



CONSULTING ENGINEERS, D.P.C.

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Principal Emeritus:
RICHARD D. MCGOEY, P.E. (NY & PA)

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

PROJECT: CPC of the WMM – USA, Inc.
PROJECT NO.: 20-03
PROJECT LOCATION: SECTION 27, BLOCK 2, LOT 22.12
REVIEW DATE: 26 FEBRUARY 2021
MEETING DATE: 4 MARCH 2021
PROJECT REPRESENTATIVE: MINUTA ARCHITECTURE

1. The project received variances on 27 August 2020.
2. This office previously discussed the condition of the parking lot.
3. Details of the proposed walkway within the State right-of-way must be provided.
4. Pavement detail identifies full depth pavement section to be constructed in newly paved areas. Areas proposed for pavement should be identified. Significant pavement deterioration exists in many locations on the site.
5. Detail of the proposed fence should be provided.
6. NYSDOT comments regarding change of use and work within the State highway right-of-way should be received.
7. County Planning referral is required.
8. Code Compliance Department’s comments regarding the need for a fire suppression system in the building should be addressed. It is unclear where water supply enters the building.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw

MINUTA | ARCHITECTURE

554 Temple Hill Road, New Windsor, New York 12553 P: 845.565.0055 F: 845.565.6622 E: info@minutaarchitecture.com

Narrative: application of the CPC of the WMM

S-B-L: 27 - 2 - 22.12

Date: 02/24/2021

Attn: Hon. John P. Ewasutyn, Chairman
Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

VIA: Hand

Pages: 1 of 5 plus 1 page attachment

RE: 5208 Rte 9W, Town of Newburgh, NY 12550
S-B-L: 24-2-22.12
Building department application #'s 19-0666 & 19-607

Dear Chairperson Ewasutyn,

I am pleased to inform the Board that at the August 27, 2020 Town of Newburgh ZBA meeting all zoning variances requested were approved unanimously. For your convenience they consist of:

1. Front yard setback: 35.1 feet (variance of 14.9 feet)
2. Lot surface coverage: 55.523% (variance of 5.523%)
3. Parking requirements: 102 spaces approved (a variance of 81 spaces)

We are here before you as a continuation of our last planning board meeting.

Sheet S-1 contains the site plan, bulk zoning table and data indicating the variances approved on 8/27/2020, a site location map, pavement section, parking striping and signage details are included.



Sheet S-2 contains the landscape plan. This illustrates the proposed final plan consisting of existing and new plantings and details.

Sheet S-3: Through town records and engaging Spagnoli Excavating to investigate the existing system we have obtained the on-site sanitary disposal system information last requested and is reported to be in good working order.

1. One 3,000 gallon tank
2. Leech field -8 laterals at 60'

Sheet S-4 contains a lighting plan with foot candles has been added on Sheet S-4 and details on S-5. My office identified the existing lights as follows:

1. Central Hudson rented lights mounted on utility poles and the building
2. Wall packs mounted to the building
3. This plan includes existing and supplemental lights to achieve the minimum required foot candles for the parking area.

As a refresher, the intent of this application is to utilize the property and building as purchased by the applicant on or about September 12, 2016 for a place of worship for their congregation. (Deed Book 14106, Page 1580). This parcel is situated in zoning district "B" Business. Table 185 Attachment 11 of the Town of Newburgh "Table of Use and Bulk Requirements" D (10) *Places of worship, parish houses, seminaries, convents dormitories and related activities* is considered a use subject to site plan review by the planning board. This application has been made to seek the Planning Boards approval of same.

History of alterations and uses the property:

To the best of my knowledge and belief, based on documents we FOIL'd from the Town, and County tax records.

Historical dates of significance

<u>Date/ Circa</u>	<u>Item</u>	<u>Description</u>
1/1/1950	No CO required. Predates 1957 zoning adoption	Restaurant/ Dinner club established
7/30/1962	certificate of occupancy # 85	addition of two rooms to the present building
5/28/1975	closed out as "completed" by the Town	dumbwaiter and sign were installed
9/19/1984	Permit and sign off by Town for Septic tank	3,000 gallon septic tank was installed for a "restaurant/dinner club" (public water supply is noted.)
9/24/1990	Certificate of occupancy #4095 was issued	100' x 100' renovation with 11 toilets from building permit #8880 for Hey's Appliance Store.
7/3/2001	Application was made and a site plan was created	The lower level was converted to a retail pet store (fish store).
8/9/2001	Permit # O-07321 Filed: 14/12/2002	Floor plan and ADA accessible bridge submitted for construction of the second floor walkway bridge
1/15/2002	NYS DOS petition #2001-0927 granted	Variance of a sprinkler fire suppression system for the C1/C5.1 Type (4a) construction 2 stories not to exceed 187 persons on the second floor ballroom.
11/16/2002	Construction documents for 2nd floor alteration	Drawings by Berg, Hennessey & Olsen Architects were submitted for Strictly Ballroom
1/12/2003	Class C fire rating may be used in a C5.1 occupancy regarding the hardwood floor.	BHO submitted a fire separation between a C2 and C5 occupancy with UL #L537 for the 1 hour rated floor assembly.
6/25/2003	Planning Board approved same on 7/1/2003 in a survey	property line dispute that was settled in that an area of the parking lot was conveyed to the adjacent property owner
12/18/2003	C of O #11276 was issued	renovate an 80' x 70' ballroom on the second floor.
12/18/2003	CO #11277 was issued	Excess ramp noting Planning Board approval on 10/28/2002.
3/21/2019	"Order to remedy" Issued by town	"Order to remedy" was issued by the Town of Newburgh



Current documents provided for planning board review with respect to this narrative:

1. Site plan with bulk table illustrating the property is situated in a "B" - Business zone. Directly adjacent zones include:
2. Based upon a recent property survey dated 26 September 2019 certified by a Howard Weeden, NYS PLS the site plan before you was created by my office for your review. The site plan illustrates the parcel and known existing improvements and easements.
3. The existing asphalt parking area in our application has been laid out to better maximize the parking on this existing asphalt area. based upon current Town of Newburgh parking lot specifications for size, spacing, striping and signage. I refer you to the bulk table on drawing sheet S-1 for zoning and parking requirements and what this property and application provides.
4. Parking calculations have been updated based upon the approved zoning variance. To keep the parking requirements simple there are 102 parking stalls depicted as approved by ZBA. The applicant seeks occupant load of no more than 299 persons for the entire building on both levels to be placarded by the Code Enforcement Office. Technically, speaking there is an excess of one parking space based on this load. Pastor Cabrera has provided a schedule of the anticipated congregants and days and hours of same for your understanding and consideration.

Municipal application fees previously provided:

Application fee: \$1,500 (one check)

Public Hearing: \$150 (one check)

Escrow: \$2,000 Municipal Consultants + \$1,000 for EAF (one check)

Applicant/ Owner contact information:

CPC WMM, Usa, Inc.

Pastor Olga Cabrera, Director

1 Sickle St

Apt M2

NY, NY 10040

e-mail: centrommm_212@hotmail.com

Faniel Perez interpreter for Pastor Cabrera

e-mail: fanielperez@mmmny.org

Main Phone: 917-213-9359

Work Phone: 646-545-7696

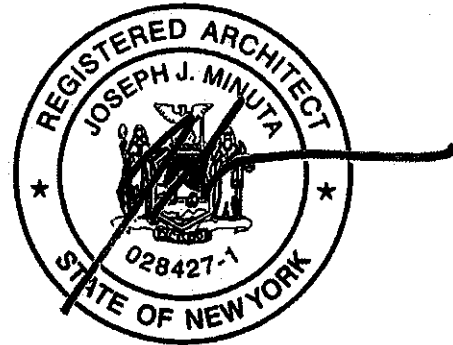


Thank you for the opportunity to present this application for your Boards review. We are happy to answer any questions or comments you may have and make any modifications to this plan that are deemed to be required and reasonable.

Thank you for your consideration in this matter.

Respectfully Submitted,

Joseph Minuta, RA
Member/ Principal Registered Architect
Minuta Architecture, PLLC



Attachment:

Letter from Pastor Cabrera regarding congregation occupants dated October 23, 2020.



CPC OF THE WMM -USA, INC.

5208 Route 9W Newburgh, NY 12550 Tel: 845 565 5298, Fax: 1-888-501-2238
www.mmmny.org || centrommm_212@hotmail.com

October 23, 2020

Re: Church Weekly Activity Schedule

To whom it may concern:

Our organization was organized exclusively for charitable, religious, missionary, evangelistic and educational purposes within the meaning of section 501 (C) (3) of the internal revenue code. The above sited property was purchased to be administered as a church and evangelistic center, in support and furtherance of said religious objectives.

Below is a weekly schedule of our activities:

	TIME	ACTIVITES	OCCUPANCY
MONDAY			
TUESDAY	7PM – 10 PM	PRAYER MEETING AND BIBLE STUDY	30
WEDNESDAY			
THURSDAY	7PM -10 PM	MENS AND WOMENS EVENING SERVICES ON ALTERNATING THURSDAYS	50
FRIDAY	7PM-10PM	CHILDREN AND TEEN SERVICES ON ALTERNATING FRIDAYS	50
SATURDAY			
SUNDAY	11:20 AM– 1:00PM 2:30PM – 6:30PM	SUNDAY SCHOOL CLASSES EVENING EVANGELISTIC SERVICE	30 50

Besides the above weekly events, we also utilize the property to hold special occasion meetings such as annual church convention meetings, evangelistic campaign meetings, married couple counseling meetings youth campaign meetings, women's fellowship meetings and men's fellowship meetings. Occupancy for these events is approximately 300 per day of each event. Events usually do not run over three days.

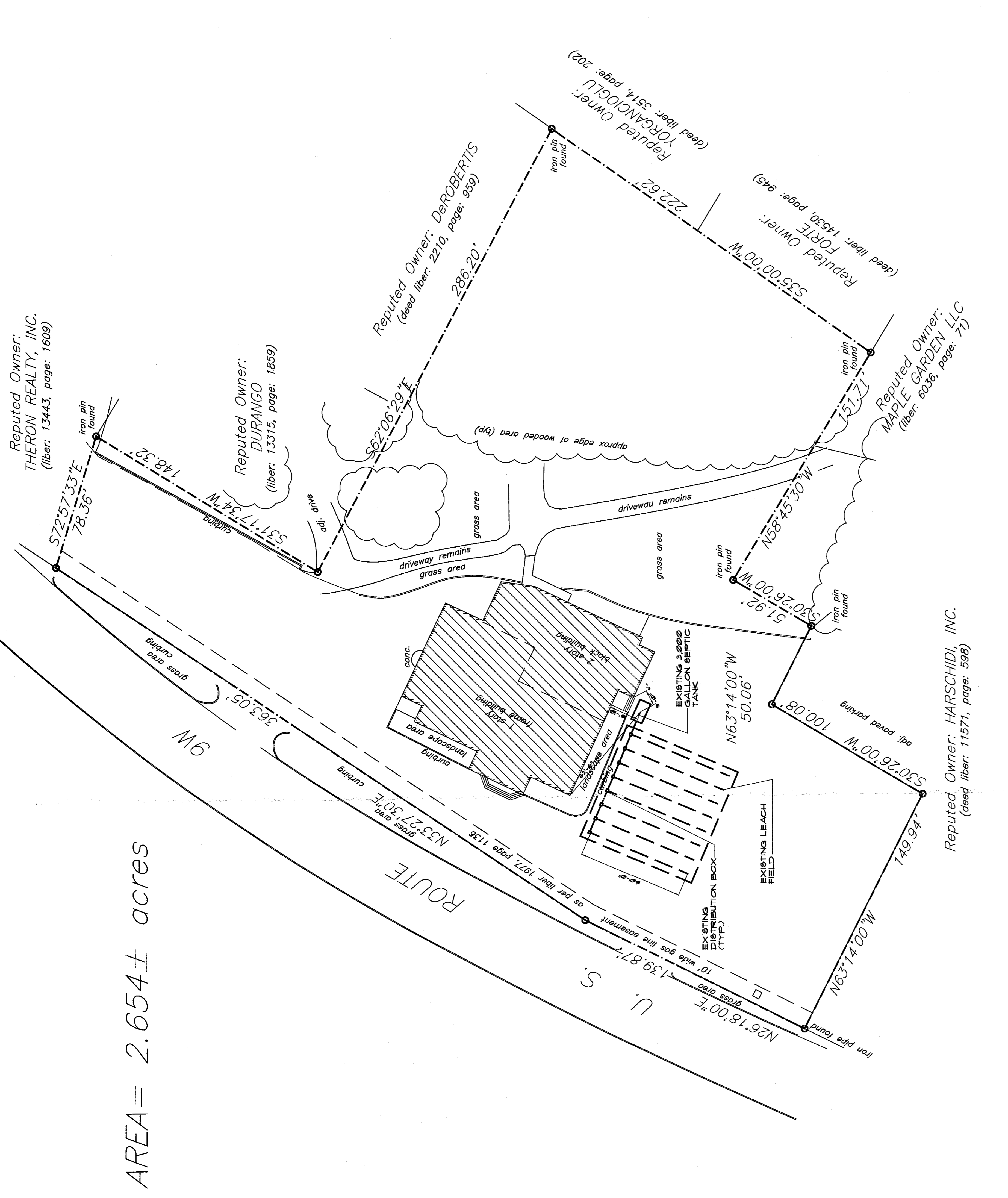
If any further information is needed please contact us.

Sincerely,

Pastor Olga Cabrera

[Type here]

EIN NUMBER 45-5520676



AREA = 2.654 ± acres

NOTE: INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY PREPARED BY HOWARD W. WEEDEN, P.L.S., P.C. N.Y.S. LIC. # 245961 FOR C.F.C. OF THE UPTM. DATED: SEPTEMBER 26, 2019

1 Existing Septic Design Schematic
 Scale: 1" = 30'-0"

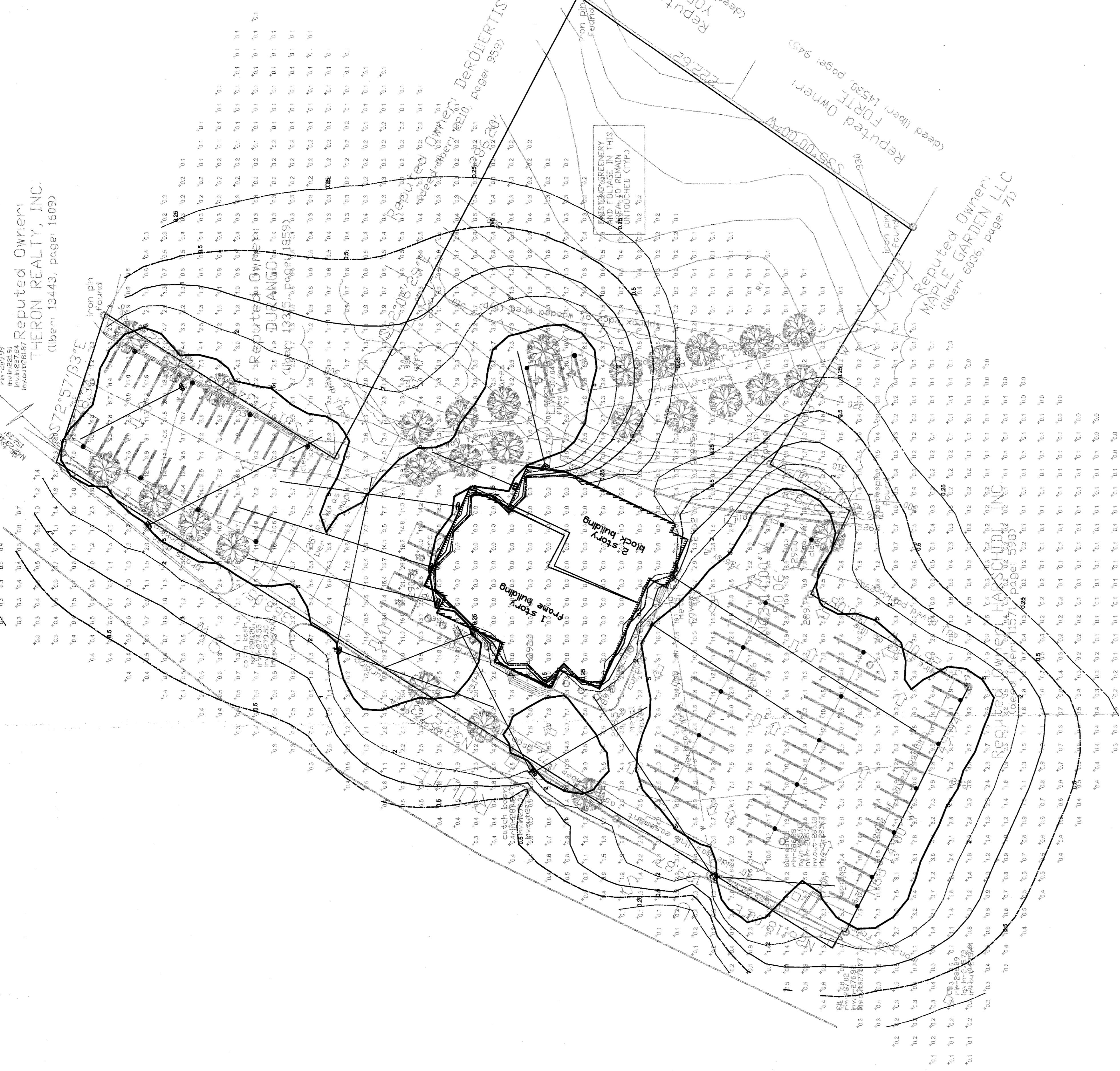
No.	Label	X	Y	Z	Mt.	Orientation	TR	X	Y	Z
1	A	2346.2	-264.2	25.0	25.0	101.8	75.3	2438.8	-332.7	0.0
2	A	2278.3	-409.4	25.0	25.0	63.3	74.3	2397.7	-306.4	0.0
3	A	2271.9	-499.4	25.0	25.0	86.5	77.9	2319.0	-453.0	0.0
4	A	2328.8	-468.6	10.0	10.0	23.0	84.3	2304.1	-500.8	0.0
5	A	2271.9	-478.8	30.0	30.0	212.6	79.2	2298.9	-610.9	0.0
6	B	2444.0	-408.9	30.0	30.0	76.4	65.3	2077.4	-381.6	0.0
7	B	2458.3	-191.2	20.0	20.0	150.1	79.4	2406.7	-286.4	0.0
8	B	2468.3	-210.0	20.0	20.0	26.9	72.3	2408.9	-154.1	0.0
9	B	2422.8	-361.1	15.0	15.0	7.9	81.3	2436.4	-283.6	0.0
10	B	2398.8	-348.9	15.0	15.0	17.2	82.2	2422.1	-261.4	0.0
11	B	2378.5	-350.1	15.0	15.0	15.0	82.0	2384.5	-242.7	0.0
12	B	2364.0	-368.3	15.0	15.0	21.0	73.9	2354.4	-320.9	0.0
13	B	2220.8	-501.1	20.0	20.0	184.7	73.0	2145.5	-606.3	0.0
14	B	2277.5	-611.8	20.0	20.0	150.0	74.5	2333.5	-684.1	0.0
15	B	2344.3	-256.4	20.0	20.0	20.0	77.5	2333.5	-380.2	0.0
16	C	2403.7	-262.2	20.0	20.0	211.1	0.0	2403.7	-262.2	0.0
17	C	2426.6	-278.8	20.0	20.0	211.1	0.0	2426.6	-278.8	0.0
18	C	2473.0	-477.0	20.0	20.0	211.1	0.0	2473.0	-477.0	0.0
19	C	2468.3	-187.1	20.0	20.0	211.1	0.0	2468.3	-187.1	0.0
20	C	2468.3	-215.5	20.0	20.0	211.1	0.0	2468.3	-215.5	0.0
21	C	2468.3	-187.1	20.0	20.0	211.1	0.0	2468.3	-187.1	0.0
22	C	2468.3	-187.1	20.0	20.0	211.1	0.0	2468.3	-187.1	0.0
23	C	2507.6	-183.9	20.0	20.0	211.1	0.0	2507.6	-183.9	0.0
24	C	2468.3	-424.8	20.0	20.0	211.1	0.0	2468.3	-424.8	0.0
25	C	2468.3	-388.7	20.0	20.0	211.1	0.0	2468.3	-388.7	0.0
26	C	2273.9	-488.2	20.0	20.0	117.9	0.0	2273.9	-488.2	0.0
27	C	2258.0	-462.5	20.0	20.0	117.9	0.0	2258.0	-462.5	0.0
28	C	2322.1	-504.6	20.0	20.0	117.9	0.0	2322.1	-504.6	0.0
29	C	2348.1	-618.8	20.0	20.0	117.9	0.0	2348.1	-618.8	0.0
30	C	2378.2	-528.9	20.0	20.0	117.9	0.0	2378.2	-528.9	0.0
31	C	2412.8	-437.9	20.0	20.0	29.3	0.0	2412.8	-437.9	0.0
32	B	2444.5	-584.1	20.0	20.0	22.5	86.8	2434.5	-584.1	0.0
33	B	2458.3	-362.4	30.0	30.0	22.5	86.8	2434.5	-362.7	0.0
34	C	2268.1	-681.1	20.0	20.0	117.9	0.0	2268.1	-681.1	0.0
35	C	2318.2	-578.3	20.0	20.0	117.9	0.0	2318.2	-578.3	0.0
36	C	2348.2	-682.4	20.0	20.0	117.9	0.0	2348.2	-682.4	0.0
37	C	2371.0	-645.9	20.0	20.0	117.9	0.0	2371.0	-645.9	0.0
38	C	2284.3	-578.8	20.0	20.0	117.9	0.0	2284.3	-578.8	0.0
39	C	2228.4	-588.9	20.0	20.0	117.9	0.0	2228.4	-588.9	0.0
40	C	2244.5	-588.1	20.0	20.0	117.9	0.0	2244.5	-588.1	0.0
41	C	2268.6	-671.3	20.0	20.0	117.9	0.0	2268.6	-671.3	0.0
42	C	2268.6	-671.3	20.0	20.0	117.9	0.0	2268.6	-671.3	0.0
43	C	2316.9	-636.6	20.0	20.0	117.9	0.0	2316.9	-636.6	0.0
44	C	2316.9	-636.6	20.0	20.0	117.9	0.0	2316.9	-636.6	0.0

Symbol	Label	Qty	Class Number	Description	Lamp	File	Lumen	LF	Watts
□	A	5	PHI_40M_78L	PHI-40 POWERLOOD	1:400W/M CLEAR EDOT VSD	GE177818S	3000	1.0	408
△	B	11	ERH101_ESTR7AL	ERH101 EVOLVE LED FLOOD	LED	ERH101_ESTR7AL	1000	1.0	287
□	C	28	AET-S-600B-100WCTMAG-4000K	AET-S-600B-100WCTMAG-4000K	LED	AET-S-600B-100WCTMAG-4000K	1281	1.0	872

Statistics	Symbol	Avg	Max	Min	Max/Min	Height
Description: Calc Zone #2	+	3.16	29.86	0.00	N/A	N/A

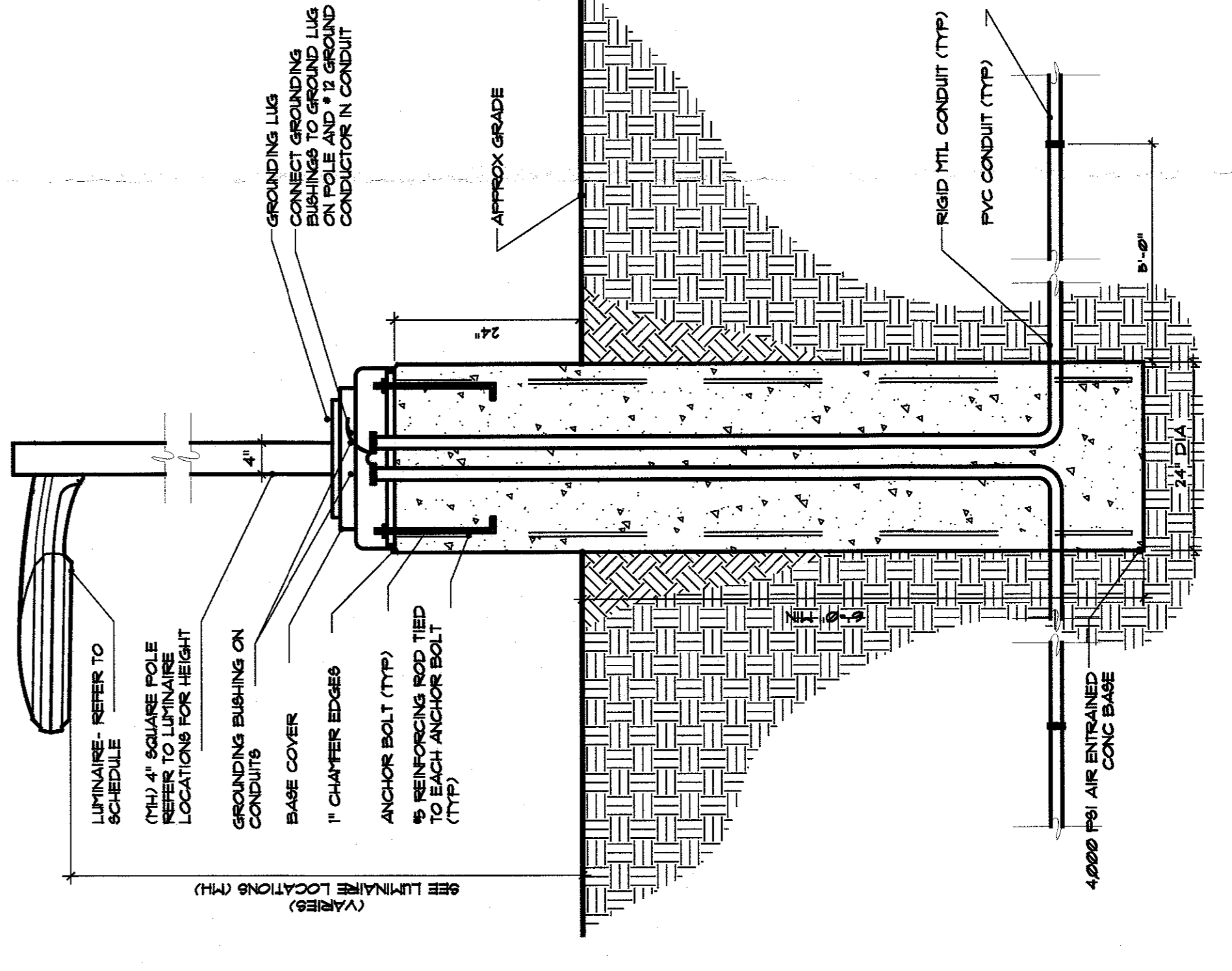
Surface Schedule	Reflection	Back	X	Y	Z	Area (SF)
1 story building	0%	0%	0%	0%	0%	0%
2 story building	0%	0%	0%	0%	0%	0%

Photometric Contour Legend	Footcandle
—	1.0 FC
- - -	2.0 FC
- . - . -	3.0 FC
- - -	4.0 FC
- . - . -	5.0 FC
- - -	6.0 FC
- . - . -	7.0 FC
- - -	8.0 FC
- . - . -	9.0 FC
- - -	10.0 FC

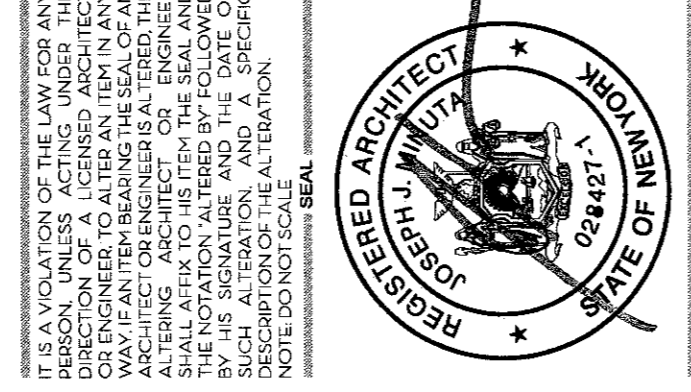


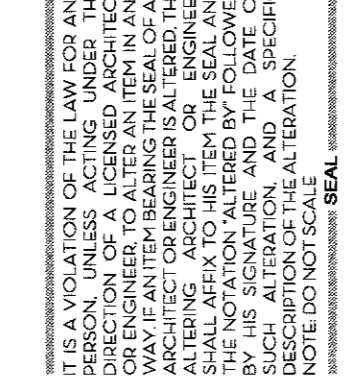
NOTE: INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY PREPARED BY HOWARD W. WEEBEN, P.L.S., P.C. NTS LOTS 18 & 19, THE CITY OF MILWAUKEE, WI. DATED: SEPTEMBER 14, 2018.

Lighting Plan
Scale: 1" = 30'-0"



Typical Pole Light Pole Concrete Base Detail
Scale: 3/4" = 1'-0"





WARELIGHT

Luminaire Properties
Luminaire Manufacturer:
Voltage: 115.9 V
Power: 99.72 W
Current: 0.8527 A
Power Factor: 0.996

Photometric Results
IES Classification: Type III
Total Rated Lamp Lumens: 12381.0 lm
Measurement Flux: 12381.0 lm
Dimensional Beam Spread: 120°
Central Beam Angle: 60°
Beam Intensity: 3328 cd
Max. Intensity: 3976.27 cd
Luminous Intensity Distribution Curve

Warehousing Lighting
2755 South 183rd St.
New Berlin, WI 53151
Phone: 888-454-4480
Info: info@warehouse-lighting.com
www.warehouse-lighting.com

WARELIGHT

SKU	Voltage	CCT	Light Distribution	Finish Color	Mounting Option	Voltage	Power
WL-PL-120W-40K-T8-8-ASF-AV-42	120V	4000K or 5000K	Type 3 or Type 2	Bronze	Adjustable slip square/round pole mount, Adjustable pole mount	120V	135W / 277V
WL-PL-120W-50K-T8-8-ASF-AV-42	120V	5000K	Type 3 or Type 2	White	Adjustable slip square/round pole mount, Adjustable pole mount	120V	135W / 277V
WL-PL-150W-50K-T8-8-ASF-AV-42	150V	5000K	Type 3 or Type 2	White	Adjustable slip square/round pole mount, Adjustable pole mount	150V	150W
WL-PL-150W-50K-T3-AV-85-AV-17	150V	5000K	Type 3 or Type 2	White	Adjustable slip square/round pole mount, Adjustable pole mount	150V	150W

Warehousing Lighting
2755 South 183rd St.
New Berlin, WI 53151
Phone: 888-454-4480
Info: info@warehouse-lighting.com
www.warehouse-lighting.com

WARELIGHT

PROJECT NAME: _____
NOTE: _____
CATALOG NUMBER: _____
PICTURE SCHEDULE: _____

PRODUCT DESCRIPTION
The Evolve™/Quasar™ LED floodlight lighting fixture is applicable for both commercial and residential illumination at the places where need a large amount light such as parking lots, driveway, large open areas, etc. With the dusk to dawn function (when using the optional level lock photocell), the light would be on automatically at dusk and off when the dawn comes, which saves the trouble to switch manually for you.

FEATURES

- Voltage / Lumens:
 - o 150W / 15400
 - o 150W / 12500
- CCT:
 - o Bronze: 4000K or 5000K
 - o White: 5000K
- CRI: > 90
- Lifespan: minimum 50,000 hours
- Manufacturer warranty: 5 years
- Aluminum housing
- Dusk to Dawn with optional photocell
- 15° beam angle range - 4° to 113°
- Finish: Bronze or White

WAREhousing Lighting
2755 South 183rd St.
New Berlin, WI 53151
Phone: 888-454-4480
Info: info@warehouse-lighting.com
www.warehouse-lighting.com

PF-400° POWERFLOOD FLOODLIGHT

FEATURE DIMENSIONS
Standard Mount
Trunion Mount
Slipfitter Mount
Wall Mounted
Slipfitter Mount
Slipfitter Mount
Slipfitter Mount

WAREhousing Lighting
2755 South 183rd St.
New Berlin, WI 53151
Phone: 888-454-4480
Info: info@warehouse-lighting.com
www.warehouse-lighting.com

PF-400° POWERFLOOD FLOODLIGHT

APPLICATIONS
• Large area, general lighting applications
• Sports stadiums, arenas, parking lots, etc.
• Large open areas, etc.
• High bay lighting
• Warehouse lighting
• Industrial lighting
• Sports stadiums, arenas, parking lots, etc.
• Large open areas, etc.
• High bay lighting
• Warehouse lighting
• Industrial lighting

ORDERING NUMBER LOGIC

WAREhousing Lighting
2755 South 183rd St.
New Berlin, WI 53151
Phone: 888-454-4480
Info: info@warehouse-lighting.com
www.warehouse-lighting.com

2 Proposed Flood Light Specs (Lights to be attached to new light poles w/ 20 ft mounting height)
Scale: N.T.S.

Evolve™ LED High Output Flood Light (EFLH)

Warehousing Lighting
2755 South 183rd St.
New Berlin, WI 53151
Phone: 888-454-4480
Info: info@warehouse-lighting.com
www.warehouse-lighting.com

Photometrics

Evolve™ LED High Output Flood Light (EFLH)

77-EE 35,700 Lumens, 4000K (EFLH)_L77T4_1M
77-EE 35,700 Lumens, 5000K (EFLH)_L77T4_1M
77-EE 35,700 Lumens, 5000K (EFLH)_L77T4_1M
77-EE 35,700 Lumens, 5000K (EFLH)_L77T4_1M

Warehousing Lighting
2755 South 183rd St.
New Berlin, WI 53151
Phone: 888-454-4480
Info: info@warehouse-lighting.com
www.warehouse-lighting.com

Ordering Number Logic

Evolve™ LED High Output Flood Light (EFLH)

EFLH 01

Warehousing Lighting
2755 South 183rd St.
New Berlin, WI 53151
Phone: 888-454-4480
Info: info@warehouse-lighting.com
www.warehouse-lighting.com

1 Existing Light Specs
Scale: N.T.S.

Evolve™ LED Flood Lighting
EFLH

current
powered by GE

Product Features

- Slim, one-piece lighting applications
- Using compact LED, efficient optical system
- Wires exiting bottom
- 15° beam angle
- Slim, one-piece design
- Slim, one-piece design incorporates an integral heat sink and light engine, emitting maximum heat sink area for maximum heat dissipation
- Meets 50 (Variable) with trunion mount and 3G with trunion mount
- Optical System
 - Evolve™ light engine consisting of reflective and refractive optics for optimum application efficiency
 - 1M-79 lens and reports are performed in accordance with IESNA standards
 - 70 CR at 3000K, 4000K and 5000K typical
 - 100% beam spread
 - IESNA distributions: full, wide and T47
- Ratings
 - 120-277 VAC and 347-480 VAC available
 - System power factor is > 99% and THD is < 5%
 - Temperature rated at -40°C to 50°C
 - Complies with the material restrictions of RoHS
 - Complies with the material restrictions of REACH
 - www.warehouse-lighting.com
- Lumen Maintenance

Warehousing Lighting
2755 South 183rd St.
New Berlin, WI 53151
Phone: 888-454-4480
Info: info@warehouse-lighting.com
www.warehouse-lighting.com

3 Proposed Flood Light Specs (Lights to be attached to existing electrical poles OR existing building)
Scale: N.T.S.

Evolve™ LED Flood Lighting
EFLH

current
powered by GE

Product Features

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- Wires exiting bottom
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 - 120-277 VAC and 347-480 VAC available
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 - Temperature rated at -40°C to 50°C
 - Complies with the material restrictions of RoHS
 - Complies with the material restrictions of REACH
 - www.warehouse-lighting.com
- Lumen Maintenance

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