

June 17, 2013

Mr. John Ewasutyn
Planning Board Chairman
Town of Newburgh
308 Gardnertown Road
Newburgh, NY 12550

RE: Site Plan Review for Valon & Vatou Steakhouse, 34 North Plank Road, Town of Newburgh, NY; Town Project No. 2012-26, CM Project No. 113-103.

Dear Mr. Ewasutyn:

Creighton Manning Engineering, LLP (CM) is in receipt of the site plan dated May 30, 2013, prepared by Talcott Engineering Design, PLLC. After reviewing the referenced materials, we offer the following comments:

1. The "No Left Turn" sign exiting the northern parking lot should be moved to the Stone Street indicating no left turns into the northern driveway due to the limited sight distance.
2. The "curve ahead" sign (Left) approaching westbound on West Stone Street should be increased to 100 feet from the curve.
3. Unless required by the Town Highway Supervisor, it is suggested that the 24" concrete foundations for the road signs be removed, in place of a deeper sign embedment depth (38") with a break away base. This will make future maintenance easier, should a sign be hit accidentally or bent due to snow plowing.
4. The curve warning signs shown (W1-1a) are 36"x36" and would require two signposts per NYSDOT standards. Alternatively, a 30"x30" W1-1 with supplemental speed plaque (W13-1P) could be installed on a single post.
5. Our office can work with the applicant to confirm the details of these signs prior to issuing the plans for signatures.

If you have any questions regarding these comments or recommendations, please feel free to contact our office.

Respectfully submitted,
Creighton Manning Engineering, LLP



Kenneth Wersted, P.E.
Project Manager

Cc: Bryant Cocks – Planning Consultant
Michael Donnelly – PB Attorney
Jim Osborne – Town Engineer
Jerry Canfield – Fire Inspector
Pat Hines – MHE
Karen Arent – KALA