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**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<sup>+/-</sup> 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.**

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Patrick J. Hines, Associate

**TOWN OF NEWBURGH  
APPLICATION FOR  
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO:** Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, New York 12550

**DATE RECEIVED:** \_\_\_\_\_ **TOWN FILE NO:** 2013-18  
(Application fee returnable with this application)

1. **Title of Subdivision/Site Plan (Project name):**  
Crystal Run Healthcare Medical Office Building
  
2. **Owner of Lands to be reviewed:**  
Name Newburgh Towne Center, LLC & Old Little Britain Road Group, LLC  
Address C/O Danza Groups, 104 Garden Court  
Franklin Lakes, New Jersey 07417  
Phone \_\_\_\_\_  
  
Owner of Lands to be reviewed:  
Name Regina C. Flannery  
Address 135 Dogwood Lane  
Newburgh, New York 12550  
Phone \_\_\_\_\_
  
3. **Applicant Information (If different than owner):**  
Name CRH Realty VIII, LLC  
Address C/O Columbia Development, 302 Washington Extension  
Albany, New York 12203  
  
Representative Richard Rosen  
Phone 518-862-9133  
Fax 518-862-9443  
Email rrosen@columbiadev.com
  
4. **Subdivision/Site Plan prepared by:**  
Name Lanc & Tully Engineering and Surveying, PC  
Address P.O. Box 687, Goshen, New York 10924  
  
Phone/Fax 845-294-3700 / 845-294-8609
  
5. **Location of lands to be reviewed:** 1000-1006 Union Avenue (NYS Route 300),  
Newburgh, New York.
  
6. **Zone** IB **Fire District** Good-Will Fire District  
**Acres** 8.1 **School District** Newburgh Enlarged City  
**School District** \_\_\_\_\_
  
7. **Tax Map:** Section 97 Block 3 Lots 6,7,8,28 (Newburgh)  
Section 4 Block 1 Lot 72.2 (New Windsor)

8. Project Description and Purpose of Review:


Number of existing lots 5 Number of proposed lots 1  
Lot line change Yes  
Site plan review Yes  
Clearing and grading Yes  
Other Freestanding and building mounted business and identification signage

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) as shown on the Lot Line Change Plan.

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature  Title Chief Operating Officer,  
CRH Realty VIII, LLC

Date: 9/18/13

**NOTE:** If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

**TOWN OF NEWBURGH  
PLANNING BOARD  
308 GARDNERTOWN ROAD  
NEWBURGH NEW YORK 12550**

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**JOHN P. EWASUTYN**  
Planning Board Chairman

Office: (845) 564-7804

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**AGENDA**

**OCTOBER 3, 2013**

**\*\*\*\*\*PLEASE NOTE: THE PLANNING BOARD MEETING WILL START AT 7:00 P.M.  
AND ALL APPLICANTS/REPRESENTATIVES ARE TO BE PRESENT AT THAT  
TIME. THE MEETING WILL BE HELD IN THE MEETING ROOM OF TOWN HALL,  
1496 ROUTE 300, NEWBURGH NY**

Crystal Run Medical Office (2013-18)  
1000-1006 Union Avenue, NYS Rte. 300  
Sec. 97; Blk. 3; Lot 6, 7, 8.28  
Sec. 4; Blk. 1; Lot 72.2 (New Windsor)  
Zone: IB

Rep: Dominic Cordisco Esq  
Drake, Loeb, Heller, Kennedy, Gogerty, Gaba & Rodd  
555 Hudson Valley Avenue, Suite 100  
New Windsor, NY 12553

SITE PLAN  
LOT CONSOLIDATION  
INITIAL APPEARANCE

Patton Ridge Subdivision (2012-18)  
Both Sides of Patton Road @ South Plank  
Sec. 47; Blk. 1; Lot 44  
Zone: R-2

Rep: Kirk Rother, P.E.  
5 St. Stephens Lane  
Warwick, NY 10990

PUBLIC HEARING  
17 LOT SUBDIVISION

Gibson Estates (2013-09)  
122 Rock Cut Road  
Sec. 47; Blk. 1; Lot 28.2  
Zone: R-1

Rep: Ken Lytle  
Zen Design Consultants, Inc.  
6 Old North Plank Road  
Newburgh, NY 12550

PUBLIC HEARING  
4 LOT SUBDIVISION