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

PROJECT: THE POLO CLUB SENIOR HOUSING
PROJECT NO.: 2018-12
PROJECT LOCATION: SECTION 39, BLOCK1, LOT 1 & 2.12
REVIEW DATE: 18 JUNE 2019
MEETING DATE: 20 JUNE 2019
PROJECT REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES

1. The Applicants are before the Board with a revised sketch plan reducing the unit count from a previously proposed 256 units to a current plan of 246 units. The revised layout includes revised architecture which includes garage parking for many of the units currently designed. Three 24 unit structures are proposed which do not have garage parking.
2. The Applicants are requested to review the garage parking space calculation. A review of the plans identifies less garages than the total unit count in each building, however 276 garage spaces are identified on the plans. The Planning Board should review any proposed parking layout which would make use of the garage spaces. Should garage spaces not be utilized for parking of vehicles and are utilized for storage significant parking issues could result on the site. Mechanism for requiring units with garages to utilize the garage for vehicle parking should be discussed.
3. Compliance with the Town of Newburgh Code for Senior Citizen apartments including size restrictions should be documented on the plans.
4. Jurisdictional Wetland determination should be provided as previous wetland determination has expired.
5. The density calculation should identify bedroom counts in each of the units proposed section.
6. The SEQRA comparison chart for 2019 identifies 517 parking spaces proposed while the parking calculation identifies 571 parking spaces. In addition the SEQRA chart identifies 34 senior apartments while the proposed apartment calculation for seniors is a minimum of 27.
7. The Applicants representative have identified a potential new sewage treatment plant will be

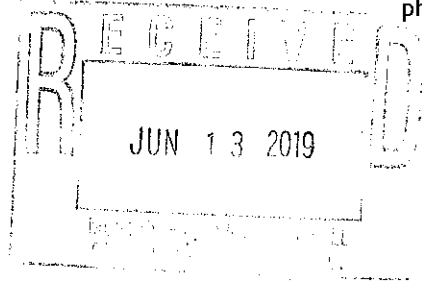
analyzed along with an alternative connection to town sewers. This should be further addressed as previous submission did not address the potential for town sewer.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw



June 12, 2019

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

**RE: POLO CLUB –SITE PLAN
TOWN OF NEWBURGH
AMENDED CONCEPT PLAN**

Dear Planning Board:

Attached hereto is the revised Sketch Plan for the above referenced project. Revisions have been made to this plan based on new building architectural. These revisions are as follows:

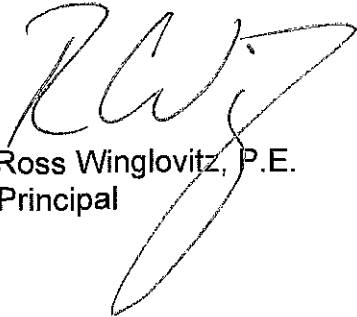
1. There are now 20 buildings proposed, (16) 10-unit buildings with garages, (1) 14-unit building with garages, and (3) 24-unit buildings. Due to the different building sizes the site layout has been modified primarily on the eastern portion of the property. The clubhouse area layout has not changed.
2. Based on the new architecture and utilizing the existing grades the (3) 24-unit buildings will be walkouts.
3. Wetlands shown in the sketch now reflects the latest wetlands delineation and this delineation has been submitted to the Army Corps of Engineers.
4. Refer to the SEQR Potential Impact Comparison Chart attached to see the new proposed disturbance acreage, population estimate, bedroom count, etc. based on the new layout.

Due to the new layout the following documents are proposed to be updated following concept approval:

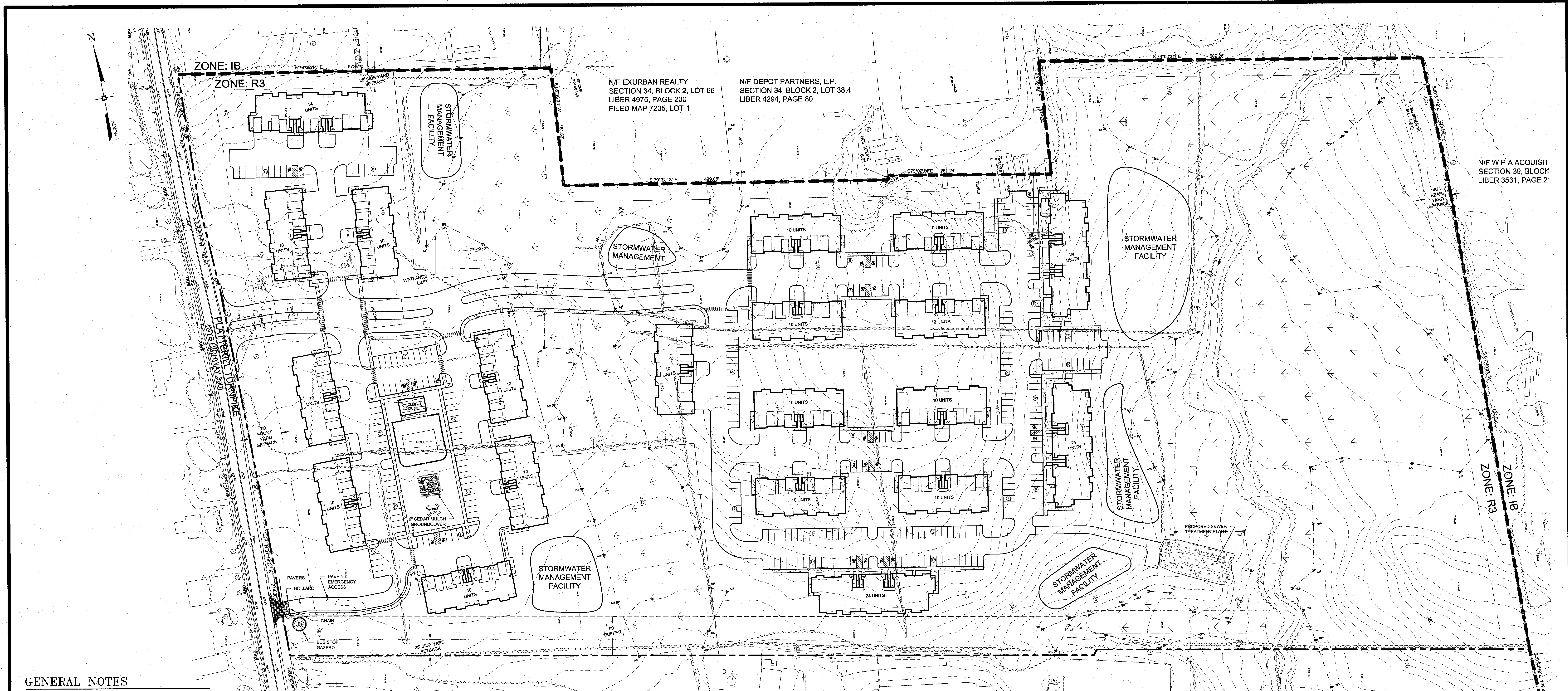
1. Fire Department review of site access.
2. A new Stormwater Pollution Prevention Plan will be prepared.
3. A updated Traffic Study will be prepared.
4. A new Watermain Extension Engineer's Report will be prepared.
5. The new Sewer Treatment Plant will be analyzed along with an alternative for connection to Town sewer.

If you need any additional information, please don't hesitate to contact this office.

Sincerely,
Engineering & Surveying Properties, PC

A handwritten signature in black ink, appearing to read 'RW', with a large, sweeping flourish extending downwards and to the right.

Ross Winglovitz, P.E.
Principal



GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER: SECTION 39, BLOCK 1, LOTS 1, & 2.12
- OWNER: SPRUCE CREEK LLC
58 FAR HORIZONS DRIVE
NEWBURGH, NY 12550
- APPLICANT: MEADOW CREEK DEVELOPMENT, LLC
58 FAR HORIZONS DRIVE
NEWBURGH, NY 12550
- PROPOSED NUMBER OF UNITS: 246
- AREA = 438.74 AC
- ALL PROPOSED UNITS SHALL BE SERVICED BY TOWN OF NEWBURGH WATER AND AN ON-SITE PRIVATE SEWER TREATMENT PLANT.
- BOUNDARY AND TOPOGRAPHICAL INFORMATION BASED UPON AN ACTUAL FIELD SURVEY AS PERFORMED BY TECTONIC ENGINEERING & SURVEYING, PC ON 02/24/03. ACDE WETLANDS DELINEATED BY ALPINE ENVIRONMENTAL CONSULTANTS IN AUGUST 2005 AND JURISDICTIONAL DETERMINATION ISSUED ON JANUARY 26, 2006.

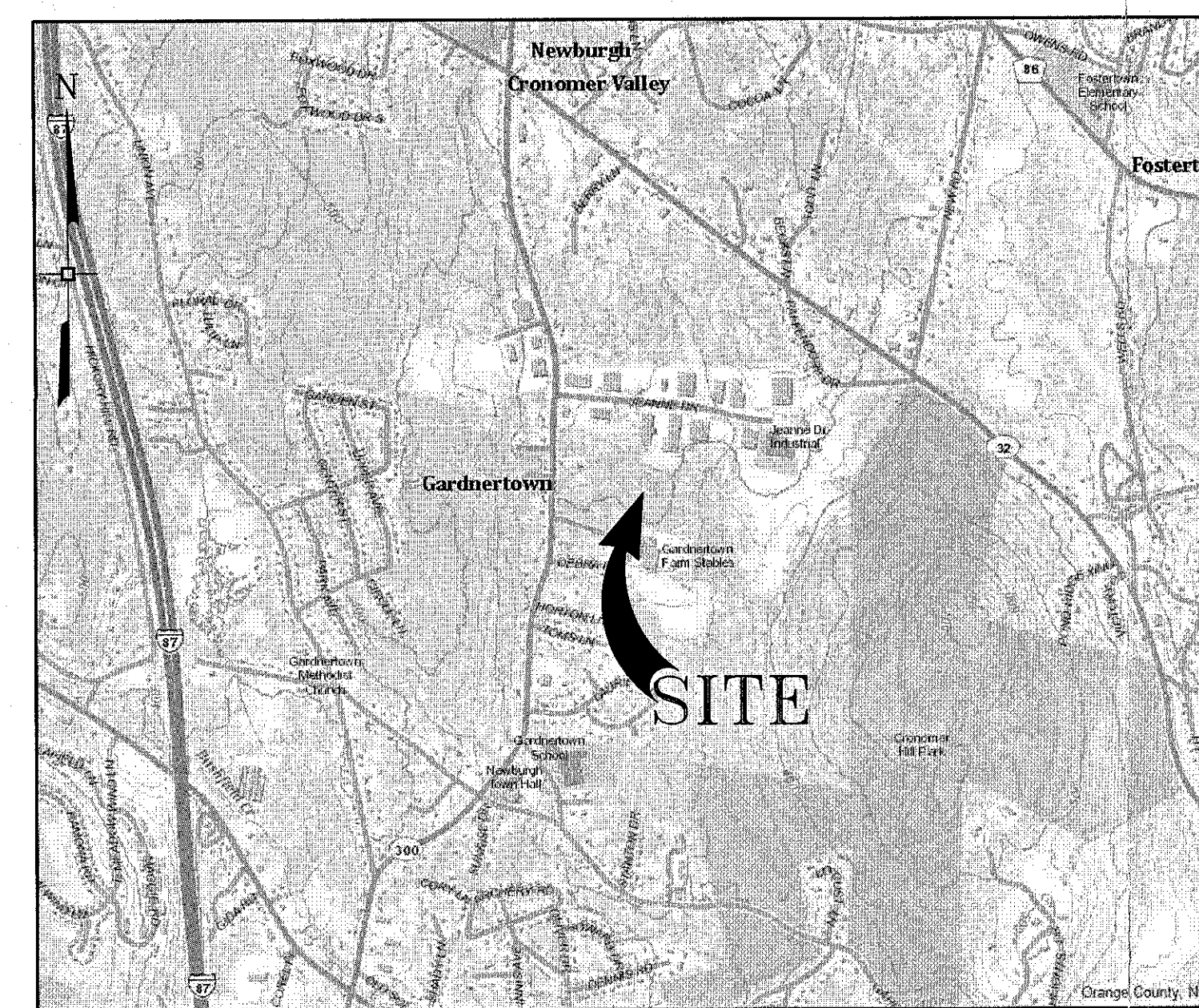
LEGEND

	BUILDING LINE		EXISTING BUILDING LINE
	BUILDING GARAGE LINE		EXISTING MAJOR CONTOUR LINE
	BUILDING ROOF LINE		EXISTING MINOR CONTOUR LINE
	CONCRETE PAD LINE		EXISTING CURBED PAVEMENT LINE
	CONCRETE HATCH		EXISTING EASEMENT LINE
	MAJOR CONTOUR LINE		EXISTING SILT FENCE LINES
	MINOR CONTOUR LINE		EXISTING FENCE LINES
	EDGE OF CURBED PAVEMENT LINE		EXISTING GUIDELINE LINES
	LIMIT OF DISTURBANCE LINE		ADJACENT PROPERTY LINE
	DRIVEWAY LINE		EXISTING PROPERTY LINE
	SILT FENCE LINES		EXISTING ROAD CENTERLINE
	FENCE LINES		EXISTING SEWER MAIN LINES
	GUIDELINE LINES		EXISTING SEWER SERVICE LINES
	MATCHLINES		EXISTING SEWER FORCE MAIN LINES
	PARKING STALL STRIPE		EXISTING EDGE OF SIDEWALK LINES
	SWPPP (CONSTRUCTION) PHASING LINE		EXISTING STORM DRAIN LINES
	PROPERTY LINE		EXISTING LIMIT OF TREE LINES
	ROAD CENTERLINE		EXISTING WATER MAIN LINES
	BUILDING SETBACK LINES		EXISTING WATER SERVICE LINES
	SEWER MAIN LINES		LIMIT OF ACDE WETLAND
	SEWER SERVICE LINES		ZONING BOUNDARY LINE
	SEWER FORCE MAIN LINES		
	EDGE OF SIDEWALK LINES		
	STORM DRAIN LINES		
	LIMIT OF TREE CLEARING LINES		
	ORANGE CONSTRUCTION FENCING TO PROTECT VEGETATION LIMITS		
	WATER MAIN LINES		
	WATER SERVICE LINES		
	LIMIT OF WETLAND DISTURBANCE LINE		
	LIMIT OF WETLAND MITIGATION LINE		
	DRAINAGE SWALE		

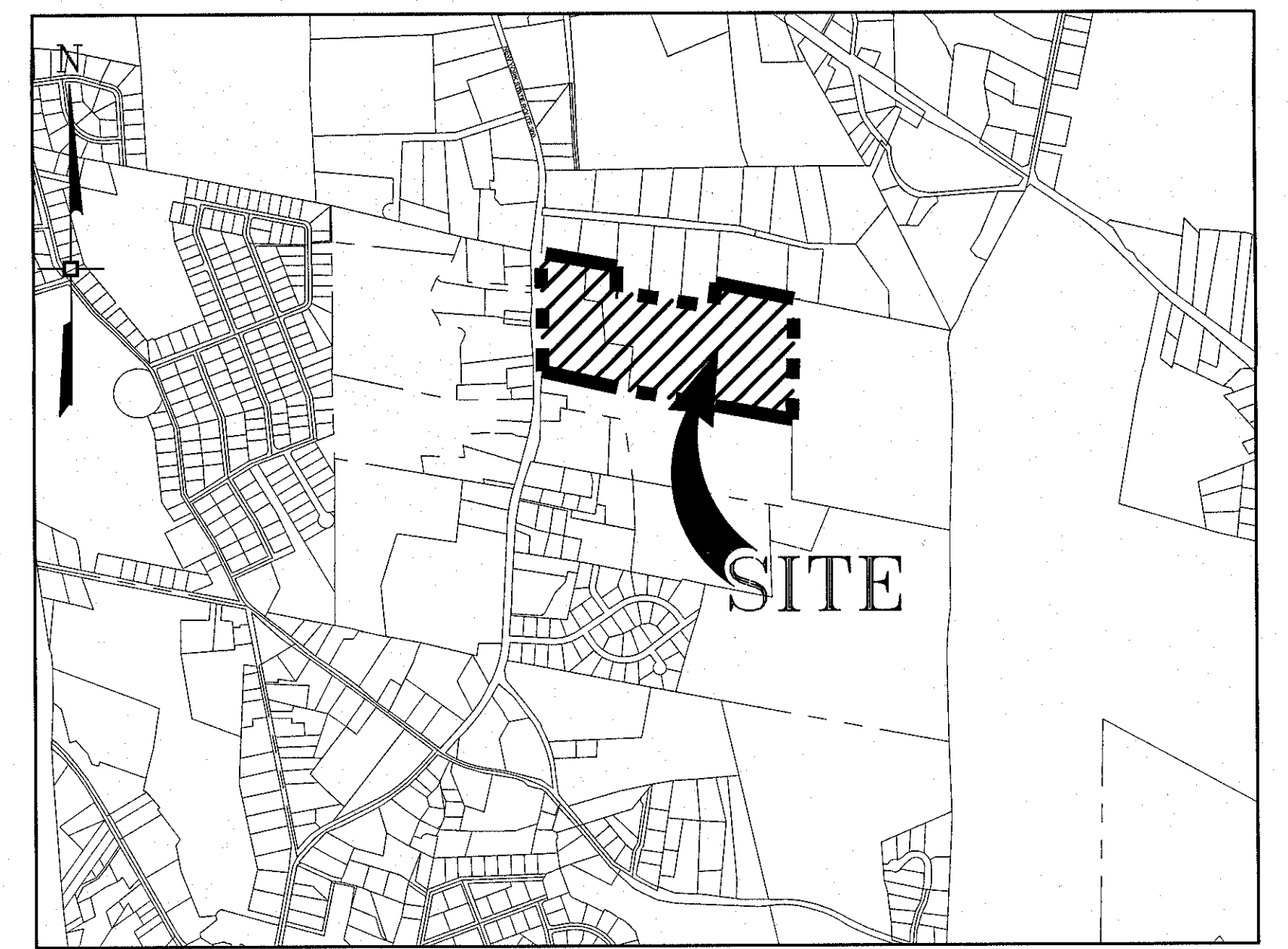
OVERALL PLAN

SCALE: 1"=60'

LOCATION MAP



TAX MAP



PARKING CALCULATION

TOTAL UNIT COUNT: 246 UNITS

TOTAL PARKING REQUIRED:

2 SPACES PER UNIT x 246 UNITS = 492 SPACES REQUIRED

PROVIDED:

SURFACE PARKING = 291 SPACES
CLUBHOUSE PARKING = 21 SPACES
GARAGE PARKING = 278 SPACES

SUMMARY:

492 PARKING SPACES REQUIRED
588 PARKING SPACES PROVIDED

DENSITY CALCULATION

TOWN OF NEWBURGH - ZONING DISTRICT R-3

MINIMUM BUILDING REQUIREMENTS

LOT AREA (AFTER LOT LINE CHANGE):
1,600,438 SF = 36.74 AC

LOT AREA DEDUCTIONS:
ACDE WETLANDS 404,411 SF = 9.284 AC

UNITS PERMITTED:

16 BUILDINGS x 10 UNITS EACH = 160 UNITS
1 BUILDING x 14 UNITS EACH = 14 UNITS
3 BUILDINGS x 24 UNITS EACH = 72 UNITS

SUMMARY:

246 UNITS PERMITTED

TOTAL PROPOSED = 246 UNITS

*NOTE: A MINIMUM OF 27 UNITS (10% OF BONUS DENSITY) WILL BE DEDICATED TO SENIOR CITIZEN HOUSING

BULK REQUIREMENTS

TOWN OF NEWBURGH - ZONING DISTRICT R-3

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	174,240 SF	>1,600,438 SF
LOT WIDTH	150 FEET	>943 FEET
LOT DEPTH	150 FEET	>1,881 FEET
FRONT YARD	40 FEET	40 FEET
REAR YARD	50 FEET	50 FEET
SIDE YARD (ONE/BOTH)	25/50 FEET	25/50 FEET
LIVABLE FLOOR AREA	900 SF	> 900 SF
MAXIMUM ALLOWABLE		
LOT BUILDING COVERAGE	35 %	9.9 %
MAXIMUM BUILDING HEIGHT	35 FT	<= 35 FT
LOT SURFACE COVERAGE	60 %	27.2 %

No.	DATE	DESCRIPTION

DRAWING STATUS		ISSUE DATE:	06/12/19
DESCRIPTION	DATE	BY	NO.
CONCEPT APPROVAL	06/12/19	MP	1 OF 1
PLANNING BOARD APPROVAL	N/A	OF	N/A
OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
OCDOH WATER MAIN EXTENSION APPROVAL	N/A	OF	N/A
NYSDEC APPROVAL	N/A	OF	N/A
NYS DOT APPROVAL	N/A	OF	N/A
OTHER	N/A	OF	N/A
FOR BID	N/A	OF	N/A
FOR CONSTRUCTION	N/A	OF	N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

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ROSS WINCLOVEZ, P.E.
NEW YORK LICENSE # 071701

ENGINEERING & SURVEYING PROPERTIES
Achieving Successful Results with Innovative Designs

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OVERALL SITE PLAN

THE POLO CLUB
NYS ROUTE 300
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 114.01
DATE: 06/12/19
REVISION: 0

SCALE: AS NOTED
TAX LOT: 39-1-1 & 2.12

SK-2

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