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

PROJECT NAME: MAVIS TIRE/MIXED USE (RHINEBECK REALTY LLC)
PROJECT NO.: 15-03
PROJECT LOCATION: SECTION 60, BLOCK 3, LOT 40.2
REVIEW DATE: 30 APRIL 2015
MEETING DATE: 7 MAY 2015
REPRESENTATIVE: BOHLER ENGINEERING

1. Plans have been revised schematically since the last board meeting, relocating the proposed auto retail use outside of the front yard setback. In addition, the right out turn lane on the southern portion of the site has been removed.
2. NYSDOT approval for access drive is required.
3. Detail design plans and reports must be provided in support of the revised location.
4. Future submissions should identify no outdoor storage of any materials on the site.
5. Unified site plan documents should be executed allowing for mixed use of the commercial parking. Site must operate as a unified site plan regarding maintenance and operation of the site.
6. Utilities were previously commented on. Result of discussions with Town Representatives should be identified with the Board.
7. Storm water management plans and reports must be developed on future submissions.
8. Gerald Canfield's comments regarding 18 foot access lane width to the rear should be received.
9. Further review will be undertaken upon submission of detail design reports.

Respectfully submitted,

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

Patrick J. Hines
Principal



BOHLERTM

ENGINEERING

17 Computer Drive West
Albany, NY 12205
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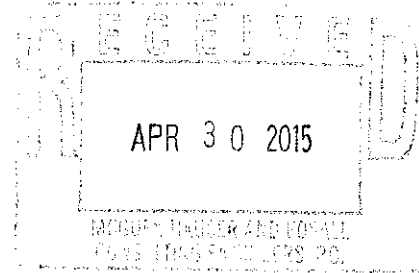
Via FedEx Overnight Delivery

April 29, 2015

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

Attn: Mr. John P. Ewasutyn, Planning Board Chairman

Re: Proposed Redevelopment Project
1413 Union Ave
Newburgh, New York 12550
Newburgh Planning Board File No. 2015-03



Dear Chairman Ewasutyn and Members of the Planning Board,

As you know at the February 19, 2015 Planning Board meeting the Board authorized the Planning Board Attorney to prepare the Planning Board referral letter (dated March 4, 2015) to the Zoning Board of Appeals (ZBA) for three (3) area variances for the above referenced project. Subsequent to the subject Planning Board meeting, and prior to submitting the area variance application to the ZBA, the Applicant revised the site plan to eliminate the need for a variance from the 60 foot front yard building setback requirement, and made a few other minor revisions to the site plan including the elimination of the right out driveway onto Union Avenue and the addition of a stone wall along the project frontage for parking lot screening. As such, the Applicant appealed to the ZBA for the other two (2) area variances and secured those ZBA approvals on April 23, 2015.

On behalf of our client, Rhinebeck Realty, LLC, we are pleased to submit twelve (12) copies of the revised plan entitled "Site Plan", dated January 27, 2015, revised to April 29, 2015, Sheet 1 of 1, to the Planning Board for review and discussion with the Planning Board at the next available meeting. Note that this plan includes some further minor refinements relative to the proposed site layout.

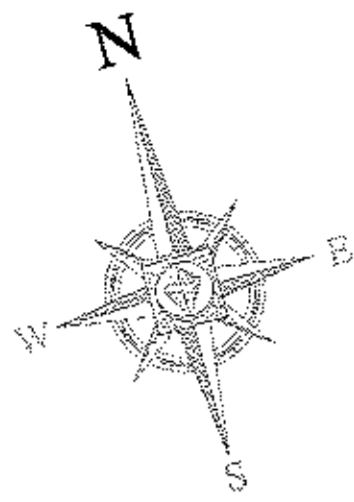
Please note that we anticipate preparing and submitting a full set of revised site plans to the Planning Board in the near future however we wanted to bring the Board up to date on the plan revisions prior to submission of the detailed plans. Please do not hesitate to contact me with any questions.

Sincerely,

BOHLER ENGINEERING MA, LLC

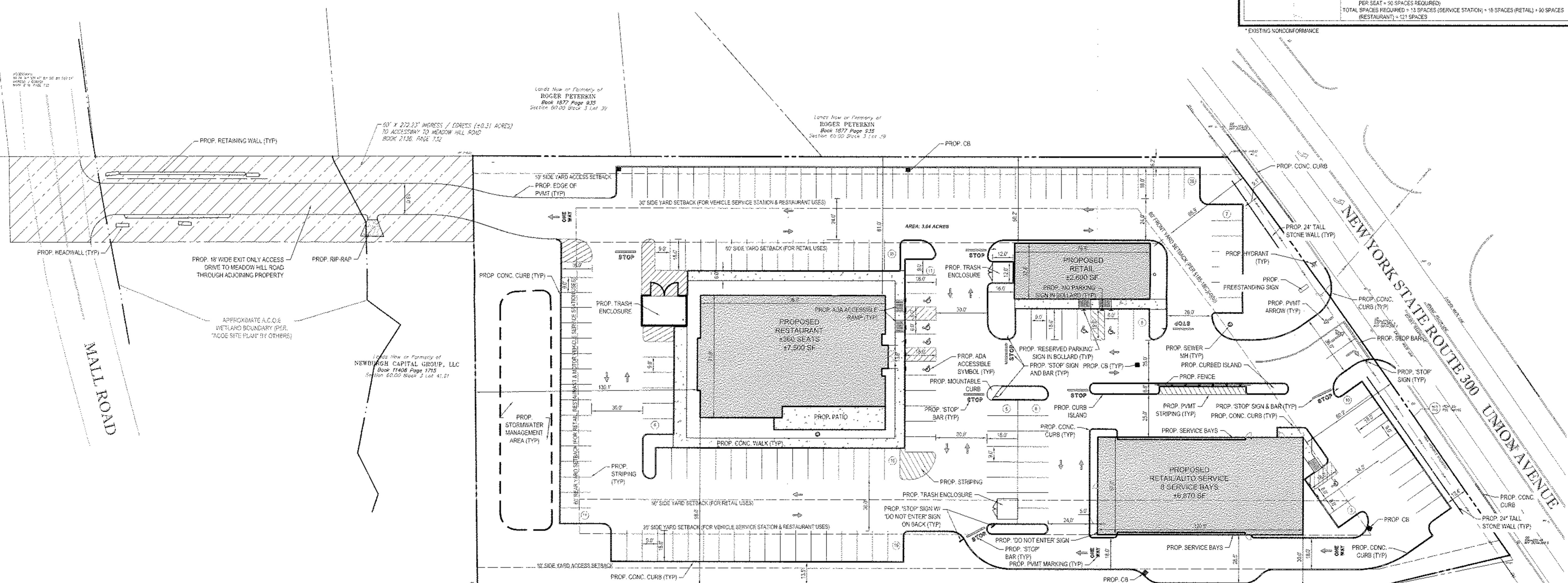
Robert W. Osterhoudt, P.E.

cc: Michael Manes (via email w/ 1 copy of enclosures)
Kenneth W. Wersted, Creighton Manning (via overnight delivery w/ 1 copy of enclosures)
Patrick J. Hines, McGoey, Hauser and Edsall (via overnight delivery w/ 1 copy of enclosures)
Michael H. Donnelly, Dickover, Donnelly & Donovan (via overnight delivery w/ 1 copy of enclosures)



ZONING ANALYSIS TABLE			
ZONING DISTRICT	IB - INTERCHANGE BUSINESS DISTRICT		
	RETAIL, RESTAURANTS, & MOTOR VEHICLE SERVICE STATION USES ARE PERMITTED SUBJECT TO SITE PLAN REVIEW BY THE PLANNING BOARD		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	3,04 AC (132,422 SF)	NO CHANGE
MINIMUM LOT WIDTH	150'	290.0'	NO CHANGE
MINIMUM LOT DEPTH	150'	442.7'	NO CHANGE
MAX. BUILDING COVERAGE	40% RETAIL/RESTAURANT USE 20% SERVICE STATION USE	7.9%	12.2%
MIN. FRONT SETBACK	60'	23.9'	60.2'
MIN. SIDE SETBACK	50'/100' RETAIL USE 30'/50' SERVICE STATION USE & RESTAURANT USE	14.2'	50.2' RETAIL USE 90.0' SERVICE STATION USE 61.0' RESTAURANT USE
MIN. REAR SETBACK	60'	198.2'	130.1'
MAX. BUILDING HEIGHT	30' RETAIL USE 40' SERVICE STATION USE	1 STORY	41.73' (1 STORY)
MAX. LOT COVERAGE	80%	± 87%	± 75%
PARKING SPACES	121 SPACES	± 8 SPACES	184 SPACES
PARKING CRITERIA (PK-18)	GASOLINE STATION, PARKING GARAGE, OR REPAIR STATION REQUIRES SUFFICIENT PARKING FOR ALL VEHICLES STORED OR SERVICED AT 1 TIME PLUS 3 ADDITIONAL SPACES. (8 SERVICE BAYS x 1 SPACE/BAY + 5 ADDITIONAL SPACES = 13 SPACES REQUIRED) RETAIL USE REQUIRES 1 SPACE PER 100 SF GROSS LEASABLE FLOOR SPACE (2,600 SF RETAIL AREA = 26 SPACES + 18 SPACES REQUIRED) RESTAURANT USE REQUIRES 1 SPACE PER 4 SEATS OR 1 SPACE PER 40 SF OF SEATING AREA, OR AS REQUIRED BY THE PLANNING BOARD FOR RESTAURANTS DEMONSTRATING GREATER PARKING SPACE NEEDS IN JUDGMENT OF THE PLANNING BOARD. (300 SEATS = 75 SPACES PER SEAT = 90 SPACES REQUIRED) TOTAL SPACES REQUIRED = 13 SPACES (SERVICE STATION) + 18 SPACES (RETAIL) + 90 SPACES (RESTAURANT) = 121 SPACES		

* EXISTING NONCONFORMANCE



BOHLER ENGINEERING

CORPORATE OFFICE:
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ROSELAND, NJ
ROSELAND, NJ
ALBANY, NY
TAMPA, FL
PHILADELPHIA, PA
WASHINGTON, D.C.

REGISTERED PROFESSIONAL ENGINEERS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS				
REV.	DATE	COMMENT	BY	
1	03/29/15	FRONT YARD SETBACK	TCF	
2	04/29/15	PER CLIENT COMMENTS	TCF	
3				
4				
5				
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13				
14				
15				

PRELIMINARY	
PROJECT NO.:	B140197
DRAWN BY:	TCF
CHECKED BY:	RWO
DATE:	01/27/2015
SCALE:	AS NOTED
CAD L.D.:	B140197SS05

SITE DEVELOPMENT PLANS
FOR
RHINEBECK REALTY, LLC

LOCATION OF SITE
1413 UNION AVENUE
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

BOHLER ENGINEERING

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Phone: (518) 438-9800
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R.W. OSTERHOUDT

PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 079313

SHEET TITLE:	
SITE PLAN	
SHEET NUMBER:	
1 OF 1	
REV 2	

REFER TO GENERAL NOTES SHEET FOR NOTES

MAINTENANCE OF A CLEAR SITE LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



2015/03/29 11:08 AM C:\Users\rjames\Desktop\20150329\1413 Union Ave\1413 Union Ave.dwg (R) 2015/03/29 11:08 AM RJO