



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

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)
MARK J. EDSALL, P.E. (NY, NJ & PA)

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

**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: DEPEW ENERGY COMPANY AMENDED SITE PLAN
PROJECT NO.: 14-09
PROJECT LOCATION: SECTION 43, BLOCK 5, LOTS 41.2 & 42
PROJECT REPRESENTATIVE: ENGINEERING PROPERTIES
REVIEW DATE: 29 MAY 2014
MEETING DATE: 5 JUNE 2014

1. Existing structure on Lot 42 does not meet front yard setback requirements. Referral to the Zoning Board of Appeals for the building addition on that lot would be required.
2. Proposed service bay on Lot 42 appears to require vehicular traffic over reputed septic system location. This is not in compliance with regulations.
3. Existing sign on the site does not meet zoning requirements of 15 foot setback. In addition, all signage on both sites should be identified for zoning compliance. It is recommended a signage chart be added to future submissions.
4. Grading for proposed propane tanks should be depicted on plans.
5. Portions of Lot 41.2 are identified as being paved. It is unclear where limits of paving end to the northern portion of that site.
6. County Planning referral and NYSDOT referral are required.
7. Site currently contains outdoor storage. Any outdoor storage areas must be defined on the plans. Outdoor storage of tanks and other items must be shown. Compliance with Section 185-30, Outdoor Storage, should be documented.
8. Compliance with Section 107-9B&C should be demonstrated (flammable liquids). Jerry Canfield's office's comments regarding this should be received.
9. A water line is shown entering the site from the rear parcel serving both parcels. The easements for this shared water service should be identified.

REGIONAL OFFICES

- 111 Wheatfield Drive • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

10. Site development details should be provided on future submissions, including landscaping, grading, soil erosion sediment control, paving, striping, dumpster enclosures, etc.
11. The Planning Board should evaluate whether gravel/dirt parking areas are acceptable for the bulk storage operation as well as trucks.
12. Unified site plan notes and legal documents should be required joining the two parcels to the proposed uses. Any separation of the parcels would negate site plan approval for the uses as parking, water, access, etc. are interdependent.

Respectfully submitted,

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

Patrick J. Hines
Associate



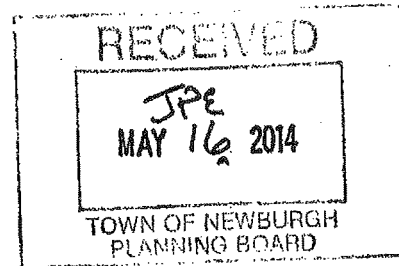
www.EngineeringPropertiesPC.com
71 Clinton Street
Montgomery, NY 12549
phone: (845) 457-7727
fax: (845) 457-1899

May 16, 2014

Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, NY 12550

ATTN: John Ewasutyn, Chairman

**RE: DEPEW ENERGY CO.
RTE 9W SITE PLAN AMENDMENT
TAX LOT # 43-5-41.2 & 42**



2014-09

Dear Mr. Ewasutyn:

Please find attached 12 copies of the sketch plan, 12 copies of the EAF and 4 copies of the application package. This application is being submitted on behalf of the Depew Energy Co. for site plan amendment to their existing site on NYS Route 9W.

The proposal is to add a 1,300 s.f. second story addition to their existing office building for storage, add an additional 30,000 gallon propane tank and to enlarge the service garage by adding a 960 s.f. addition.

All uses appear to be permitted as follows:

- 1- Zoning District B Use D.1. "Retail Stores" - for the retail sale of propane on the property.
- 2- Zoning District B Use D.2. "Business Offices" - for the existing Depew Energy offices.
- 3- Zoning District B Use D.5. "Motor Vehicle Service Stations..." - for the service garage on the north side off the site
- 4- Zoning District B Accessory Use A.4. "Off-Street parking as required by principal use"
- 5- Zoning District B Accessory Use A.8. "Off-Street parking for commercial vehicles in accordance with 185-13"
- 6- Zoning District B Accessory Use A.8. "Fuel tanks in accordance with 185-39" (note a variance maybe required as tanks are above grade)

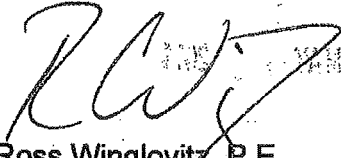
Depew Energy Co.

May 14, 2014

It is the desire of the applicant to maintain the property as two separate parcels as the motor vehicle service garage would be the principal use of the tax lot 43-5-42 and the business office would be the principal use of tax lot 43-5-41.2.

If you have any additional questions and/or comments please don't hesitate to contact this office.

Sincerely,
Engineering & Surveying Properties, PC



Ross Winglovitz, P.E.
Principal

CC: Depew Energy Co.