



**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 & CT)  
PATRICK J. HINES  
LYLE R. SHUTE, P.E. LEED-AP (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](mailto:mheny@mhepc.com)

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: BJ'S WHOLESALE CLUB-NEWBURGH**  
**PROJECT NO.: 19-07**  
**PROJECT LOCATION: SECTION 97, BLOCK 2, LOT 44, 46.2 & 45**  
**REVIEW DATE: 1 MARCH 2019**  
**MEETING DATE: 7 MARCH 2019**  
**PROJECT REPRESENTATIVE: MASER CONSULTING, P.A.**

1. The Applicants are proposing the proposed building under the Town's shopping center requirements. This Board previously reviewed the Restaurant Depot-Membership Wholesale Club as an independent structure/ wholesale facility based on the zoning ordinance. The combination of the Bank and the BJ's comply with the Town's shopping center use, however the Bank is on an existing parcel of property. The shopping center use will permit a greater building height of 40 feet. The presence of the individual lot line on the existing Bank parcels should be discussed.
2. Zoning variances are required as identified by the Applicant. Rear yard setback of 60 feet is required where 52.02 feet are proposed. Side yard setback: one side yard 50 feet is required where 36.5 is proposed, fuel/canopy island. Both side yards: 100 feet required where 96.5 feet are proposed. It is noted that signage is not currently addressed on the plans and we are not able to identify if variances are required. A variance will be required for the landscape buffer required along NYS 17K in accordance with Section 185-18(4)(c), "requiring the first 35 feet of front yards in all property's fronting on Route 17K from the City of Newburgh lying west to the Town of Montgomery shall be landscaped. Vehicle parking shall not be permitted in these landscaped areas. Thirty-five foot dimension shall be expanded to forty-five feet for all properties on Route 17K that lie within 350 feet of intersections of center lines of intersecting streets."
3. The Planning Boards attention is called to the display car parking, typical of twelve depicting vehicles within the front yard setbacks. These vehicles are presumably display vehicles for nearby auto dealerships which are not part of the shopping center use.
4. The proposed parking along the rear extends into the right-of-way for the service road.
5. Lot surface coverage is identified as 80% while proposed is 79%. Calculatitons supporting lot

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surface coverage within 1% should be provided to determine zoning compliance.

6. 22 foot lane width is depicted leaving the gasoline fueling island. The Applicant should evaluate whether this allows large vehicles to maneuver in this area.
7. Upon receipt of more detailed plans the Town of Newburgh should declare its intent for Lead Agency, circulate to Orange County Planning.
8. The proposed plan identifies impacts to existing stormwater management facilities. A updated Stormwater Management Report for the project site and for the existing and proposed Stormwater Management Facilities must be provided.

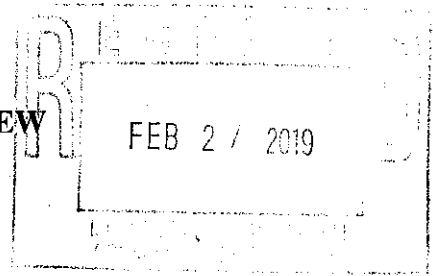
Respectfully submitted,

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

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Patrick J. Hines  
Principal  
PJH/kbw

**TOWN OF NEWBURGH  
APPLICATION FOR  
SUBDIVISION/SITE PLAN REVIEW**



**RETURN TO: Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, New York 12550**

**DATE RECEIVED:** \_\_\_\_\_ **TOWN FILE NO:** 19-07  
(Application fee returnable with this application)

**1. Title of Subdivision/Site Plan (Project name):**

BJ's Wholesale Club - Newburgh

**2. Owner of Lands to be reviewed:**

**Name** Webb Properties, Inc.  
**Address** 800 Auto Park Place  
Newburgh, NY 12550  
**Phone** \_\_\_\_\_

**3. Applicant Information (If different than owner):**

**Name** GDPBJ, LLC  
**Address** 145 Otterkill Road, P.O. Box 55  
Mountainville, NY 10953  
**Representative** Adrian Goddard  
**Phone** 845.534.0100  
**Fax** \_\_\_\_\_  
**Email** adriang@GDpartners.com

**4. Subdivision/Site Plan prepared by:**

**Name** Maser Consulting, P.A.  
**Address** 555 Hudson Valley Ave., Suite 101  
New Windsor, NY 12553  
**Phone/Fax** 845.564.4495

**5. Location of lands to be reviewed:**

NYS Route 17k & Auto Park Place

**6. Zone** IB- Interchange Business **Fire District** Goodwill Fire  
**Acreeage** ± 11.29 acres **School District** Newburgh

**7. Tax Map: Section** 97 **Block** 2 **Lot** 44, 46.2 & 45

**TOWN OF NEWBURGH PLANNING BOARD**

BJ's Wholesale Club - Newburgh

**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

30. n/a Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. n/a 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. n/a Number of acres to be cleared or timber harvested
33. TBD Estimated or known cubic yards of material to be excavated and removed from the site
34. TBD Estimated or known cubic yards of fill required
35. TBD The amount of grading expected or known to be required to bring the site to readiness
36. n/a 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.
- \_\_\_\_\_
- \_\_\_\_\_
37. n/a 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.
- \_\_\_\_\_
- \_\_\_\_\_
38. n/a List of property owners within 500 feet of all parcels to be developed (see attached statement).

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

By:   
Licensed Professional

Date: 2/26/19

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.

**PROXY**

(OWNER) Webb Properties, Inc, **DEPOSES AND SAYS THAT HE/SHE**

**RESIDES AT** 800 Auto Park Place, Newburgh NY 12550

**IN THE COUNTY OF** ORANGE

**AND STATE OF** NEW YORK

**AND THAT HE/SHE IS THE OWNER IN FEE OF** \_\_\_\_\_

Town of Newburgh Tax Lots: 97-2-44 , 97-2-46.2, & 97-2-45


**WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING**

**APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH**

**PLANNING BOARD AND** Maser Consulting, P.A.  
& GDPBJ, LLC **IS AUTHORIZED**

**TO REPRESENT THEM AT MEETINGS OF SAID BOARD.**

**DATED:** 2/26/19

  
**OWNERS SIGNATURE**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Ron Bartore  
**OWNERS NAME (printed)**

  
**WITNESS' SIGNATURE**

**NAMES OF ADDITIONAL REPRESENTATIVES**

TERRALY MARSH  
**WITNESS' NAME (printed)**





Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

555 Hudson Valley Avenue, Suite 101  
New Windsor, NY 12553-4749  
T: 845.564.4495  
F: 845.567.1025  
www.maserconsulting.com

**BJ's WHOLESALE CLUB - NEWBURGH  
NARRATIVE SUMMARY  
FEBRUARY 25, 2019**

**GDPBJ, LLC  
TAX LOTS 97-2-44, 46.2 & 45  
TOWN OF NEWBURGH, ORANGE COUNTY  
MC PROJECT NO. 18000471A**

The applicant, GDPBJ, LLC, proposes a ± 89,225 sq. ft. BJ's wholesale building on tax lots 97-2-44 & 97-2-46.2 in the Town of Newburgh. The project includes consolidation of these two tax lots and incorporation of the adjoining bank lot 97-2-45 via reciprocal easements into the project to create a single shopping center development site.

The project will add ±8.0 acres of impervious area, 384 additional parking spaces, three (3) loading bays, a trash compactor, a fueling facility with six (6) pumps and a kiosk, three (3) underground gas storage tanks, a propane storage area, a transformer and two (2) generators for the proposed structure, and twelve (12) display car parking pads for the Barton Cadillac/Chevrolet dealership south of the project site.

The proposed BJ's building includes a proposed tire shop on the south side of the building with three (3) associated bays. The project will also include the relocation of the dumpster for tax lot 97-2-45 and the removal/adjustment of some curbing for the drive-thru that exists on the project existing tax lot 97-2-44. Parking has been calculated in accordance with the Shopping Center Zoning regulations and a total of 422 spaces have been provided.

Stormwater facilities on site will be designed in accordance with the 2015 New York State Stormwater Management Design Manual and local requirements. Modification of the existing stormwater pond in the southeast corner of the site is anticipated along with the addition of subsurface stormwater areas to accommodate the increased impervious area proposed with this development.

The existing tax lots 97-2-44, 97-2-46.2, & 97-2-45 in the Town of Newburgh are ±5.12, ±4.83, & ±1.34 acres in size, respectively, on the south side of NYS Route 17K east of the intersection with Auto Park Place and southeast of the exit ramp for I-87 northbound. The entire shopping center is ±11.29 acres in size, while the consolidated tax lot containing the proposed developments will be ±9.95 acres. The entire project site has frontage on NYS Route 17K to the north and is bordered by Auto Park Place on the southern side, a vacant parcel on the east, and Auto Park Place on the west. A 50' wide right-of-way for Auto Park Place exists on the southern property line. The existing tax lot 97-2-44 contains Auto Park Place within its southern property line, while the southern property line for existing tax lot 97-2-46.2 extends to the midpoint of this right-of-way. The site is located in the Town's IB (Interchange Business) district, in which a shopping center is a permitted use subject to site plan approval. The existing site is maintained lawn and mostly undeveloped. A portion of the bank drive-thru extends onto the site in the northwest corner, and a stormwater pond exists in the southeast corner





of the site. Some rock outcroppings exist on the site (buried boulders). The site is not located within the 100-year floodplain, and an NWI wetland riverline has been identified to the west of the site and is not proposed to be disturbed. The riverline identified refers to an 8.5' x 12.5' box culvert that conveys a stream from the west side of Unity Place/Auto Park Place, across NYS Route 17K and through the bus terminal property on the north side of 17K. This stream is a Class 'C' stream that begins in a wetland just north of Walmart on NYS Route 300 and ultimately discharges into the Brookside Pond & Quassaic Creek approximately ½ mile northeast of the project site.

The applicant is requesting referral to the Town of Newburgh Zoning Board of Appeals to seek the following variances: side yard setback relief for the proposed fueling facility canopy, rear yard setback relief for the proposed BJ's building, relief for freestanding sign placement and number of freestanding signs, and relief from the required landscape buffer along NYS Route 17K for the proposed parking, drive aisles, and vehicle display pads.

The site is located within the Town of Newburgh's Consolidated Water District and the Crossroads Sewer District. Water & sewer lines exist along the south side of NYS Route 17K and the project will propose connections to these utilities. Also, part of this project will be the relocation of all overhead utilities along the NYS Route 17K frontage to subsurface corridors, which includes existing power lines, cable TV lines, and communication lines.

ABF/cdr



Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

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## **ANTICIPATED APPROVALS MEMO**

**To: Town of Newburgh Planning Board**

**From: Andrew B. Fetherston, P.E.**

**Date: February 25, 2019**

**Re: BJ's Wholesale Club - Newburgh  
RE: Anticipated Approvals Memo  
MC Project No. 18000471A**

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Below is a list of approvals/permits that we anticipate will be required for this project. This memo refers to a sketch site plan prepared by Maser Consulting, P.A. entitled "BJ's Wholesale Club: Preliminary Site Plan for GDPBJ, LLC" dated 02/25/2019.

### **REQUIRED APPROVALS/PERMITS ANTICIPATED:**

1. NYS Highway Access and utility permits – We need to issue a conceptual approval for the design during the Planning Board review process. A permit will be issued to a contractor for construction.
2. Town Planning Board – Site Plan Approval & Lot Consolidation
3. Town Zoning Board –side yard & rear yard area variances (proposed gas pump canopy, BJ's building receiving area), landscape buffer relief along 17K, number of freestanding signs, freestanding sign setback relief.
4. NYSDEC Stormwater SPDES Permit and 5 Acre Disturbance Waiver (to be approved by the MS4 the Town of Newburgh)
5. NYSGML 239 Referral – County Planning review
6. Orange County Health Dept. – Public Water Supply
7. City of Newburgh sewer flow acceptance
8. NYSDEC Gasoline and propane storage
9. Newburgh DPW approval for driveway onto Unity Place
10. Working permits for utility companies to relocate utilities from overhead to subsurface along 17k frontage (communication lines, cable TV lines, and Central Hudson power lines)

# Short Environmental Assessment Form

## Part 1 - Project Information

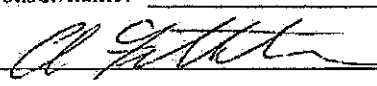
### Instructions for Completing

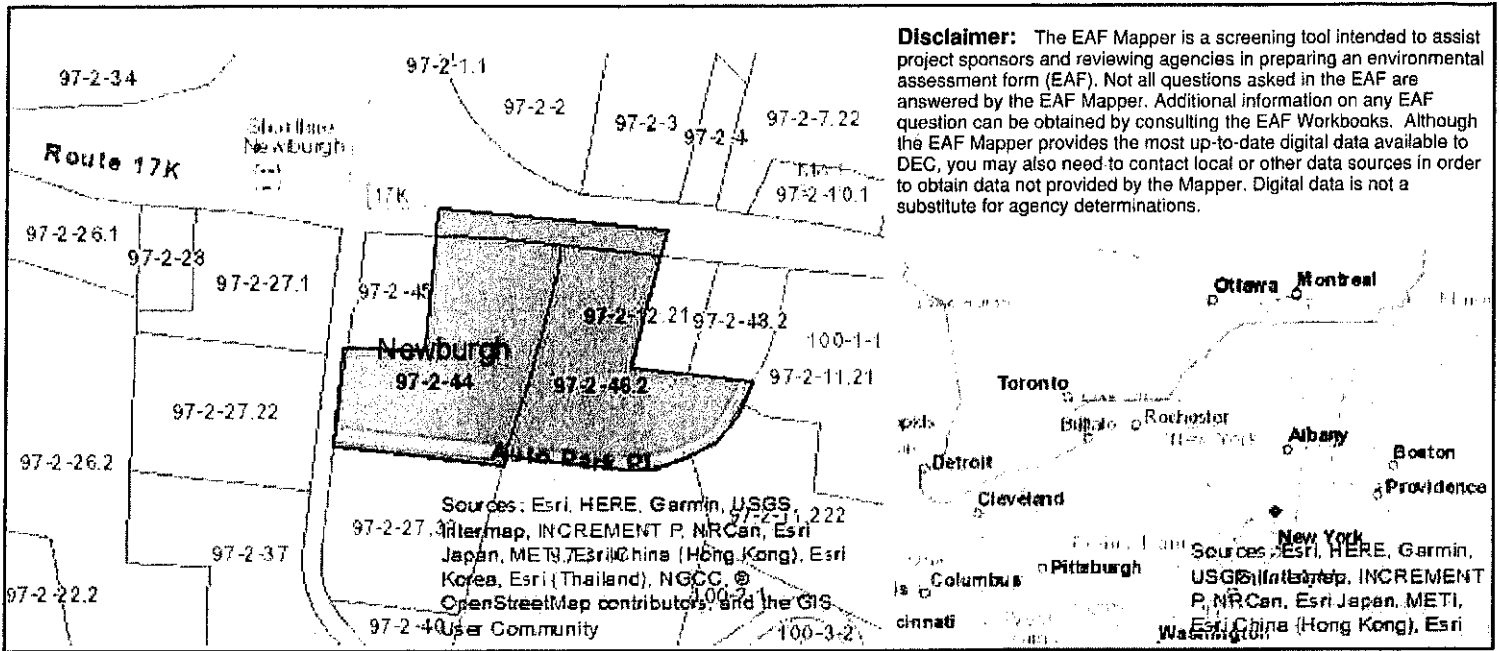
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: BJ's Wholesale Club - Newburgh			
Project Location (describe, and attach a location map): Town of Newburgh, NY 12550 - Tax Lots 97-2-44,46.2,& 45 - southeast of the intersection of NYS Route 17K and Auto Park Place			
Brief Description of Proposed Action: See attached project narrative.			
Name of Applicant or Sponsor: GPDBJ, LLC		Telephone: 845-534-0100	
		E-Mail: adriang@GDpartners.com	
Address: 145 Otterkill Road			
City/PO: Mountainville (PO Box 55)		State: NY	Zip Code: 10953
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 type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: See attached list of anticipated approvals.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ ±11.29 acres			
b. Total acreage to be physically disturbed? _____ ±8.69 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ ±24.1 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" 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			

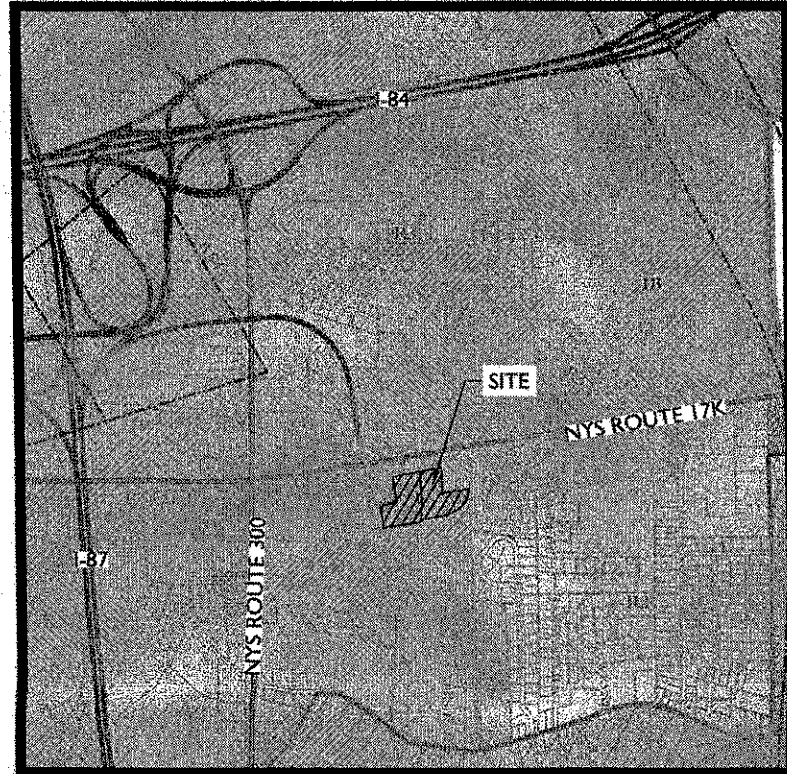
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: The proposed building will be constructed per the latest NYS Building and Energy Codes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Indiana Bat	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
Stormwater discharges will be directed to the existing drainage system within Auto Park Place & Unity Place which connects to an 8.5' x 12.5' box culvert and ultimately discharges to Brookside Pond/Quassaic Creek approx. 1/2 mile northeast of the project site.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project will include the expansion of the existing stormwater pond in the southeast corner of the site and we also anticipate subsurface stormwater detention. The size of these facilities is to be determined.		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Engineer  <del>Applicant/owner</del> name: Andrew B. Fetherston, P.E.      Date: 2/25/19</p> <p>Signature:       Title: Project Engineer</p>		



- Part 1 / Question 7 [Critical Environmental Area] No
- Part 1 / Question 12a [National Register of Historic Places] No
- Part 1 / Question 12b [Archeological Sites] No
- Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
- Part 1 / Question 15 [Threatened or Endangered Animal] Yes
- Part 1 / Question 15 [Threatened or Endangered Animal - Name] Indiana Bat
- Part 1 / Question 16 [100 Year Flood Plain] No
- Part 1 / Question 20 [Remediation Site] No





VICINITY MAP  
SCALE 1" = 2,000'

**OWNER:**  
WEBB PROPERTIES INC.  
800 AUTO PARK PLACE  
NEWBURGH, NY 12550

**APPLICANT:**  
GDP LLC  
P.O. BOX 55  
145 OTTERKILL ROAD  
MOUNTAINVILLE, NY 10953

**TAX LOTS:**  
97-2-44  
132,503 SQ. FT.  
15.12 ACRES  
97-2-46.2  
131,648 SQ. FT.  
14.83 ACRES  
97-2-45  
158,458 SQ. FT.  
13.34 ACRES  
TOTAL SHOPPING CENTER:  
281,252 SQ. FT.  
11.29 ACRES

**BULK TABLE**

ZONING DISTRICT: B - INTERCHANGE BUSINESS  
USE SUBJECT TO SITE PLAN APPROVAL - SHOPPING CENTER

MINIMUM	REQUIRED	PROPOSED	REMARKS
LOT AREA	5 ACRES	11.29 ACRES*	OK
FRONT YARD SETBACK	60 FEET	157 FEET (EXISTING OVERHANG) 89.72 FEET (PROP. BLDG.)	PRE-EXISTING APPROVED
REAR YARD SETBACK	60 FEET	52.02 FEET (PROP. BLDG.)	REQUIRES VARIANCE
SIDE YARD SETBACK			
ONE	50 FEET	34.5 FEET (PROP. FUELING CANOPY)	REQUIRES VARIANCE
BOTH	100 FEET	96.5 FEET (34.5 + 60)	REQUIRES VARIANCE
LOT WIDTH	150 FEET	573 FEET (CONSOLIDATED LOT)	OK
LOT DEPTH	150 FEET	560 FEET (CONSOLIDATED LOT)	OK
MAXIMUM			
BUILDING HEIGHT	40 FEET	39 FEET (PROP. BLDG.)	OK
BUILDING COVERAGE	30%	19.25% (95,996 SQ. FT.)*	OK
SURFACE COVERAGE	80%	79.06%	OK

\* = BULK REQUIREMENTS ESTABLISHED USING THE THREE (3) TAX LOTS 44, 46.2, & 45 AS A UNIFIED SHOPPING CENTER.

**PARKING REQUIREMENTS:**

**B'S REQUIRED PARKING:**  
43 PARKING SPACES PER 1,000 SQ. FT. OF BUILDING  
(43 \* 214.5 = 402 SPACES)

**MUNICIPALITY REQUIRED PARKING:**  
SHOPPING CENTER IN EXCESS OF 25,000 SQ. FT. - 1 SPACE PER 235 SQ. FT.  
GROSS LEASABLE FLOOR AREA (MAY BE ADJUSTED BY MUNICIPALITY) = 415 SPACES

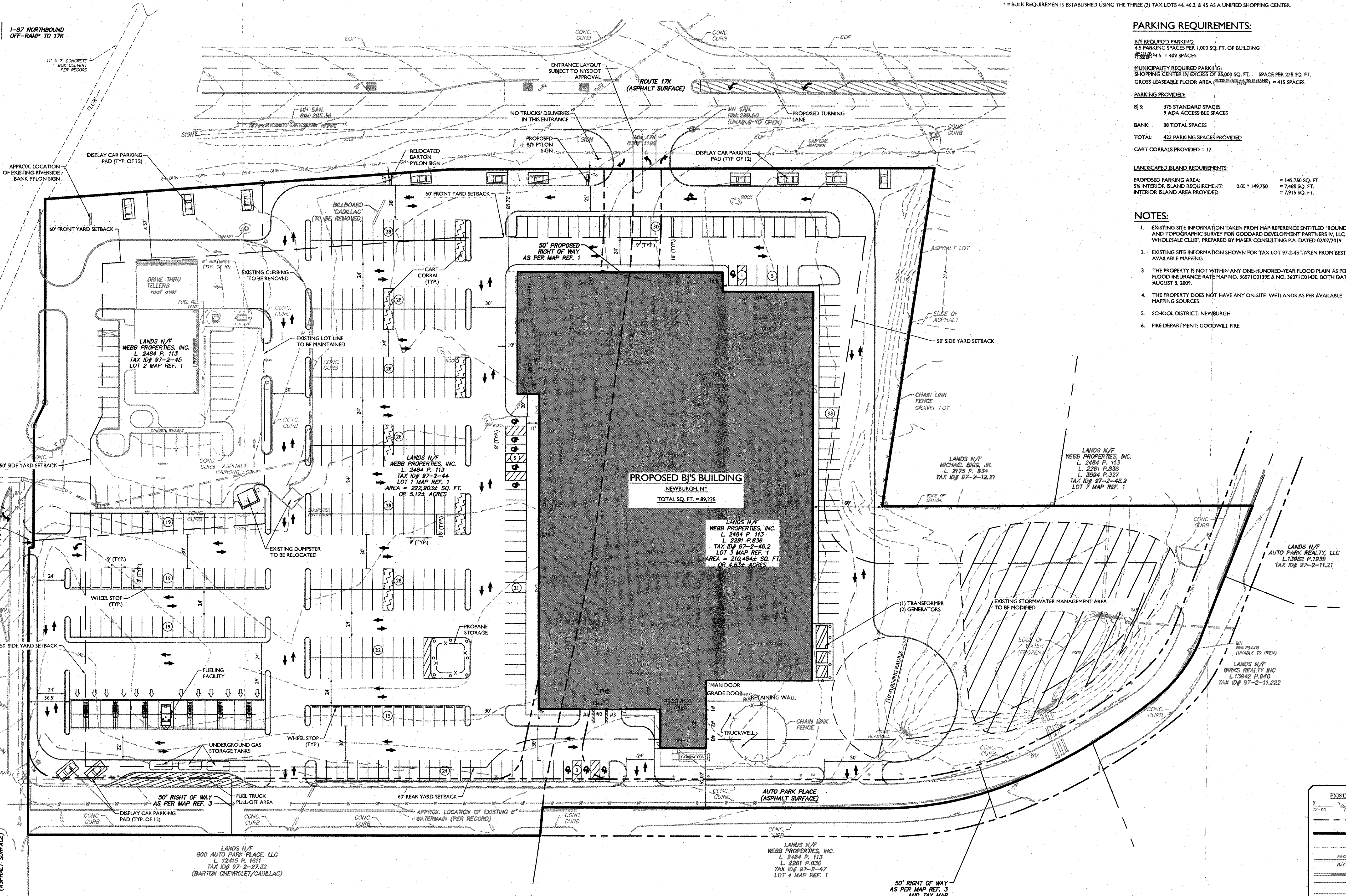
**PARKING PROVIDED:**  
B'S: 375 STANDARD SPACES  
9 ADA ACCESSIBLE SPACES  
BANK: 38 TOTAL SPACES  
TOTAL: 422 PARKING SPACES PROVIDED

**CART CORRALS PROVIDED = 12**

**LANDSCAPED ISLAND REQUIREMENTS:**  
PROPOSED PARKING AREA: 0.05 \* 149,750 = 149,750 SQ. FT.  
5% INTERIOR ISLAND REQUIREMENT: = 7,488 SQ. FT.  
INTERIOR ISLAND AREA PROVIDED: = 7,915 SQ. FT.

**NOTES:**

- EXISTING SITE INFORMATION TAKEN FROM MAP REFERENCE ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR GOODARD DEVELOPMENT PARTNERS IV, LLC - B'S WHOLESALE CLUB", PREPARED BY MASER CONSULTING P.A. DATED 02/07/2019.
- EXISTING SITE INFORMATION SHOWN FOR TAX LOT 97-2-45 TAKEN FROM BEST AVAILABLE MAPPING.
- THE PROPERTY IS NOT WITHIN ANY ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 36071C0139E & NO. 34071C0143E, BOTH DATED AUGUST 3, 2009.
- THE PROPERTY DOES NOT HAVE ANY ON-SITE WETLANDS AS PER AVAILABLE MAPPING SOURCES.
- SCHOOL DISTRICT: NEWBURGH
- FIRE DEPARTMENT: GOODWILL FIRE



**LEGEND**

EXISTING	PROPOSED
[Symbol]	[Symbol]
[Symbol]	[Symbol]
[Symbol]	[Symbol]
[Symbol]	[Symbol]
[Symbol]	[Symbol]
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**SCALE: 1" = 40'**

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**ANDREW B. FETHERSTON**  
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 07355-1

**BJ'S WHOLESALE CLUB:  
PRELIMINARY SITE PLAN  
FOR  
GDP PJ, LLC**

SECTION 97  
BLOCK 2  
LOTS 44 & 46.2  
TOWN OF NEWBURGH  
ORANGE COUNTY  
NEW YORK STATE

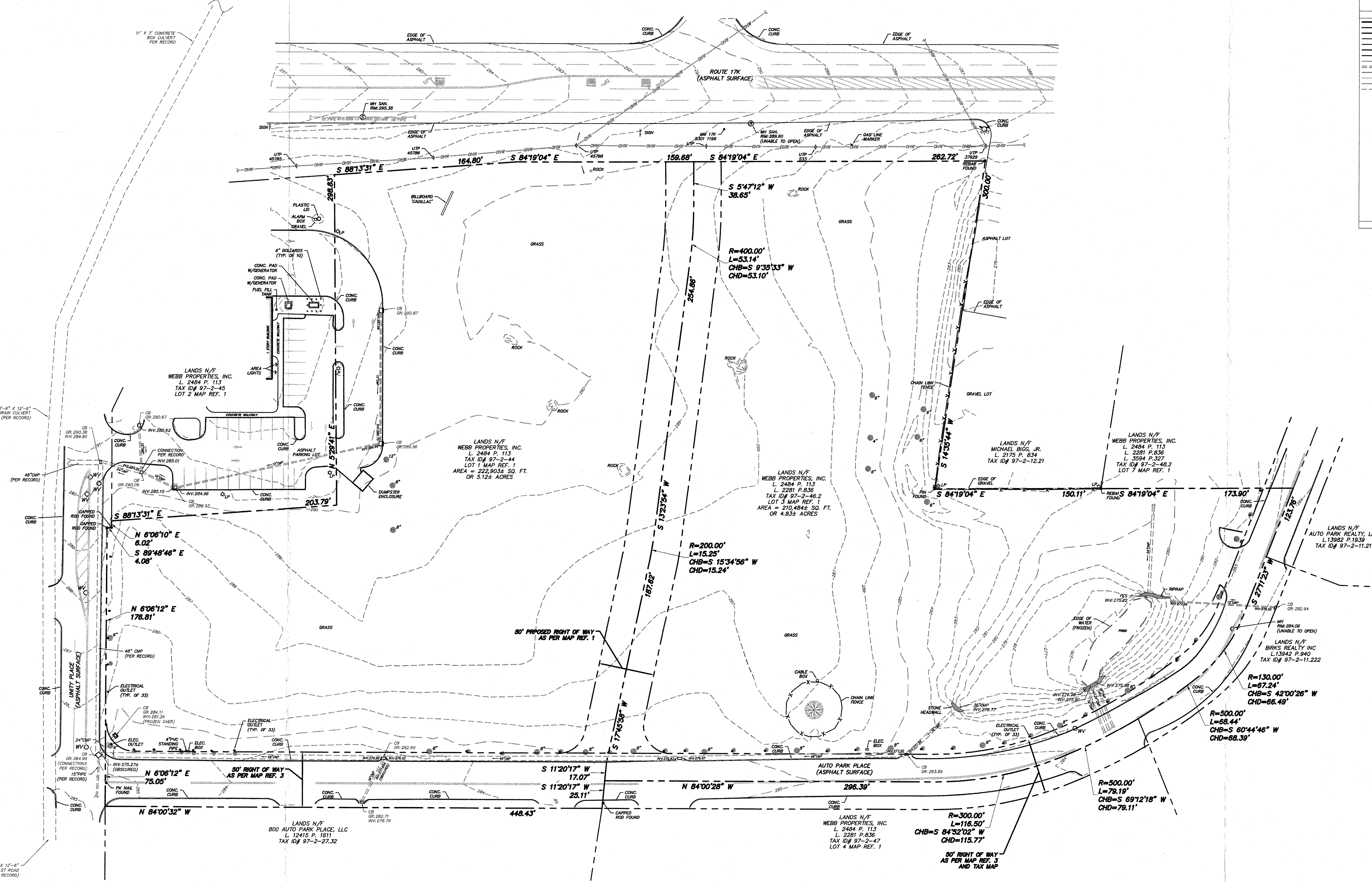
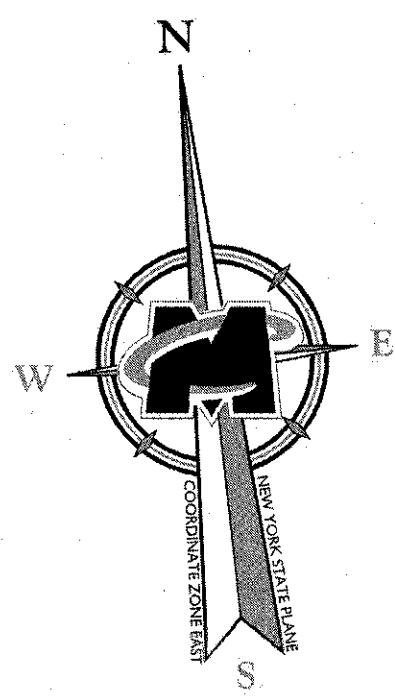
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**SKETCH SITE PLAN**

01 of 01





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**LOCATION MAP**

**LEGEND**

- PROPERTY BOUNDARY
- ADJACENT BOUNDARY
- RIGHT OF WAY BOUNDARY
- EDGE OF ASPHALT
- EDGE OF CONCRETE CURBING
- FENCING
- SANITARY LINES
- STORMWATER LINES
- OVERHEAD WIRES
- PAVEMENT STRIPING
- PROPERTY BOUNDARY MONUMENTATION
- BOUNDARY MARKER
- LIGHT POLE
- ELECTRICAL BOX
- UTILITY POLE
- GUY WIRE
- FLOOD LIGHT
- ELECTRICAL OUTLET
- POST / MARKER
- VENT / CAP
- ROLLBAR
- SIGN SINGLE & DOUBLE POST
- CATCH BASINS
- SANITARY MANHOLE
- MANHOLE / LID UNKNOWN
- HYDRANT
- WATER VALVE
- TRUCK
- SHRUBS

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BY: **MARK R. DELOR**  
 NEW YORK LICENSED LAND SURVEYOR - LICENSE NUMBER: 050476

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**NEW WINDSOR OFFICE**  
 555 Hudson Valley Avenue  
 Suite 101  
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