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

PROJECT: ALDI EXPANSION
PROJECT NO.: 18-06
PROJECT LOCATION: SECTION 97, BLOCK 1, LOT 2
REVIEW DATE: 12 APRIL 2018
MEETING DATE: 19 APRIL 2018
PROJECT REPRESENTATIVE: APD ENGINEERING

1. The project will have minimal impact on the site plan as it proposes a 971+/- square foot addition to the rear of the existing structure. No stormwater impacts will result as portions of a gravel parking area will be converted to green space under the proposed plan. Previous modification to the site added landscaped islands. Existing drainage facilities on the site will be continued to be utilized.
2. If the facility does not currently have a filed Stormwater Facilities Maintenance Agreement it would be appropriate to request one to complete the Town's compliance with MS4 regulations. Long term monitoring of the onsite stormwater should be required.
3. Details of the gravel removal, topsoil and seeding should be added to the plan sheet.
4. Project requires submittal to the Orange County Planning Department due to the proximity to NYS Route 17K.
5. It does not appear that the project will result in any traffic impacts which would require review and approval by NYSDOT. This office will defer to Ken Wersted whether DOT is required to be notified for the small building addition.

Respectfully submitted,

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

Patrick J. Hines
Principal
PJH/kbw



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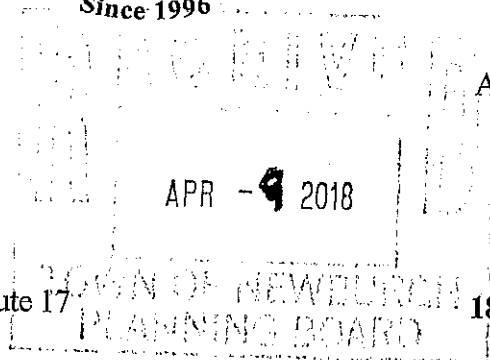
Jim

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

April 5, 2018

Attn: Mr. John Ewasutyn, Chairman

RE: ALDI Expansion – 13 NYS Route 17



Dear Members of the Board:

PB 2018-06

As the applicant for ALDI, Inc. we are pleased to submit for an Amended Site Plan Approval, the attached 15 sets of plans, 15 copies of the applications and the fees, which would allow them to expand their existing store. This expansion will add +/- 971 SF (16' x 60'8") along the back (south side) of the store. This expansion will add storage area in the rear of the store behind the loading dock.

The site modifications are designed to have minimal impact to the existing store and will not impact parking, access, lighting or utilities. The expansion is proposed to be located in an existing gravel area in the rear of the store. Access in this area will be maintained up to the existing transformer, after which the gravel will be removed and replaced with topsoil and lawn. The project in 2014 added 1,123 sf of greenspace with increased islands. This addition would not impact greenspace because that area is presently graveled. In addition, approximately 1,588 sf of gravel area will be converted to greenspace as new lawn area, providing a further increase in greenspace. The entire increase in greenspace in 2014 was pavement (impervious area) this increase in impervious area would still keep the overall impervious area 152 sf below the original store. No stormwater impacts are anticipated because the overall impervious area is still below the original store, and the removal of the 1,588 sf of gravel will improve stormwater runoff quality and quantity.

The number of parking stalls will be maintained at 109 spaces. The parking required is based on the gross leaseable area of the expanded store. The total area of the expanded store is +/-18,106 sf and includes 6,358 sf of storage area. The definition of gross leaseable area allows storage areas to be reduced by 50% in parking calculations. Therefore, the required parking would be $(18,106 \text{ sf} - (50\% \times 6,358 \text{ sf})) / 150 \text{ stalls/sf} = 14,927 \text{ sf} / 150 \text{ s} = 99.5$ or 100 spaces.

The building expansion will be constructed to match the existing building façade. Elevations of the proposed changes are included in this submittal.

"Civil Engineers & Architects with Full Service Capabilities"

Over 20 years of Proven Success

APD Engineering & Architecture does not have a certificate of authorization to operate in all States or territories. Please contact our home office for more information regarding other states beyond New York.

In summary, we feel the proposed project will have minimal impact to the site while enhancing the operation of the store.

Please feel free to contact us if you need any additional information and we make ourselves available for any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Cleason". The signature is fluid and cursive, with a horizontal line extending from the end of the name.

Steven Cleason, PE
Senior Project Manager

cc: Jonathan Eckman, ALDI

MA\2013 Jobs\192 - ALDI Newburgh NY\Permits and Approvals\Local\Application Letter.docx

TOWN OF NEWBURGH PLANNING BOARD

ALDI Expansion

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. 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. NA **Surveyor,s Certification** not subdividing
12. NA **Surveyor's seal and signature** not subdividing
13. NA **Name of adjoining owners** Not Available
14. NA **Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements**
15. NA **Flood plain boundaries**
16. NA **Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989** Existing connection
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** No work proposed in ROW
19. NA **Show existing or proposed easements (note restrictions)**
20. NA **Right-of-way width and Rights of Access and Utility Placement** no changes to utilities
21. NA **Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)** No changes proposed
22. NA **Lot area (in sq. ft. for each lot less than 2 acres)** Existing lot size shown no subdivision
23. NA **Number of lots including residual lot** No subdivision
24. NA **Show any existing waterways** None on site, storm lines shown
25. NA **A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable**
26. NA **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.** no changes
28. NA **Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided** No subdivision
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. NA 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. NA Number of acres to be cleared or timber harvested
33. X Estimated or known cubic yards of material to be excavated and removed from the site +/- 30 cubic yards of gravel to be removed
34. X Estimated or known cubic yards of fill required +/- 25 cubic yards of topsoil to be imported
35. X The amount of grading expected or known to be required to bring the site to readiness Existing area very close to final grade
36. X 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.
No work in Buffer
-
37. X 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.
No work in Flood Plain
-
38. NA List of property owners within 500 feet of all parcels to be developed (see attached statement). Need to request information

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

By: 
Licensed Professional

Date: 4/5/18

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):

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: 4/6/18

NAME OF PROJECT: ALDI Expansion

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.)

Brick Veneer Masonry

COLOR OF THE EXTERIOR OF BUILDING:

Blend of reddish and brownish colored brick, with blonde brick soldier course accent band

ACCENT TRIM:

Location: The accent soldier course of brick is 9'-2" AFF

Color: Blonde yellow

Type (material): Brick veneer

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

N/A - No parapet is planned at the addition - no RTU's will be placed on the addition

ROOF:

Type (gabled, flat, etc.): Flat

Material (shingles, metal, tar & sand, etc.): single ply membrane

Color: white

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.

617.20
Appendix B
Short Environmental Assessment Form

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			
ALDI Store Expansion, Owner - ALDI Inc, Applicant - APD Engineering and Architecture, PLLC.			
Name of Action or Project: ALDI Expansion			
Project Location (describe, and attach a location map): 13 NYS Route 17K, Newburgh, NY - 2nd Property East of D'Alfonso Road South of NYS Route 17. Location map on plans			
Brief Description of Proposed Action: ALDI is proposing to expand their existing store by +/-971 SF (60.67x16') along the south side of the building behind the loading dock. The addition will be in an existing gravel area in the rear of the store and not impact any parking or utilities. The expansion area will add storage area to the existing store. No increase utility demand is anticipated since no new fixtures are proposed to be added.			
Name of Applicant or Sponsor: APD Engineering and Architecture, PLLC. (Rep. Steven Cleason, PE)		Telephone: 585-742-0200 E-Mail: scleason@apd.com	
Address: 615 Fishers Run			
City/PO: Victor		State: New York	Zip Code: 14564
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 checked="" 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: Orange County Planning - Review and approval Town of Newburgh Planning Board - Site Plan approval Town of Newburgh - Building Permit			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		3.39 acres	
b. Total acreage to be physically disturbed?		0.07 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.39 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 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			

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)? If Yes, explain purpose and size: _____ Detention facility already exists _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Steven Cleason for ALDI</u>		Date: <u>4/5/18</u>
Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

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.

Steven Cleason

APPLICANT'S NAME (printed)

Steven Cleason

APPLICANTS SIGNATURE

4/5/18

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).

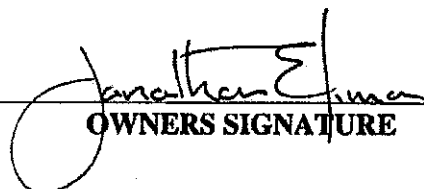
PROXY

(OWNER) ALDI, Inc., DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 295 Rye Street, South Windsor, CT 06074
IN THE COUNTY OF Hartford County
AND STATE OF Connecticut
AND THAT HE/SHE IS THE OWNER IN FEE OF Owner Representative
ALDI Store Section 97, Block 1, Lot 2 address 13 NYS Route 17, Newburgh, NY

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND APD Engineering and Architecture IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 4/5/18

**NAMES OF ADDITIONAL
REPRESENTATIVES**


OWNERS SIGNATURE

JONATHAN ECKMAN
OWNERS NAME (printed)


WITNESS' SIGNATURE

Amanda Wray
WITNESS' NAME (printed)

