



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

PROJECT NAME: E & C PROPERTY HOLDINGS/CAMP INTEGRITY
PROJECT NO.: 23-22
PROJECT LOCATION: SECTION 11, BLOCK 1, LOT 61
REVIEW DATE: 9 FEBRUARY 2024
MEETING DATE: 15 FEBRUARY 2024
PROJECT REPRESENTATIVE: DAY STOKOSA ENGINEERING/ MARK DAY, P.E.

1. The project has received variances for the pre-existing nonconformities on the project site.
2. The applicants have identified that a new sub-surface sanitary sewer disposal system to be designed for the site. This office recommends undertaking the design at this time rather than waiting for "preliminary" approval.
3. The plans were circulated to the Orange County Department of Planning on 17 November 2023.
4. Status of review by the Orange County Department of Public Works should be addressed.
5. Additional site detail previously requested has been added to the plans.
6. The applicants identify that the breeze way connecting the two large structures will be removed and a compliant fire separation wall will be constructed. Code Compliance comments should be received.
7. The project is being reviewed under Section 185-24 Educational Facilities in the Educational Facility Overlay District. The project requires site plan review and approval compliance with underlying sections of the referenced code and such educational facilities are subject to architectural review in accordance with Article X.
8. The Planning Board should discuss if a Public Hearing is to be scheduled.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines
Principal
PJH/ltn

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

January 29, 2024

Mr. John Ewasutyn Planning
Board Chair
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550

Re Town File No. 2023-22
Camp Integrity
576 Rock Cut Road
Town of Newburgh

Dear Chairman, Ewasutyn:

The following are our responses to the comment letter dated November 10, 2023, from McGoe, Hauser and Edsall.

1. Existing camp use is a pre-existing non-conforming use in the R-1 Zone. Modification or changes to this use require approval from the Zoning Board of Appeals. Changes in use/Subdivision of pre-existing non-conforming uses causes the non-conforming uses to lose any grandfathered provisions. The newly proposed use as an Educational/Training Center is also not permitted in the R-1 Zone.

Response: The existing use as a day camp shall remain. The educational use will be utilized when the camp is not in session. The proposed use is allowed under the Educational Overlay District. No subdivision is proposed.

2. Section 185-25 Educational Facilities in the Educational Overlay District exists in the Zoning Code. The location of the Overlay District does not seem to appear on most recent Zoning Maps.

Response: Although not shown, the Town Attorney for the Planning Board has pointed out to the Planning Board, at the last Planning Board meeting, that the overlay does exist for the subject property.

3. Section 185-24B8-A contains unique bulk requirements for Educational Facilities. Several existing setbacks do not meet these requirements:
 - Front yard: Required 75; Existing 31.8

- One side yard: Required 100; Existing 45.5
- Building Height: Max 35 ft.; Existing 36 ft.

Response: The required variances were sought through the Zoning Board and were granted 1-25-24.

4. The applicants should confirm whether compliance with Section 185-24 B(4) exists on the site. Buildings appear to be connected by a breezeway and maybe considered one building by the Code Enforcement Department.

Response: The breezeway and any physical connection will be eliminated between the two buildings and a fire wall shall be constructed between the buildings to create separate buildings.

5. Confirmation of the building height should be determined. Structures greater than 30 feet high would require aerial access in accordance with the NYS Fire Code.

Response: The Zoning Code allows for buildings up to 35' in height. The building is 36' at the ridge based on the original building drawings prepared by George J. Shaw, Jr. PE dated 05-12-72. A variance for the building height was granted by the Zoning Board on January 25, 2024. The building is a IIB construction and will have no windows. The Applicant intends on installing a code-compliant sprinkler system in accordance with the NYSIBC.

6. Information pertaining to the existing water and sewer facilities on the site should be provided.

Response: The water system for the site is served by an existing well shown on the southeast corner of the proposed training facility. There is very little information about the existing sewage disposal systems serving the various buildings on the site. It is the Applicants' intent to design new sewage disposal systems for the buildings on the site. We will be working with OCHD once we receive preliminary approval for the site plan.

7. Code Enforcement should determine if change of use requires structures to be sprinklered in accordance with NYS or Town Code.

Response: The Applicant intends on installing a code-compliant sprinkler system in accordance with the NYSIBC

8. Paving details should be added to the plans for all areas proposed to be resurfaced.

Response: A paving detail has been added to sheet CD.1 for the driveway widening.

9. Plans must be submitted to Orange County Planning as the site is located on a county roadway.

Response: We concur.

10. Plans must be submitted to Orange County Department of Public Works in compliance with their requirements for Site Plans on County roadways.

Response: We concur.

11. Adjoiner's Notices must be circulated.

Response: Adjoiner's notices were circulated on November 28, 2023.

The following are our responses to the comment letter dated November 13, 2023, from Creighton Manning.

1. One building will be converted from indoor tennis courts to a training facility. The applicant should expand on the expected offerings. Will equipment be stored in the facility and transported elsewhere for training sessions, or will trainers/trainees come to the site for classes? What types of equipment are needed? Will trucks/trailers be needed to move equipment in and out of the building or through the parking lot?

Response: The proposed training equipment will be permanently housed in the training facility on site. The training sessions will take place in the training facility. Trainees will travel to the site for training. Trucks will only be used to deliver the training equipment during installation of the equipment. Other than that, truck traffic will not be anticipated at the site.

2. The sight distance for vehicles pulling out of the driveway should be checked to ensure the existing sign does not encroach on a driver's line of sight.

Response: The existing sign shall be relocated as it is the line of sight for the northbound lane.

Please review the provided materials at your earliest convenience. If you have any questions or require any additional information, please contact this office.

Very truly yours,

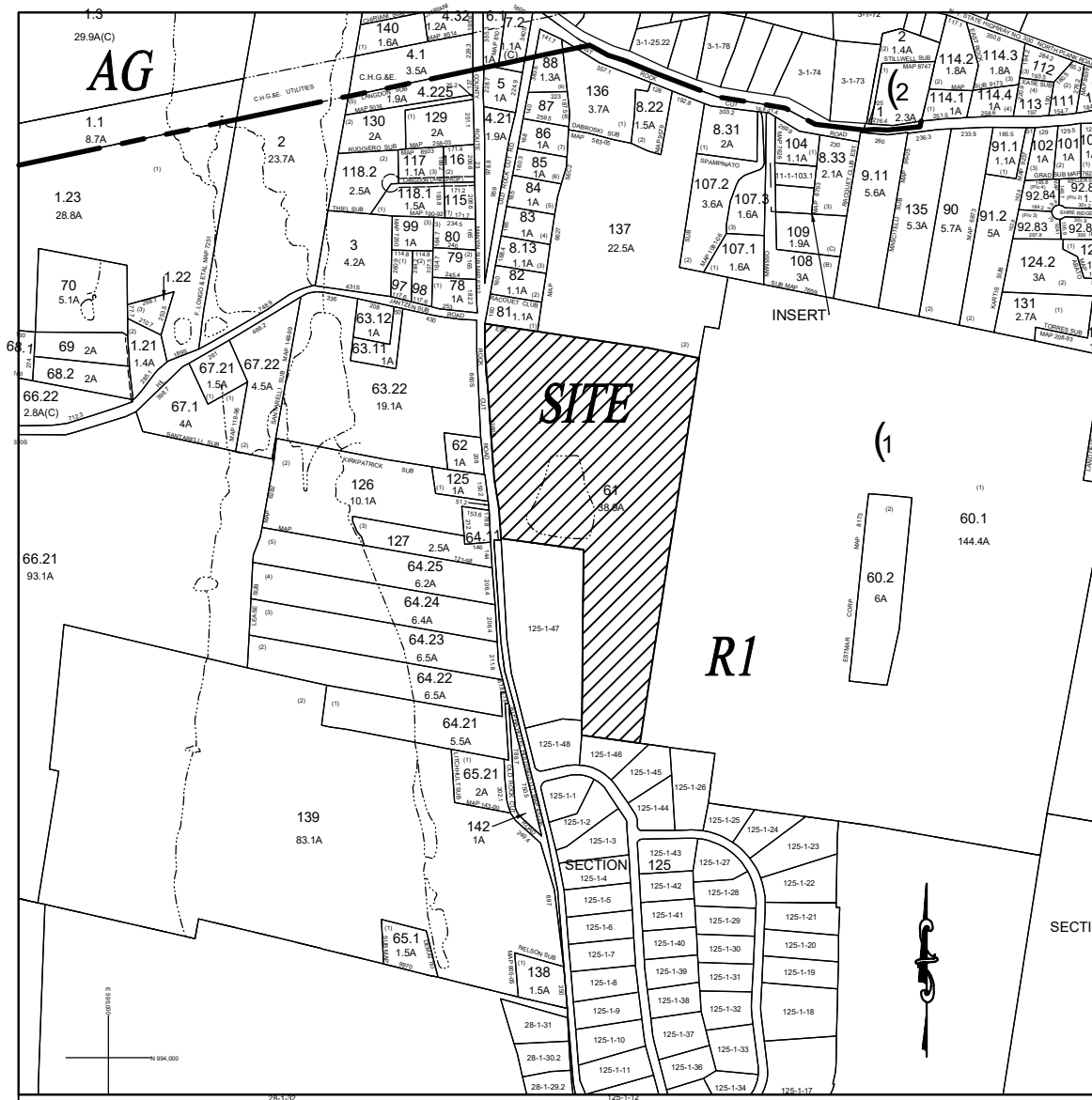


Anita Odell

E&C Property Holdings Site Plan

576 Rock Cut Road
Town of Newburgh
Orange County, New York

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LOCATION MAP SCALE: N.T.S.

Zone Classification R1 (Residential, Education Facility Overlay District)
 Use Existing Non-Conforming Summer Camp, Training Facility for Oceanic Wind Turbine Rescue.
 Tax Map Parcel Nos. 11-1-61
 Topographic Datum NAVD 88
 Total Acreage: 37.64 +/- Ac.
 Water Supply: Individual
 Sewage Disposal: Individual

Bulk Regulations: 185-24 B. (8) (a)	Required	Proposed
Minimum Lot Size		
Min. Gross Area (sf)	40,000 sf	1,639,785 sf
Min. Lot Width (feet)	300'	1217'
Min. Required Lot Depth (feet)	300'	1152'
Minimum Yard		
Front	75'	9.3' (Existing)*
Side One/Both	50'/100'	45.5'/474.2' (Existing)*
Rear	50'	808.9'
Maximum Building Height		
Feet	35'	36' (Existing)*
Maximum Lot Building Coverage (% of lot area)	15	2.4%
Maximum Lot Surface Coverage	50%	5.8%

*** VARIANCE REQUIRED**

Off-street Parking Calculations
Section 185-13 Schedule of Off-street parking Requirements

Use	Minimum Off-street Parking	Required	Proposed
School	1 space per employee plus 1 per each 8 students in the 12th grade or above or the parking requirement for auditorium or gymnasium component of the use, whichever is the greater.		
12 students/3 emp.			
TOTAL PARKING SP.		5	22

OWNER/APPLICANT

E & C HOLDING, INC.
158-11 JEWEL AVENUE
FLUSHING, NEW YORK 11365

TOWN OF NEWBURGH PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF NEWBURGH NEW YORK ON THE _____ DAY OF _____, 2024 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL.

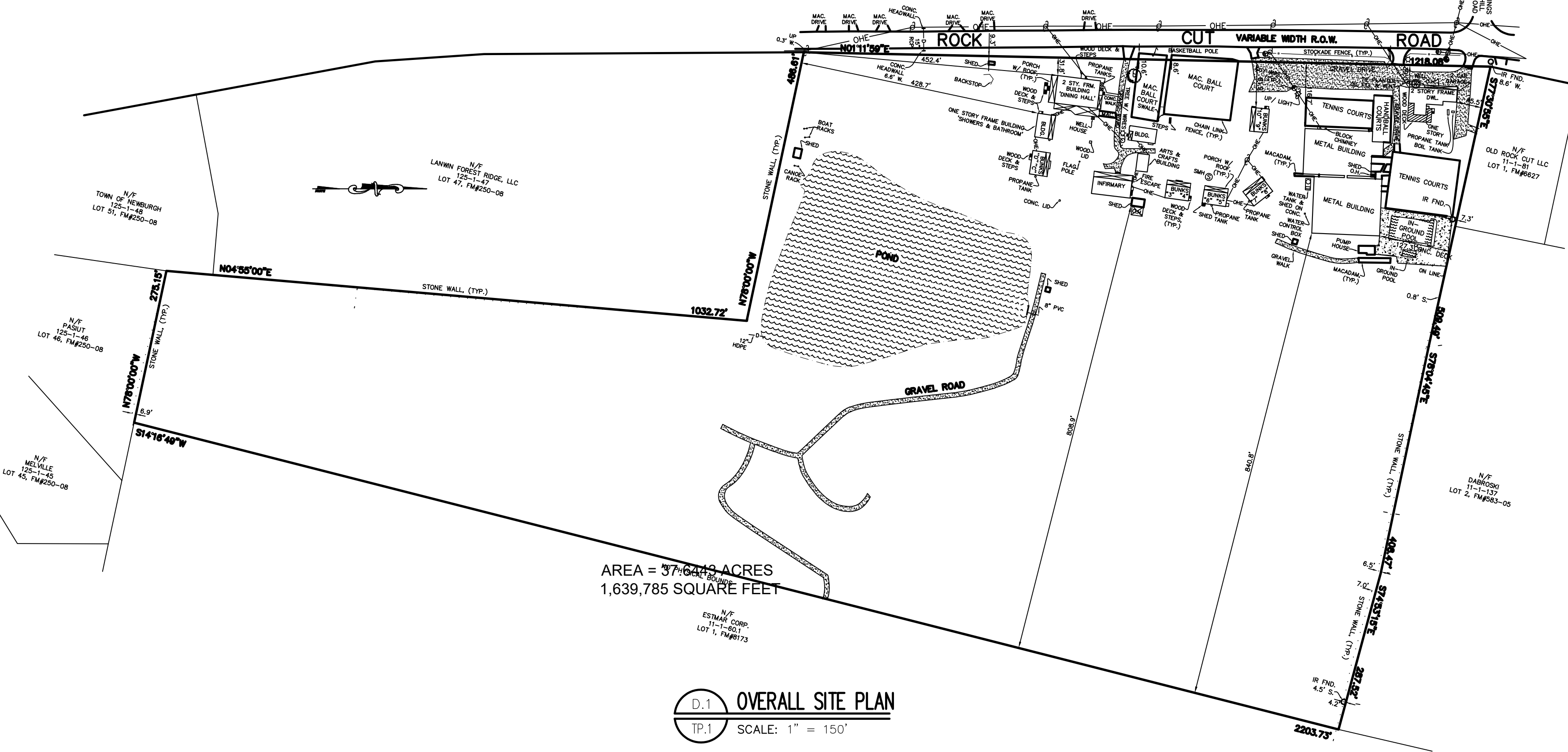
TOWN OF NEWBURGH PLANNING BOARD
SIGNED THIS _____ DAY OF _____, 2024

TOWN OF NEWBURGH PLANNING BOARD CHAIRMAN

Owner & Applicant
E&C Property Holdings North, Inc.
158-11 Jewel Avenue
Flushing, New York 11365

Adjoining Owners

334600 11-1-137 E & C Property Holdings North, Inc. 158-11 Jewel Avenue Flushing NY, 11365	334600 11-1-125 Pucino, Kim D 555 Rock Cut Rd Walden NY, 12586	334600 11-1-64.22 Romano, Charles A Jr 513 Rock Cut Rd Walden NY, 12586	334600 125-1-45 Melville, Richard 5 Copper Rock Rd Walden NY, 12586
334600 11-1-107.2 Austin, Nicholas 4 Chief Ln Walden NY, 12586	334600 11-1-99 Lake, Bruce D Jr 12 Kings Hill Rd Walden NY, 12586	334600 11-1-83 McKenzie, Ronald J Jr 12 Old Rock Cut Rd Walden NY, 12586	334600 125-1-47 All Mine of Orange Inc. P.O. Box 286 Salisbury Mills NY, 12577
334600 11-1-60.1 Estmar Corp 2 Landfall Ln Princeton NJ, 08540	334600 11-1-127 Kirkpatrick IRT, Linda J 549 Rock Cut Rd Walden NY, 12586	334600 11-1-98 Mann, Justin 8 Kings Hill Rd Walden NY, 12586	334600 125-1-46 Kogan, Savally 3 Copper Rock Rd Walden NY, 12586
334600 11-1-64.21 Moses, Stuart 511 Rock Cut Rd Walden NY, 12586	334600 11-1-82 Cullen, Patrick 4 Old Rock Cut Rd Walden NY, 12586	334600 11-1-63.22 Menendez, Edward 5 Kings Hill Rd Walden NY, 12586	334600 125-1-48 Town of Newburgh 1498 Route 300 Newburgh NY, 12550
334600 11-1-64.23 Messina, Helen M 519 Rock Cut Rd Walden NY, 12586	334600 11-1-128 Kirkpatrick, Trust In, Robert III J 549 Rock Cut Rd Walden NY, 12586	334600 11-1-64.24 Hyde, Maureen 525 Rock Cut Rd Walden NY, 12586	334600 11-1-97 Janzen, Mary C 188 Pressler Rd Walkill NY, 12589
334600 11-1-62 Mehl, Leon Jr 557 Rock Cut Rd Walden NY, 12586	334600 11-1-107.1 Kay, Jennifer 3 Copper Rock Rd Walden NY, 12586	334600 125-1-2 Grano, Christian 4 Copper Rock Rd Walden NY, 12586	334600 11-1-78 Achary, Valerie 4 Kings Hill Rd Walden NY, 12586
334600 11-1-64.11 Kirkpatrick IRT, Linda J 549 Rock Cut Rd Walden NY, 12586	334600 11-1-65.21 Jordan, Daniel P 507 Rock Cut Rd Walden NY, 12586	334600 125-1-1 All Mine of Orange Inc. P.O. Box 286 Salisbury Mills NY, 12577	334600 11-1-61 E & C Property Holdings, North, Inc. 158-11 Jewel Avenue Flushing NY, 11365
334600 11-1-8.13 Schivone, Ralph F Jr 8 Old Rock Cut Rd Walden NY, 12586	334600 11-1-64.25 Pilas, Keith 533 Rock Cut Rd Walden NY, 12586	334600 125-1-3 Robles, Mike 6 Copper Rock Rd Walden NY, 12586	334600 11-1-79 Robles, Thomas V 599 Rock Cut Rd Walden NY, 12586
334600 11-1-81 Old Rock Cut LLC 1 Shire Ridge Ct Walden NY, 12586	334600 11-1-63.11 Equally Homes NY II, Inc. P.O. Box 665 Montgomery NY, 12549	334600 125-1-25 Reaves, William H Jr 54 Copper Rock Rd Walden NY, 12586	334600 11-1-80 Nielsen, Theodore C 803 Rock Cut Rd Walden NY, 12586
334600 11-1-4.21 Grigo, John 21 Old Rock Cut Rd Walden NY, 12586	334600 11-1-142 Moses, Lynise 511 Rock Cut Rd Walden NY, 12586	334600 125-1-44 Lahmann, Michael 7 Copper Rock Rd Walden NY, 12586	



D.1 OVERALL SITE PLAN
TP.1 SCALE: 1" = 150'

Table of Contents

Sheet No.	Sheet Title
TP.1	1 of 4 Title Page
EC.1	2 of 4 Existing Conditions Plan
SP.1	3 of 4 Site Plan
CD.1	4 of 4 Construction Details

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Revision	01-29-24	Mark A. Day, PE
Project No.	2021-288	License No. 069646

DAY STOKOSA
ENGINEERING P.C.

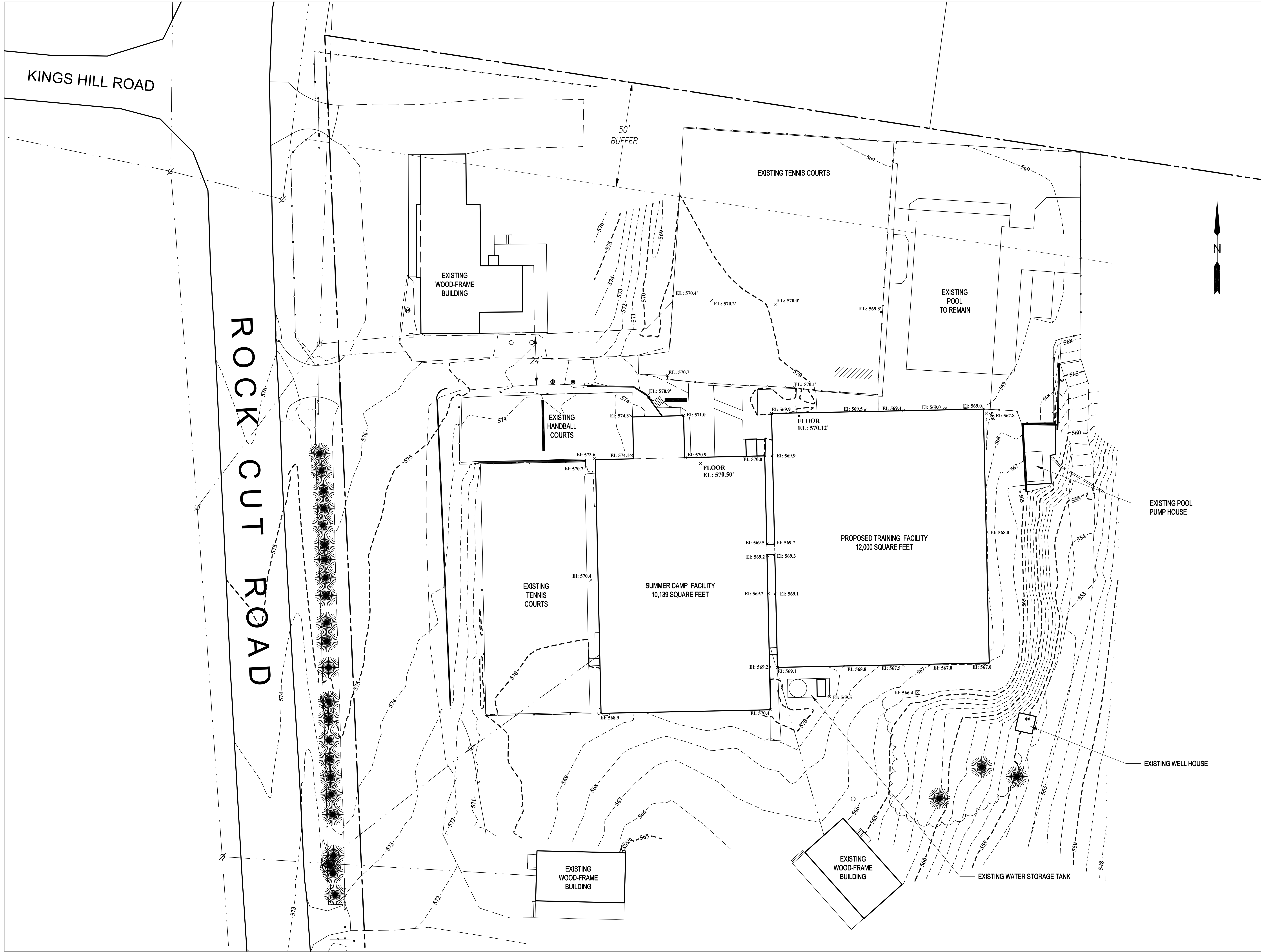
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

Title Page

Town Project No. 2023-22

SCALE	DRAWN BY	DRAWING NO.
No Scale	MAD	TP.1
DATE	CHECKED BY	
10-02-23	MAD	

THE SURVEY INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY CONDUCTED BY GARY R. RICH, FOR E & C PROPERTY HOLDINGS NORTH INC AND JOINT INDUSTRY BOARD OF THE ELECTRICAL INDUSTRY, ON SEPTEMBER 28, 2023.



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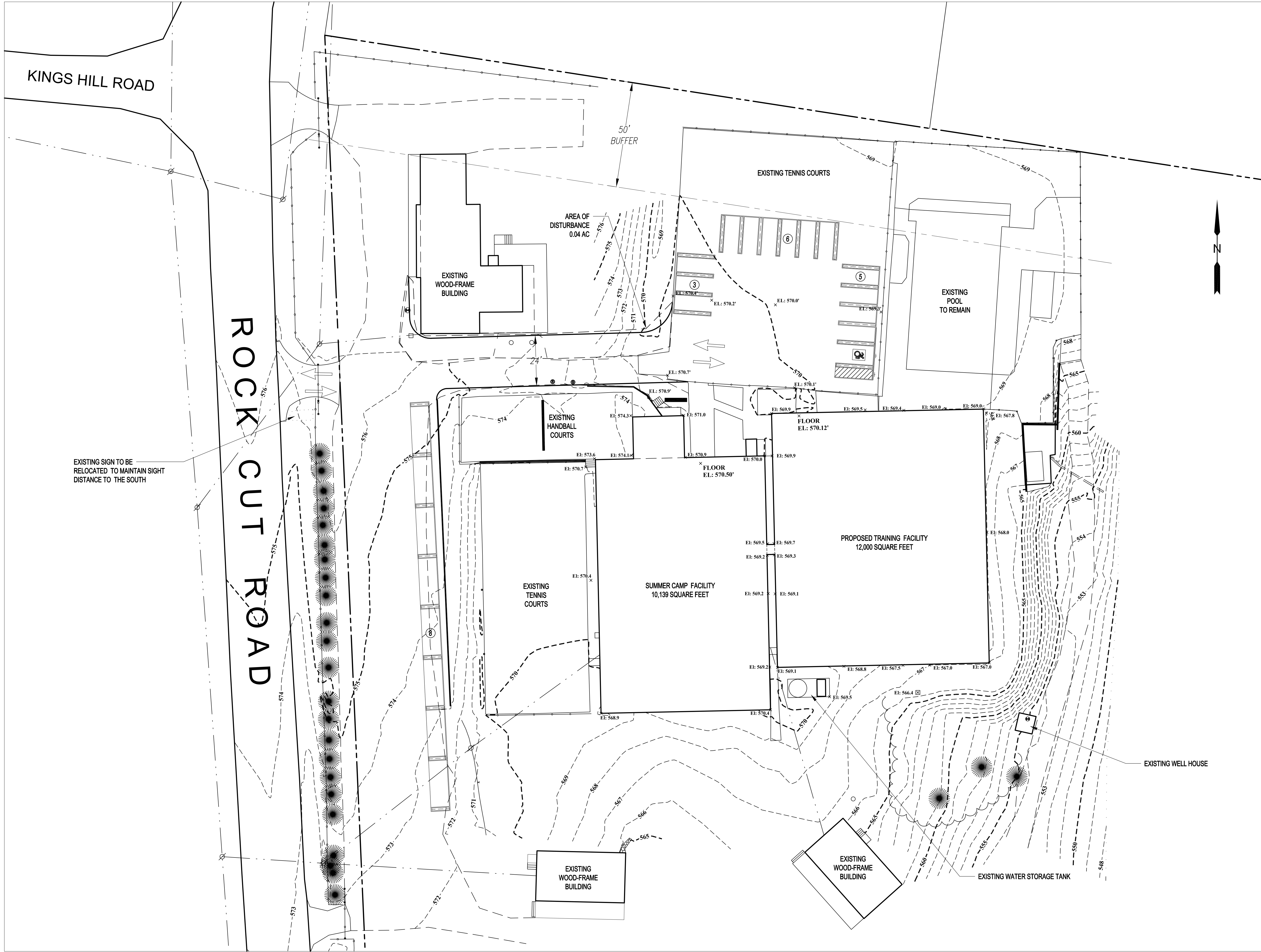
DAY | STOKOSA
ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT: E&C Property Holdings
576 Rock Cut Road
Town of Newburgh Orange County, New York

Existing Conditions
Town Project No. 2023-22

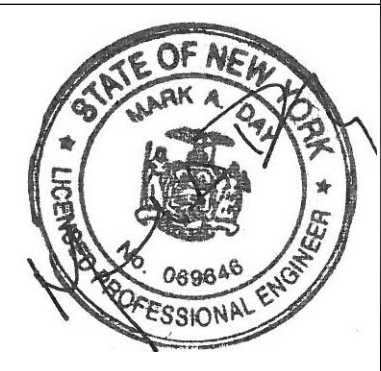
SCALE	DRAWN BY	DRAWING NO.
1" = 20'	MAD	EC.1
DATE	CHECKED BY	
10-02-23	MAD	



EXISTING SIGN TO BE RELOCATED TO MAINTAIN SIGHT DISTANCE TO THE SOUTH

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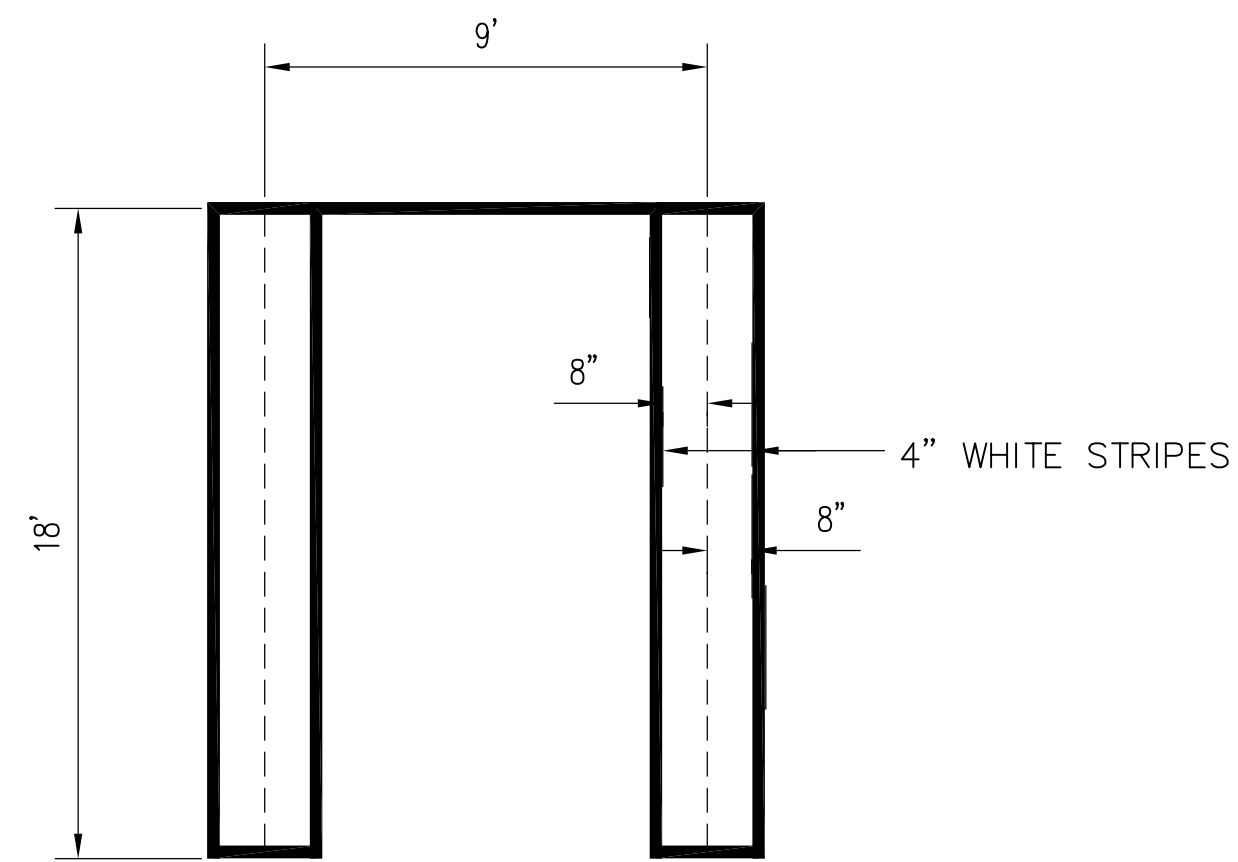
DAY | STOKOSA
ENGINEERING P.C.

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PROJECT: E&C Property Holdings
576 Rock Cut Road
Town of Newburgh Orange County, New York

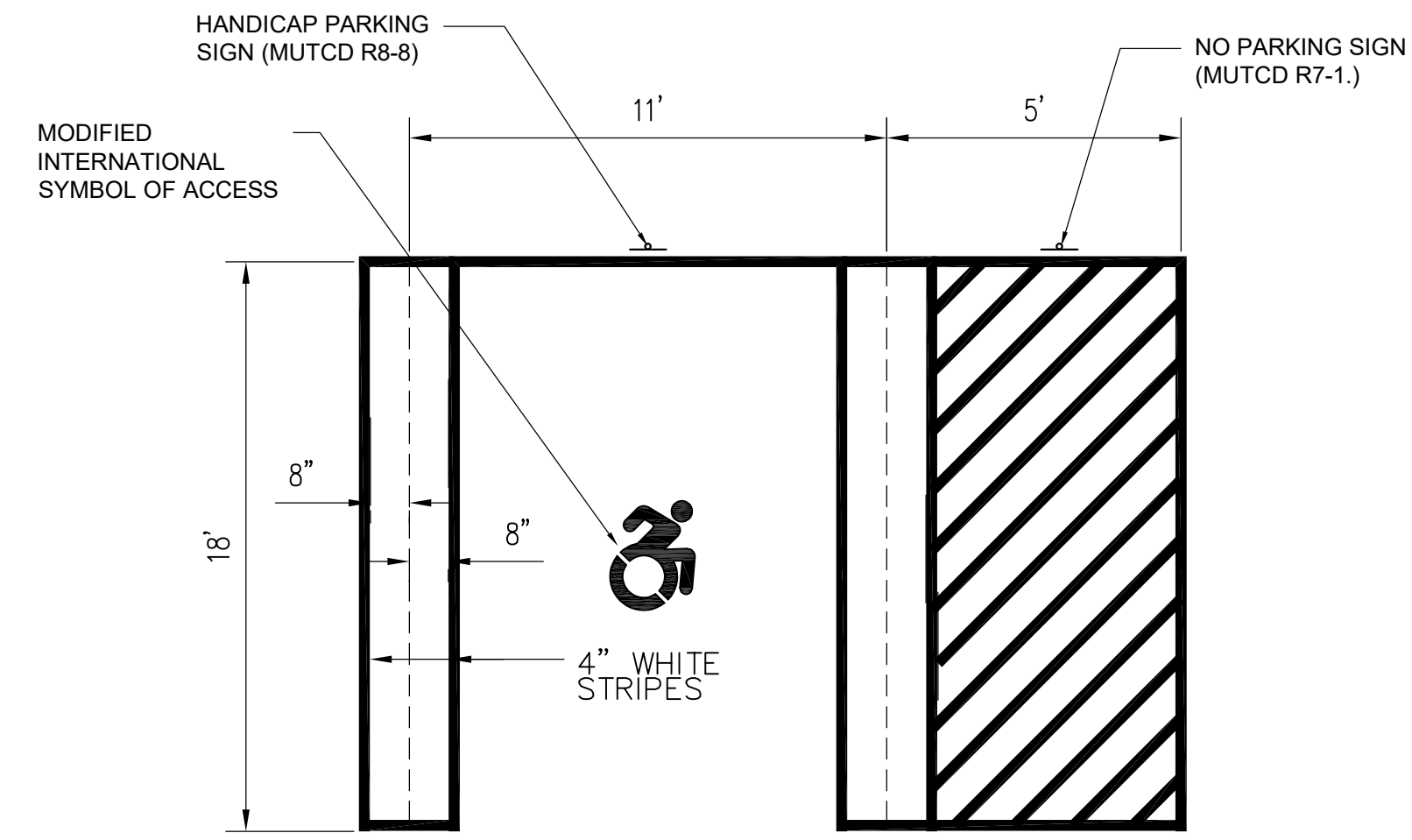
DRAWING: **Site Plan**
Town Project No. 2023-22

SCALE	DRAWN BY	DRAWING NO.
1" = 20'	MAD	SP.1
DATE	CHECKED BY	
10-02-23	MAD	



STANDARD

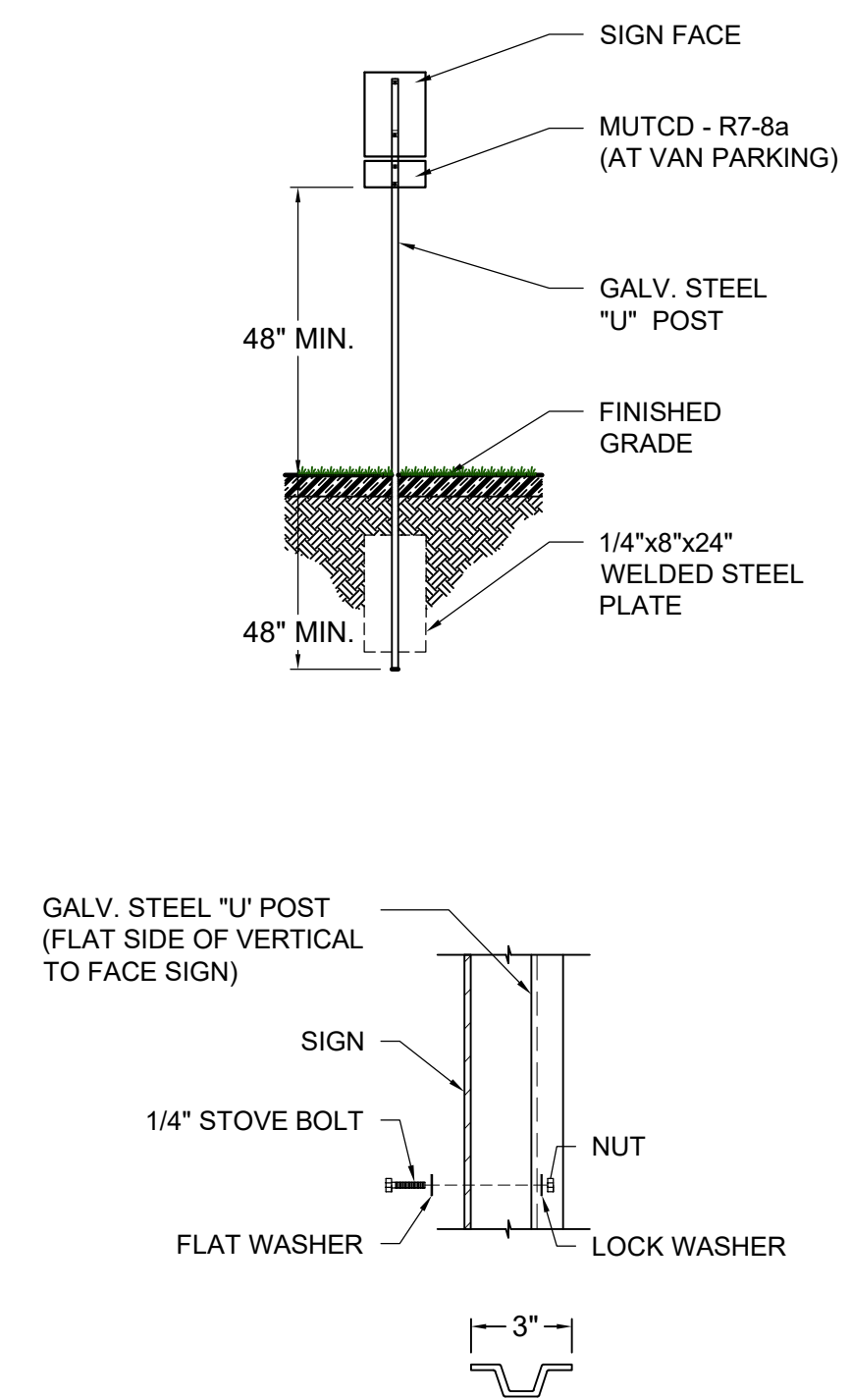
D.1 PARKING SPACE DETAIL
CD.1 SCALE: N.T.S.



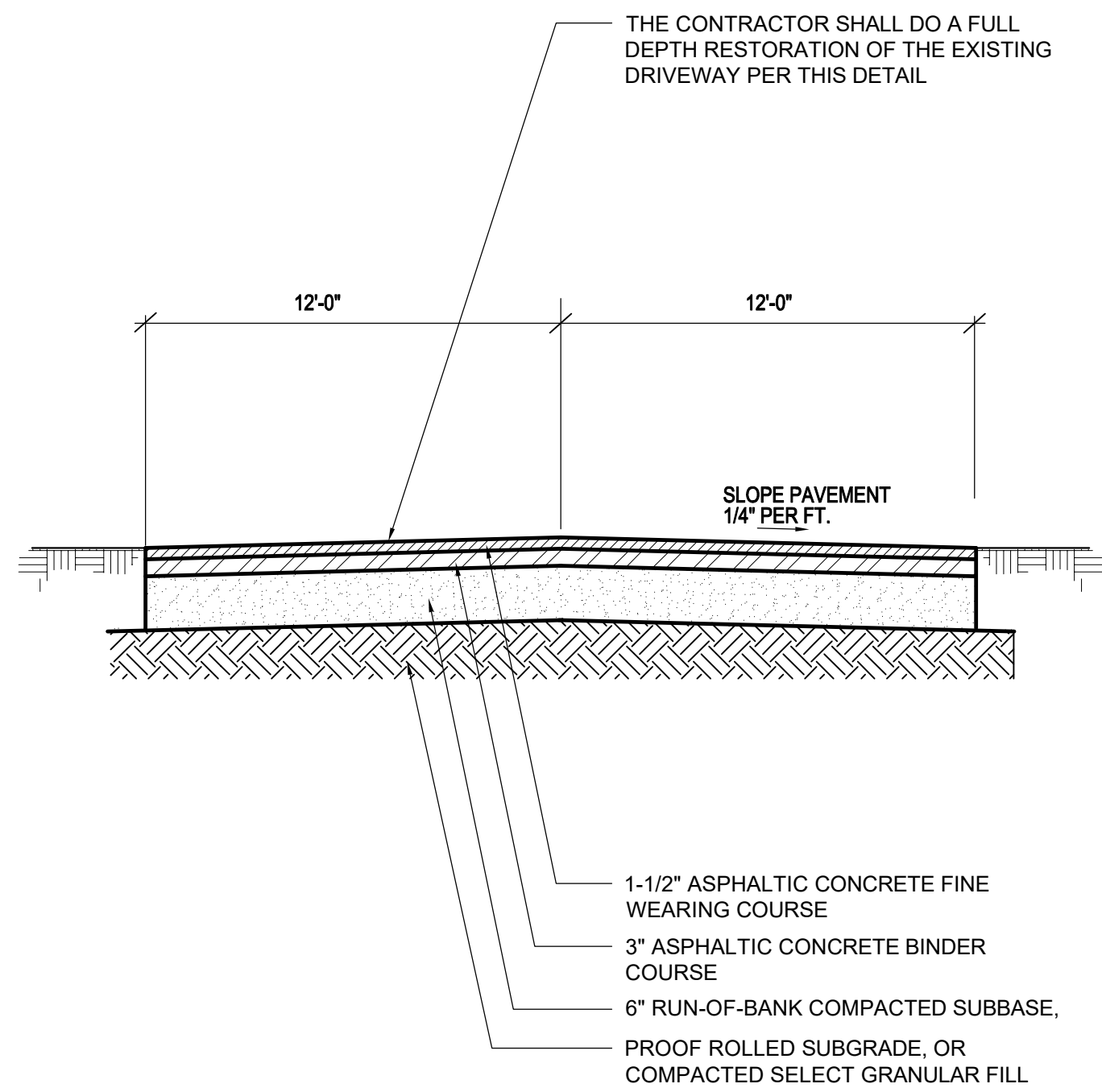
ADA VAN SPACE

- NOTE:
- SPACES SHALL BE MARKED WITH 4 INCH WIDE LINES. WIDTH MEASUREMENTS OF PARKING SPACES SHALL BE MADE FOR THE CENTERLINE OF THE MARKING.
 - THE MAXIMUM SLOPE WITHIN ADA PARKING AND ACCESS AISLES SHALL NOT EXCEED 2%(1:48)
 - TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE.
 - ACCESSIBLE ROUTES MUST CONNECT PARKING SPACES TO ACCESSIBLE ENTRANCES. IN PARKING FACILITIES WHERE THE ACCESSIBLE ROUTE MUST CROSS VEHICULAR TRAFFIC LANES, MARKED CROSSINGS ENHANCE PEDESTRIAN SAFETY
 - SIGNS SHALL BE 60 INCHES MINIMUM ABOVE THE FINISH GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.

D.2 ADA VAN PARKING SPACE DETAIL
CD.1 SCALE: N.T.S.



D.3 ADA VAN PARKING SPACE SIGN DETAIL
CD.1 SCALE: N.T.S.



D.4 PAVING DETAIL @ WIDENED DRIVEWAY
CD.1 SCALE: N.T.S.

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PROJECT
E&C Property Holdings
576 Rock Cut Road
Town of Newburgh Orange County, New York

Construction Details
Town Project No. 2023-22

SCALE	As Noted	DRAWN BY	MAD	CD.1
DATE	10-02-23	CHECKED BY	MAD	