



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.

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WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

PROJECT: 331 MANNAT, INC
PROJECT NO.: 2017-10
PROJECT LOCATION: SECTION 35, BLOCK 3, LOT 1
REVIEW DATE: 10 MARCH 2017
MEETING DATE: 16 MARCH 2017
PROJECT REPRESENTATIVE: ARDEN CONSULTING ENGINEERS, PLLC

1. The project as proposed requires variances for lot area: 30,000 ft required where 14,302 ft exist and a variance from Section 185-28G for a Gasoline Station located within 1,000 ft of the proposed. Rear yard setback: from required 30 ft to 1.2 ft. and front yard from 60 required to 30.5 ft.
2. The schematic subsurface sanitary sewer disposal system proposed does not meet the required 10 ft setback from the property line. Required 20 ft separation from the structure is not provided in the schematic plans for the subsurface sanitary sewer disposal system.
3. It appears that the existing structure does not meet front yard setbacks from State Highways. Setbacks on State Highways are 60 ft.. Proposed canopy would also require a variance as it is proposed to be located within the front yard setback of both State Highways.
4. Ken Wersted's comments regarding on site traffic flow should be received. Parking for the convenience store use requires the majority of the customers to cross the gasoline service aisles.
5. Handicap accessible parking is not addressed on the concept plan.
6. It appears that potential vehicle stacking may result in back-ups onto the State Highway. This should be reviewed by Ken Wersted's office and NYSDOT.
7. Lot surface coverage should be identified on the plans. Lot surface coverage in this zone is 80%, while the Bulk Table identifies 80% +/-.

8. With the lot being a corner lot, based on its lot geometry it has 3 front yards. Front yard setback is 30.5 ft from the Route 32 property line-where 60 ft is required

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw

ARDEN CONSULTING ENGINEERS, PLLC

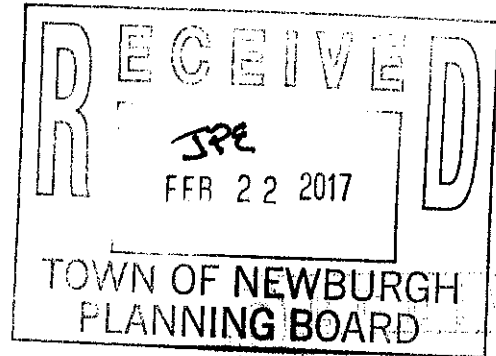
PAT HINES

FB 2017-10

February 2, 2017

Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550

Re: Proposed Site Plan
Kaur Realty, LLC
Convenience Store with Gas Station
331 N Plank Rd
Newburgh, NY 12550



Project Narrative

FEB 23 2017

Hon. John P. Ewasutyn & Planning Board Members:

An existing 0.33 acre parcel located at the intersection of NYS Rte. 300 & NYS Rte. 32 currently has a convenience store situated on the parcel. Access to the site is currently located on both NYS Rte. 300 & NYS Rte. 32. The Applicant is seeking to add a gas filling station, undertake renovation of the interior and exterior façade of the store and construct a new subsurface sewage disposal system (SDs).

The site is located in the Business District Zone (B) where Convenience Stores with Gasoline Filling Stations are subject to site plan review. A Motor Vehicle Station in the B Zone requires a lot area of 30,000 SF according to §185-28A. of the Zoning Code for a parcel bounded by two streets. Before the Planning Board shall approve the plans for a car wash or motor vehicle service station, the Board shall consider the potential interference with or danger to traffic on all abutting streets. The proposed project is also subject to §185-28A. of the Zoning Code which states "The cumulative effect of all curb cuts for any such new use shall also be considered, and in no instance shall a new motor vehicle service station or any other establishment dispensing gasoline be permitted to be established within 1,000' in any direction from a lot on which there is an existing motor vehicle service station or other establishment dispensing gasoline. This prohibition shall not apply to gasoline or diesel fuel service facilities located in a travel center approved by the Planning Board." This project will therefore require a zoning area variance from 30,000 Sf to 14,302 SF, as well as a variance from §185-28G. as a gasoline station is located within 1,000' of this parcel. A rear yard setback variance is also required for a reduction from 30' to 1.2'.

The site is currently served by a SDS and municipal water supply. It is proposed to construct a new SDS to the west of the existing building where the deck is currently located. Preliminary soil testing has indicated an Eljen type system may be suitable.

Due to the variances required for this project, it is appropriate that the first phase is to submit a Conceptual Plan for the Planning Board's review with the intention that the Applicant be referred to the Zoning Board of Appeals.

P.O. Box 340 ♦ Monroe, N.Y. ♦ 10949

Tel: 845-782-8114 ♦ Fax: 845-238-3527 ♦ Email: mam@ardenconsulting.net

We look forward to being placed on the first available Planning Board agenda to discuss this matter.

Please do not hesitate to contact me if you have questions or concerns.

Sincerely,

Arden Consulting Engineers, PLLC



Michael A. Morgante, P.E.

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FEB 23 2017

ARDEN CONSULTING ENGINEERS, PLLC

February 2, 2017

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Tel: 845-782-8114 ♦ Fax: 845-238-3527 ♦ Email: mam@ardenconsulting.net

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Please do not hesitate to contact me if you have questions or concerns.

Sincerely,

Arden Consulting Engineers, PLLC

A handwritten signature in black ink, appearing to read "M. Morgante".

Michael A. Morgante, P.E.

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Short Environmental Assessment Form

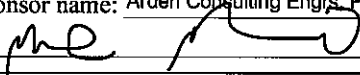
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
331 Mannat Inc. - Baljinder Kaur			
Name of Action or Project: 331 Mannat Inc. - Proposed Convenience Store with Gasoline Filling Station			
Project Location (describe, and attach a location map): Intersection of NYS Rte 32 & NYS Rte 300			
Brief Description of Proposed Action: Renovation of existing convenience store and addition of gasoline filling station.			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address: 8420 130 Street			
City/PO: Kew Gardens		State: NY	Zip Code: 11415
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Site Plan approval from the Town of Newburgh Planning Board			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.33 acres	
b. Total acreage to be physically disturbed?		0.25 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.33 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Arden Consulting Engrs. PLLC [Michael A. Morgante, PE]</u> Date: <u>2-2-17</u></p> <p>Signature: <u></u></p>		

TOWN OF NEWBURGH PLANNING BOARD

**APPLICATION PACKAGE
for
SUBDIVISIONS,
SITE PLANS,
LOT LINE CHANGES
And
SPECIAL EXCEPTION USE PERMITS**

Procedures and Requirements

July 2013

**TOWN OF NEWBURGH PLANNING BOARD
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550
(845) 564-7804
fax: (845) 564-7802
planningboard@hvc.rr.com**

JULY 2013

TO WHOM IT MAY CONCERN:

This package of information and forms is provided to assist the applicant in the preparation of a submission of a site plan, subdivision, lot line change or special exception use permit to the Town of Newburgh Planning Board. In most cases the application will be prepared initially by a licensed professional engineer, architect, surveyor or land planner. Since in almost every case such professional will be required for the process, they should be retained as early as possible.

Procedurally, the applicant should contact the Planning Board to discuss the potential project and obtain the necessary forms and regulations.

The Zoning and Subdivision Regulations of the Town of Newburgh require that the applicant must present plans to the Secretary of the Planning Board. When your application is complete, it will be placed on the next AVAILABLE agenda. Submittals must be handed in to the Planning Board Secretary at least 10 days prior to the next meeting, but the date of the appearance at a meeting will be determined by the next available time slot, not necessarily the next meeting. You will be notified of the date, time and place of your meeting.

A minimum of **FOURTEEN (14)** sets of **FOLDED PLANS** for a major or minor subdivision or a site plan must be submitted with a **COMPLETED** application, and **FIFTEEN (15)** sets of plans must be submitted if plans need to be submitted to the Town of Newburgh Traffic Consultant. This completed application must include a **LONG FORM OR FULL EAF** for every project except lot line changes, 2 lot subdivisions under 3 acres or site plans impacting less than one acre, along with a **NARRATIVE** of the proposed project. The narrative should include the action being taken, the size of the parcel, what zone the parcel is in, the water and sewer information, any Zoning Board of Appeals relief needed, and whether the parcel is on a private or town road. Complex or unusual projects should be discussed in greater detail.

Following the first meeting before the Planning Board the applicant is required to send an Adjoiner Notice to property owners within 500 feet of the parcels in question (please see final page of the package for full instructions).

1

Upon initial review of a Short Form, the Planning Board may require specific additional environmental information or the preparation of a Long Form. Long Form part 1 should be completed by the applicant. The Board will review and may modify Part 2 prior to making a decision on the SEQRA aspect of the project.

All fees for consulting and professional services that the Planning Board incurs during the review of the applications will be the responsibility of the applicant. An advance deposit for these fees will be required and will be placed in an escrow account with the Town. If the escrow account falls below the 40% of the initial deposit, the applicant will be required to immediately make an additional deposit to the escrow account prior to any further review of the project application by the Planning Board.

Very truly yours,

JOHN P. EWASUTYN, Chairman
Town of Newburgh Planning Board

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550**

DATE RECEIVED: _____ **TOWN FILE NO:** _____
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):

331 Mannat Inc - Proposed Convenience Store w/ Gas Station

2. Owner of Lands to be reviewed:

Name Kaur Realty, LLC - Mawinder Singh
Address 83-32 253 Street
Bellerose, NY 11426
Phone 347-440-7600

3. Applicant Information (If different than owner):

Name 331 Mannat Inc. - Attn: Baljinder Kaur
Address 8420 130 St,
Kew Gardens, NY 11415

Representative _____
Phone _____
Fax _____
Email _____

4. Subdivision/Site Plan prepared by:

Name Arden Consulting Engineers, PLLC
Address POB 340
Monroe, NY 10949
Phone/Fax 845-234-2510 / 845-238-3527

5. Location of lands to be reviewed:

Intersection of NYS Rte 300 & NYS Rte 32

6. Zone B **Fire District** Cronomer Valley
Acreage 0.33 **School District** Newburgh CSD

7. Tax Map: Section 35 **Block** 3 **Lot** 1

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 1
Lot line change N/A
Site plan review Convenience Store with a Gas Filling Station
Clearing and grading Repaving of the site
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) There have been previous NYSDOT takings as depicted on the plans

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature Baljinder Kaur Title Applicant
Baljinder Kaur

Date: 1/25/2017

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

TOWN OF NEWBURGH PLANNING BOARD

331 Mannat Inc. - Proposed Convenience Store w/ Gas Station

PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees
4. Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

1. Name and address of applicant
2. Name and address of owner (if different from applicant)
3. Subdivision or Site Plan and Location
4. Tax Map Data (Section-Block-Lot)
5. Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. N/A Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. Date of plan preparation and/or plan revisions
9. Scale the plan is drawn to (Max 1" = 100')
10. North Arrow pointing generally up

11. N/A Surveyor,s Certification
12. N/A Surveyor's seal and signature
13. X Name of adjoining owners
14. N/A Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. N/A Flood plain boundaries
16. X Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. X Metes and bounds of all lots
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. X Show existing or proposed easements (note restrictions)
20. X Right-of-way width and Rights of Access and Utility Placement
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. X Lot area (in sq. ft. for each lot less than 2 acres)
23. N/A Number of lots including residual lot
24. N/A Show any existing waterways
25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. N/A Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. X Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. N/A Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. X Show topographical data with 2 or 5 ft. contours on initial submission

30. X Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. N/A If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. N/A Number of acres to be cleared or timber harvested
33. N/A Estimated or known cubic yards of material to be excavated and removed from the site
34. N/A Estimated or known cubic yards of fill required
35. N/A The amount of grading expected or known to be required to bring the site to readiness
36. N/A Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
-
37. N/A Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
-
38. List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: Michael A. Morgante, P.E. 
 Licensed Professional

Date: 1/17/2017

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date):

STATEMENT TO APPLICANTS

RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW

The Town of Newburgh Clearing and Grading Control Law requires a separate permit for most site preparation activities, including clearing, grading, tree cutting, excavating and filling. Site preparation activities performed following site plan or subdivision approval by the Planning Board may be exempt from the permit application, public hearing, fee and bonding requirements of the law provided the subdivision or site plan application has been reviewed for conformance with the clearing and grading law and the approval conditioned on compliance with the standards set forth in the law. Completion of the attached form will enable the Planning Board to review your application for conformance with the law's requirements. In the event it is not completed you *may be required to apply for a separated permit for your site preparation activities.* A sediment and erosion control plan and a plan showing the areas to be cleared, filled, graded or subjected to tree cutting, the types of vegetation affected and the proposed disposition of the destroyed vegetation must accompany the form. A SEQRA long form or full EAF should be utilized to discuss any environmental impacts and must accompany the application.

**TOWN OF NEWBURGH
APPLICATION FOR CLEARING AND GRADING**

Name of applicant: 331 Mannat Inc. - Bajjinder Kaur

Name of owner on premises: Kaur Realty, LLC - Mawinder Singh

Address of owner: 83-32 253 St, Bellerose, NY 11426

Telephone number of owner: 347-440-7600

Telephone number of applicant: 347-440-7600

State whether applicant is owner, lessee, agent, architect, engineer or contractor:
Lessee

Location of land on which proposed work will be done: Intersection of NYS Rte 300 & 32

Section: 35 Block: 3 Lot: 1 Sub. Div.: N/A

Zoning District of Property: B Size of Lot: 0.33 acres

Area of lot to be cleared or graded: 0.33 acres - mostly repaving of the site and minor grading

Proposed completion of date: TBD

Name of contractor/agent, if different than owner: TBD

Address: TBD

Telephone number: TBD

Date of Planning Board Approval: TBD (if required)

I hereby agree to hold the Town of Newburgh harmless from any claims arising from the proposed activity.

Signature of owner: Mawinder Singh Date: 1/25/2017

Signature of applicant (if different than owner): Bajjinder Kaur

TOWN ACTION:

Examined: _____ 20 _____

Approved: _____ 20 _____

Disapproved: _____ 20 _____

FEE LAW SUMMARY

PENDING APPLICATIONS

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

SEVERABILITY

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

EFFECTIVE DATE:

This local law shall take effect immediately upon filing in the Office of the Secretary of State.

FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

331 Mannat Inc. - Baljinder Kaur

APPLICANT'S NAME (printed)

Baljinder Kaur

APPLICANTS SIGNATURE

1/25/2017

DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PROXY

(OWNER) Kaur Realty, LLC - Mawinder Singh, **DEPOSES AND SAYS THAT HE/SHE**

RESIDES AT 83-32 253 Street, Bellerose, NY 11426

IN THE COUNTY OF Nassau

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF 331 PLANK RD N, NEWBURGH, NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

Michael Morgante of Arden Consulting

PLANNING BOARD AND for 331 Mannat Inc. **IS AUTHORIZED**

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 1/25/2017

Mawinder Singh
OWNERS SIGNATURE

Kaur Realty, LLC - Mawinder Singh
OWNERS NAME (printed)

[Signature]
WITNESS' SIGNATURE

Mark Jenner
WITNESS' NAME (printed)

NAMES OF ADDITIONAL REPRESENTATIVES

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

1/25/2017

DATED

331 Mannat Inc. - Baljinder Kaur

APPLICANT'S NAME (printed)

Baljinder Kaur

APPLICANT'S SIGNATURE

AGRICULTURAL NOTE

(Required to be placed on all plans where property lies within 500 feet of land in active agricultural production or operation)

Property adjacent to lots (1) is in active agricultural operation and production and residents must be aware that such property is protected by New York State "Right to Farm Laws" as regulated by the Department of Agriculture and Markets. From time to time during and prior to the normal growing season land and crops may be sprayed from the ground or by air, manure may be applied, and periodic noise may occur from machinery operation at various times throughout the day. Residents should be aware of this action by the adjacent property owners.

(1) Specific lots adjacent to the active farming area which are impacted shall be inserted in this space.

AGRICULTURAL DATA STATEMENT

(Required pursuant to Agricultural and Markets Law §305-a for applications for site plan approvals, use variances and subdivision approvals that will occur on property within a County Agricultural District containing an active farm operation or on property with boundaries within five hundred feet of an active farm operation located in a County Agricultural District)

Name and address of the applicant: 331 Mannat Inc - Baljinder Kaur
8420 130 Street, Kew Gardens, NY 11415

Description of the proposed project: Convenience Store w/ Gas Station

Location of the proposed project: Intersection of NYR Rte. 300 & 32

Name(s) and address(es) of any owner(s) of land within a County Agricultural District containing active farming operations and located within five hundred feet of the boundary of the project property: There are no farming operation within 500' of the property boundary.

A tax map or other map showing the site of the proposed project relative to the location of the identified farm operations must be attached to this form.

Balsinder Kaur

APPLICANT'S SIGNATURE

1/25/2017

DATE

ARCHITECTURAL REVIEW

The Town of Newburgh Planning Board had been authorized to act as the *Architectural Review Board* for all: site plans, projects involving ten or more dwelling units, and any construction that would affect the character of a neighborhood under Section §185-59 of the Town Code (Zoning Law).

In order to perform this task, at some point prior to final approval, the applicant shall provide the Planning Board with elevations of buildings for all sides and a written (separately or on drawings) description of the materials, colors and textures to be used in construction. Plans shall also include topographical information and any screening of portions of the buildings, either existing or proposed.

Samples of the material and colors to be used shall either be submitted to the Planning Board or brought to the meeting at which architectural review will be discussed.

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: _____

NAME OF PROJECT: 331 Mannat Inc. - Proposed Convenience Store w/ Gas Station

The applicant is to submit in writing the following items prior to signing of the site plans.

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.)

Stucco finish

COLOR OF THE EXTERIOR OF BUILDING:

Earth tone color

ACCENT TRIM:

Location: Around windows

Color: White or black/brown

Type (material): Vinyl or stucco

PARAPET (all roof top mechanicals are to be screened on all four sides):

Mechanicals will be screened if located on the roof

ROOF:

Type (gabled, flat, etc.): Gabled

Material (shingles, metal, tar & sand, etc.): Shingles

Color: Gray or earth tone color

WINDOWS/SHUTTERS:

Color (also trim if different): White or black/brown

Type: To be determined

DOORS:

Color: Black/brown

Type (if different than standard door entrée): Standard door entree

SIGN:

Color: Similar to existing sign

Material: Similar to existing sign

Square footage of signage of site: Similar to existing sign

331 Mannat Inc. - Baljinder Kaur

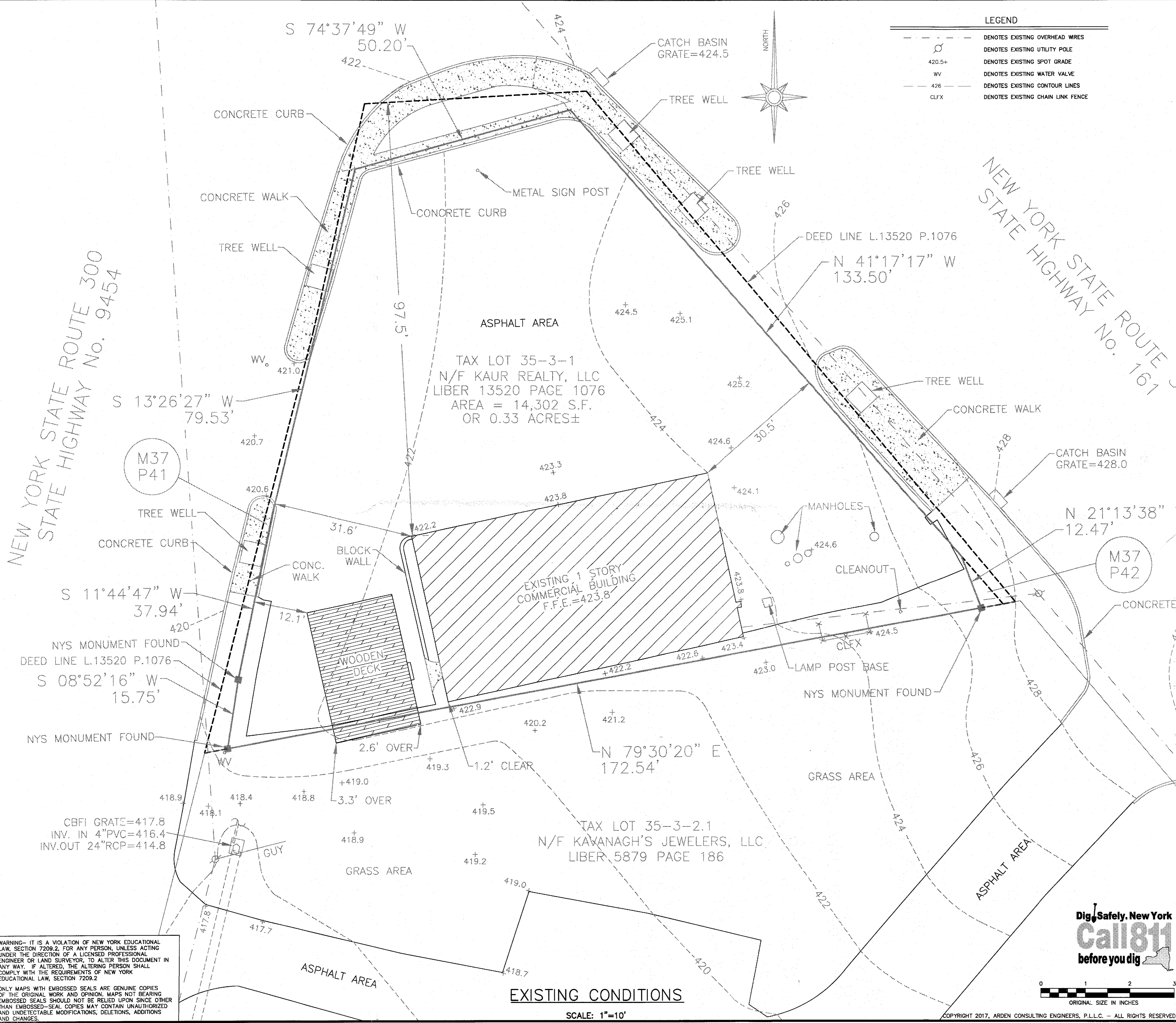
Please print name and title (owner, agent, builder, superintendent of job, etc.)

Balsinder Kaur

Signature

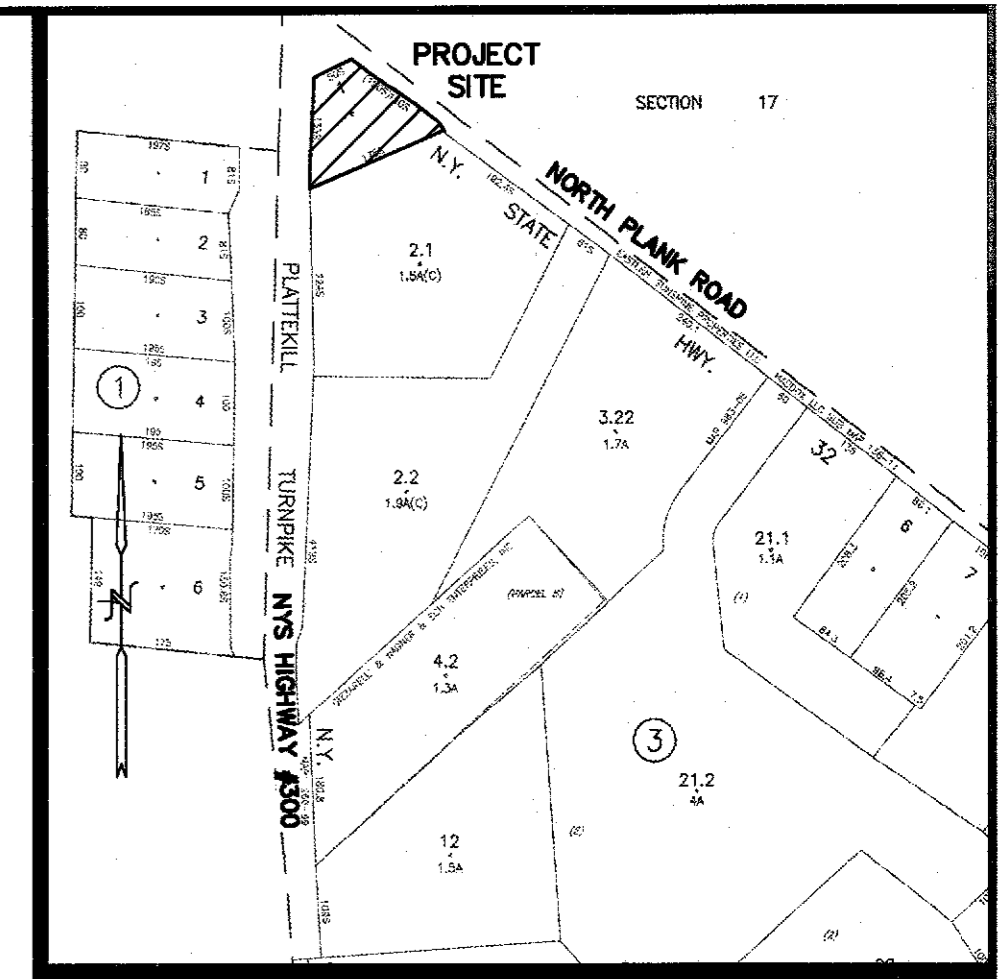
LIST OF ADJACENT PROPERTY OWNERS

Within ten business days following the applicant's first appearance before the Planning Board, the applicant shall forward a letter prepared by the Planning Board or an authorized agent of the Planning Board to all property owners within 500 feet of the land involved in the application, as the names of such owners appear on the last completed assessment roll of the Town, notifying the property owners of the receipt of the plat and application, by first class mail. **The list of property owners shall be provided to the applicant from the Planning Board, through the Town Assessor's office.** The applicant shall thereafter submit a duly executed, notarized affidavit of mailing to the Planning Board. Further appearances before the Planning Board shall be prohibited until an affidavit meeting the requirements has been delivered. In the event a modification to an application proposes an increase in the number of lots or the relocation of a proposed road or drainage basin to a location adjacent to an adjoining property, then a supplementary letter shall be required to be forwarded in the same manner advising of the modification.



LEGEND

	DENOTES EXISTING OVERHEAD WIRES
	DENOTES EXISTING UTILITY POLE
420.5+	DENOTES EXISTING SPOT GRADE
WV	DENOTES EXISTING WATER VALVE
426	DENOTES EXISTING CONTOUR LINES
CLFX	DENOTES EXISTING CHAIN LINK FENCE



LOCATION MAP
SCALE: 1"=100'

- GENERAL NOTES:**
- RECORD OWNER: KAUR REALTY, LLC, 83-32 253 ST, BELLEROSE, NY 11426
 - APPLICANT: 331 MANNAT INC., 8420 130 ST, KEW GARDENS, NY 11415
 - PROPERTY ADDRESS: 331 PLANK RD N, NEWBURGH, NY 12550
 - SITE IS SERVED BY PUBLIC WATER & SEPTIC SYSTEM.
- SURVEY REFERENCES:**
- TOWN OF NEWBURGH TAX MAP SECTION 35.
 - DEEDS FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS:
LIBER 13520 PAGE 1076
LIBER 5879 PAGE 186
LIBER 11325 PAGE 1366
 - INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A SURVEY ENTITLED "331 NORTH PLANK ROAD, LANDS OF KAUR REALTY, LLC" DATED NOVEMBER 18, 2016 AS PREPARED BY HERITAGE LAND SURVEYING, P.C., P.O. BOX 579 PLATTEKILL, NEW YORK 12568.
 - NEW YORK STATE DEPARTMENT OF TRANSPORTATION ACQUISITION MAP, STATE HIGHWAY No. 9454 MAP 37, PARCELS 41 & 42.

NEW YORK STATE ROUTE 300
STATE HIGHWAY No. 9454

NEW YORK STATE ROUTE 32
STATE HIGHWAY No. 161

WARNING - IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

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REVISION	BY	DATE	DESCRIPTION

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

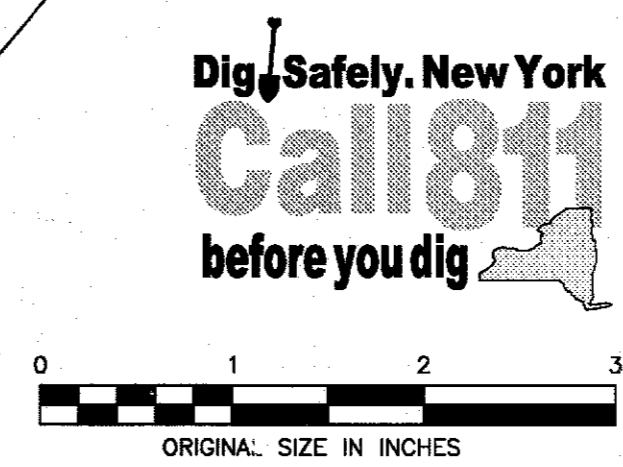
ARDEN CONSULTING ENGINEERS, PLLC
P.O. BOX 340 MONROE, N.Y.
TEL: (845) 782-8114 FAX: (845) 782-2946
WWW.ARDENCONSULTING.NET

KAUR REALTY, LLC
PROPOSED CONVENIENCE STORE w/ GAS STATION
NYS RTE 32 & 300 - TOWN OF NEWBURGH
ORANGE COUNTY, N.Y. 17-10

EXISTING CONDITIONS

JOB#: 16-017
SCALE: AS NOTED
DATE: 2-2-17
DRAWN: KAS
CHECKED: MM
SHEET NO. 1 of 2

MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577



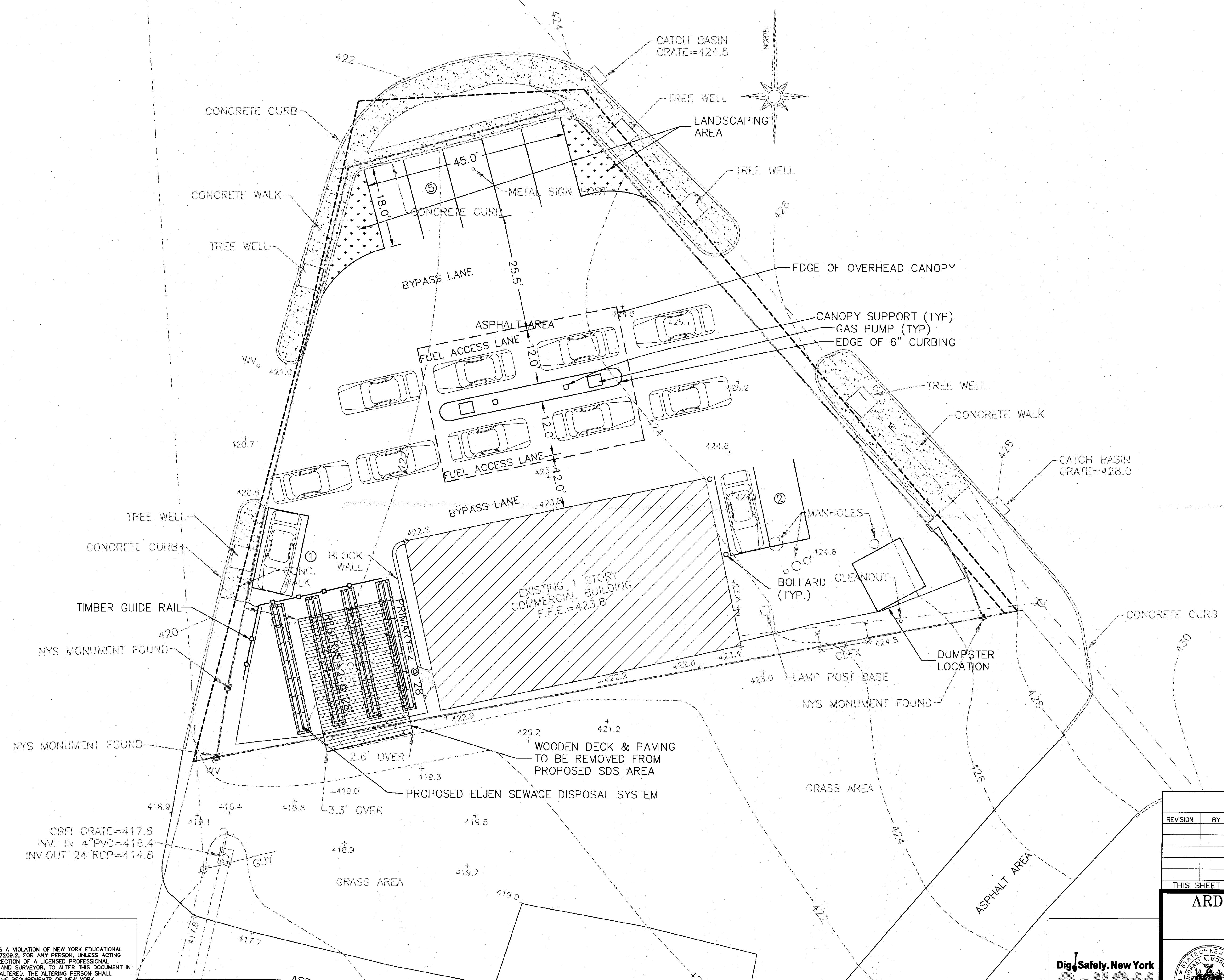
EXISTING CONDITIONS
SCALE: 1"=10'

TABLE OF ZONING REQUIREMENTS:

B: BUSINESS DISTRICT ZONE
 PROPOSED USE: CONVENIENCE STORE WITH A GASOLINE FILLING STATION

BULK TABLE: (MINIMUMS)		AS SHOWN: (MINIMUMS)	
LOT AREA:	30,000 SF ¹⁾	LOT AREA:	14,302 SF ²⁾
LOT WIDTH:	100'	LOT WIDTH:	143.7'±
LOT DEPTH:	125'	LOT DEPTH:	133.6'±
FRONT YARD:	40'	FRONT YARD:	97.5'±
REAR YARD:	30'	REAR YARD:	1.2'±*
ONE SIDE YARD:	15'	ONE SIDE YARD:	30.5'±
BOTH SIDE YARDS:	30'	BOTH SIDE YARDS:	62.1'±
BULK TABLE: (MAXIMUMS)		AS SHOWN: (MAXIMUMS)	
BUILDING HEIGHT:	35'	BUILDING HEIGHT:	> 35'
LOT BUILDING COVERAGE:	40%	LOT BUILDING COVERAGE:	18% ±
LOT SURFACE COVERAGE:	80%	LOT COVERAGE:	80% ±

- NOTES:
 1) MINIMUM REQUIRED LOT SIZE IN THE B DISTRICT FOR A MOTOR VEHICLE SERVICE STATION §185-28A.
 2) AN AREA VARIANCE IS REQUIRED FROM 30,000 SF TO 14,302 SF. THIS IS A PRE-EXISTING, NON-CONFORMING CONDITION.
 3) A VARIANCE IS REQUIRED FROM §185-28C FOR THE 1,000 FOOT SEPARATION REQUIREMENT BETWEEN A NEW MOTOR VEHICLE SERVICE STATION AND AN EXISTING MOTOR VEHICLE SERVICE STATION.
 4) A REAR YARD SETBACK VARIANCE IS REQUIRED FOR A REDUCTION FROM 30' TO 1.2'. THIS IS A PRE-EXISTING, NON-CONFORMING CONDITION.



REVISION	BY	DATE	DESCRIPTION

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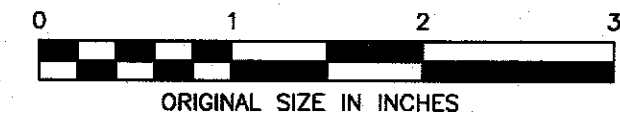
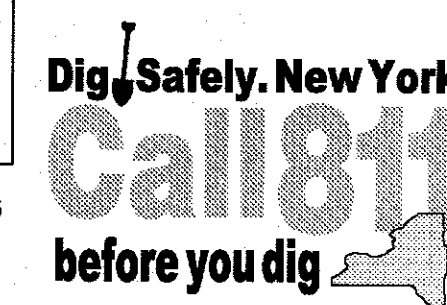
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KAUR REALTY, LLC
 PROPOSED CONVENIENCE STORE w/ GAS STATION
 NYS RTE 32 & 300 - TOWN OF NEWBURGH
 ORANGE COUNTY, N.Y.

CONCEPTUAL SITE PLAN

JOB#: 18-017
 SCALE: AS NOTED
 DATE: 2-2-17
 DRAWN: KAS
 CHECKED: MM
 SHEET NO. 2 of 2

MICHAEL A. MORGANTE, P.E.
 LIC. NO. 78577



SITE PLAN
 SCALE: 1"=10'

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