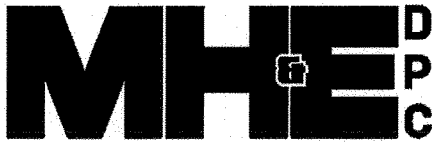


Consultant
Comments & Docs submitted to Planning Bd Site & Rendering/Floor Plans



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

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)
MATTHEW J. SICKLER, P.E. (NY & PA)
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Principal Emeritus:
RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

PROJECT NAME: HUDSON VALLEY CHRYSLER DODGE
PROJECT NO.: 15-01
PROJECT LOCATION: SECTION 97, BLOCK 2, LOT 11.2
REVIEW DATE: 26 JANUARY 2015
MEETING DATE: 5 FEBRUARY 2015
REPRESENTATIVE: JMC

1. Zoning boundaries should be depicted on each side of parcel. Applicants are requested to address required buffers between uses in the IB zone and the adjoining residential zone.
2. Existing encroachment of a fence appears on the southwest most corner of the property. This should be addressed during site re-development.
3. An evaluation of any increased sewage flow based on the building expansion should be calculated. A sewer flow acceptance letter from the City of Newburgh may be required.
4. Inventory parking on a gravel area on the southern portion of the site continues to be proposed. It is noted that this inventory will be restricted via a gate and fence. If inventory is to be parked on non-paved surfaces, public access to these areas should be restricted and properly noted on the security fencing.
5. Section 185-21 Buffers, strips and screening would apply between the IB and residential zones.
6. Confirm Town Board's removal of 35 foot landscape buffer along Route 17K.
7. Orange County Planning referral is required as project is located on state highway.

Respectfully submitted,

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

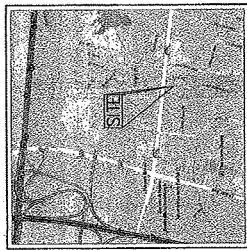
Patrick J. Hines
Principal

SITE PLAN APPROVAL DRAWINGS

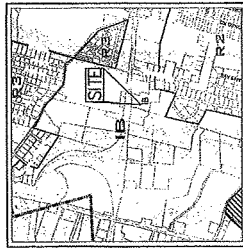
HUDSON VALLEY CHRYSLER DODGE JEEP RAM

TAX MAP SECTION 97 | BLOCK 2 | LOT 11.2 (LIBER 1740, PG. 398)

ORANGE COUNTY
200 AUTO PARK PLACE
NEWBURGH, NEW YORK



VICINITY MAP
SCALE: 1" = 1,000'
SOURCE: GOOGLE MAPS / 2014

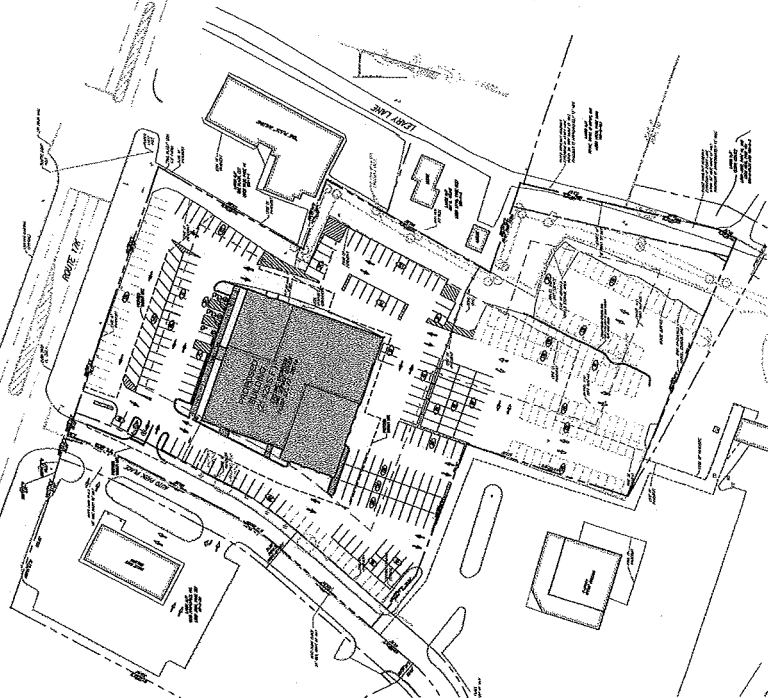


ZONING MAP
SCALE: 1" = 1,000'
SOURCE: TOWN OF NEWBURGH
ZONING MAP / YEAR

LEGEND

- SITE PROPERTY LINE
- ZONING BOUNDARY
- LOT LINE
- R3 R2
- IB

IB INTERMEDIATE BUSINESS DISTRICT



JMC Drawing List:

- SP-1 COVER SHEET
- SP-2 SITE EXISTING CONDITIONS & DEMOLITIONS PLAN
- SP-3 SITE LAYOUT PLAN
- SP-4 SITE GRADING & UTILITIES PLAN
- SP-5 SITE EROSION & SEDIMENT CONTROL PLAN
- SP-6 SITE LANDSCAPE PLAN
- SP-7 CONSTRUCTION DETAILS
- SP-8 CONSTRUCTION DETAILS
- SP-9 CONSTRUCTION DETAILS

TABLE OF LAND USE

INTERCHANGE BUSINESS DISTRICT (IB)	PROPOSED/REQUIRED	EXISTING	PROPOSED
LOT AREA (SQ. FT.)	0.81 AC. / 35,000 SF.	4.81 AC. / 208,004 SF.	4.81 AC. / 208,004 SF.
LOT WIDTH (FT.)	155	204	204
LOT DEPTH (FT.)	155	572	572
FRONT YARD SETBACK (FT.)	35	100	100
REAR YARD SETBACK (FT.)	60	100	100
FRONT YARD (SQ. FT.)	50	470	470
REAR YARD (SQ. FT.)	66	17	115
ROOF AREA (SQ. FT.)	50/20	50 / N/A	50 / N/A
LOT SURFACE COVERAGE (%)	50	66	66
LOT BALANCE COVERAGE (%)	40	75	75
BLDG HEIGHT (FT.)	40	2-40	2-40
PARKING SUMMARY			
OUTDOOR PARKING	9	N/A	17
INDOOR PARKING	327	327	31,000
TOTAL PARKING	336	336	31,000
LOADING	1	N/A	1

- NOTES:**
- EXISTING NON-CONFORMING.
 - A SHOW HAS BEING ALL COUNTY AND STATE REQUIREMENTS SHALL BE AT LEAST 60 FEET IN DEPTH PER SECTION.
 - THE NUMBER OF UNASSIGNED PARKING SPACES IS BASED ON THE TOTAL NUMBER OF EXISTING AND PROPOSED (NEW) AND SERVICE (20) SPACES (TO SPACES TOTAL) WHICH YIELDS 3 HANDICAP SPACES PER ADA CRITERIA.
 - PROPOSED PARKING SUMMARY:

- PROPOSED PARKING SUMMARY:**
- OUTDOOR PARKING SPACES: 9
 - INDOOR PARKING SPACES: 327
 - HANDICAP PARKING SPACES: 336
 - TOTAL PARKING SPACES: 336

AREA MAP
SCALE: 1" = 1,000'
SOURCE: SURVEY / 2014

Applicant:
HUDSON VALLEY AUTOMOTIVE
ENTERPRISES, LLC
4312 ALBANY POST ROAD
HYDE PARK, NY 12538
(845) 229 - 4157

**Site Planner, Civil Engineer,
and Landscape Architect:**
JMC
120 BEDFORD ROAD
ARMONK, NY 10504
(814) 273-5225

Architect:
CLARIS CONSTRUCTION, INC.
159 SOUTH MAIN STREET
NEWTOWN, CT 06470
(203) 364 - 9460

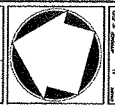
Surveyor:
A. DIACHISHIN AND
ASSOCIATES, P.C.
415 TANKEE POLLY ROAD
NEW PALTZ, NY 12561
(845) 419 - 2305



JMC
JMC Planning, Engineering, Landscaping
& Construction, LLC
200 SOUTH BEDFORD ROAD
ARMONK, NY 10504
(845) 419-2305

DATE: 12/27/2014
DRAWN BY: JMC
CHECKED BY: JMC
SCALE: AS SHOWN

SP-1



HUDSON VALLEY CHRYSLER
PLANT
SITE LANDSCAPE

DODGE JEFF RAM
500 AND 10 PARK PLACE
MORRISTOWN, NEW JERSEY

JMC
JMC INVESTMENT CONSULTANTS
www.jmcplc.com
130 BROADWAY ROAD - SUITE 200
ROSELAND, NJ 07068
908.942.2222

JMC Planning, Engineering & Landscape
Associates & Landscape Architects, LLC
John Meryk, President
4000 ROUTE 208 - SUITE 200
ROSELAND, NJ 07068
908.942.2222

HUDSON VALLEY AUTOMOTIVE
ENTREPRENEURS, LLC
4012 ALBANY ROAD
HORIZON PARK, NY 12536

ANY ALTERATION OF PLANS, SPECIFICATIONS, OR CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

PLANT SCHEDULE

NO.	COMMON NAME / BOTANICAL NAME	CAL./HT.	ROOT COND.	REMARKS
101	COMMON NAME / BOTANICAL NAME	12' - 2 1/2' CAL.	B & D	REMARKS
102	COMMON NAME / BOTANICAL NAME	12' - 2 1/2' CAL.	B & D	REMARKS
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150	COMMON NAME / BOTANICAL NAME	12' - 2 1/2' CAL.	B & D	REMARKS

1. ALL PLANTS SHALL BE FIELD GROWN AND SHIP TO THE SITE IN CONTAINERS. PLANTS SHALL BE DELIVERED TO THE SITE WITH PROTECTIVE MULCH AND MULCH SHALL BE MAINTAINED THROUGHOUT THE GROWING SEASON. PLANTS SHALL BE DELIVERED TO THE SITE WITH PROTECTIVE MULCH AND MULCH SHALL BE MAINTAINED THROUGHOUT THE GROWING SEASON.

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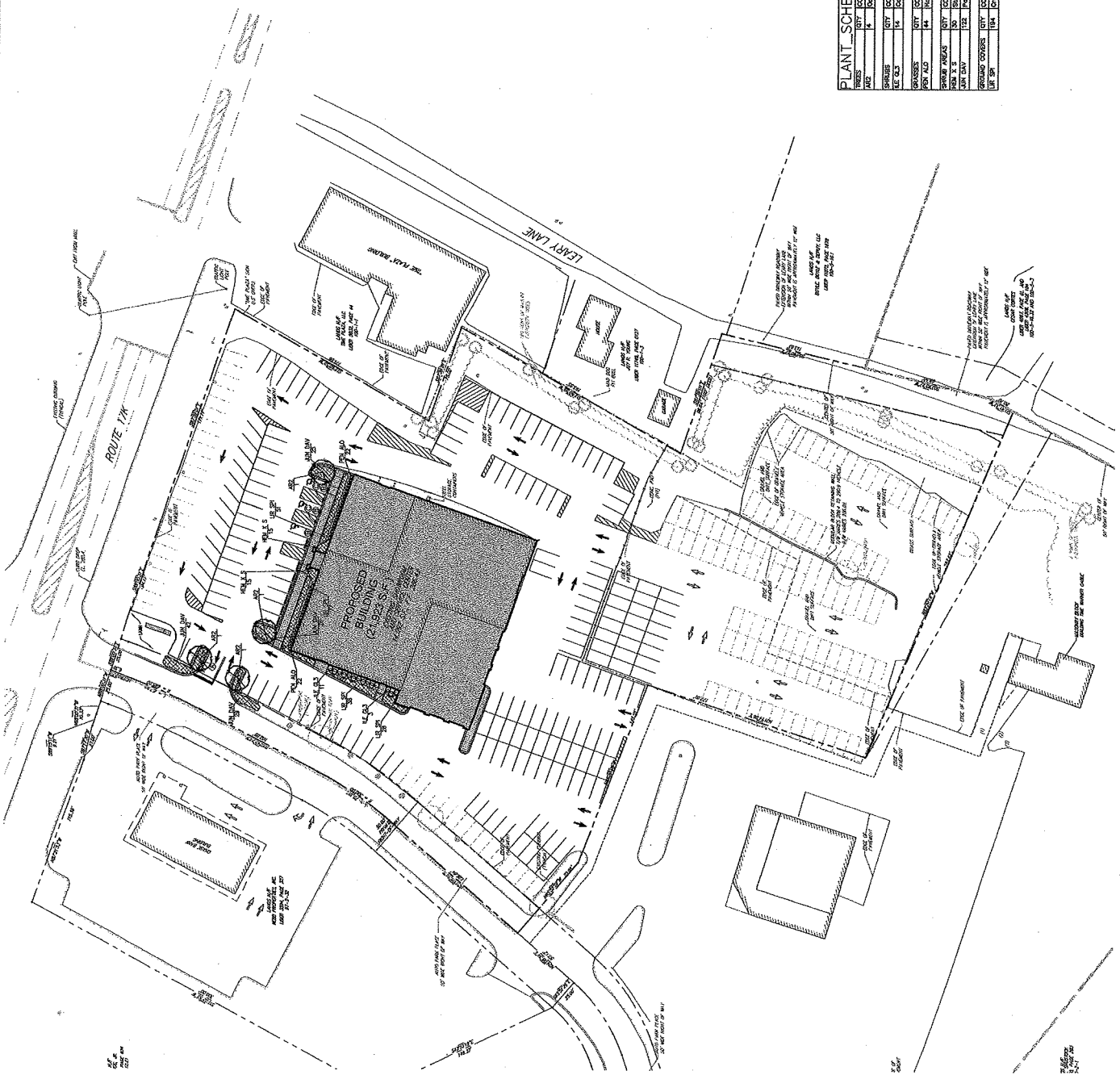
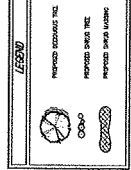
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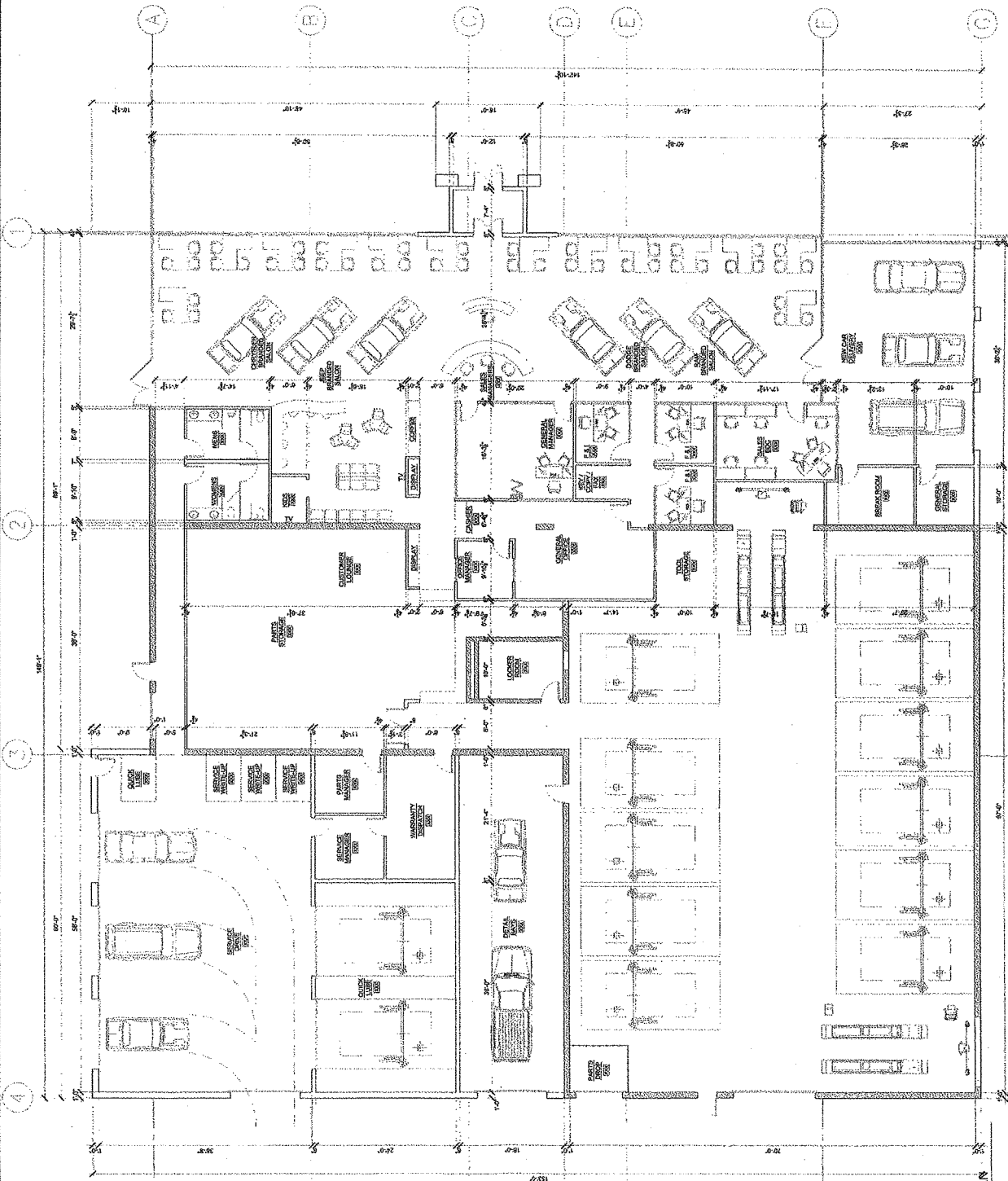
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CLARIS
CONSTRUCTION INC.
152 South Main Street
Hawthorn, Connecticut
Tel. 203 394 8665
Fax. 203 394 8665
www.clariskonstruction.com

PROJECT: NEWBURGH CHRYSLER
NEWBURGH NEW YORK
MAIN FLOOR PLAN
DATE: 12/20/14
DRAWN BY: MKK
CHECKED BY: JWB

A1



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

A1



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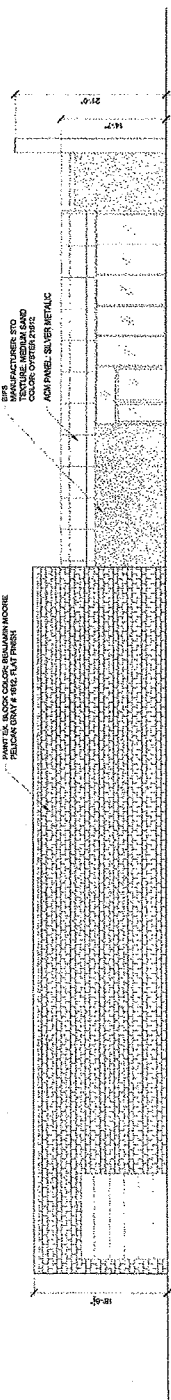


CLARIS
CONSTRUCTION INC.
153 South Main Street
Newburgh, Connecticut
Tel. 203 394 9450
Fax. 203 394 9455
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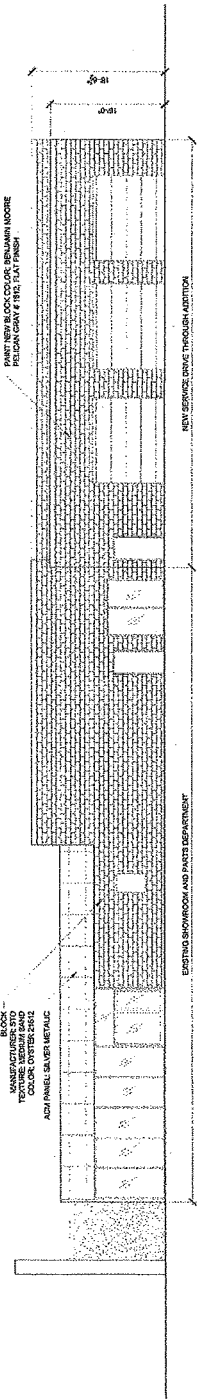
PROJECT: NEWBURGH CHRYSLER
NEWBURGH, NEW YORK
PROPOSED ELEVATIONS

DATE:	12/27/14
DESIGNED BY:	MLK
CHECKED BY:	JANED

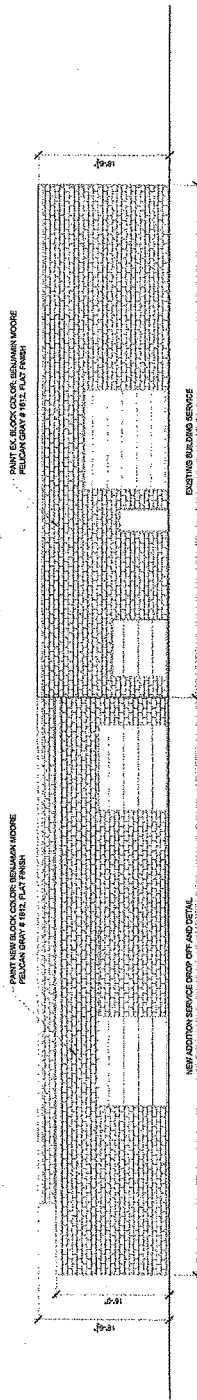
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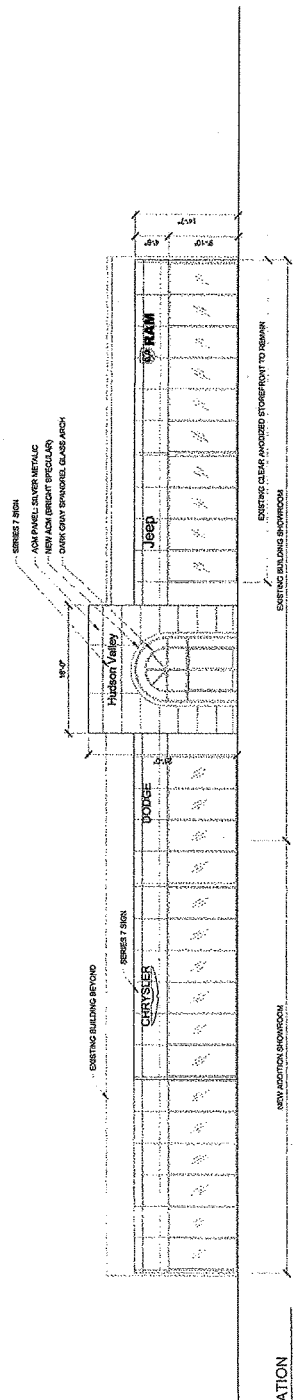
1 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"



4 FRONT FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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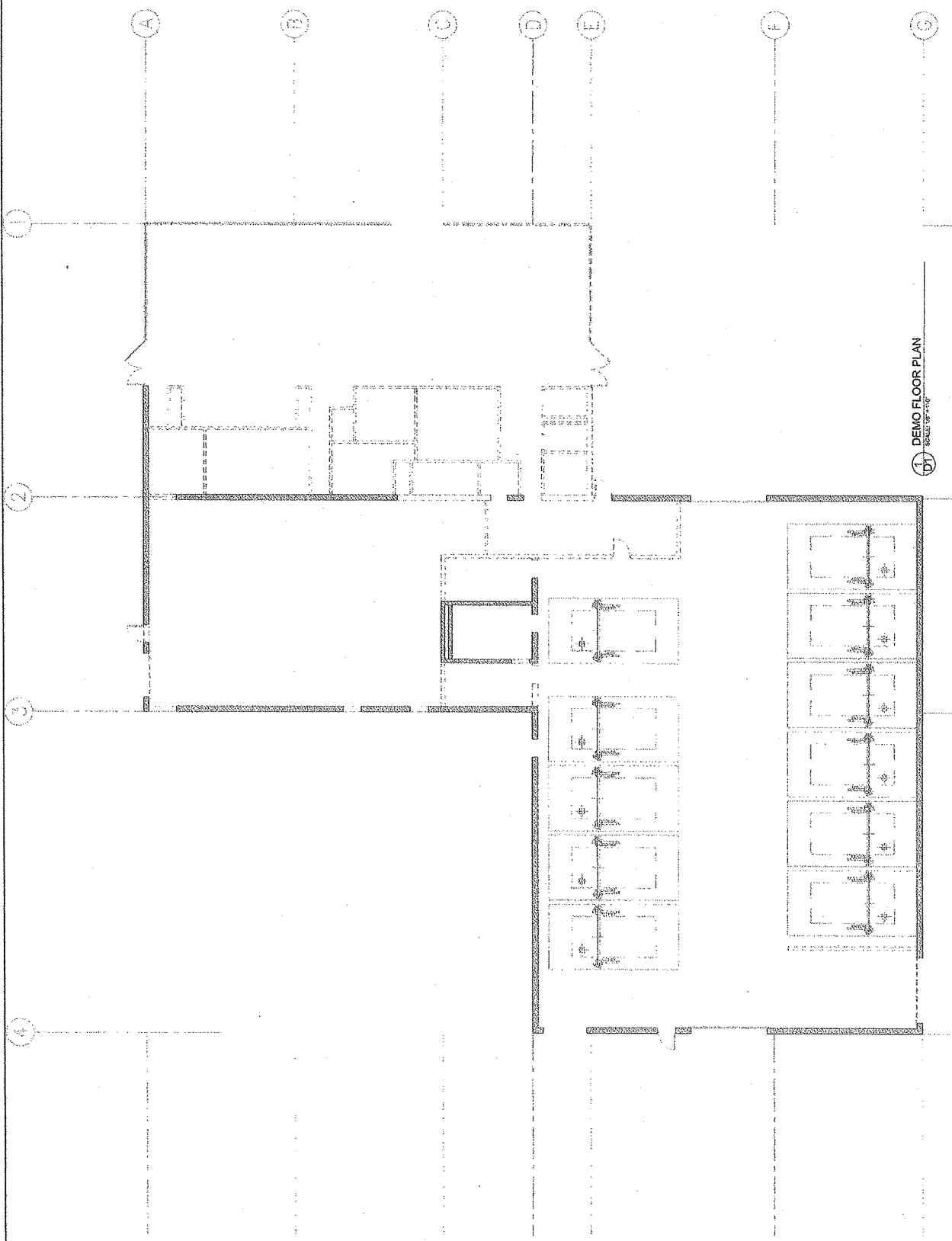


CLARIS
CONSTRUCTION INC.
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Newburgh, Connecticut
06470
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Fax. 203 334 8465
www.clarisconstruction.com

PROJECT: NEWBURGH CHRYSLER
NEWBURGH, NEW YORK
DEMO FLOOR PLAN

NO.	DATE	BY	CHKD.
1	12/22/11		

DI



DI DEMO FLOOR PLAN
Scale: 1/8" = 1'-0"