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

PROJECT: NEWBURGH TOYOTA
PROJECT NO.: 09-15
PROJECT LOCATION: SECTION 89, BLOCK 1, LOT 67
PROJECT REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES
REVIEW DATE: 16 DECEMBER 2014
MEETING DATE: 18 DECEMBER 2014

1. Metes and bounds for the leased area should be provided on the plans.
2. Notes should be added to the plans identifying that the site will operate as a unified site plan and tying the approvals to the current property use. Any change in the use of the property should eliminate the adjoining parking spaces without further approvals.
3. Signage should be provided restricting access to the gravel lots to employees only. A fence or gate should be considered to prevent public access to the gravel parking areas.

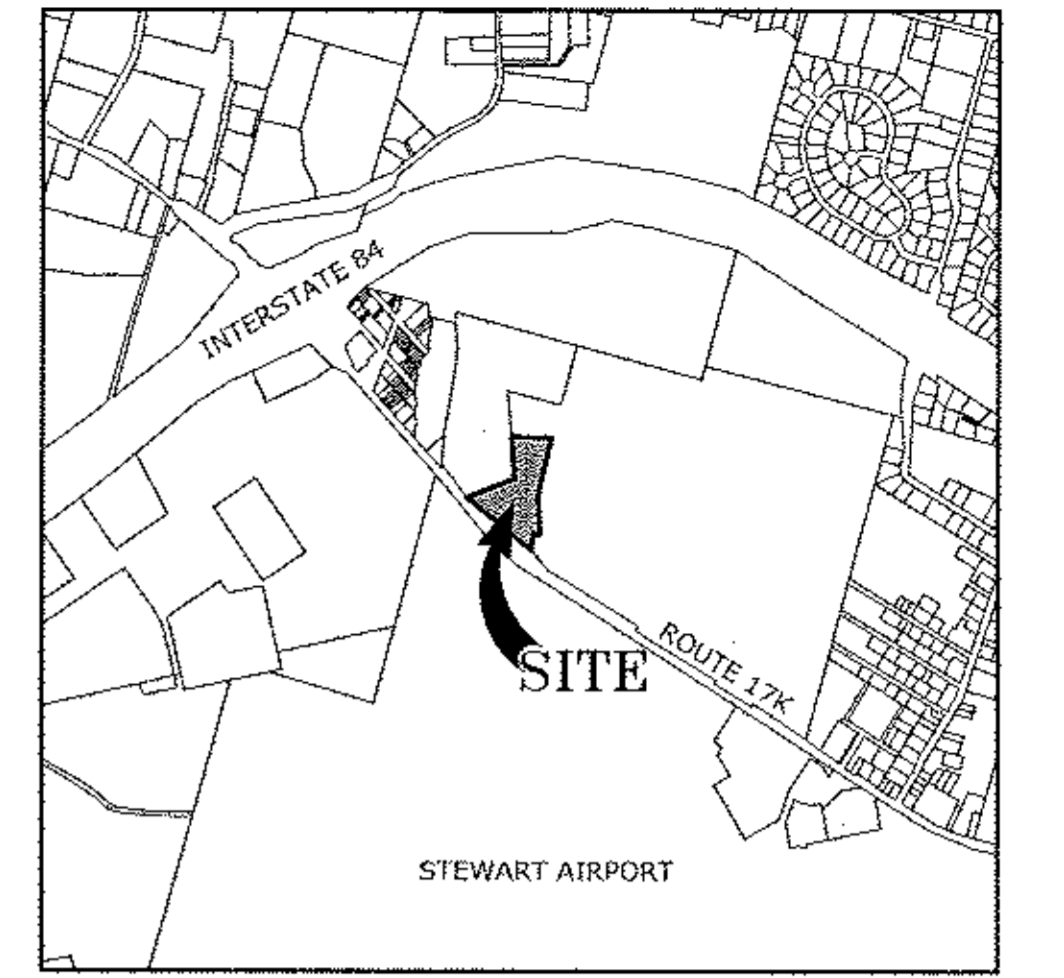
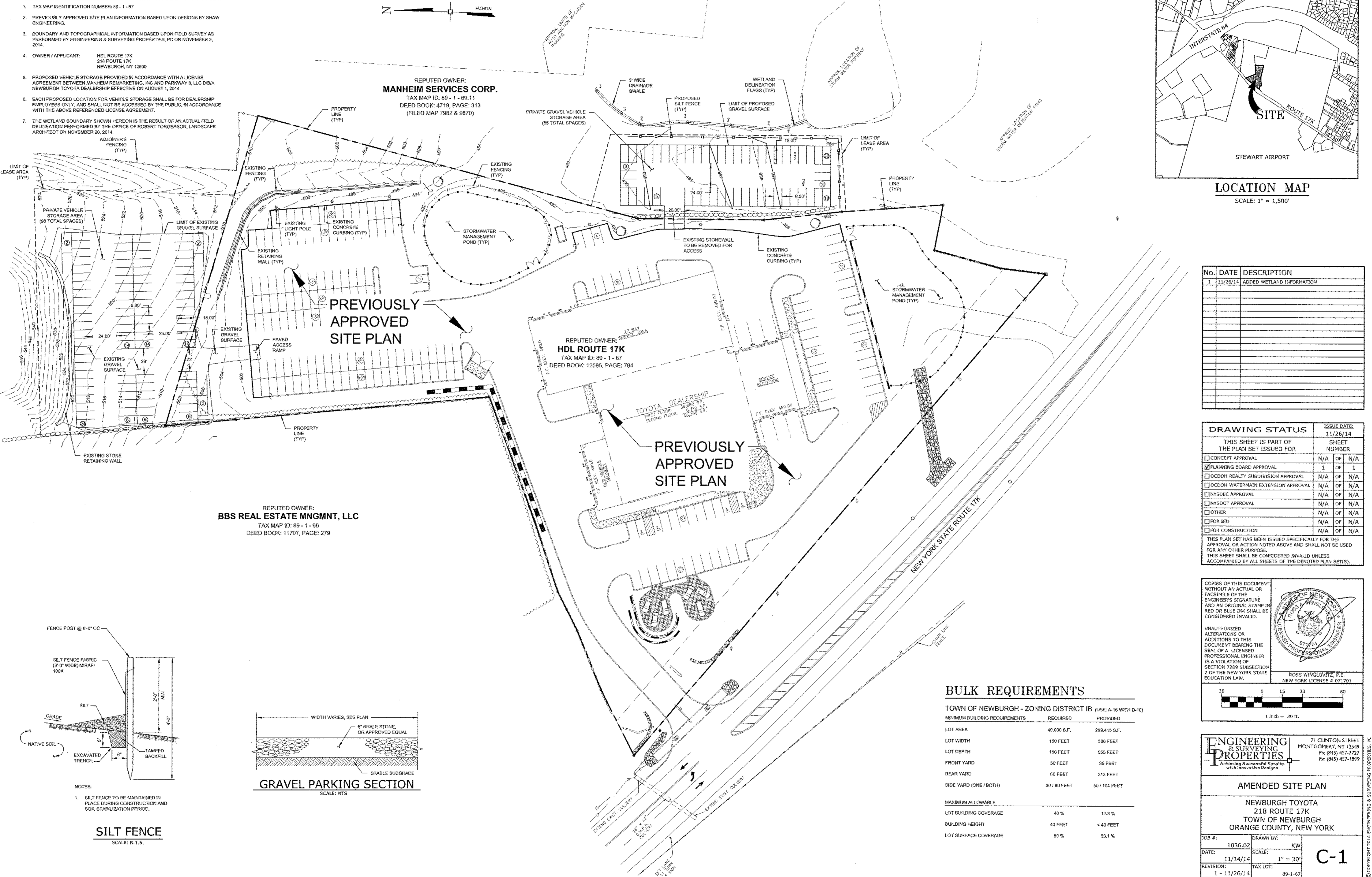
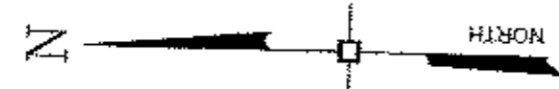
Respectfully submitted,

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

Patrick J. Hines
Principal

GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER: 89 - 1 - 67
- PREVIOUSLY APPROVED SITE PLAN INFORMATION BASED UPON DESIGNS BY SHAW ENGINEERING.
- BOUNDARY AND TOPOGRAPHICAL INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY ENGINEERING & SURVEYING PROPERTIES, PC ON NOVEMBER 3, 2014.
- OWNER / APPLICANT: HDL ROUTE 17K
218 ROUTE 17K
NEWBURGH, NY 12550
- PROPOSED VEHICLE STORAGE PROVIDED IN ACCORDANCE WITH A LICENSE AGREEMENT BETWEEN MANHEIM REMARKETING, INC. AND PARKWAY II, LLC D/B/A NEWBURGH TOYOTA DEALERSHIP EFFECTIVE ON AUGUST 1, 2014.
- EACH PROPOSED LOCATION FOR VEHICLE STORAGE SHALL BE FOR DEALERSHIP EMPLOYEES ONLY, AND SHALL NOT BE ACCESSED BY THE PUBLIC, IN ACCORDANCE WITH THE ABOVE REFERENCED LICENSE AGREEMENT.
- THE WETLAND BOUNDARY SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD DELINEATION PERFORMED BY THE OFFICE OF ROBERT TORGERSON, LANDSCAPE ARCHITECT ON NOVEMBER 20, 2014.



LOCATION MAP
SCALE: 1" = 1,500'

No.	DATE	DESCRIPTION
1	11/26/14	ADDED WETLAND INFORMATION

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		11/26/14
		SHEET NUMBER
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	1	OF 1
<input type="checkbox"/> OGDH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
<input type="checkbox"/> OGDH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
<input type="checkbox"/> RYSDEC APPROVAL	N/A	OF N/A
<input type="checkbox"/> RYSDOT APPROVAL	N/A	OF N/A
<input type="checkbox"/> OTHER	N/A	OF N/A
<input type="checkbox"/> FOR BID	N/A	OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND ANY ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

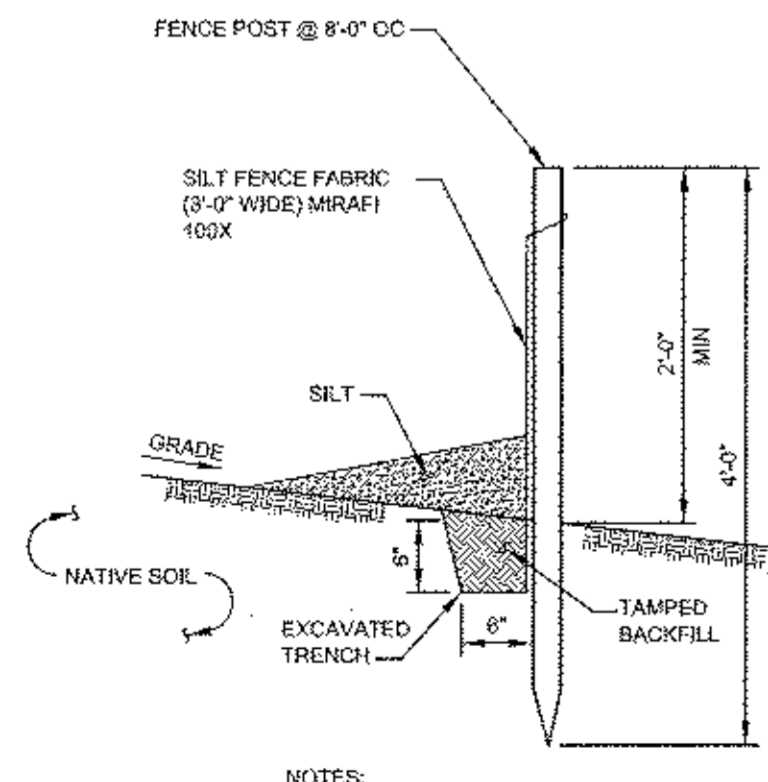
ROSS WYKLOVITZ, P.E.
NEW YORK LICENSE # 073703

BULK REQUIREMENTS

TOWN OF NEWBURGH - ZONING DISTRICT IB (USE: A-16 WITH D-10)

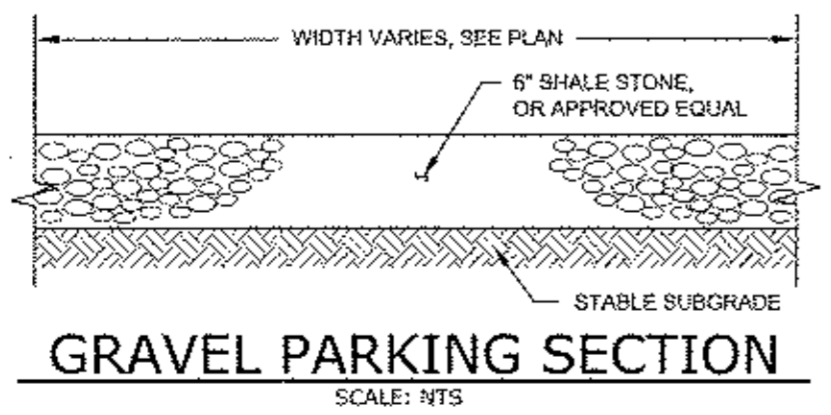
MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	298,415 S.F.
LOT WIDTH	150 FEET	586 FEET
LOT DEPTH	180 FEET	956 FEET
FRONT YARD	50 FEET	95 FEET
REAR YARD	60 FEET	313 FEET
SIDE YARD (ONE / BOTH)	30 / 80 FEET	50 / 104 FEET

MAXIMUM ALLOWABLE		
LOT BUILDING COVERAGE	40 %	12.3 %
BUILDING HEIGHT	40 FEET	< 40 FEET
LOT SURFACE COVERAGE	80 %	59.1 %



SILT FENCE
SCALE: N.T.S.

NOTES:
1. SILT FENCE TO BE MAINTAINED IN PLACE DURING CONSTRUCTION AND SOIL STABILIZATION PERIOD.



GRAVEL PARKING SECTION
SCALE: N.T.S.