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

PROJECT NAME: GOLDEN VISTA AMENDED SITE PLAN
PROJECT NO.: 99-33
PROJECT LOCATION: SECTION 60, BLOCK 1, LOT 9.1
REVIEW DATE: 13 MARCH 2015
MEETING DATE: 19 MARCH 2015
REPRESENTATIVE: JOHN MEYER CONSULTING

1. The project is before the Board for an amended site plan approval regarding a change in the building design which provides for garaged parking rather than 100% on street parking previously proposed. A reduction of one total building on the plan is also identified. Unit count remains at 61.
2. Plans should document compliance with the senior housing requirements including unit size for senior housing.
3. Updated SWPPP must be provided based on changes to the plans.
4. Plan proposes the elimination of a previous sidewalk to Newburgh School District property. Sidewalk terminated at property line along a stone wall wooded area with no viable connection to the school property.
5. Clubhouse has been relocated to a more central part of the project site. Several large **tot** lots previously proposed have been consolidated within the vicinity of the clubhouse.
6. Utility plans should be updated based on the modified buildings.
7. Notes should be added to the plans requiring stakeout of structures prior to issuance of building permits as several of the building are located at the setback lines.
8. Applicant is requested to discuss the mix of senior units. Previous proposal was to have all 18 required senior units in one building.

9. Revised landscaping plans should be provided based on new building layout and design. The Applicant's Representative is requested to discuss the household garbage arrangements regarding storing garages and storage rooms.

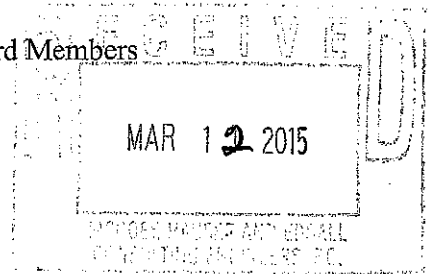
Respectfully submitted,

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

Patrick J. Hines
Principal

VIA FACSIMILE OR E-MAIL
AND REGULAR U.S. MAIL

Hon. John P. Ewasutyn, Chair and Town of Newburgh Planning Board Members
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550



Re: Site Plan Amendment Golden Vista
Town of Newburgh Project Number: 99-33

Dear Chairman Ewasutyn:

This letter, which shall also serve as the project narrative, and the accompanying twelve sets of plans (Drawing CS-1, "Cover sheet" dated 3/10/2015 and Drawing SP-1 "Layout Plan" dated 3/10/2015) shall serve as a request of the applicant Meadow Hill Holdings, LLC, to amend its site plan approval and site plan to accommodate the minor changes described below. These minor changes are primarily aimed at reducing disturbance to the site and making the project as a whole more marketable. I note that the changes proposed do not result in an increase to the number of units which will remain at 161. The revisions are summarized as follows:

1. One less residential building is proposed, however, the unit count for this market rate development remains at 161, as does the number of these units, (18) that will be restricted for senior citizen occupancy.
2. With the removal of the one building and other revisions, the total impervious surface on the site will be reduced by approximately 10,000 square feet.
3. The club house building is relocated from the front of the development to a location at the circle to provide more convenient access for residents of the community.
4. The proposed club house will now include a swimming pool.
5. One tot lot was eliminated and one that was located adjacent to the neighboring properties was relocated internally on the site once again to provide more convenient access for residents.
6. The grading design has been revised to attempt to balance the earthwork excavation to eliminate the need to transport approximately 30,000 cubic yards of excess material off site.
7. Basements in all proposed units have been eliminated, reducing site disturbance and excess fill.
8. The handicapped access to the buildings has been greatly improved though modifying the grading design.
9. Some of the proposed buildings now have garages with driveway parking thereby reducing the need to park on site roads.

10. On site dumpsters were removed since garbage will now be required to be stored in garages and building storage rooms.
11. The road grades have been flattened, further reducing the amount of excess fill material and improving handicap access.
12. There have been some revisions to the proposed architectural building elevations to make the buildings more aesthetically pleasing and marketable.

The proposed changes will not result in any potential adverse impacts relating to SEQR since such impacts will either remain the same or have been reduced from the plan received and approved by your board.

As directed, enclosed is a check in the amount of \$5,000.00 to reestablish the escrow for consultant review plans.

We respectfully request that this matter be placed on the March 19, 2015, Planning Board meeting agenda to allow us to present these proposed relatively minor amendments to the Planning Board for your consideration. We look forward to presenting this amended site plan to the Board.

Yours very truly,



Bernard Mittelman

JCC/mp

Enclosures

CC: Mr. Patrick Hines, P.E. (w/enc.) (1 copy via overnight mail)
Michael H. Donnelly, Esq. (w/enc.) (1 copy via overnight mail)
Mr. Ken Wersted, P.E. (w/enc.) (1 copy via overnight mail)



12 UNIT FRONT ELEVATION
SCALE: 1" = 8'-0"



18 UNIT FRONT ELEVATION
SCALE: 1" = 8'-0"



THE ABOVE ILLUSTRATIONS ARE REPRESENTATIVE OF THE ARCHITECTURAL STYLE. THEY ARE NOT MEANT TO ILLUSTRATE THE FINAL DESIGN OR MATERIALS BUT ARE INTENDED TO DEPICT THE SIZE, MASS, AND GENERAL MATERIALS OF THE PROPOSED BUILDING.

**GOLDEN VISTA
NEWBURGH, NY**

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1 OF 1
PROJECT NUMBER:

DATE:
2015.03.11