



**CONSULTING ENGINEERS, D.P.C.**

MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT, VA & CT)  
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)  
LYLE R. SHUTE, P.E., LEED-AP (NY, NJ, 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](mailto:mheny@mhepc.com)

Principal Emeritus:  
RICHARD D. McGOEY, P.E. (NY & PA)

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

**PROJECT:** BARTON SITE PLAN/ LOT LINE CHANGE  
**PROJECT NO.:** 21-08  
**PROJECT LOCATION:** SECTION 97, BLOCK 2, LOT 27.32, 40 & 47  
**REVIEW DATE:** 8 JULY 2021  
**MEETING DATE:** 15 JULY 2021  
**PROJECT REPRESENTATIVE:** MECURIO-NORTON- TAROLLI-MARSHALL

1. A Stormwater Pollution Prevention Plan is under review by this office.
2. Plans must be submitted to the Orange County Planning Department as the site is located within 500-feet of NYS Route 17K.
3. ARB approval for the building additions is required.
4. City of Newburgh Flow acceptance letter is required for the expanded facility.
5. Confirmation that all lots involved have storm water facility maintenance agreements file should be received .

Respectfully submitted,

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

Patrick J. Hines  
Principal

PJH/dns

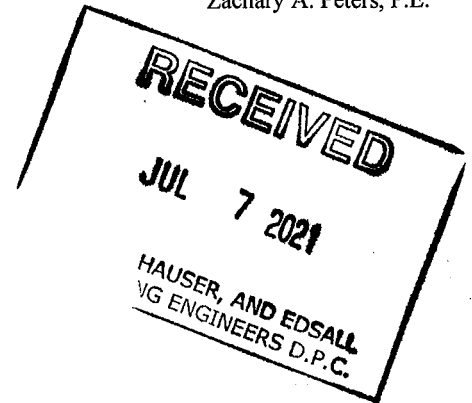
Lawrence J. Marshall, P.E.

John Tarolli, P.E., L.S.

Zachary A. Peters, P.E.

July 7, 2021

Planning Board  
Town of Newburgh  
21 Hudson Valley Professional Plaza  
Newburgh, New York 12550  
Also via email: [planningboard@townofnewburgh.org](mailto:planningboard@townofnewburgh.org)



Re: Job No. 3912-3  
Tax Map Parcels: 97-2-27.32, 40, & 47  
Town of Newburgh  
Orange County  
Auto Park Place & Unity Place  
Town Project #2021-08

Dear Board Members:

Enclosed please find the following items in reference to the above-captioned project:

1. Ten (10) copies of the Lot Line Change Map
2. Ten (10) copies of the Site Plan
3. Ten (10) copies of the revised Building Elevation
4. One (1) electronic copy of the Stormwater Pollution Prevention Plan (SWPPP)

The following comments are in response to a review by Patrick Hines of McGoey, Hauser, & Edsall Consulting Engineers, dated April 30, 2021:

1. No response required.
2. The proposed lot lines have been adjusted slightly to accommodate the proposed site improvements.
3. No response required.
4. The proposed addition is intended to serve the parts and service division of the dealership, which is currently located at an off-site location on an adjacent lot. The applicant appeared at the May 6, 2021 meeting and further discussed the proposed use with the Board.
5. Portions of the existing onsite drainage system will be removed and replaced as part of the proposed site development. A detailed site plan has been prepared.
6. A Stormwater Pollution Prevention Plan (SWPPP) has been prepared for the proposed development.
7. No response required.
8. A separate Lot Line Change map has been prepared.
9. See response 5, above. The Board discussed completing the lot line change and site plan review concurrently at the last meeting.



The following comments are in response to a review by Kenneth Wersted, P.E. of Creighton Manning, dated April 30, 2021:

1. The existing parts and service center is located in a separate facility located to the east of the project site along Auto Park Place.
2. Due to the proximity of the existing parts and service center to the project site we do not anticipate any significant changes to employee and customer traffic along Auto Park Place or Unity Place will result from the proposed development.
3. The proposed overhead doors will provide access to the vehicle service bays and parts storage area. The service area includes four (4) exterior access overhead doors for light-duty trucks. A copy of the proposed building floorplan was included in our April 22, 2021 submittal.

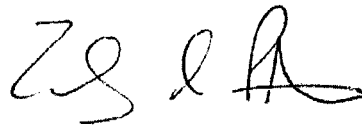
In addition to the responses above, we offer the following comments based upon the discussion at the May 6, 2021 meeting:

1. The previously proposed retaining wall has been removed. The southerly slope is proposed to be tied back to existing grade.
2. A landscaping plan has been included in the detailed site plan.
3. An updated building elevation, including exterior finish specifications, has been included in the current submittal. The exterior colors on the proposed addition will be consistent with the existing building.

Please place this project on the July 15, 2021 meeting agenda for discussion.

If you have any questions or concerns, please feel free to contact me at (845) 744-3620 or by email at [zpeters@mntm.co](mailto:zpeters@mntm.co).

Sincerely,



Zachary A. Peters, P.E.

ZAP/zap  
Enc.

Cc: Patrick Hines (via email & mail, w. hard copy of SWPPP) - w.enc  
Dominic Cordisco, Esq. (via email) - w.enc  
Kenneth Wersted, P.E. (via email) - w.enc  
Ron Barton (via email) - w.enc



**Legend**

- PROPERTY LINE & CORNER
- SET 5/8" IRON ROAD AT PROPERTY CORNER
- ADJOINER PROPERTY LINE
- L. XXXX, P. XXX  
DEED LIBER, PAGE
- XX-X-XX  
TAX PARCEL DESIGNATION (SECTION - BLOCK - LOT)
- UL --- UL  
EXISTING UTILITY POLE & LINE
- STONE WALL
- BUILDING
- CURBING
- CONCRETE PAD/ SIDEWALK
- CATCH BASIN
- WATER VALVE
- FIRE HYDRANT
- TREE
- SEWER MANHOLE
- GRAVEL AREA
- CHAINLINK FENCE
- ELECTRIC BOX

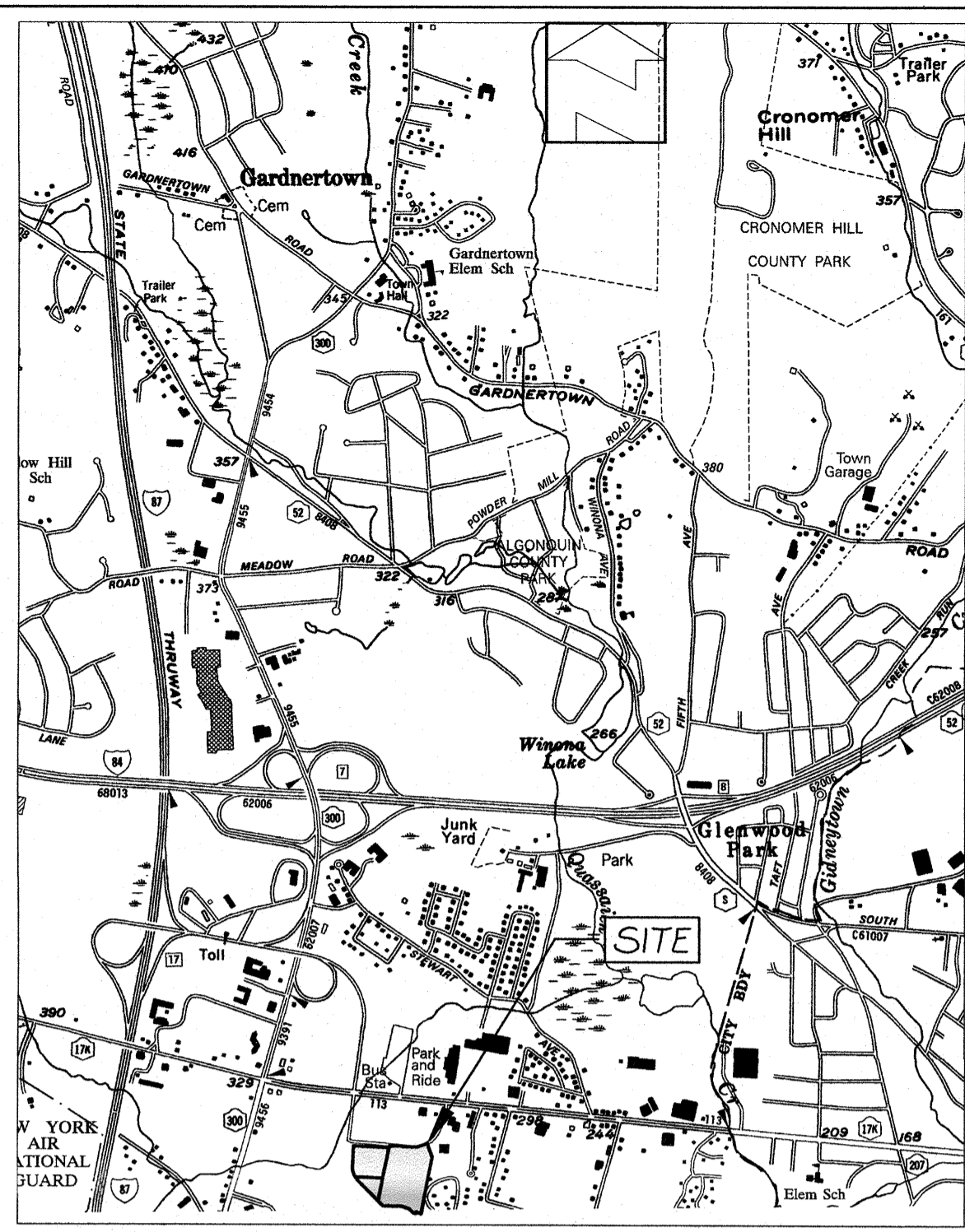
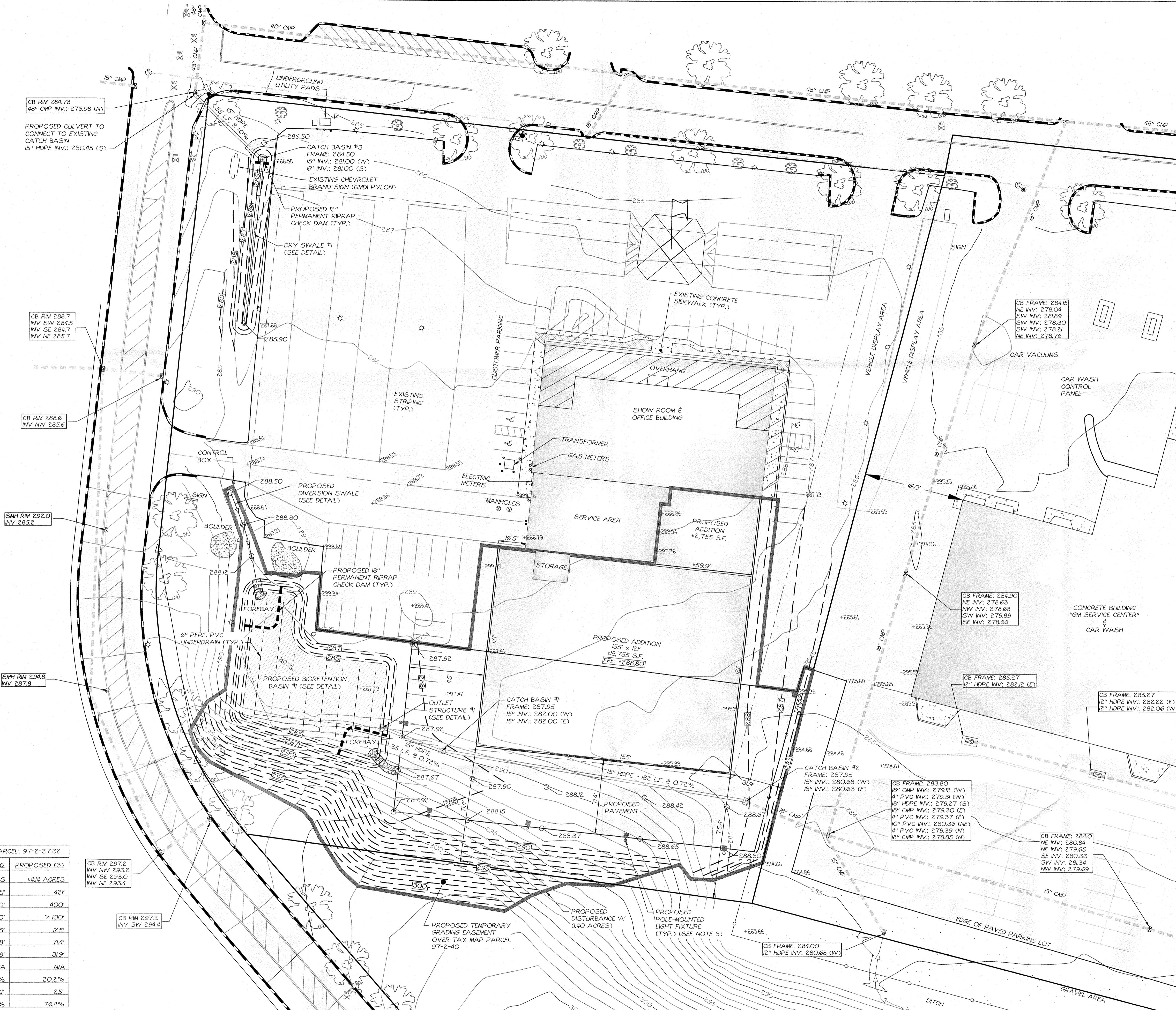
**Notes:**

- 1) THE INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY COMPLETED BY MERCURIO-NORTON-TAROLLI-MARSHALL ENGINEERING & LAND SURVEYING, P.C. FOR: TAX MAP PARCEL 97-2-27.32 ON MAY 19, 2015; TAX MAP PARCEL 97-2-40 ON MAY 4, 2021, & TAX MAP PARCEL 97-2-47 ON JUNE 28, 2019, LAST UPDATED ON JUNE 21, 2021.
- 2) SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.
- 3) SUBJECT TO UTILITY GRANTS OF RECORD.
- 4) SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF AUTO PARK PLACE & UNITY PLACE TO BE UTILIZED AS A PUBLIC HIGHWAY.
- 5) ALL VISIBLE IMPROVEMENTS HAVE BEEN LOCATED. OVERGROWN AREAS MAY CONTAIN EVIDENCE/STRUCTURES NOT SHOWN ON THIS MAP.
- 6) VERTICAL DATUM IS NAVD88 BASED ON DIFFERENTIAL GPS OBSERVATIONS IN CONJUNCTION WITH THE NYSDOT CORS SYSTEM.
- 7) THE PROPOSED AREA OF DISTURBANCE IS APPROXIMATELY 1/4 ACRES.
- 8) THE PROPOSED LIGHTING FIXTURES WILL BE CONSISTENT WITH THE EXISTING ON-SITE LIGHTING FIXTURES.

**Zoning Legend: IB**

	REQUIRED	EXISTING	PROPOSED (3)
MINIMUM LOT AREA	40,000 S.F.	3,797 ACRES	14.4 ACRES
MINIMUM LOT WIDTH (1)	150'	421'	421'
MINIMUM LOT DEPTH (2)	150'	400'	400'
MINIMUM LOT FRONTAGE	100'	> 100'	> 100'
MINIMUM FRONT SETBACK	50'	12.5'	12.5'
MINIMUM REAR SETBACK	60'	118'	71.4'
MINIMUM SIDE SETBACK (ONE)	30'	56.9'	34.9'
MINIMUM SIDE SETBACK (BOTH)	80'	N/A	N/A
MAXIMUM LOT BUILDING COVERAGE	40%	9.2%	20.2%
MAXIMUM BUILDING HEIGHT	40'	12'	2.5'
MAXIMUM LOT SURFACE COVERAGE	80%	68.5%	76.4%

- (1) LOT WIDTH MEASURED AT THE FRONT SETBACK LINE OR AT THE BUILDING LINE.
- (2) LOT DEPTH MEASURED FROM THE STREET LINE TO THE REAR LOT LINE.
- (3) PROPOSED CONDITIONS REFLECT THE PROPOSED LOT LINE CHANGE.



**Location Map**  
SCALE: 1" = 2,000'

**Parcel Information**

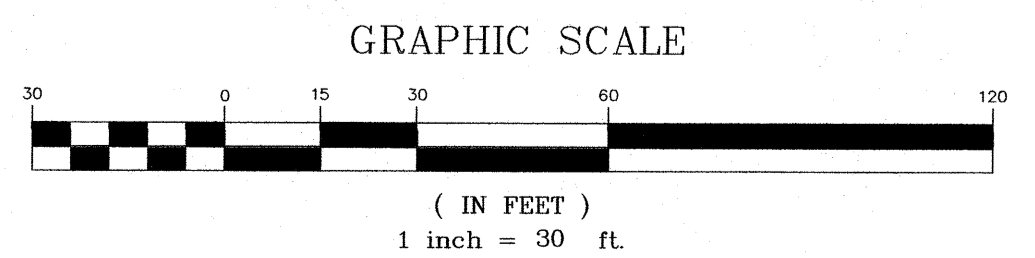
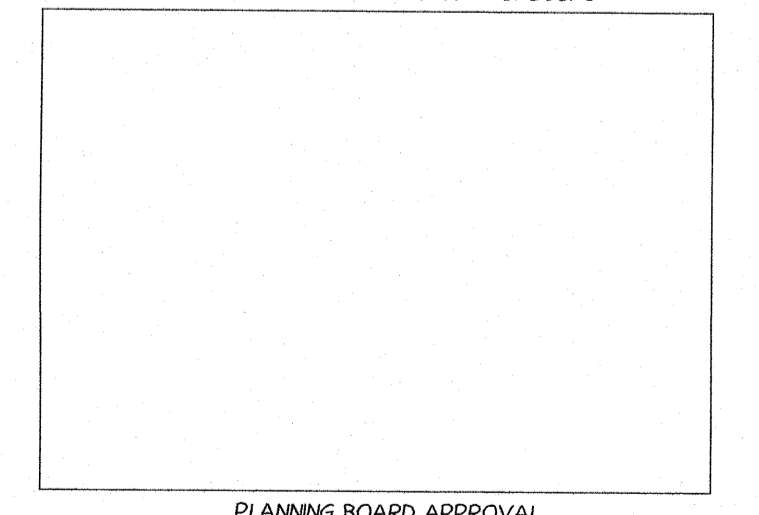
TAX PARCEL:	97 - 2 - 27.32
AREA:	3.797 ACRES
RECORD OWNER:	800 AUTO PARK PLACE, LLC 800 AUTO PARK PLACE NEWBURGH, NY 12550
DEED REFERENCE:	L. 12415, P. 168
MAP REFERENCE:	LOT B1 - FM NO. 236-01 NOVEMBER 7, 2001

\* EXISTING TAX MAP PARCEL INFORMATION, DOES NOT REFLECT PROPOSED LOT LINE CHANGE

**Applicant Information**

APPLICANT:	800 AUTO PARK PLACE, LLC 800 AUTO PARK PLACE NEWBURGH, NY 12550
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TOWN OF NEWBURGH PROJECT NO. 2021-8



"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."  
"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES."  
"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."

NO.	DATE	REVISION	BY
1	7-7-21	DETAILED SITE PLAN	ZAP
			ZACHARY A. PETERS PE #09398

**Site Plan**  
for lands of  
**800 Auto Park Place, LLC**

**Mercurio-Norton-Tarolli-Marshall**  
ENGINEERING & LAND SURVEYING

PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566  
P: (845)744-3620 F:(845)744-3805 MNTM@MNTM.CO

THIS MAP IS INCOMPLETE AND INVALID WITHOUT ALL SHEETS IN THE PLAN SET.
TAX MAP PARCEL: 97-2-27.32
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK
DRAFTED BY: ZAP
DATE: JUNE 28, 2021
PROJECT: 392-3
SHEET: 1 / 4



**Legend**

- PROPERTY LINE & CORNER
- SET 5/8" IRON ROD AT PROPERTY CORNER
- ADJOINING PROPERTY LINE
- L. XXXX, P. XXX
- XX-X-XX
- EXISTING UTILITY POLE & LINE
- STONE WALL
- BUILDING
- CURBING
- CONCRETE PAD/ SIDEWALK
- CATCH BASIN
- WATER VALVE
- FIRE HYDRANT
- TREE
- SEWER MANHOLE
- GRAVEL AREA
- CHAINLINK FENCE
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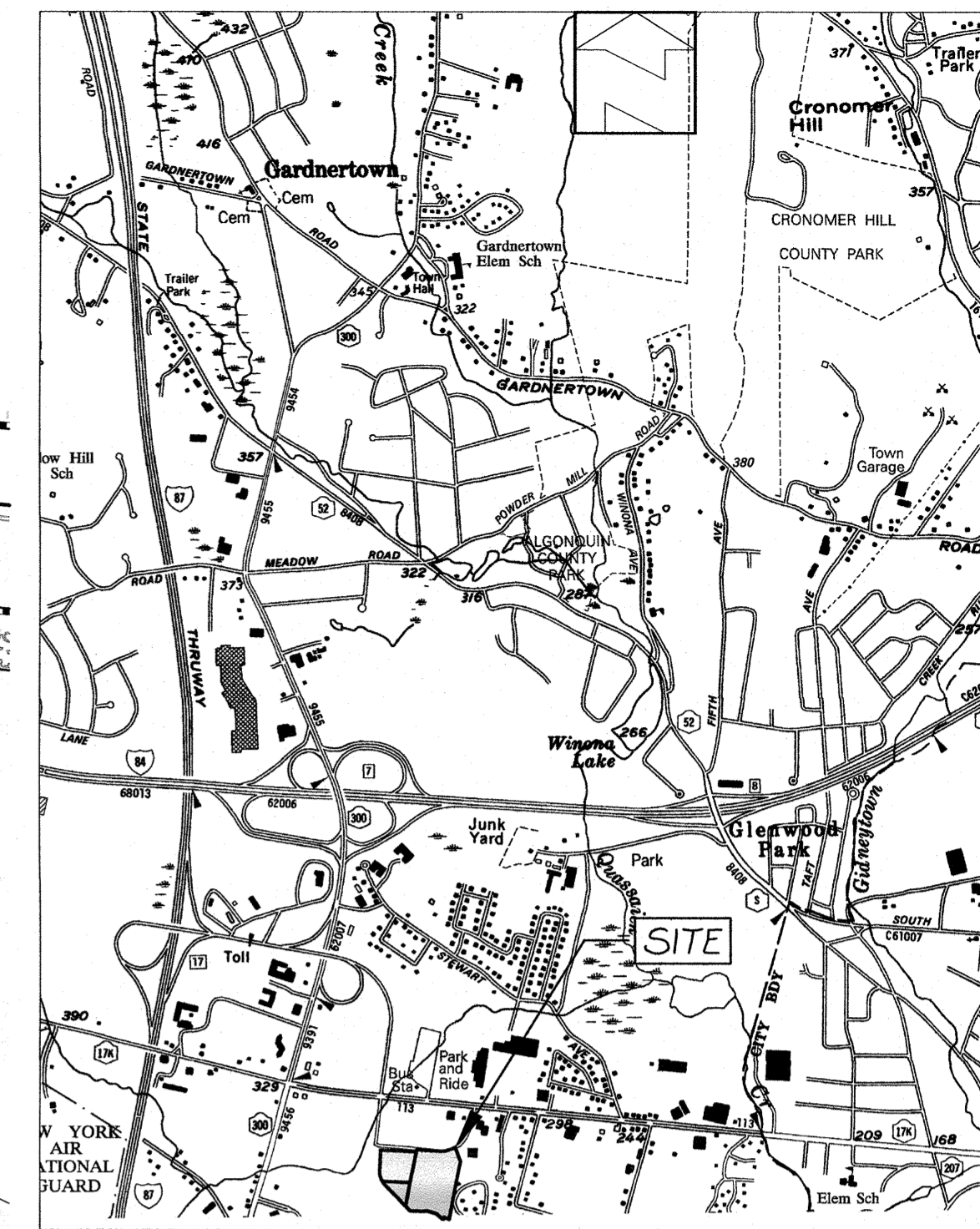
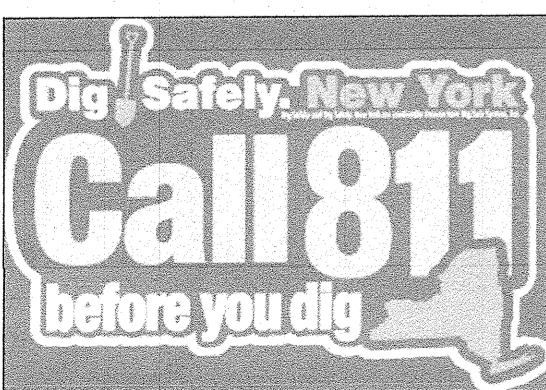
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MINIMUM FRONT SETBACK	50'	12.5'
MINIMUM REAR SETBACK	60'	148'
MINIMUM SIDE SETBACK (ONE)	30'	56.9'
MINIMUM SIDE SETBACK (BOTH)	80'	N/A
MAXIMUM LOT BUILDING COVERAGE	40%	9.2%
MAXIMUM BUILDING HEIGHT	40'	< 27'
MAXIMUM LOT SURFACE COVERAGE	80%	68.5%

(1) LOT WIDTH MEASURED AT THE FRONT SETBACK LINE OR AT THE BUILDING LINE.  
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**Location Map**  
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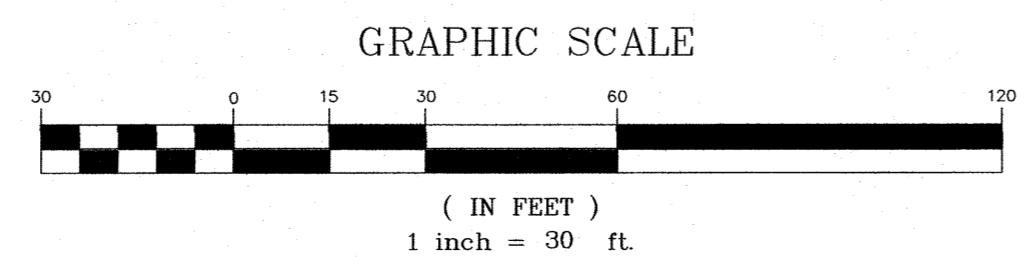
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\* EXISTING TAX MAP PARCEL INFORMATION, DOES NOT REFLECT PROPOSED LOT LINE CHANGE

**Applicant Information**

APPLICANT:	800 AUTO PARK PLACE, LLC 800 AUTO PARK PLACE NEWBURGH, NY 12550
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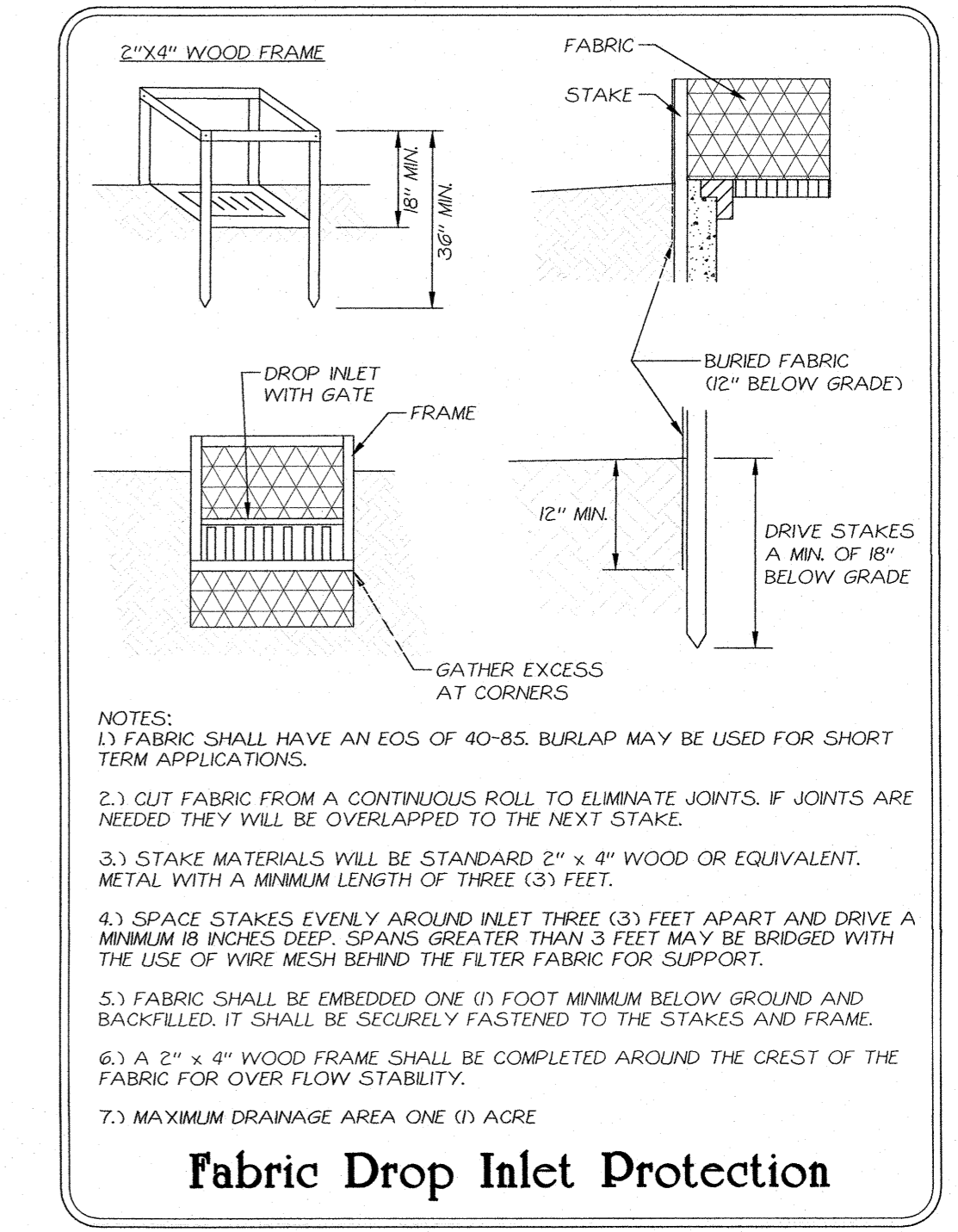
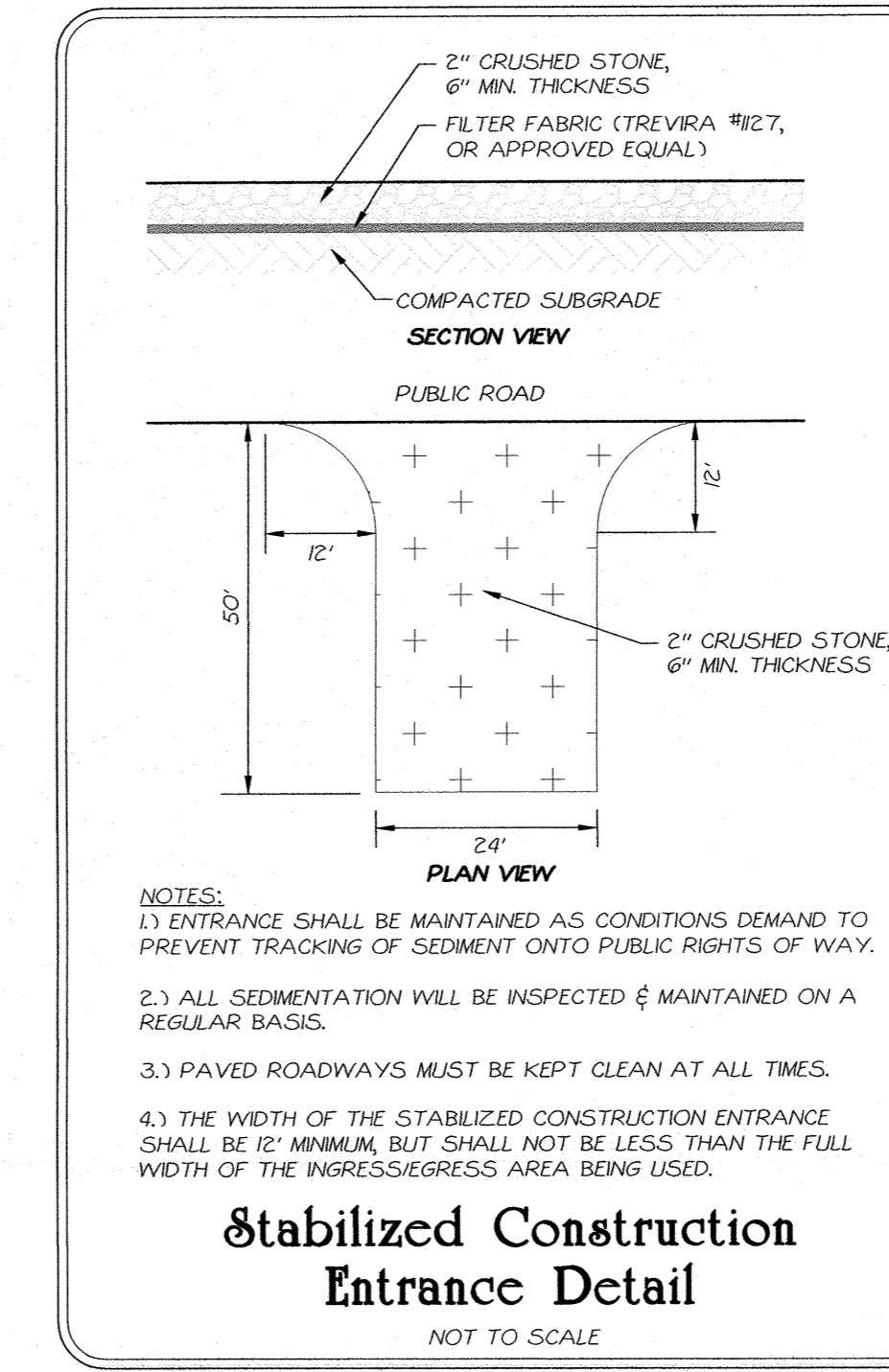
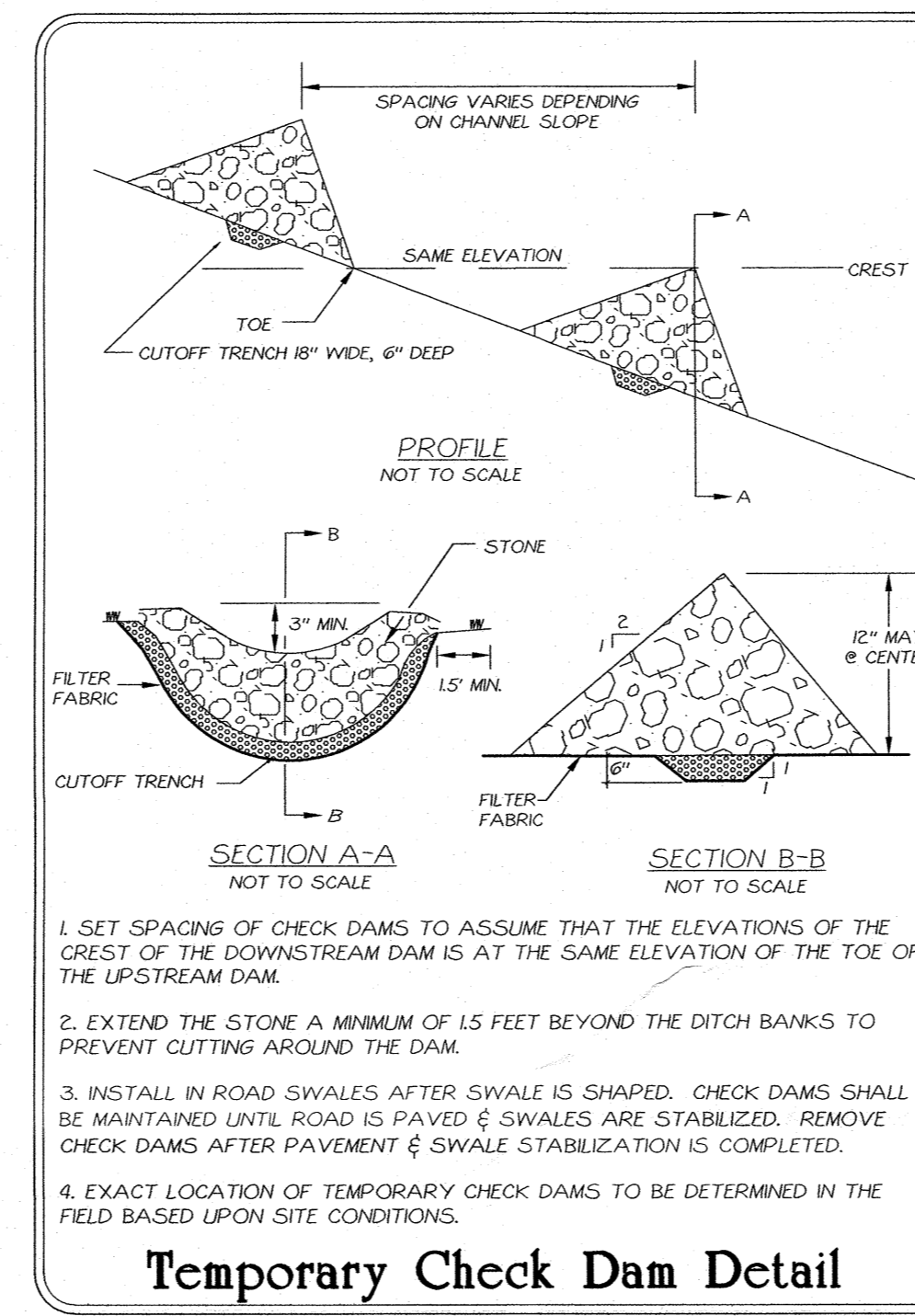
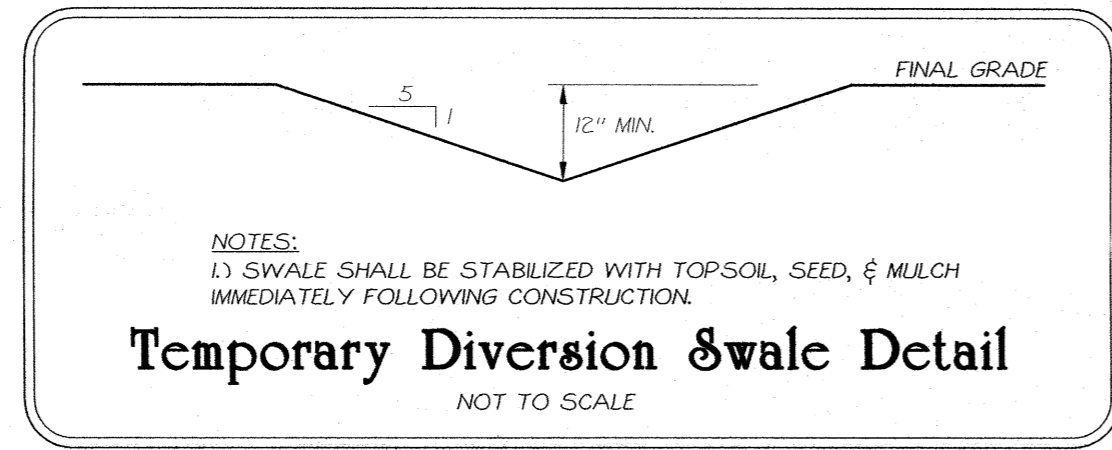
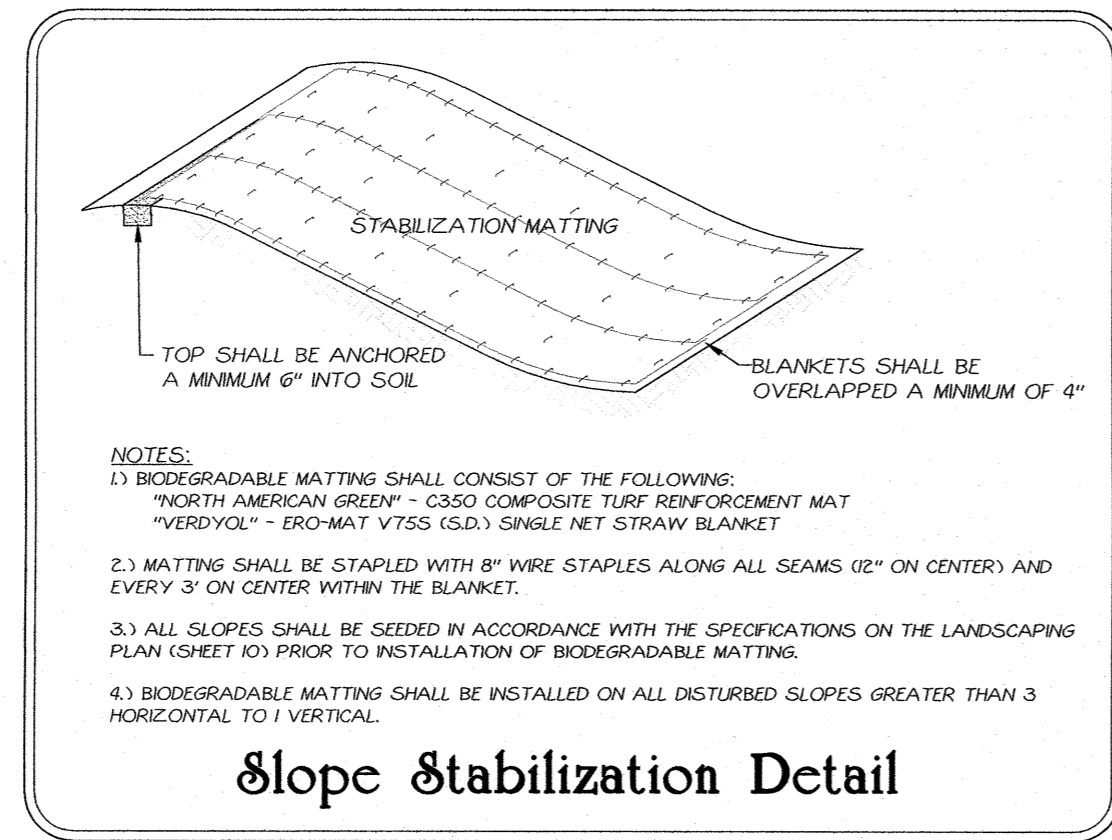
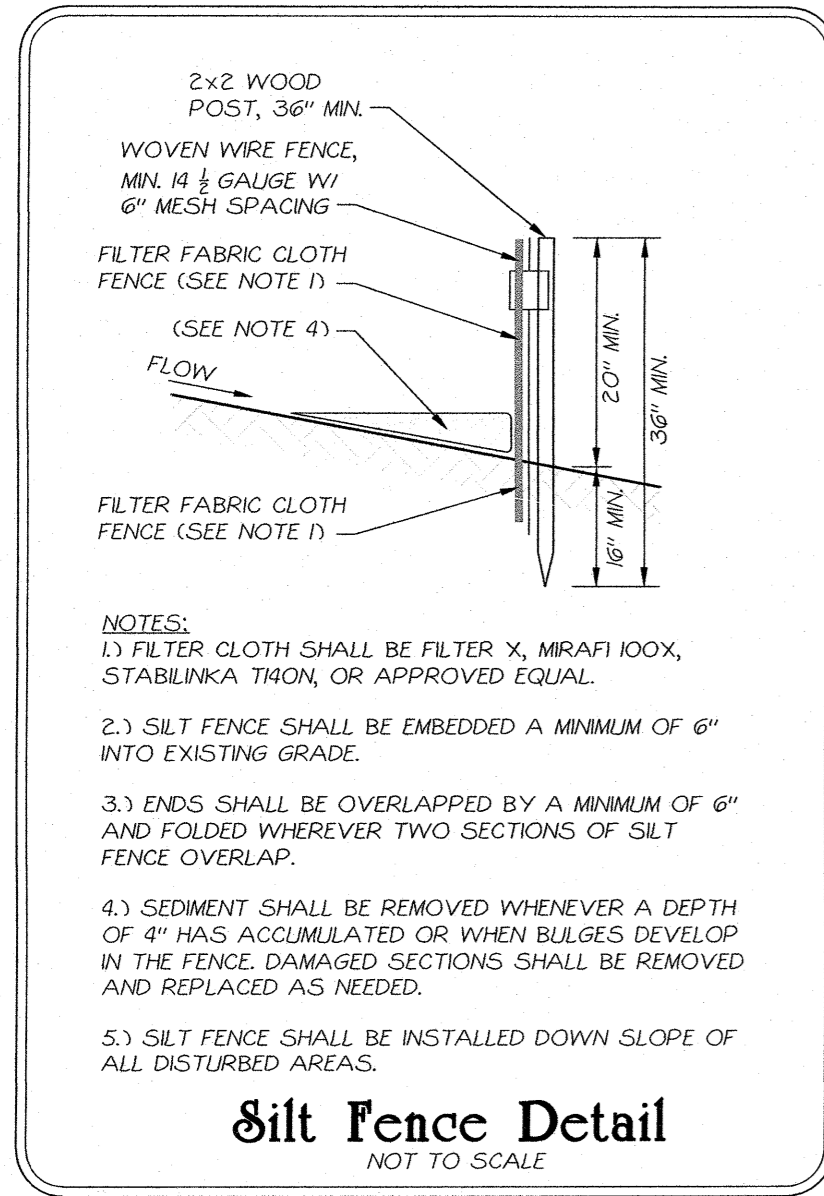
ZACHARY A. PETERS PE #09398

**Existing Conditions & Demolition Plan**  
for  
**800 Auto Park Place, LLC**

Mercurio-Norton-Tarolli-Marshall  
ENGINEERING - LAND SURVEYING  
PO BOX 166; 45 MAIN STREET, PINE BUSH, NY 12566  
P: (845) 744-3620 F: (845) 744-3805 MNTM@MNTM.CO

THIS MAP IS INCOMPLETE AND INVALID WITHOUT ALL SHEETS IN THE PLAN SET.

TAX MAP PARCEL:	97-2-27.32
TOWN OF:	NEWBURGH
COUNTY OF:	ORANGE
STATE OF:	NEW YORK
DRAFTED BY:	ZAP
DATE:	JUNE 28, 2019
PROJECT:	392-3
SHEET:	2 / 4



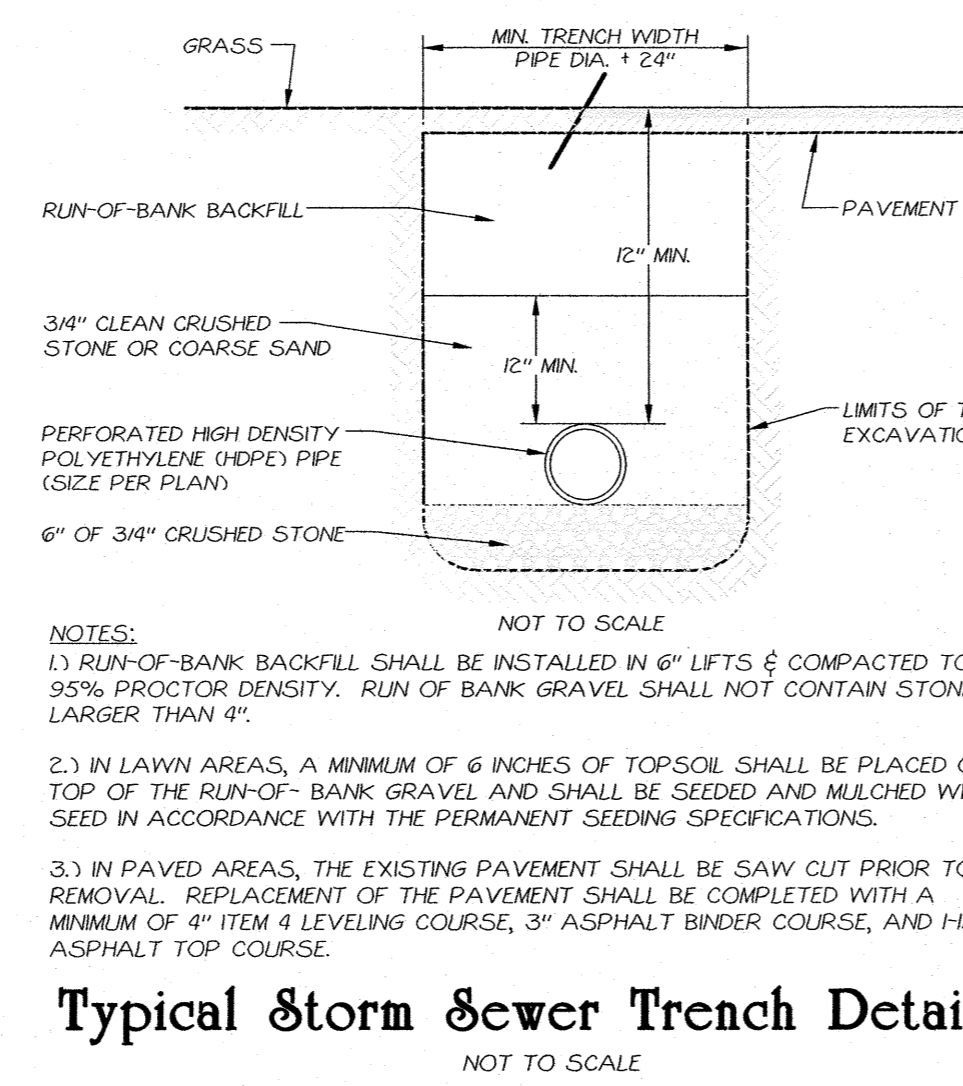
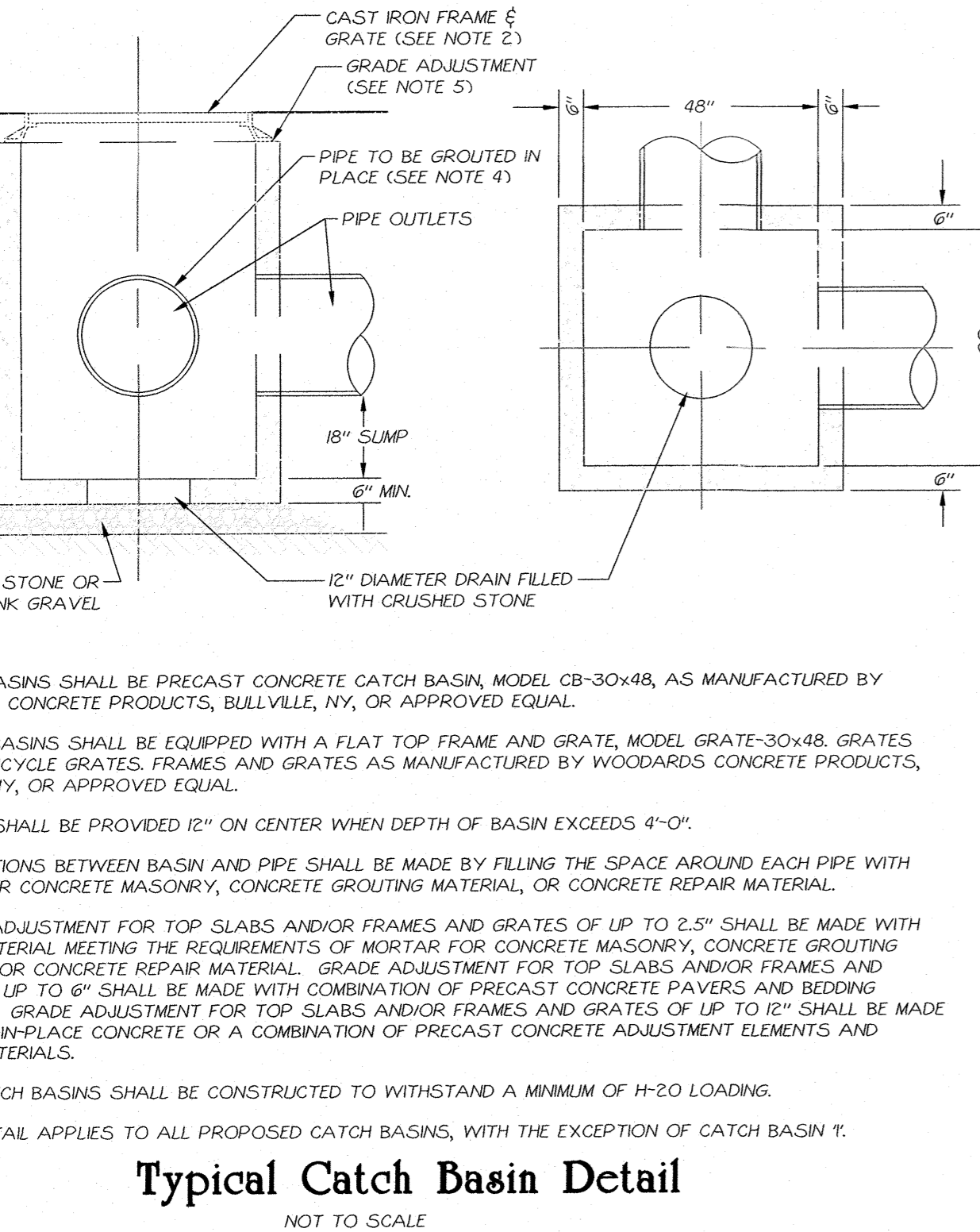
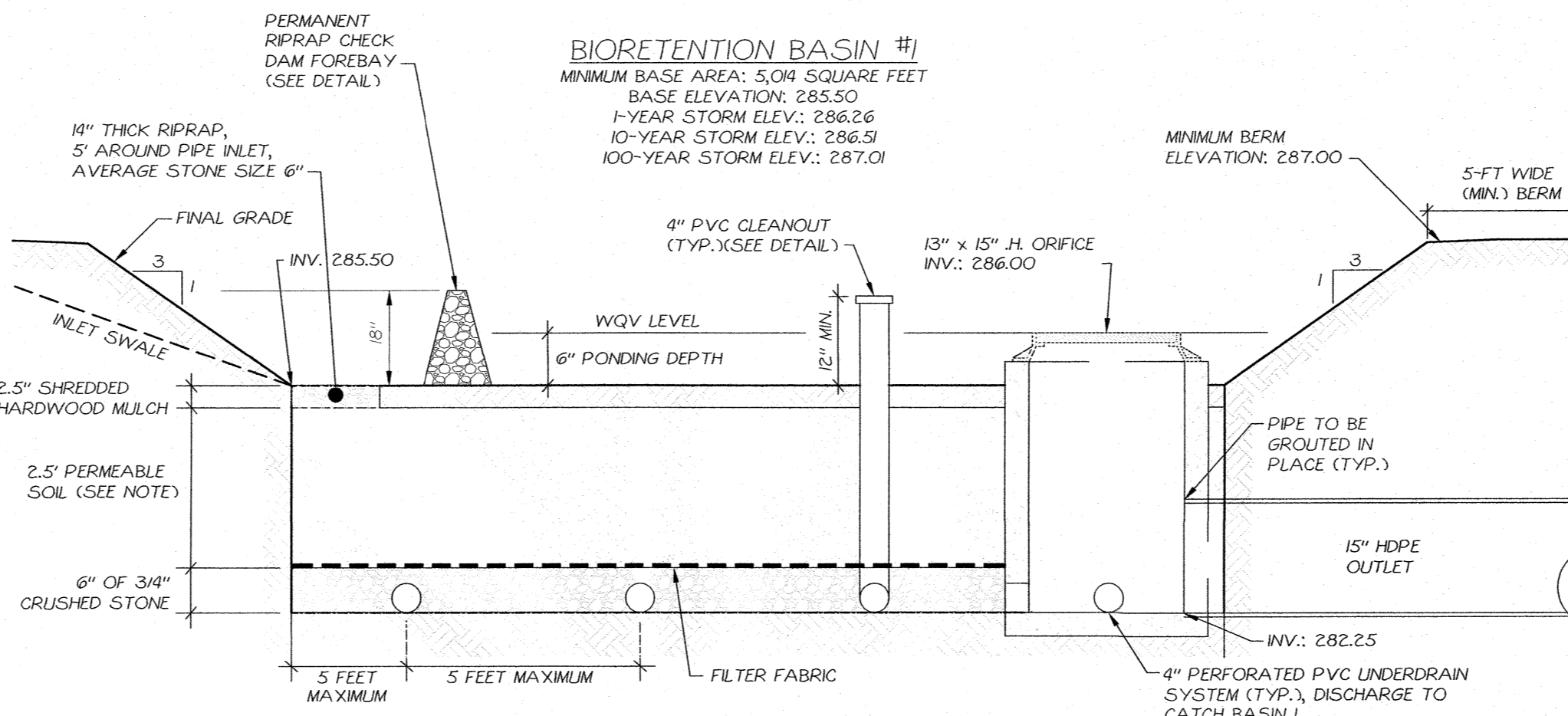
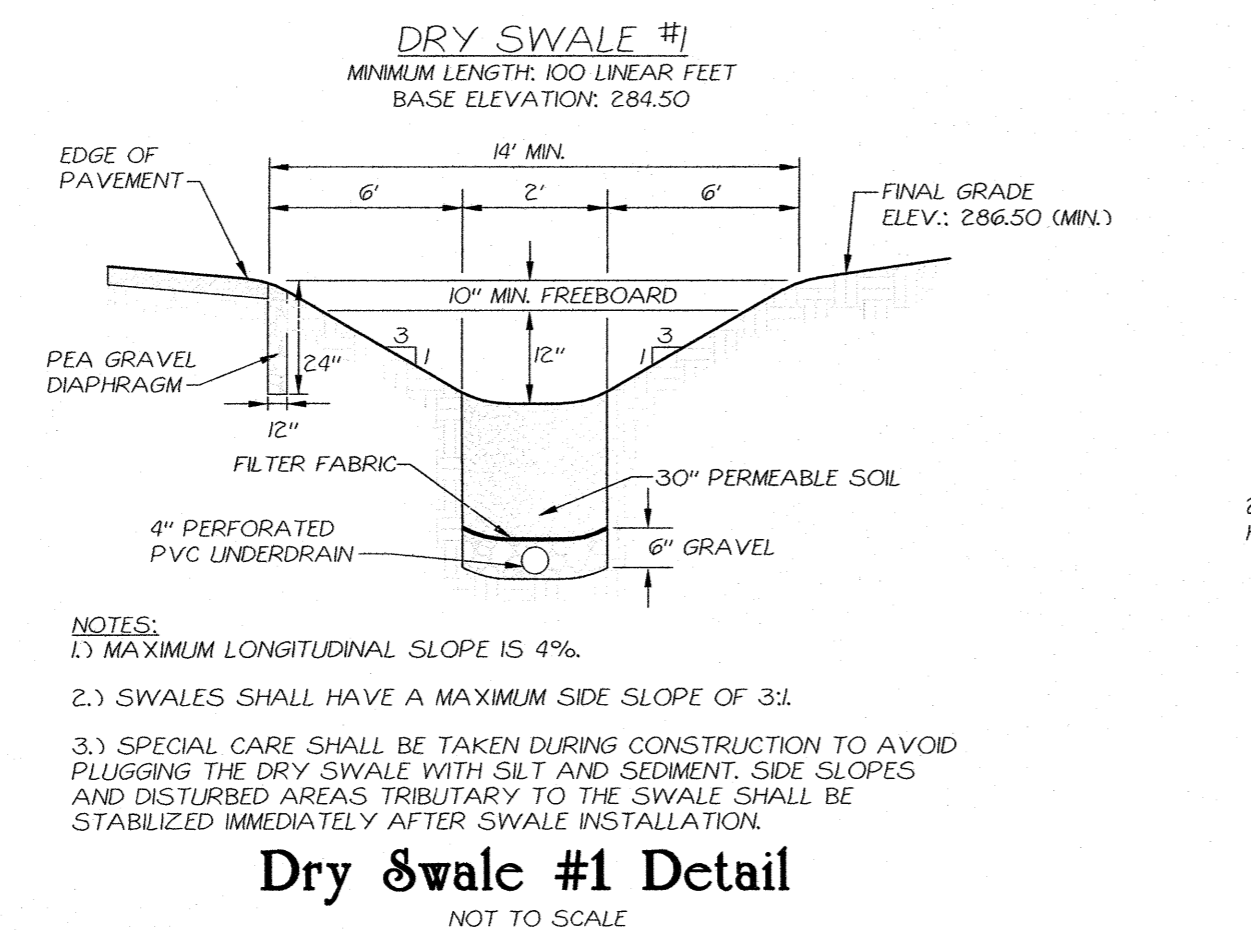
**Permeable Soil Notes**

1.) PLANTING SOIL SHALL BE A SANDY LOAM, LOAMY SAND, LOAM, OR A LOAM/SAND MIX (CONTAINING 35-60% SAND) BY VOLUME. THE CLAY CONTENT FOR THESE SOILS SHALL BE LESS THAN 25% BY VOLUME. SOILS SHALL FALL WITHIN THE SM, OR ML CLASSIFICATIONS OF THE UNITED SOIL CLASSIFICATION SYSTEM (USCS). A PERMEABILITY OF AT LEAST 10 FEET PER DAY (0.5"HR) IS REQUIRED. THE SOIL SHALL BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER AND BRUSH OR SEEDS FROM NOXIOUS WEEDS. PLACEMENT OF THE PLANTING SOIL SHALL BE IN LIFTS OF 12 TO 18", LOOSELY COMPACTED (TAMPED LIGHTLY WITH A DOZER OR BACKHOE BUCKET).

2.) THE SOIL SPECIFICATIONS ARE AS FOLLOWS:

PARAMETER	VALUE
PH RANGE	5.2 TO 7.0
ORGANIC MATTER	3.0 TO 5.0%
MAGNESIUM	35 LBS. PER ACRE, MIN.
PHOSPHORUS	75 LBS. PER ACRE, MIN.
POTASSIUM	65 LBS. PER ACRE, MIN.
SOLUBLE SALTS	500 PPM
CLAY	0 TO 10%
SILT	10 TO 60%
SAND	75% MINIMUM

3.) A MINIMUM OF 2.5" OF MULCH SHALL BE APPLIED ON THE INTERIOR OF THE BASIN. MULCH SHALL ALSO BE APPLIED AROUND INDIVIDUAL PLANTINGS WITHIN THE BASIN. THE MULCH LAYER SHALL BE STANDARD LANDSCAPE STYLE, SINGLE OR DOUBLE, SHREDDED HARDWOOD MULCH OR CHIPS. THE MULCH LAYER SHALL BE WELL AGED (STOCKPILE OR STORED FOR AT LEAST TWELVE (12) MONTHS), UNIFORM IN COLOR, AND FREE OF OTHER MATERIALS, SUCH AS WEED SEEDS, STONES, ROOTS, ETC.



**Bioretention Basin #1 Detail**

**Permanent Rip-Rap Check Dam Detail**

**Gravel Diaphragm Detail**  
NOT TO SCALE

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT	COMMENTS/EXAMPLES
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED	PRESERVATION OF NATURAL FEATURES
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED	CLEARING AND GRUBBING
AREAS WHERE TOPSOIL IS STRIPPED ONLY-NO CHANGE IN GRADE	AERATE % AND APPLY 6 INCHES OF TOPSOIL	PROTECT AREA FROM ANY ON GOING CONSTRUCTION ACTIVITIES
AREAS OF CUT OR FILL	APPLY FULL SOIL RESTORATION	
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN A ZONE 5-25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (RESTORATION/DECOMPACTION AND COMPOST ENHANCEMENT)	
AREAS WHERE RUNOFF REDUCTION AND/OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES	KEEP CONSTRUCTION EQUIPMENT FROM CROSSING THESE AREAS, TO PROTECT NEWLY INSTALLED PRACTICE FROM ANY ONGOING CONSTRUCTION ACTIVITIES. CONSTRUCT A SINGLE PHASE OPERATION FENCE AREA
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PREVIOUS AREA.	

\*AERATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COLLETERS, MAKING A NARROW SLIT IN THE SOIL, A ROLLER WITH MANY SPIKES MAKING INDENTATIONS IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MIN-SUBSOILER.

**FULL SOIL RESTORATION SPECIFICATIONS:**

1.) SOIL RESTORATION SHALL BE PERFORMED DURING THE LANDSCAPING PHASE OF THE PROJECT. SOIL RESTORATION SHALL INCLUDE THE FOLLOWING STEPS:  
A. APPLY 3" OF COMPOST OVER SUBSOIL.  
B. TILL COMPOST INTO SUBSOIL TO A MINIMUM DEPTH OF 12".  
C. REMOVE ALL STONEROCK MATERIAL GREATER THAN 4" IN SIZE.  
D. APPLY 6" OF TOPSOIL.  
E. VEGETATE IN ACCORDANCE WITH THE LANDSCAPING PLAN.

2.) COMPOST SHALL BE AGED AND FROM PLANT DERIVED MATERIALS, FREE OF WEEDS, SEEDS, WATER, AND DUST. COMPOST SHOULD PASS THROUGH A HALF INCH SCREEN AND HAVE SUITABLE PH FOR PLANT GROWTH.

3.) MAINTENANCE SHALL INCLUDE THE FOLLOWING:  
A. INSPECTIONS AFTER EACH STORM EVENT GREATER THAN HALF-INCH FOR THE FIRST SIX MONTHS.  
B. RESEEDING OF BARE OR ERODING AREAS TO ESTABLISH A STABILIZED COVER.  
C. WATER ONCE EVERY THREE DAYS FOR THE FIRST MONTH, THEN PROVIDE A HALF INCH OF WATER PER WEEK.

4.) VEGETATED AREAS SHALL BE KEPT FREE OF VEHICULAR AND FOOT TRAFFIC.

5.) ALL DISTURBED AREAS SHALL BE PROPERLY STABILIZED.

NOTES:  
1.) SOIL RESTORATION AS SPECIFIED IN THE CHART ABOVE SHALL BE APPLIED TO ALL AREAS DISTURBED DURING THE CONSTRUCTION PROCESS.

**Soil Restoration Specifications**  
NOT TO SCALE

**Erosion - Sediment Control & Stormwater Detail Sheet for 800 Auto Park Place, LLC**

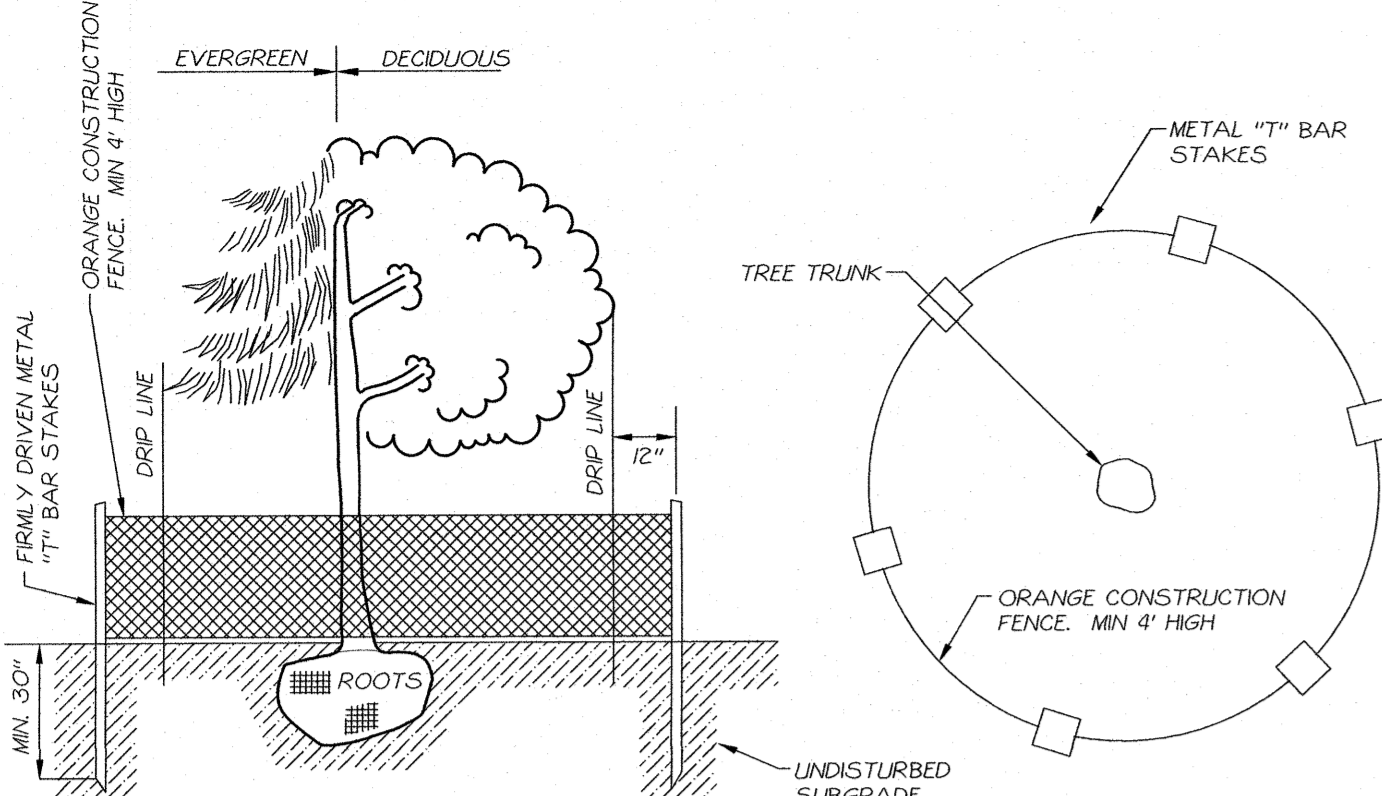
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DRAFTED BY: ZAP  
DATE: JUNE 28, 2019  
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SHEET: 3 / 4

Mercurio-Norton-Tarolli-Marshall  
ENGINEERING - LAND SURVEYING  
PO BOX 166 45 MAIN STREET, PINE BUSH, NY 12566  
P: (845)744.3620 F: (845)744.3805 MNTM@MNTM.CO

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."  
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"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."

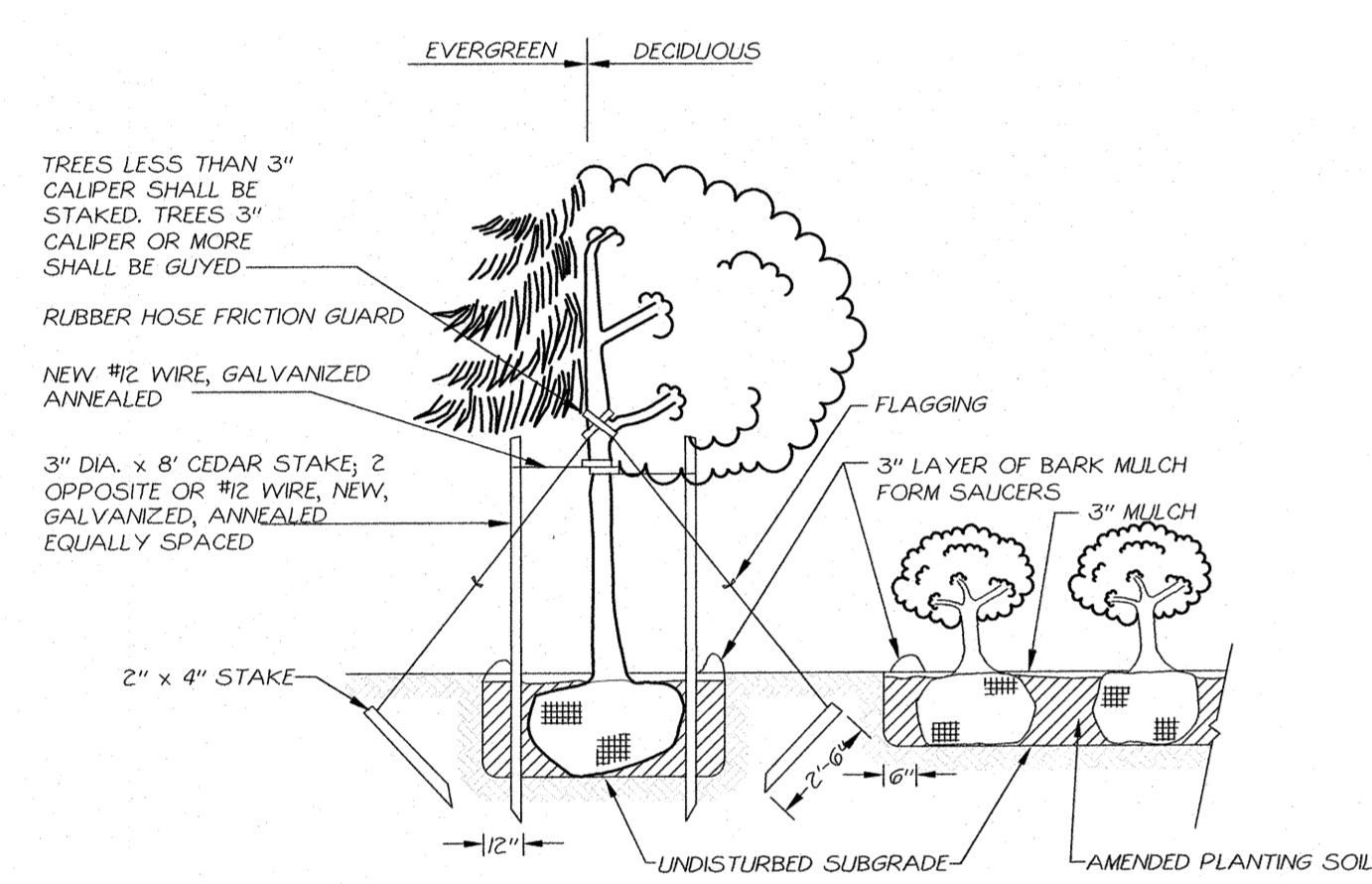
NO.	DATE	REVISION	BY
J	7-7-21	DETAILED SITE PLAN	ZAP
NO.			

ZACHARY A. PETERS PE #09398



- NOTES:**
- 1) BARRIER PREVENTS COMPACTION OF SOIL AROUND ROOTS BY CONSTRUCTION EQUIPMENT.
  - 2) ORANGE CONSTRUCTION FENCING TO BE INSTALLED AROUND ALL TREES TO REMAIN (WITHIN LIMITS OF DISTURBANCE AREA) PRIOR TO ANY EARTHWORK COMMENCING.
  - 3) STAKES SHALL BE LOCATED ONE (1) FOOT BEYOND THE DRIP LINE.
  - 4) STAKES SHALL BE DRIVEN FIRMLY INTO THE GROUND TO A MINIMUM DEPTH OF AT LEAST 30".
  - 5) REMOVE ALL FENCING AND STAKES IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION.
  - 6) IF REMOVED OR DAMAGED DURING CONSTRUCTION, TREES AND/OR SHRUBS LOCATED WITHIN PROTECTIVE FENCING OR BEYOND THE LIMITS OF DISTURBANCE SHALL BE REPLACED IN KIND, OR WITH A SUITABLE EQUIVALENT SIZE AND TYPE.

**Tree Protection Detail**  
NOT TO SCALE



- NOTES:**
- 1) ALL PLANT MATERIAL SHALL BE HEALTHY AND FULL AT TIME OF PLANTING.
  - 2) ALL TREES SHALL BE WARRANTED TO BE HEALTHY FOR 2-YEARS FROM TIME OF PLANTING.
  - 3) ALL PROPOSED LANDSCAPE PLANTS SHALL CONFORM TO THE GUIDELINES SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS FOR NURSERY STOCK.
  - 4) TREE WRAPPING SHALL BE PROVIDED AROUND BASE OF TREE TO 8" ABOVE RUBBER HOSE (DECIDUOUS TREES ONLY).

**Typical Planting Detail**  
NOT TO SCALE

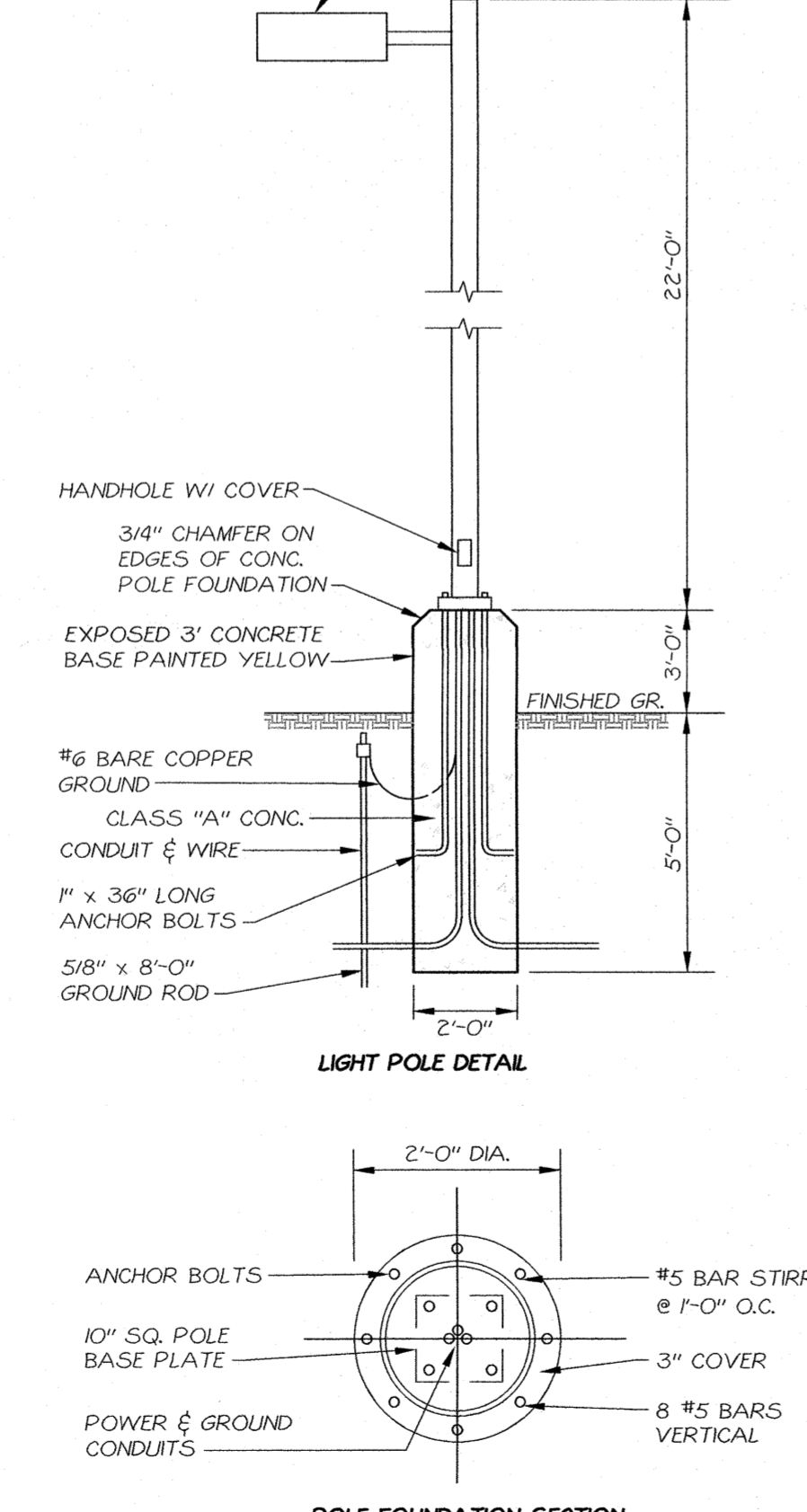
**Landscaping Notes:**

- 1) TOPSOIL SHALL BE SPREAD OVER ALL DISTURBED AREAS TO A MINIMUM COMPACTED THICKNESS OF 4". TOPSOIL SHALL BE FINELY GRADED AND LOOSENED TO REMOVE STONES AND ENSURE SEED ACCEPTANCE.
- 2.) ALL DISTURBED AREAS NOT ENCLUMBERED BY LANDSCAPING MULCH, PAVEMENT, CONCRETE, GRAVEL, OR OTHER IMPERVIOUS COVER WITHOUT A SPECIFIED GROUNDCOVER SHALL BE STABILIZED WITH BLUE GRASS BLEND WITH THE FOLLOWING SPECIFICATION:  
25% FESTUCA RUBRA COMMUTATA (CHEWINGS FESCUE)  
15% LOLIUM PERENNE (PERENNIAL RYEGRASS)  
60% POA PRATENSIS (KENTUCKY BLUEGRASS)
- 4.) ALL SEEDING SHALL BE PERFORMED AT A RATE OF FIVE (5) LBS. PER ACRE.
- 5.) TREE AND SHRUB PLANTING SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:  
SPRING PLANTING: MARCH 1 - JUNE 30  
FALL PLANTING: SEPTEMBER 1 - NOVEMBER 1
- 6.) PLANTING BEDS SHALL BE INSTALLED AROUND ALL PROPOSED TREES AND SHRUBS IMMEDIATELY FOLLOWING INSTALLATION. PLANTING BEDS SHALL CONSIST OF HARDWOOD MULCH.
- 7.) STEEP SLOPES AND OTHER SPECIFIED AREAS SHALL BE STABILIZED WITH A WILDFLOWER MIX. THE MIX SHALL BE "NATIVE NORTHEAST WILDFLOWER MIX" AS MANUFACTURED BY AMERICAN MEADOWS, OR APPROVED EQUIVALENT.

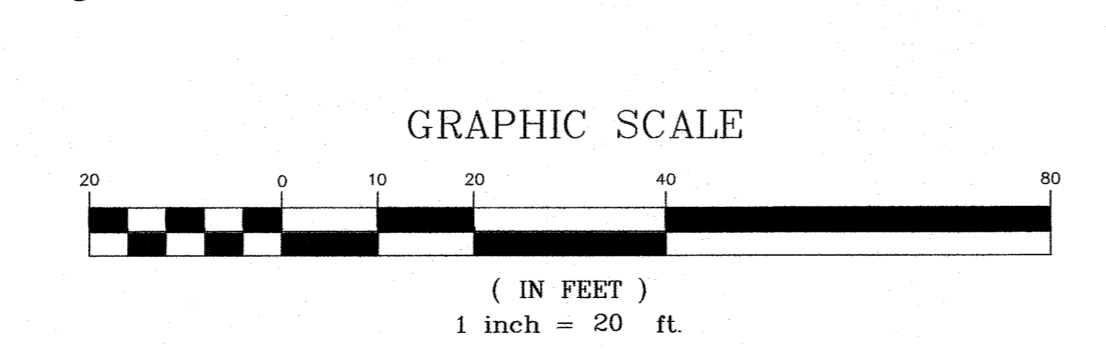
**Planting Soil Notes:**

- 1) ALL PLANTING AREAS SHOULD HAVE A MINIMUM OF TWO (2) FEET OF TOPSOIL COMPOST MIX. ALL TREES PLANTED INDIVIDUALLY MUST HAVE TOPSOIL COMPOST MIX AT TWO TIMES THE WIDTH OF THE BALL AT THE SAME DEPTH OF THE BALL.
- 2.) TOPSOIL-COMPOST MIX SHALL CONSIST OF 85%-90% STOCKPILED TOPSOIL (IF AVAILABLE) AND 10%-15% WELL-ROTTED COMPOST. TOPSOIL SHALL BE NATURAL, FRABLE, FERTILE SOIL, CHARACTERISTICS OF PRODUCTIVE SOIL IN THE VICINITY, REASONABLY FREE FROM STONES, CLAY LUMPS, ROOTS, AND OTHER FOREIGN MATTER, WITH AN ACIDITY LEVEL BETWEEN 5.5 AND 7 PH. IF STOCKPILED TOPSOIL IS NOT AVAILABLE, USE PURCHASED TOPSOIL IN SUFFICIENT QUANTITY TO COMPLETE THE REQUIREMENTS AS SPECIFIED. PURCHASED SOIL SHALL MEET THE FOLLOWING PARTICLE SIZE DISTRIBUTIONS:  
- LESS THAN OR EQUAL TO 15% OF GRAVEL ( $>2.00$  mm)  
- 40%-60% OF SAND ( $0.075-2.00$  mm)  
- 30%-40% OF SILT ( $0.002-0.05$  mm)  
- 10%-20% CLAY ( $<0.002$  mm)  
- 10%-15% WELL-ROTTED TOPSOIL WITH AN ACIDITY LEVEL 5.5-7.0 PH  
TOPSOIL AND PURCHASED TOPSOIL SHALL BE SUBJECT TO APPROVAL BY A LANDSCAPE ARCHITECT.
- 3.) PLANTS SHOULD BE INSPECTED BEFORE PLANTING. DEAD PLANTS SHOULD BE REPLACED ONCE OR TWICE A YEAR DURING THE GROWING SEASON UNTIL THE TWO-YEAR WARRANTY PERIOD IS PASSED. SUCCESSFUL PLANT ACCLIMATION IS HIGHLY DEPENDENT ON PLANTING IN HIGH QUALITY SOIL. LANDSCAPE BOND WILL ONLY BE RELEASED UPON SUCCESSFUL PLANT ACCLIMATION.
- 4.) CONTRACTOR/APPLICANT IS RESPONSIBLE FOR CONTACTING THE TOWN LANDSCAPE ARCHITECT TO INSPECT SOILS AT THE BEGINNING OF SOIL WORK TO ENSURE SOIL MEETS SPECIFICATIONS ON THE APPROVED PLAN. PROFESSIONAL SOIL ANALYSIS MAY BE REQUIRED.

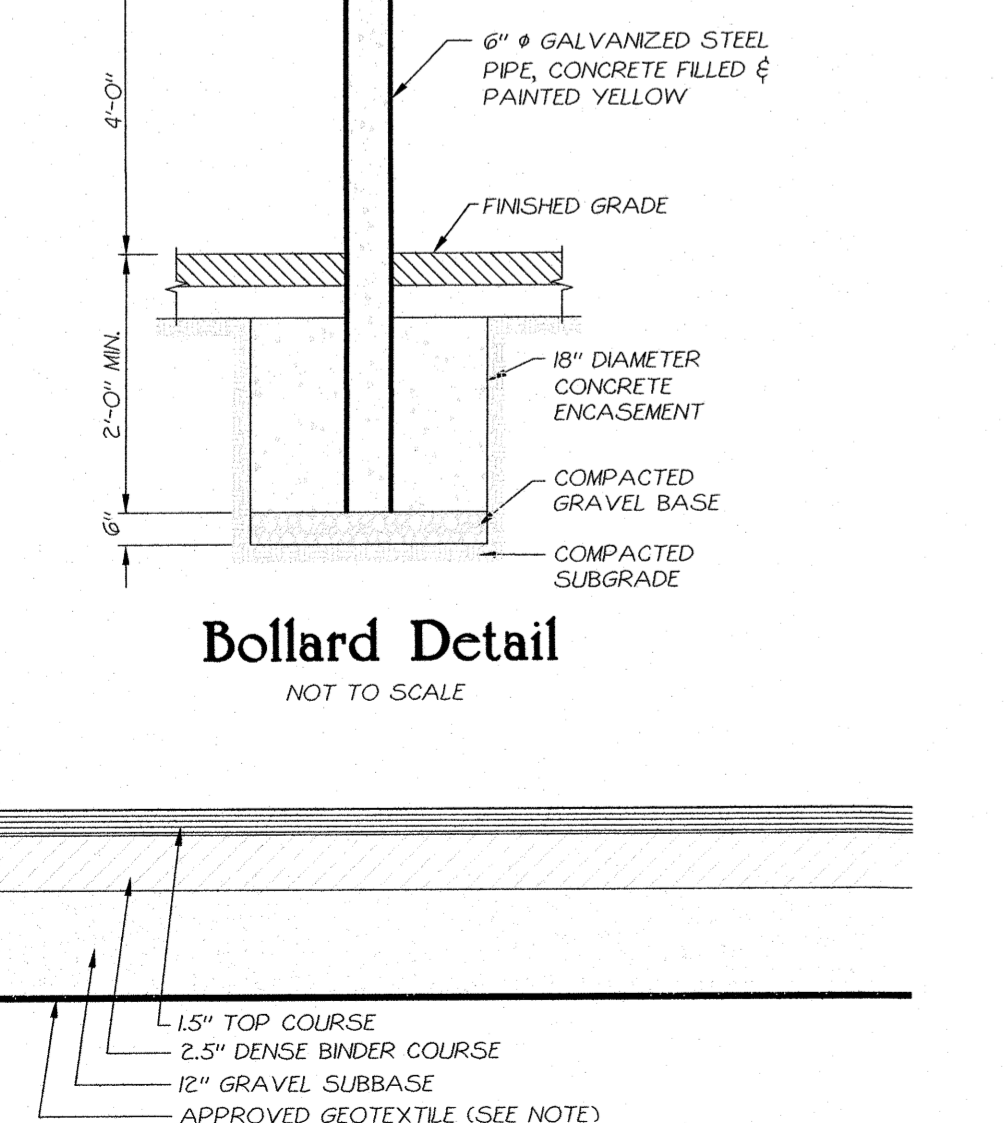
**Light Pole Detail**



**Light Pole Detail**



**Bollard Detail**  
NOT TO SCALE



- NOTES:**
- 1) GEOTEXTILE IS ONLY REQUIRED IN AREAS WHERE SUBBASE IS NOT ACCEPTABLY STABLE. GEOTEXTILE SHALL BE APPROVED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER.

**Standard Asphalt Pavement Section**

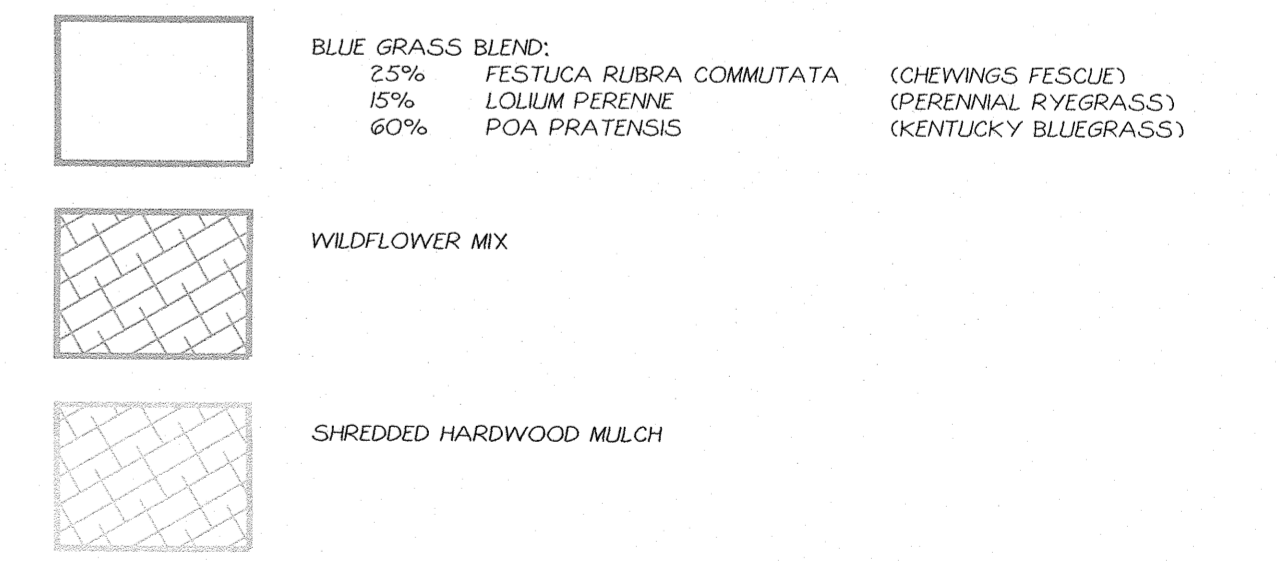


**Landscaping Detail**  
SCALE: 1" = 20'

**Site Planting Table**

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	TYPE	HARDNESS ZONE	PLANTING SIZE	MATURE SIZE
Ac	SHADBLOW SERVICEBERRY	AMELANCIER CANADENSIS	21	DECIDUOUS SHRUBS	3 - 7	8' - 10' HGT.	20' - 30'
Ca	SILKY DOGWOOD	CORNUS AMOMIUM	11	DECIDUOUS SHRUBS	5 - 8	24" - 30"	6' - 10'
Wr	RED SPRITE WINTERBERRY	ILEX VERTICALLATA 'RED SPRITE'	11	DECIDUOUS SHRUBS	4 - 8	24" - 30"	3' - 5'
Vd	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	12	DECIDUOUS SHRUBS	3 - 8	24" - 30"	5' - 9'

**Groundcover Specifications**



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**Construction Details & Landscaping Detail Sheet for 800 Auto Park Place, LLC**

Mercurio-Norton-Tarolli-Marshall  
ENGINEERING - LAND SURVEYING

PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566  
P: (845)744-3620 F: (845)744-3885 MNTM@MNTM.CO

TAX MAP PARCEL: 97-2-2.7.32  
TOWN OF NEWBURGH  
COUNTY OF ORANGE  
STATE OF NEW YORK  
DRAFTED BY: ZAP  
DATE: JUNE 28, 2019  
PROJECT: 392-3  
SHEET: 4 / 4

1 7-7-21 DETAILED SITE PLAN ZAP  
NO. DATE REVISION BY ZACHARY A. PETERS PE #093918

**Legend**

- ▲— PROPERTY LINE & CORNER
- ▲— SET 5/8" IRON ROD AT PROPERTY CORNER
- P— ADJONER PROPERTY LINE
- L XXXX, P. XXX DEED LIBER, PAGE
- XX-X-XX TAX PARCEL DESIGNATION (SECTION - BLOCK - LOT)
- UL— EXISTING UTILITY POLE & LINE
- STONE WALL
- BUILDING
- ▬— CURBING
- ▬— CONCRETE PAD/ SIDEWALK
- CATCH BASIN
- WATER VALVE
- FIRE HYDRANT
- TREE
- SEWER MANHOLE
- GRAVEL AREA
- CHAINLINK FENCE
- ELECTRIC BOX

PROPERTY CORNER IS A SET MAG NAIL IN THE PAVEMENT

CB RIM 284.78  
48" CMP INV.: 276.98 (N)

CB RIM 288.7  
INV SW 284.5  
INV SE 284.7  
INV NE 285.7

CB RIM 288.6  
INV NV 285.6

SMH RIM 292.0  
INV 285.2

SMH RIM 294.8  
INV 287.8

CB RIM 297.2  
INV NW 293.2  
INV SE 293.0  
INV NE 293.4

CB RIM 297.2  
INV SW 294.4

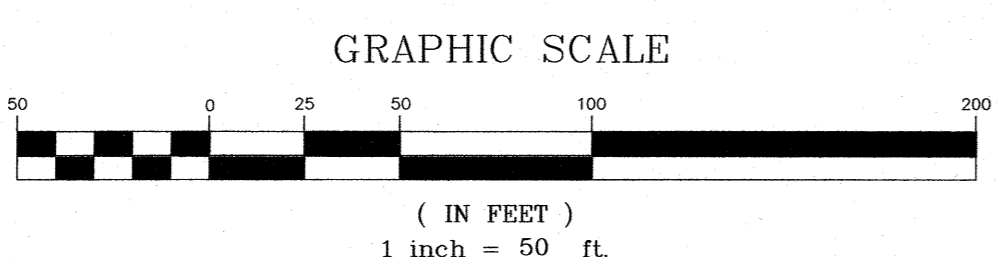
SMH RIM 304.8  
INV NV 294.4  
INV SE 296.5

CB RIM 305.0  
INV SW 302.2

**Zoning Legend: IB**

	TAX MAP PARCEL: 97-2-27.32		TAX MAP PARCEL: 97-2-40		TAX MAP PARCEL: 97-2-47		
	REQUIRED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 S.F.	3,797 ACRES	4,414 ACRES	52,898 S.F.	4.07 ACRES	10,38 ACRES	4,718 ACRES
MINIMUM LOT WIDTH (1)	150'	42'	42'	295'	46'	530'	530'
MINIMUM LOT DEPTH (2)	150'	400'	400'	215'	215'	750'	515'
MINIMUM LOT FRONTAGE	100'	> 100'	> 100'	428'	470'	492'	492'
MINIMUM FRONT SETBACK	50'	12.5'	12.5'	-	-	-	-
MINIMUM REAR SETBACK	60'	18'	71.4'	-	-	-	-
MINIMUM SIDE SETBACK (ONE)	30'	56.9'	31.9'	-	-	-	-
MINIMUM SIDE SETBACK (BOTH)	80'	N/A	N/A	-	-	-	-
MAXIMUM LOT BUILDING COVERAGE	40%	9.2%	2.0.2%	-	-	10.0%	14.2%
MAXIMUM BUILDING HEIGHT	40'	42'	2.5'	-	-	-	-
MAXIMUM LOT SURFACE COVERAGE	80%	68.5%	76.4%	-	-	56.4%	78.1%

(1) LOT WIDTH MEASURED AT THE FRONT SETBACK LINE OR AT THE BUILDING LINE.  
(2) LOT DEPTH MEASURED FROM THE STREET LINE TO THE REAR LOT LINE.



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NO.	DATE	REVISION	ZAP	BY
1	7-7-21	UPDATED LAYOUT	ZAP	

I HEREBY CERTIFY TO WEBB PROPERTIES, INC. THAT THIS MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED BY MERCURIO - NORTON - TAROLLI - MARSHALL ENGINEERING & LAND SURVEYING, P.C. (SEE NOTE 1)  
JOHN TAROLLI LS #049201 ZACHARY A. PETERS PE #093918

**Survey & Lot Line Change Map for Webb Properties, Inc. & 800 Auto Park Place, LLC**

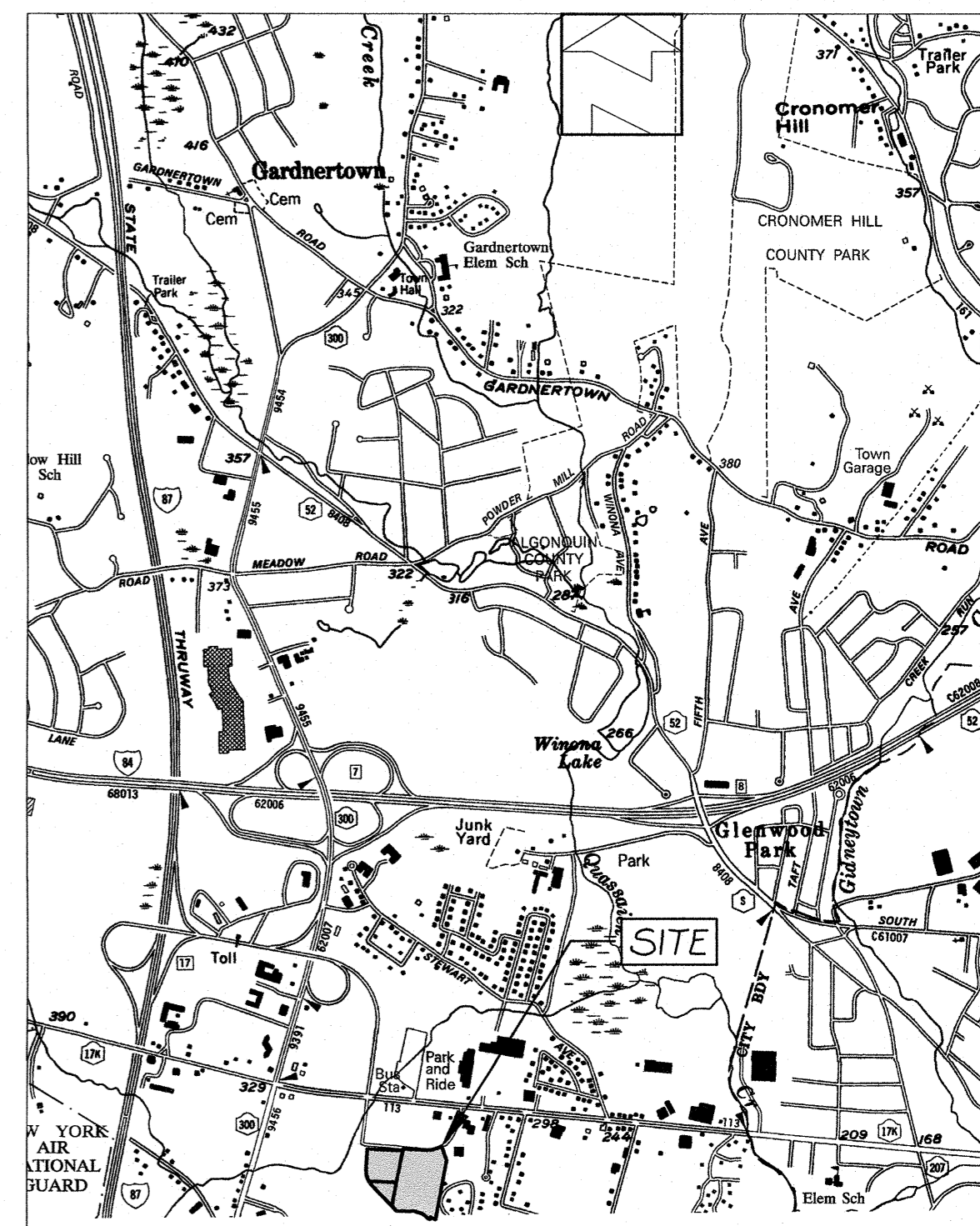
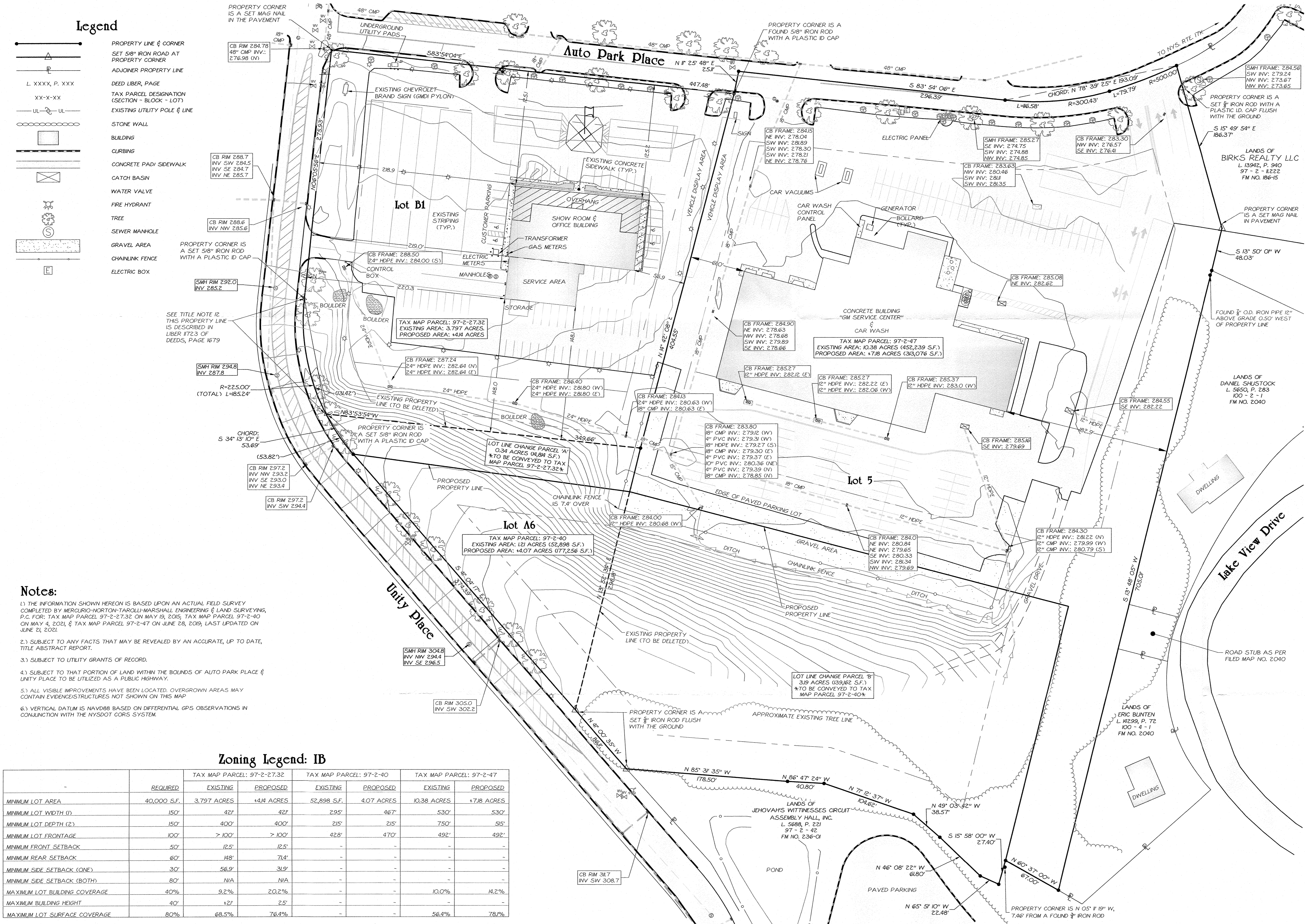
Mercurio-Norton-Tarolli-Marshall ENGINEERING - LAND SURVEYING  
PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566  
P: (845) 744-3620 F: (845) 744-3805 MNTM@MNTM.CO

TOWN OF NEWBURGH PROJECT NO. 2021-8

PLANNING BOARD APPROVAL

THIS MAP IS INCOMPLETE AND INVALID WITHOUT ALL SHEETS IN THE PLAN SET.  
TAX MAP PARCEL: 97-2-47  
TOWN OF NEWBURGH  
COUNTY OF ORANGE  
STATE OF NEW YORK  
DRAFTED BY: ZAP  
DATE: JUNE 28, 2019  
PROJECT: 3874-4  
SHEET: 1 / 1

- Notes:**
- 1) THE INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY COMPLETED BY MERCURIO-NORTON-TAROLLI-MARSHALL ENGINEERING & LAND SURVEYING, P.C. FOR: TAX MAP PARCEL 97-2-27.32 ON MAY 19, 2015; TAX MAP PARCEL 97-2-40 ON MAY 4, 2021 & TAX MAP PARCEL 97-2-47 ON JUNE 28, 2019, LAST UPDATED ON JUNE 21, 2021.
  - 2.) SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.
  - 3.) SUBJECT TO UTILITY GRANTS OF RECORD.
  - 4.) SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF AUTO PARK PLACE & UNITY PLACE TO BE UTILIZED AS A PUBLIC HIGHWAY.
  - 5.) ALL VISIBLE IMPROVEMENTS HAVE BEEN LOCATED. OVERGROWN AREAS MAY CONTAIN EVIDENCE STRUCTURES NOT SHOWN ON THIS MAP.
  - 6.) VERTICAL DATUM IS NAVD88 BASED ON DIFFERENTIAL GPS OBSERVATIONS IN CONJUNCTION WITH THE NYSDOT CORS SYSTEM.



**Location Map**  
SCALE: 1" = 2,000'

**Parcel Information**

TAX PARCEL:	97 - 2 - 27.32
AREA:	3,797 ACRES
RECORD OWNER:	800 AUTO PARK PLACE, LLC 800 AUTO PARK PLACE NEWBURGH, NY 12550
DEED REFERENCE:	L 12415, P. 168
MAP REFERENCE:	LOT B1 - FM NO. 236-01 NOVEMBER 7, 2001

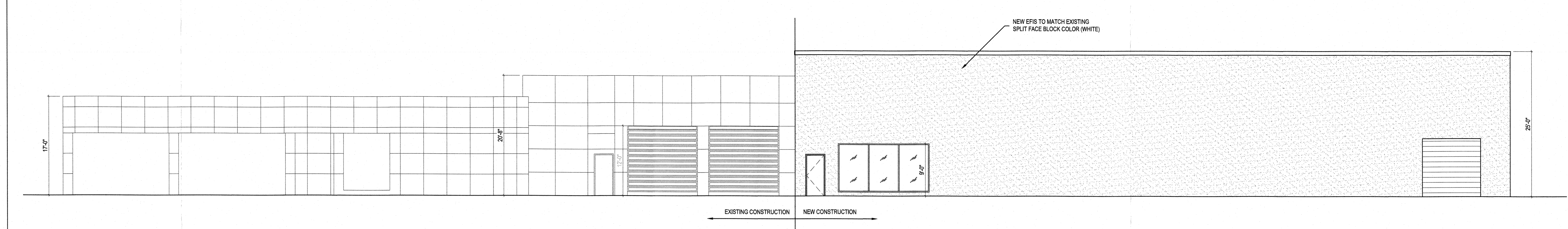
TAX PARCEL:	97 - 2 - 40
AREA:	1.21 ACRES
RECORD OWNER:	WEBB PROPERTIES, INC. 800 AUTO PARK PLACE NEWBURGH, NY 12550
DEED REFERENCE:	L 2484, P. 13
MAP REFERENCE:	LOT A6 - FM NO. 236-01 NOVEMBER 7, 2001

TAX PARCEL:	97 - 2 - 47
AREA:	10.38 ACRES
RECORD OWNER:	WEBB PROPERTIES, INC. 800 AUTO PARK PLACE NEWBURGH, NY 12550
DEED REFERENCE:	L 2484, P. 13
MAP REFERENCE:	LOT 5 - FM NO. 236-01 NOVEMBER 7, 2001

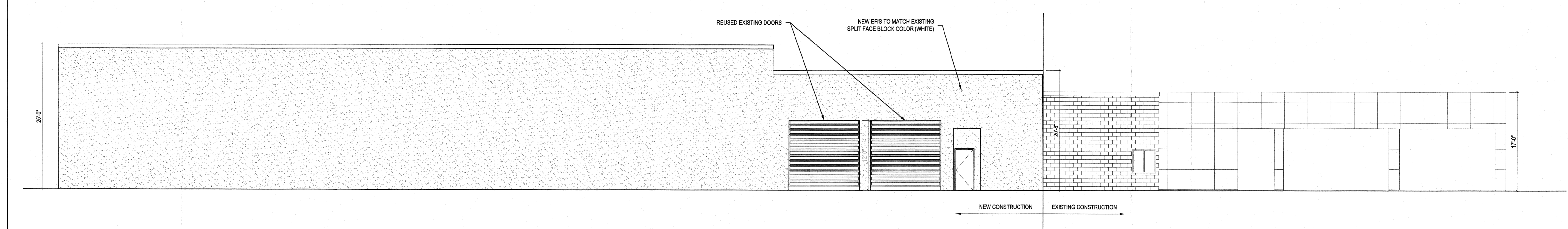
**Applicant Information**

APPLICANT:	800 AUTO PARK PLACE, LLC 800 AUTO PARK PLACE NEWBURGH, NY 12550
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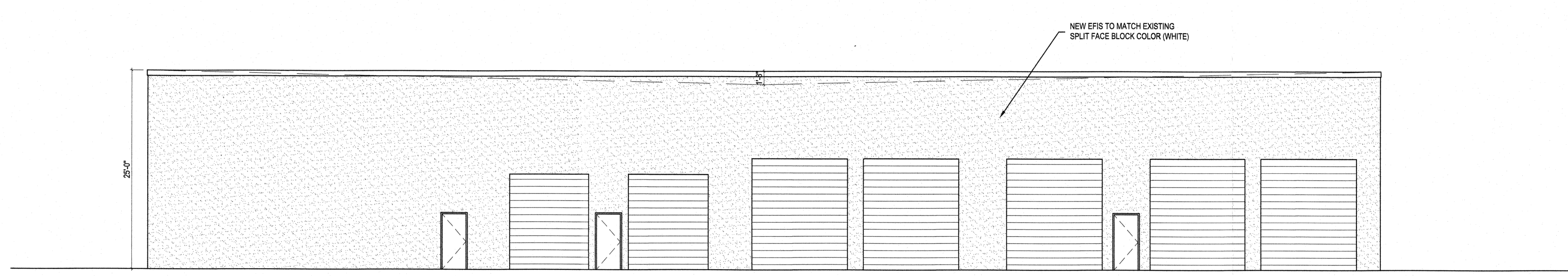




3 PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"




2 PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"




1 PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

File Name: P:\02020154 - Fellenzer Barton Chevrolet Newburgh\CAD\CD\0154-Fellenzer-Barton Chevrolet\_082121.dwg (Layout: A-200 PB)  
Date: Tue, Jul 06, 2021 - 2:00 PM (Name: lschlemowitz)

REV #	DATE	REMARKS:	ISSUE #	DATE	ISSUED FOR:

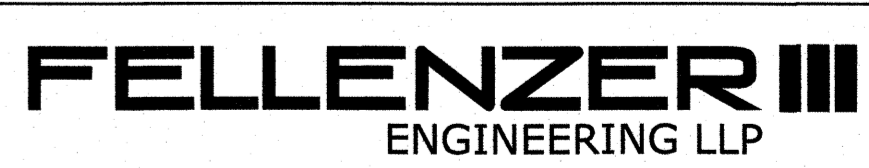


**Liscum  
McCormack  
VanVoorhis LLP**  
181 CHURCH STREET  
POUGHKEEPSIE, NEW YORK 12601  
PHONE 845-452-2268 FAX 845-452-3752



REFERENCE SCALE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.



**FELLENZER III  
ENGINEERING LLP** www.felip.com

22 Mulberry St., Suite 2A,  
Middletown, NY 10940  
1 845-343-1481 fx 845-343-4986

181 Church St., Suite 100,  
Poughkeepsie, NY 12601  
1 845-454-9704 fx 855-320-8735

PROJECT TITLE: <b>BARTON CHEVROLET</b>		300 AUTO PARK PLACE NEWBURGH, NY 12550	
DRAWING TITLE: <b>ELEVATIONS</b>			
DESIGNED BY: <b>LSCHLEMOVITZ</b>	DRAWN BY: <b>MDF</b>	APPROVED BY P.E.:	APPROVED BY P.E.:
DATE: 07/06/2021	SCALE: AS SHOWN	FE PROJECT #: 20-382	DRAWING #: <b>A-200</b>

PROGRESS PRINT  
7/106/21  
NOT FOR  
CONSTRUCTION