



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

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)  
MARK J. EDSALL, P.E. (NY, NJ & PA)

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

**TOWN OF NEWBURGH  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT:** 261 NORTH PLANK ROAD, LLC  
**PROJECT NO.:** 14-18  
**PROJECT LOCATION:** SECTION 34, BLOCK 3, LOTS 23.2  
**PROJECT REPRESENTATIVE:** LANC & TULLY, PC  
**REVIEW DATE:** 29 SEPTEMBER 2014  
**MEETING DATE:** 2 OCTOBER 2014

1. Plans have been forwarded to NYSDOT and Orange County Planning for Lead Agency Intent and 239 Review. Plans were submitted on 10 September 2014. The 30 day time period for each has not lapsed.
2. Planning Board previously discussed the existing condition of the gravel parking area. Twenty five (+/-) parking spots are identified on the parking requirement table, however, no delineation of the gravel parking area is possible.
3. Handicap accessible parking space must be provided with a paved surface and appropriate demarcation.
4. Information pertaining to site utilities should be added to the plan sheets, including potable water and sewer.
5. Planning Board should discuss whether a Public Hearing for the change of use will be held.

Respectfully submitted,

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

A handwritten signature in black ink, appearing to read 'Patrick J. Hines', is written over a horizontal line.

Patrick J. Hines  
Associate

REGIONAL OFFICES

• 111 Wheatfield Drive • Milford, Pennsylvania 18337 • 570-296-2765 •



www.EngineeringPropertiesPC.com  
71 Clinton Street  
Montgomery, NY 12549  
phone: (845) 457-7727  
fax: (845) 457-1899

September 18, 2014

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

**ATTN: John Ewasutyn, Chairman**

**RE: DEPEW ENERGY CO.  
RTE 9W SITE PLAN AMENDMENT  
TAX LOT # 43-5-41.2 & 42**

Dear Mr. Ewasutyn:

Please find attached 12 copies of the plan set for the above referenced project. The plans were prepared in response to the comments stated in a letter from the Town of Newburgh Planning Board Engineer dated August 29, 2014. Below is a comment by comment response:

- 1) No response required.
- 2) No response required.
- 3) As discussed at the meeting it is our opinion that there is not a significant change in the intensity of the use and therefore NYSDOT approval is not required for the existing entrances.
- 4) The parking areas have been revised and proposed paved areas have been shown in the areas of high traffic as requested by the Planning Board.
- 5) The handicapped parking spaces have been relocated to comply with all ADA requirements. In addition, the detail has been updated to shown the minimum requirements as set forth by the ADA.
- 6) The striping detail has been revised to show double striping for all parking spaces.
- 7) No response required.
- 8) The parking spaces layout has been revised to allow for a minimum of 20 feet wide driving lane for all two-way traffic within the site.
- 9) All outdoor storage will be moved to the fenced area around the tanks to the rear of the lot as shown on the plan. As shown on the plan, privacy slats shall be provided for additional screening from public view.

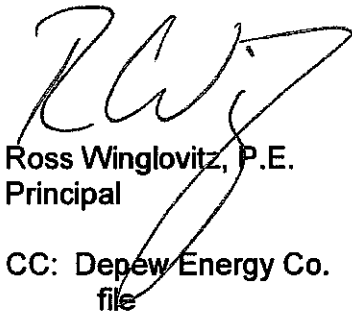
- 10) Notes have been added to the slope stabilization detail which specify seed and topsoil requirements for proper slope stabilization.

**Additional Comments:**

- 1) As requested by the code enforcement officer an additional 2,000 gallon water storage tank is proposed (see sheet C-2) for firefighting purposes as specified in the fire safety analysis.

If you have any additional questions and/or comments please don't hesitate to contact this office.

Sincerely,  
Engineering & Surveying Properties, PC



Ross Winglovitz, P.E.  
Principal

CC: Depew Energy Co.  
file



### PARKING CALCULATIONS

BUILDING AREA: 900 SQ.FT. RETAIL OFFICE SERVICE SHOP  
 1,300 SQ.FT.  
 1,920 SQ.FT.

TOTAL SPACES REQUIRED:  
 RETAIL: 1 SPACE PER 150 SQ.FT. = 300 / 150 = 2 SPACES  
 OFFICE: 1 SPACE PER 200 SQ.FT. = 1,300 / 200 = 7 SPACES  
 SHOP: 1 SPACE PER 250 SQ.FT. = 1,920 / 250 = 8 SPACES  
 TRUCKING: 1 SPACE PER TRUCK = 10 TRUCKS = 10 SPACES  
 27 SPACES

PARKING SPACES PROVIDED:  
 18 STANDARD SPACES  
 10 TRUCK SPACES  
 28 TOTAL SPACES

### GENERAL NOTES

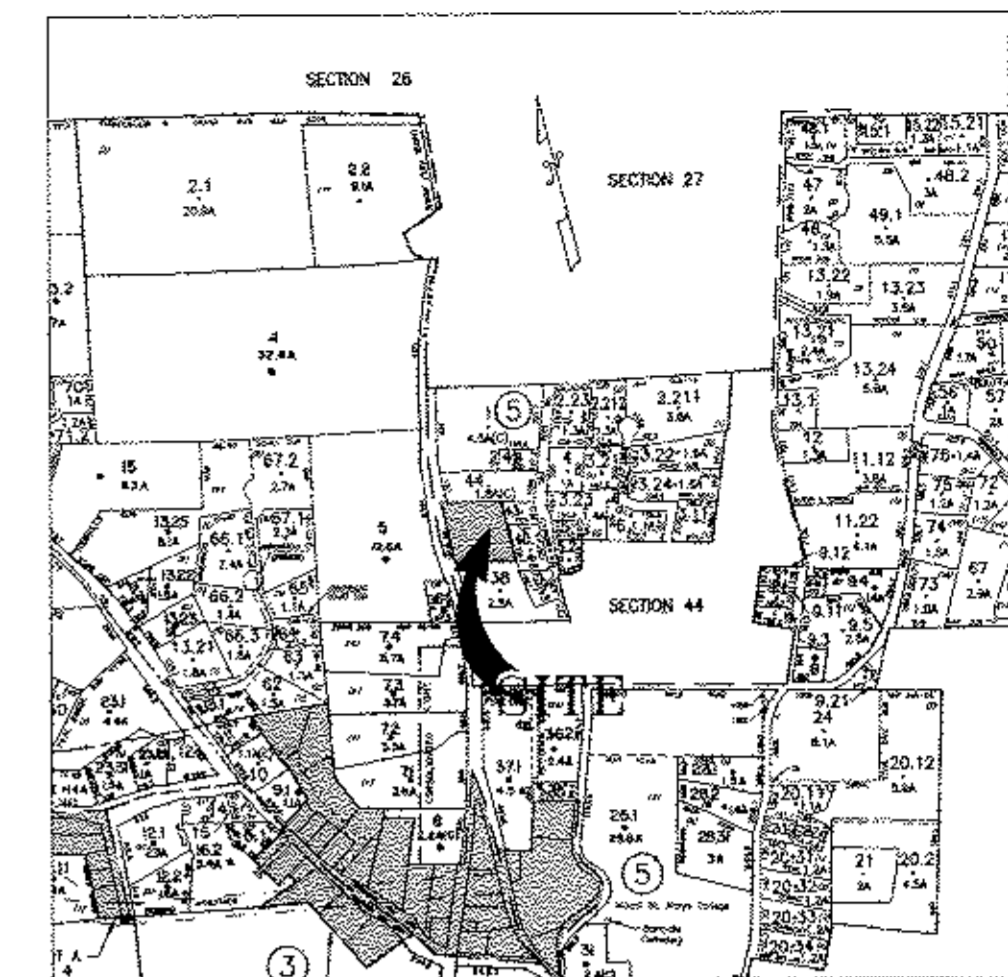
- TAX MAP IDENTIFICATION NUMBERS: SECTION 43, BLOCK 5, LOTS 41.2 & 42
- LOT AREA: 43-5-41.2: 56,074 SQ.FT. (1.294 ACRES)  
43-5-42: 32,580 SQ.FT. (0.751 ACRES)
- BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM A SURVEY PREPARED BY ENGINEERING & SURVEYING PROPERTIES, PC ON MAY 1, 2014.
- OWNER/APPLICANT: 5182 ROUTE 9W, LLC  
5182 US ROUTE 9W  
NEWBURGH, NY 12550
- THE PROPOSED BUILDING ADDITION IS TO BE A 960 SQ.FT. EXPANSION OF THE EXISTING SERVICE REPAIR FACILITY.
- THE PROPOSED HOURS OF OPERATION SHALL BE 7AM - 5PM.
- A VARIANCE FOR THE SIGN WAS GRANTED ON DECEMBER 27, 2007.
- A VARIANCE FOR THE FRONT SETBACK OF THE EXISTING BUILDING ON LOT 42 WAS GRANTED ON JULY 24, 2014.
- A DEED RESTRICTION WILL BE FILED INDICATING THAT SITE PLAN APPROVAL FOR BOTH LOTS WILL ONLY BE VALID IF BOTH LOTS REMAIN UNDER THE SAME OWNERSHIP. SALE OF EITHER LOT WILL NEGATE ALL SITE PLAN APPROVALS.

### BULK REQUIREMENTS

TOWN OF NEWBURGH - ZONING DISTRICT B (USE GROUP: D.5 - MOTOR VEHICLE SERVICE STATIONS)  
(ACCESSORY USES: A.8 - COMMERCIAL OFF-STREET PARKING A.10 - FUEL TANKS)

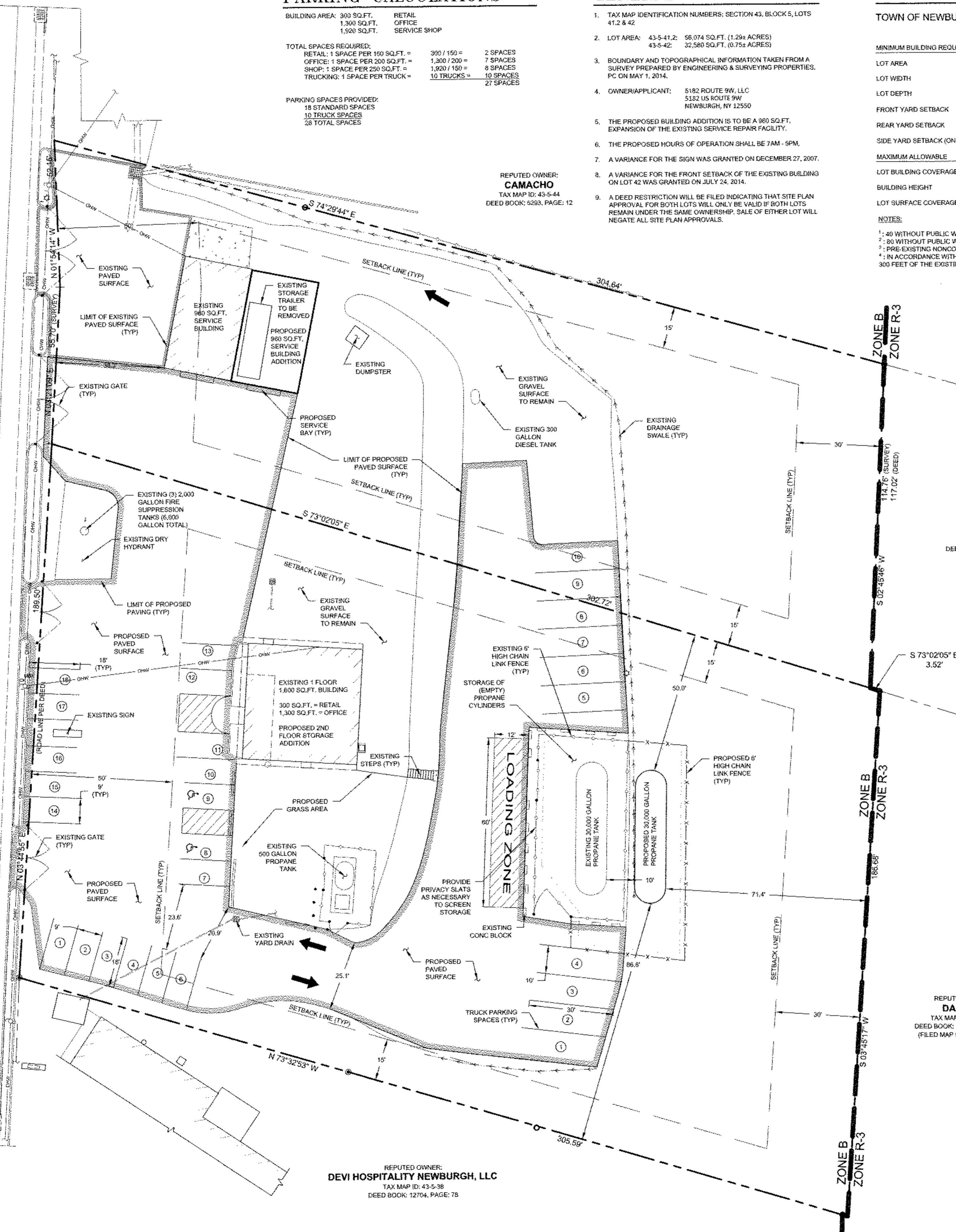
MINIMUM BUILDING REQUIREMENTS	REQUIRED	43-5-42
LOT AREA	20,000 SQ.FT.	32,580 SQ.FT.
LOT WIDTH	100 FEET	> 100 FEET
LOT DEPTH	125 FEET	> 125 FEET
FRONT YARD SETBACK	50 FEET <sup>1</sup>	38.3 FEET <sup>3</sup>
REAR YARD SETBACK	30 FEET	> 30 FEET
SIDE YARD SETBACK (ONE / BOTH)	15 / 30 FEET	> 15 / 30 FEET
MAXIMUM ALLOWABLE		
LOT BUILDING COVERAGE	40 / 50% <sup>1</sup>	< 40%
BUILDING HEIGHT	35 FEET	< 35 FEET
LOT SURFACE COVERAGE	80 / 85% <sup>2</sup>	< 80%

NOTES:  
<sup>1</sup>: 40 WITHOUT PUBLIC WATER AND SEWER, 50 WITH PUBLIC WATER AND SEWER  
<sup>2</sup>: 80 WITHOUT PUBLIC WATER AND SEWER, 85 WITH PUBLIC WATER AND SEWER  
<sup>3</sup>: PRE-EXISTING NONCONFORMING  
<sup>4</sup>: IN ACCORDANCE WITH SECTION 185-15 C.(4) (b) ALL ADJACENT STRUCTURES WITHIN 300 FEET OF THE EXISTING BUILDINGS HAVE A SETBACK OF LESS THAN 50 FEET



LOCATION MAP

NEW YORK STATE ROUTE 9W



REPUTED OWNER:  
**CAMACHO**  
 TAX MAP ID: 43-5-44  
 DEED BOOK: 5293, PAGE: 12

REPUTED OWNER:  
**REYES**  
 TAX MAP ID: 43-5-43  
 DEED BOOK: 11292, PAGE: 1472

### BULK REQUIREMENTS

TOWN OF NEWBURGH - ZONING DISTRICT B (USE GROUPS: D.1 - RETAIL STORES D.2 - BUSINESS OFFICES)  
(ACCESSORY USES: A.8 - COMMERCIAL OFF-STREET PARKING A.10 - FUEL TANKS)

MINIMUM BUILDING REQUIREMENTS	REQUIRED	43-5-41.2
LOT AREA	15,000 SQ.FT.	56,074 SQ.FT.
LOT WIDTH	100 FEET	> 100 FEET
LOT DEPTH	125 FEET	> 125 FEET
FRONT YARD SETBACK	40 FEET	> 40 FEET
REAR YARD SETBACK	30 FEET	> 30 FEET
SIDE YARD SETBACK (ONE / BOTH)	15 / 30 FEET	> 15 / 30 FEET
MAXIMUM ALLOWABLE		
LOT BUILDING COVERAGE	40 / 50% <sup>1</sup>	< 40%
BUILDING HEIGHT	35 FEET	< 35 FEET
LOT SURFACE COVERAGE	80 / 85% <sup>2</sup>	< 80%

NOTES:  
<sup>1</sup>: 40 WITHOUT PUBLIC WATER AND SEWER, 50 WITH PUBLIC WATER AND SEWER  
<sup>2</sup>: 80 WITHOUT PUBLIC WATER AND SEWER, 85 WITH PUBLIC WATER AND SEWER

REPUTED OWNER:  
**DAMATO**  
 TAX MAP ID: 43-5-40.1  
 DEED BOOK: 11638, PAGE: 1102  
 (FILED MAP 55-02, PARCEL B)

REPUTED OWNER:  
**DEVI HOSPITALITY NEWBURGH, LLC**  
 TAX MAP ID: 43-5-38  
 DEED BOOK: 12704, PAGE: 78

No.	DATE	DESCRIPTION
1	07/01/14	REVISED PER TOWN COMMENTS
2	08/20/14	REVISED PER ENGINEER COMMENTS 05/29/14
3	09/18/14	REVISED PER ENGINEER COMMENTS 08/29/14

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		09/18/14
<input type="checkbox"/> CONCEPT APPROVAL	N/A OF N/A	SHEET NUMBER
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	1 OF 4	
<input type="checkbox"/> OCCOH REALTY SUBDIVISION APPROVAL	N/A OF N/A	
<input type="checkbox"/> OCCOH WATERMAIN EXTENSION APPROVAL	N/A OF N/A	
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A	
<input type="checkbox"/> NYS DOT 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).

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ROSS WINGLOVITZ, P.E.  
 NEW YORK LICENSE # 071701



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71 CLINTON STREET  
 MONTGOMERY, NY 12549  
 Ph: (845) 457-7727  
 Fx: (845) 457-1899

**SITE PLAN**

DEPEW ENERGY CO.  
 5182 NYS ROUTE 9W  
 TOWN OF NEWBURGH  
 ORANGE COUNTY, NEW YORK

JOB #: 1083.01 DRAWN BY: KW  
 DATE: 05/08/14 SCALE: 1" = 20'  
 REVISIONS: 3 - 09/18/14 TAX LOT: 43-5-41.2 & 42

**C-1**





