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

PROJECT NAME: HUDSON VALLEY CHRYSLER DODGE
PROJECT NO.: 15-01
PROJECT LOCATION: SECTION 97, BLOCK 2, LOT 11.2
ZONE: IB
REVIEW DATE: 13 MARCH 2015
MEETING DATE: 19 MARCH 2015
REPRESENTATIVE: JOHN MEYER CONSULTING

1. The Applicants have provided enlarged photographs of the existing evergreen buffer between the adjoining residential parcels. This information is submitted for the Planning Boards evaluation of compliance with the buffer regulations allowing for the Planning Board to determine if existing vegetation meets the intent of the buffer regulations.
2. Submission of the revocable license from the adjoining property owner for fence is required.
3. City of Newburgh Flow Acceptance Letter must be received.
4. Zoning Board referral is required for proposed elimination of the 35 foot landscape buffer located along NYS Route 17K.
5. County Planning Board review is required.
6. Front yard setback from auto Park Place requires referral to Zoning Board of Appeals. 50 feet required 47 feet provided.

Respectfully submitted,

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

Patrick J. Hines
Principal

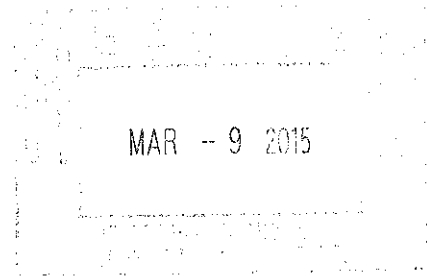


- Site Planning
- Civil Engineering
- Landscape Architecture
- Land Surveying
- Transportation Engineering
- Environmental Studies
- Permitting
- Construction Services

March 2, 2015

Chairman John P Ewasutyn and Members of the Planning Board
Town Hall
308 Gardner Town Road
Newburgh, NY 12550

RE: Town Project #2015-01
JMC Project 14122
Hudson Valley Chrysler Dodge Jeep Ram
200 Auto Park Place
Town of Newburgh, NY



Site Plan Approval Re-Submission

Dear Chairman Ewasutyn and Members of the Planning Board:

Pursuant to the comments we received from Creighton Manning Engineering and MH&E, we are pleased to submit eleven (11) copies of the following plans and documents for continued consideration of the application:

1. JMC Drawings (11 sets of prints and two CD's):

<u>Dwg. No.</u>	<u>Title</u>	<u>Revision No./Date</u>
SP-1	“Cover Sheet”	1 03/05/2015
SP-2	“Site Existing Conditions and Demolition Plan”	1 03/05/2015
SP-3	“Site Layout Plan”	1 03/05/2015
SP-4	“Site Grading & Utilities Plan”	1 03/05/2015
SP-5	“Site Erosion and Sediment Control Plan”	1 03/05/2015
SP-6	“Site Landscape Plan”	1 03/05/2015
SP-7	“Construction Details”	1 03/05/2015
SP-8	“Construction Details”	1 03/05/2015
SP-9	“Construction Details”	1 03/05/2015

2. JMC Vehicle Circulation Drawings Figure TT-1 “Truck Turning Figure”, 03/05/2015.

3. JMC Existing Site Photograph Figures (in gravel lot in residential set back):

PE-1 "Photo Exhibit #1", Rear Lot (northeast corner), dated 03/05/2015

PE-2 "Photo Exhibit #2, Rear Lot (view east corner), dated 03/05/2015

PE-3 "Photo Exhibit #2, Rear Lot (southeast corner), dated 03/05/2015

We are in receipt of Crieghton Manning Engineering, LLP site plan review comment letter dated January 30, 2015 as well as McGoey, Hauser and Edsall Consulting Engineers D.P.C's technical review comments, dated February 5, 2015. For ease of review, we have repeated the enumerated comments in italic print, followed by our responses:

Creighton Manning letter, dated January 30, 2015

Comment No. 1

This site was previously reviewed for a similar proposal in 2007 (Town Project #2007-39) which included expansion to a 24.4 KSF building.

Response No. 1

So noted

Comment No. 2

The site maintains its existing access to Auto Park Place via a driveway near Route 17K and a shared driveway with the office building to the south. Is there a shared access agreement with the office building property owner?

Response No. 2

There is currently no shared access agreement in place between the two lots. The applicant is currently working with the owners to develop a permanent access agreement.

Comment No. 3

Comparing the existing and proposed building sizes, the estimated increase in trip generation based on square-footage is 15 to 20 trips during the peak hours. Since the dealership is existing, the potential change in trips generated is expected to be minimal.

Response No. 3

So noted.

Comment No. 4

Delivery truck circulation should be shown.

Response No. 4

We have prepared the enclosed delivery truck circulation Figure TT-1 "Truck Turning Figure", which depicts the vehicle delivery truck entering the shared driveway access then entering the property where it will park and unload. The truck would then back out of the shared driveway and then exit via Auto Park Place to NYS Route 17k.

Comment No. 5

Is the sidewalk in front of the building (north side) flush with the parking lot, hence the proposed bumper block and flush sidewalk detail?

Response No. 5

The proposed sidewalk is proposed to be flush along the entire north façade of the dealership.

McGoey, Hauser and Edsall Consulting Engineers D.P.C's technical review comments dated February 5, 2015

Comment No. 1

Zoning boundaries should be depicted on each side of parcel. Applicants are requested to address required buffers between uses in the IB zone and the adjoining residential zone.

Response No. 1

The IB and R2 zoning boundary has been depicted along the southeasterly property line. We have also depicted the existing 75 foot buffer to the residential district. As shown on the attached site plan drawings there exists a gravel vehicle storage area that encroaches into the 75 foot buffer. The applicant will request a referral to the Town of Newburgh Zoning Board of Appeals for a variance in order to continue the parking use in this area. With regard to the screening requirements between the residential zone, we have enclosed current site photographs, Figures PE-1, 2 & 3, which depict the existing heavily wooded evergreen buffer/screen. It should also be noted that the vehicle storage/parking area is also approximately 22 feet lower in elevation than the adjoining residential properties.

Comment No. 2

Existing encroachment of a fence appears on the southwest most corner of the property. This should be addressed during site re-development. .

Response No. 2

The applicant is in the process of obtaining a revocable license from the property owner to permit the fence encroachment. This documentation will be submitted for review when finalized.

Comment No. 3

An evaluation of any increased sewage flow based on the building expansion should be calculated. A sewer flow acceptance letter from the City of Newburgh may be required.

Response No. 3

As per the requirements of the Intermunicipal Agreement, we have submitted the attached letter and supporting calculations for the new sewage flows to James Osborne for his review and subsequent submission to the City of Newburgh Engineer for approval.

Comment No. 4

Inventory parking on a gravel area on the southern portion of the site continues to be proposed. It is noted that this inventory will be restricted via a gate and fence. If inventory is to be parked on non-paved surfaces, public access to these areas should be restricted and properly noted on the security fencing.

Response No. 4

As depicted on JMC drawing SP-3 "Site Layout Plan", an "Employees Only" sign is now proposed on the gate, which will advise the public that the area is restricted.

Comment No. 5

Section 185-21 Buffers, strips and screening would apply between the IB and residential zones.

Response No. 5

See comment response No. 1.

Comment No. 6

Confirm Town Board's removal of 35 foot landscape buffer along Route 17K.

Response No. 6

We were advised that the Town Board no longer proposes to remove the 35 foot landscape buffer along NYS Route 17k. As such, we are requesting referral to the Town of Newburgh Zoning Board of Appeals for a variance so the applicant can continue to utilize the vehicle display area within the 35 foot buffer.

Comment No. 7

Orange County Planning referral is required as project is located on state highway.

Response No. 7

So noted.

We are looking forward to reviewing the plan revisions with the Planning Board at your March 19, 2015 meeting. In the interim, should you have any questions regarding the application please do not hesitate to contact our office at (914) 273-5225.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying PLLC



Joseph Sarchino, RLA
Principal

- cc: Mr. Patrick Hines, w/enc. (1 copy via overnight mail from JMC)
Mr. Ken Wersted, PE, w/enc. (1 copy via overnight mail from JMC)
Michael H. Donnelley, Esq., w/enc. (1 copy via overnight mail from JMC)
Mr. Michael Ostrow, Hudson Valley Chrysler Dodge Jeep Ram, w/enc.
Mr. Phil Clark, Claris Construction, Inc., w/enc.
Mr. Michael Kozlowaski, Claris Construction, Inc.



HUDSON VALLEY CHRYSLER DODGE JEEP RAM
NEWBURGH, NEW YORK
200 AUTO PARK PLACE

**PHOTO EXHIBIT #1
REAR LOT (NORTHEAST CORNER)**

DATE: 03/05/2015

JMC PROJECT: 14122

FIGURE: PE-1

SCALE: N.T.S.

JMC
SITE DEVELOPMENT CONSULTANTS

120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpilc.com

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HUDSON VALLEY CHRYSLER DODGE JEEP RAM
NEWBURGH, NEW YORK

200 AUTO PARK PLACE

**PHOTO EXHIBIT #2
REAR LOT (VIEW EAST)**

DATE: 03/05/2015

JMC PROJECT: 14122

FIGURE: PE-2

SCALE: N.T.S.

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200 AUTO PARK PLACE
HUDSON VALLEY CHRYSLER DODGE JEEP RAM
NEWBURGH, NEW YORK

DATE: 03/05/2015
PHOTO EXHIBIT #3
REAR LOT (SOUTHEAST CORNER)

JMC PROJECT: 14122
SCALE: N.T.S.
FIGURE: PE-3

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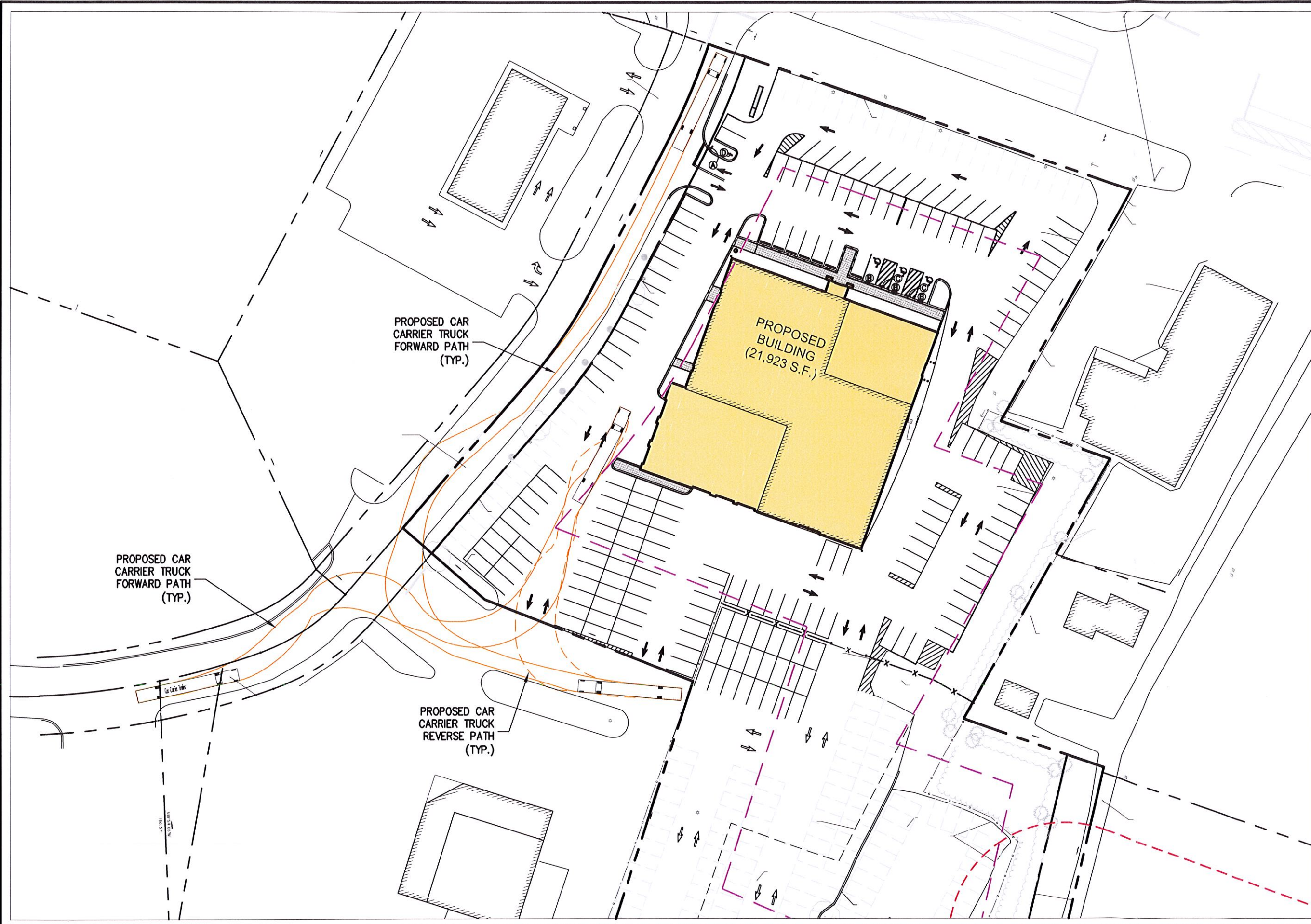
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TRUCK TURNING FIGURE

DATE: 03/05/2015

JMC PROJECT: 14122

FIGURE: TT-1

SCALE: 1" = 60'

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14122-SITE-ait.dwg; TRUCK FIGURE.tab