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

PROJECT: G & M ORANGE AMENDED SITE PLAN
PROJECT NO.: 14-22
PROJECT LOCATION: SECTION 95, BLOCK 1, LOT 73
PROJECT REPRESENTATIVE: M. A. DAY ENGINEERING
REVIEW DATE: 11 DECEMBER 2014
MEETING DATE: 18 DECEMBER 2014

1. The Applicant's Representative has identified a potential shared use for parking on the adjoining 75 space parking lot. Planning Board Attorney's comments regarding existing and proposed agreements to utilize the off-site parking should be received. Copies of all agreements, covenants and other information should be provided for the Planning Board Attorney's review.
2. Even with the shared parking, the site has 10 fewer spaces than required.
3. Jurisdictional Fire Department and Code Compliance comments regarding emergency access including locked gate should be received.
4. City of Newburgh Flow Acceptance letter should be received and are updated based on increased building square footage.
5. A revised storm water prevention plan has been provided to address the increase in impervious service for the amended site plan. Storm water management will be undertaken on the site through the use of an infiltrator system under the paved parking areas. An extensive infiltration system has been designed to allow all storm water run-offs to infiltrate into the site. No surface run off from the site will occur based on the infiltrator design.

Respectfully submitted,

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

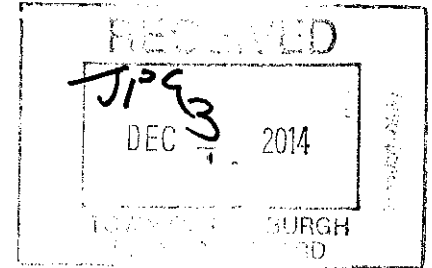
Patrick J. Hines
Principal

M. A. Day Engineering, PC

3 Van Wyck Lane
Suite 2
Wappingers Falls, New York 12590
Phone: 845-223-3202
Fax: 845-223-3206

December 2, 2014

Mr. John Ewasutyn
Town of Newburgh Planning Board Chairman
Town of Newburgh Town Hall
308 Gardnertown Road
Newburgh, New York 12550



Re: G & M Orange, LLC
95 Judson Road
Town of Montgomery
Orange County, New York

Mr. Chairman and Members of the Board,

Attached with this letter please find the responses to the Town's Consultants for the above referenced project.

Town Engineering Consultant:

Mr. Patrick J. Hines, PE
McGoey, Hauser and Edsall
Consulting Engineers, PC
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

Mr. Hines,

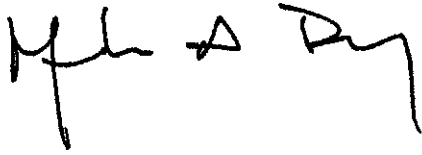
The following responses are in response to your comment letter dated November 3, 2014. I offer the following:

1. Comment noted. Please see revised narrative.
2. The stormwater management plan has been updated to account for the additional impervious surfaces.
3. The emergency access off of Orr Avenue has been revised to 20' wide. Details for the proposed pavers and gate are shown on sheet DT.2.
4. Comment noted.

5. The existing Drainage Easement will not be affected by the proposed structure.
6. The HVAC units and generator have been moved 4' off the building and given an 8' space between to allow access for servicing.
7. All drive lanes have been dimensioned.

Please feel free to contact me if you need any further information on this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mark A. Day". The signature is written in a cursive style with a large initial "M" and a distinct "A" and "D".

Mark A. Day, PE

U.S. Route 17K

EXISTING 16" MAIN

S.95-B.1-L.48
N/F MORRIS, PATTON & PATTON
L.246 P.15
"PATTON CEMETERY"

15 PARKING SPACES
PROPOSED POST & CHAIN EMERGENCY ACCESS
W/ "MASTERLOCK" PADLOCK (OR EQUAL) TYPICAL
PROPOSED MOUNTABLE CURB (TYPICAL)

8 PARKING SPACES
PROPOSED 4" RETAINING WALL (TYP.)
PROPOSED TIMBER GUARD RAIL
(TO UNITED STATES GOVERNMENT)

8 PARKING SPACES
PROPOSED BRIDGE

APPROVED BUILDING
FIRST FLOOR = 8,340 SQ. FT.
SECOND FLOOR = 7,200 SQ. FT.
THIRD FLOOR = 8,100 SQ. FT.

PROPOSED 4" SANITARY SEWER FORCE MAIN
EXISTING 3" PLUG

PROPOSED 8x84 TAPPING SLEEVE
EXISTING 8" D.I.P. WATER MAIN

PROPOSED 4" P.V.C. WATER SERVICE
LANDSCAPE ISLAND
LANDSCAPE ISLAND
LANDSCAPE ISLAND

PROPOSED 1,000 GALLON GREASE TRAP
PROPOSED SANITARY LIFT STATION
PROPOSED HYAC UNITS
PROPOSED GENERATOR
ENCLOSURE

EXISTING 10-FOOT CONTOURS
EXISTING 2-FOOT CONTOURS
PROPOSED REGRADING
SDR-21 FORCE MAIN
GAS MAIN
ELECTRIC/TELEPHONE

RM=377.47
INV. IN=372.32
INV. OUT=372.29

S.95-B.1-L.45.12
N/F MILANO
L.5254 P.302
(Lot No. 1, Filed Map No. 4-00)

S.95-B.1-L.74
(f.m. Lot 4)
map no. 180-06
N/F ORANGE COUNTY CHOPPERS REALTY, LLC

TAX MAP No. S.95-B.1-L.47.2
(f.m. Lot 2)
filed map no. 180-06
N/F GEOMETECH, LLC

S.95-B.1-L.46.2
L.12097 P.1967 & 1971
(f.m. Lot 1)
filed map no. 180-06
N/F COUNTY OF ORANGE

EXISTING 2-STORY
STEEL FRAME BUILDING

EXISTING 16" MAIN

EXISTING 16" MAIN

EXISTING 16" MAIN

EXISTING 16" MAIN

PROPOSED 16" MAIN

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U.S. Route 17K

EXISTING 16" MAIN

TAX MAP No. 95-1-73
N/F G&M ORANGE, LLC
AREA = 2.29 AC +/-
8" Ø DRAIN TILE
CONNECT TO CB6

S.95-B-1-L.48
N/F MORRIS, PATTON & PATTON
L.246 P.15
"PATTON CEMETERY"

DMH1
Rim=376.95
Inv.In=371.80
Inv.Out=371.35
Weir=374.95

CB7
Rim=381.25
Inv.In=378.50
Inv.Out=378.40

CB8
Rim=381.25
Inv.In=378.75

92" -15" Ø HDPE
@ 7.0%

53" -15" Ø
HDPE @ 1.0%

CB5
Rim=375.85
Inv.In=372.80
Inv.Out=372.80

CB4
Rim=375.85
Inv.Out=373.10

18" -15" Ø
HDPE @ 1.0%

18" -15" Ø
HDPE @ 2.0%

7.5" -15" Ø
HDPE @ 6.5%

18" -15" Ø
HDPE @ 15%

DMH3
Rim=373.15
Inv.In=367.60
Inv.Out=368.00
Weir=368.60

CB1
Rim=373.35
Inv.Out=371.25

CB2
Rim=373.35
Inv.In=370.90
Inv.Out=370.80

PROPOSED 6" RETAINING WALL (TYP.)
PROPOSED 4" RETAINING WALL (TYP.)
PROPOSED TIMBER GUARD RAIL
DRAINAGE EASEMENT
L.1533 P.410
(TO UNITED STATES GOVERNMENT)

PROPOSED
GENERATOR
PROPOSED
HVAC UNITS
ENCLOSURE

DMH4
Rim=372.40
Inv.In=367.50
Inv.Out=368.00
Weir=368.60

CB3
Rim=373.20
Inv.In=370.30
Inv.Out=370.20

EXISTING 3" PLUG

PROPOSED 8x8/4 TAPPING SLEEVE

EXISTING 4" SANITARY SEWER FORCE MAIN

EXISTING 2" FORCE MAIN

GAS MAIN

ELECTRIC/TELEPHONE

TAX MAP No. S.95-B-1-L.47.2
(fm. Lot 2)
filed map no. 180-06
N/F GEOMETECH, LLC

S.95-B-1-L.74
(fm. Lot 4)
map no. 180-06
N/F ORANGE COUNTY CHOPPERS REALTY, LLC

S.95-B-1-L.45.12
N/F MILANO
L.5254 P.302
(Lot No. 1, Filed Map No. 4-00)

S.95-B-1-L.45.22
N/F MILANO
L.5254 P.302
(Lot No. 2, Filed Map No. 4-00)

EXISTING 2-STORY
STEEL FRAME BUILDING

Orr Avenue

(2) 48" RCP

EDGE OF EXISTING PAVEMENT

EDGE OF FUTURE PAVEMENT

PROPOSED
SANITARY
LIFT STATION

EXISTING 10'-FOOT CONTOURS

EXISTING 2'-FOOT CONTOURS

PROPOSED REGRADING

374

FM

SUR-21 FORCE MAIN

G

E/T

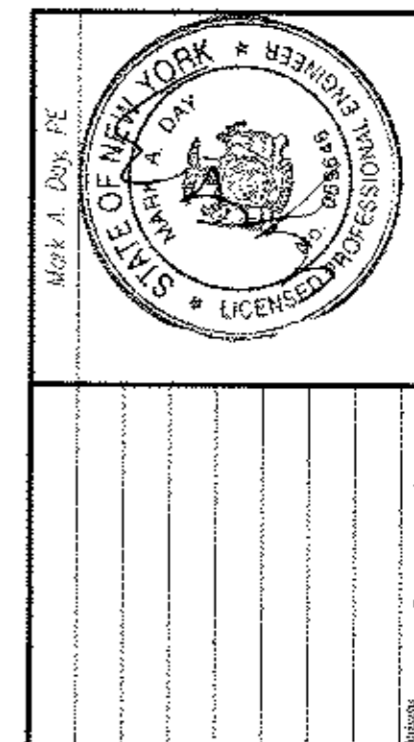
MAP LEGEND

EXISTING 10'-FOOT CONTOURS
EXISTING 2'-FOOT CONTOURS
PROPOSED REGRADING
SUR-21 FORCE MAIN
G
ELECTRIC/TELEPHONE

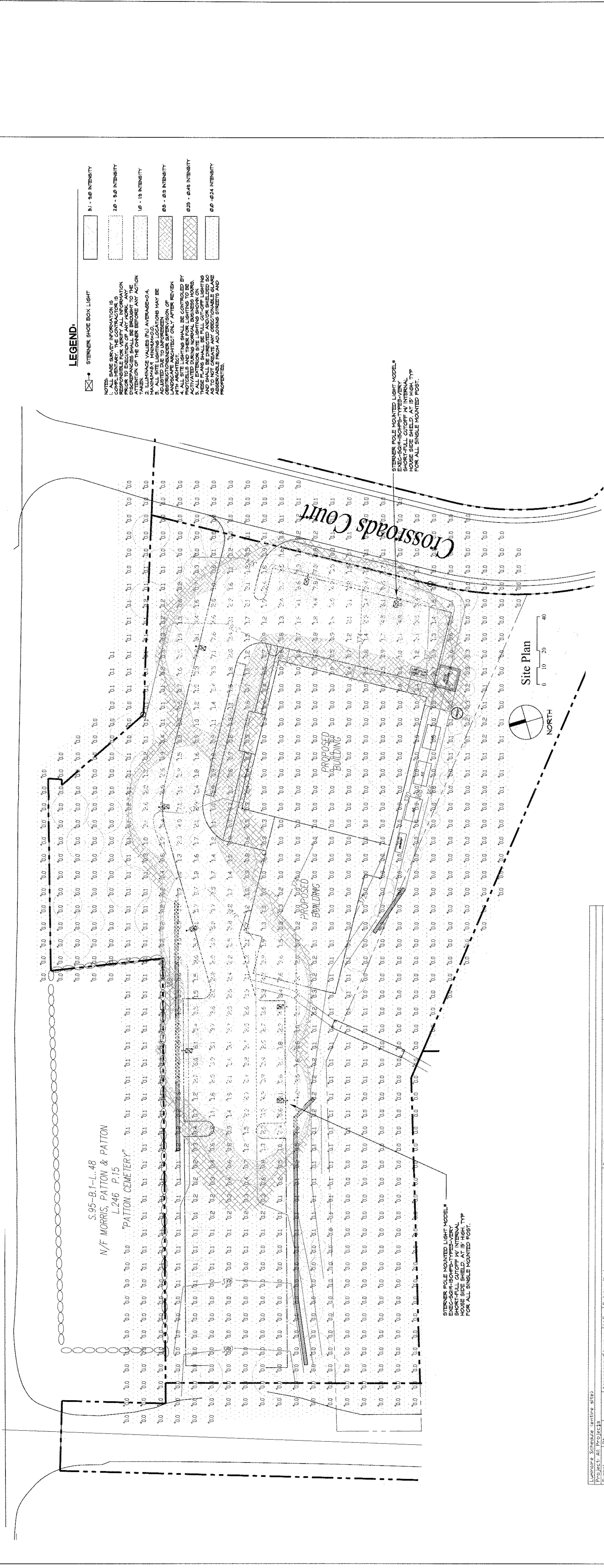
Crossroads Court

Crossroads Court

Orr Avenue



M.A. Day Engineering, PC Consulting Engineers	
3 Van Wyck Lane Westbury, NY 11591 (516) 334-1302	License No. 016646
G & M Orange, LLC Engineering, New York	
Utility Plan	
DATE: 12-11-11	SCALE: AS SHOWN
PROJECT: 400	NO. 840
UP.1	

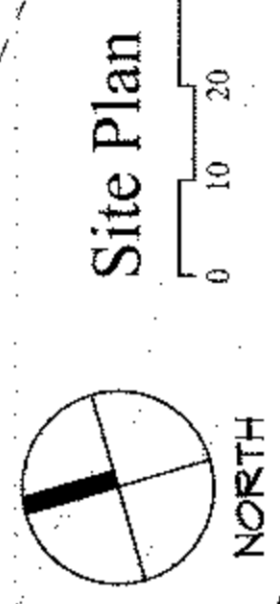


LEGEND:

☒ STERNER SHOE BOX LIGHT

NOTES:
 1. ALL BASE SURVEY INFORMATION IS THE PROPERTY OF STERNER & PATTON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. ALL LIGHTING LOCATIONS MAY BE SUBJECT TO CHANGE BASED ON THE RESULTS OF THE SURVEY AND THE RESULTS OF THE CONSTRUCTION SUPERVISION OF THE CONTRACTOR.
 3. ALL LIGHTING LOCATIONS MAY BE SUBJECT TO CHANGE BASED ON THE RESULTS OF THE SURVEY AND THE RESULTS OF THE CONSTRUCTION SUPERVISION OF THE CONTRACTOR.
 4. ALL LIGHTING LOCATIONS MAY BE SUBJECT TO CHANGE BASED ON THE RESULTS OF THE SURVEY AND THE RESULTS OF THE CONSTRUCTION SUPERVISION OF THE CONTRACTOR.
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 8. ALL LIGHTING LOCATIONS MAY BE SUBJECT TO CHANGE BASED ON THE RESULTS OF THE SURVEY AND THE RESULTS OF THE CONSTRUCTION SUPERVISION OF THE CONTRACTOR.
 9. ALL LIGHTING LOCATIONS MAY BE SUBJECT TO CHANGE BASED ON THE RESULTS OF THE SURVEY AND THE RESULTS OF THE CONSTRUCTION SUPERVISION OF THE CONTRACTOR.
 10. ALL LIGHTING LOCATIONS MAY BE SUBJECT TO CHANGE BASED ON THE RESULTS OF THE SURVEY AND THE RESULTS OF THE CONSTRUCTION SUPERVISION OF THE CONTRACTOR.

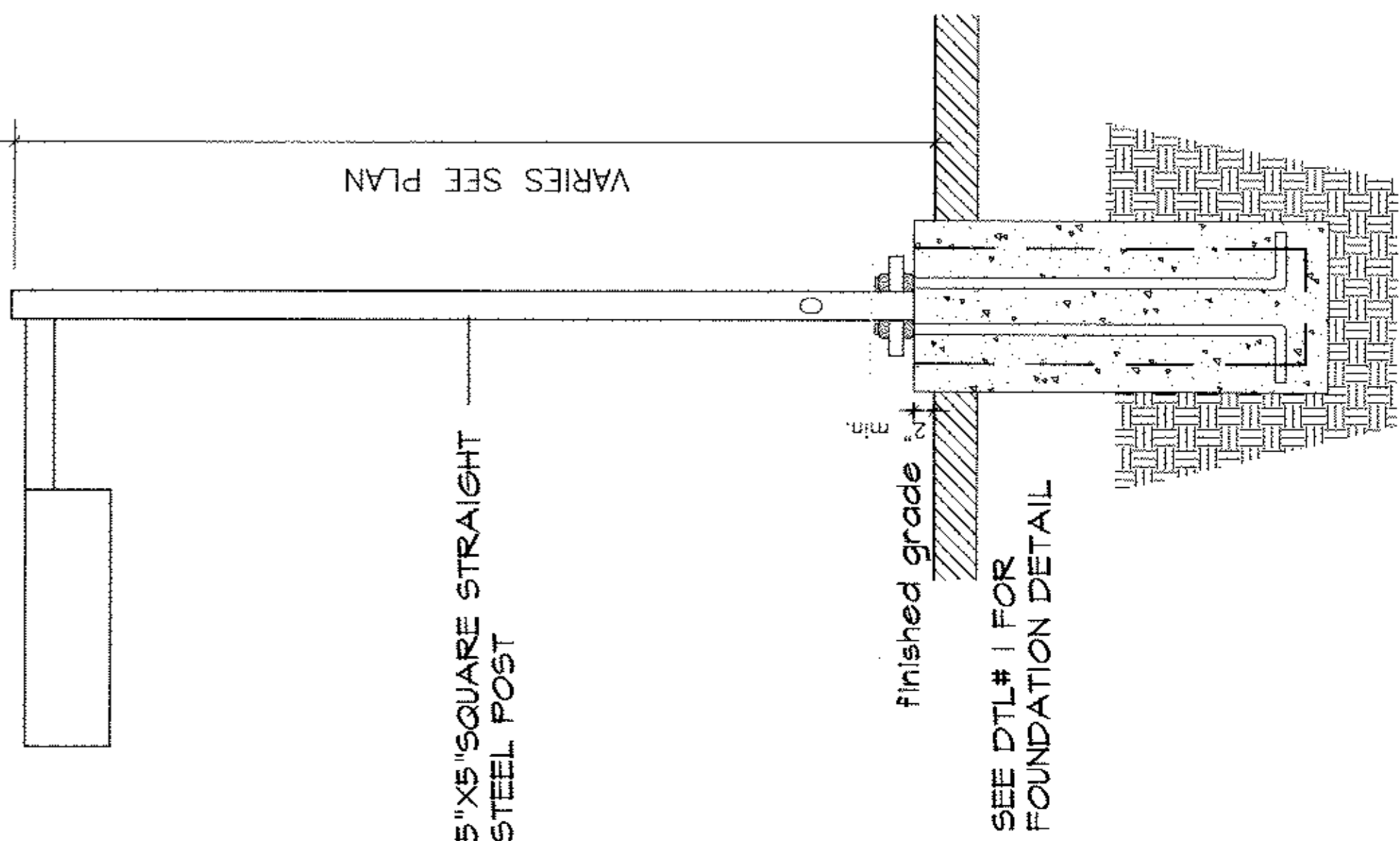
STERNER POLE MOUNTED LIGHT MODEL*
 EXECUTION: 10' TALL, 10" DIA. SHORT-FULL CROFF AT INTERNAL HOUSING SIDE SHIELD AT 18" HIGH, TYP FOR ALL SINGLE MOUNTED POST.



Luminaire Schedule (where applicable)	Arrangement	Lumens	LLF	Calculation Number	Description
☒	SINGLE	16000	1.00	1	SEE SPECIFIC INTEND REFLECTOR CLEAR GLASS LENS - 150" V CLEAR HIGH PRESSURE SODIUM (HPS) WITH 2" SHEET-ROCK INSULATION

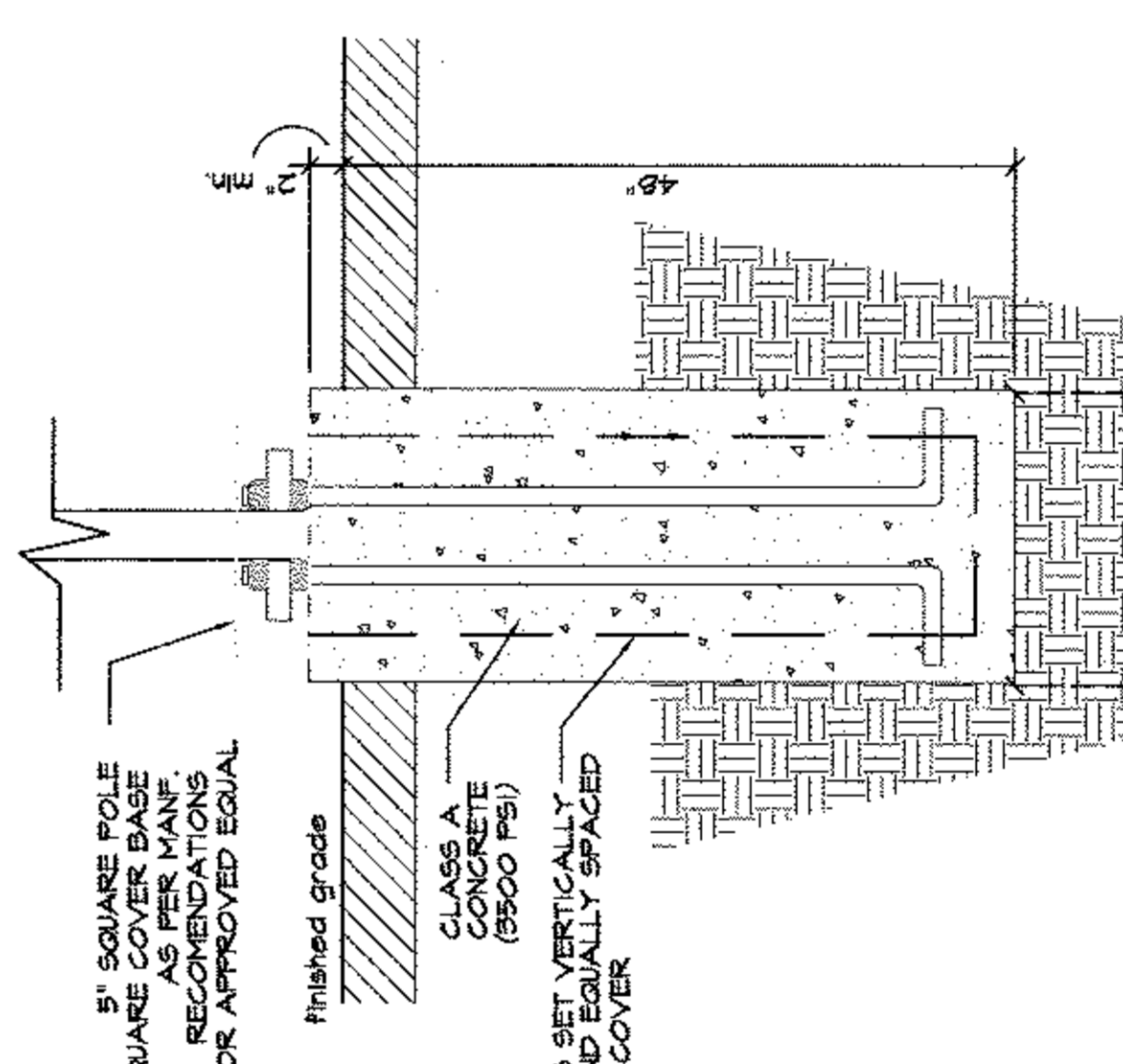
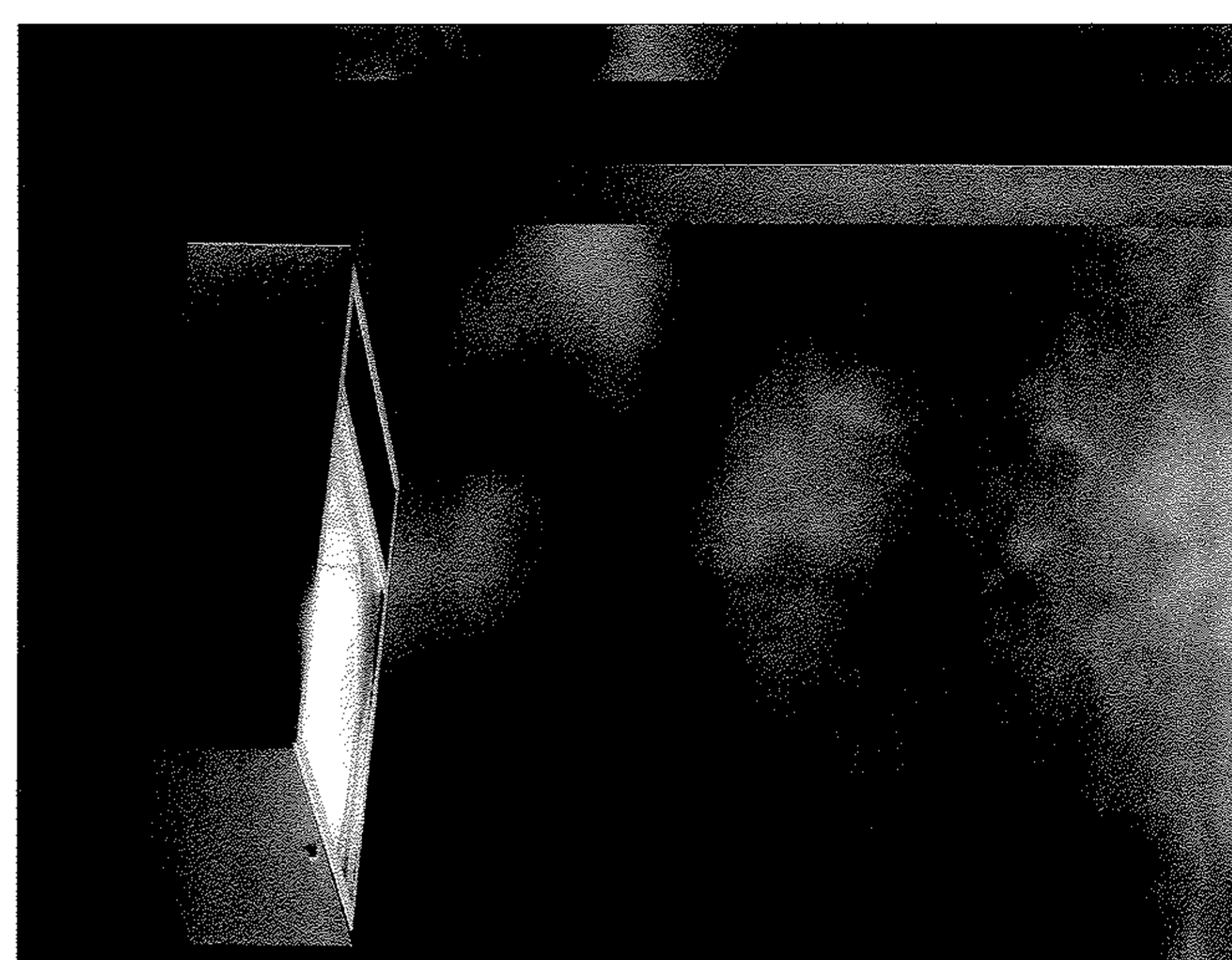
Statistical Area Summary	Avg	Max	Min
PROJECT ALL PROJECTS	0.4	0.8	0.0
PARKING LOTS	0.4	0.8	0.0

- NOTES:
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC) WITH THE POLE MANUFACTURER PRIOR TO INSTALLATION OF THE FOUNDATIONS.
 2. PROVIDE INSULATED GROUNDING BUSING ON EXPOSED ENDS (BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
 3. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE.
 4. SHOEBOX LIGHTING SHALL BE AS SHOWN IN THE ATTACHED PHOTO. THE FIXTURE NAME BY STERNER LIGHTING OR APPROVED EQUAL. FINISH SHALL BE BLACK. SEE PLAN LAYOUT AND LIGHT SPECS.
 5. CONTRACTOR TO SUPPLY AND INSTALL STANDARD COVER AT BASE OF POLE. SEE DTL.



SCALE: N.T.S.

SCALE: N.T.S.



1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC) WITH THE POLE MANUFACTURER PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. PROVIDE INSULATED GROUNDING BUSING ON EXPOSED ENDS (BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
3. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE.
4. FOOTING TO EXTEND 2' ABOVE GRADE AT ALL LOCATIONS THAT ARE IN CURB AREAS AND ARE PLACED AT LEAST 4'-0" FROM FACE OF CURB.

SCALE: N.T.S.

ISSUED TO PLANNING DEPT.	DATE: 11-20-14
NO. 1	BY: JS

G&M ORANGE BUILDING
 Crossroads Court
 Newburgh, New York

SITE LIGHTING PLAN

Checked: JS
 Approved: JS

Drawing No. **LP-1**

DATE: 11-20-14

PROJECT: Crossroads Court

SCALE: AS SHOWN

DESIGNED BY: S.A.N.O.K. DESIGN GROUP

