

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 & CT)
PATRICK J. HINES
LYLE R. SHUTE, P.E. LEED-AP (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

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: GARDNERTOWN COMMONS AMMENDED SITE PLAN & ARB
PROJECT NO.: 19-21
PROJECT LOCATION: SECTION 75, BLOCK 1, LOT 21
REVIEW DATE: 27 SEPTEMBER 2019
MEETING DATE: 03 OCTOBER 2019
PROJECT REPRESENTATIVE: MAURI ARCHITECTS

1. Project proposes to add 600 +/- square foot accessory structure to the previously approved site plan. The use of the structure is identified as a maintenance building to store equipment required by the project owner.
2. The project site had been designed with 329 proposed parking spaces. Town of Newburgh standards require 328 parking spaces for the use. The proposed maintenance shed will involve the elimination of one parking space for access. The project will now contain 328 spaces with a zoning requirement of 328 spaces.
3. Architectural review of the proposed project is required.
4. A revised landscaping plan should be provided as landscaping was proposed on the approved plan CD-8 in the vicinity of the garage structure.
5. Project is by definition a Type 2 Action Commercial (less than 4,000 square feet), negating the need for any further SEQRA determinations.

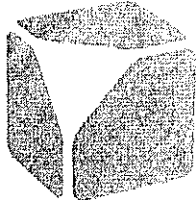
Respectfully submitted,

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

Patrick J. Hines
Principal
PJH/dns

• Regional Office • 111 Wheatfield Drive • Suite 1 • Milford, Pennsylvania 18337 • 570-296-2765 •





MARTIN J DIESING AIA
RICHARD K TOMPKINS AIA

September 19, 2019

Mr. John Ewasutyn, Chairman
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, NY 12550

**RE: Gardnertown Commons
Town of Newburgh Project # 2019-21**

Dear Chairman Ewasutyn,

The above project previously received site plan approval and most recently amended site plan and ARB approvals on October 4, 2018. The owner of the project is now seeking an amended site plan and ARB approval to add an accessory building for use as a maintenance shed.

The new maintenance shed will be approximately 600 square feet and the structure will house the owner's equipment and materials that will be required to maintain and service the new development.

Amended ARB approval is being sought for the new accessory building. The building will be designed with the same materials and aesthetic as the main apartment buildings and clubhouse.

Please accept the attached Site Plans, Exterior Elevations and associated applications for your review and approval. I look forward to discussing this project with you and the Board at the next available meeting. If you have any questions, or would like to discuss the project prior to the meeting, please don't hesitate to contact me.

Sincerely,


Jay Diesing, RA AIA

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550**

DATE RECEIVED: _____ **TOWN FILE NO:** _____
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):

Gardnertown Commons

2. Owner of Lands to be reviewed:

Name Three Kidds Newburgh, LLC
Address 2317 Montauk Highway PO Box 14
Bridgehampton, NY 11932
Phone 631.537.1068

3. Applicant Information (If different than owner):

Name Mauri Architects PC
Address 73 Mansion Street
Poughkeesie, NY 12601
Representative Jay Diesing, RA AIA
Phone 845.452.1030
Fax N/A
Email jay@mauri-architects.com

4. Subdivision/Site Plan prepared by:

Name JMC Site Development Consultants, LLC
Address 120 Bedford Road
Armonk, NY 10504
Phone/Fax Phone: 914.276.5225 / Fax: 914.273.2102

5. Location of lands to be reviewed:

Gardnertown Road, Newburgh, NY 12550

6. Zone R-3 **Fire District** Goodwill
Acreage 19.77 **School District** Newburgh

7. Tax Map: Section 75 **Block** 1 **Lot** 21

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 1 (Previously Approved)

Lot line change N/A

Site plan review Amended Site Plan (Maintenance Shed)

Clearing and grading N/A

Other Amended Architectural Review (Maintenance Shed)

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) Refer to previously approved Site Plan

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature Jay Dieking Title Architect

Date: 19 SEPT 2019

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

TOWN OF NEWBURGH PLANNING BOARD

Gardnertown Commons

PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. **Environmental Assessment Form As Required**
2. **Proxy Statement**
3. **Application Fees**
4. **Completed Checklist (Automatic rejection of application without checklist)**

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

1. **Name and address of applicant**
2. **Name and address of owner (if different from applicant)**
3. **Subdivision or Site Plan and Location**
4. **Tax Map Data (Section-Block-Lot)**
5. **Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined**
6. **Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot**
7. **N/A Show zoning boundary if any portion of proposed site is within or adjacent to a different zone**
8. **Date of plan preparation and/or plan revisions**
9. **Scale the plan is drawn to (Max 1" = 100')**
10. **North Arrow pointing generally up**

11. ___ **Surveyor,s Certification**
(Refer to previously approved site plan)
12. ___ **Surveyor's seal and signature**
(Refer to previously approved site plan)
13. ___ **Name of adjoining owners**
(Refer to previously approved site plan)
14. ___ **Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements**
(Refer to previously approved site plan)
15. N/A **Flood plain boundaries**

16. ___ **Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989**
(Refer to previously approved site plan)
17. ___ **Metes and bounds of all lots**
(Refer to previously approved site plan)
18. ___ **Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street**
(Refer to previously approved site plan)
19. ___ **Show existing or proposed easements (note restrictions)**
(Refer to previously approved site plan)
20. ___ **Right-of-way width and Rights of Access and Utility Placement**
(Refer to previously approved site plan)
21. ___ **Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)**
(Refer to previously approved site plan)
22. ___ **Lot area (in sq. ft. for each lot less than 2 acres)**
(Refer to previously approved site plan)
23. ___ **Number of lots including residual lot**
(Refer to previously approved site plan)
24. ___ **Show any existing waterways**
(Refer to previously approved site plan)
25. N/A **A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable**

26. **Applicable note pertaining to owners review and concurrence with plat together with owner's signature**

27. **Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.**

28. ___ **Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided**
(Refer to previously approved site plan)
29. **Show topographical data with 2 or 5 ft. contours on initial submission**

FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Jay Diesing, RA AIA
APPLICANT'S NAME (printed)

JAY DIESING
APPLICANTS SIGNATURE

19 SEPT 19
DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PROXY

(OWNER) Three Kiddy Newburgh, LLC, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 2317 Montauk Highway, PO Box 14, Bridgehampton

IN THE COUNTY OF Suffolk

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF _____

Gardnertown Commons - Gardnertown Road, Newburgh, NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND Jay Diesing - Mauri Architects PC IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 8/23/19

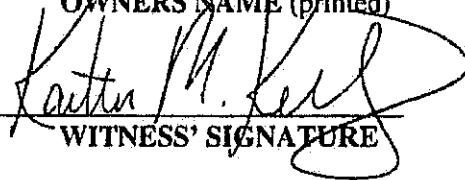
NAMES OF ADDITIONAL
REPRESENTATIVES



OWNERS SIGNATURE

Bryan J Farrell, Trustee

OWNERS NAME (printed)



WITNESS' SIGNATURE

KAITLIN KELLY

WITNESS' NAME (printed)

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

19 Sept 19
DATED

Jay Diesing, RA AIA
APPLICANT'S NAME (printed)

JAY DIESING
APPLICANT'S SIGNATURE

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

 NONE

 NAME, ADDRESS, RELATIONSHIP OR INTEREST
(financial or otherwise)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

 TOWN BOARD
 PLANNING BOARD
 ZONING BOARD OF APPEALS
 ZONING ENFORCEMENT OFFICER
 BUILDING INSPECTOR
 OTHER

DATED

Jay Diesing, RA AIA
INDIVIDUAL APPLICANT

Mauri Architects PC
CORPORATE OR PARTNERSHIP APPLICANT

BY: **JAY DIESING**

(Pres.)	(Partner)	(Vice-Pres.)
	(Sec.)	(Treas.)

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: September 19, 2019

NAME OF PROJECT: Gardnertown Commons

The applicant is to submit in writing the following items prior to signing of the site plans.

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.)

Vinyl simulated shake siding

COLOR OF THE EXTERIOR OF BUILDING:

Victorian Gray

ACCENT TRIM:

Location: Window / Door Casing, Frieze Trim

Color: White

Type (material): Vinyl / PVC

PARAPET (all roof top mechanicals are to be screened on all four sides):

Not applicable

ROOF:

Type (gabled, flat, etc.): Gabled

Material (shingles, metal, tar & sand, etc.): Asphalt shingles

Color: Charcoal

WINDOWS/SHUTTERS:

Color (also trim if different): White

Type: Double Hung

DOORS:

Color: White

Type (if different than standard door entrée): Standard and overhead garage

SIGN:

Color: N/A

Material: N/A

Square footage of signage of site: N/A

Jay Diesing, RA AIA - Mauri Architects PC

Please print name and title (owner, agent, builder, superintendent of job, etc.)

JAY DIESING
Signature

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

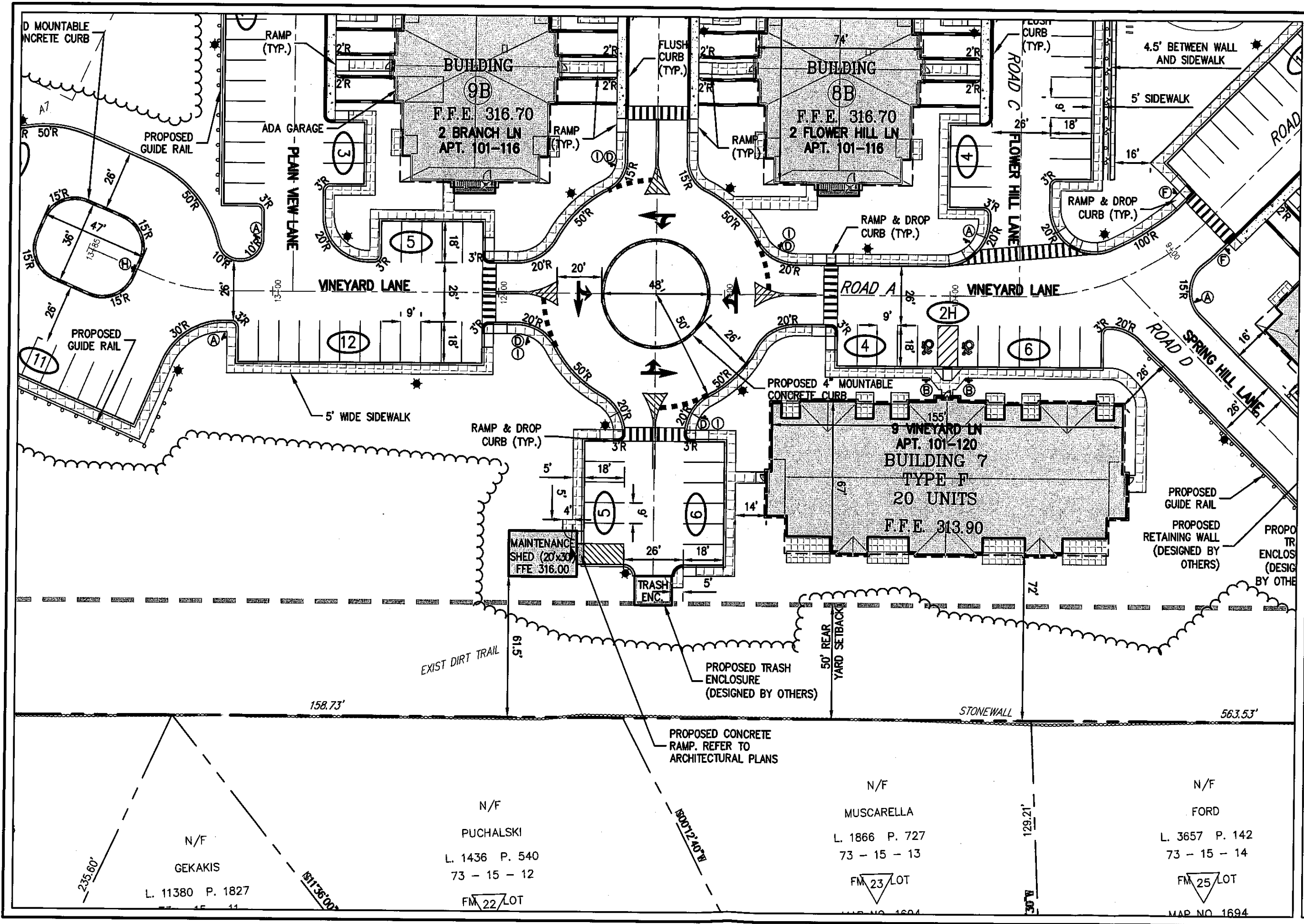
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Gardnertown Commons			
Project Location (describe, and attach a location map): Gardnertown Road, Newburgh, NY 12550			
Brief Description of Proposed Action: Amendment to previously approved multi-family apartment project - newly proposed maintenance / storage shed for owner's equipment and materials to maintain and service the residential development.			
Name of Applicant or Sponsor: Jay Diesing, RA AIA - Mauri Architects PC		Telephone: 845.452.1030 E-Mail: jay@mauri-architects.com	
Address: 73 Mansion Street			
City/PO: Poughkeepsie		State: NY	Zip Code: 12601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: T/O Newburgh - Amended Site Plan and Architectural Review Approval: Building Permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		19.77 acres	
b. Total acreage to be physically disturbed?		0.015 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		19.77 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

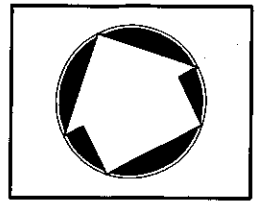
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
<u>Not applicable, the building is not proposed to be conditioned.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____			
<u>Not applicable, the building is not proposed to be provided water or sewer.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____			
<u>Not applicable, the building is not proposed to be provided water or sewer.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____ Roof leaders will outlet at grade and be directed via swale to previously approved catch basins and storm water systems.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
Retention ponds and storm water management structures were previously approved.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: Jay Diesing, RA AIA - Mauri Architects PC Date: 19 SEP 19		
Signature: <u>Jay Diesing</u> Title: Architect		



JMC

120 BEDFORD RD
ARMONK
NY 10604
(914) 273-5225
fax 273-2102
JMCPLLC.COM



TOWN OF NEWBURGH, NY

GARDNERTOWN COMMONS

MAINTENANCE SHED LAYOUT PLAN

GARDNERTOWN ROAD

DATE: 08/20/2019

FIGURE: C-100

JMC PROJECT: 15155

SCALE: 1"=40'

15155-SITE.dwg: SHED.tab

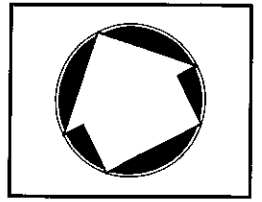
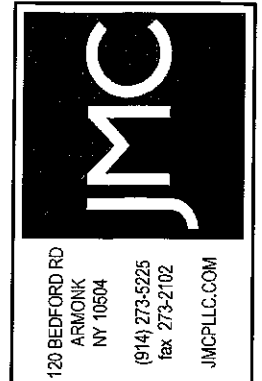
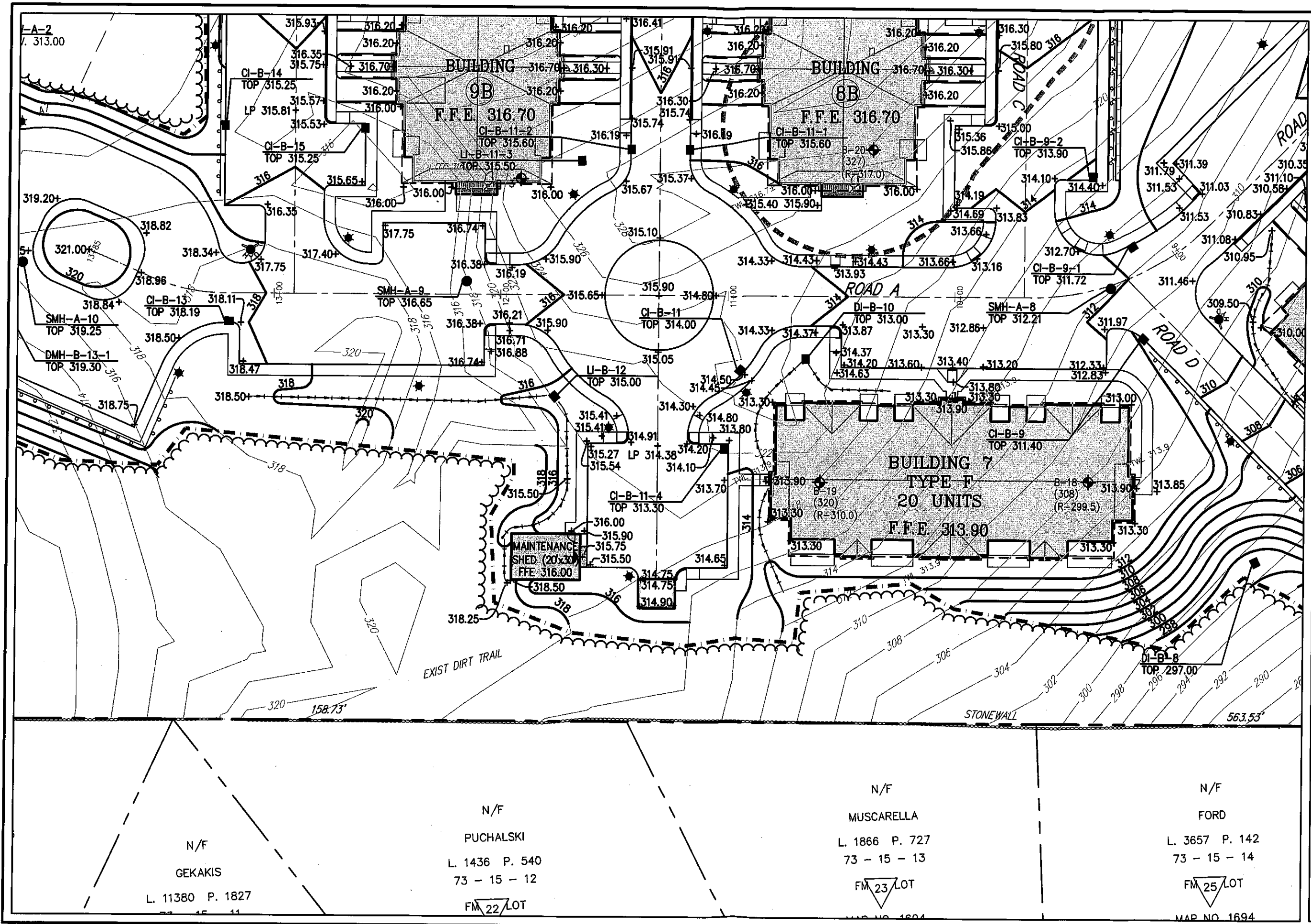
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N/F
GEKAKIS
L. 11380 P. 1827

N/F
PUCHALSKI
L. 1436 P. 540
73 - 15 - 12
FM 22 LOT

N/F
MUSCARELLA
L. 1866 P. 727
73 - 15 - 13
FM 23 LOT

N/F
FORD
L. 3657 P. 142
73 - 15 - 14
FM 25 LOT



TOWN OF NEWBURGH, NY
GARDNERTOWN COMMONS

MAINTENANCE SHED GRADING PLAN
 GARDNERTOWN ROAD
 DATE: 08/20/2019
 FIGURE: C-200
 SCALE: 1"=40'
 JMC PROJECT: 15155

N/F
 GEKAKIS
 L. 11380 P. 1827

N/F
 PUCHALSKI
 L. 1436 P. 540
 73 - 15 - 12
 FM 22 LOT

N/F
 MUSCARELLA
 L. 1866 P. 727
 73 - 15 - 13
 FM 23 LOT

N/F
 FORD
 L. 3657 P. 142
 73 - 15 - 14
 FM 25 LOT
 MAP NO. 1694

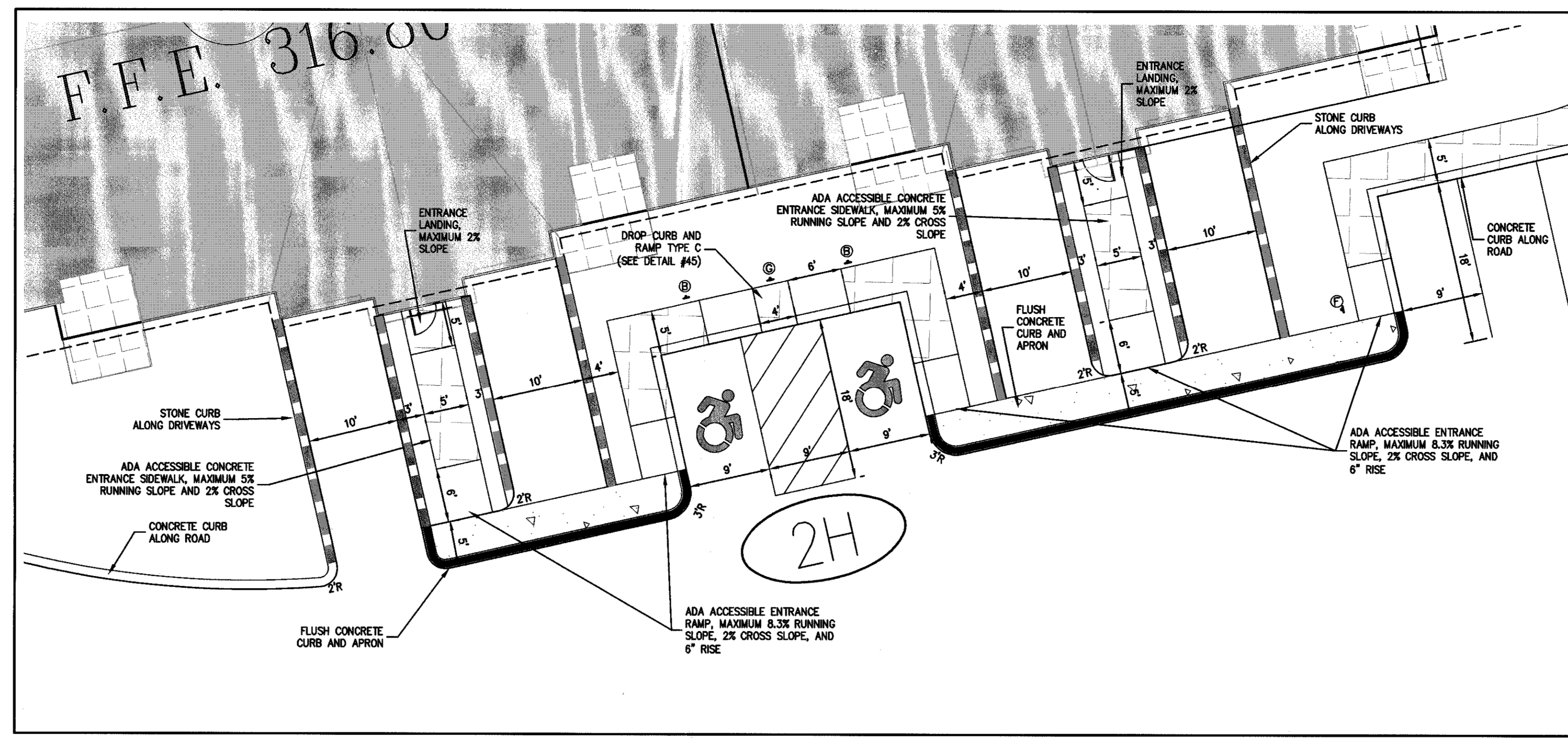
15155-SITE.dwg; SHED.tab
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LEGEND

[Symbol]	EXISTING PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING SETBACK LINE
[Symbol]	EXISTING WETLAND LINE AND DELINEATION
[Symbol]	EXISTING BUILDING LINE
[Symbol]	EXISTING PAVEMENT EDGE
[Symbol]	EXISTING CURB LINE
[Symbol]	EXISTING STONE WALL
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING TREE AND DESIGNATION
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING DIRECTIONAL ARROWS
[Symbol]	EXISTING PAINT
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN
[Symbol]	PROPOSED BUILDING LINE
[Symbol]	PROPOSED STONE CURB
[Symbol]	PROPOSED DERESSED CURB AND SIDEWALK
[Symbol]	PROPOSED MOUNTABLE CURB
[Symbol]	PROPOSED HANDICAPPED PARKING SPACES WITH NUMBER OF SPACES INDICATED
[Symbol]	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
[Symbol]	PROPOSED DROP CURB AND RAMP
[Symbol]	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
[Symbol]	PROPOSED GUIDE RAIL (DET 5B)
[Symbol]	PROPOSED FENCE
[Symbol]	PROPOSED LIGHTING STANDARD
[Symbol]	PROPOSED 2'-4" WIDE YELLOW LINES #10.C
[Symbol]	PROPOSED 1'-4" WIDE WHITE LINE
[Symbol]	PROPOSED 12" WIDE WHITE STOP LINE
[Symbol]	PROPOSED 4" WIDE YELLOW HATCH LINES 18" E.C. @ 4"
[Symbol]	PROPOSED ARROW MARKING ON PAVEMENT (DET 4)
[Symbol]	PROPOSED WORD MARKING ON PAVEMENT (DET 4)
[Symbol]	PROPOSED TRAFFIC SIGN LOCATION & DESIGNATION
[Symbol]	PEDESTRIAN CROSSING
[Symbol]	PROPOSED TREE LINE
[Symbol]	EXISTING FEATURE TO BE REMOVED

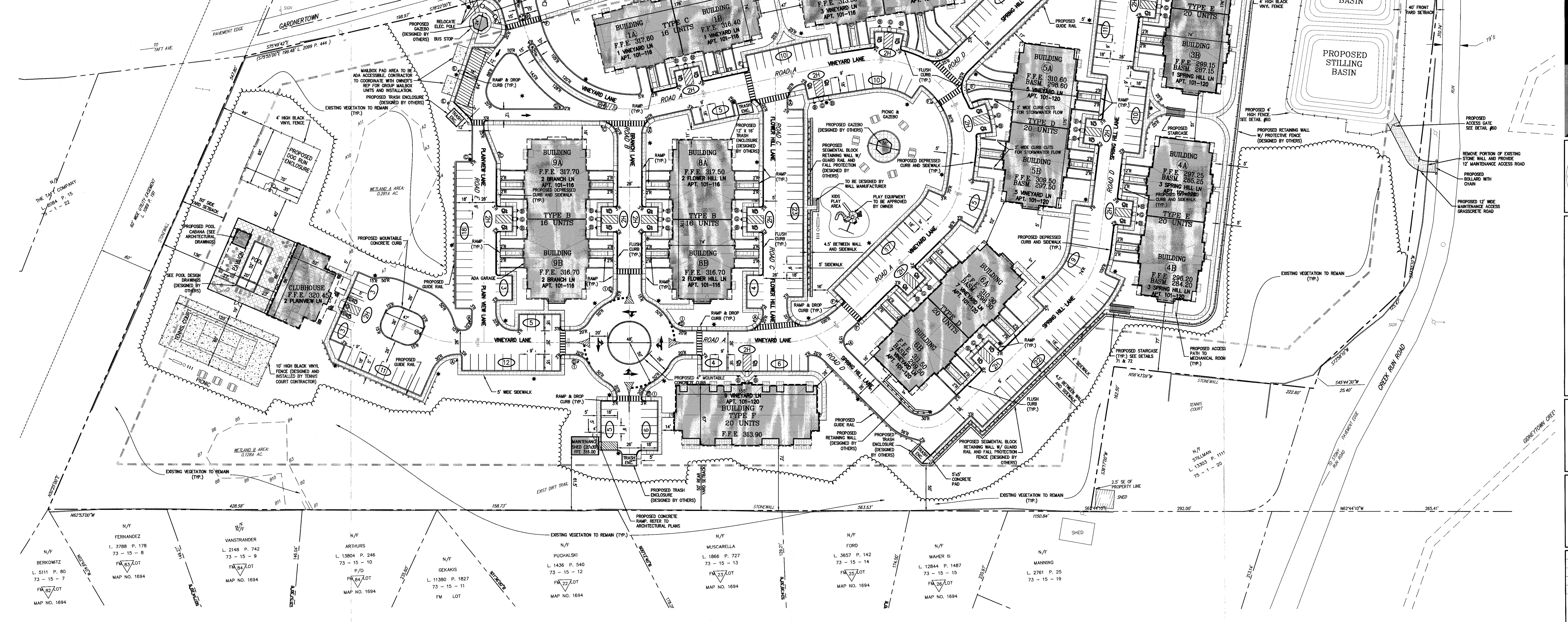
SIGN TABLE

CONVENTION NUMBER	SIGN	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REFLECTIVE	REMARKS
A	STOP	30"x30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1	X
B	ONE WAY	12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8	X
C	NO PARKING	30"x30"	RED ON WHITE	STEEL CHANNEL	7'-0"	R5-1	X
D	NO STOPPING	36"x36"x30"	RED ON WHITE	STEEL CHANNEL	7'-0"	R1-2	X
E	NO LEFT TURN	12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYP1-2 (WOODRIF)	X
F	NO RIGHT TURN	30"x30" 30"x18"	BLACK ON YELLOW	STEEL CHANNEL	7'-0"	W11-2 W16-7D	X
G	NO U-TURN	12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYP1-2	X
H	NO TRUCKS	24"x30"	BLACK ON WHITE	STEEL CHANNEL	7'-0"	R4-7	X
I	NO BUSES	30"x30"	BLACK ON WHITE	STEEL CHANNEL	UNDER SIGN D	R6-5P	X



BUILDING ENTRANCE (TYP.)
SCALE: 1" = 10'

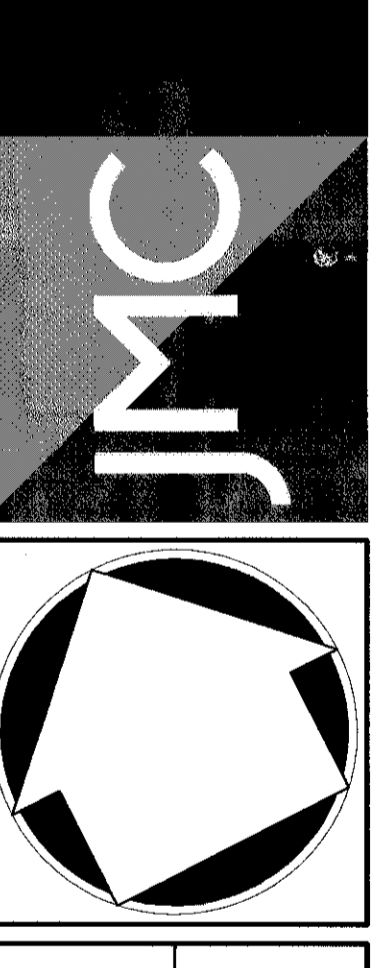
- NOTES**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY FIELD "AS SHOWN" PREPARED BY THREE KIDS NEWBURGH LLC, PREPARED BY LANG & TULLY, P.C., DATED 11-11-2015.
 - EXISTING WETLAND DELINEATION DEPICTED ON THIS PLAN HAS BEEN DETERMINED BY ECOLOGICAL SOLUTIONS, LLC, DATED 10-26-2015.
 - AS A SPECIAL CONDITION OF APPROVAL, A SURVEY OF THE PROPOSED FOUNDATION STAKES IN THE FIELD SHALL BE CONDUCTED AND A COPY DELIVERED TO THE BUILDING DEPARTMENT BEFORE ANY EXCAVATION OR POURING OF CONCRETE IS CONDUCTED.
 - ALL GARAGES SHALL BE KEPT CLEAN OF ALL STORAGE MATERIAL TO MAINTAIN AVAILABILITY TO PARK A VEHICLE. THE LEASING DOCUMENTS WILL ALSO HAVE A SIMILAR CONDITION AND WILL BE POLICED BY THE PROJECT SUPERINTENDENT.



No.	REVISIONS	DATE	BY	CHKD.
1.	GENERAL REVISIONS	01/27/2017	MT	JAS
2.	REVISED BUILDINGS	02/27/2017	MT	JAS
3.	REVISED BUILDINGS	03/27/2017	MT	JAS
4.	REVISED BUILDINGS	04/27/2017	MT	JAS
5.	REVISED BUILDINGS	05/27/2017	MT	JAS
6.	REVISED BUILDINGS	06/27/2017	MT	JAS
7.	REVISED BUILDINGS	07/27/2017	MT	JAS
8.	REVISED BUILDINGS	08/27/2017	MT	JAS
9.	REVISED BUILDINGS	09/27/2017	MT	JAS

THREE KIDS NEWBURGH, LLC
3317 MOUNTAIN VIEWWAY
BRIDGEHAMPTON, NY 11932

MAURI ARCHITECTS PC
303 MILL STREET
POUGHKEEPSIE, NY 12601



SITE LAYOUT PLAN
GARDNERTOWN COMMONS
GARDNERTOWN ROAD
TOWN OF NEWBURGH, NY

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Scale: 1" = 40'
Date: 02/19/2016
Project No: 15155
Sheet: LAY 9-4 Layer
Drawing No: CD-4

NEW RESIDENTIAL APARTMENT COMMUNITY:
GARDNERTOWN COMMONS
 GARDNERTOWN ROAD SECTION 75 - BLOCK 1 - LOT 21 TOWN OF NEWBURGH, NY

ARCHITECT / APPLICANT:

JAY DIESING, RA, AIA
 MAURI ARCHITECTS PC
 73 MANSION STREET
 Poughkeepsie, NY 12601
 845.452.1030

CIVIL ENGINEER:

JOSEPH SARCHINO, RLA
 JMC SITE PLANNER, CIVIL & TRAFFIC
 ENGINEER AND LANDSCAPE ARCHITECT
 120 BEDFORD ROAD
 ARMONK, NY 10504
 914.273.5225

OWNER:

BRYAN J FARRELL, TRUSTEE
 HUDSON PLACE AT LAKESIDE, LLC
 2317 MONTAUK HIGHWAY, PO BOX 14
 BRIDGEHAMPTON, NY 11932

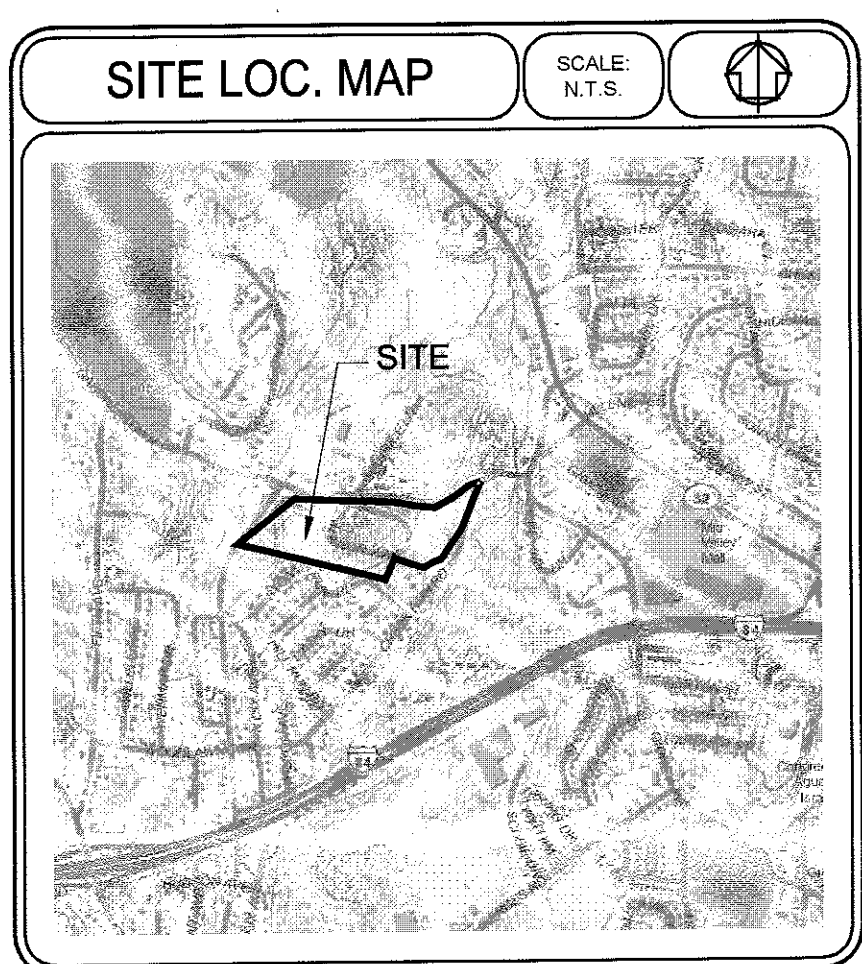
SITE PLAN APPROVAL

SITE PLAN APPROVED BY RESOLUTION # _____ OF THE PLANNING BOARD OF THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK, THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

THIS APPROVAL SHALL BE VALID FOR A PERIOD OF ONE YEAR AND MUST BE COMPLETED WITHIN TWO YEARS OF THE ABOVE DATE. AN EXTENSION MAY BE GRANTED SUBJECT TO THE CONDITIONS OF THE CODE OF THE TOWN OF NEWBURGH.

SIGNED THIS _____ DAY OF _____, 20____

 CHAIRMAN



OWNER'S CONSENT

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THESE PLANS, THEIR CONTENT AND LEGENDS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED THEREON.

SIGNED THIS _____ DAY OF _____, 20____

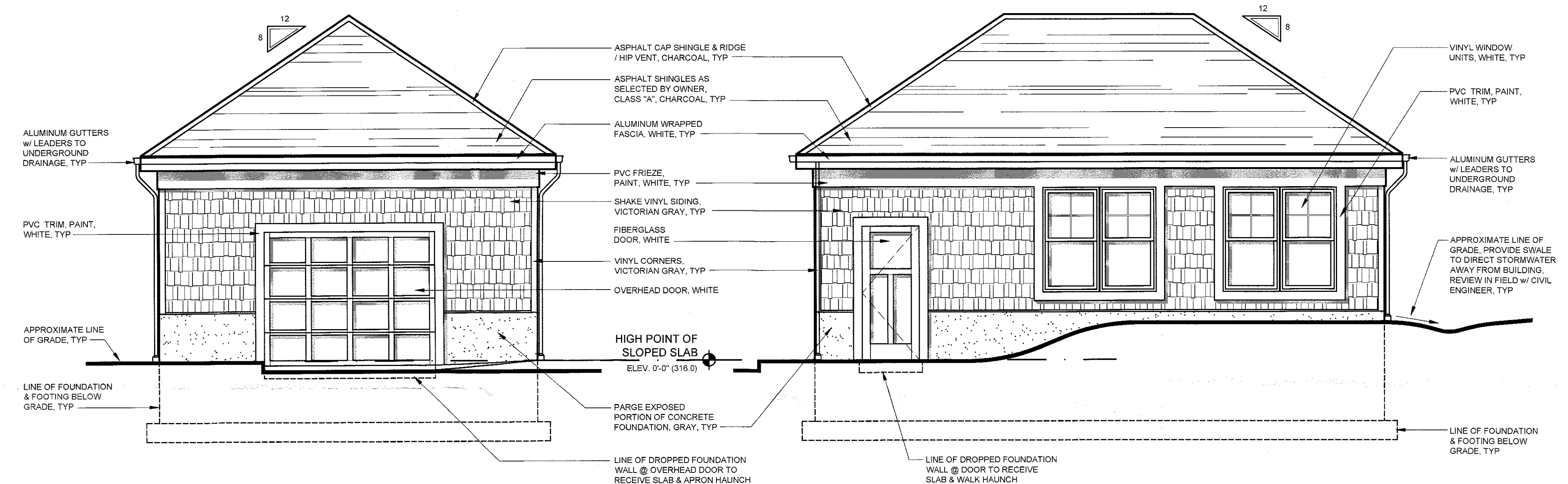
INDEX TO DRAWINGS

SHT. #	TITLE
ARCHITECTURAL	
PB-1	MAINTENANCE SHED ELEVATIONS
CIVIL	
CD-4	SITE LAYOUT PLAN
C-100	MAINTENANCE SHED LAYOUT PLAN
C-200	MAINTENANCE SHED GRADING PLAN
C-300	MAINTENANCE SHED LANDSCAPING PLAN

ZONING DATA CHART TOWN OF NEWBURGH

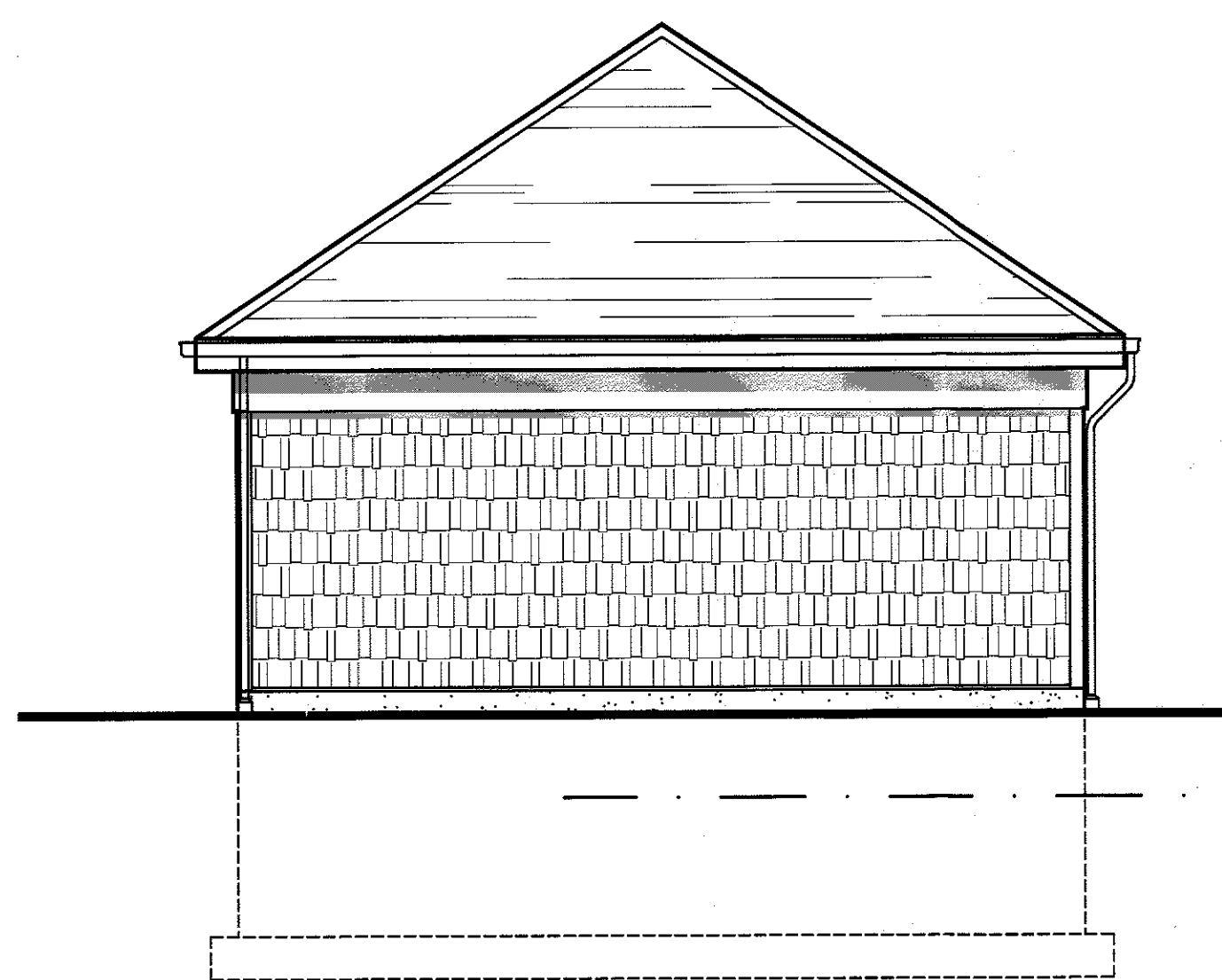
ZONE	REQUIRED	PROPOSED
LOT AREA	MIN 4 AC / 174,240 SF	19.77 AC / 861,138 SF
LOT WIDTH	MIN 150'-0"	1,375'-0"
LOT DEPTH	MIN 150'-0"	670'-0"
FRONT YARD	MIN 40'-0"	40'-0"
REAR YARD	MIN 50'-0"	50'-0"
1 SIDE YARD / BOTH	MIN 25'-0" / 50'-0"	50'-0"
NO. UNITS (9 per ACRE)	MAX 174	164
REAR TO ADJ. BUILDING	MIN 75'-0"	83'-0"
SIDE TO ADJ. BUILDING	MIN 35'-0"	35'-0"
HABITABLE FLOOR AREA		
1 - BED	MIN 600 SF	860 SF
2 - BED	MIN 800 SF	1,610 SF
3 - BED	MIN 900 SF	1,645 SF
HABITABLE FLOOR AREA SENIOR	MAX 1,000 SF	1 - BED 860 SF 2 - BED 900 SF
LOT BUILDING COVERAGE	MAX 35%	14%
BUILDING HEIGHT	MAX 35'-0"	34'-11"
LOT SURFACE COVERAGE	MAX 60%	37%
PARKING 2 SPACES per UNIT	MIN 328	300 STANDARD 28 ACCESSIBLE 328 TOTAL

- PREVIOUS APPROVALS**
- FINAL SITE PLAN APPROVAL- JANUARY 8, 2008
 - FINAL SUBDIVISION APPROVAL- JUNE 17, 2010
 - AMENDED SITE PLAN APPROVAL- JUNE 17, 2010
 - SECOND AMENDED SITE PLAN APPROVAL- APRIL 21, 2011
 - THIRD AMENDED SITE PLAN APPROVAL- MAY 4, 2017
 - AMENDED ARS APPROVAL- OCTOBER 4, 2018

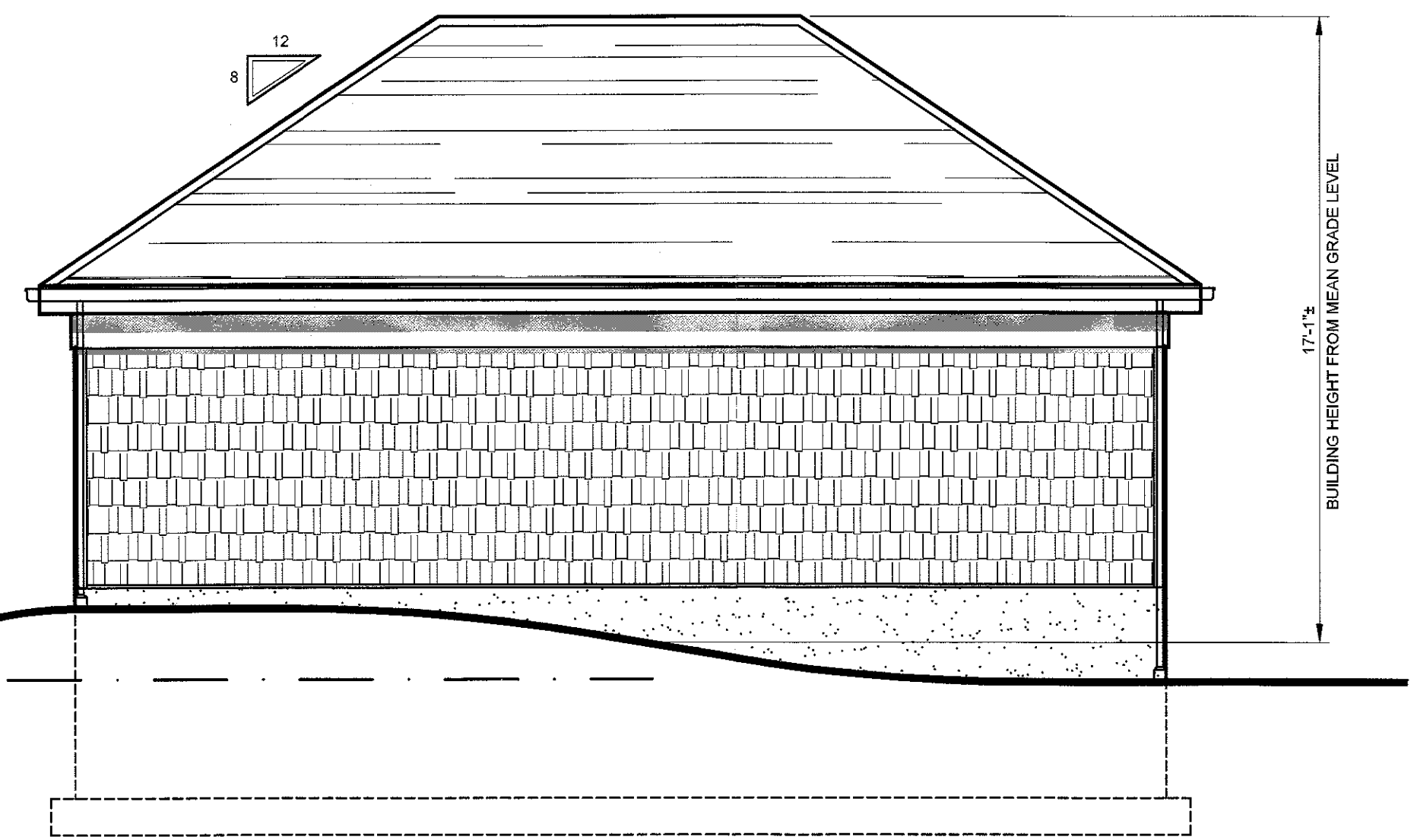


1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

project no.	15-31
date	19 SEP 19
drawn by	BP
revision	
description	
revision date	

NEW MAINTENANCE SHED AT:
GARDNERTOWN COMMONS
 NEWBURGH, NEW YORK
 GARDNERTOWN ROAD

JMC
 120 BEDFORD RD
 ARMONK, NY 10504
 (914) 273-5225
 fax 273-2102
 JMCPLLC.COM

MAINTENANCE SHED ELEVATIONS
MAURI ARCHITECTS PC
 73 MANSION STREET Poughkeepsie NY 12601 845.452.1030 mauri-architects.com

MAINT. SHED
PB-1

PERMIT TO SECTION 045.05 OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW