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**TOWN OF NEWBURGH  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT: SUNSHINE FORD**  
**PROJECT NO.: 13-24**  
**PROJECT LOCATION: SECTION 99, BLOCK 4, LOTS 4-11, 23 & 18**  
**PROJECT REPRESENTATIVE: SHAW ENGINEERING**  
**REVIEW DATE: 12 DECEMBER 2013**  
**MEETING DATE: 19 DECEMBER 2013**

1. Parcel property to be transferred from the Town of Newburgh to Colandrea should be incorporated into one of the existing lots so as not to create a separate non-conforming lot. Adding it to the existing commercial lot will not create any zoning non-conformity.
2. The brick residential structure which accesses off of 17K, east of the Ford dealership appears to be combined with the commercial lot. This modified lot line change creates a zoning issue where the pre-existing, non-conforming residential structure loses its zoning protection due to changes in the lot line. Lot coverage for the balance lot may exceed 80% without the proposed lot consolidation.
3. The Town Board approved the re-zoning with the requirement that an 8 foot fence be provided between Lands of Fayo. Detail identifies 6 foot high white vinyl PVC fence on 2 foot high plinth. Detail then depicts 7 foot, 8 inch fence section. Confirm fence will be 8 feet high along common property line.
4. The 6 foot high fence proposed on Putnam Street within the 25 foot buffer area is to be placed on a 4 foot high earth berm. The berm appears approximately 4 feet from the car storage area looking north, however, from Putnam Street, the berm is not 4 feet high and is only approximately 2 feet high.
5. Existing structures to be removed require a demolition permit from the Town of Newburgh Building Department.
6. Show detail of proposed gates in split rail fence.

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7. Snow storage area should be modified in a westerly direction in the vicinity of the existing catch basin at the base of the wall/detention pond to assure that snow melts is tributary to the detention pond facility and not down gradient towards existing Lands of Breitenbach.

Respectfully submitted,

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

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Patrick J. Hines, Associate