



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

**PROJECT NAME:** 17K VINEYARDS & SPIRITS  
**PROJECT NO.:** 2024-21  
**PROJECT LOCATION:** SECTION 86, BLOCK 1, LOT 12/274 ROUTE 17K  
**REVIEW DATE:** 8 JANUARY 2025  
**MEETING DATE:** 16 JANUARY 2025  
**PROJECT REPRESENTATIVE:** LOU DUBOIS, PE / FLOYD JOHNSON

1. This office referred the project to the Orange County Planning Department, a referral was received from County Planning dated 20 November 2024. The County issued a local determination with no advisory comments.
2. The status of the projects review and submissions to NYSDOT should be addressed.
3. Ken Wersted' comments regarding traffic and access should be received.

Respectfully submitted,  
**MHE Engineering, D.P.C.**

A handwritten signature in blue ink that reads "Patrick J. Hines".

Patrick J. Hines  
Principal  
PJH/kmm

A handwritten signature in blue ink that reads "Michael W. Weeks".

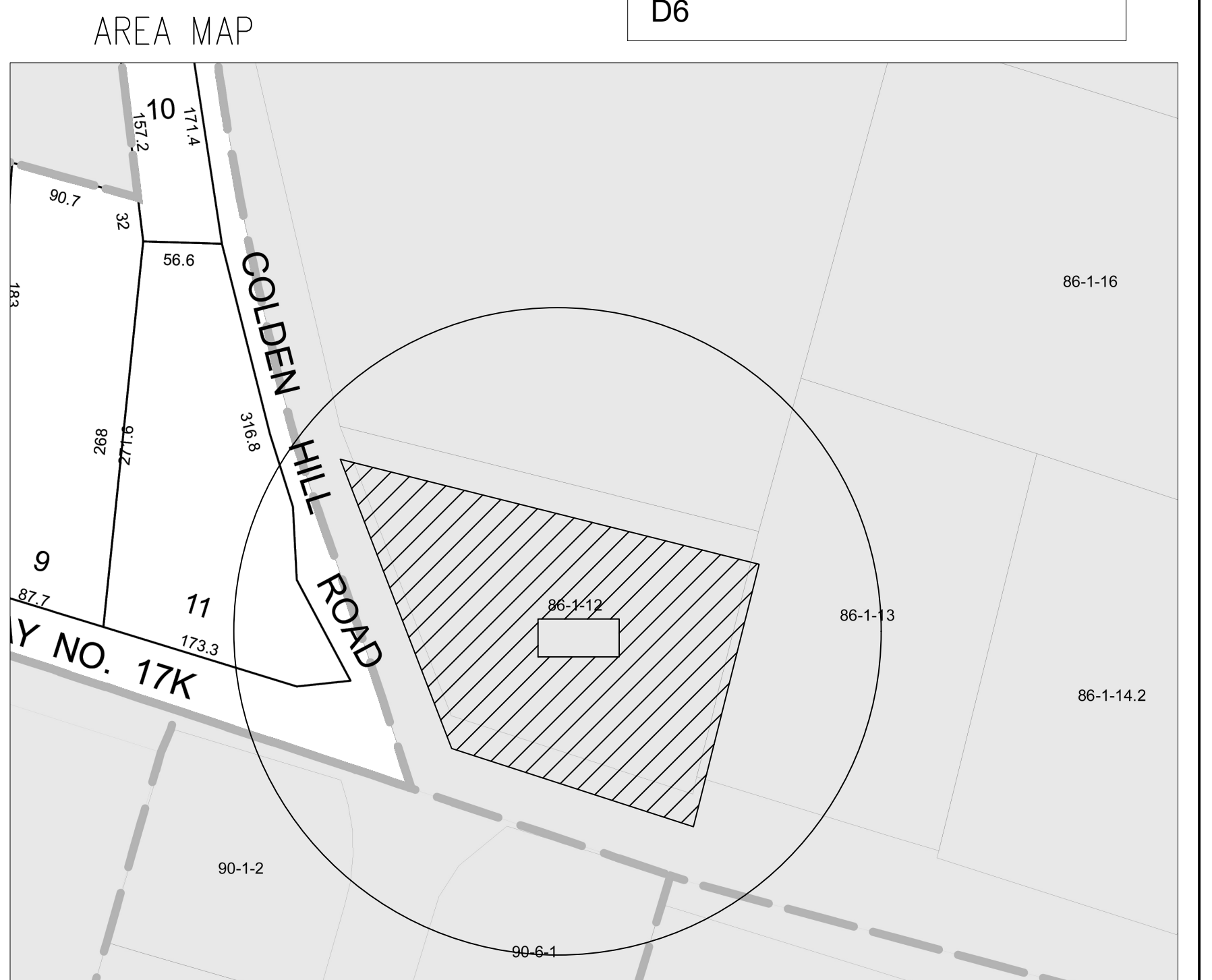
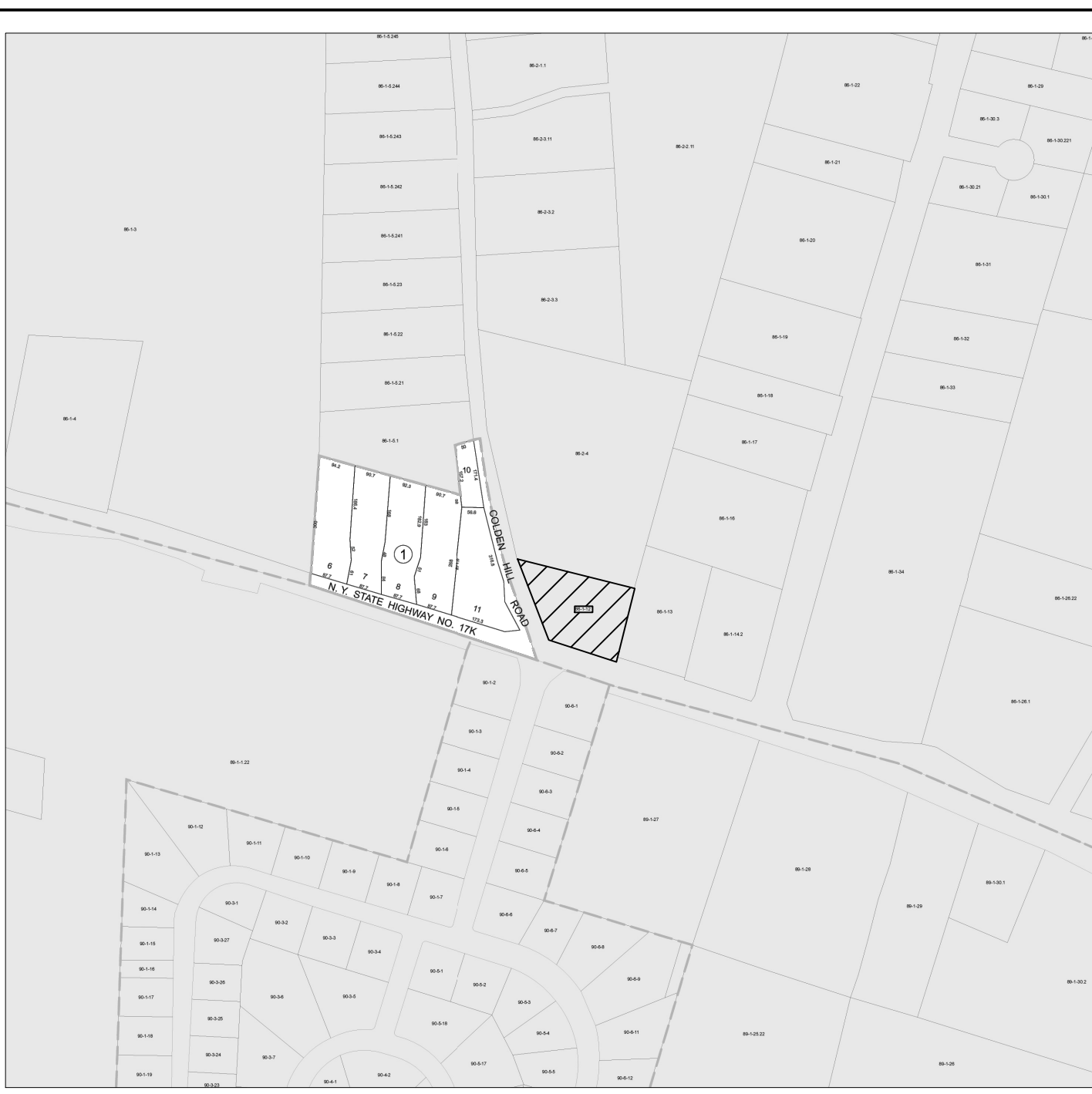
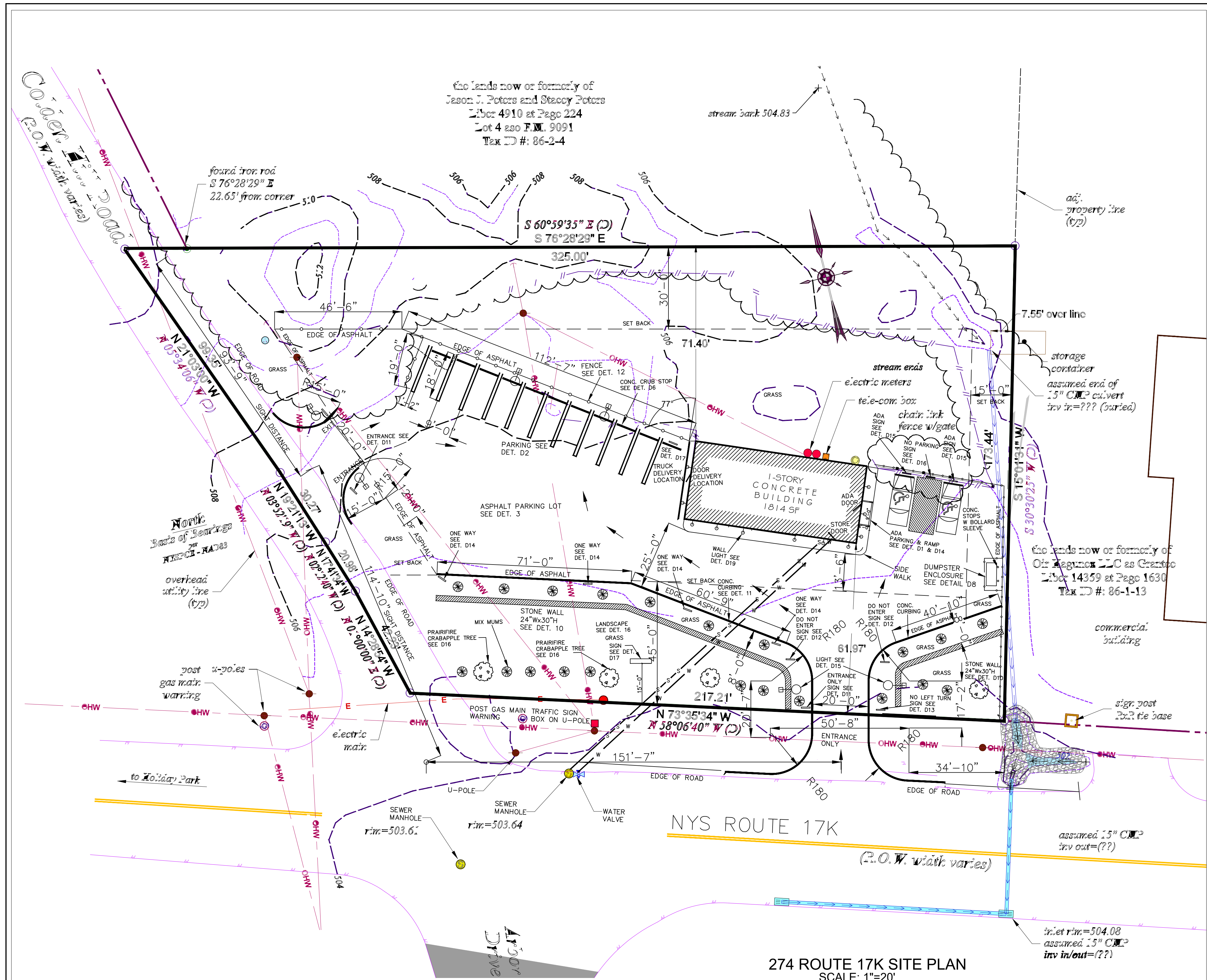
Michael W. Weeks, P.E.  
Principal

**NEW YORK OFFICE**

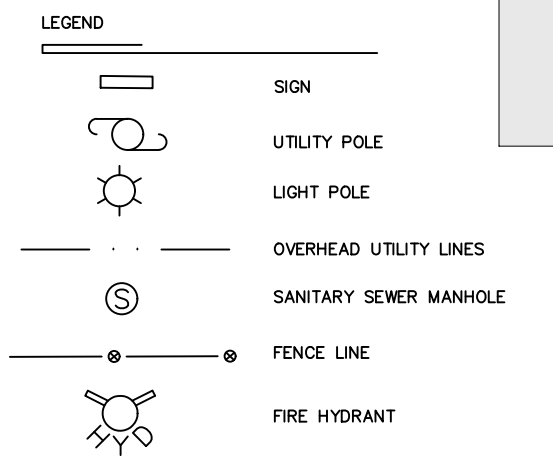
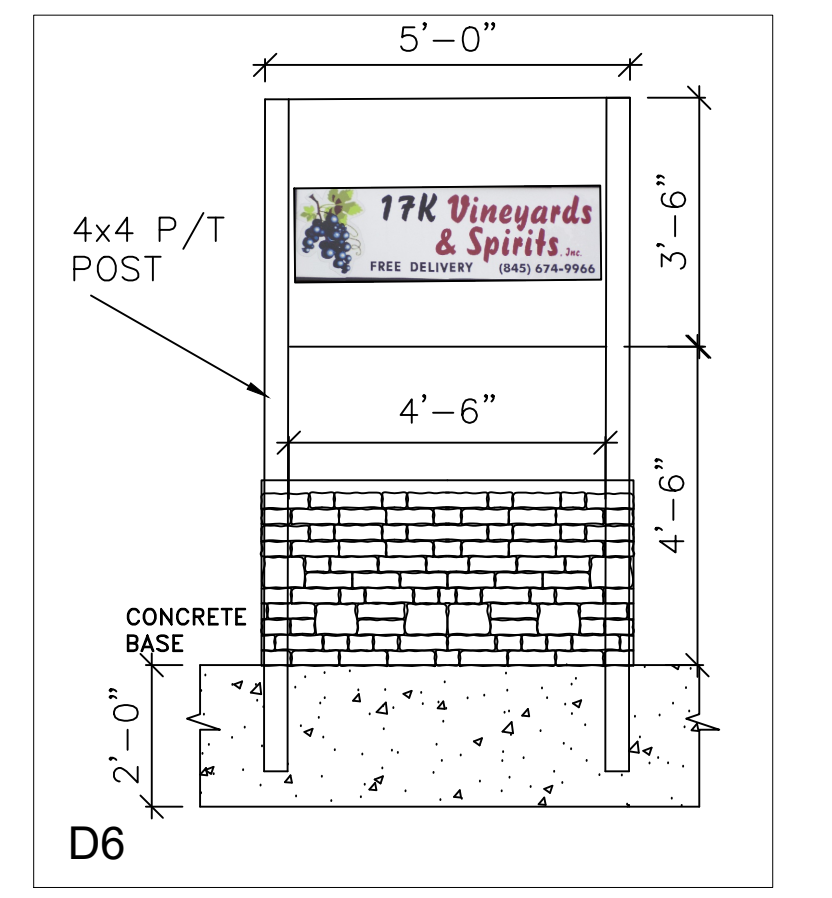
33 Airport Center Drive, Suite 202, New Windsor, NY 12553  
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

**PENNSYLVANIA OFFICE**

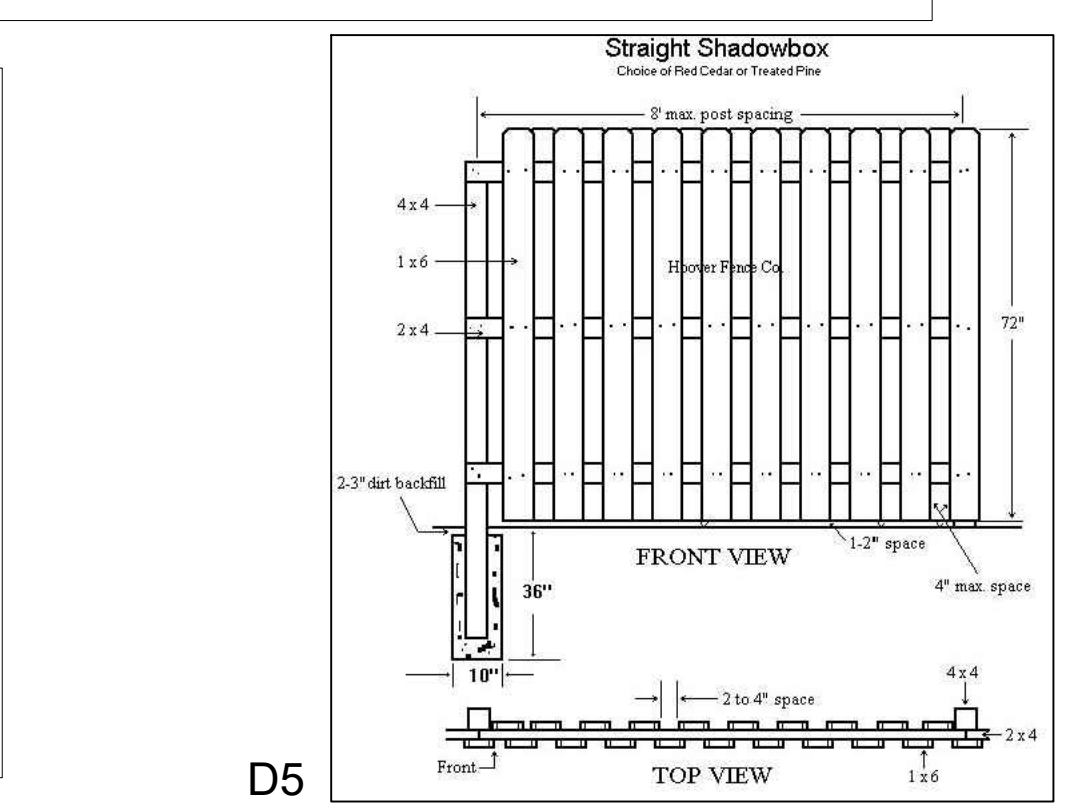
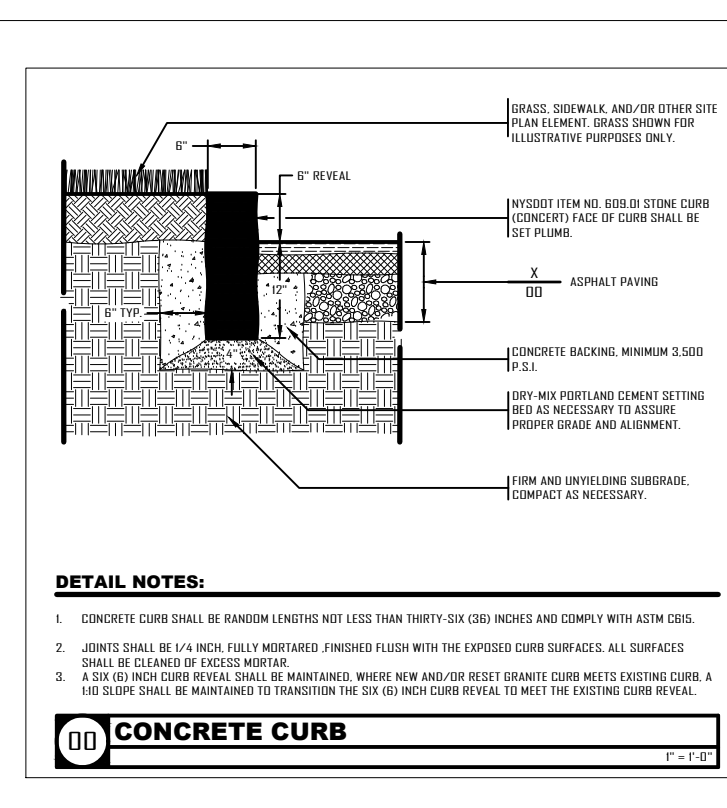
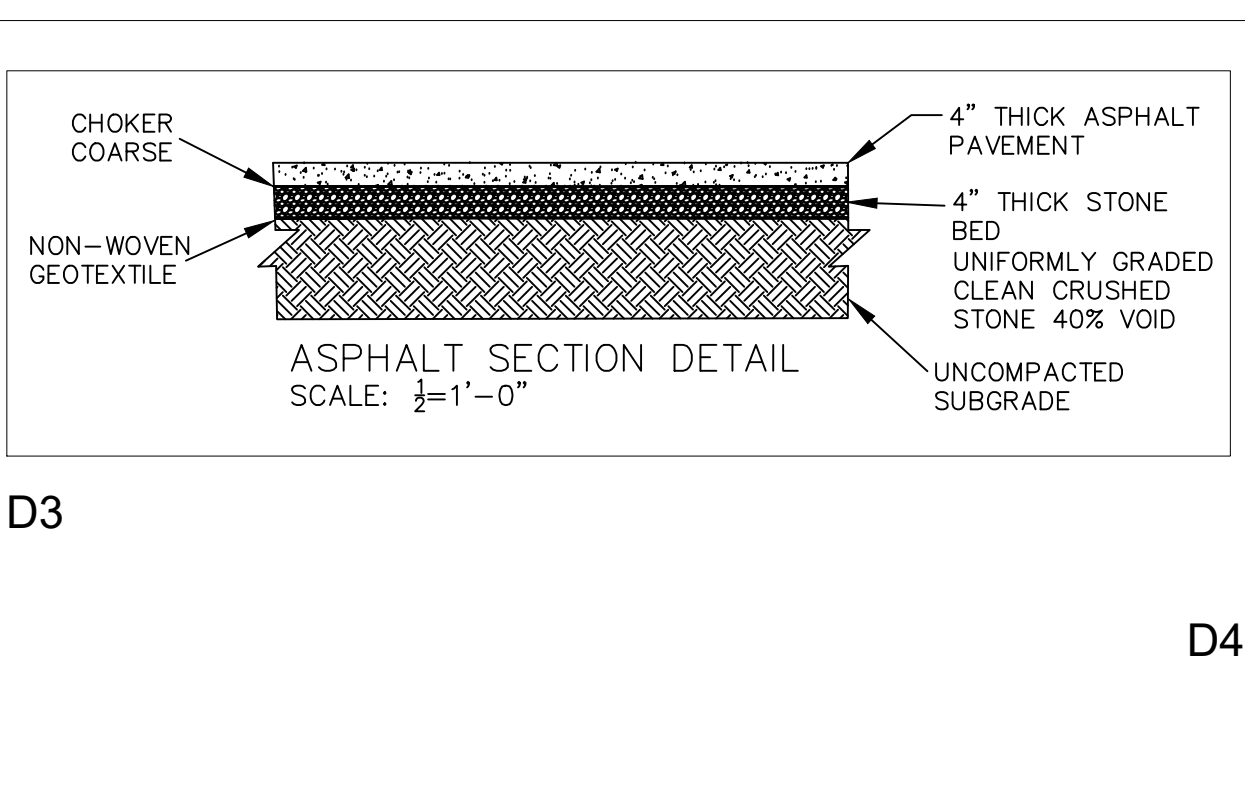
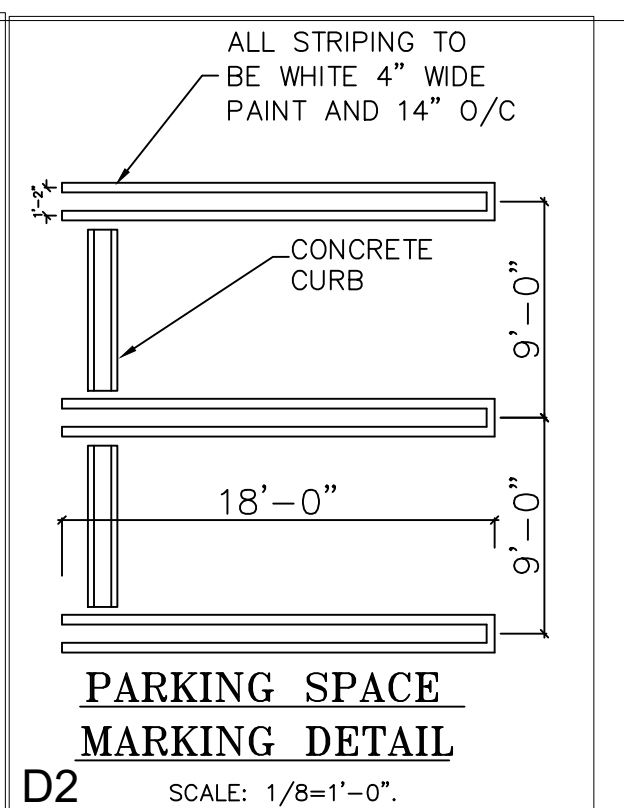
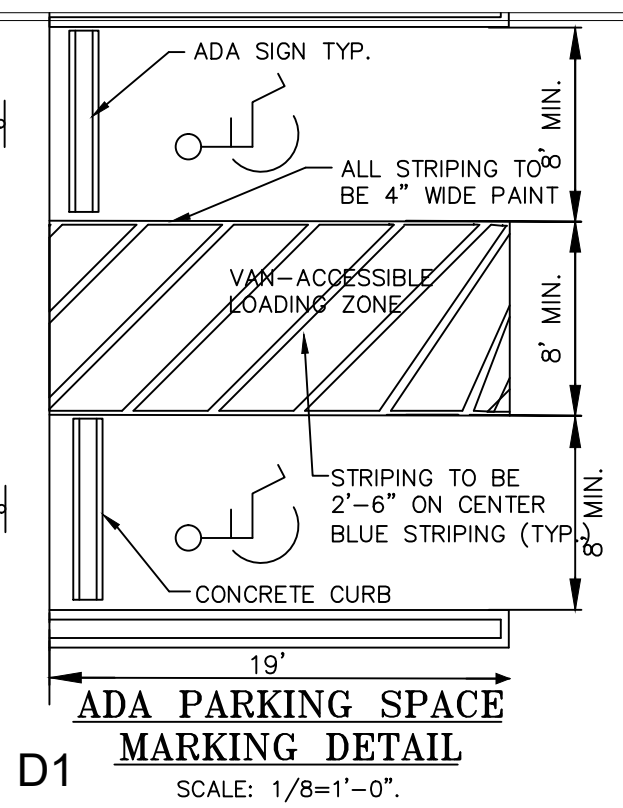
111 Wheatfield Drive, Suite 1, Milford, PA 18337  
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com



REV. NO.	COMMENTS	DATE REVISED
A	CHANGE FRONT SET BACK TO 45' AND REDESIGN SITE PLAN	8/27/24
B	REVISE PER ENG. COMMENTS DATED 19 OF SEPT. ADDED MAINE OF TREES AND PLANTS, MOVED DRIVEWAY COLDEN HILL, UPDATED ZONING TABLE ADDED NEON SIGN, REMOVED POROUS ASPHALT	11/17/24
C	REVISE PER ENG. COMMENTS DATED 28 OF OCT.	



274 ROUTE 17K SITE PLAN  
SCALE: 1"=20'



ZONING COMPLIANCE			
ZONE: IB DISTRICT*		BUSINESS DENSITY	
SECTION 86, BLOCK 1, LOT 12			
ITEM	REQUIRED	PROVIDED	VARIANCE
LOT WIDTH	150'	271'	0'
LOT DEPTH	150'	173'	0'
FRONT SETBACK	60'	61.97'	0
SIDE SETBACK W	50'	142'	0
SIDE SETBACK E	50'	50.94'	0
REAR SETBACK	60'	70.41'	0
LOT COVERAGE	80%/85	.04	0
BLDG. HGT.	35' MAX	25'-6"	0
PARKING	1 PER 150sf	12	0
LOT AREA	40,000sf	44797sf	0

S86-B1-L12  
JOB TITLE  
**VINEYARD & SPIRITS PLAN**  
OWNER  
VINEYARD & SPIRITS INC.  
274 ROUTE 17K  
NEWBURGH, N.Y. 12550  
PHONE NO. 845-674-9966

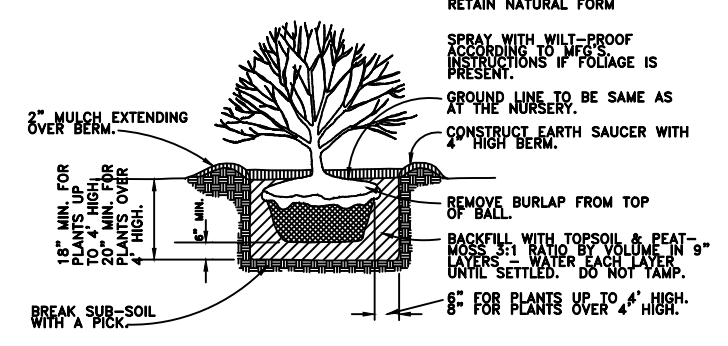
LOUIS S DUBOIS P.E.  
8 COOK LANE  
NEW PALM ZV, 12591  
CADMAN DESIGN  
19 DEAN HILL ROAD  
NEW WINDSOR, N.Y. 12553  
845-541-7457  
SEND ALL COMMENTS TO THE DESIGNER  
CADMANDESIGN2020@GMAIL.COM

TITLE:  
**VINEYARD & SPIRITS SITE PLAN**

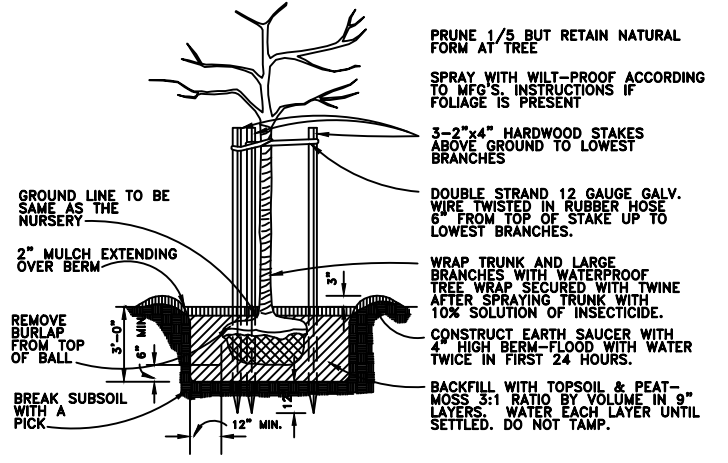
DATE: 04/01/24	SCALE: AS NOTED	REV. C	REVISION DATE: 11/17/24
ENGINEER: LSD	DRAWN BY: FCJ	S1	

CMD24020 SHEET 1 OF 2

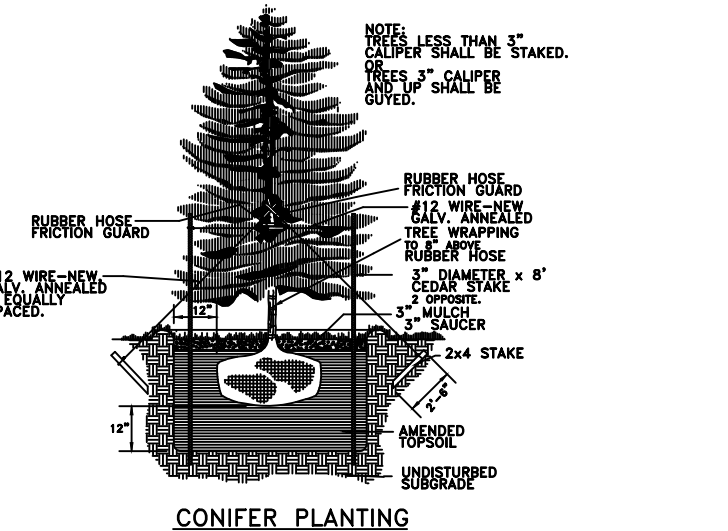
# LANDSCAPE DETAILS



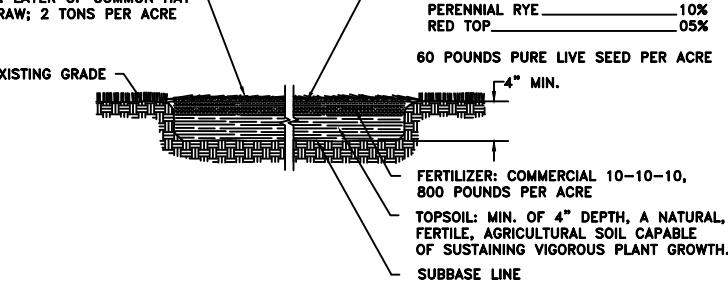
**SHRUB PLANTING DETAIL**  
FOR ALL SHRUBS BALLED AND BURLAPPED



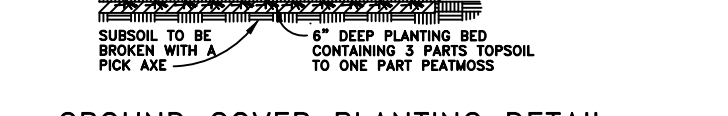
**PLANTING AND STAKING DETAIL FOR MAJOR TREES,**  
2" CALIPER AND LARGER, BALLED AND BURLAPPED.



**CONIFER PLANTING**



**TOPSOIL, FERTILIZER, SEED, & MULCH**



**GROUND COVER PLANTING DETAIL**

## LANDSCAPE NOTES:

- AREAS OF DISTURBANCE TO THE REAR OF THE PARCELS SHALL BE SEEDED WITH A NORTH-EASTERN U.S. WILDFLOWER SEED MIXTURE, INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.
  - ALL EXISTING STONE WALLS TO BE REMOVED SHALL BE STOCKPILED AND REUSED FOR RECONSTRUCTED STONE WALLS ON SITE.
- ### EROSION AND SILTATION CONTROL NOTES
- ALL UNVEGETATED AREAS IN EXCESS OF 10% PER DIRECTION OF THE TOWN ENGINEER SHALL HAVE TEMPORARY SEEDING OF FAST GERMINATING PLY. TO 10 TO 15 #/SQ. YD. PER 1,000 SQ. FT.
  - GRADED AREAS - UPPER ELEVATIONS: PROVIDE TEMPORARY DRAINAGE CHANNELS TO GRADE, TO DIRECT RUNOFF AWAY FROM CONSTRUCTION SITES. DISCHARGE AREAS TO BE ACCEPTABLE TO THE TOWN ENGINEER.
  - GRADED AREAS - LOWER ELEVATIONS: PROVIDE DRAINAGE SWALES 18" MIN. GRASS, WITH STAKES AND SECURED BY RAIL. LOCATION, LOCATION OF DRAINAGE SWALES SHALL BE DETERMINED BY THE TOWN ENGINEER.
  - PERMANENT SEEDING AREAS FOR EROSION CONTROL: MIXTURE OF PERENNIAL PINE AND BLUE AND RED FESCUE GRASSES (50/50), 15 TO 25 #/SQ. YD. PER 1,000 SQ. FT. (IF DETERMINED NECESSARY BY TOWN ENGINEER), WITH SEEDING AND WEEDING FOR GRASSES IN EXCESS OF 15%.
  - ALL PERMANENT DRAINAGE INTERCEPTOR SWALES TO BE SEED PER ITEM 4. ALSO.
  - ALL EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST "URBAN EROSION AND SEDIMENT CONTROL GUIDANCE" OF THE WESTCHESTER COUNTY SOIL AND WATER CONSERVATION DISTRICT.
  - ALL AREAS SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE.
  - GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEED BED PREPARATION, SEEDING AND MULCH APPLICATION.
  - SCARIFY ALL COMPACTED SOILS PRIOR TO APPLYING TOPSOIL.
  - APPLY TOPSOIL PER STANDARD #1 TABLE 6.1 OF THE SOIL EROSION CONTROL GUIDE BOOK.
  - SEED MIX SHALL BE AS FOLLOWS:  
1. BLUE GRASS 20 LBS./AC.  
2. CREEPING RED FESCUE 40 LBS./AC.
- ### MULCHES FOR PLANTINGS
- PREPARED BARK MULCH, MEDIUM SIZE, FROM HARDWOOD TREES, NO PEECES OVER TWO INCHES (2") IN LENGTH OR WIDTH. FREE FROM HAZARDOUS MATERIALS. STANDARD OF QUALITY SHALL BE AS MANUFACTURED BY HYCO PARK PRODUCTS CO., OF NEW BRUNSWICK, NEW YORK.
- EDGING SHALL BE MINIMUM 4" ALUMINUM EDGING AS SUPPLIED BY: CURV-SITE ALUMINUM EDGING, GRAND RAPIDS, MICHIGAN (E65) 878-3848 AND/OR PERMALOC CLEANLINE ALUMINUM LANDSCAPE EDGING, ST. HOLLAND, MICHIGAN (800) 388-8860.
- EDGING TO BE PLACED AROUND TEMPORARY SEEDING AREAS WHEREVER CURBING IS UNAVAILABLE TO PREVENT TOPSOIL EROSION.

## GENERAL LANDSCAPE NOTES:

**GENERAL:**  
THE LANDSCAPE CONTRACTOR SHALL CAREFULLY CORRELATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EXISTING CONTRACTOR AND OTHER SITE DEVELOPMENT.  
THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJUSTMENT SURVEYS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THE WORK.  
THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY BE LOCATED ON THE DRAWINGS SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.  
THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNWEED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE. ALL LANDSCAPED AREAS MULCHED UNLESS OTHERWISE NOTED.

**INVENTORY:**  
ALL PLANT MATERIAL (LANS, TREES, SHRUBS, ETC) AND PLANTING SUPPLIES (EDGING, BARK MULCH, ETC) SHALL BE INVENTORY FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE DATE OF COMPLETION OF THE LANDSCAPE INSTALLATION. ALL PERMANENT STOCK SHALL BE SUBJECT TO THE SAME INVENTORY REQUIREMENTS AS THE ORIGINAL STOCK. ANY DAMAGE DUE TO REPLACEMENT OPERATIONS SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR. AT THE END OF THE WARRANTY PERIOD, INSPECTIONS SHALL BE MADE BY THE LANDSCAPE ARCHITECT, OWNER, TOWN AND LANDSCAPE CONTRACTOR. ALL PLANT AND SOIL MUST BE IN A HEALTHY GROWING CONDITION. SHALL BE REMOVED AND REPLACED WITH PLANTS AND TURF COVER OF A LIKE KIND AND SITE BEFORE THE CLOSE OF THE NEXT PLANTING SEASON.

**PLANT STOCK:**  
PLANT MATERIAL SHALL BE FIRST QUALITY STOCK AND SHALL CONFORM TO THE CODE OF STANDARDS SET FORTH IN THE CURRENT EDITION OF THE AMERICAN ASSOCIATION FOR NURSERMEN, INC. (A.A.N.).

**SPECIES AND VARIETY AS SPECIFIED ON THE DRAWINGS AND SUBJECT TO THE SITE SHALL BE CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY AND AS DERIVED WITHIN THE CURRENT EDITION OF INTERNATIONAL FLORA GARDENING BUREAU, ISSUED BY THE INTERNATIONAL UNION OF BIOLOGICAL SCIENCES. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT TENANTS LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.**

**PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, INSECT DAMAGE AND HAZARDOUS ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE FREE FROM DISEASABLE DEFORMITIES. EVERGREEN TREES AND SHRUBS SHALL BE WELL-BRANCHED, FULLY DEVELOPED WITH TYPICAL SPREAD OF BRANCHES FOR EACH CLEAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED SHALL BE USED. PLANTS BEING INTO LEAF OR HAVING SOFT GROWTH SHALL BE SPRAYED WITH ANTI-DESICCANT AT THE NURSERY BEFORE DROPPING.**

**STOCK SIZES:** ALL STOCK MEASUREMENTS - CALIPER, HEAVY BRANCHING LEVEL, NUMBER OF CANES, BALL SIZES SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERMEN.

**MINIMUM ACCEPTABLE SIZES ARE:**

- SHADE TREES: 2" CALIPER
- FLOWERING TREES: 2" CALIPER
- DECIDUOUS TREES: 4" HEIGHT
- ALL SHRUBS: 6"-7" (OR AS SPECIFIED ON DRAWINGS)
- GROUND COVER PLANTS: 2" SPREAD
- MINIMUM 1 GALLON CONTAINER AND 24" SPREAD
- SHALL BE 2 YEAR - NUMBER 1 STOCK AS DEFINED IN THE AMERICAN STANDARDS FOR NURSERMEN.

ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK. BARE ROOT STOCK OF ANY KIND IS UNACCEPTABLE.

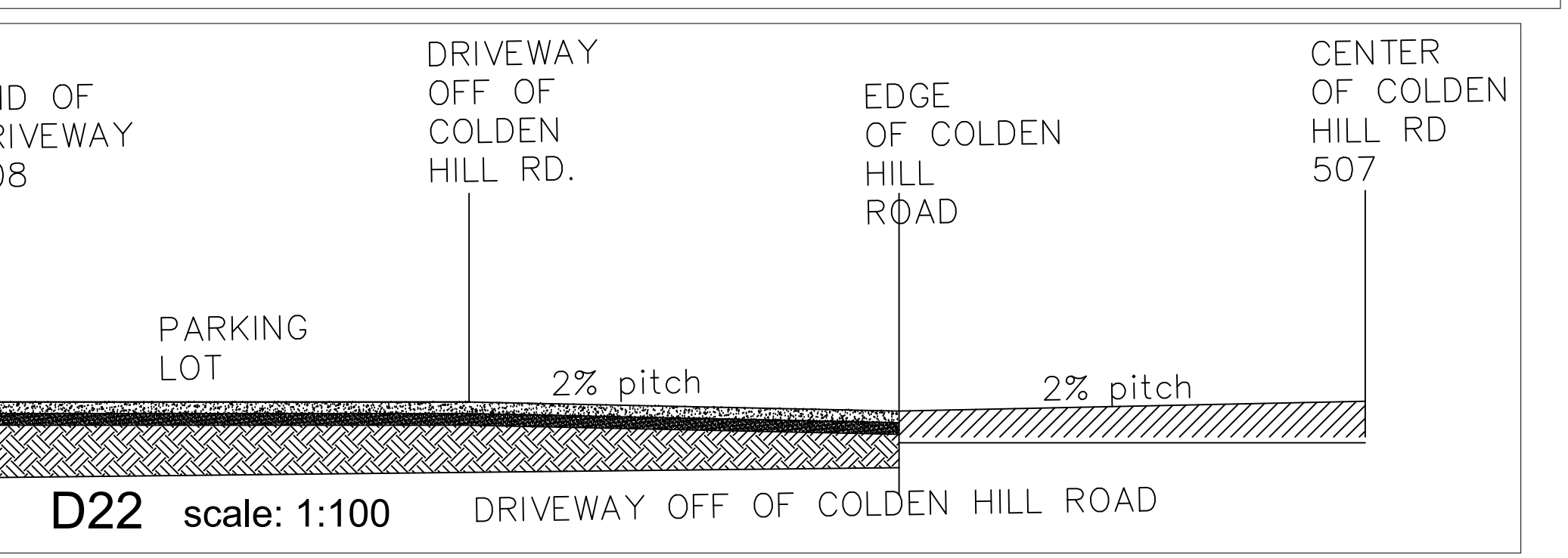
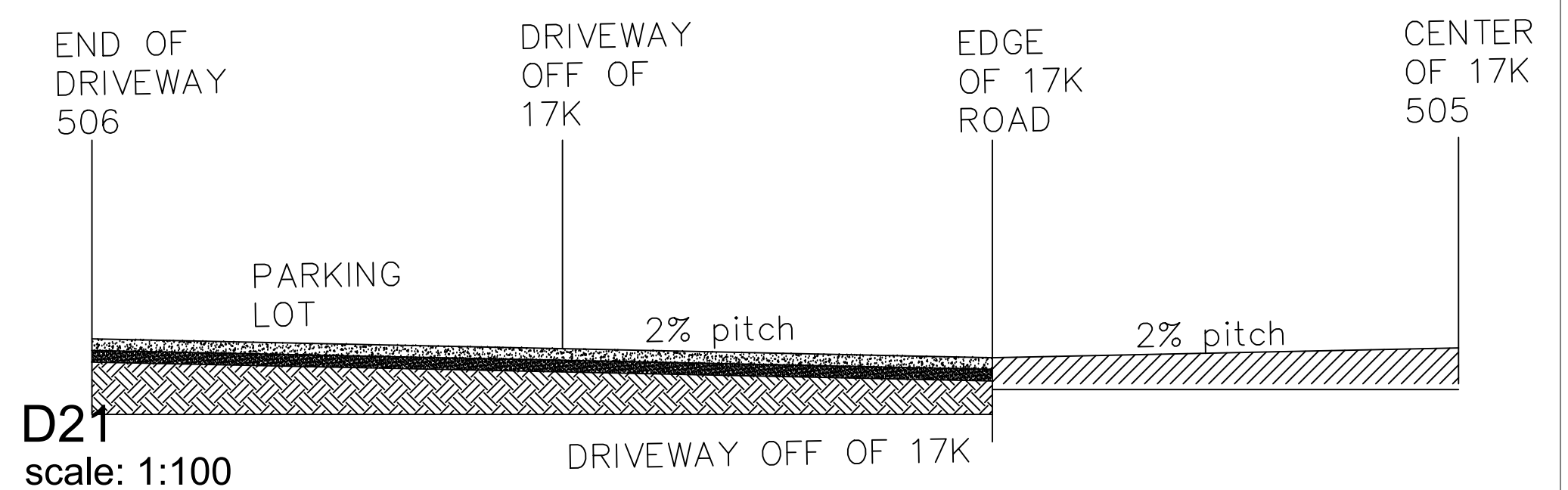
**SEED:**  
SEED SHALL BE A BLEND OF CERTIFIED PURE GRAIN AND/OR GROUND COVER PLANT SEEDS COMMON TO THE SITE LOCATION. PROVIDE FRESH, CLEAN, NEW-GROW SEEDS CONFORMING WITH ESTABLISHED TOLERANCES FOR GERMINATION AND PURITY IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE LATEST EDITION OF THE FEDERAL SEED ACT. SEED SHALL BE MIXED BY THE DEALER AND SHALL BE DELIVERED TO THE SITE IN SEALED CONTAINERS WHICH SHALL BEAR THE DEALER'S GUARANTEED ANALYSIS.

**PROVIDE THE FOLLOWING SEED MIXTURE:**

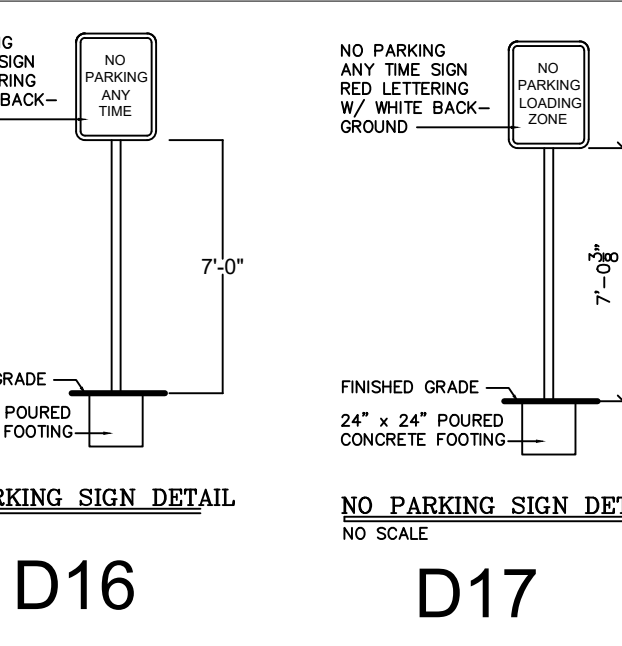
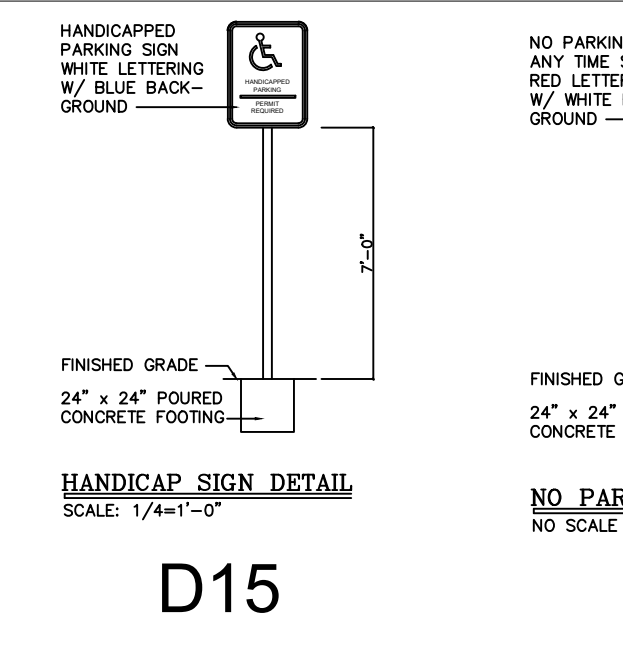
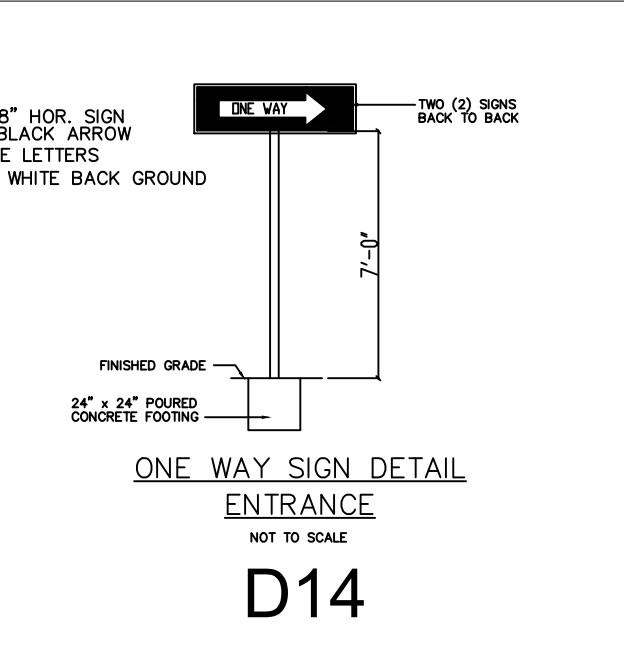
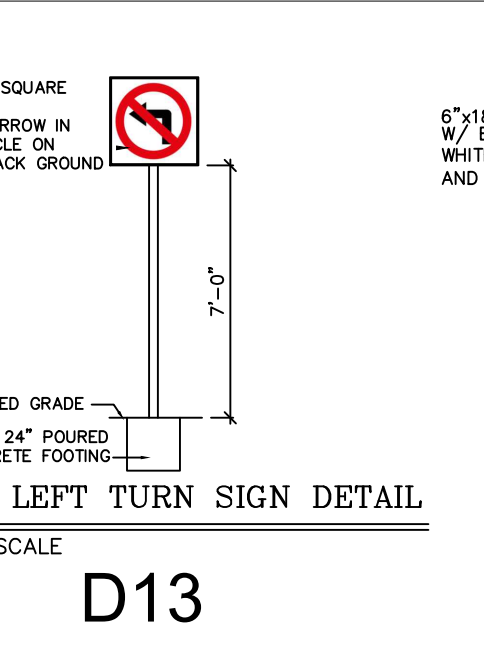
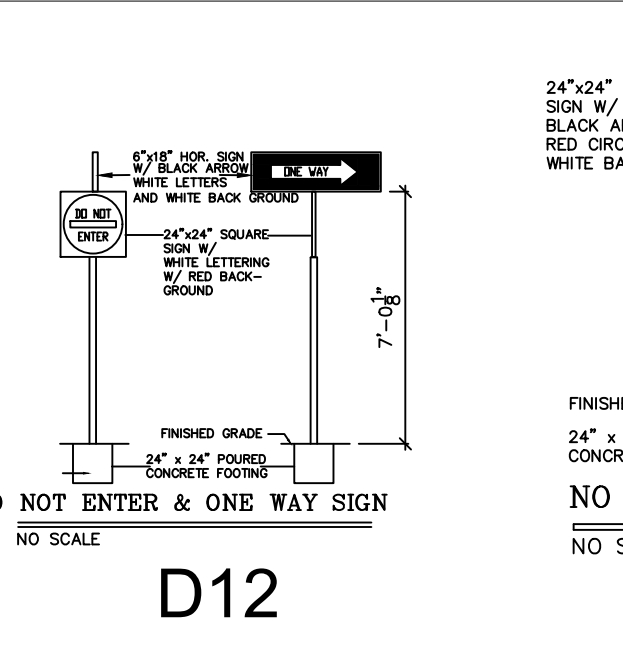
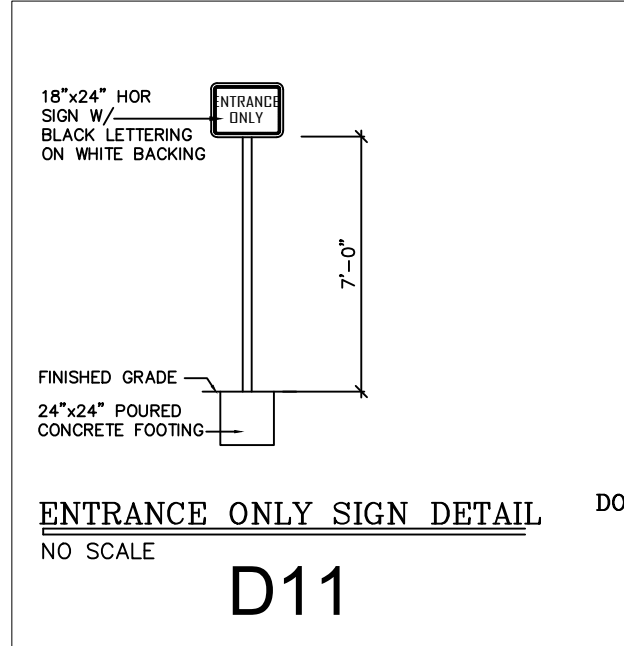
AMOUNT BY WEIGHT	SPECIES OR VARIETY	PURITY	PERCENTAGE GERMINATION
50%	KENTUCKY BLUEGRASS	95%	90%
25%	RED FESCUE	97%	90%
25%	PERENNIAL RYE	98%	90%



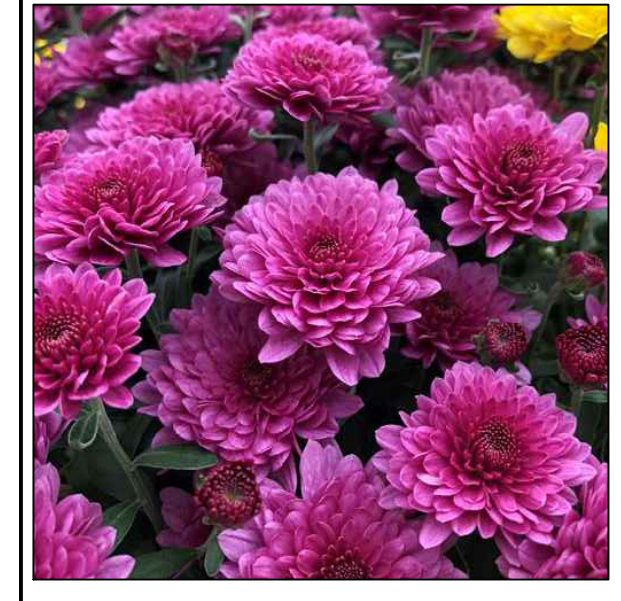
THERE ARE 13 DIFFERENT TYPES OF MUMS



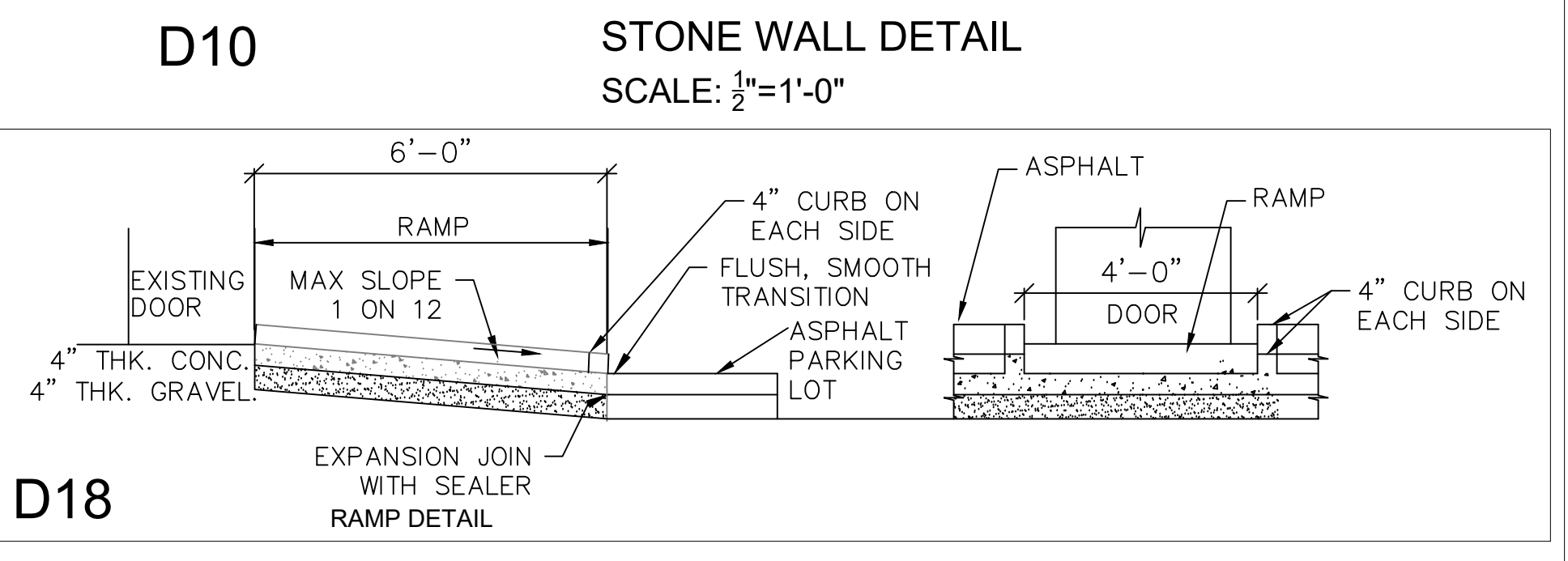
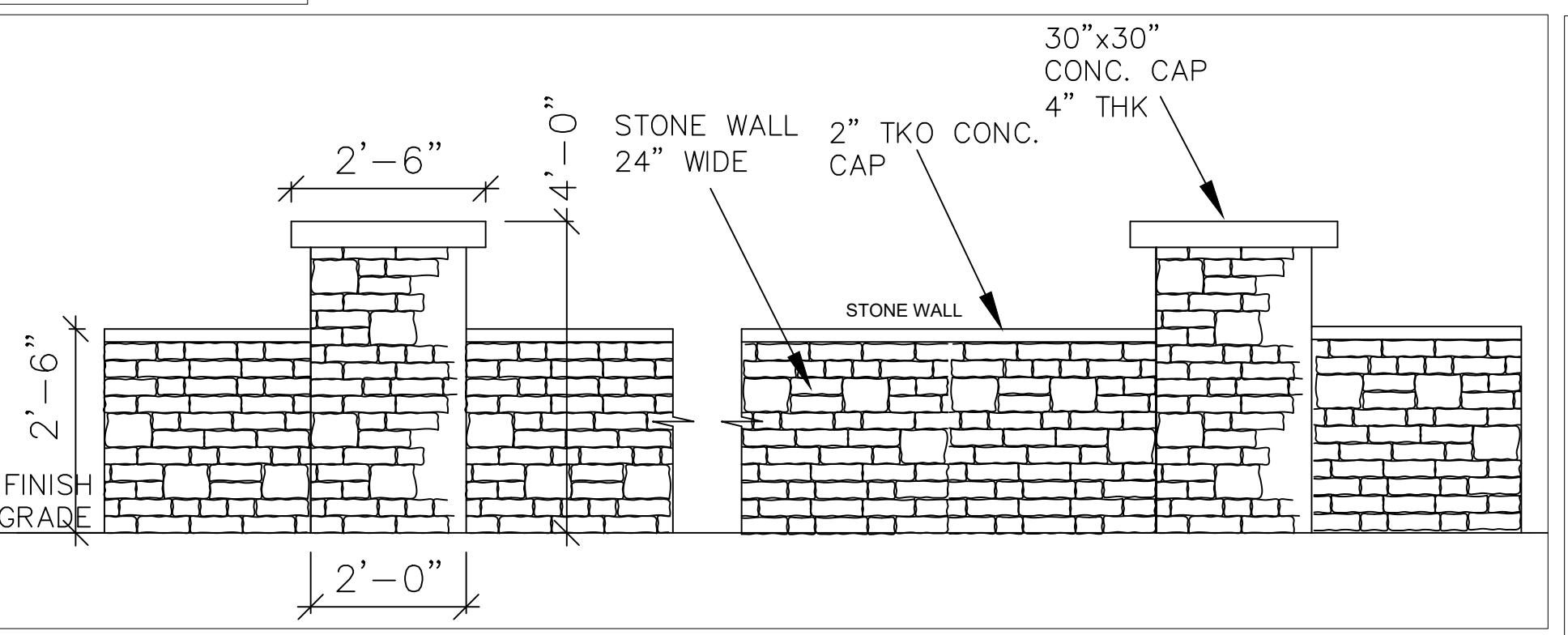
SIGN SCHEDULE					
SYM.	QUAN.	TYPE	SIZE	COLOR	POST HEIGHT
D11	1	ENTRANCE ONLY	12"x18" HOR	BLACK LETTERS ON WHITE BACKING	7'-0"
D12	1	DO NOT ENTER, ONE WAY	24"x24" SQ	WHITE LETTERS ON RED BACKING	7'-0"
D13	1	NO LEFT TURN	6"x18" HOR	BLACK ARROW W/ WHITE LETTERS, WHITE BACKING	7'-0"
D14	4	ONE WAY	24"x24" SQ	BLACK ARROW IN RED CIRCLE ON WHITE BACKING	7'-0"
D15	1	ADA PARKING	6"x18" HOR	BLACK ARROW W/ WHITE LETTERS, WHITE BACKING	7'-0"
D16	1	NO PARKING ANY TIME	12"x18" HOR	ADA SIMPLE WITH WHITE LETTERS ON BLUE BACKING	7'-0"
D17	1	NO PARKING LOADING ZONE	12"x18" HOR	RED LETTERS ON WHITE BACKING	7'-0"



**D20**  
**PRAIRIE FIRE CRABAPPLE TREE**  
MATURE HEIGHT.....15-20ft  
MATURE WIDTH.....15-20ft  
SUN LIGHT.....FULL SUN  
BLOOM SEASON.....SPRING BLOOMING  
GROWTH RATE.....MODERATE GROWING  
HARVEST TIME.....FALL  
GROWS WELL IN ZONES.....4-8 OUTDOORS  
WE ARE IN GROWING ZONE.....6

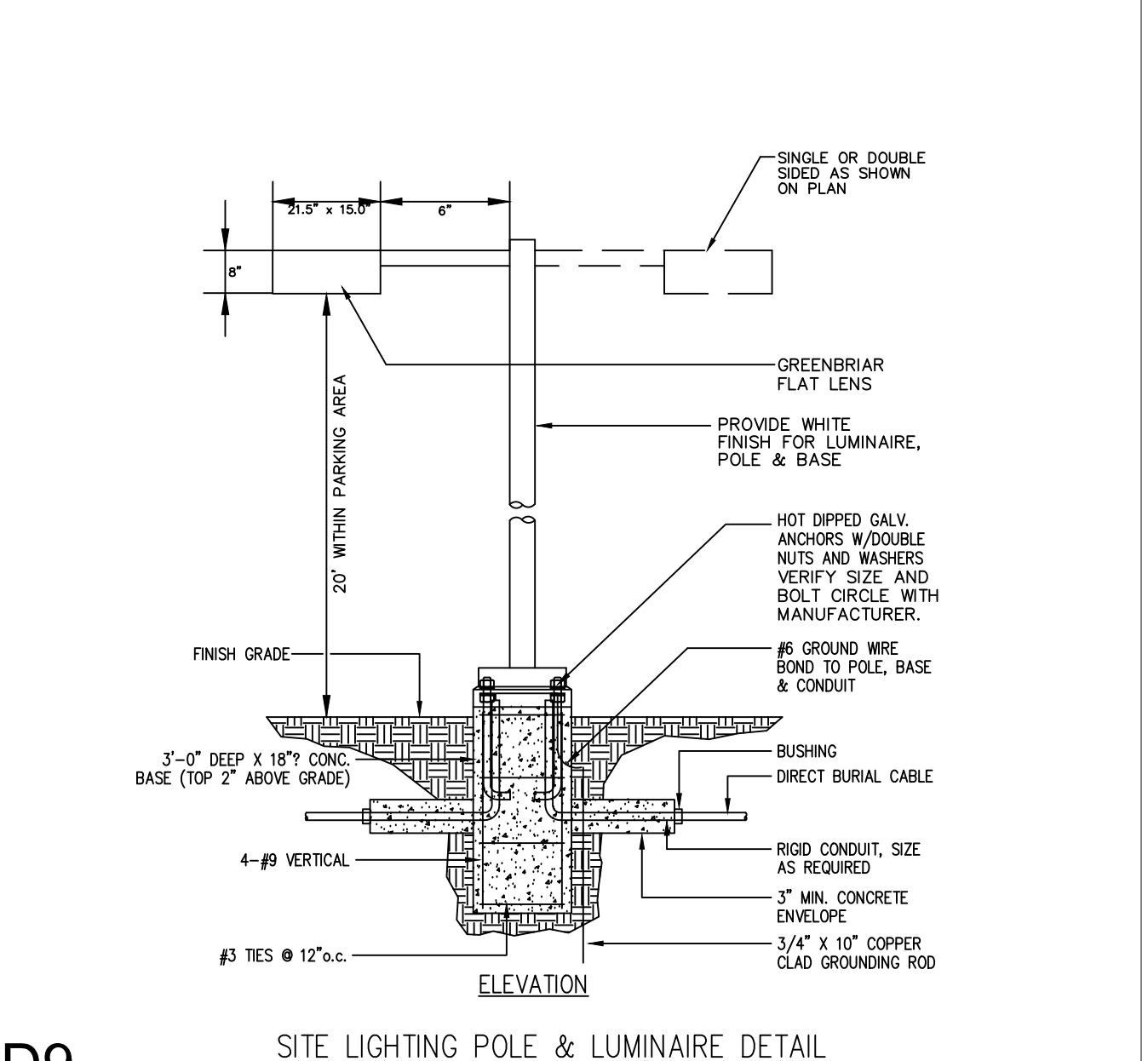


**D20**  
**HOW TO PLANT & CARE FOR MUMS**  
When to plant:  
For use as a perennial, plant in early spring or at least 6 weeks before a killing frost in fall. Planting chrysanthemums in spring will give them the best chance of surviving the following winter. If you are using them as an annual pop of fall color, plant them when blooming in late summer or early fall.  
Water:  
Mums require frequent watering due to their shallow root system, especially in high heat. A layer of mulch in summer will help conserve water and keep the soil moist and cool.  
Pruning:  
Pinch approximately 1 inch from the branch tips two to three times during the growing season to encourage branching and a sturdier plant. Early bloomers that bloom in mid-September, should be pinched no later than mid-June. October bloomers can be pinched up until mid-July, with the rule of thumb being not to pinch any closer than 3 months to bloom time.  
Propagation:  
When grown as perennials, they can be divided every two to three years in the spring. Dig up the plant when new growth begins to appear, discard the dying center and re-plant the new shoots on the outside of the plant. They can also be grown from cuttings taken in the spring. Cut just below a leaf node and root in sterile potting soil. The new plants should be watered daily and kept in a sunny windowsill until established.  
Fertilizer:  
Mums are not big feeders, so it is best to apply a dilute fertilizer several times before bud set. A 5-10-5 fertilizer formulation will have the greatest effect on flower production and overall growth.  
Diseases and Pests:  
Some diseases that can affect them are leaf spot, powdery mildew, and viral diseases such as mosaic or stunt. Avoid overcrowding and overly shady locations that cause moisture to remain on the leaves and provide a habitat for diseases. Pests can include aphids, caterpillars, leafhoppers,

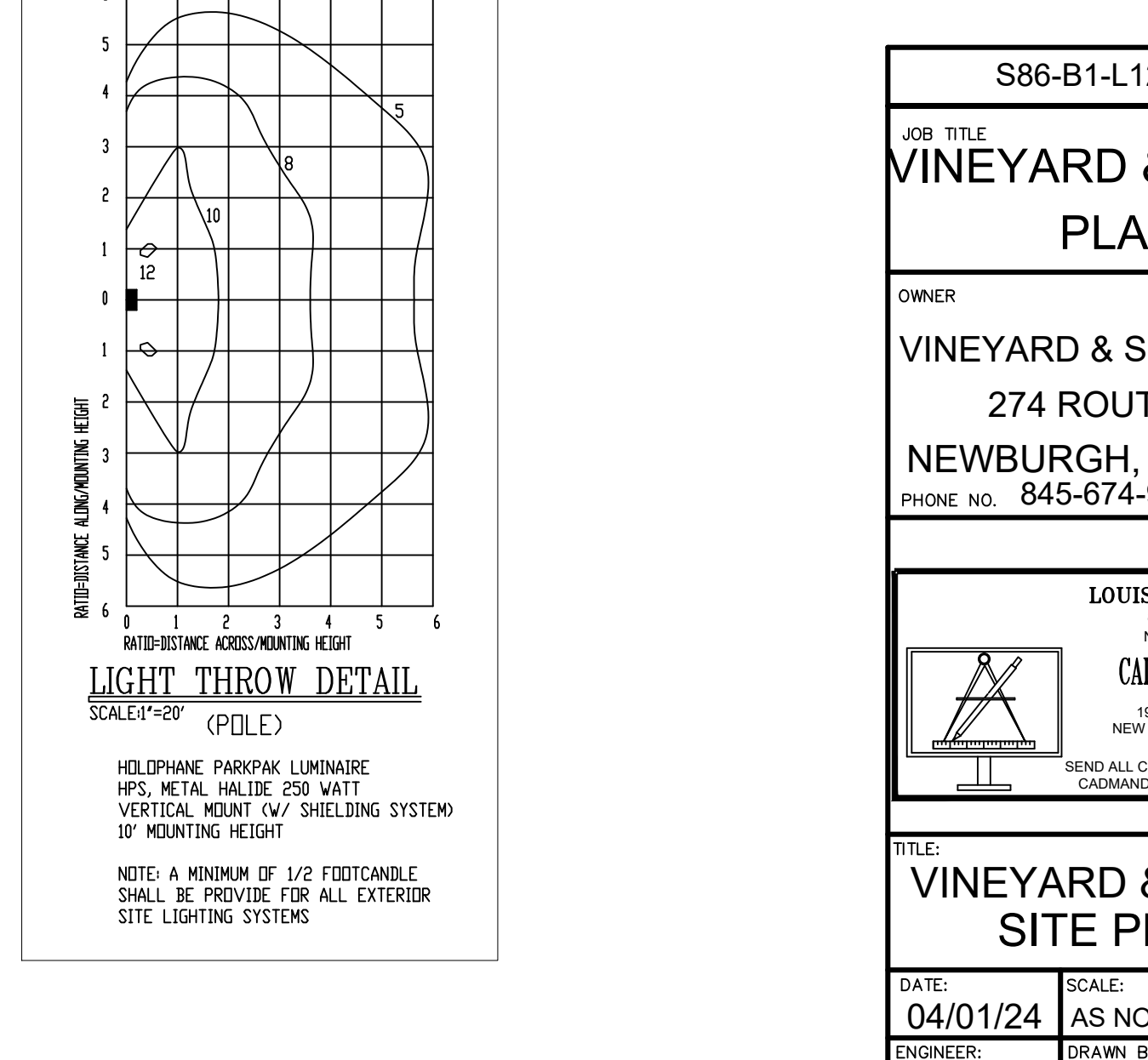
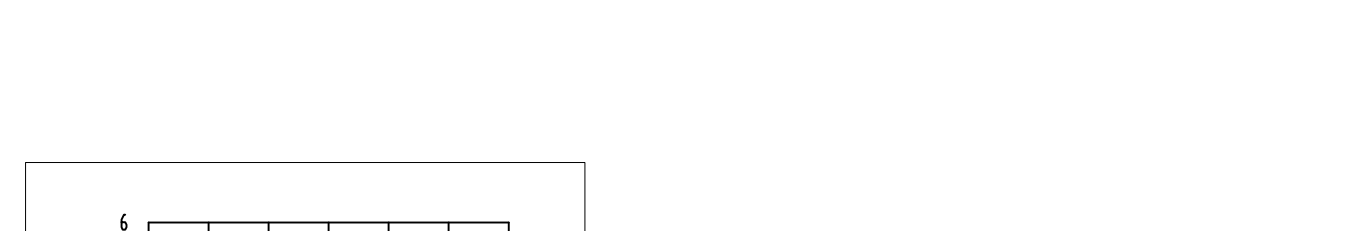


**ADA RAMP DETAIL**  
SCALE: 3/8"=1'-0"

Luminaire Schedule							
Project: All Projects							
Symbol	Qty	Label	Wattage	Arrangement	Lumens	Voltage	Power Factor
0	A	80w	3000K	1120	120-277V	0.95	STL4-50-150W-30K-480V
6	B	80w	3000K	1120	120-277V	0.95	STL4-50-150W-30K-480V



**D9**  
**SITE LIGHTING POLE & LUMINAIRE DETAIL**  
N.T.S.



**D8**  
**ENCLOSURE FENCE DETAIL**  
SCALE: 1/4"=1'-0"

S86-B1-L12  
JOB TITLE  
**VINEYARD & SPIRITS PLAN**  
OWNER  
**VINEYARD & SPIRITS INC.**  
274 ROUTE 17K  
NEWBURGH, N.Y. 12550  
PHONE NO. 845-674-9966

LOUIS S DUBOIS P.E.  
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19 DEAN HILL ROAD  
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845-541-7457  
SEND ALL COMMENTS TO THE DESIGNER  
CADMANDESIGN2020@GMAIL.COM

TITLE:  
**VINEYARD & SPIRITS SITE PLAN**  
DATE: 04/01/24  
SCALE: AS NOTED  
REV. REVISION DATE:  
ENGINEER: LSD  
DRAWN BY: FCJ  
C 11/17/24  
CMD24020 SHEET2OF2 S2