



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & 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

**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: CRH REALTY VIII LLC
PROJECT NO.: 13-18
PROJECT LOCATION: SECTION 97, BLOCK 3, LOTS 6,7,8 & 28
SECTION 4, BLOCK 1, LOT 72.2 (NEW WINDSOR)
PROJECT REPRESENTATIVE: LANC & TULLY/ DRAKE, LOEB, HELLER, KENNEDY,
GOGERTY, GABA & RODD
REVIEW DATE: 26 SEPTEMBER 2013
MEETING DATE: 3 OCTOBER 2013

1. Existing structures on the site proposed to be removed require a demolition plan and permit from the Town of Newburgh.
2. Tax Lot 8 contains a former automotive repair site which has monitoring wells identified in and near that site. EAF identifies that the site has never been used for disposal of hazardous waste. This issue should be addressed by the Applicant with regard to any ongoing NYSDEC site monitoring.
3. Stormwater management plan and SWPPP being prepared for this site must address run off reduction green infrastructure and potential discharge to the City of Newburgh's water supply reservoir Washington Lake.
4. The Applicant should identify the use in the IB Zone which generated the Bulk table requirements identified. Town Bulk Table appears to have an error where building height is identified as a percent. Forty foot building height for office business research and professional use appears to be the intent of the bulk table. Applicant has identified building height in the bulk table as 40^{+/-} feet. This must be clarified.
5. Buildings greater than 30 feet must comply with building code requirements for 26 foot wide aerial access roads. This should be documented on the site plan. Gerry Canfield's comments regarding fire access and building height should be received.
6. Structures exist along Old Little Britain Road should be depicted on the plan.
7. Water and sewer utility connections should be depicted.

REGIONAL OFFICES

- 111 Wheatfield Drive • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

8. The Planning Board's attention is called to the mobile MRI area depicted on the northeast side of the structure.
9. Future submissions should address pedestrian circulation on the site as a parking areas are located in close proximity to drive up covered entrances.
10. Compliance with Town landscaping regulations should be addressed in future submissions.
11. The Applicant's Representatives are requested to evaluate the Town's design guidelines with regard to development of the site.
12. The Applicant is requested to address the number of parking spaces required, 259 spaces are required while 374 are provided.
13. An existing utility easement appears on the lot line plan identified to be extinguished. Information pertaining to this should be submitted to Mike Donnelly's office for review.
14. The proposed easement shown on lands of City of Newburgh may have been executed under the previous development scheme. Information regarding this should be updated.

Respectfully submitted,

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

Patrick J. Hines, Associate