT REPRESENTATIVE: HIGHLANDS ARCHITECTURE-STEVEN A. WHALEN

1. Status of the Zoning Board of Appeals review of the project should be received.
2. Any handicapped parking space proposed must be designed in compliance with ADA requirements.
3. Highway Superintendents comments regarding construction of curbs and landscaping within the Towns right of way should be received.
4. Sanitary Sewer issues should be addressed on the plan. Site is currently served by a subsurface sanitary sewer disposal system. Location of proposed sanitary sewer disposal system as well as any required improvements must be addressed on the plans.
5. The Planning Boards attention is called to Item # 20 on sheet SP-1R identifying employee parking spaces to the rear of the structure with limited access. Materials utilized for these spaces should be identified on the plans.
6. The Applicant's Representative will be requested to discuss how the 3 handicapped parking spots identified as Item #19 on sheet SP-1R, will function. A vehicle parked in these spaces will completely block access to any other vehicle entering or exiting. Curb located behind the parking would further restrict any access to these spots.
7. Stormwater runoff from the site should be addressed on the plans. Previous plans identified

8. Stormwater runoff from the site should be addressed on the plans. Previous plans identified proposed drainage improvements which appear to have been eliminated from the latest plan set.

Respectfully submitted,

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

Patrick J. Hines
Principal



PAT

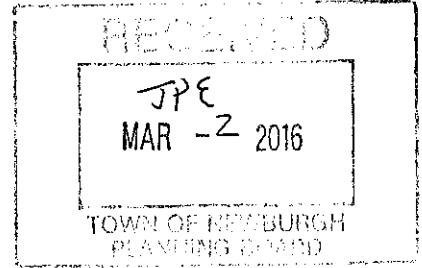
HIGHLANDS ARCHITECTURE pllc

3212 ROUTE 9
COLD SPRING, NY 10516
(845) 809-5976 office
highlandsarchitecture.com

March 2, 2016

Town of Newburgh
Planning Department
308 Gardnertown Road
Newburgh, NY 12550

MAR 4 2016



Re: Revised Application for Planning Board Site Plan Review for
1 Powelton Road, Newburgh, NY 12550
Zone: B – Business
Section: 80, Block: 6, Lot: 7
Application #: 2015-19

Dear Members of the Planning Board,

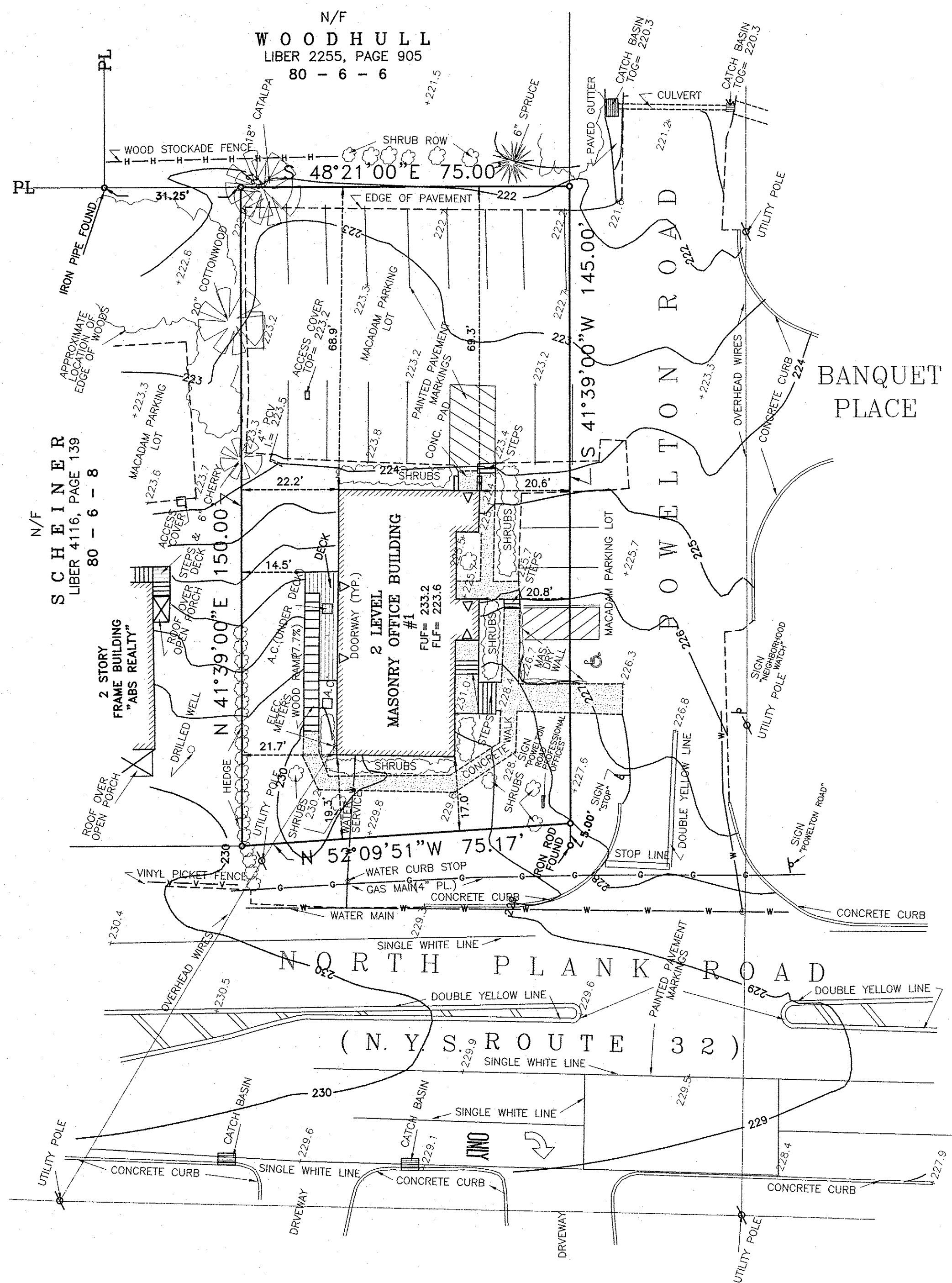
We are hereby re-submitting our application to the Planning Board for site plan review for 1 Powelton Road with several revisions. The application was revised based on comments received at the Zoning Board of Appeals meetings on October 22, 2015 and February 25, 2016. Revisions were also made based on comments from the November 19, 2015 letter from McGoey, Hauser, and Edsall Consulting Engineers and the August 12, 2015 letter from the Orange County Department of Planning. Please see the bubbled areas on the enclosed drawings for all revisions.

Our proposal for the above referenced project is to design and build three additions and renovate the existing building on the site to become a pediatric dental office. The additions include a new 1,500 square foot third story addition over the existing building footprint with a new hip style roof. Most of this addition will house storage and the remainder will be open to the floor below. On the southeast side of the building will be a 270 square foot addition which will house a new elevator, stairway, and lobbies on each floor. On the northeast side of the building will be a 136 square foot egress stair addition. Aesthetic improvements will be made to the exterior of the building on all four facades. Site improvements include renovating and re-grading the existing parking lot with an improved parking space layout, new landscaping, and new concrete sidewalks.

Please do not hesitate to contact our office should you require additional information or documentation. Thank you.

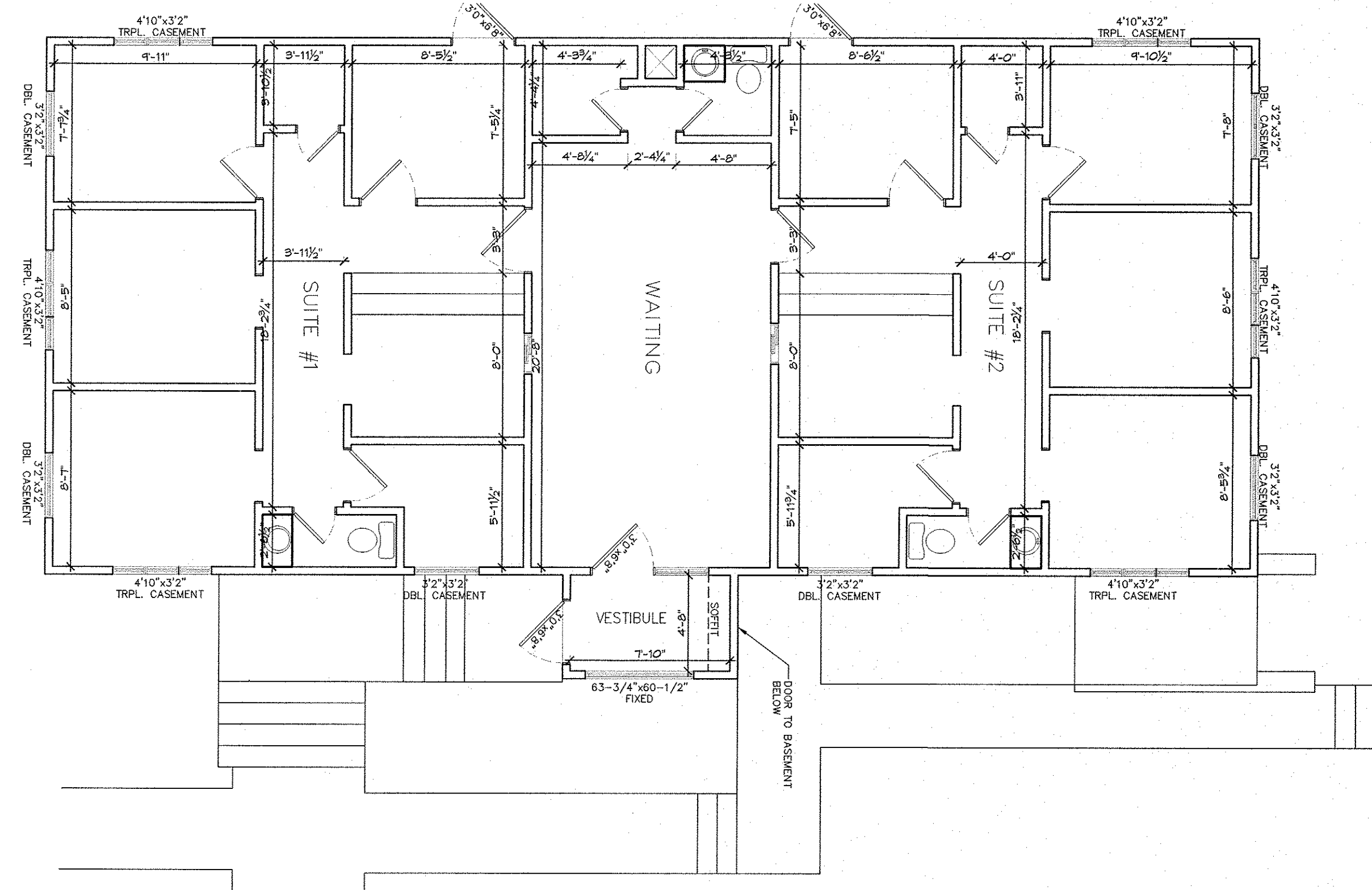
Sincerely,

Stephen A. Whalen
Architect
c/o Highlands Architecture, PLLC

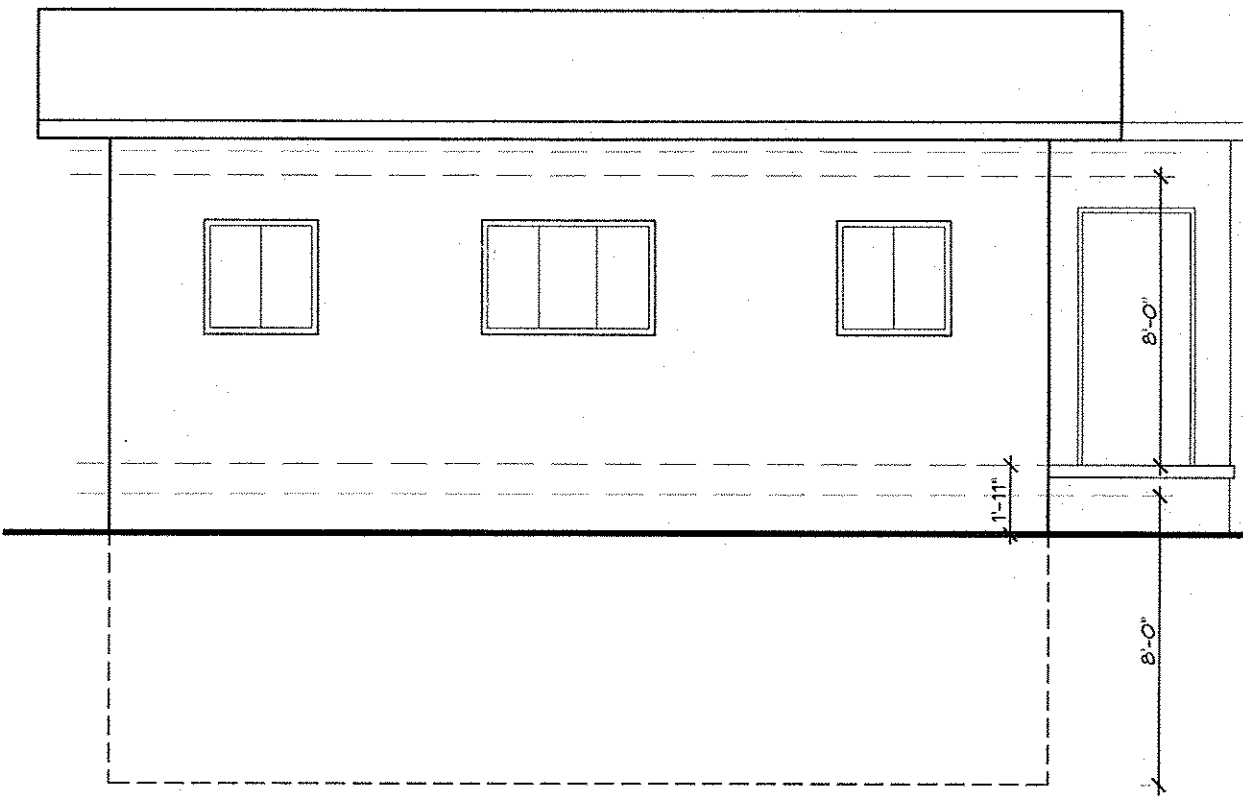


1 EX-1
1" = 20'-0"

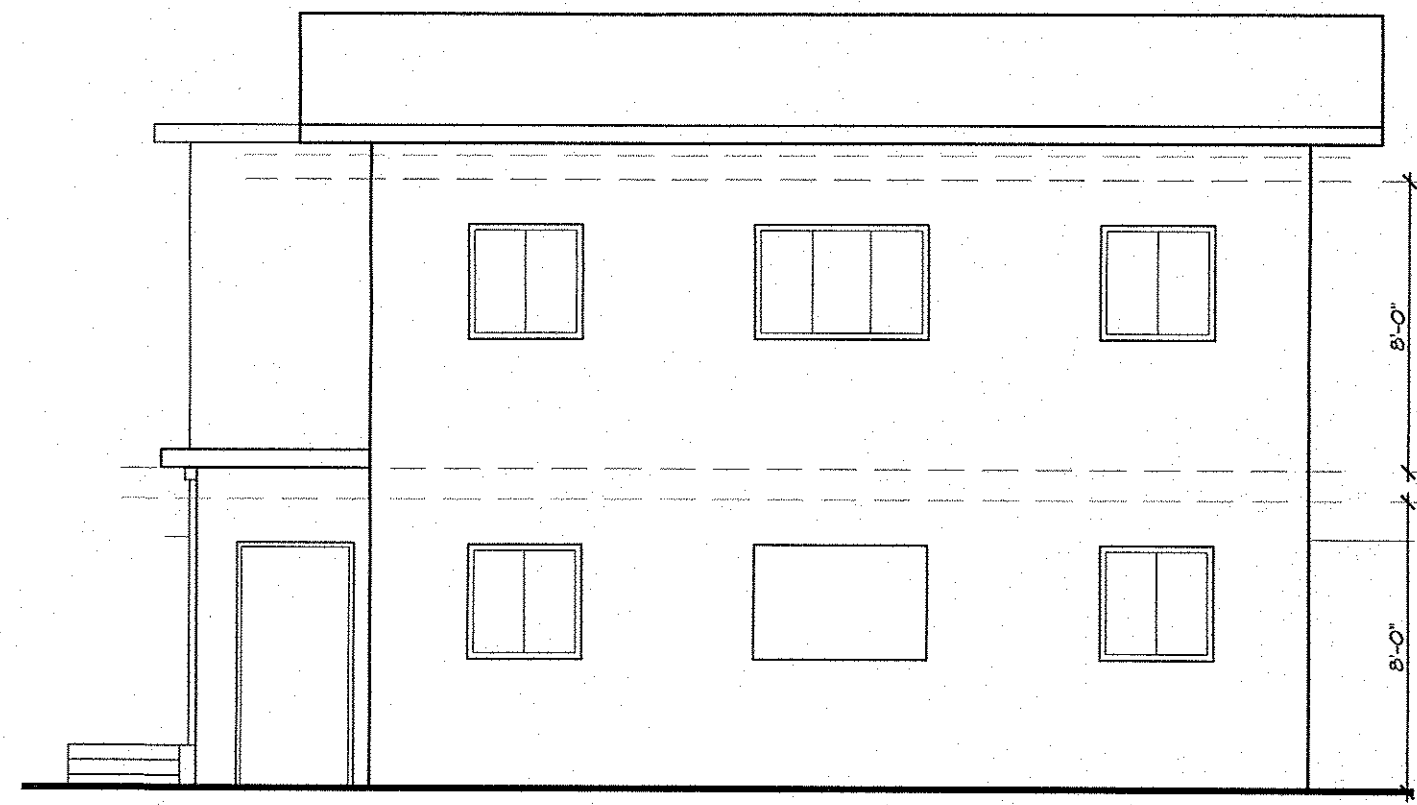
NOTE:
ALL SITE PLAN INFORMATION TAKEN FROM A SURVEY
AS PREPARED BY:
STEVEN P. DRABICK, P.L.S.
PROFESSIONAL LAND SURVEYOR
PO BOX 534
CORNWALL, NY 12518
DRAWING # 1739-15. DATE: SEPTEMBER 30, 2015



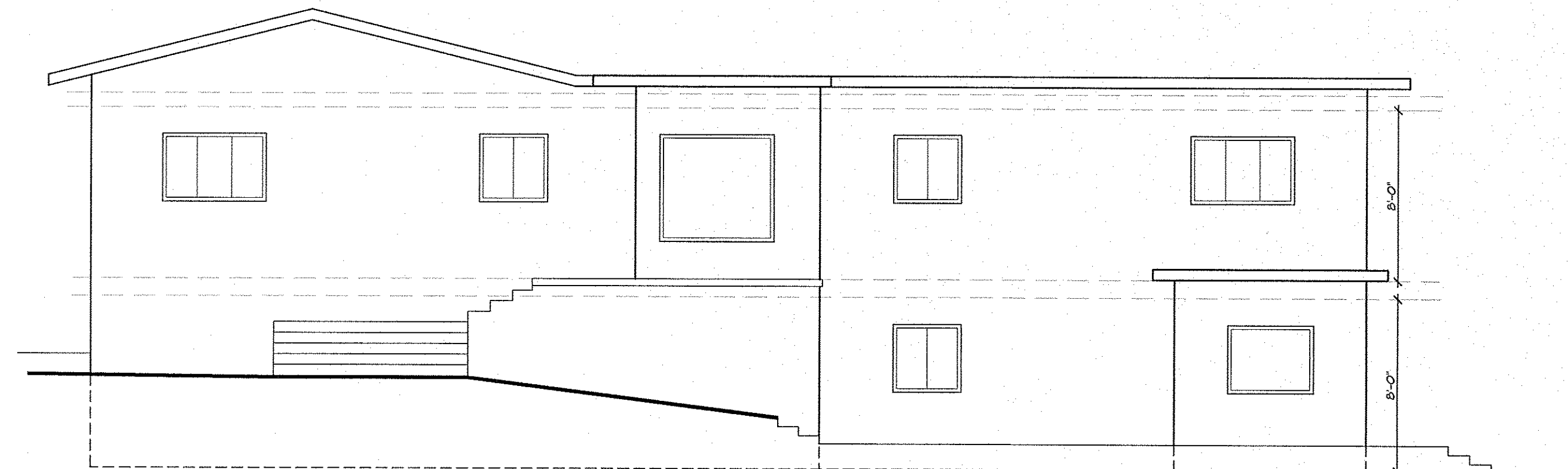
2 EX-1
3/16" = 1'-0"



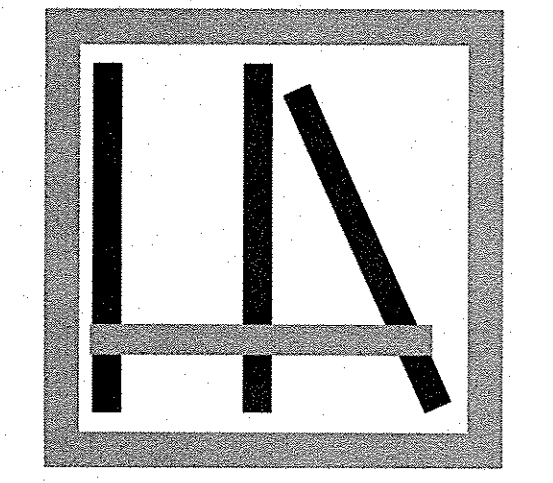
3 EX-1
3/16" = 1'-0"



4 EX-1
3/16" = 1'-0"



5 EX-1
3/16" = 1'-0"



**HIGHLANDS
ARCHITECTURE**
plc

3212 ROUTE 9
COLD SPRING, NY 10516
845.809.5976 OFFICE
highlandsarchitecture.com

NEW PEDIATRIC DENTAL OFFICE FOR:

DR. PAVAMI
1 POWELTON ROAD
NEWBURGH, NY 12550



EXIST. SITE, PLAN,
ELEVATIONS

EX-1

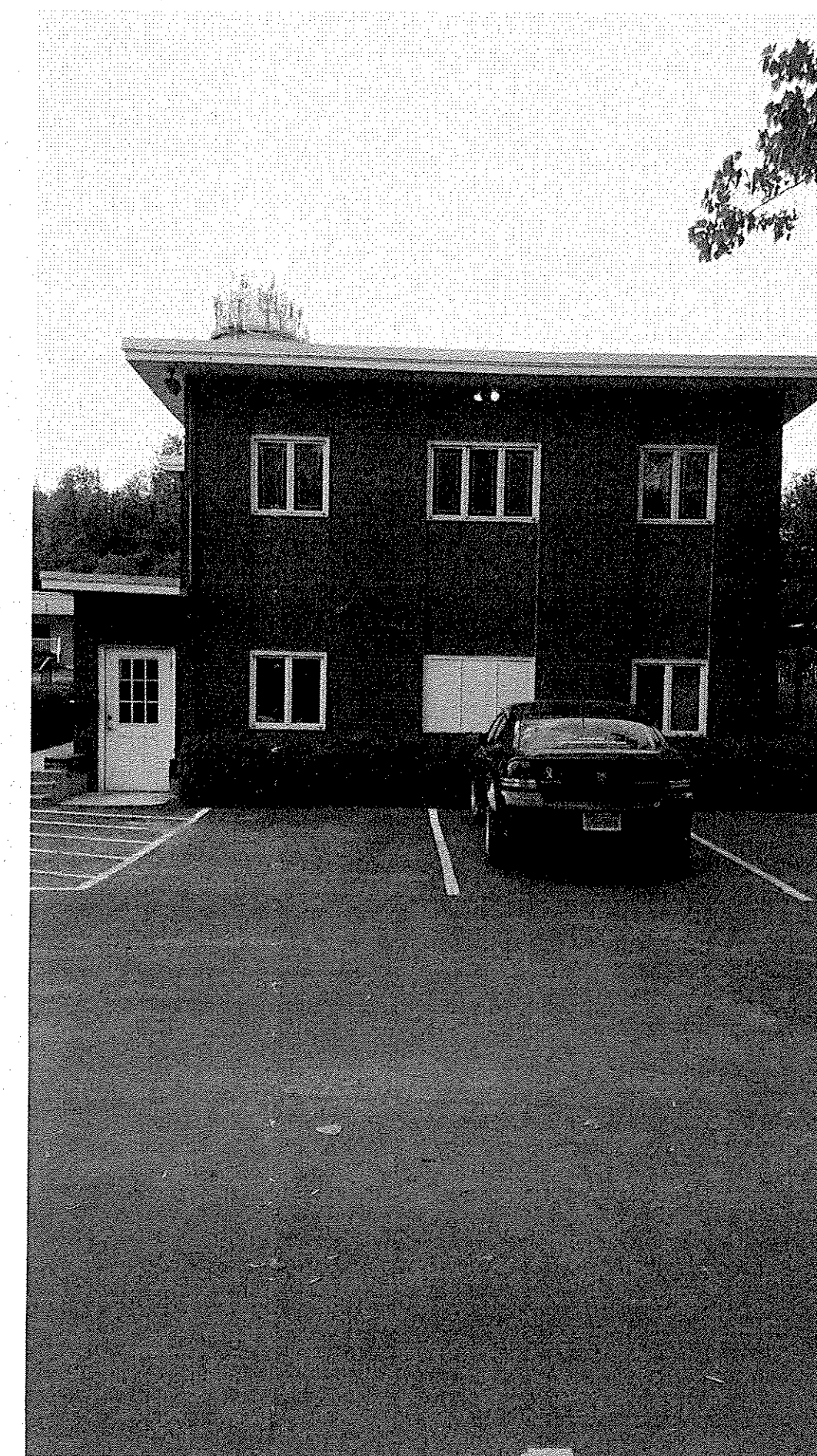
DATE: 9 JUNE 2015
REVISIONS: 8/4/15 PB, 11/11/15 PB
REVISIONS: 15 DEC 2015 ZBA FILING
REVISIONS: 2 MARCH 2016 PB FILING
DRAWN BY: SW



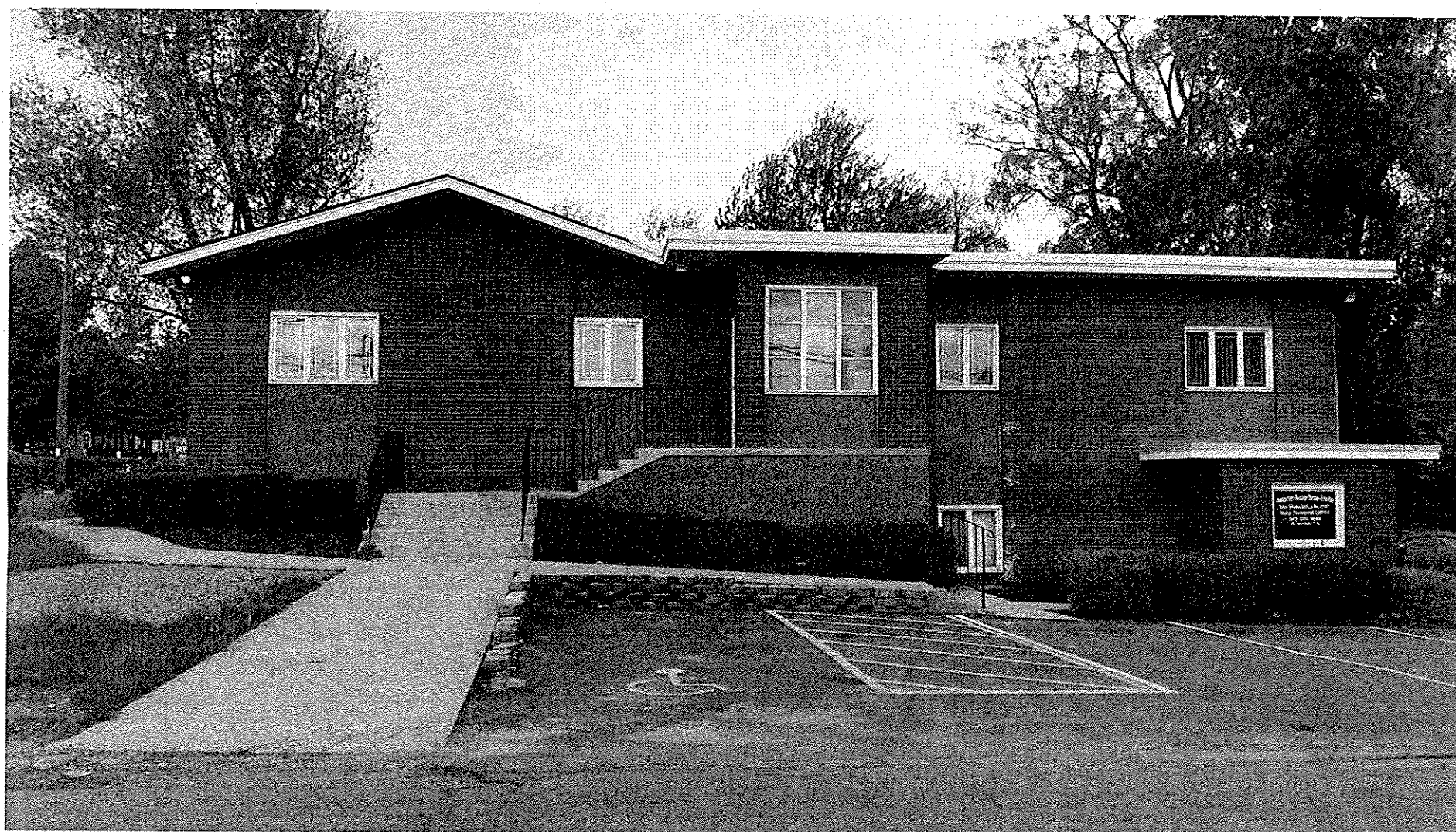
1 SITE PHOTO - SOUTH WEST SIDE
EX-2



2 SITE PHOTO - NORTH WEST SIDE
EX-2



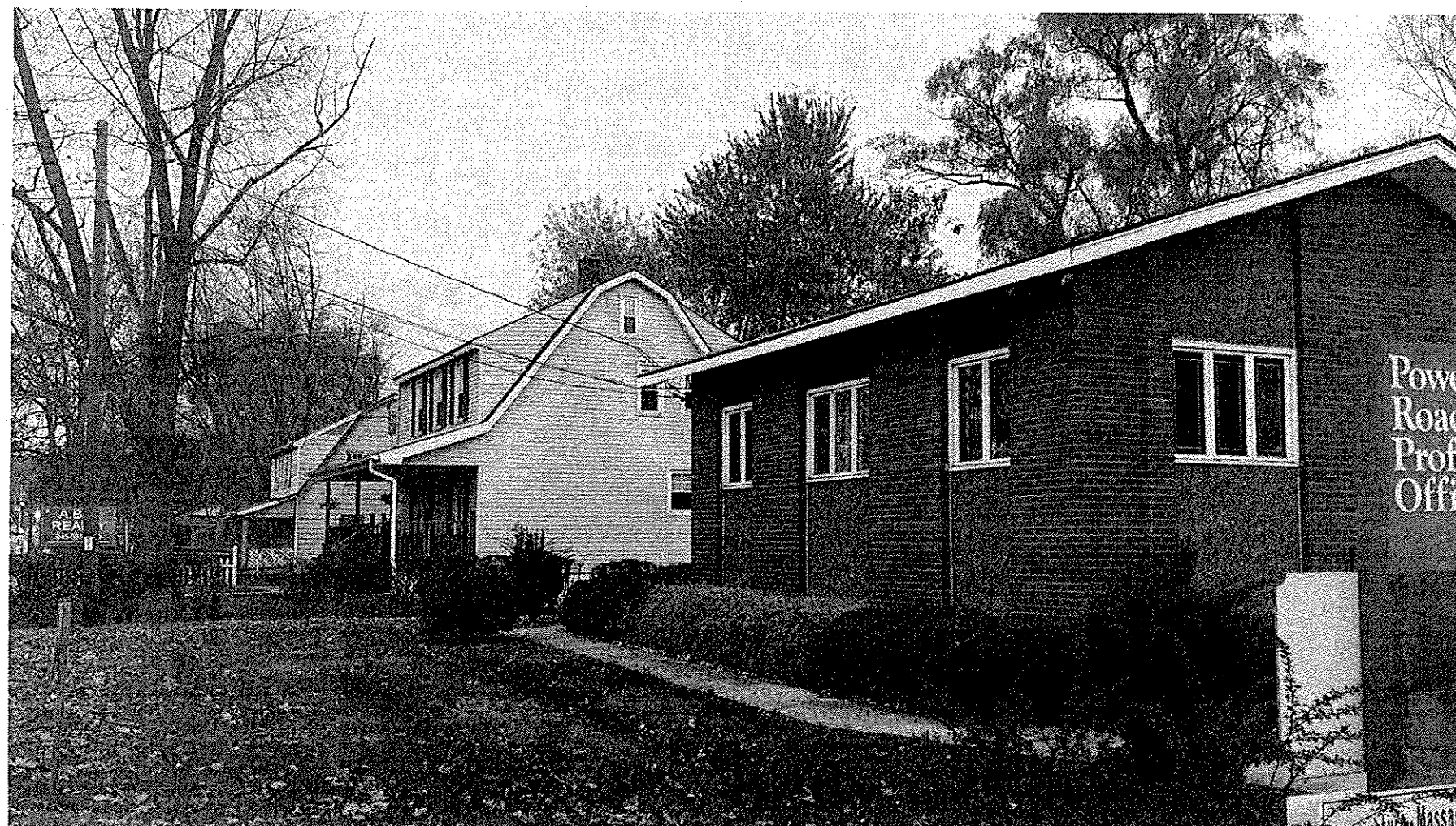
3 SITE PHOTO - NORTH SIDE
EX-2



4 SITE PHOTO - EAST SIDE
EX-2



5 SITE PHOTO - WEST SIDE
EX-2



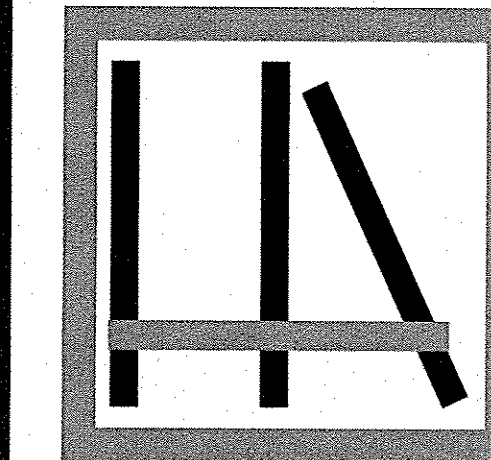
6 SITE PHOTO - NORTH PLANK ROAD
EX-2



7 SITE PHOTO - SOUTH VIEW
EX-2



8 SITE PHOTO - CORNER
EX-2



HIGHLANDS
ARCHITECTURE
plc

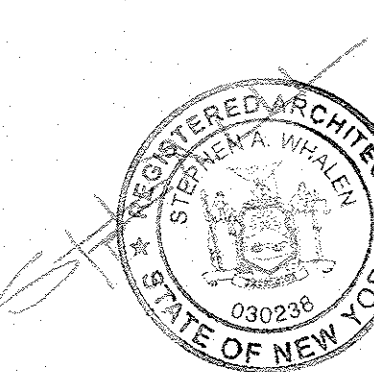
3212 ROUTE 9
COLD SPRING, NY 10516

845.809.5976 OFFICE

highlandsarchitecture.com

NEW PEDIATRIC DENTAL OFFICE FOR:

DR. PAYAMI
1 POWELLTON ROAD
NEWBURGH, NY 12550



THIS SEAL IS THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE LOANED, REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

SITE & BUILDING
PHOTOS

EX-2

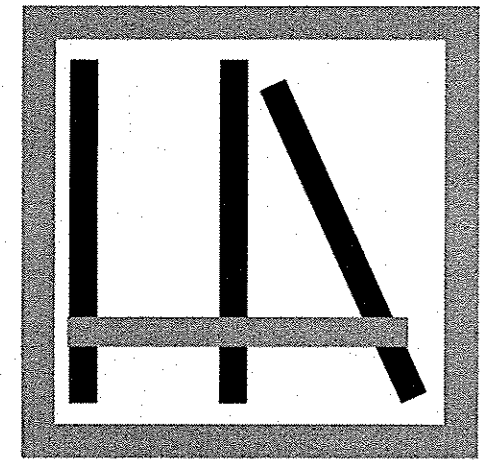
DATE: 9 JUNE 2015
REVISIONS: 8/4/15 PB, 8/18/15 ZBA, 11/11/15 PB
REVISIONS: 15 DEC 2015 ZBA FILING
REVISIONS: 2 MARCH 2016 PB FILING
DRAWN BY: SW



1 EXISTING NW VIEW
EX-3



2 PROPOSED NW VIEW
EX-3 1/4" = 1'-0"



HIGHLANDS
ARCHITECTURE
pllc

3212 ROUTE 9
COLD SPRING, NY 10516

845.809.5976 OFFICE

highlandsarchitecture.com

NEW PEDIATRIC DENTAL OFFICE FOR:

DR. PAYAMI
1 POWELTON ROAD
NEWBURGH, NY 12550

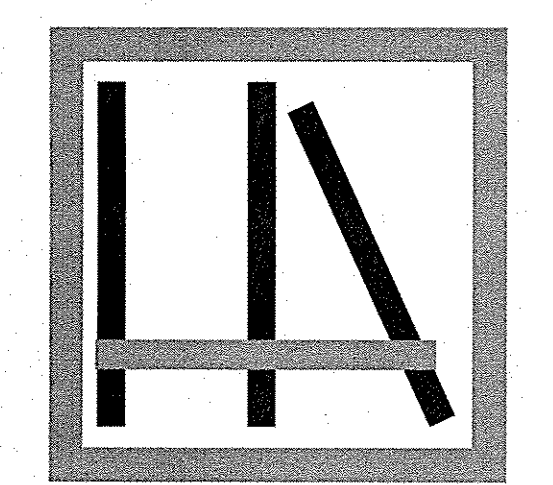


THIS DOCUMENT IS THE PROPERTY OF HIGHLANDS ARCHITECTURE, PLLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OR RECORD.

NORTHWEST
VIEWS

EX-3

DATE:	9 JUNE 2015
REVISIONS:	25 FEB 2016 ZBA MEETING
REVISIONS:	2 MARCH 2016 PB FILING
REVISIONS:	
DRAWN BY:	SW



HIGHLANDS ARCHITECTURE
pllc

3212 ROUTE 9
COLD SPRING, NY 10516
845.809.5976 OFFICE
highlandsarchitecture.com

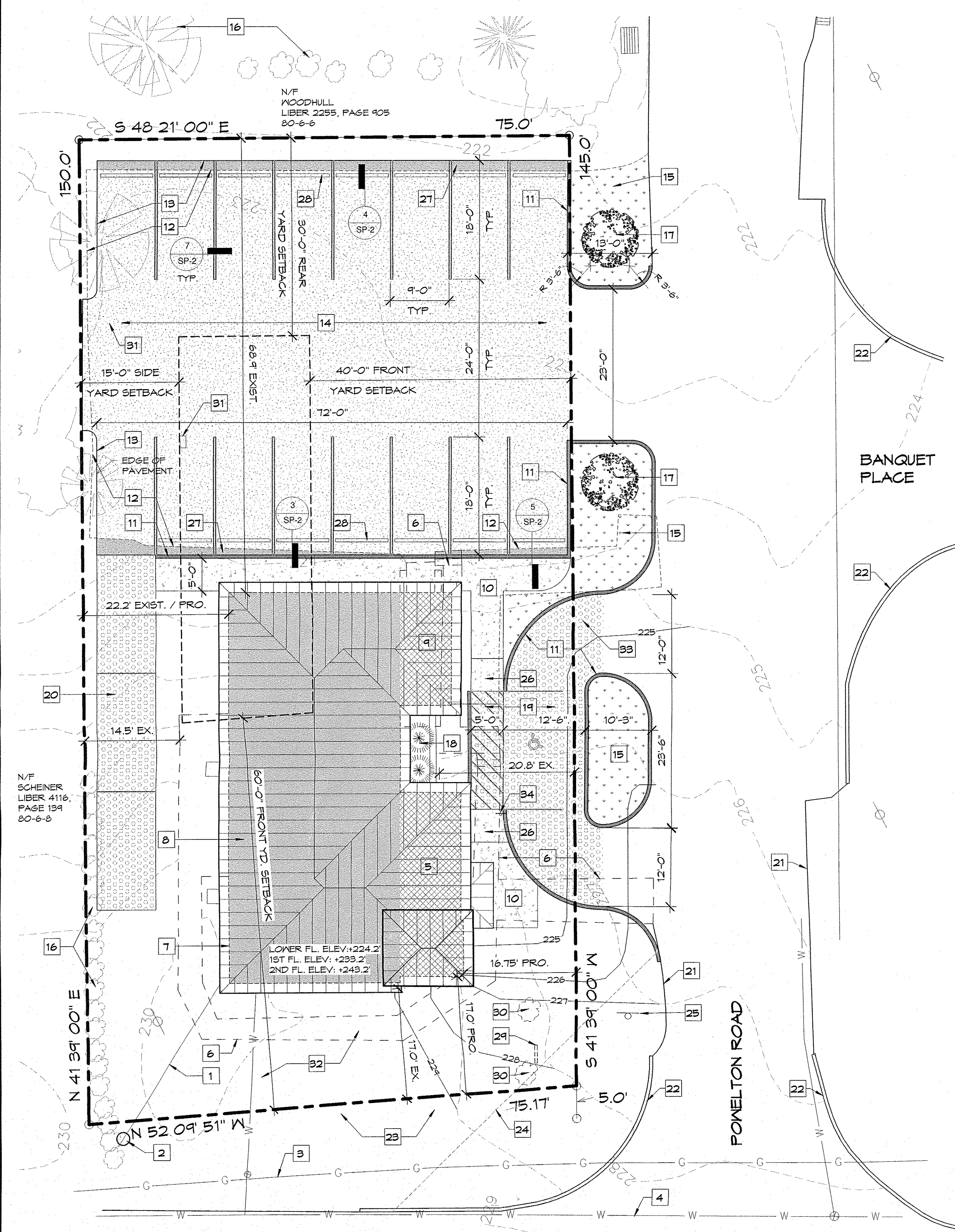
NEW PEDIATRIC DENTAL OFFICE FOR:
DR. PAVAMI
1 POWELTON ROAD
NEWBURGH, NY 12550



PROPOSED SITE PLAN

SP-1R

DATE: 9 JUNE 2015
REVISIONS: 4 AUGUST 2015 PB FILING
REVISIONS: 8/18/15, 10/8/15, 11/4/15, 12/15/15
REVISIONS: 2 MARCH 2016 PB FILING
DRAWN BY: SW



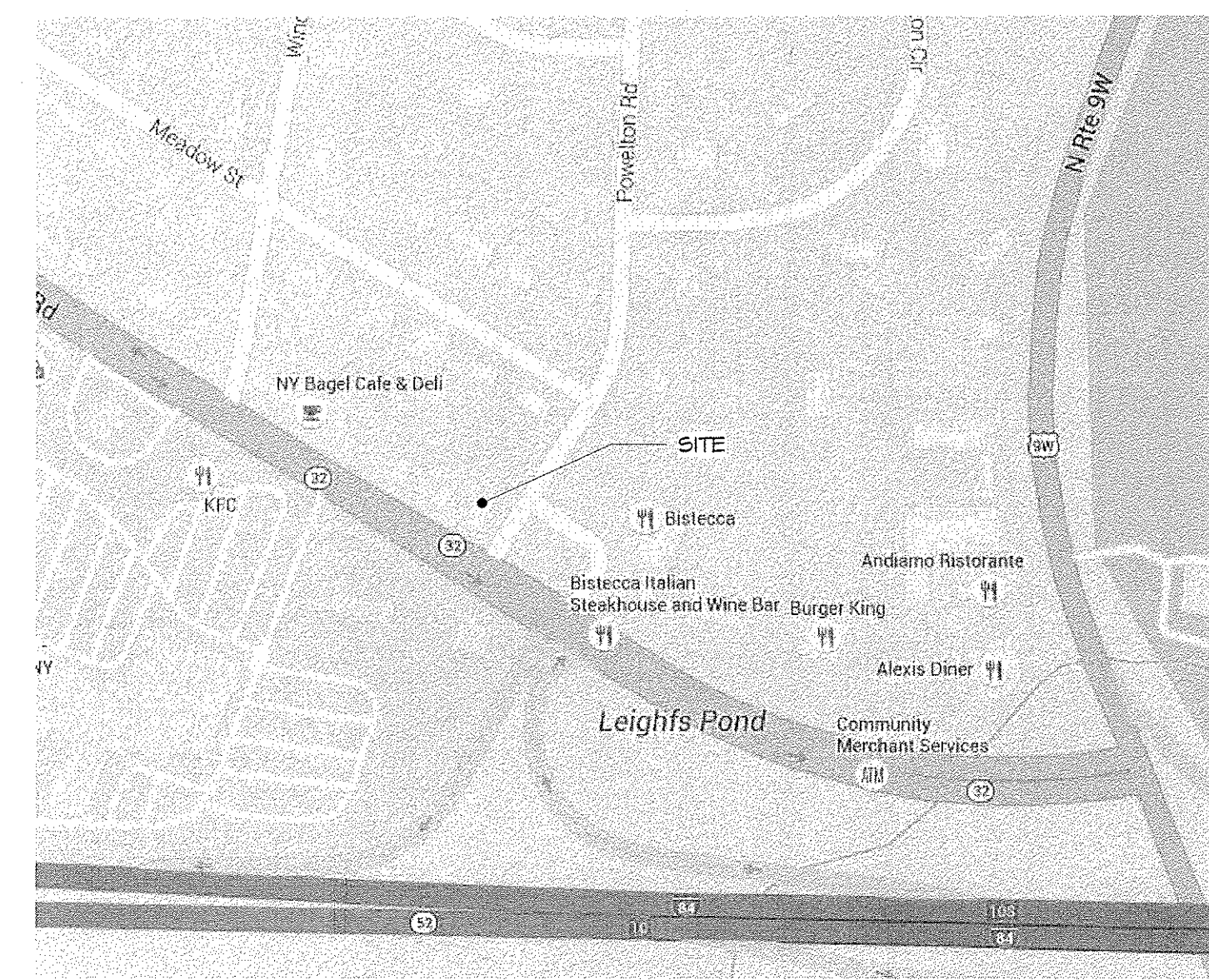
PROPOSED PLOT PLAN
SP-1R 1" = 10'-0"
11 DECEMBER 2015

NOTES:
1. ALL SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED BY: STEVEN P. DRABICK, PLS. PC, PROFESSIONAL LAND SURVEYOR PO BOX 539, CORNWALL, NY 12518, (845) 534-2208 DRAWING # 1789-15 DATED: SEPTEMBER 30, 2015
2. APPROXIMATELY 80 CUBIC YARDS OF MATERIAL TO BE EXCAVATED.

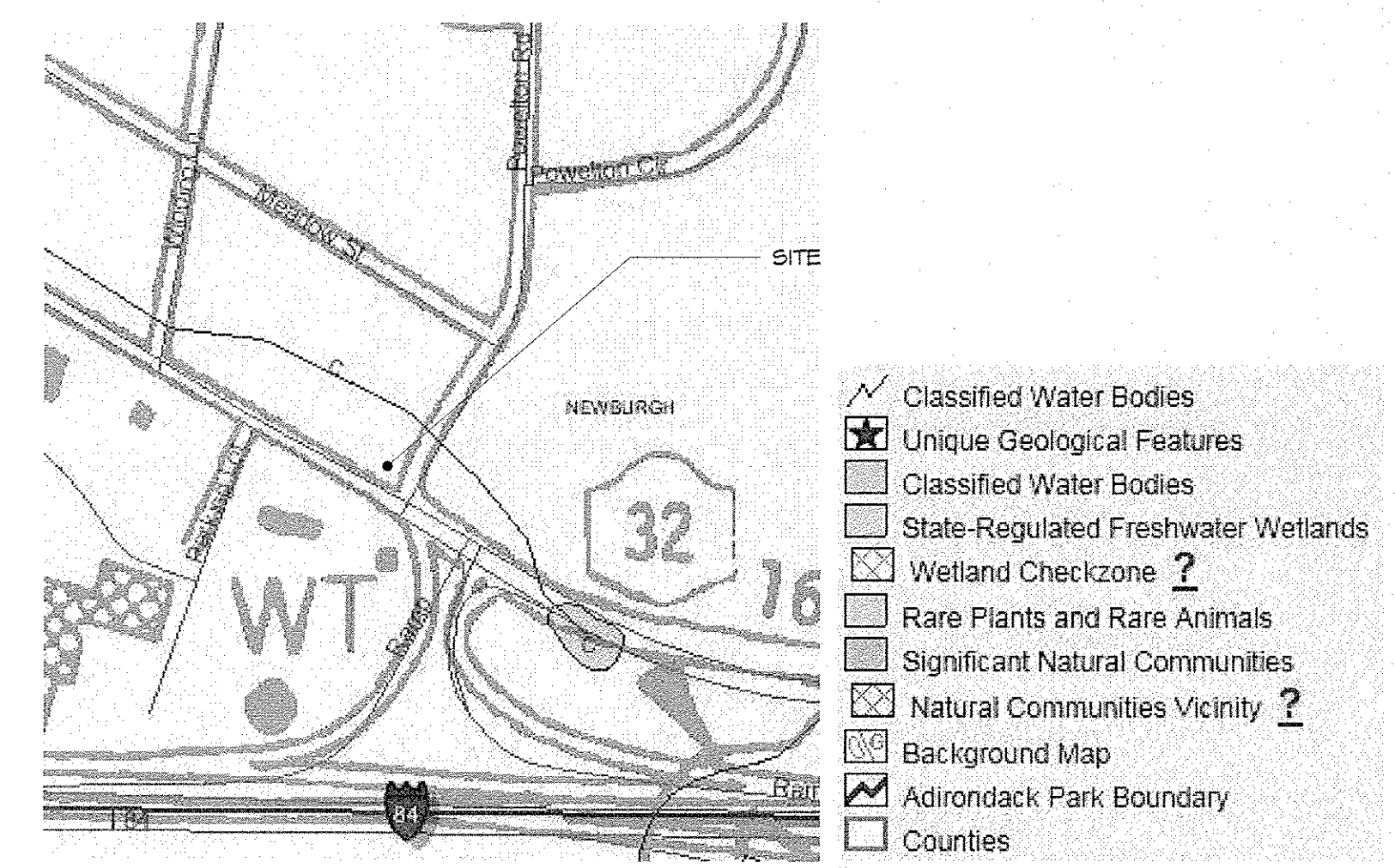
ZONING INFORMATION

	LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YD.	FRONT YD.	REAR YD.	SIDE YD.	LOT BLDG. COV.	BLDG. HT.	LOT SURFACE COV.
ORDINANCE REQUIREMENT:	15,000 SF	100 FT	125 FT	60 FT	40 FT	30 FT	15 FT	60%	35 FT	25%
EXISTING:	11,063 SF	75 FT	150 FT	17.0'	20.8'	68.9'	14.5'	15.5%	+/- 20 FT	66%
PROPOSED:	11,063 SF **	75 FT **	150 FT	17.0'	16.75'	68.9'	22.2'	17.7%	+/- 31'-6"	65%

* VARIANCE REQUIRED
** PRE-EXISTING / NON CONFORMING



2 LOCATION MAP
SP-1R



PROJECT IS MORE THAN 100 FEET FROM ANY WETLANDS PER ABOVE MAP.

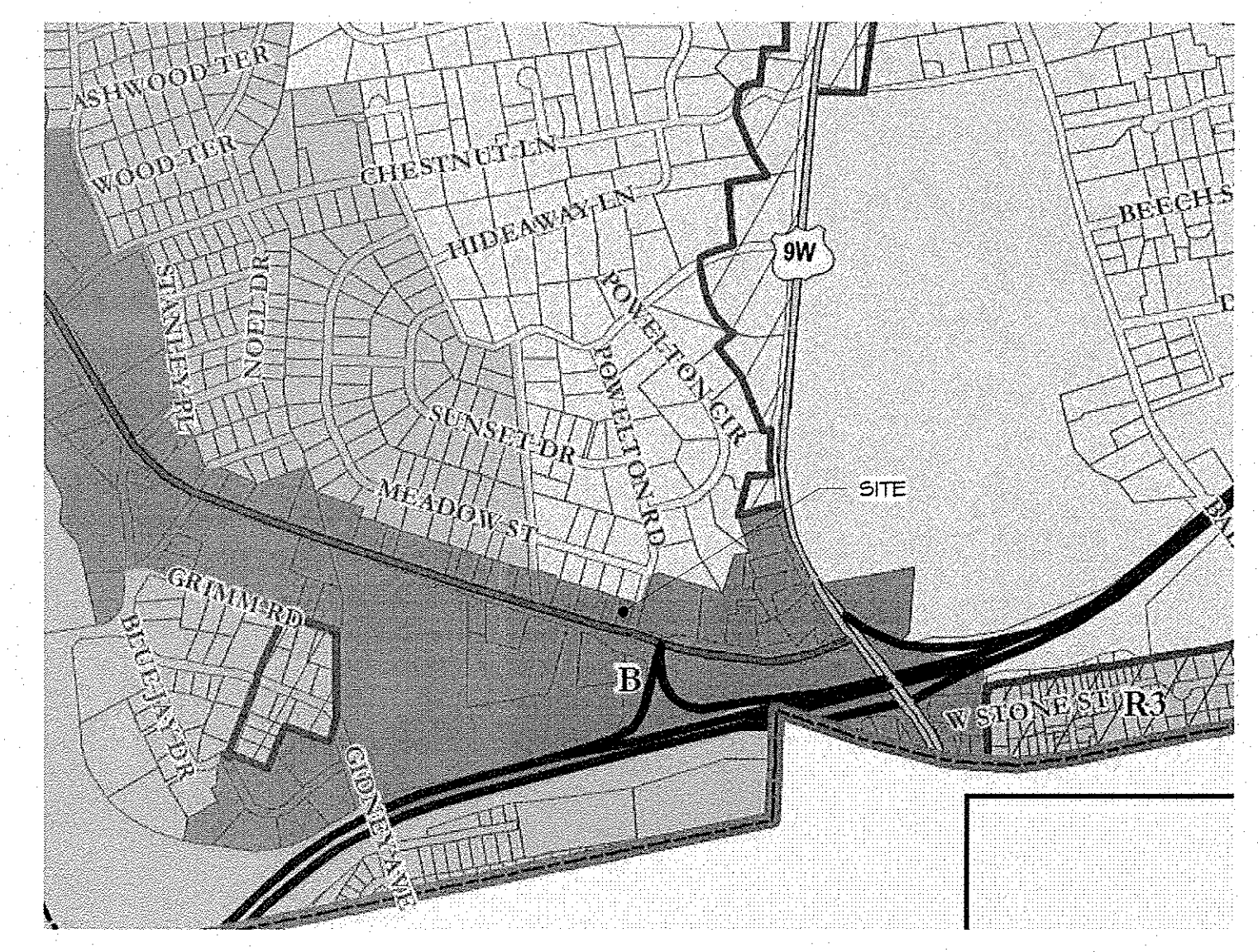
4 WETLANDS MAP
SP-1R 1/4" = 1'-0"

KEYNOTE LEGEND:

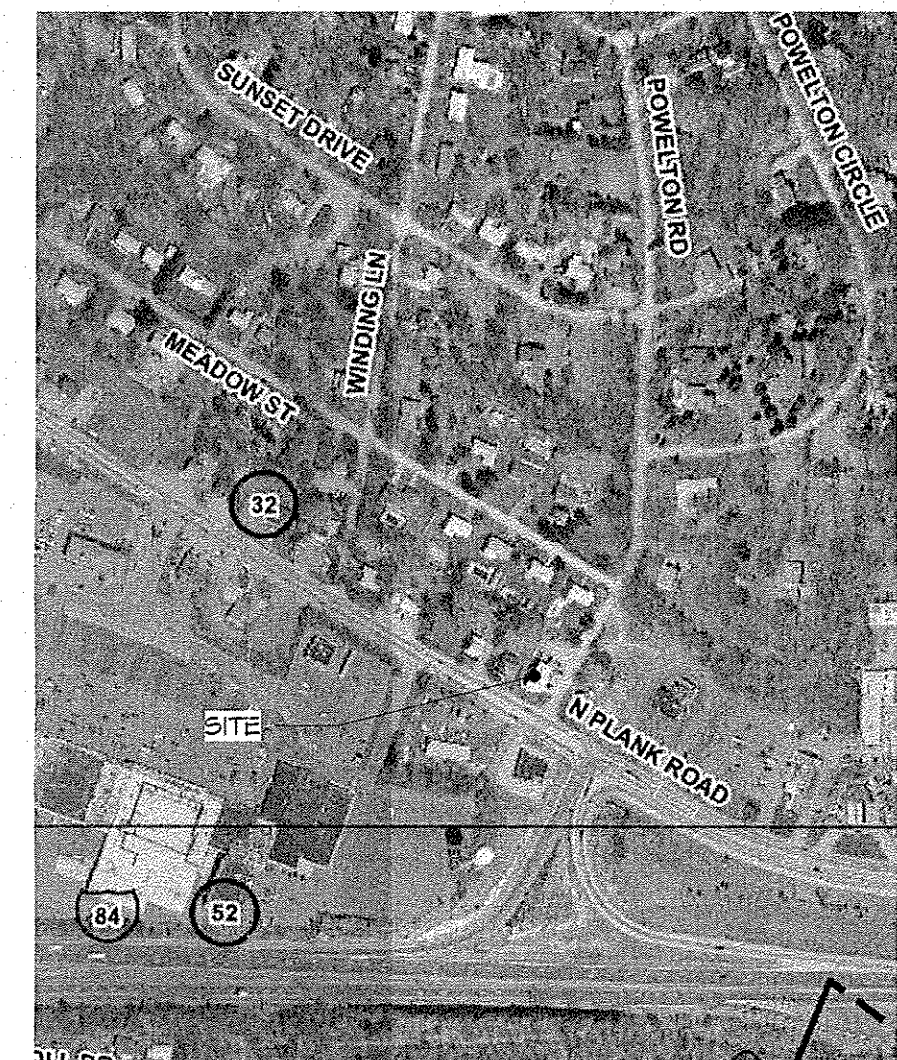
- 1 EXISTING OVERHEAD SERVICE WIRES.
- 2 EXISTING UTILITY POLE.
- 3 LOCATION OF EXISTING UNDERGROUND GAS SERVICE.
- 4 LOCATION OF EXISTING UNDERGROUND WATER SERVICE.
- 5 GROSS HATCHED AREA DENOTES AREA OF NEW 270 SQUARE FOOT ADDITION.
- 6 DASHED LINE DENOTES EXISTING SIDEWALKS AND STAIRS TO BE REMOVED IN THEIR ENTIRETY.
- 7 LINE OF EXTERIOR WALL BELOW TYPICAL.
- 8 SHADED AREA DENOTES AREA OF NEW 1,500 SQUARE FOOT THIRD FLOOR ADDITION.
- 9 GROSS HATCHED AREA DENOTES AREA OF NEW 136 SQUARE FOOT STAIR ADDITION.
- 10 NEW CONCRETE SIDEWALK. SEE DETAILS ON SP-2 FOR MORE INFORMATION.
- 11 SHADED AREA DENOTES NEW 6" CONCRETE CURB. SEE DETAILS ON SP-2 FOR MORE INFORMATION.
- 12 DASHED LINE DENOTES FORMER EDGE OF PAVEMENT.
- 13 LINE OF EDGE OF NEW PAVEMENT.
- 14 STIPPLED AREA DENOTES AREA TO REMOVE AND REPLACE ASPHALT PARKING LOT. NEW PAVING TO BE FITTED TO POWELTON ROAD. RESTRIPE PARKING LOT TO CREATE (16) 9'-0" X 18'-0" PARKING SPACES AS SHOWN.
- 15 HATCHED AREA DENOTES AREA TO INSTALL TOP SOIL AND GRASS SEED.
- 16 EXISTING PLANTINGS TO REMAIN. NO CHANGE.
- 17 NEW 1/2- 12'-0" HIGH DOGWOOD TREE. SEE DETAIL 1 ON SP-2 FOR MORE INFORMATION.
- 18 NEW 3'-0" HIGH RETAINING WALL W/ +/- 3'-0" HIGH SHRUBS. SEE DETAIL 2 ON SP-2 FOR MORE INFO.
- 19 NEW 4'-0" X 18'-0" HANDICAPPED ACCESSIBLE PARKING SPACE W/ 5'-0" WIDE AISLE.
- 20 HATCHED AREA DENOTES AREA OF (3) 9'-0" X 18'-0" STAFF PARKING SPACES ON PERVIOUS PAVEMENT.
- 21 LINE OF EDGE OF EXISTING LAWN.
- 22 LINE OF EXISTING CONCRETE CURB.
- 23 EXISTING LAWN. PATCH, REPAIR, AND RE-SEED AS REQD.
- 24 LINE OF EXTENTS OF NO OBSTRUCTIONS MORE THAN 2' HIGH, 40' AWAY FROM STREET INTERSECTION.
- 25 EXISTING STOP SIGN. NO CHANGE.
- 26 NEW HANDICAPPED CURB RAMP.
- 27 SHADED AREA DENOTES AREA TO EXTEND ASPHALT PAVING.
- 28 NEW CONCRETE PARKING STOP. TYPICAL FOR (15) PARKING SPACES.
- 29 EXISTING BUILDING SIGN TO BE REMOVED.
- 30 EXISTING SHRUBS TO BE REMOVED.
- 31 LOCATION OF EXISTING ACCESS CAP TO UNDERGROUND SEPTIC SYSTEM. FURTHER INFORMATION TO BE SUBMITTED AT ZBA MEETING.
- 32 UPPER ROOF GUTTERS TO DRAIN TO DOWN SPOUTS AND DISCHARGE TO THIS SIDE OF THE PROPERTY.
- 33 HATCHED AREA DENOTES AREA TO INSTALL PERVIOUS PAVEMENT AT HANDICAPPED PARKING SPACE, ACCESS, AND AISLE.
- 34 PROVIDE "HANDICAPPED PARKING ONLY" AND "NO PARKING IN ACCESSIBLE AISLE" SIGNS. SEE DETAIL #8 ON DRAWING SP-2 FOR MORE INFO.

PARKING REQUIREMENTS:

ORDINANCE REQUIREMENT:	OCCUPIED FLOOR AREAS:	PARKING REQUIRED:	PARKING PROVIDED:
OFFICE OR OFFICE BUILDING:	LOWER LEVEL: 543 S.F.	3,363 S.F. / 200 = 16.8 SPACES REQUIRED.	14 PARKING SPACES + 1 H.C. SPACE = 20 TOTAL SPACES.
1 FLOOR AREA FOR THE FIRST 20,000 SQUARE FEET OF FLOOR AREA.	1ST FLOOR: 1,500 S.F. 2ND FLOOR: 1,320 S.F. TOTAL: 3,363 S.F.		

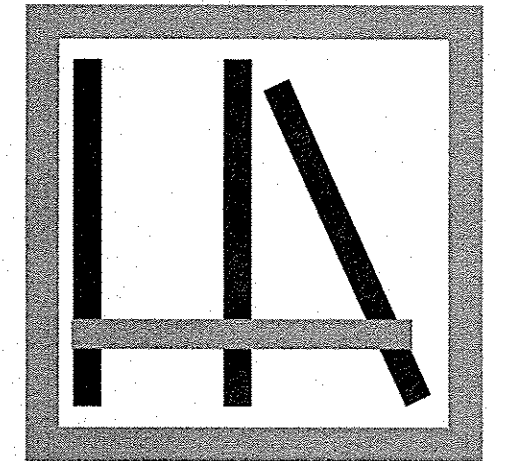


3 PARTIAL ZONING MAP
SP-1R



PROJECT SITE IS NOT LOCATED IN A FLOOD PLAIN PER ABOVE FEMA MAP.

5 FLOOD PLAIN MAP
SP-1R 1/8" = 1'-0"

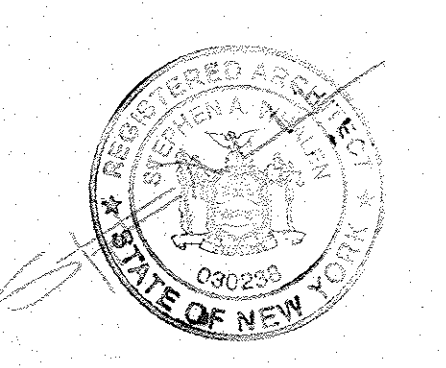


HIGHLANDS ARCHITECTURE
plc

3212 ROUTE 9
COLD SPRING, NY 10516
845.809.5976 OFFICE
highlandsarchitecture.com

NEW PEDIATRIC DENTAL OFFICE FOR:

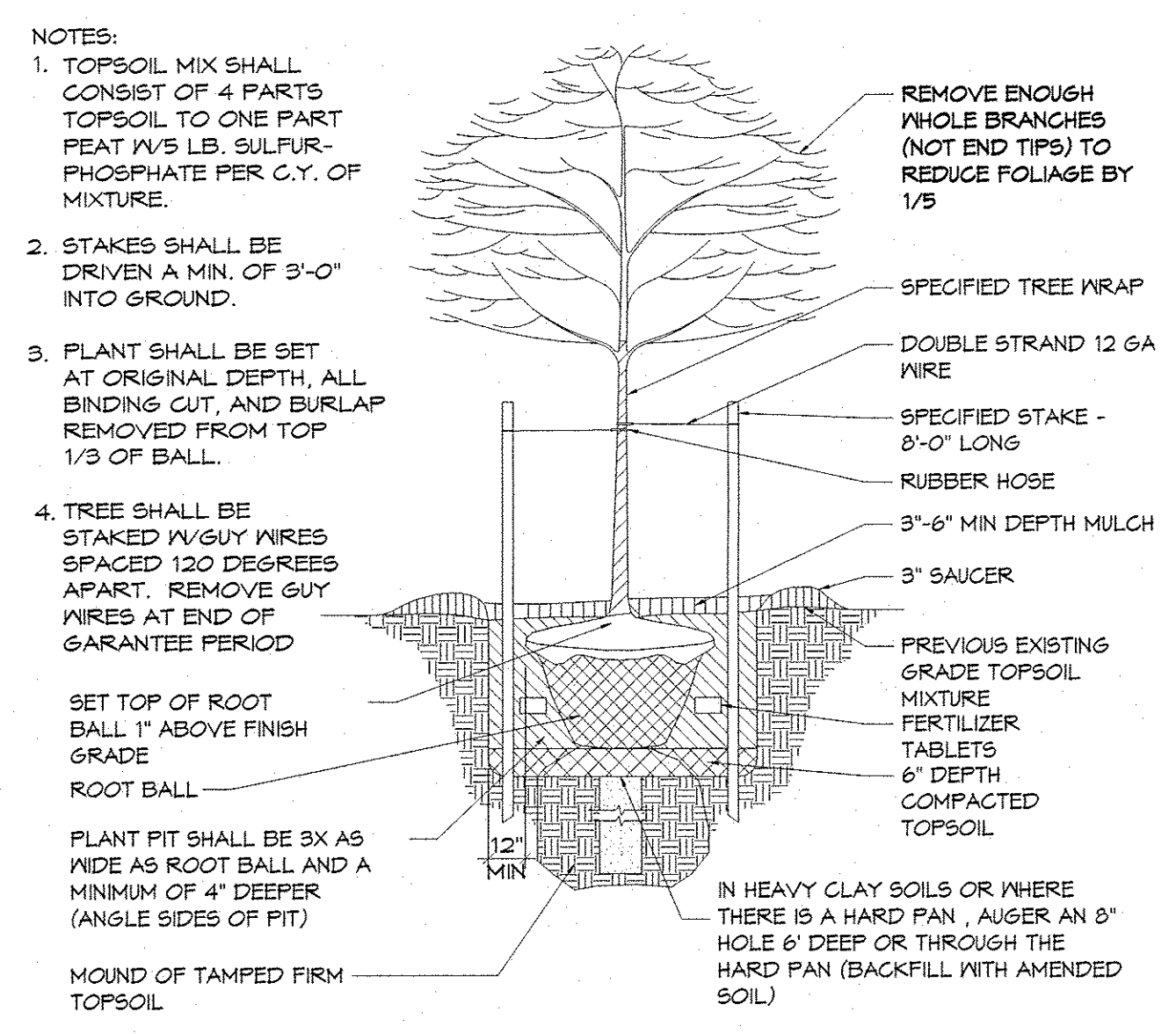
DR. PAVAMI
1 POWELLTON ROAD
NEWBURGH, NY 12550



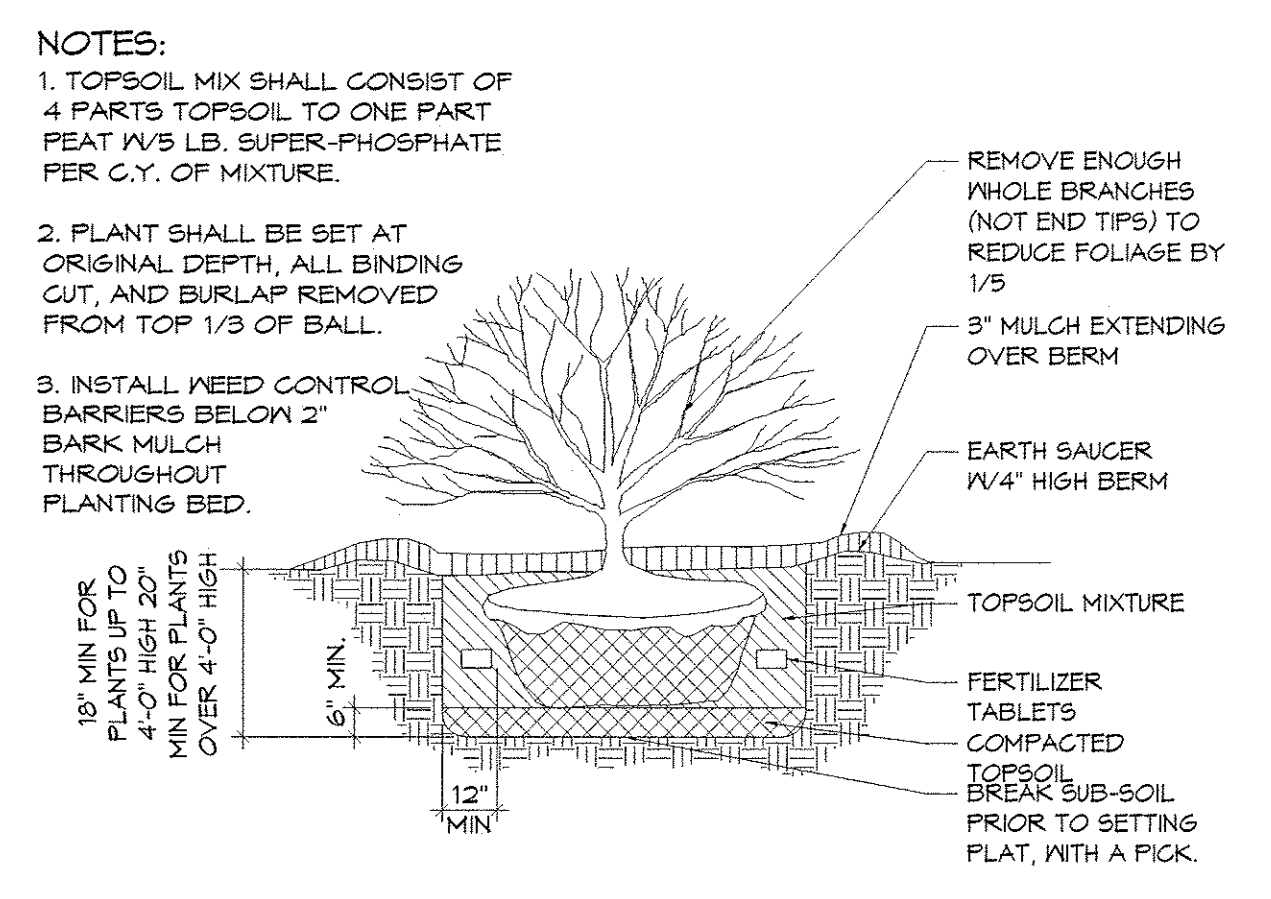
SITE DETAILS

SP-2

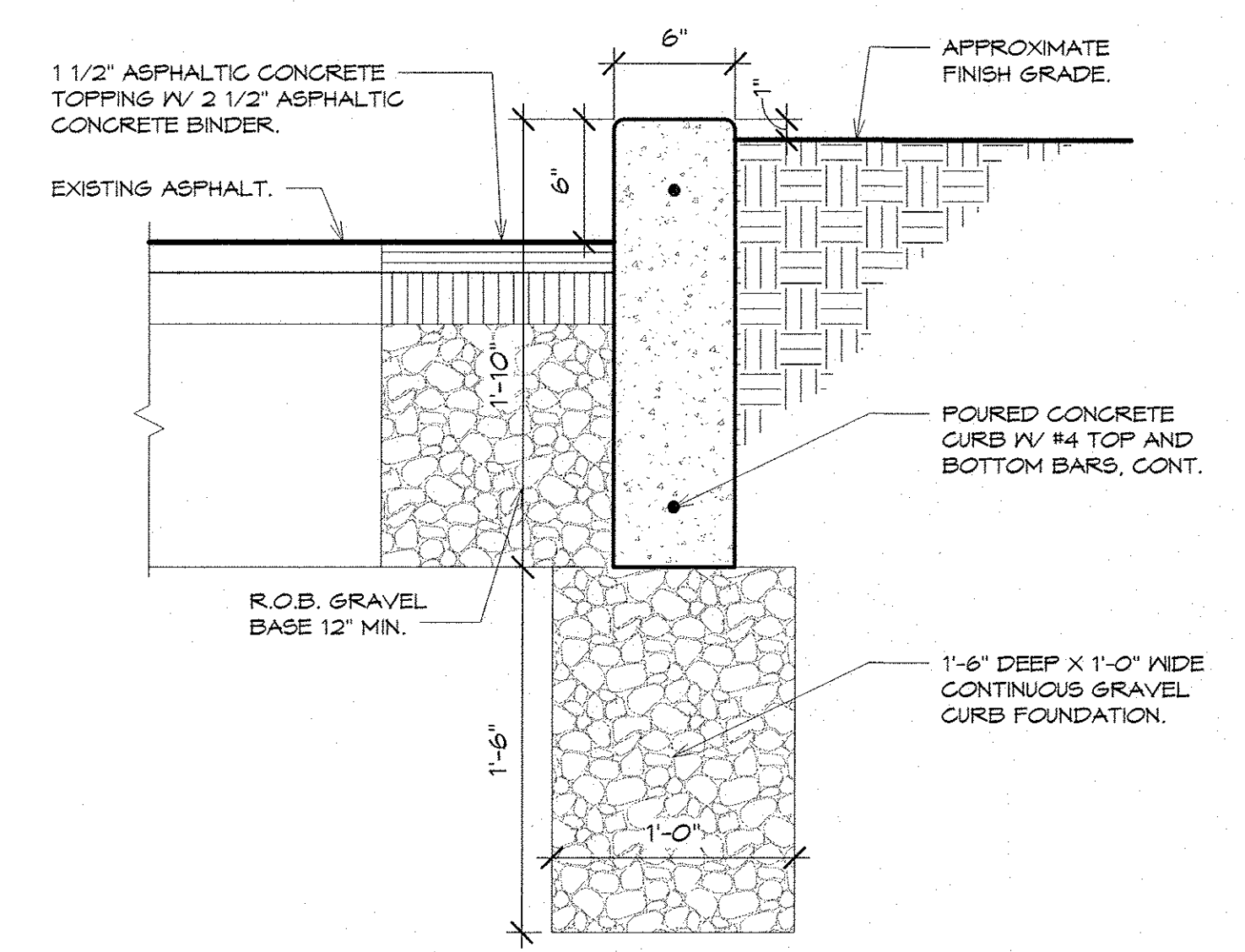
DATE: 9 JUNE 2015
REVISIONS: 8/18/15 ZBA, 11/11/15 PB
REVISIONS: 15 DEC 2015 ZBA FILING
REVISIONS: 2 MARCH 2016 PB FILING
DRAWN BY: SW



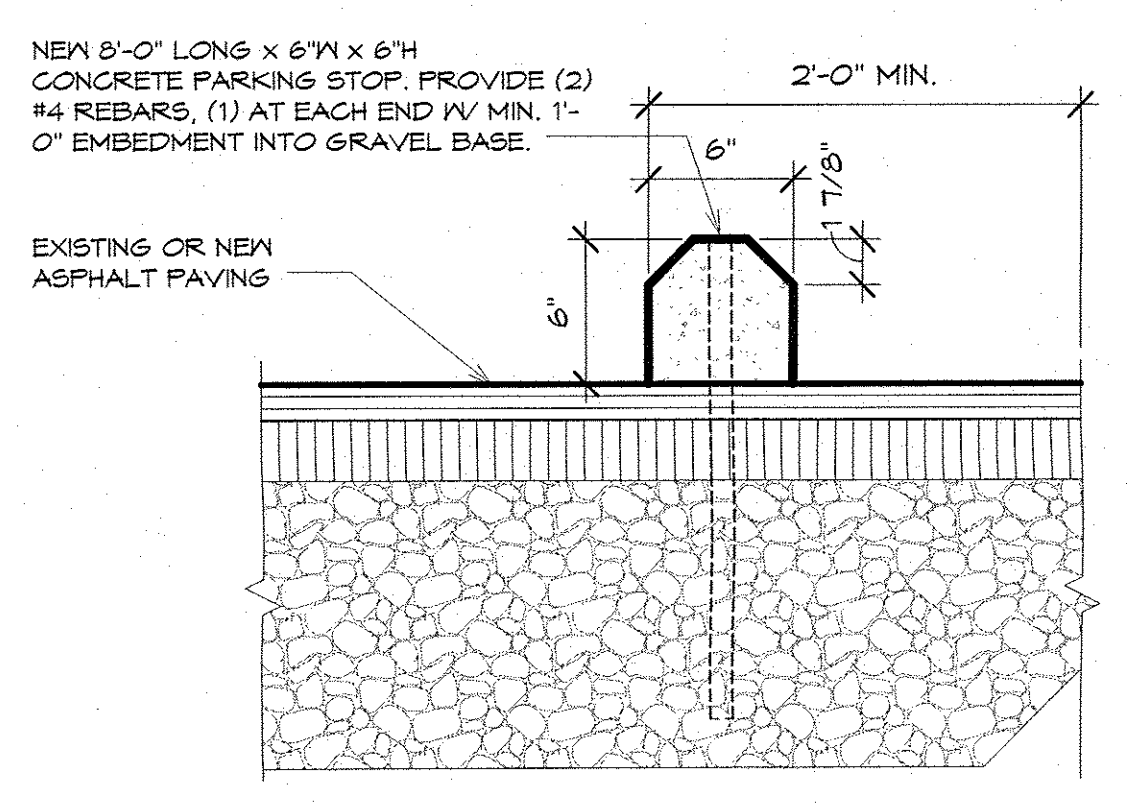
1 TREE PLANTING DETAIL
SP-2 1" = 1'-0"



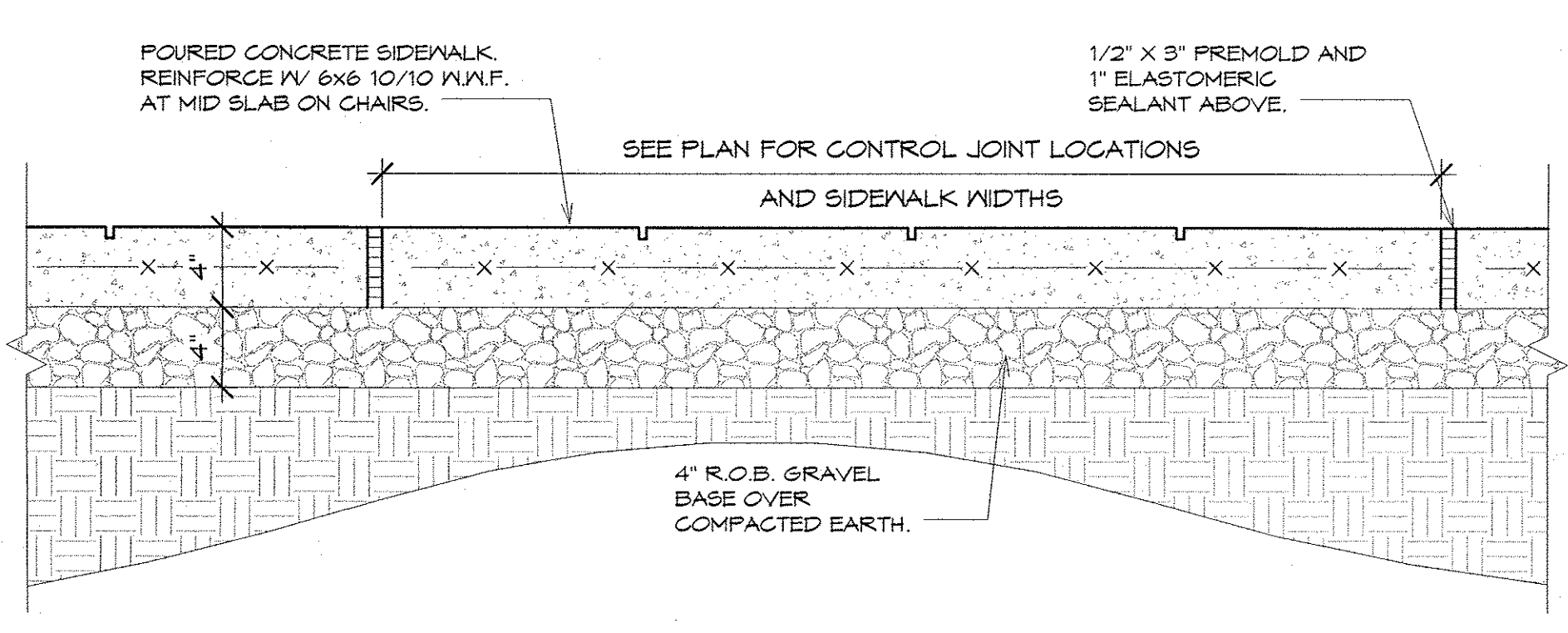
2 SHRUB PLANTING DETAIL
SP-2 1" = 1'-0"



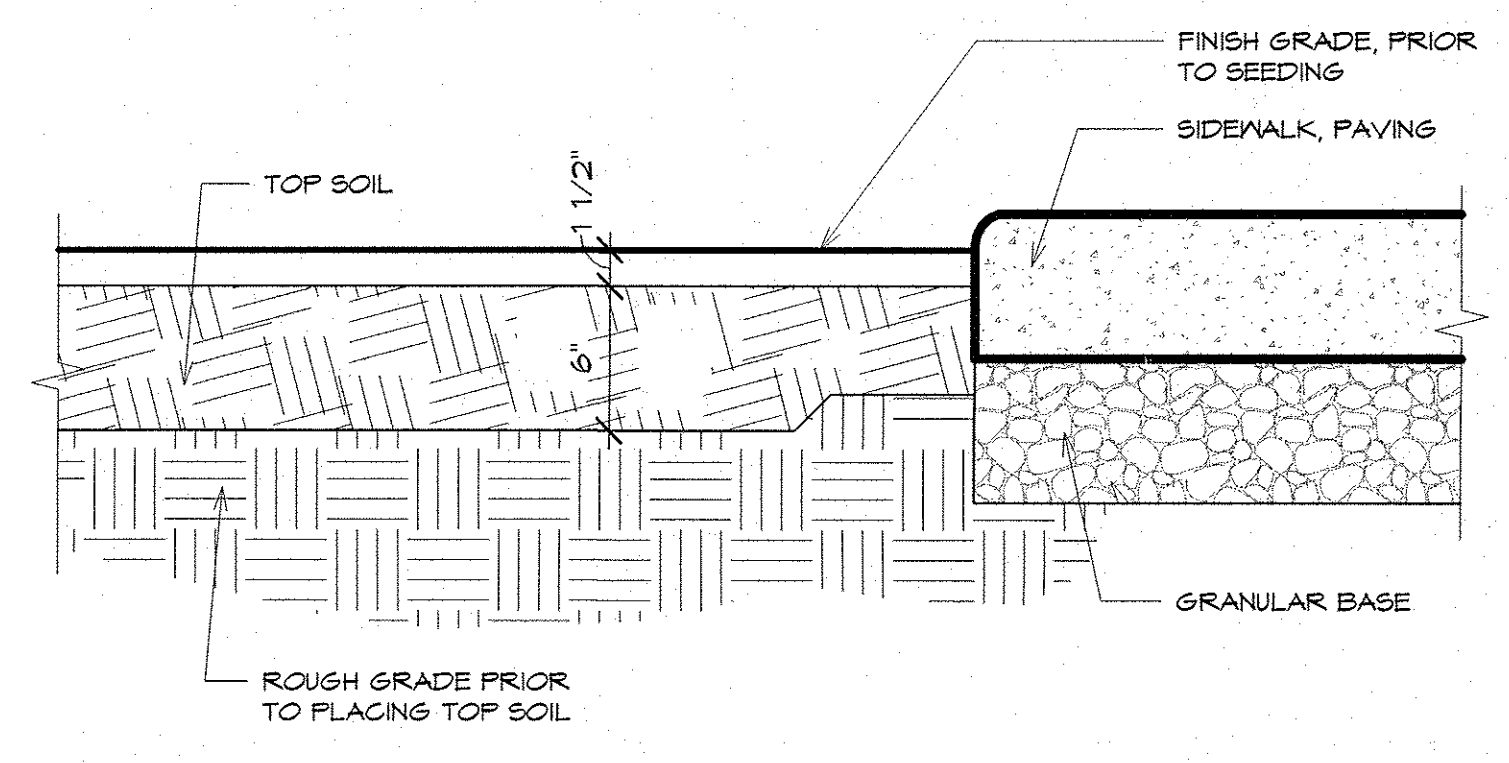
3 CURB DETAIL
SP-2 1 1/2" = 1'-0"



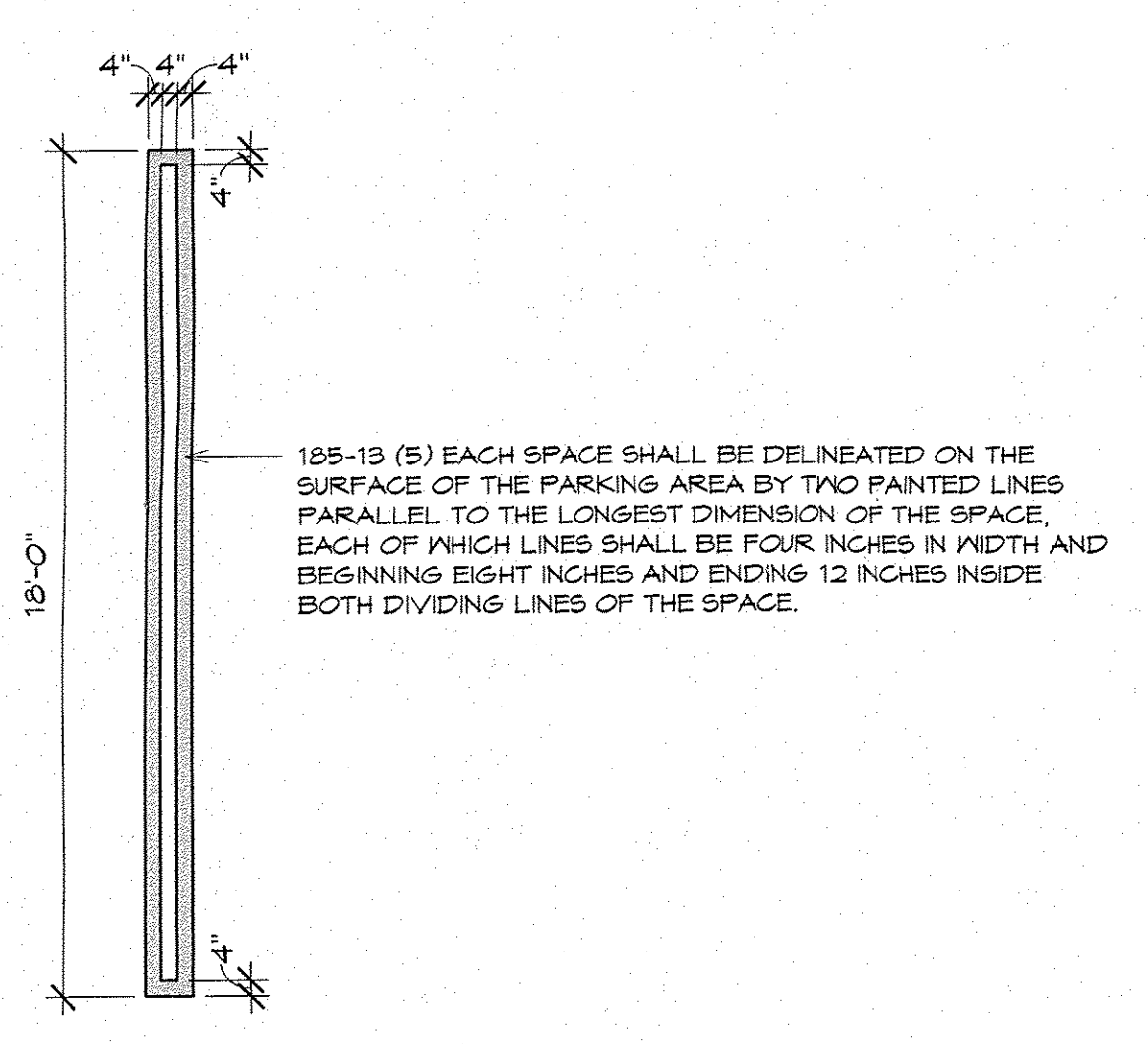
4 PARKING STOP DETAIL
SP-2 1 1/2" = 1'-0"



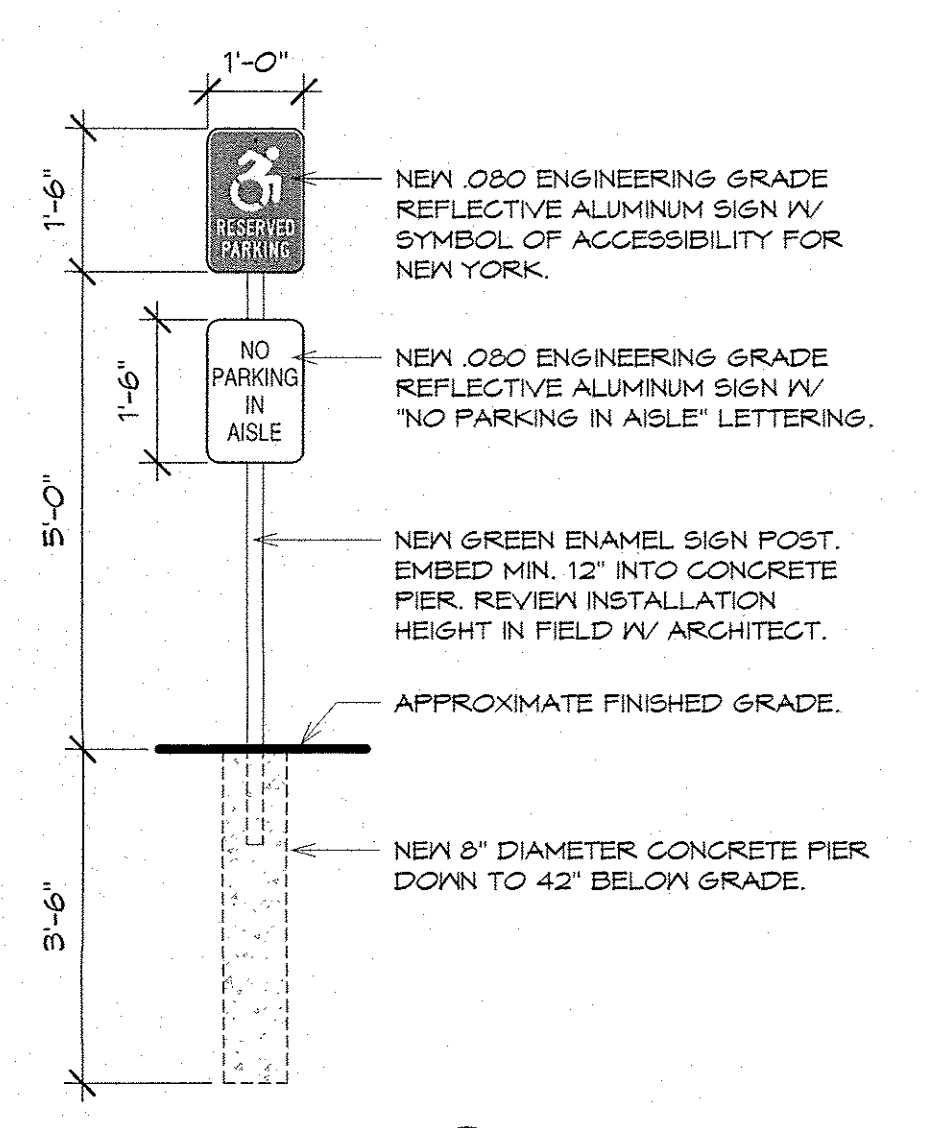
5 SIDEWALK DETAIL
SP-2 1 1/2" = 1'-0"



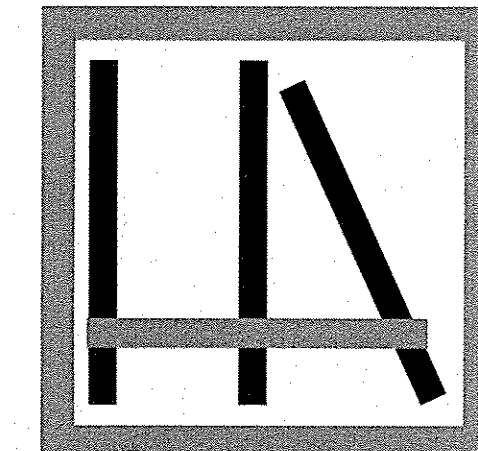
6 SEEDING / LAWN DETAIL
SP-2 1 1/2" = 1'-0"



7 PARKING STRIPE
SP-2 1/4" = 1'-0"



8 SIGN DETAILS
SP-2 1/2" = 1'-0"



HIGHLANDS ARCHITECTURE
plc

3212 ROUTE 9
COLD SPRING, NY 10516

845.809.5976 OFFICE

highlandsarchitecture.com

NEW PEDIATRIC DENTAL OFFICE FOR:

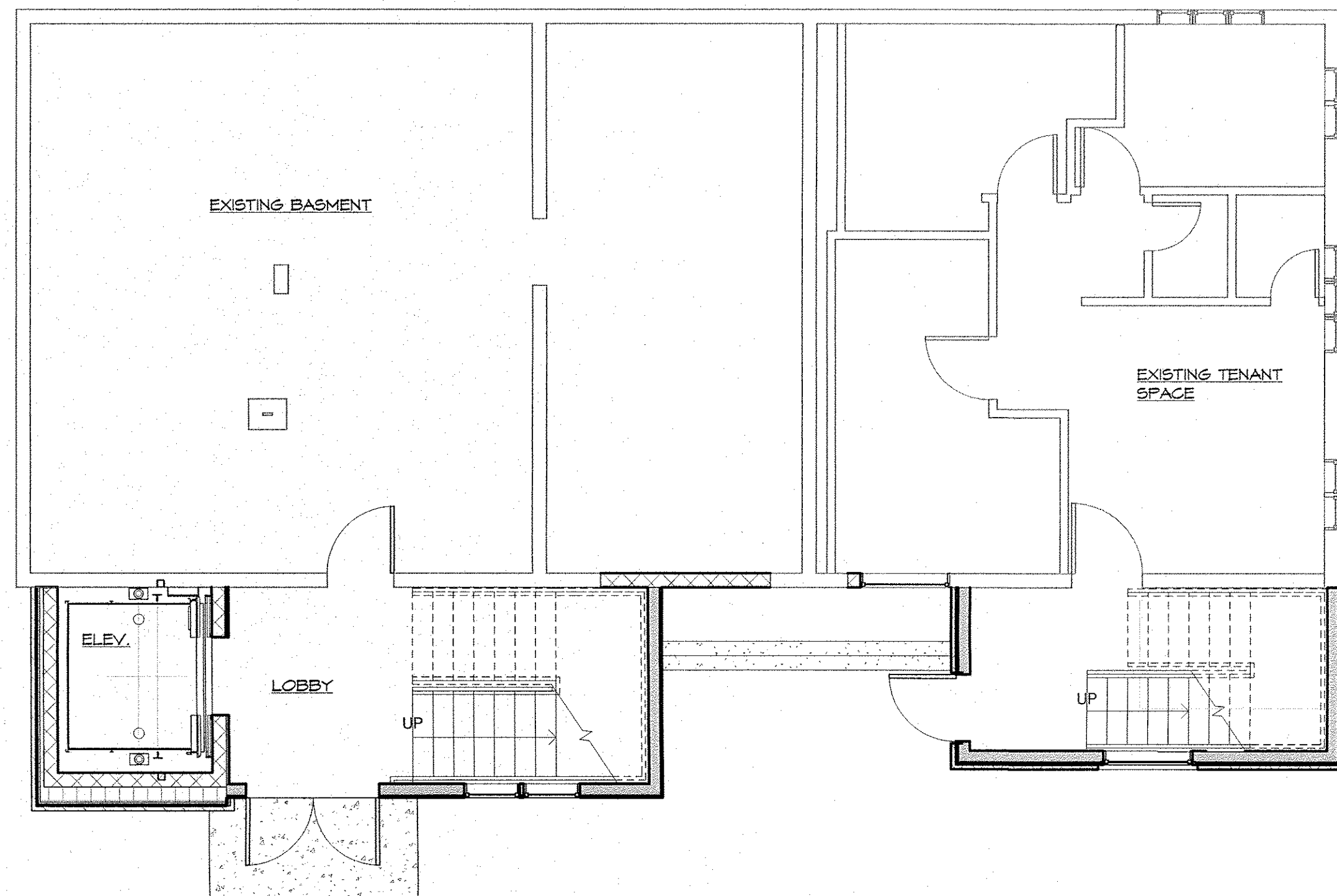
DR. PAYAMI
1 POWELTON ROAD
NEWBURGH, NY 12550



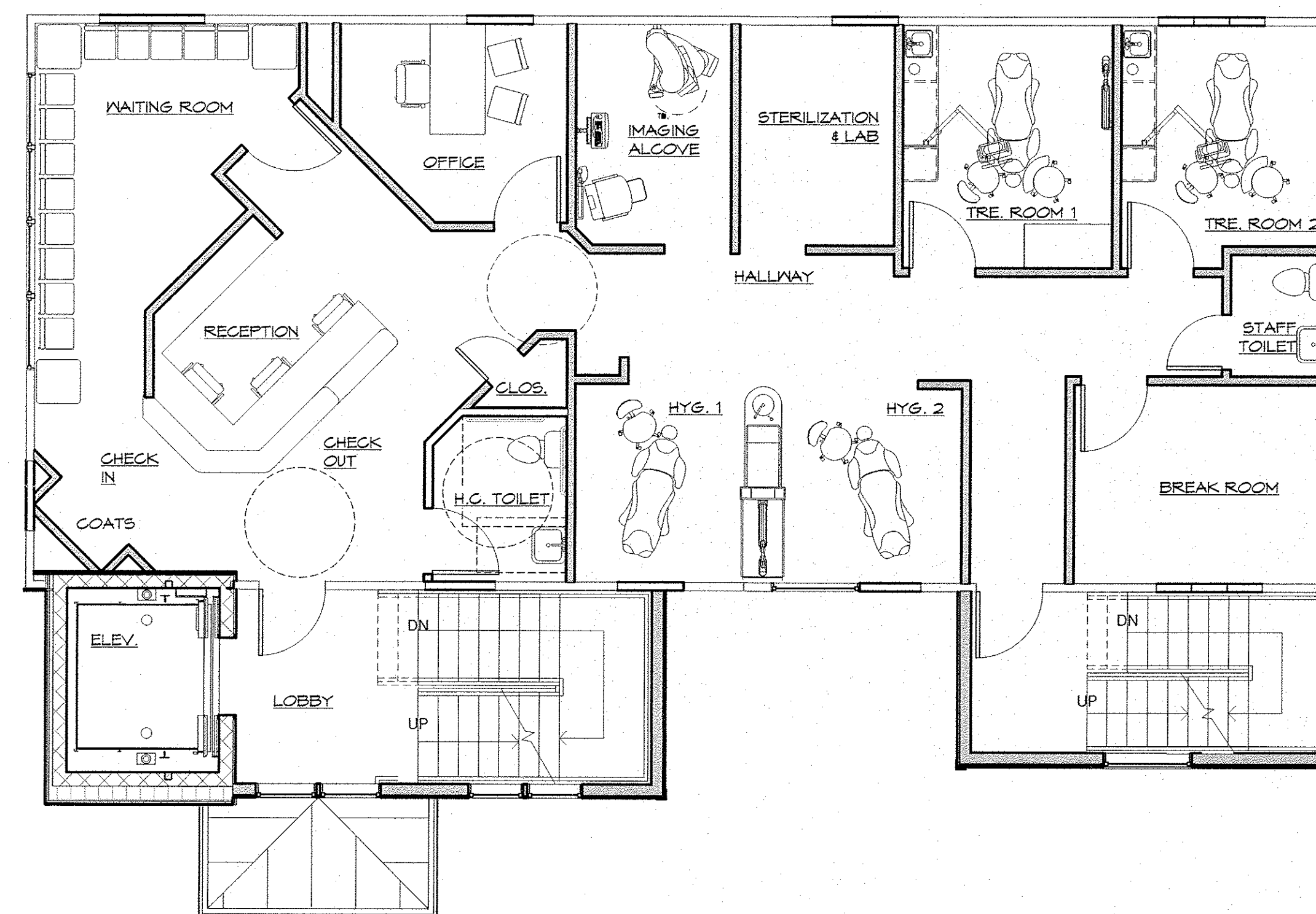
FLOOR PLANS,
EAST ELEVATION

A-1

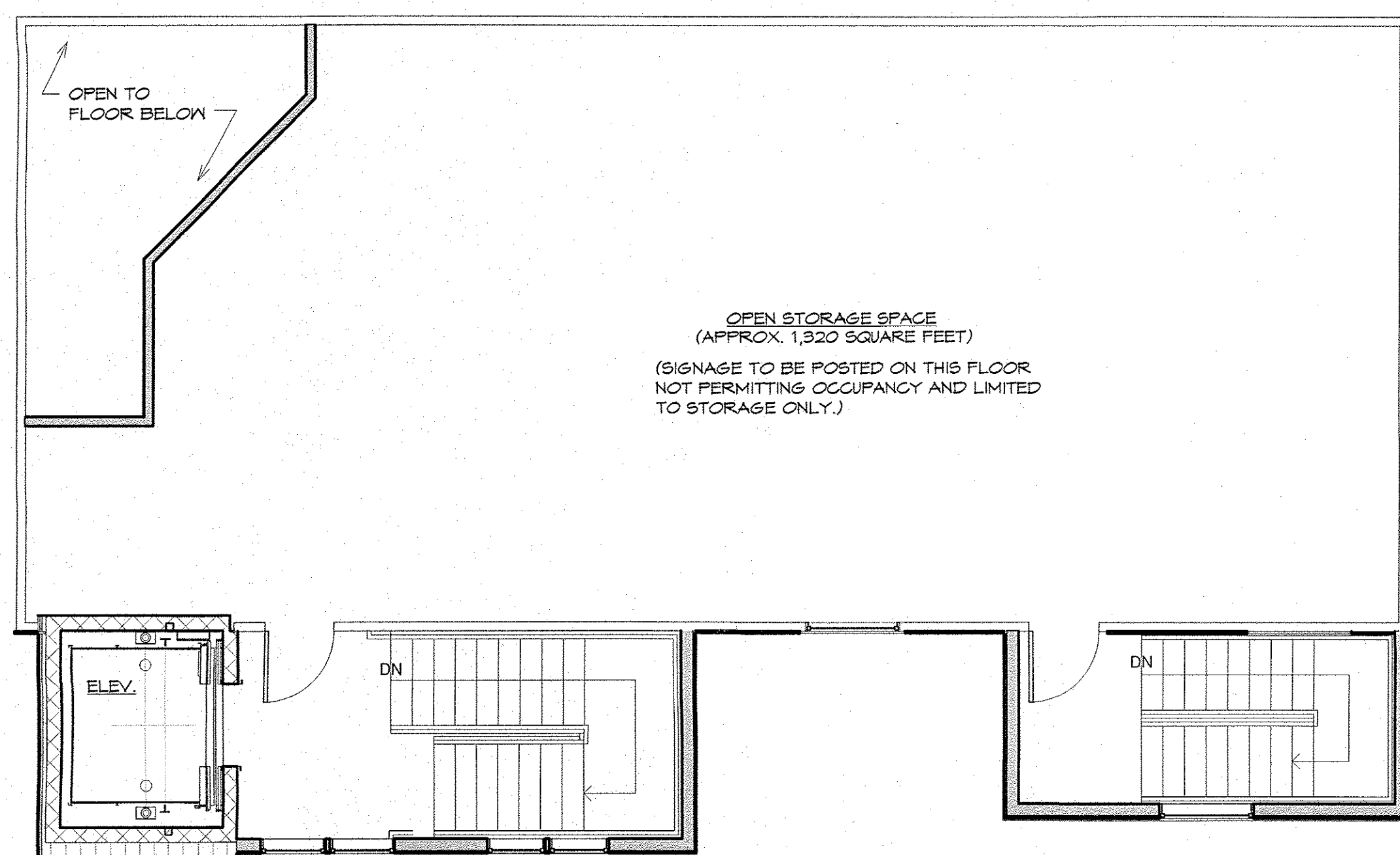
DATE: 9 JUNE 2015
REVISIONS: 8/4/15 PB, 7/1/15, 8/18/15 ZBA
REVISIONS: 11/11/15, 12/15/15, 2/9/16
REVISIONS: 2 MARCH 2016 PB FILING
DRAWN BY: SW



1 LOWER LEVEL PLAN
A-1 3/16" = 1'-0"



2 SECOND FLOOR PLAN
A-1 3/16" = 1'-0"



3 THIRD FLOOR PLAN
A-1 3/16" = 1'-0"



4 SIDE ELEVATION (EAST)
A-1 3/16" = 1'-0"

THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD.