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

**PROJECT: KOLB RADIOLOGY**  
**PROJECT NO.: 19-18**  
**PROJECT LOCATION: SECTION 75, BLOCK 1, LOT 19.15**  
**REVIEW DATE: 15 NOVEMBER 2019**  
**MEETING DATE: 21 NOVEMBER 2019**  
**PROJECT REPRESENTATIVE: MAURI ARCHITECTS- J. DIESING, R.A.**

1. County Planning comments have been received identifying a local determination with no advisory comments.
2. Paving details have been added to the plans identifying a 2" overlay on the entire parking areas.
3. Stripping details consistent with the Town of Newburgh requirements have been added to the plans.
4. Additional accessible parking spots have been provided based on the intended use of the facility.
5. The existing dumpster is proposed to be relocated to the dumpster enclosure on the northerly portion of site. This dumpster enclosure is proposed to be upgraded.
6. A landscaping plan has been added to the plan set to address the overgrown landscaping which currently exists on the site. Project is a Type II action under SEQRA requiring no further review.
7. The Planning Board previously waved the Public Hearing and the required Adjoiner Notices have been circulated advising the properties within 500'.

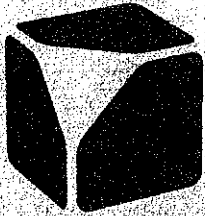
Respectfully submitted,

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

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Patrick J. Hines  
Principal

PJH/JLC



MARTIN J. DIEBING, AIA  
RICHARD K. TOMPKINS, AIA

October 31, 2019

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

**RE: Kolb Radiology  
12 Hudson Valley Prof. Plaza, Newburgh, NY  
Town of Newburgh Project #PB 2019-18**

Dear Chairman Ewasutyn and Planning Board Members,

Enclosed for your review are revised Site Plans for the above referenced project. These have been updated in response to comments at our previous Planning Board appearance and comments from the Board's consultants.

Our office is in receipt of a Technical Review Comment Letter from McGoey, Hauser and Edsall Consulting Engineers, DPC dated August 15, 2019. The following are the comments and our responses:

1. *The project involves the conversion of an existing garage area into an MRI Suite. Additional site improvements include upgrading of the parking lot.*

**No Applicant response required.**

2. *The proposed pavement details should be detailed on the plans.*

**Please refer to drawing 3/PB-1, "Paving Cap Detail" for proposed pavement detail.**

3. *Striping details compliant with Newburgh double stripe details should be added to the plans for re-striping of the re-surfaced parking lot.*

**Please refer to drawings 8/PB-2, "Striping Plans" for added striping details.**

4. *One accessible parking space is depicted. The Applicants are requested to evaluate whether additional accessible parking spaces are required based on proposed use and number of spaces on site.*

**Please refer to drawings 1/PB-1, "Proposed Site Plan" for additional accessible parking spaces. It has been determined that at a minimum of two (2) accessible parking spaces are required per code. However, Five (5) will be provided based on the medical occupancy in the building. Please refer to revised Zoning Data Chart on Sheet PB-1 for updated parking analysis.**

5. *Gerry Canfield's comments regarding the need for fire suppression sprinkling of the addition should be received.*

**I reviewed the fire sprinkler requirements for this building with Mr. Canfield. Currently, the building does not contain a fire sprinkler system. Mr. Canfield confirmed that based on the size of Kolb Radiology (less than 50% of the overall building area) a fire sprinkler system would not be required.**

6. *It is believed the existing structure is connected to the Town's water and sewer.*

**No Applicant response required.**

7. *The project is located to a lot which adjoins the R-3 Zone with a professional office overlay. A heavily wooded tree line exists between this site and the residences on Blue Jay Drive. The Planning Board should determine if this existing buffer is adequate for compliance with the Town's buffer requirements between the B Zone and R-3. It is noted that gaps exist in the tree line.*

**A new portion of vinyl fence (to match existing) is proposed to create a buffer between this site and the residences. Please refer to drawings 1/PB-1, "Proposed Site Plan" and 6/PB-2, "Vinyl Fence Detail" for location, extent and detail of the proposed vinyl fence.**

8. *The project is located within 500 feet of Interstate 84 and must be submitted to County Planning for review*

**No Applicant response required.**

9. *Information on any proposed additional site lighting should be depicted on the plans.*

**No new site lighting is proposed. Existing site lighting will be repaired in place.**

10. *The existing dumpster enclosure is in disrepair and is located a significant distance from the professional office in the vicinity of the residential structure on Blue Jay Drive. The Applicants are requested to evaluate re-construction of the dumpster and possible re-location of the dumpster to the vicinity of the shed closer to the structure.*

**The existing dumpster enclosure is to be repaired and new vinyl gates are to be installed. The dumpster located near the existing shed is to be relocated to the existing dumpster enclosure. Please refer to drawings 1/PB-1, "Proposed Site Plan" for dumpster location and repair notes.**

11. *The Applicants representative are requested to evaluate existing landscape conditions. It appears the landscaping has matured over time to be significantly higher than the gutter lines along the building frontage.*

**Please refer to drawing 1/PB-3, "Proposed Landscaping Plan" and Planting Schedule on Sheet PB-3 for proposed landscaping.**

12. *Existing bollard lighting is not depicted along the building frontage. The existing bollard lighting will be impacted the proposed addition.*

**Existing bollard lighting is now depicted on the Site Plan. Please refer to drawing 1/PB-1, "Proposed Site Plan" for existing bollard lighting locations and proposed relocation of the existing bollard impacted by the proposed addition.**

I look forward to continuing our discussion regarding this project with you and the Planning Board at the next 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



Steven M. Neuhaus  
County Executive

## Orange County Department of Planning

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David E. Church, AICP  
Commissioner

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### County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, & n

**Local Referring Board:** Town of Newburgh Planning Board

**Referral ID #:** NBT 32-19M

**Applicant:** Kolb Radiology

**Tax Map #:** 75-1-19.15

**Project Name:** Kolb Radiology

**Local File #:** 2019-18

**Proposed Action:** Site Plan for conversion of existing four-car garage to new medical office, with 105 sq. ft. addition for accessibility

**Reason for County Review:** Within 500 feet of Interstate 84

**Date of Full Statement:** August 19, 2019

#### Comments:

The Department has received the above referenced site plan and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We have no advisory comments regarding this application.

#### County Recommendation: Local Determination

**Date:** September 6, 2019

**Prepared by:** Megan Tennermann, AICP, Planner

David Church, AICP  
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning).

