



**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)  
MATTHEW J. SICKLER, P.E. (NY & PA)  
PATRICK J. HINES

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: ROUTE 300 REALTY**  
**PROJECT NO.: 15-30**  
**PROJECT LOCATION: SECTION 64, BLOCK 2, LOT 22**  
**PROJECT REPRESENTATIVE: VINCENT DOCE ASSOCIATES**  
**REVIEW DATE: 12 FEBRUARY 2016**  
**MEETING DATE: 18 FEBRUARY 2016**

1. Plans have been revised to depict original landscaping required when the project was proposed as an office building. Planning Board should review existing landscaping with regard to any modifications required for the change of use. Landscaping security should be posted on the site if it is not existing in place.
2. Orange County referral was transmitted on 19 January. Response from Orange County Planning should be evaluated by the Planning Board.

Respectfully submitted,

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

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Patrick J. Hines  
Principal



Steven M. Neuhaus  
County Executive

# Orange County Department of Planning

124 Main Street  
Goshen, NY 10924-2124  
Tel: (845) 615-3840  
Fax: (845) 291-2533

David E. Church, AICP  
Commissioner

www.orangecountygov.com/planning  
planning@orangecountygov.com

1530

## County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-1, m, &n

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

**Applicant:** Grace Community Church

**Project Name:** Amended S/P Rt 300 Realty LLC

**Proposed Action:** Site Plan for change of use for an existing building and appurtenant site improvements

**Reason for County Review:** Within 500 feet of NYS Route 300

**Date of Full Statement:** January 19, 2016

**Referral ID #:** NBT 02-16M

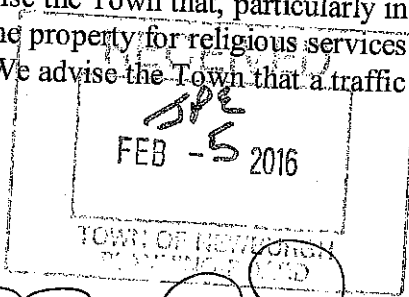
**Tax Map #:** 64-2-2

**Local File #:** 2015-30

**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 would like to offer the following advisory comments:

**Area Variances:** The project site is already developed, and the applicant does not propose changes to the project site. The parcel does not meet the required minimum lot width, nor does the existing building meet the single or combined minimum side yard setback requirements. We advise the Town that the project will need to be referred to the Zoning Board of Appeals for their review.


**Traffic:** Although the project site is currently developed, the original development did not account for the level of traffic that can be anticipated from a religious use. We advise the Town that, particularly in combination with other development in the area, the proposed use of the property for religious services has the potential to cause traffic impacts on NYS Routes 300 and 52. We advise the Town that a traffic study at this location for this proposed use may be prudent.



**County Recommendation:** Local Determination

**Date:** January 29, 2016

**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 online at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning).

COPY

- LEGEND:**
- CB - CATCH BASIN
  - ⊙ SSMH - SAN SEWER MANHOLE
  - ⊙ LP - LIGHT POLE
  - ⊙ UP - UTILITY POLE
  - ⊙ WV - WATER VALVE
  - ⊙ HYD - HYDRANT
  - ⊙ Q - QUANTITY AND NAME OF PLANTING
  - ⊙ - TREE OR SHRUB

PLANT SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
<b>SHADE TREES</b>						
1	10	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2" - 3" CAL.	B&B	STRAIGHT LEADER/ SYM. BRANCHING
2	1	GLEDITSIA TRIACANTHOS 'INERMIS 'SHADEMASTER'	SHADEMASTER THORNLESS HONEYLOCUST	2 1/2" - 3" CAL.	B&B	STRAIGHT LEADER/ SYM. BRANCHING
3	7	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" - 3" CAL.	B&B	STRAIGHT LEADER/ SYM. BRANCHING
<b>FLOWERING TREES</b>						
4	2	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	6' - 8'	B&B	SINGLE LEADER/ FULL HEAD
5	3	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	6' - 8'	B&B	MULTI-LEADER/ FULL HEAD
6	2	CORNUS KOUSA	KOUSA DOGWOOD	5' - 6'	B&B	SINGLE LEADER/ FULL HEAD
<b>EVERGREEN TREES</b>						
7	2	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	HETZII CHINESE JUNIPER	6' - 7'	B&B	SHEARED/MATCHED
8	25	PICEA ABIES	NORWAY SPRUCE	6' - 7'	B&B	SHEARED/MATCHED
9	11	PINUS STROBUS	WHITE PINE	6' - 7'	B&B	SHEARED/MATCHED
10	11	THUJA OCCIDENTALIS 'NIGRA'	ARBORVITAE	4' - 5'	B&B	SHEARED/MATCHED
<b>SHRUBS</b>						
11	20	COTONEASTER SALICIFOLIA REPANDENS	WILLOWLEAF COTONEASTER	18" - 24"	3 GAL. CONT.	TYPICAL SPECIES HABIT
12	20	EUONYMUS ALATUS 'COMPACTUS'	DWARF WINGED BURNING BUSH	18" - 24"	3 GAL. CONT.	TYPICAL SPECIES HABIT
13	18	ILEX CRENATA 'HELLER'	DWARF JAPANESE HOLLY	18" - 24"	3 GAL. CONT.	TYPICAL SPECIES HABIT
14	15	PIERIS JAPONICA	JAPANESE ADROMEDA	24" - 30"	B&B	TYPICAL SPECIES HABIT
15	9	RHODODENDRON P.J.M.	P.J.M. RHODODENDRON	24" - 30"	B&B	TYPICAL SPECIES HABIT
16	5	SPIREA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	12" - 18"	2 GAL. CONT.	TYPICAL SPECIES HABIT
17	41	TAXUS BACCATA 'REPANDENS'	ENGLISH YEW	18" - 24"	3 GAL. CONT.	TYPICAL SPECIES HABIT
18	35	VIBURNUM PLICATUM var. TOMENTOSUM	'DOUBLEFILE' VIBURNUM	24" - 30"	B&B	TYPICAL SPECIES HABIT
<b>PERENNIALS/ORNAMENTAL GRASSES</b>						
19	50	HEMEROCALLIS 'PARDON ME'	PARDON ME DAYLILY	18" - 24"	2 GAL. CONT.	CLUMPS
20	94	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	18" - 24"	2 GAL. CONT.	CLUMPS
21	70	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE 'CORAL BELLS'	12" - 18"	2 GAL. CONT.	CLUMPS
22	188	LIRIOPE MUSCARI 'BIG BELL'	'BIG BLUE LIRIOPE'	12" - 18"	1 GAL. CONT.	CLUMPS/ 24" OC
<b>GROUNDCOVERS</b>						
23	188	EUONYMUS FORTUNEI 'COLORATUS'	WINTERCREEPER EUONYMUS	8" - 10"	1 GAL. CONT.	CLUMPS/ 4" OC

PLANT SCHEDULE AS PER THE APPROVED SITE PLAN ENTITLED "SITE PLAN LANDSCAPE PLAN FOR ROUTE 300 REALTY, LLC." PREPARED BY MASER CONSULTING PA, APPROVED BY THE TOWN OF NEWBURGH PLANNING BOARD DECEMBER 15, 2005 AND SIGNED AND SEALED BY THE PLANNING BOARD CHAIRMAN OCTOBER 18, 2006.

- NOTES:**
- THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. THE PURPOSE OF THIS PLAN IS TO DEPICT THE LANDSCAPING THAT SHALL BE INSTALLED AS PER THE DESIGN PREPARED BY MASER CONSULTING, PA AS SHOWN ON A PLAN ENTITLED "SITE PLAN LANDSCAPE PLAN FOR ROUTE 300 REALTY, LLC." APPROVED BY THE TOWN OF NEWBURGH PLANNING BOARD DECEMBER 15, 2005 AND SIGNED AND SEALED BY THE PLANNING BOARD CHAIRMAN OCTOBER 18, 2006.
  - THE CONTRACTOR MUST NOTIFY THE UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION (1-800-982-7982) TO HAVE ANY EXISTING UTILITIES LOCATED AND MARKED AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, BLASTING OR DRILLING. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.
  - BEFORE BEGINNING ANY CONSTRUCTION THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION, AND SIZE OF ANY EXISTING UNDERGROUND UTILITY. THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON (HORIZONTAL AND VERTICAL) SHALL NOT BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS, AS NECESSARY, TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT MAKING REVISIONS AS NEEDED.
  - ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC., DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
  - IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM FEDERAL, STATE OR LOCAL AUTHORITIES.

SHEET 2 OF 2 IS INVALID UNLESS ACCOMPANIED BY SHEET 1 OF 2.

**LANDSCAPE PLAN FOR THE  
AMENDED SITE PLAN  
FOR  
ROUTE 300 REALTY, LLC**

128 OLD SOUTH PLANK ROAD, TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK  
DATE: FEBRUARY 1, 2016 SCALE: 1 IN. = 30 FT.

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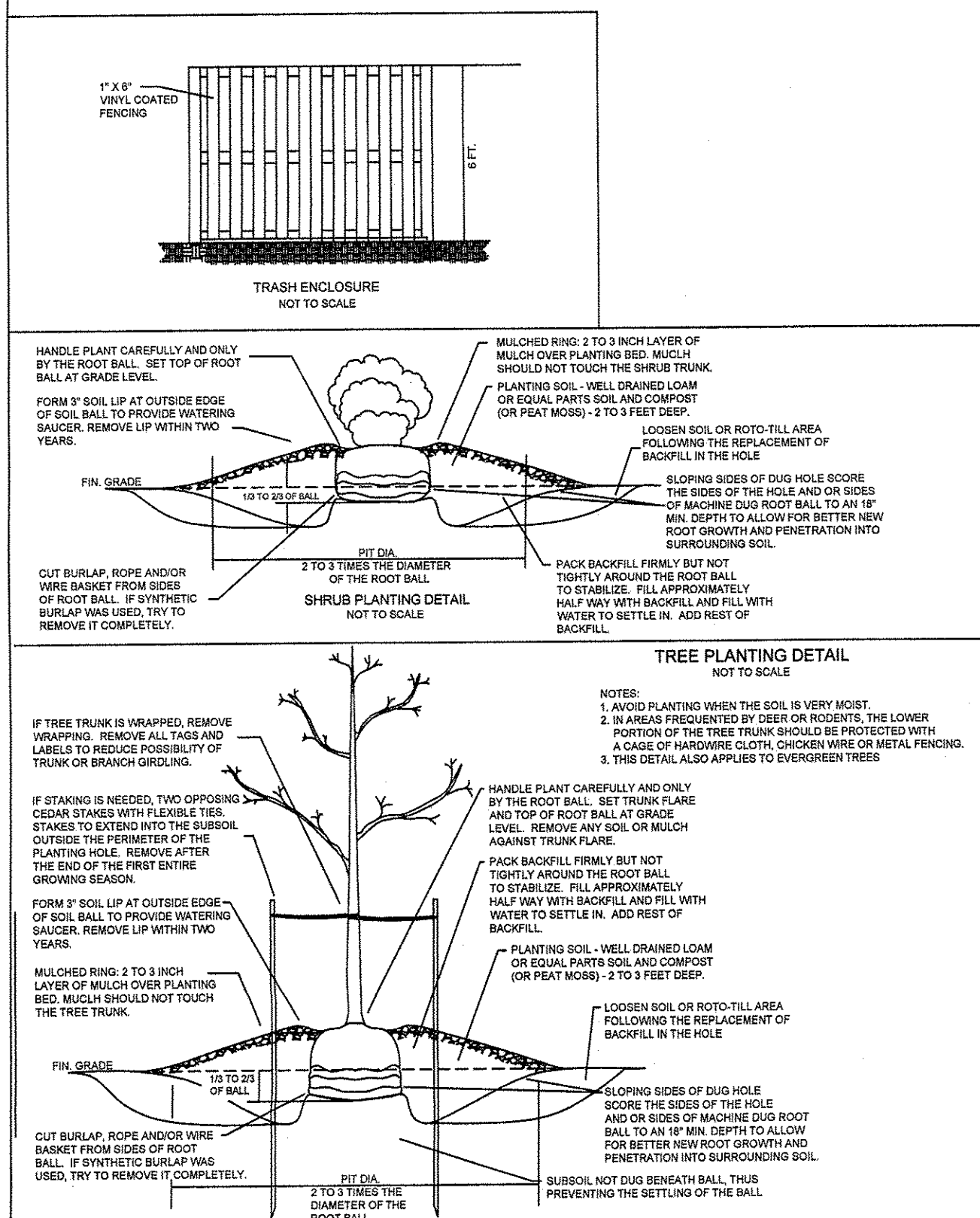
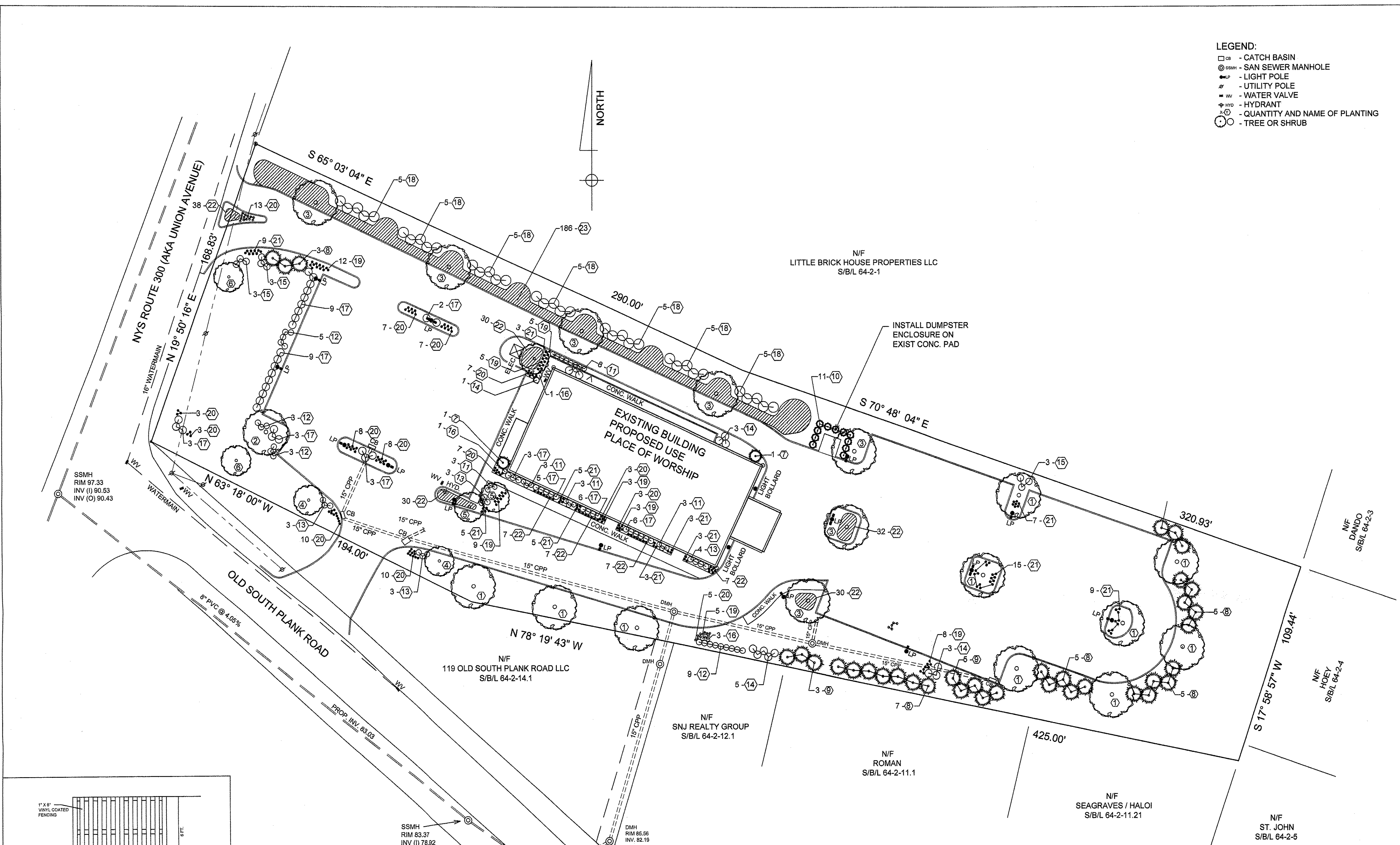
PREPARED BY:  
**VINCENT J. DOCE ASSOCIATES**  
SURVEYORS - ENGINEERS - PLANNERS  
242 SOUTH PLANK ROAD, NEWBURGH, NY 12550  
TEL. 845 561-1170 FAX 845 561-7738

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

DATE	REVISION

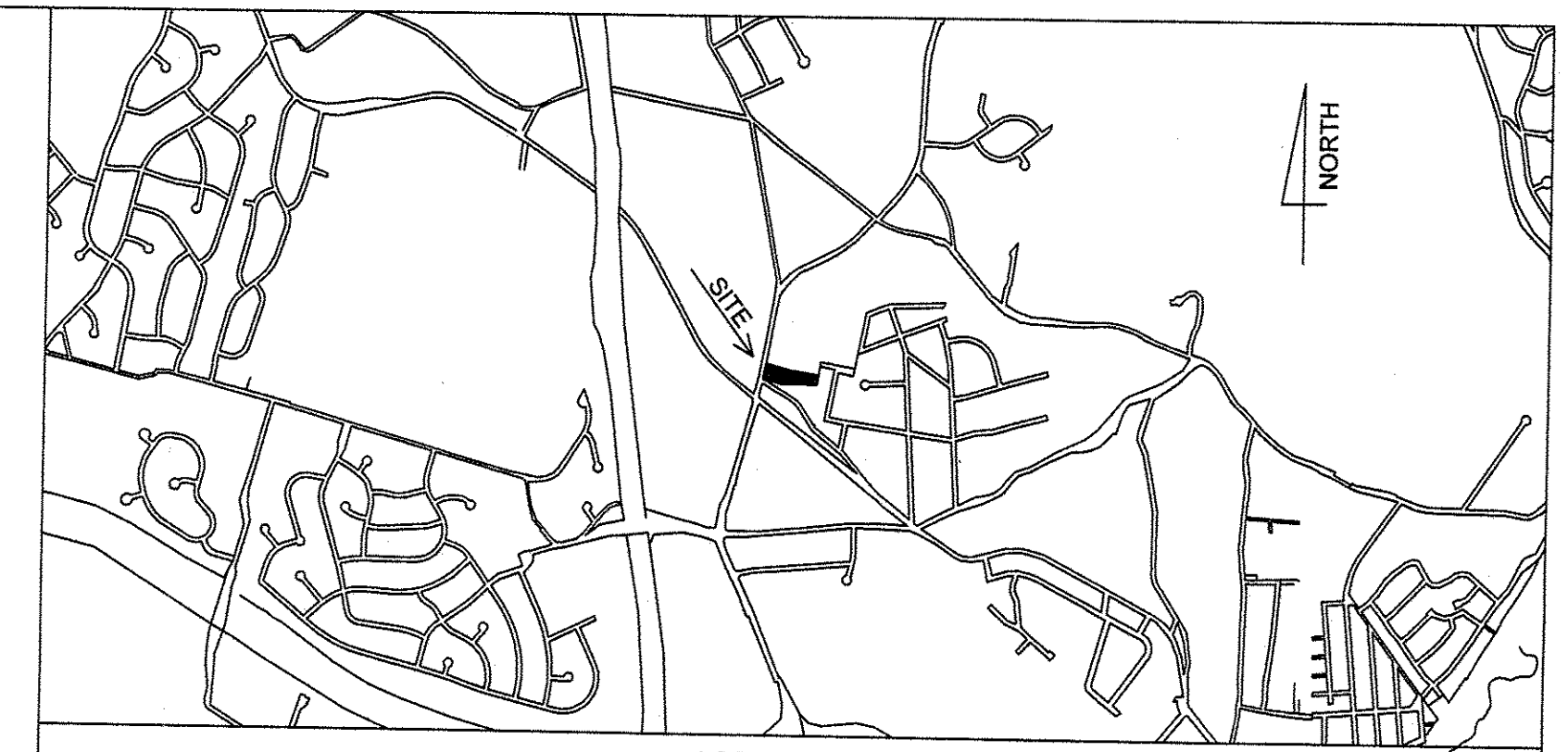
**LANDSCAPE NOTES:**

- THE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST, AND HE/SHE SHOULD DETERMINE THE EXACT LOCATION OF SAID UTILITIES PRIOR TO STARTING WORK. DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN CONSENT FROM THE TOWN OF NEWBURGH'S LANDSCAPE ARCHITECTURAL CONSULTANT.
- ALL PLANT BEDS SHALL BE MOUNDED SLIGHTLY AND, WHERE INDICATED, BERMED.
- MULCHED BEDS SHALL BE PROVIDED AROUND SHRUB PLANTINGS, AND MULCHED RINGS SHALL BE PROVIDED AROUND TREE PLANTINGS.
- ALL PLANTS SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK.
- NO TREE SHALL BE PLANTED WITHIN TEN FEET OF AN UNDERGROUND UTILITY.
- ALL DISTURBED AREAS NOT USED FOR BUILDINGS, DRIVES, PARKING AND LANDSCAPED AREAS SHALL BE SEEDED AS PER THE SEEDING SPECIFICATION.
- ON ALL DISTURBED AREAS NOT USED FOR BUILDINGS, DRIVES OR PARKING AREAS, THE CONTRACTOR SHALL INSTALL A MINIMUM OF 6 INCHES OF TOPSOIL COMPOST MIX.
- ALL PLANTS SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS. REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE MISSING, MORE THAN 25% DEAD, WHICH DO NOT DEVELOP FROM PLANTING STOCK, THAT APPEAR UNHEALTHY OR UNSIGHTLY AND/OR HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES. ANY TREE THAT LOSES THE MAIN LEADER SHALL BE REPLACED. PLANT MATERIAL SHALL BE INSPECTED BY THE TOWN OF NEWBURGH'S LANDSCAPE CONSULTANT UPON COMPLETION OF WORK AND DURING EVERY GROWING SEASON FOR TWO YEARS. PLANTS THAT NEED REPLACEMENT SHALL BE NOTED ON AN INSPECTION REPORT, AND MUST BE REPLACED BY THE OWNER OR LANDSCAPE CONTRACTOR WITHIN TWO MONTHS OF THE RECEIPT OF THE INSPECTION REPORT, OR WITHIN TWO MONTHS FROM THE NEXT FOLLOWING GROWING SEASON. THE LANDSCAPE BOND WILL BE RETURNED FOLLOWING THIS TWO YEAR INSPECTION, AND AFTER ANY PLANTS NEEDING REPLACEMENT HAVE BEEN REPLACED.





- LEGEND:**
- ⊗ - NO. OF PARKING SPACES
  - - CATCH BASIN
  - ⊙ - SAN SEWER MANHOLE
  - ⊕ - DRAINAGE MANHOLE
  - ⊙ - LIGHT POLE
  - ⊙ - UTILITY POLE
  - ⊙ - WATER VALVE
  - ⊙ - HYDRANT
  - ⊙ - ADA PARKING SPACE



LOCATION MAP  
SCALE: 1 IN. = 2000 FT.

**ZONE: B**  
PROPOSED USE: PLACE OF WORSHIP

REGULATION	REQUIRED	EXISTING
MIN. LOT AREA	2 AC.	2.1 AC. +/-
MIN. LOT WIDTH	200 FT.	174 FT. +/-
MIN. LOT DEPTH	200 FT.	615 FT. +/-
MIN. FRONT YARD	50 FT.	180.1 FT. +/-
MIN. REAR YARD	50 FT.	277.2 FT. +/-
MIN. SIDE YARD	50 FT.	41.3 FT. +/-
MIN. SIDE YARD TOTAL	100 FT.	85.9 FT. +/-
MAX. BUILDING COVERAGE	25 %	8 % +/-
MAX. LOT SURFACE COVERAGE	50 %	60 % *
MAX. BUILDING HEIGHT	40 FT.	40 FT. +/-

\*NOTE: ON JANUARY 28, 2016 THE TOWN OF NEWBURGH ZONING BOARD OF APPEALS GRANTED AREA VARIANCES FOR SIDE YARDS, COMBINED SIDE YARDS, LOT WIDTH AND LOT SURFACE COVERAGE.

- NOTES:**
- TAX MAP DATA: SECTION 64 BLOCK 2 LOT 2
  - TOTAL AREA: 2.1 AC +/-
  - OWNER: 119 OLD SOUTH PLANK RD LLC  
30 SYCAMORE DRIVE  
WALKKILL, NY 12589
  - APPLICANT: GRACE COMMUNITY CHURCH  
2839 RTE. 94  
WASHINGTONVILLE, NY 10092
  - THE CONTRACTOR MUST NOTIFY THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (1-800-982-7982) TO HAVE ANY EXISTING UTILITIES LOCATED AND MARKED AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, BLASTING OR DRILLING. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.
  - BEFORE BEGINNING ANY CONSTRUCTION THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION, AND SIZE OF ANY EXISTING UNDERGROUND UTILITY. THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON (HORIZONTAL AND VERTICAL) SHALL NOT BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS, AS NECESSARY, TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT MAKING REVISIONS AS NEEDED.
  - ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC., DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
  - IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM FEDERAL, STATE OR LOCAL AUTHORITIES.
  - BOUNDARY AND TOPOGRAPHICAL INFORMATION (HORIZONTAL AND VERTICAL) SHOWN HEREON IS AS PER A PLAN ENTITLED "AS-BUILT" PLAN FOR ROUTE 300 REALTY, LLC, SECTION 64 BLOCK 2 LOT 2, TOWN OF NEWBURGH, ORANGE COUNTY, STATE OF NEW YORK, DATED SEPTEMBER 10, 2015, REVISED SEPTEMBER 21, 2015.
  - THE PURPOSE OF THIS PLAN IS TO RECEIVE SITE PLAN APPROVAL FOR A CHANGE OF USE FROM THE PREVIOUSLY APPROVED OFFICE BUILDING TO THE PROPOSED PLACE OF WORSHIP.
  - ALL SITE IMPROVEMENTS THAT HAVE NOT BEEN INSTALLED SHALL BE INSTALLED AS PER THE APPROVED "SITE PLAN FOR ROUTE 300 REALTY, LLC." THESE IMPROVEMENTS SHALL INCLUDE:
    - THE APPROVED LANDSCAPING
    - THE PAVEMENT TOP COURSE
    - THE TRASH ENCLOSURE
    - REPAIR OF A LIGHT POLE THAT HAS BEEN KNOCKED DOWN
    - A STOP SIGN AT THE OLD SOUTH PLANK ROAD ACCESS DRIVE
    - NO LEFT TURN AND KEEP RIGHT SIGNS AT THE ROUTE 300 ACCESS DRIVE

**PARKING REQUIREMENT:**  
1 SPACES PER 3 PERMANENT SEATS OR 1 SPACE PER 40 SQ. FT. DEVOTED TO SEATING AREA  
REQUIRED PARKING SPACES: 2206 SQ. FT. DEVOTED TO SEATING X 1 SPACE/40 SQ. FT. = 56 SPACES  
SUNDAY SCHOOL CLASSES: 3 CLASSROOMS @ 1 SPACE PER CLASS = 3 SPACES  
PARKING SPACES REQUIRED = 59 SPACES  
EXISTING PARKING SPACES = 75 SPACES  
ADA PARKING SPACES REQUIRED - 3 SPACES  
ADA PARKING SPACES PROVIDED - 4 SPACES

SHEET 1 OF 2 IS INVALID UNLESS ACCOMPANIED BY SHEET 2 OF 2.

**AMENDED SITE PLAN**  
FOR  
**ROUTE 300 REALTY, LLC**  
128 OLD SOUTH PLANK ROAD, TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK  
DATE: SEPTEMBER 23, 2015 SCALE: 1 IN. = 30 FT.

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

DATE	REVISIONS
2/1/2016	PER PB 10/XX/2015 COMMENTS

PREPARED BY:  
**VINCENT J. DOCE ASSOCIATES**  
SURVEYORS - ENGINEERS - PLANNERS  
242 SOUTH PLANK ROAD, NEWBURGH, NY 12550  
TEL. 845 561-1170 FAX 845 561-7738

