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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: MAGYAR BUDGET TRUCK RENTAL
PROJECT NO.: 11-04
PROJECT LOCATION: SECTION 9, BLOCK 1, LOT 3
PROJECT REPRESENTATIVE: VALDINA CONSULTING ENGINEERS
REVIEW DATE: 18 AUGUST 2014
MEETING DATE: 21 AUGUST 2014

1. It appears that a large quantity of vehicles is now proposed to be parked on the site. Storm water management plans previously prepared for the site did not identify this amount of impervious vehicle storage on the site. Compliance with NYSDEC and Town of Newburgh Storm Water Management Regulations would be required.
2. Site development details identifying site improvements to support the 76 vehicles now proposed on the site should be provided.
3. Activities occurring on the site, other than vehicle storage in the area identified for vehicle storage, must be contained within areas depicted on the site plan.
4. Orange County Planning review of the amended site plan is required.
5. NYSDOT review for proposed increase intensity of use is required.

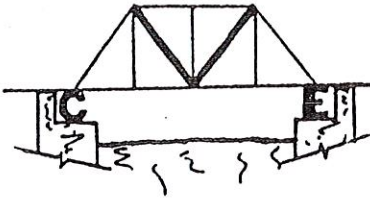
Respectfully submitted,

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

Patrick J. Hines
Associate

REGIONAL OFFICE

• 111 Wheatfield Drive • Milford, Pennsylvania 18337 • 570-296-2765 •



VALDINA CONSULTING ENGINEERS

4 PLEASANT VIEW AVENUE

NEWBURGH, N.Y. 12550

TEL 565-4447

FAX 565-4428

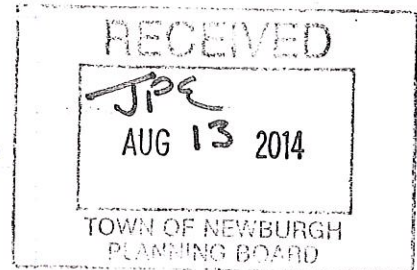
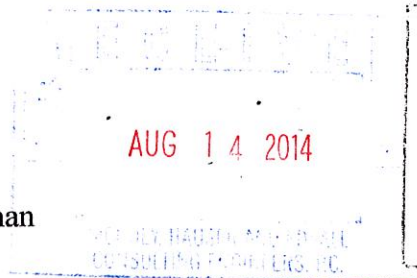
August 12, 2014

FILE COPY

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

ATT: JOHN P. EWASUTYN, Chairman

RE: Magyar Revised Site Plan
Project No. 2011-04



Dear Mr. Ewasutyn:

Enclosed are fourteen (14) copies of the revised site plan for referenced project.

The site plan as been revised to set forth the maximum number of vehicles allowed under the ZBA's 1989 decision and the criteria set forth in Mr. Donovan's letter of July 16, 2014.

Thank you for your past and anticipated assistance and cooperation in this matter.

Very truly yours,
VALDINA CONSULTING ENGINEERS

Frank J. Valdina, Jr., PE, LS

NOTES:

1 TAX MAP DESIGNATION SECTION 9 BLOCK 1 LOT 3
LOT AREA 2.5 ACRES

OWNER, JULIUS V. AND MARY ANN MAGYAR
5485 N.Y.S. ROUTE 9W
NEWBURGH, NEW YORK 12550

2 PARKING REQ'D:
RETAIL - 1656/150 X 1= 11
OFFICE - 144/ 250 X 1= 1
MAINTENANCE - 2 EMPLOYEES = 2
14

TOTAL PARKING PROPOSED: 14 SPACES WITH 1 SPACE BEING HANDICAPPED

3 WATER SUPPLY BY MUNICIPAL SYSTEM

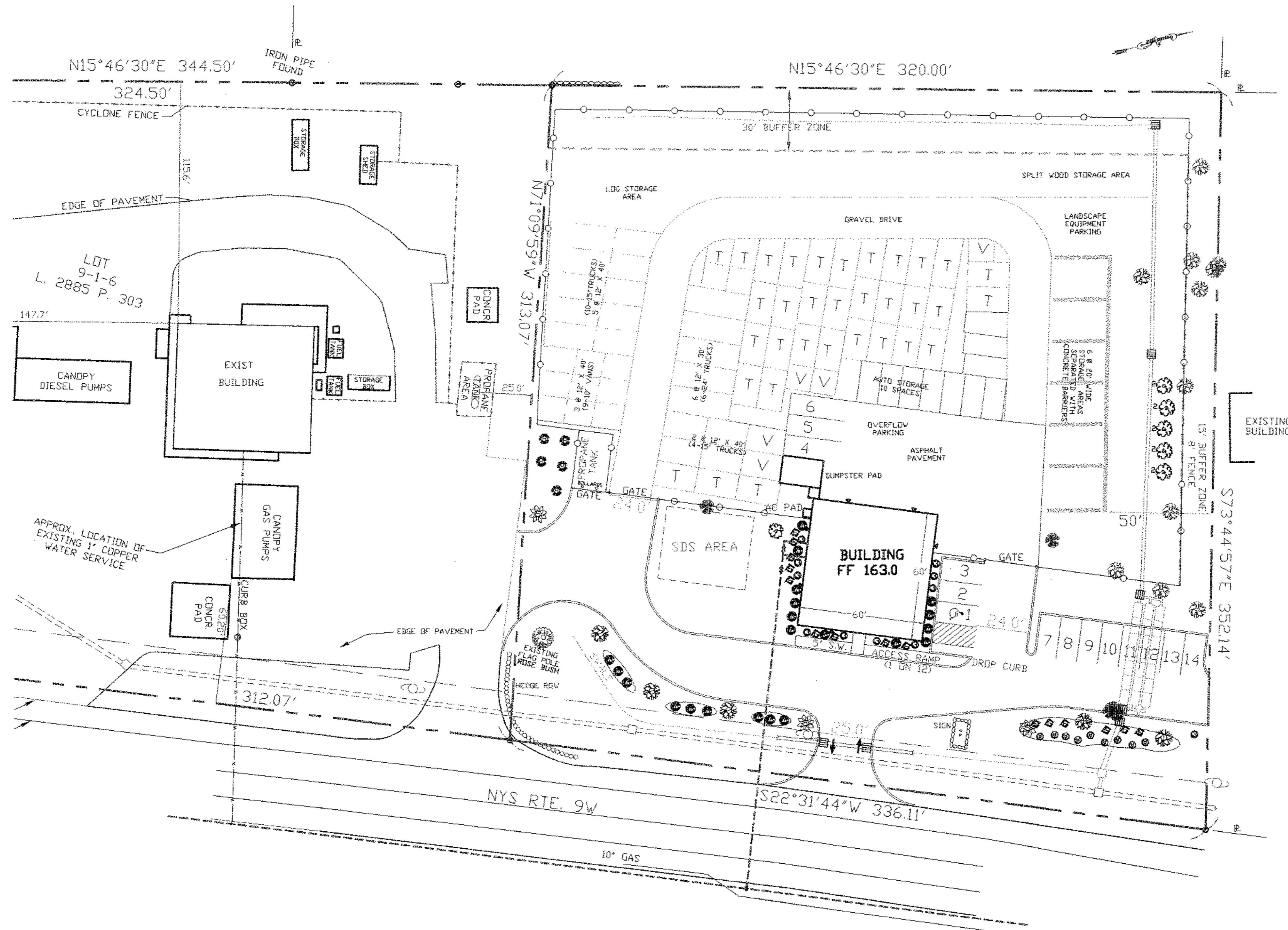
4 ANY TREES OR BRUSH LOCATED WITHIN THE RIGHT OF WAY OF NYS RT. 9W WHICH OBSTRUCT AVAILABLE SIGHT DISTANCE SHALL BE PRUNED OR REMOVED.

5 HEIGHT OF STOCKPILE MATERIAL SHALL NOT EXCEED THE HEIGHT OF THE FENCE.

6 ALL TRUCK AND AUTOMOBILE STORAGE SHALL BE WITHIN THE FENCED AREA.

7 PARKING / STORAGE:

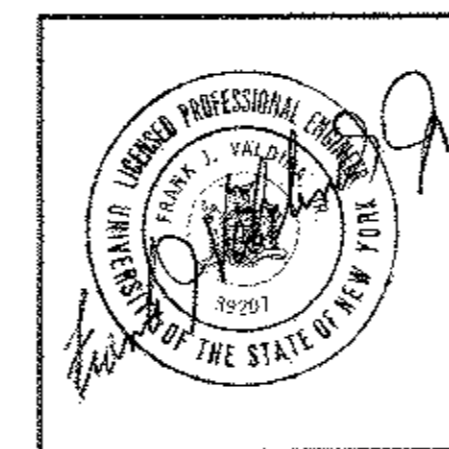
	ORIGINAL	REVISED / ZBA INTER.
VANS	9	14
15' TRUCKS	14	47
24' TRUCKS	6	5
AUTOMOBILES	0	10
TOTAL:	29 (PLUS OVERFLOW AREA)	76



SITE PLAN
SCALE: 1"=30'

ZONING TABLE - B

	SECT. 9 BLK. 1 LOT 3	
	REQUIRED	EXISTING
LOT AREA (SF)	20,000 SF	108,900 SF
LOT WIDTH (FT.)	100	328 +/-
LOT DEPTH (FT.)	125	335 +/-
FRONT YARD (FT.)	60	26.9 +/-
REAR YARD (FT.)	30	196.6 +/-
SIDE YARD (FT.)	15	132.2 +/-
BOTH SIDES (FT.)	30	265.0 +/-
BUILDING COVERAGE (%)	40/80	3.3 +/-
BUILDING HEIGHT (FT)	35	23 +/-
LOT COVERAGE (%)	80/85	14.3 +/-



NO.	DATE	DESCRIPTION	BY
1	8/11/14	REV. PER ZBA INTERPRETATION	FJV

UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

DIG SAFE NOTE:
UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG SAFELY NEW YORK" AT 1 (800) 962-7962. WEBSITE: WWW.DIGSAFELYNEWYORK.COM

Magyar Budget Truck Rental
SECT. 9 BLK. 1 LOT 3
TOWN OF NEWBURGH - ORANGE CO. - NEW YORK

VALDINA CONSULTING ENGINEERS
4 PLEASANT VIEW AVE., NEWBURGH, N.Y.

AMENDED SITE PLAN

SCALE: AS SHOWN
DATE: 02/06/2014
DR. BY: CMM
SHEET: 1 OF 1