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

PROJECT: PROPOSED PET HOTEL AND DAYCARE (MIDDLEHOPE VET)
PROJECT NO.: 12-19
PROJECT LOCATION: SECTION 9, BLOCK 3, LOT 22.2 & 23
PROJECT REPRESENTATIVE: T.M. DEPUY ENGINEERING & LAND SURVEYING, P.C.
REVIEW DATE: 9 OCTOBER 2015
MEETING DATE: 15 OCTOBER 2015

1. Project proposes a surface discharge for the sanitary sewer from the proposed facility. Surface discharge will require review and approval by the New York State Department of Environmental Conservation. The Planning Board should be copied on all plans, reports and correspondence to and from the DEC.
2. A Highway Work Permit for the new parking lot access and utilities will be required from NYSDOT.
3. Orange County Planning referral will be required as project is located on a State Highway.
4. Project involves the consolidation of two existing lots.
5. Limits of disturbance should be depicted on the plans and calculated to determine if greater than 1 acre disturbance is proposed.
6. Bulk table should be added to the plan sheet to determine compliance with existing structures and setbacks. It is unclear if the existing Pet Daycare Facility structure complies with Zoning Bulk Table Requirements.
7. Mike Donnelly's comments regarding shared access and parking with adjoining Lot Section 9, Block 3, Lot 22.1 should be received. Unified site plan note may be required if lots are to remain separate.
8. Town of Newburgh water connection details and notes must be provided on the plans.

9. Building will be required to be sprinklered. Town of Newburgh Fire and Potable water is terminated if sprinkler line is shut off.
10. Parking calculations should be added to plans.
11. Details of retaining walls structures in excess of 4 feet must be added to the plans along with a note identifying that all retaining walls in excess of 4 feet must receive a Building Permit upon submission of stamped design plans.
12. Soil erosion and sediment control details should be added to plan sheet.

Respectfully submitted,

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

Patrick J. Hines
Principal

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October 8, 2015

Hon. John Ewasutyn
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550

Re: Proposed Pet Hotel & Day Care Facility
Section 9, Block 3, Lots 22.2 & 23
Town of Newburgh Job #2012-19

Dear Mr. Chairman:

Pursuant to our telephone conversation of this date, enclosed please find nine (9) copies of Project Narrative and Site Plan drawing on the referenced project .

We have been placed on the October 15, 2015 Planning Board workshop agenda at 7:00 p.m. Thank you.

Very truly yours,



THOMAS M. DEPUY, PE/LS

TMD/sld

Enclosures

cc: w/enc. - via email: Patrick Hines, P.E.
Michael Donnelly, Esq.

**Section 9, Block 3, Lots 22.2 & 23
Town of Newburgh**

PROJECT NARRATIVE

RANNE, L.L.C. is proposing the consolidation of Tax Map Parcel Section 9, Block 3, Lot 22.2 and 23 consisting of 1.189 acres and 1.612 acres, respectively, for a combined parcel area of 2.801 acres. They propose the development of 11,580 SF building to house the expansion of their pet hotel and dog daycare center. The project is situated on the westerly side of Route 9W 490 feet North of the intersection of US Route 9W and Lattintown Road.

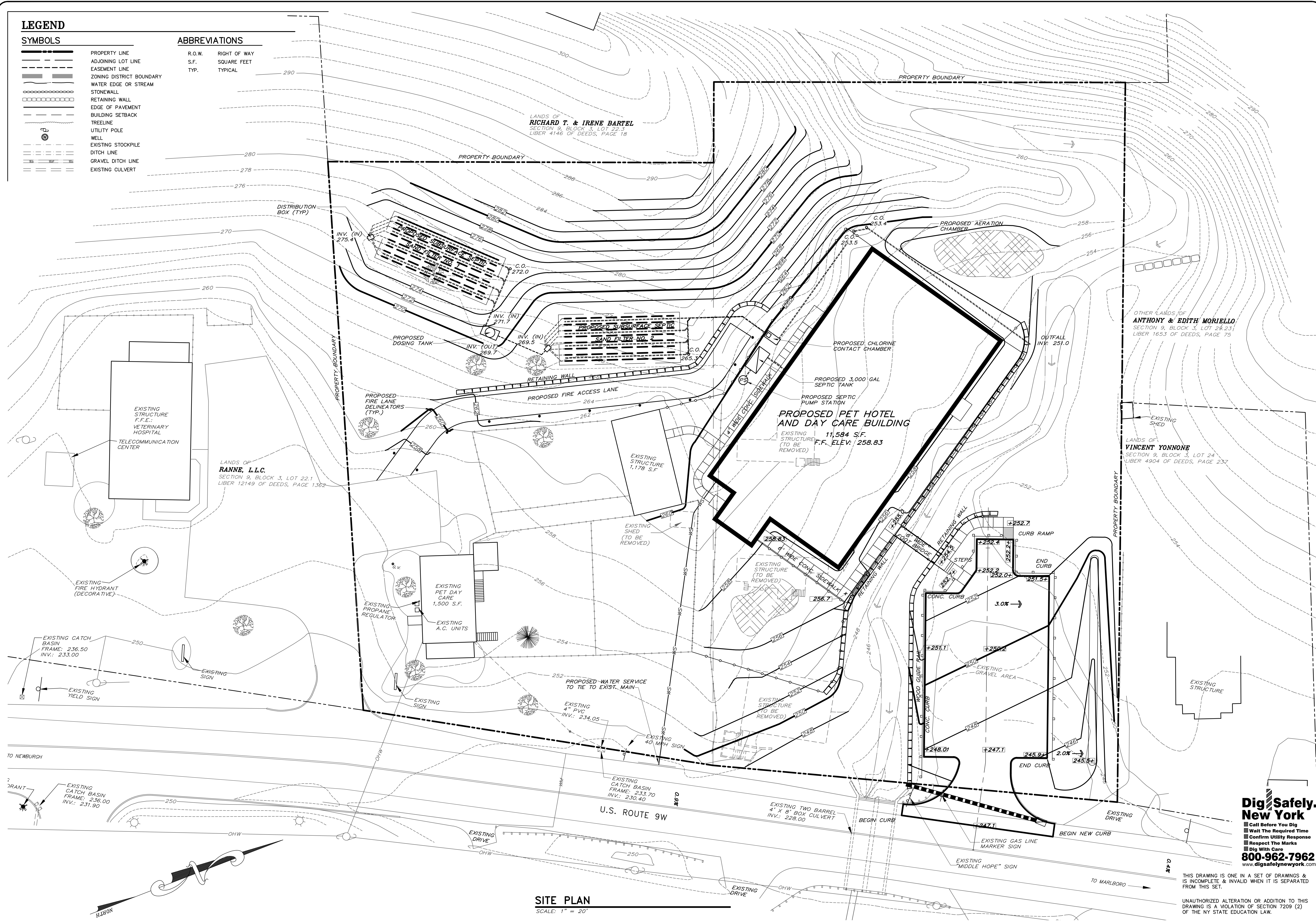
The overall site topography slopes from the westerly side of the property to the northeasterly side of the property and towards the small intermittent stream which traverses the northerly end of the property.

The project will collect the roof stormwater by overland flow and discharge it to a bio-retention basin located adjacent to the building. The proposed parking lot will sheet flow to a 20' wide filter strip and will collect the discharge to the small adjacent stream.

The project will be serviced by the Town of Newburgh water system and obtain its sewage disposal from the development of an on-site treatment facility which will discharge to the small stream that traverses the property. In addition to the building, some additional outside dog runs are also proposed and will be integrated with their existing facility presently located and operating on the property.

LEGEND

SYMBOLS		ABBREVIATIONS	
	PROPERTY LINE	R.O.W.	RIGHT OF WAY
	ADJOINING LOT LINE	S.F.	SQUARE FEET
	EASEMENT LINE	TYP.	TYPICAL
	ZONING DISTRICT BOUNDARY		
	WATER EDGE OR STREAM		
	STONEWALL		
	RETAINING WALL		
	EDGE OF PAVEMENT		
	BUILDING SETBACK		
	TREELINE		
	UTILITY POLE		
	WELL		
	EXISTING STOCKPILE		
	DITCH LINE		
	GRAVEL DITCH LINE		
	EXISTING CULVERT		



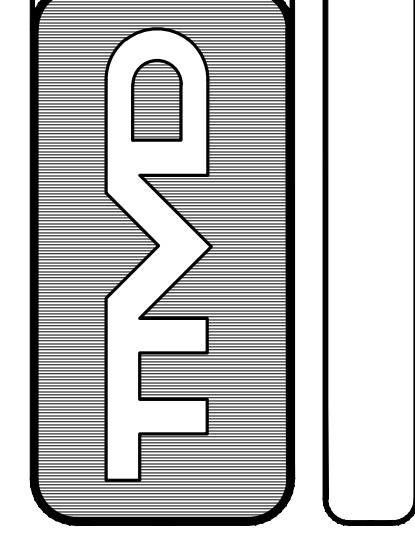
SITE PLAN
SCALE: 1" = 20'

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NO.	DATE	DESCRIPTION	BY
1.	1/8/13	ADDED FIRE ACCESS LANE	

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PROPOSED PET HOTEL AND DAY CARE FACILITY
 NY STATE ROUTE 9W
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK



TITLE	SITE PLAN
JOB	12003
DATE	OCTOBER 11, 2012
SCALE	AS NOTED
DWG.	SP3
SHEET	OF 8
	3 OF 12