

1

1

2

STATE OF NEW YORK : COUNTY OF ORANGE  
TOWN OF NEWBURGH PLANNING BOARD

3

In the Matter of

----- X

4

5

CUMBERLAND FARMS  
(2016-05)

6

7

270 Route 17K  
Section 86; Block 1; Lots 14 & 15  
AR Zone

8

----- X

9

INITIAL APPEARANCE  
SITE PLAN & LOT LINE CONSOLIDATION

10

11

Date: April 7, 2016

Time: 7:00 p.m.

12

Place: Town of Newburgh

Town Hall

13

1496 Route 300

Newburgh, NY 12550

14

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman  
FRANK S. GALLI  
KENNETH MENNERICH  
DAVID DOMINICK  
JOHN A. WARD

15

16

17

18

ALSO PRESENT: MICHAEL H. DONNELLY, ESQ.  
PATRICK HINES  
GERALD CANFIELD  
KENNETH WERSTED

19

20

21

APPLICANT'S REPRESENTATIVE: RICHARD OLSON  
DAVID GILLESPIE

22

----- X

23

MICHELLE L. CONERO  
10 Westview Drive  
Wallkill, New York 12589  
(845)895-3018

24

25

1

CUMBERLAND FARMS

2

2

CHAIRMAN EWASUTYN: Good evening

3

everyone. I'd like to welcome you to the

4

Town of Newburgh Planning Board meeting of

5

the 7th of April.

6

We'll call the meeting to order with

7

a roll call vote starting with Frank Galli.

8

MR. GALLI: Present.

9

MR. MENNERICH: Present.

10

CHAIRMAN EWASUTYN: Present.

11

MR. DOMINICK: Present.

12

MR. WARD: Present.

13

CHAIRMAN EWASUTYN: The Planning

14

Board has consultants that will be working

15

with us this evening. I'll ask that they

16

introduce themselves.

17

MR. DONNELLY: Michael Donnelly,

18

Planning Board Attorney.

19

MS. CONERO: Michelle Conero,

20

Stenographer.

21

MR. CANFIELD: Jerry Canfield, Code

22

Compliance, Town of Newburgh.

23

MR. HINES: Pat Hines with McGoey,

24

Hauser & Edsall Consulting Engineers.

25

MR. WERSTED: Ken Wersted,

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

CUMBERLAND FARMS

Creighton Manning Engineering, Traffic  
Consultants.

CHAIRMAN EWASUTYN: At this time I'll  
turn the meeting over to John Ward.

MR. WARD: Please stand to say the  
Pledge.

(Pledge of Allegiance.)

MR. WARD: Please turn off your phones  
or on vibrate. Thank you.

CHAIRMAN EWASUTYN: This evening we  
have four items of business on the agenda. The  
first item is Cumberland Farms. It's located on  
Route 17K in an IB Zone, it's an initial  
appearance for a site plan and lot line  
consolidation and it's being represented by  
Bohler Engineering.

MR. OLSON: My name is Richard Olson  
with the law firm of McCabe & Mack. We're  
counsel. Mr. Dave Gillespie is the design  
engineer from Bohler Engineering. Don Anderson,  
who is the regional manager for Cumberland Farms,  
is here also.

We're here for an initial presentation  
on the site which is on 17K and Rock Cut Road.

1  
2 Cumberland Farms is under contract to purchase a  
3 lot to the north, which is directly behind our  
4 site, to increase the bulk of the acreage to meet  
5 the requirements for that in the Town of  
6 Newburgh. The plan is to raise and rebuild both  
7 lots, putting up a brand new colonial style  
8 Cumberland Farms, 4,956 square foot with an A-  
9 position canopy. Basically an entire rebuild of  
10 the existing site.

11 Mr. Gillespie is here, he can give you  
12 any additional information as far as specifics.

13 CHAIRMAN EWASUTYN: Please.

14 MR. GILLESPIE: So just to --

15 CHAIRMAN EWASUTYN: Can you give us a  
16 visual? It said colonial. Do you have something  
17 with what the new building would look like?

18 MR. GILLESPIE: I do.

19 CHAIRMAN EWASUTYN: We'll start with  
20 that and then kind of step back into the site.  
21 The Board is in agreement? We'll get an idea of  
22 what we're working toward.

23 MR. GILLESPIE: I have a couple of  
24 exhibits. This is just the architectural  
25 elevations in color. So this building has two

1  
2 entrances, which is kind of nice. There's gable  
3 entrances over both doorways with pillars.  
4 There's a cultured stone along the base of the  
5 entire frontage. There's dormers with -- gable  
6 roof and dormers with windows.

7 MR. GALLI: Is there outside seating?

8 MR. GILLESPIE: There's some outside  
9 seating. That's correct. A small outdoor  
10 seating area.

11 I also have photos of the actual  
12 building that has been constructed in Latham, New  
13 York. This has been very well received by the  
14 Town of Colonie. It's a very popular site and  
15 everybody loves it. It's really a nice new  
16 image.

17 Just to compare, I have to -- I took  
18 the time to print this out so I want to show it.  
19 There's the existing site. Quite a bit different  
20 prototype from what they used to do. So it's a  
21 big improvement I think.

22 Do you want me to continue with any of  
23 the site information or did you want to just go  
24 into some questions?

25 MR. GALLI: Can I see the one from

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Colonie again just real quick?

MR. GILLESPIE: Yes. This is actually -- I don't know if you're familiar with Colonie. This is Route 2, Norwood. If you're heading down from Latham Circle, heading down there used to be a K-Mart and it's heading down into Watervliet.

MR. GALLI: That one has no outdoor seating?

MR. GILLESPIE: This does not. You know what, it does.

MR. GALLI: On the side?

MR. GILLESPIE: Yes. Towards the road. There's another exhibit.

MR. GALLI: Nice.

MR. GILLESPIE: This one only has one entrance. That's the only difference. But the style would be the same. This particular site is set up for two more entrances. It works a little better.

CHAIRMAN EWASUTYN: I think walk us through the site plan and we'll see the visuals, we'll talk about parking. Just give us a brief overview.

MR. GILLESPIE: Sure. So we're going

1  
2 to consolidate two lots. The existing Cumberland  
3 Farms in the front here is a half an acre and  
4 there's an office building behind that's about  
5 .7 acres. Both of those structures are going to  
6 be demolished and incorporate the 4,956 square  
7 foot convenience store.

8 I think looking at this, there are some  
9 variances that we're going to need. I think the  
10 variances we're seeking are kind of improvements  
11 -- just about every one of them are improvements  
12 from the existing condition. We're looking to  
13 improve things all around. We're pulling the  
14 canopy back off the road a little bit. The  
15 store, we give ourselves a lot more room here to  
16 work with, and then we can provide a lot more  
17 services and get a lot better facility here.

18 So here, this would be the outdoor  
19 seating we were talking about. In this  
20 particular site it works the best right here.

21 There's underground fuel storage tanks.  
22 There's a four-island canopy which gives us eight  
23 fueling positions, a position on each side of  
24 each island.

25 We're proposing currently a right in/

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

right out at this point. This would be full access and then two full access curb cuts off of Rock Cut Road.

The delivery and dumpster area would be behind the site which would be screened by existing vegetation and buffered by the building.

We've got some proposed landscaping at various spots throughout the site. We've got some proposed trees and some lower shrubs around the free standing sign at the entrances to dress up that presentation around the seating area.

For stormwater we have two types of systems. A portion of this site is going to be redevelopment. Allowed under DEC there is an alternate practice for that particular portion of the site which is a hydrodynamic separator. And then for the newer development and things that aren't associated with the fueling portion of it, we have a bio-retention area in the back for stormwater treatment and detention. So we're going to meet -- obviously going to meet all the DEC criteria and treat the water and reduce flows.

CHAIRMAN EWASUTYN: Let's start with



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

the Board Members and then we'll refer to our consultants.

MR. GALLI: Have you had any talk with the New York DOT about your entrances and exits on both sides?

MR. GILLESPIE: Not yet.

MR. GALLI: How about the County?

MR. GILLESPIE: Not yet. We have to go through that process for sure. We just haven't done it yet.

MR. GALLI: Okay.

MR. GILLESPIE: Usually they want to see -- a lot of times we talk to DOT and they ask if we've gone to the town yet. We like to get through one meeting and then we'll approach them.

MR. GALLI: That's all I have right now.

CHAIRMAN EWASUTYN: Ken Mennerich?

MR. MENNERICH: I think the building would be a vast improvement over what's there now.

I do have a little bit of a concern about the amount of parking you'll see from 17K and Rock Cut Road and whether the landscaping is

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

sufficient or something else, like stonewalls, might be used.

MR. OLSON: Are you talking here in the front area?

MR. MENNERICH: Yes.

MR. DONNELLY: The Town has a design guideline that requires parking in the rear. Yours is a corner lot, that's difficult to accomplish. But often what the Board would like to see, and the purpose of the restriction is so that passing motorists and pedestrians aren't looking at a sea of parked cars. If there's a way with landscaping, and often rock walls seem to do the trick, they don't have to be terribly high, that would block the perspective of seeing that sea of cars but still allow you to see your building. That might be a solution that would allow the Board to waive those design guideline provisions.

CHAIRMAN EWASUTYN: Similarly speaking, if you look at Pilot Travel Center, they have a stonewall, I don't remember, that's somewhere between 24 inches to 30 inches in height, and that helped to mitigate or offset that sea of

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

cars.

The other thing we're looking at here is this area of the Town is one of the hamlets of the Town, so when you first enter the Town on 17K it's sort of a gateway to the Town. With the nice architecture of the building and some landscaping and the stonewall, that will set in the community really well.

Dave Dominick?

MR. DOMINICK: First, job well done on the new design. It's very nice. It's like night and day between the two.

How many fuel pumps does the existing --

MR. GILLESPIE: Two. So four fuel islands. Four positions, two islands right in the front.

MR. DOMINICK: Got it. My only concern is with the right in and right out from a safety standpoint. If I'm sitting at the light at Rock Cut, I'm going to see a gateway and maybe use that as a shortcut to avoid the light. I think the right in/right out is not a good idea there. I would suggest we eliminate that and just have

1

CUMBERLAND FARMS

12

2

the one entrance right there by the property

3

toward the left. Yes, right there. That would

4

go along with what John said, you know, a

5

stonewall, landscape, really clean up and make a

6

statement on that corner.

7

CHAIRMAN EWASUTYN: Stepping back for

8

one second. Mr. Gillespie, you're removing two

9

of the Crab Apple trees along Rock Cut Road and

10

leaving one and then planting two Pin Oaks?

11

MR. GILLESPIE: Actually, I think we

12

can -- we can save these.

13

CHAIRMAN EWASUTYN: My concern with

14

saving them is compaction during construction.

15

Once you start putting in the curbing, once they

16

start putting soils on top of that. I would

17

suggest that you remove all of them and then

18

replant them, again with maybe three Pin Oaks, or

19

whatever you decide. But I think we'd be better

20

starting off fresh. As you look at them right

21

now, they are just about reaching the power

22

lines.

23

MR. GILLESPIE: Okay.

24

CHAIRMAN EWASUTYN: I'm sorry. John?

25

MR. WARD: I'm ditto'ing what Dave

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

said. At work session I emphasized to eliminate that corner exit right there because there's accidents every date at Rock Cut and 17K. As a visual for one, it would look nice with the wall or something, guidelines looking at it and safety wise. It's definitely not -- it shouldn't be there in the first place where they have it. That's why people take shortcuts, or just cars are flying down 17K and they're nailing them. I would definitely say get rid of that. You have three entrances, that should be enough for everything. Thank you.

CHAIRMAN EWASUTYN: Pat Hines, do you want to -- should we first start by discussing and coming to an agreement on the required variances and then talk about the --

MR. HINES: Sure.

CHAIRMAN EWASUTYN: See if we're all on board on that.

MR. HINES: I identified in my comment 12 on page 2, there seems to be in the cover letter that you were looking to take credit for some existing variances that were granted to the site. Those were for a canopy in a different

1  
2 location. So I think you're going to be getting  
3 all new variances for the site.

4 The first one that we identified was  
5 the maximum canopy height. There's a variance  
6 that's required. I think the maximum is 15 and  
7 you're proposing 34.

8 MR. GILLESPIE: I just wanted to  
9 clarify. That was a typo.

10 MR. HINES: That sounded pretty high.

11 MR. GILLESPIE: That's pretty high. I  
12 actually have some pictures of the canopy. It's  
13 21 feet. It used to be 17. What they've done  
14 now is they've added a portion of a roof line,  
15 architectural shingles, and that kind of goes  
16 pretty good with the building and it hides the  
17 fire suppression nicely. So it's a pretty nice  
18 element. That bumped it up to 21.

19 MR. OLSON: We still need a canopy  
20 variance.

21 MR. HINES: You'll need that variance.

22 Similarly, the canopy has a front yard  
23 setback from Rock Cut Road and Route 17K issue.  
24 I can give Mike those numbers in a memo later.

25 MR. DONNELLY: It will be on the

1 application.

2 MR. HINES: It is.

3 The front yard landscaping requirement,  
4 Route 17K from the City of Newburgh line to  
5 Montgomery has a requirement for a 35-foot wide  
6 landscaped strip in the front of the property.  
7 However, within, I think it's 300 feet of an  
8 intersection that goes to 45 feet wide. You have  
9 basically 0 right now for that. That will be a  
10 required variance for that entire front yard  
11 landscaping.  
12

13 The signage location, a 15-foot setback  
14 is required. You don't have it identified but it  
15 looks like you only have 1 or 2 feet depicted  
16 from the front yard.

17 The side yard for the canopy on the --  
18 the side that fronts on the tire place next door,  
19 you have 26.9 feet where I believe 40 is required  
20 -- actually 50 is required.

21 Then the number of parking spaces.  
22 You've identified 34 parking spaces required and  
23 you're providing 23, 2 of which I'm assuming are  
24 going to be employee parking in front of the  
25 dumpster.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MR. GILLESPIE: Yes.

MR. HINES: The requirement is 1 per 150 square feet which would work out to 34. You're proposing 23. We did note at work session that no credit was taken for those at the fuel islands, so you may want to look at that. I believe the Board has in the past, we were looking at a couple of the other sites, you may be able to get credit for those at the fuel island as well.

MR. GILLESPIE: Is there any credit for -- is it gross floor area or can the 150 -- the square feet of the building, is there --

MR. OLSON: Do you back out any storage?

MR. GILLESPIE: Can we subtract storage or any of that?

MR. CANFIELD: It says gross floor area.

MR. GILLESPIE: It's not customer area?

MR. CANFIELD: No.

MR. HINES: Those are the variances we have identified based on the plans and the bulk table.



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MR. GALLI: Have you calculated any of your signs yet, total signage?

MR. GILLESPIE: We haven't put together a sign package.

MR. GALLI: If you go to the Zoning Board you might --

MR. OLSON: We'll definitely include that.

MR. DONNELLY: The Town's sign area rules are found by many commercial developers to be rather restrictive. It's not uncommon that you'll need an area variance for your signs. You may want to do that so you don't have to return again.

MR. GILLESPIE: Yup.

MR. OLSON: Who would we run that by? The zoning enforcement officer?

MR. DONNELLY: That's probably the easiest way to make sure you get the right answer.

CHAIRMAN EWASUTYN: Mr. Olson, will you present that to Jerry?

MR. OLSON: If we provide you with the sign package you can tell us what variances, if

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

any, we would need?

MR. CANFIELD: I was just looking at the linear footage that you have. You have credit for a corner lot. Our current sign ordinance permits 50 percent of the linear road frontage. So that's what I was just trying to figure out, what your linear frontage was. We talked about that at the work session as well. We need to see your sign package. If you can do it beforehand, we can wrap it up. If you know you're going to need a variance, we can put it in the same referral. We need to know what the total signage will be. That's inclusive of the canopy, --

MR. GILLESPIE: Yes.

MR. CANFIELD: -- all sides and of course anything that's on the building as well.

MR. OLSON: We'll have that submitted to you before we move on to the Zoning Board.

MR. CANFIELD: I think the submittal should go to the Planning Board. cc me.

CHAIRMAN EWASUTYN: I think to simplify things, they'll come to the Planning Board, you'll cc Jerry Canfield, you'll cc Pat Hines and

1  
2 you'll cc Mike Donnelly so everyone will know  
3 exactly what we're working from.

4 MR. DONNELLY: Are you inclined to  
5 refer it to the Zoning Board now and let that  
6 catch up or do you want to wait until the next  
7 meeting?

8 CHAIRMAN EWASUTYN: That's Mr. Olson's  
9 decision.

10 MR. OLSON: If we can get the referral  
11 to the Zoning Board, I'm sure we'll have the  
12 package.

13 MR. CANFIELD: Rough calculations, Pat  
14 just figured it, you have allowable 227 square  
15 feet.

16 MR. HINES: That's quite a bit.

17 MR. DONNELLY: The only other thing I  
18 was going to say on the Zoning Board referral is  
19 it may be after you speak to the County DPW and  
20 the DOT that your driveway configurations are  
21 going to be changed. That might give you some  
22 ability to increase your parking, conceivably  
23 even to adjust the location of the canopy or the  
24 building to do away with any of the need for  
25 variances, although I suppose as long as you're

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

getting variances and you only need less. What if you move something to a spot that required yet a different variance. You don't really want to go there twice. Might it make sense, it's your choice, to get referred now or wait until after you've spoken to the DOT and the DPW to see whether they are going to impose changes?

MR. GILLESPIE: I'm almost thinking even with this gone, this layout is probably not going to change.

MR. DONNELLY: Okay. I suspect you may have a difficulty with the County as well. Unfortunately I've seen circumstances where each one points to the other and says we're not giving you that. The likelihood of getting four I think is pretty slim from what I've seen in the past. If you're pretty confident that you wouldn't amend it and you want to go to the Zoning Board now, we can certainly accommodate you.

MR. GILLESPIE: I think we can do that, yeah.

MR. DONNELLY: With the Board's direction, I will refer it to the Zoning Board. You'll, of course, have to fill out an

1 application and apply directly. Again, the  
2 variances needed are maximum canopy height; front  
3 yard setback for the canopy from both Rock Cut  
4 Road and Route 17K; the front landscaping  
5 requirement, and that I will specify is 45 feet  
6 because it's different distances at different  
7 locations; the signage setback location in the  
8 front yard; side yard setback for the canopy; the  
9 number of required parking spaces; and sign area.  
10 If you don't need any of those, then you won't  
11 apply for them.  
12

13 MR. OLSON: Okay.

14 CHAIRMAN EWASUTYN: Pat, while you have  
15 the floor, are there any bullets that you want to  
16 hit on now in your overall review that should be  
17 considered?

18 MR. HINES: One of the things you're  
19 going to need is a City of Newburgh flow  
20 acceptance letter for tying into the Town's  
21 sanitary sewer collection system. That often  
22 takes some time. The process there is that  
23 you'll calculate your hydraulic loading based  
24 upon the square footage, send a letter to Jim  
25 Osborne, the town engineer, documenting that and

1  
2 he will forward that on to the City of Newburgh  
3 for acceptance. This Board can't take any action  
4 until we hear back from the City of Newburgh  
5 based on the agreement.

6 An Orange County Planning referral is  
7 required. We would probably do that once the  
8 layout has -- if you are going to modify the  
9 layout for the access roads, we'll refer that  
10 when that gets back modified.

11 We just question whether the four  
12 driveways are going to be approved by either of  
13 those two agencies. Typically they have a one  
14 driveway standard. You'll have to work out those  
15 issues with the County DPW and the DOT. As Mike  
16 Donnelly said, often times we see them pointing  
17 fingers at each other, saying that's going to be  
18 your access point. That's going to be something  
19 you'll have to work out.

20 The fourth comment has to do with the  
21 design guidelines. The Town in 2007 adopted  
22 design guidelines. They are available online.

23 MR. OLSON: We have that.

24 MR. HINES: If you don't need any of  
25 those, the Planning Board has the ability to

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

waive them. Typically they require some form of mitigation to waive those guidelines, similar to what we heard tonight regarding the stonewalls for the front yard parking. It has control of the site lighting and other things in those design guidelines.

We'll await submission of the stormwater management report. We did see a design here, we just don't have the stormwater pollution prevention plan.

The sanitary pump station will need an engineering report, the detailing of how it's going to tie into the existing force main and how it's going to function based on the pressure in there.

Also, the service lines took kind of a circuitous route across the site. We're recommending they not do that. Take a look at those. They kind of snake through the site. I don't know why, but --

MR. GILLESPIE: They are avoiding a lot of -- we try not to -- we don't want to run it through the canopy. We'll take another look at it.

1  
2 MR. HINES: More right angles. If  
3 anyone has to dig on that site, future digging is  
4 going to drive them crazy.

5 As we were saying, the Town of Newburgh  
6 has it's own sprinkler ordinance for fire  
7 suppression.

8 MR. GILLESPIE: Is that new or --

9 MR. HINES: No. This building is of  
10 the size where it would require it to be  
11 sprinklered.

12 MR. GILLESPIE: The smaller -- what is  
13 the size?

14 MR. HINES: 2,500 square feet.

15 MR. CANFIELD: 2,500 only applies to  
16 office occupancy. This is retail so there is no  
17 exemption. Town of Newburgh has a more stringent  
18 sprinkler requirement. They have since 1992.

19 MR. GILLESPIE: Really?

20 MR. CANFIELD: It's more stringent than  
21 the State fire code.

22 MR. GILLESPIE: I thought it was the  
23 City. I didn't realize the Town had that.

24 MR. HINES: The Town.

25 MR. CANFIELD: It's the Town. It's



1  
2 also in our code online, chapter 107.

3 MR. HINES: Standard water and sewer  
4 notes will be required on the plans. I don't  
5 know if my office provided those to you. They  
6 were going to be attached to this. I don't know  
7 if you have them. Your office may have, you've  
8 done some projects in Town. Those need to be on  
9 there.

10 Demolition notes will be required for  
11 the two existing structures as well as the tank.  
12 Each of those will require a separate permit from  
13 code enforcement, and notes on the plans will  
14 have to state that.

15 You're showing 10 by 20 parking spaces.  
16 The Town's standard is 9 by 19. I don't think  
17 the Board, based on work session, had a concern  
18 that they were bigger. Just that it's on your  
19 own. They are required to be double striped.

20 MR. GILLESPIE: I saw your standard.  
21 You're okay with the dimensions?

22 MR. HINES: The Board seemed okay at  
23 the work session with the larger ones.

24 CHAIRMAN EWASUTYN: I think it's easier  
25 for people to get in and out of a larger space.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MR. HINES: We have done that. The Home Depot requested larger spaces because of the size of the vehicles. The Board is generally okay with the larger spaces.

You have a grease trap on the site. We'll need sizing data for that.

You show 12-inch pipe. The Town standard requires on site plans 15 inch. Those will have to be upgraded.

Then we have some comments on the initial stormwater management that you can address. That's what we have for now.

CHAIRMAN EWASUTYN: Mr. Olson, thank you. I know you mailed directly to Ken Wersted, and I appreciate that.

Ken, your comments on the site plan before us?

MR. WERSTED: We first started with a comparison of the existing store and the fuel positions to the proposed. If you were to look at the two sites as brand new, the existing store would generate somewhere between 75 and 90 trips, and it is a smaller store. The proposed store would generate somewhere between 200 and 250.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Recognizing a lot of that traffic is coming from people already driving by the site, 60 to 70 percent or so would be traffic that's already driving by but stopping to get gas.

We did note that there are four other convenience/gas stations in that corridor. You have the Valero at the Town border to the west, you have the Mobil, the Pilot and you also have the Shell station on the other side of the highway. Most recently the Shell station did undergo a very similar type of renovation. They had a smaller facility, fewer gas pumps and they expanded. They added a drive-through Dunkin Donuts. One of their arguments was that they aren't necessarily going to be generating a lot more traffic but they'll be selling more to their customers that do come to the facility. They might get gas and then they might also buy some convenience items that they might not otherwise get at the smaller store. I would anticipate that would somewhat be the operation here as well. You know, you have an existing Cumberland Farms, it's smaller, you probably have less on the shelves, less services that you can offer,

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

but as it expands to nearly 5,000 square feet you'll have more to offer.

We did comment about the access. The DOT will have to review the two driveways to Route 17K. The County will have to review the two driveways to Rock Cut Road. If you have any truck access issues that may need one of these driveways over the other, that might help you when you do a truck turning. We can see what's needed based on that. We did note that on Rock Cut Road the southern driveway is moving further to the north. Right now it's a pretty wide open curb cut. You kind of come and go anywhere along there today. This does channelize it, it narrows it, and also pushes it a little further away from Route 17K. I think that is a benefit there.

We also noted that none of the landscaping, at least at this time, appears to impact any of the sight distance. Any driver pulling out should be able to see fine as it's proposed today. As you start to look at the design guidelines and if you're incorporating any stonewalls or different landscaping, just keep that in mind, you know, not to block the drivers'

1  
2 sight lines.

3 We have a couple of comments about some  
4 of the parking. There's parking proposed over  
5 the gasoline storage tanks. There's some parking  
6 proposed in front of the dumpsters. So if you  
7 have operational plans, perhaps delivery, gas  
8 deliveries are at an off-peak time and you're not  
9 at your peak parking period at the time.

10 It appears that the site has a curbed  
11 sidewalk around the building but then there's  
12 also bollards around that.

13 MR. GILLESPIE: Yes.

14 MR. WERSTED: I think the other example  
15 in the Town is QuickChek that has those bollards  
16 around it but they have their pavement -- their  
17 parking lot is flush with the sidewalk up to the  
18 parking lot. I didn't know if that was the case  
19 here or if there was actually a curb.

20 MR. GILLESPIE: Their standard is to  
21 curb it and the bollards. So they want that  
22 extra protection. You would be surprised how  
23 many people drive into convenience stores. It's  
24 unbelievable.

25 MR. WERSTED: We had a couple other

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

comments about some of the striping and some of the signing as you get more into the details, where the stop sign is.

That was the extent of the comments that we had.

CHAIRMAN EWASUTYN: Jerry Canfield, Code Compliance?

MR. CANFIELD: Nothing additional. Just one comment that I had at the work session was on the lot consolidation, we'll need documentation on that.

I just thought of a question. At this point do you own that lot?

MR. OLSON: We're under contract at this point.

MR. CANFIELD: Do we need a proxy?

MR. HINES: You have that.

MR. OLSON: I believe I spoke with your attorney that we would simply do this with a deed consolidation.

MR. DONNELLY: As a condition of approval.

MR. CANFIELD: You can do that through the assessor's office. Okay.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

CHAIRMAN EWASUTYN: So at this point we're referring them to the ZBA. We'll make a motion for that.

Can we declare our intent for lead agency.

MR. DONNELLY: I might want to hold off because you're not in a position to give a negative declaration. We can recommend to the Zoning Board they do their review on an uncoordinated basis. Their SEQRA review would -- it doesn't involve the drainage issues for which we don't have reports yet. We may want to wait on that and let them do that uncoordinated review.

CHAIRMAN EWASUTYN: At this point I'll move for a motion to refer Cumberland Farms to the ZBA for the necessary variances that were discussed this evening.

MR. DOMINICK: So moved.

MR. WARD: Second.

CHAIRMAN EWASUTYN: I have a motion by Dave Dominick. I have a second by John Ward. Any discussion of the motion?

(No response.)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

CHAIRMAN EWASUTYN: I'll move for a roll call vote starting with Frank Galli.

MR. GALLI: Aye.

MR. MENNERICH: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

Mr. Olson, anything else?

MR. OLSON: I think that's it this evening. Thank you.

MR. GILLESPIE: Thank you.

(Time noted: 7:29 p.m.)



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

C E R T I F I C A T I O N

I, MICHELLE CONERO, a Notary Public  
for and within the State of New York, do hereby  
certify:

That hereinbefore set forth is a  
true record of the proceedings.

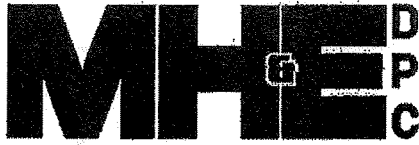
I further certify that I am not  
related to any of the parties to this proceeding by  
blood or by marriage and that I am in no way  
interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto  
set my hand this 23rd day of April 2016.

*Michelle Conero*

---

MICHELLE CONERO



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS D.P.C.**

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)  
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)  
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)  
MATTHEW J. SICKLER, P.E. (NY & PA)  
PATRICK J. HINES

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

Principal Emeritus:  
RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

**PROJECT: CUMBERLAND FARMS**  
**PROJECT NO.: 16-05**  
**PROJECT LOCATION: SECTION 86, BLOCK 1, LOT 14 & 15**  
**REVIEW DATE: 30 MARCH 2016**  
**MEETING DATE: 7 APRIL 2016**  
**PROJECT REPRESENTATIVE: BOHLER ENGINEERING**

1. A City of Newburgh Flow Acceptance letter will be required for Sanitary Sewer connection.
2. Orange County Planning referral will be required.
3. Orange County DPW and NYSDOT referrals and approvals will be required for proposed driveway access points. It is noted that 2 driveways are proposed on each of the roadways. It is unclear if these will be issued by those agencies. Information pertaining to and in coordination of submissions to the county or DOT should be copied to the Planning Board to complete the file.
4. The Town of Newburgh has adopted design guidelines in 2007. Compliance with design guidelines should be documented on the plans. Any specific waivers of requirements should be formally requested to the Planning Board. Parking along the front of the building along both roadway frontages is proposed. Mitigation measures for screening that parking should be incorporated into the plan and a waiver for that be requested. In the past stone walls have been incorporated into site plans to provide for screening of parking.
5. Truck access plan for delivery vehicles should be provide.
6. A Stormwater Management Report and SWPPP should be included in future submissions.
7. Sanitary Sewer Pump Station design report and plan should be submitted.
8. Water and sewer line routing depicts a circuitous path across the site. This should be modified.

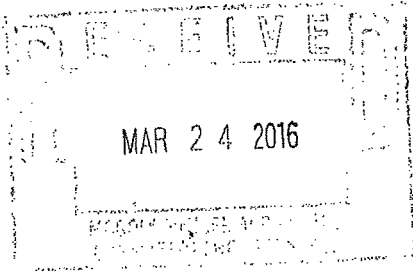
9. Town of Newburgh has requirements for sprinklering commercial buildings. Fire Suppression sprinklers should be addressed on the plans. Water lines should be provided to adequately serve the fire protection system.
10. Standard Town of Newburgh water and sewer notes must be added to the plans(copies attached).
11. Numerous variances will be required. The Bulk table notes previously issued variances, however the location of items involving those variances has changed on the site. Mike Donnelly's comments on the previously issued variance should be received.
12. Based on a review of the plans the following variances will be required:
  - a) Maximum Canopy Height
  - b) Front Yard Setback for Canopy from both Rock Cut Road & Rt. 17K
  - c) Front Yard Landscaping Requirement
  - d) Signage Locations in Front Yard
  - e) Side Yard for Canopy
  - f) Number of Required Parking Spaces
13. Notes on the Demolition Plan should be added requiring a demolition permit from the Town of Newburgh Building Department for removal of any and all structures. In addition a permit is required for removal of existing petroleum bulk storage tanks.
14. Parking spaces are depicted as 10x20. Town of Newburgh parking spaces are 9x19 with a double stripe pattern. Striping pattern details should be added to the plans.
15. Sizing information for the proposed grease trap should be provided.
16. The design depicts 12 inch diameter pipe. 15 inch Stormwater pipe is the minimum permitted in the Town of Newburgh.
17. A temporary sediment trap is identified in the DOT right of way. This should be addressed with the DOT during permitting.
18. Drainage Plan identifies "ridgelines" on the site. These appear to conflict with the proposed grading. Discharge to the State Highway will occur based on the proposed grading.

Respectfully submitted,

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

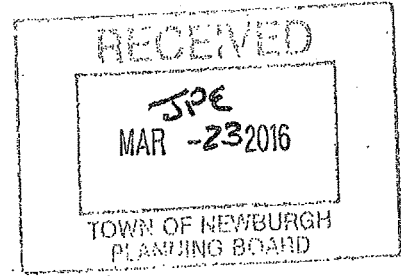
---

Patrick J. Hines  
Principal



COPY

CUMBERLAND FARMS, INC.  
PROJECT NARRATIVE  
270 ROUTE 17K

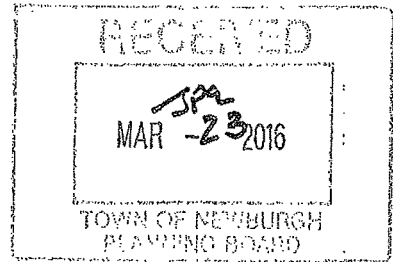


Cumberland Farms, Inc. as successor by merger to VSH Realty, Inc. is the owner of an existing convenience store and gas sales facility located on a 20,600 square foot parcel of land at the intersection of Route 17K and Rock Cut Road (the property). The property is shown on the Newburgh Assessor's Map as Tax Map No. 86-1-14. The property is located in the Interchange Business District and is connected to municipal water and currently serviced by a private septic system. The proposal will include an application to connect to the municipal sewer system. The property was converted to the existing use in 1980 from a former service station facility and has existed in such condition since that time.

Cumberland Farms is under contract to purchase the property to its north in order to bring the property into compliance with the district bulk requirement. The plan is for the demolition of the existing improvements on both sites and construction of a new 4,956 sf convenience store with four gas dispensers and a canopy fronting on Route 17K. The building will meet all setback requirements. The current canopy benefits from a variance granted in 2000 for a 5.5 foot setback from Route 17K but will require a variance from Rock Cut Road and a side yard set back variance. In addition we will be seeking a variance of the parking and landscape requirements. The architecture will incorporate the new image of Cumberland Farms being a white colonial structure.

L. 1004

**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:** 2016-05  
(Application fee returnable with this application)

1. **Title of Subdivision/Site Plan (Project name):**  
Cumberland Farms Site Plan
  
2. **Owner of Lands to be reviewed:**

Name	<u>Cumberland Farms Inc.</u>	<u>Todd A. Kelson</u>
Address	<u>100 Crossings Boulevard</u>	<u>42 Lattintown Road</u>
	<u>Framingham, MA 01702</u>	<u>Newburgh, NY 12550</u>
Phone	_____	
  
3. **Applicant Information (If different than owner):**

Name	<u>Cumberland Farms Inc.</u>
Address	<u>100 Crossings Boulevard</u>
	<u>Framingham, MA 01702</u>
Representative	<u>Richard J. Olson, Esq.</u>
Phone	<u>845-486-6896</u>
Fax	<u>8450486-7621</u>
Email	<u>rolson@mccm.com</u>
  
4. **Subdivision/Site Plan prepared by:**

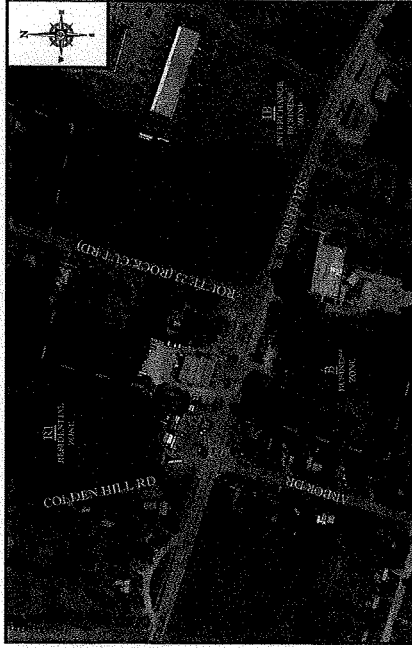
Name	<u>Bohler Engineering</u>
Address	<u>17 Computer Drive West, Suite 203</u>
	<u>Albany, NY 12205</u>
Phone/Fax	<u>518-438-9900 / 518-438-0900</u>
  
5. **Location of lands to be reviewed:**  
270 Route 17K
  
6. **Zone** IB **Fire District** Coldenham  
**Acreage** 1.15 **School District** Valley Central
  
7. **Tax Map: Section** 86 **Block** 1 **Lot** 14 & 15

# SITE DEVELOPMENT PLANS

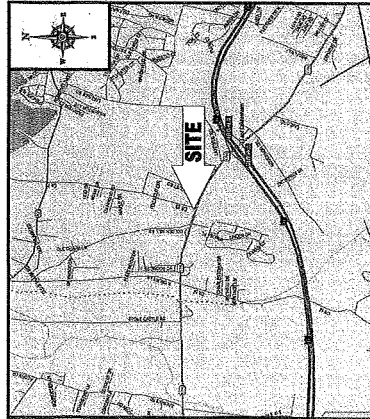
FOR:  
PROPOSED



LOCATION OF SITE:  
270 ROUTE 17K, TOWN OF NEWBURGH  
ORANGE COUNTY, STATE OF NEW YORK  
MAP 86.00, BLOCK 1, LOTS 14 & 15



AREA PLAN  
SCALE: 1" = 100'



LOCATION MAP  
SCALE: 1" = 1 MILE

SHEET NUMBER	SHEET TITLE
CF001.0 - COVER SHEET	1 OF 16
CF001.1 - GENERAL NOTES	2 OF 16
CF002.0 - ALTA SURVEY (BY OTHERS)	3 OF 16
CF003.0 - SITE DEMOLITION PLAN	4 OF 16
CF004.0 - SITE PLAN	5 OF 16
CF005.0 - SITE GRADING & DRAINAGE PLAN	6 OF 16
CF006.0 - SITE EROSION & SEDIMENT CONTROL PLAN	7 OF 16
CF007.0 - SITE EROSION CONTROL NOTES & DETAILS	8 OF 16
CF008.0 - SITE UTILITY PLAN	9 OF 16
CF009.0 - SITE LANDSCAPE PLAN	10 OF 16
CF010.1 - SITE LANDSCAPE NOTES & DETAILS SHEET	11 OF 16
CF010.2 - SITE CONSTRUCTION DETAILS	12 OF 16
CF010.3 - SITE CONSTRUCTION DETAILS	13 OF 16
CF010.4 - SITE CONSTRUCTION DETAILS	14 OF 16
CF010.5 - SITE LIGHTING PLAN (BY OTHERS)	15 OF 16
CF010.6 - LIGHTING PLAN DETAILS (BY OTHERS)	16 OF 16
A1.1 - FLOOR PLAN (BY OTHERS)	1 OF 1
A2.1 - EXTERIOR ELEVATIONS (BY OTHERS)	1 OF 1
A3.2 - EXTERIOR ELEVATIONS (BY OTHERS)	1 OF 1

### SHEET INDEX

**BOHLER ENGINEERING**

LANDSCAPE ARCHITECTURE  
PROFESSIONAL ENGINEERING  
PLANNING  
ARCHITECTURE  
INTERIOR DESIGN  
EXTERIOR DESIGN  
Landscape Architecture  
Professional Engineering  
Professional Planning  
Professional Architecture  
Professional Interior Design  
Professional Exterior Design

REV.	DATE	COMMENT	BY
1	02/05/16	ACT/DRAWING/ISSUANCE	AGE
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

PRELIMINARY

DATE: 02/05/16  
DRAWN BY: AGE  
CHECKED BY: AGE  
DATE: 02/05/16  
LOCAL: [ ]

FOR: **Cumberland FARMS**

LOCATION OF SITE:  
TOWN OF NEWBURGH  
ORANGE COUNTY,  
STATE OF NEW YORK

**BOHLER ENGINEERING**

17 COMPUTER DRIVE WEST, SUITE 200  
NEWBURGH, NY 10993  
PHONE: 845-339-0000  
WWW.BOHLERENGINEERING.COM

**W.D. GOEBEL**

PROFESSIONAL ENGINEER  
No. 10576  
EXPIRES 12/31/17  
COURTESY OF THE STATE OF NEW YORK  
100 WEST ST. 10TH FLOOR  
NEW YORK, NY 10038

COVER SHEET

PROJECT NUMBER: **CFG01.0**

OF 1

GENERAL NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION...

GENERAL GRADING & UTILITY PLAN NOTES

- 1. LOCATIONS OF ALL EXISTING UTILITIES SHALL BE SHOWN AS INDICATED ON THE ATTACHED UTILITY PLAN... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION...

GENERAL DEMOLITION NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION...

TYPICAL ABBREVIATIONS

Table with 2 columns: KEY, DESCRIPTION. Lists various construction terms and their abbreviations.

TYPICAL LEGEND

Table with 2 columns: SYMBOL, DESCRIPTION. Lists various symbols used on the site plan and their meanings.

REVISIONS

Table with 3 columns: NO., DATE, BY. Lists revisions to the drawing.

PRELIMINARY

PRELIMINARY DRAWING FOR INFORMATION ONLY. NOT TO BE USED FOR CONSTRUCTION.

SITE DOCUMENT FOR

Cumberland logo and address: 1000 ROUTE 17, FARMERSVILLE, OHIO 43024.

BOHLER REGISTERED PROFESSIONAL ENGINEER

Professional Engineer information for W.D. GOEBEL, License No. 10114, State of Ohio.

GENERAL NOTES SHEET

CFG01.1 of 1 sheet information.

REFER TO SITE PLAN FOR ZONING ANALYSIS TABLE AND LAND USE/ZONING INFORMATION & NOTES. REFER TO SOIL EROSION CONTROL NOTES & DETAILS SHEET FOR TYPICAL EROSION NOTES AND DETAILS. REFER TO LANDSCAPE NOTES & DETAILS SHEET FOR TYPICAL LANDSCAPE NOTES AND DETAILS. REFER TO LIGHTING PLAN FOR TYPICAL LIGHTING NOTES AND TABLES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION... THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION...

ADA INSTRUCTIONS TO CONTRACTOR

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION... THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION...

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION... THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION...





**BOHLER ENGINEERING**

317 CRYSTAL AND CONANT BUILDING  
 10000 MADISON AVENUE, SUITE 100  
 ANN ARBOR, MI 48106-1500  
 PHONE: (734) 769-1000  
 FAX: (734) 769-1001  
 WWW: www.bohler-engineering.com

PROFESSIONAL ENGINEER  
 LICENSE NO. 27077  
 STATE OF MICHIGAN

NO.	DATE	REVISIONS	BY	CHKD.
1	08/20/14	ISSUE FOR PERMIT SUBMISSION	JK	JK
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				

**PRELIMINARY**

PROJECT NO. 14-001  
 SHEET NO. 17K  
 DATE: 08/20/14  
 DRAWN BY: JK  
 CHECKED BY: JK  
 SCALE: AS SHOWN  
 APPROVED BY: JK

**SITE DOCUMENT PLANS**

**Cumberland**  
 LOCATION OF SITE  
 270 ROUTE 17K  
 TOWN OF COCHECTON  
 ORANGE COUNTY  
 STATE OF NEW YORK

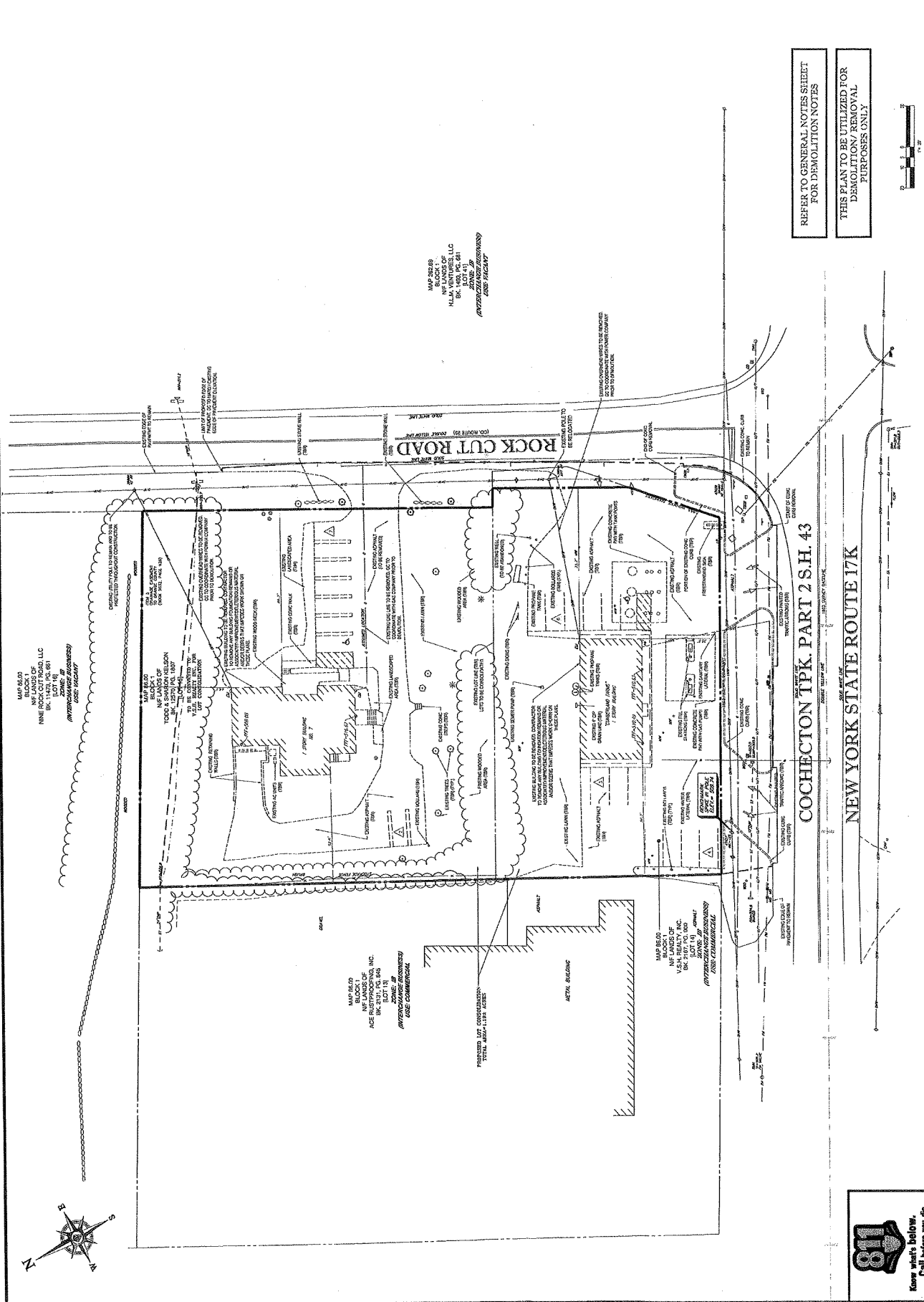
**BOHLER ENGINEERING**  
 317 CRYSTAL AND CONANT BUILDING  
 10000 MADISON AVENUE, SUITE 100  
 ANN ARBOR, MI 48106-1500  
 PHONE: (734) 769-1000  
 FAX: (734) 769-1001  
 WWW: www.bohler-engineering.com

**W.D. GOEBEL**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 13457  
 STATE OF NEW YORK

**DEMOLITION PLAN**

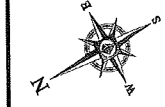
SHEET TITLE

DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
**CFG03.0**  
 OF 1



REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY



**818**

Know what's below. Call before you dig.

**BOHLER ENGINEERING**

1000 W. 10th Street, Suite 100  
 Albany, NY 12203  
 Phone: (518) 435-9900  
 Fax: (518) 435-9901  
 www.bohlereng.com

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF NEW YORK  
 NO. 13497

REVISIONS

REV.	DATE	DESCRIPTION
1		PRELIMINARY
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

PRELIMINARY

DATE: 08/20/14

SCALE: AS SHOWN

CAD: J. BOHLER

PROJECT: SITE DOCUMENT PLANS FOR

**Cumberland FARMS**

1000 W. 10th Street, Suite 100  
 Albany, NY 12203  
 Phone: (518) 435-9900

**BOHLER ENGINEERING**

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF NEW YORK  
 NO. 13497

**W.D. GOEBEL**

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF NEW YORK  
 NO. 13497

SHEET TITLE: SITE PLAN

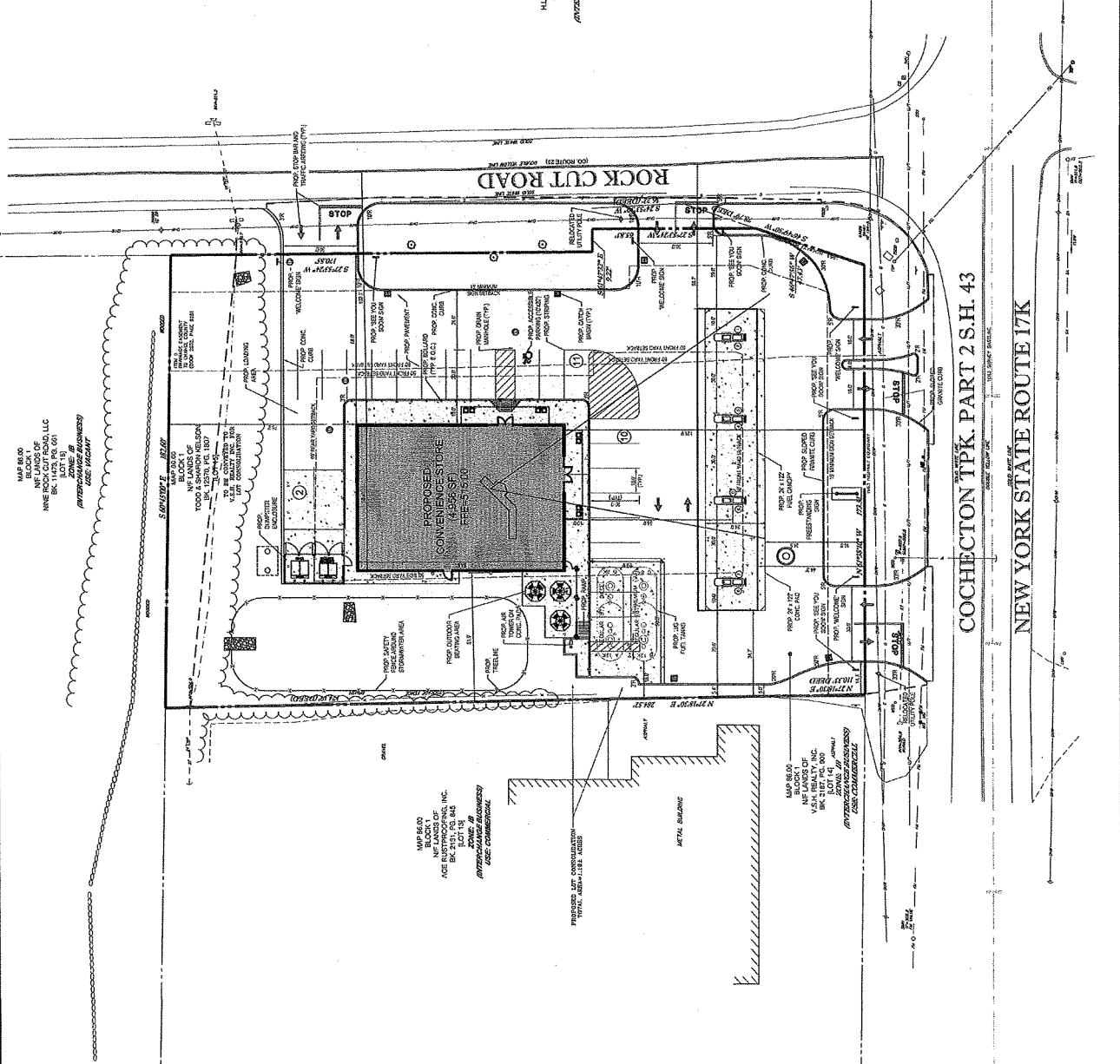
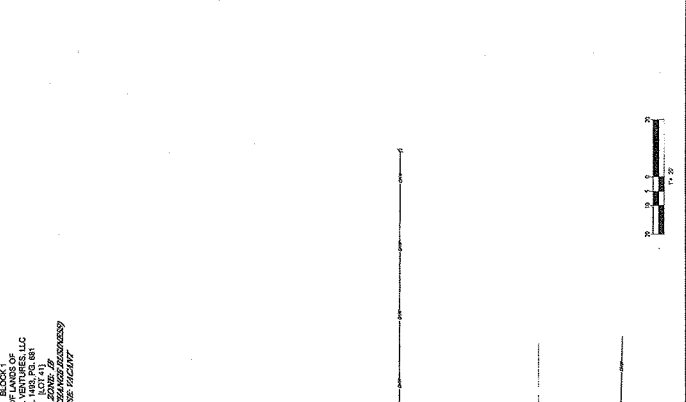
SHEET NUMBER: CFG04.0

ZONING ANALYSIS TABLE

ZONING DISTRICT	PERMITTED USES	PROPOSED USE	COMMENTS
MAP 86.00	RESIDENTIAL	CONVENIENCE STORE	NOT PERMITTED
MAP 86.00	COMMERCIAL	CONVENIENCE STORE	PERMITTED

MAP 86.00  
 BLOCK 10  
 NE LANDS OF  
 V&S REALTY, INC.  
 BK LOT 16

MAP 86.00  
 BLOCK 10  
 NE LANDS OF  
 V&S REALTY, INC.  
 BK LOT 16



MAP 86.00  
 BLOCK 10  
 NE LANDS OF  
 V&S REALTY, INC.  
 BK LOT 16

MAP 86.00  
 BLOCK 10  
 NE LANDS OF  
 V&S REALTY, INC.  
 BK LOT 16

**1811**

Know what's below.  
 Call before you dig.

**BOHLER ENGINEERING**

17 COMPUTER DRIVE WEST SUITE 200  
 FARMERSVILLE, NY 14731  
 PHONE: 607-552-0000  
 WWW.BOHLENGR.COM

PROFESSIONAL ENGINEER  
 STATE OF NEW YORK  
 LICENSE NO. 10000

W.D. GOEBEL

PROFESSIONAL ENGINEER  
 STATE OF NEW YORK  
 LICENSE NO. 10000

REVISIONS

NO.	DATE	COMMENTS	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			

**PRELIMINARY**

DATE: 11/11/09  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 DATE: 11/11/09  
 PROJECT: [blank]

**SITE DOCUMENT PLANS FOR**

**Cumberland FARMS**  
 LOCATION OF SITE  
 TOWN OF NEWBURGH  
 STATE OF NEW YORK

**BOHLER ENGINEERING**  
 17 COMPUTER DRIVE WEST SUITE 200  
 FARMERSVILLE, NY 14731  
 PHONE: 607-552-0000  
 WWW.BOHLENGR.COM

**W.D. GOEBEL**  
 PROFESSIONAL ENGINEER  
 STATE OF NEW YORK  
 LICENSE NO. 10000

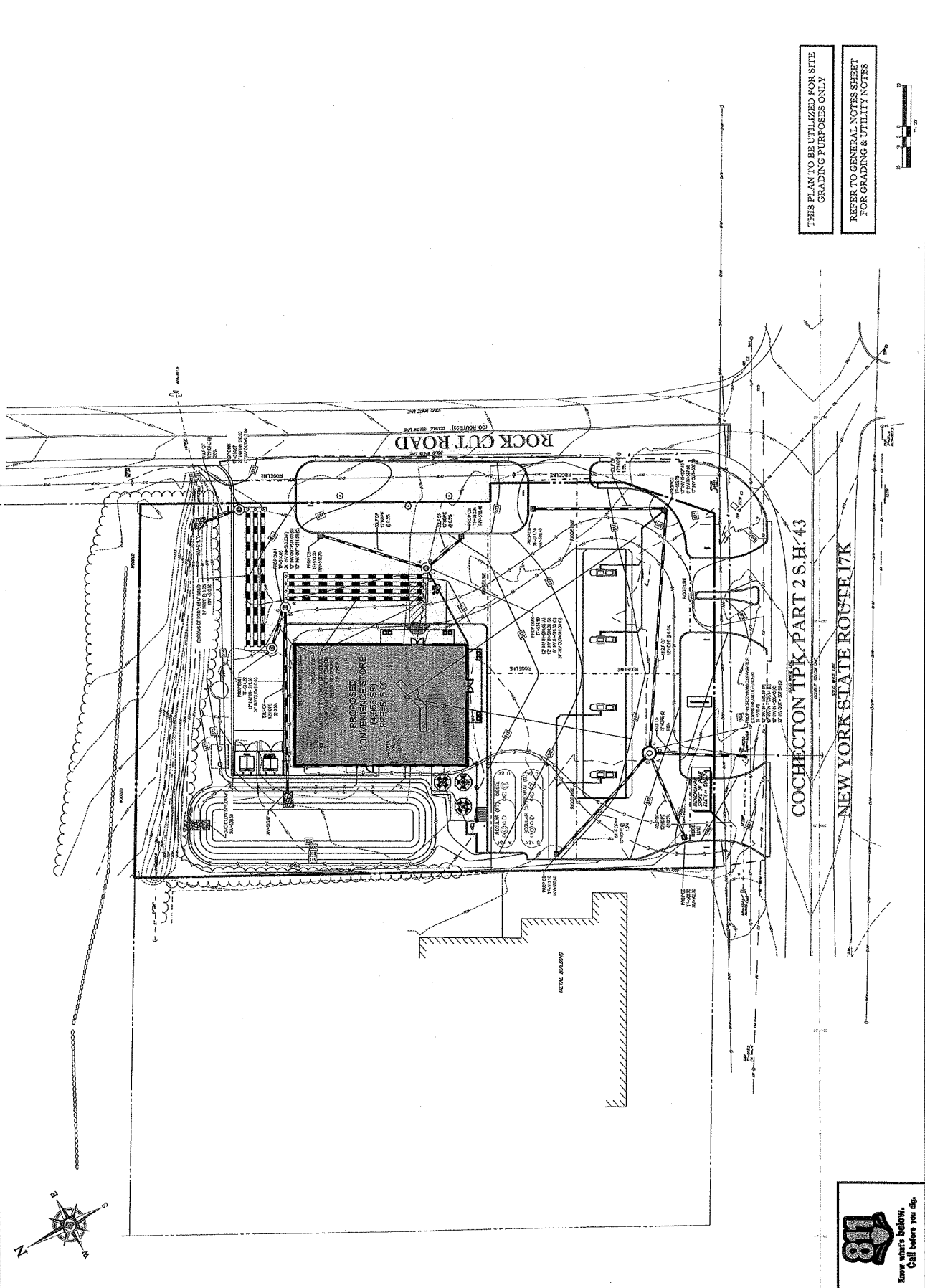
SHEET TITLE:  
**GRADING & DRAINAGE PLAN**

PROJECT NUMBER:  
**CFG05.0**

DATE: 11/11/09

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES



Know what's below.  
 Call before you dig.





**BOHLER ENGINEERING**

LAND SURVEYING • PROFESSIONAL ENGINEERING  
 SURVEYING • CIVIL ENGINEERING  
 CONSTRUCTION • ENVIRONMENTAL ENGINEERING  
 ASBESTOS • AIR QUALITY  
 GEOTECHNICAL • HYDROLOGICAL  
 MARINE • METEOROLOGICAL  
 PAVEMENT • PLANNING  
 POWERLINE • ROADWAY  
 TRAIL • UTILITIES

REV.	DATE	COMMENTS	BY
1	03/20/11	ISSUE FOR PERMITS	W.D.G.
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

**PRELIMINARY**

PROJECT NO: 11-0001  
 DRAWN BY: W.D.G.  
 CHECKED BY: W.D.G.  
 SCALE: AS SHOWN  
 DATE: 03/20/11

**SITE DOCUMENT PLANS**

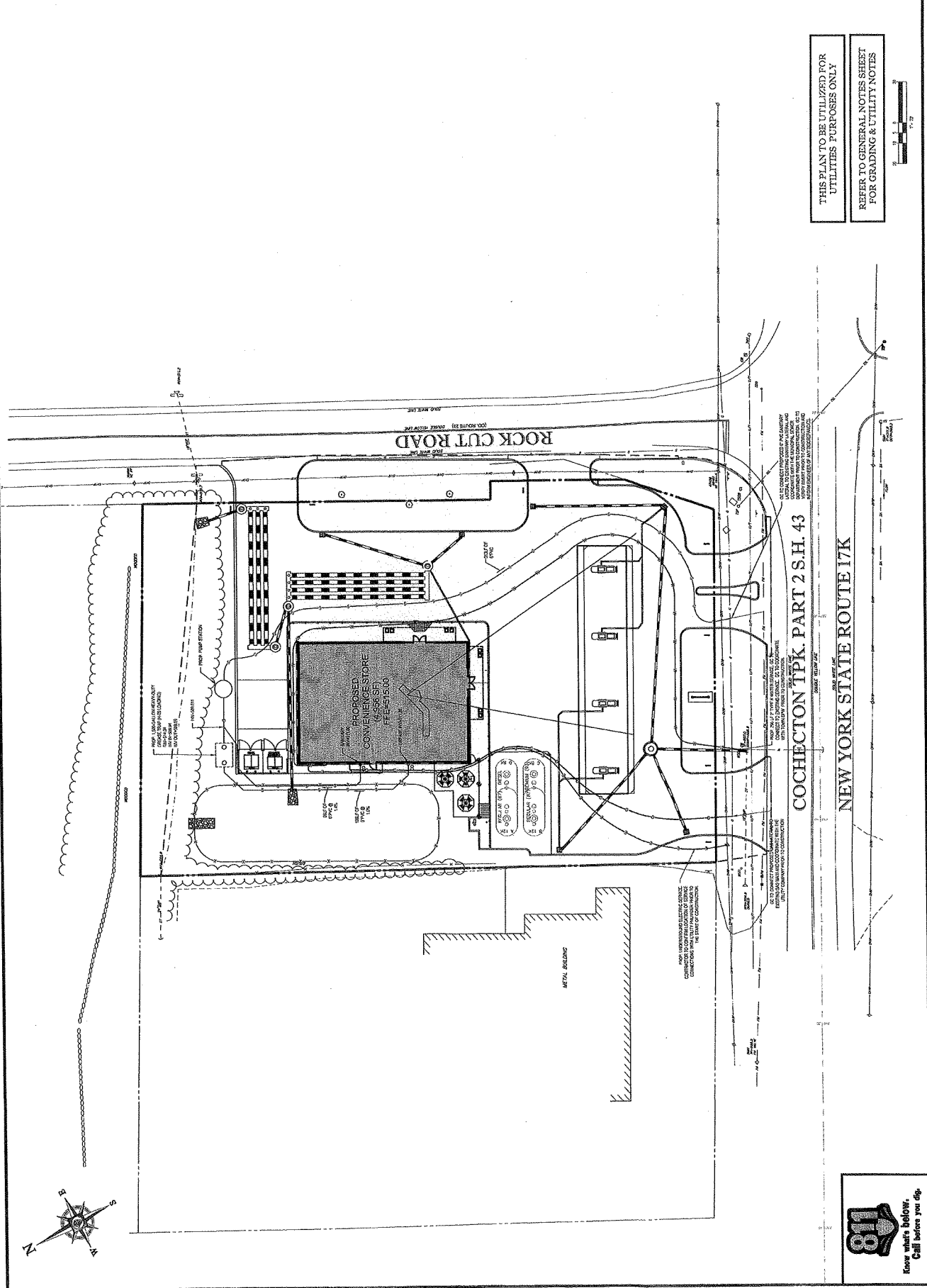
**Cumberland**  
 AIA AIA S  
 LOCAL & OUTLET  
 200 ROUTE 17K  
 COCHECTON TOWNSHIP  
 ORANGE COUNTY  
 STATE OF NEW YORK

**BOHLER ENGINEERING**  
 17 COMPANY ROAD, SUITE 200  
 ALBANY, NY 12205  
 Phone: (518) 486-8000  
 Fax: (518) 486-8001  
 www.BohlerEngineering.com

**W.D. GOEBEL**  
 PROFESSIONAL ENGINEER  
 No. 10810  
 State of New York  
 17 COMPANY ROAD, SUITE 200  
 ALBANY, NY 12205  
 (518) 486-8000

**UTILITY PLAN**

SHEET NUMBER: **CFG07.0**  
 OF 1



THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY  
 REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES

**811**  
 Know what's below.  
 Call before you dig.

**BOHLER ENGINEERING**

LANDSCAPE ARCHITECTURE  
 PLANNING & DESIGN  
 177 CUMBERLAND DRIVE WEST, SUITE 205  
 ALBANY, NY 12205  
 PHONE: 518-435-0500  
 WWW.BOHLENGINEERING.COM

NO.	DATE	COMMENTS	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

**PRELIMINARY**

PROJECT NO.:  
 DESIGNED BY:  
 SCALE:  
 DATE:

**SITE DOCUMENT PLANS FOR**

**Cumberland**

LOCATION OF SITE:  
 279 ROUTE 17K  
 COCHECTON  
 CHANCE COUNTY  
 STATE OF NEW YORK

**BOHLER ENGINEERING**

177 CUMBERLAND DRIVE WEST, SUITE 205  
 ALBANY, NY 12205  
 PHONE: 518-435-0500  
 WWW.BOHLENGINEERING.COM

SHEET TITLE

**LANDSCAPE PLAN**

PROJECT NUMBER: **CFG08.0**

OF 1

KEY	SYMBOL	DESCRIPTION	DATE	REVISION
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				

**TOWN OF NEWBURGH LANDSCAPE REQUIREMENTS**

SECTION	REQUIREMENT	REMARKS
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...
11	...	...
12	...	...
13	...	...
14	...	...
15	...	...

**OWNER MAINTENANCE RESPONSIBILITIES**

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL PLANTING MATERIALS AND HARDSCAPE ELEMENTS UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.

2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANTING MATERIALS AND HARDSCAPE ELEMENTS UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.

3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANTING MATERIALS AND HARDSCAPE ELEMENTS UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.

4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANTING MATERIALS AND HARDSCAPE ELEMENTS UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.

5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANTING MATERIALS AND HARDSCAPE ELEMENTS UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES & DETAILS SECTION FOR LANDSCAPE NOTES AND DETAILS



**OWNER MAINTENANCE RESPONSIBILITIES**

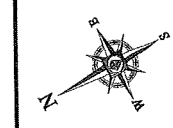
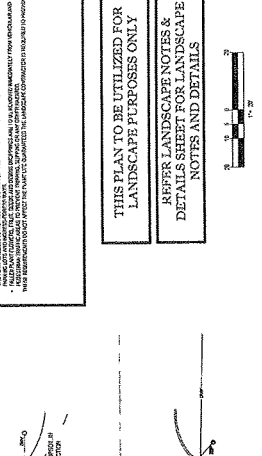
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL PLANTING MATERIALS AND HARDSCAPE ELEMENTS UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.

2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANTING MATERIALS AND HARDSCAPE ELEMENTS UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.

3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANTING MATERIALS AND HARDSCAPE ELEMENTS UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.

4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANTING MATERIALS AND HARDSCAPE ELEMENTS UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.

5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANTING MATERIALS AND HARDSCAPE ELEMENTS UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.



**811**

Know what's below.  
 Call before you dig.

**LANDSCAPE SPECIFICATIONS**

1.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT SPECIFICATIONS TO BE USED IN THE PROJECT. THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT TO DETERMINE THE MOST APPROPRIATE SPECIFICATIONS FOR THE PROJECT.

1.2. ALL PLANT SPECIFICATIONS SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT. THE CONTRACTOR SHALL SUBMIT A LIST OF ALL PLANT SPECIFICATIONS TO THE ARCHITECT FOR APPROVAL.

1.3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT SPECIFICATIONS TO BE USED IN THE PROJECT. THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT TO DETERMINE THE MOST APPROPRIATE SPECIFICATIONS FOR THE PROJECT.

1.4. ALL PLANT SPECIFICATIONS SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT. THE CONTRACTOR SHALL SUBMIT A LIST OF ALL PLANT SPECIFICATIONS TO THE ARCHITECT FOR APPROVAL.

1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT SPECIFICATIONS TO BE USED IN THE PROJECT. THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT TO DETERMINE THE MOST APPROPRIATE SPECIFICATIONS FOR THE PROJECT.

1.6. ALL PLANT SPECIFICATIONS SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT. THE CONTRACTOR SHALL SUBMIT A LIST OF ALL PLANT SPECIFICATIONS TO THE ARCHITECT FOR APPROVAL.

1.7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT SPECIFICATIONS TO BE USED IN THE PROJECT. THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT TO DETERMINE THE MOST APPROPRIATE SPECIFICATIONS FOR THE PROJECT.

1.8. ALL PLANT SPECIFICATIONS SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT. THE CONTRACTOR SHALL SUBMIT A LIST OF ALL PLANT SPECIFICATIONS TO THE ARCHITECT FOR APPROVAL.

1.9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT SPECIFICATIONS TO BE USED IN THE PROJECT. THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT TO DETERMINE THE MOST APPROPRIATE SPECIFICATIONS FOR THE PROJECT.

1.10. ALL PLANT SPECIFICATIONS SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT. THE CONTRACTOR SHALL SUBMIT A LIST OF ALL PLANT SPECIFICATIONS TO THE ARCHITECT FOR APPROVAL.

**DETENTION BASIN SEED MIX SPECIFICATIONS**

1. THE SEED MIX SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THE SEED MIX SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

2. THE SEED MIX SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THE SEED MIX SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

3. THE SEED MIX SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THE SEED MIX SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

4. THE SEED MIX SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THE SEED MIX SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

5. THE SEED MIX SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THE SEED MIX SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

6. THE SEED MIX SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THE SEED MIX SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

7. THE SEED MIX SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THE SEED MIX SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

8. THE SEED MIX SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THE SEED MIX SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

9. THE SEED MIX SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THE SEED MIX SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

10. THE SEED MIX SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THE SEED MIX SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

**HYDROSEED SPECIFICATIONS**

1. THE HYDROSEED MIX SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THE HYDROSEED MIX SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

2. THE HYDROSEED MIX SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THE HYDROSEED MIX SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

3. THE HYDROSEED MIX SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THE HYDROSEED MIX SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

4. THE HYDROSEED MIX SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THE HYDROSEED MIX SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

5. THE HYDROSEED MIX SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THE HYDROSEED MIX SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

6. THE HYDROSEED MIX SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THE HYDROSEED MIX SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

7. THE HYDROSEED MIX SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THE HYDROSEED MIX SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

8. THE HYDROSEED MIX SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THE HYDROSEED MIX SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

9. THE HYDROSEED MIX SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THE HYDROSEED MIX SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

10. THE HYDROSEED MIX SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THE HYDROSEED MIX SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

**TREE PLANTING DETAIL**

1. THE TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.1. THE TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.2. THE TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.3. THE TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.4. THE TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.5. THE TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

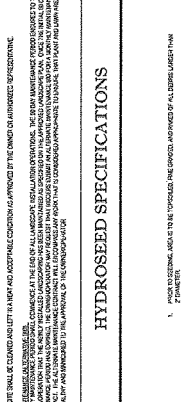
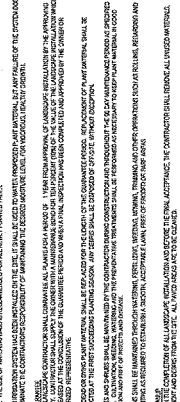
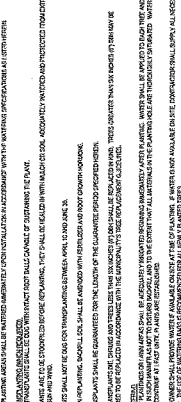
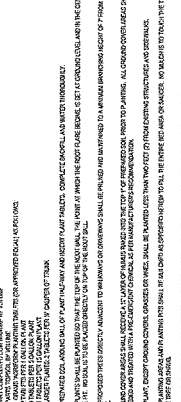
1.6. THE TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.7. THE TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.8. THE TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.9. THE TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.10. THE TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:



**TREE PLANTING DETAIL**

1. THE TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.1. THE TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.2. THE TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.3. THE TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.4. THE TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.5. THE TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

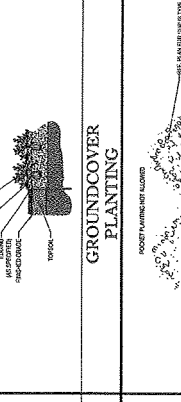
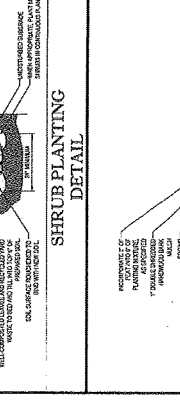
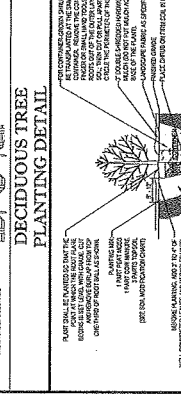
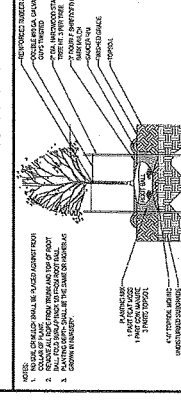
1.6. THE TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.7. THE TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.8. THE TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.9. THE TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.10. THE TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:



**EVERGREEN TREE PLANTING DETAIL**

1. THE EVERGREEN TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.1. THE EVERGREEN TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.2. THE EVERGREEN TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.3. THE EVERGREEN TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.4. THE EVERGREEN TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.5. THE EVERGREEN TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

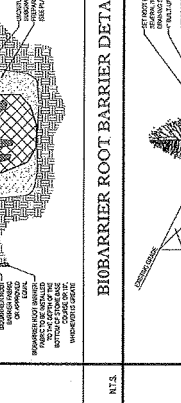
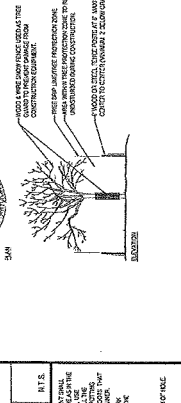
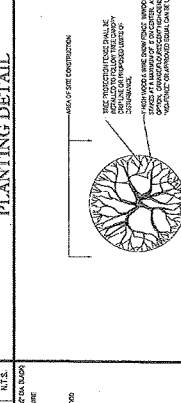
1.6. THE EVERGREEN TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.7. THE EVERGREEN TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.8. THE EVERGREEN TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.9. THE EVERGREEN TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.10. THE EVERGREEN TREE SHALL BE PLANTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:



**BOHLER ENGINEERING**

17 CONVENT AVENUE, SUITE 200  
 PHOENIX, ARIZONA 85004  
 PHONE: (602) 998-2000  
 WWW.BOHLERENGINEERING.COM

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

**PRELIMINARY**

DESIGNED BY: [NAME]  
 CHECKED BY: [NAME]  
 DATE: [DATE]  
 SCALE: [SCALE]

**Cumberland FARMS**

LOCATED AT THE CORNER OF  
 200 ROUTE 117  
 TOWN OF NEWBURGH  
 STATE OF NEW YORK

**BOHLER ENGINEERING**

17 CONVENT AVENUE, SUITE 200  
 PHOENIX, ARIZONA 85004  
 PHONE: (602) 998-2000  
 WWW.BOHLERENGINEERING.COM

**LANDSCAPE NOTES & DETAILS SHEET**

**CFG08.1**

SHEET NUMBER: [NUMBER]  
 OF: [TOTAL SHEETS]





REV.	DATE	COMMENT	BY
1		ISSUED FOR PERMITS	...
2		...	...
3		...	...
4		...	...
5		...	...
6		...	...
7		...	...
8		...	...
9		...	...
10		...	...
11		...	...
12		...	...
13		...	...
14		...	...
15		...	...

**PRELIMINARY**

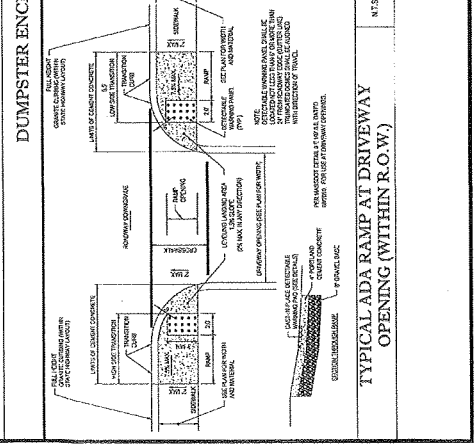
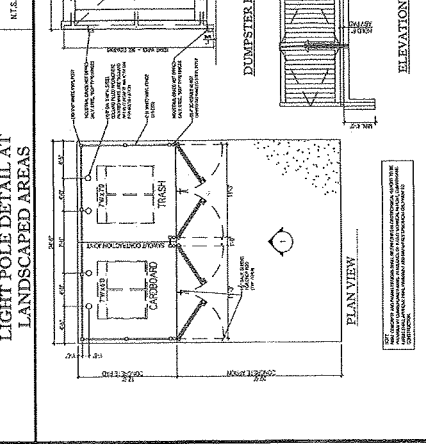
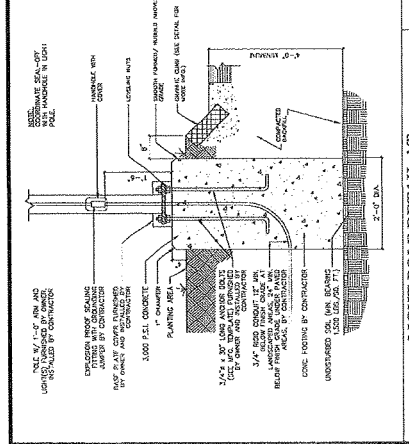
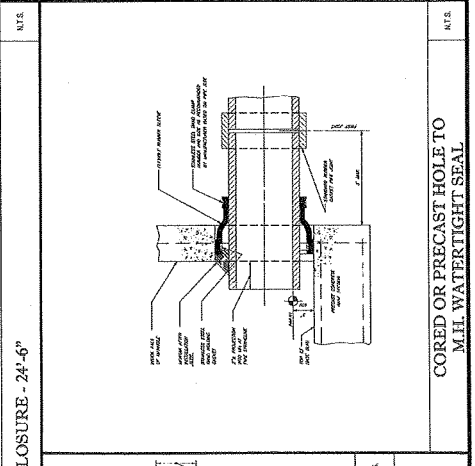
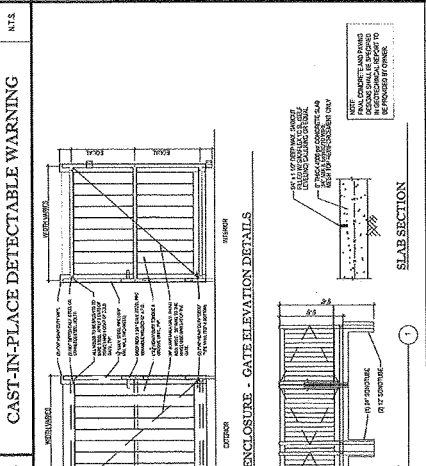
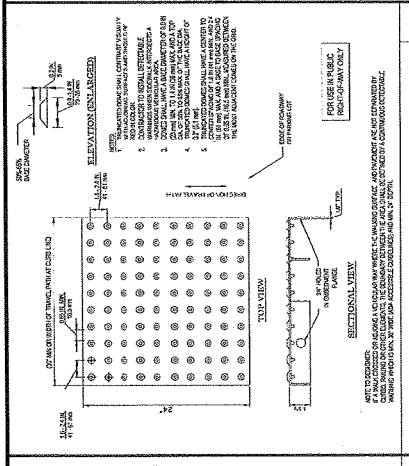
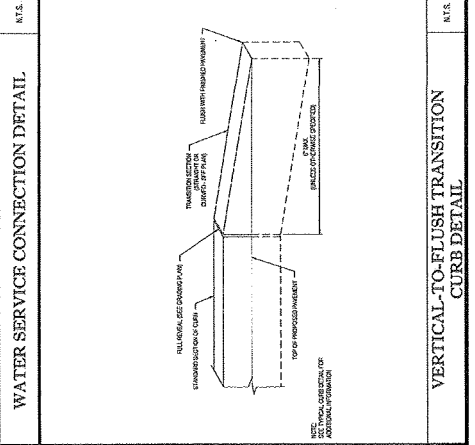
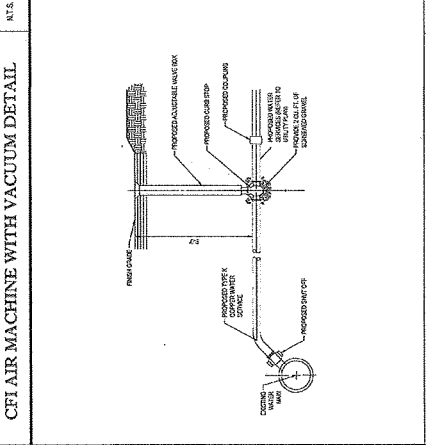
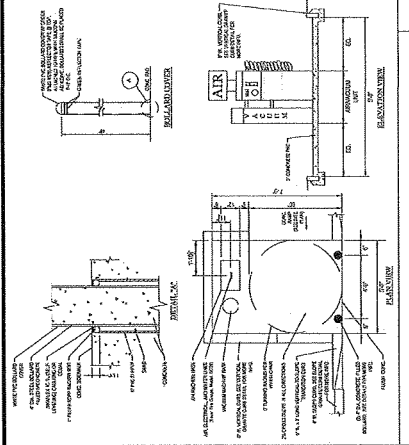
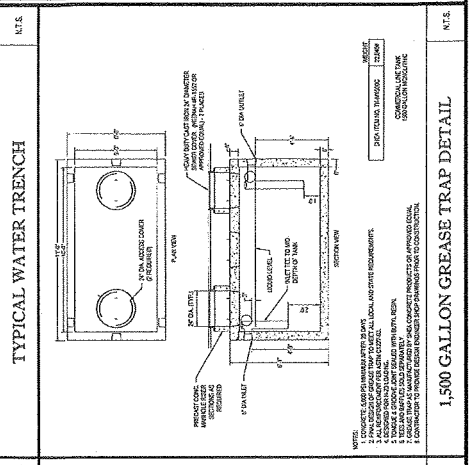
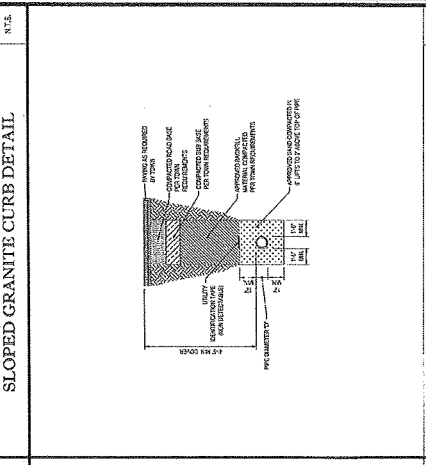
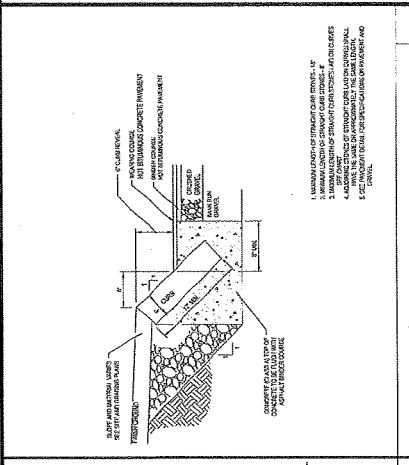
CONCEPT PLAN FOR

**Cumberland**  
F A R A T S  
LOCATION OF SITE  
TOWN OF NEWBURGH  
COUNTY OF WESTCHESTER  
STATE OF NEW YORK

**BOHLER ENGINEERING**  
1700 WEST 17TH AVENUE, SUITE 202  
DENVER, COLORADO 80202  
PHONE: (303) 733-9900  
WWW.BOHLERENGINEERING.COM

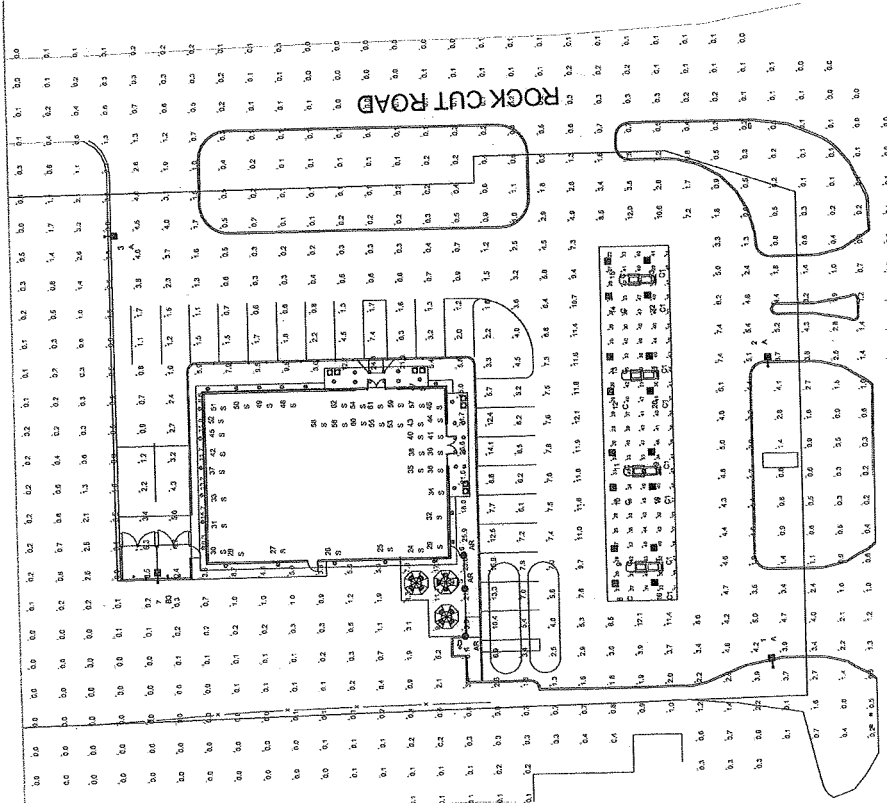
**W.D. GOEBEL**  
REGISTERED PROFESSIONAL ENGINEER  
NO. 12345  
STATE OF NEW YORK

**SITE CONSTRUCTION DETAILS**  
CFG09.1  
OF 1





NOTE:  
 - FOOTINGS SHALL BE CAST WITH AT LEAST 4" MINIMUM LUMBER DIMENSIONS  
 - ALL WALLS SHALL BE CONCRETE. ALL WALL DIMENSIONS PARTIALS ARE INDICATED  
 - ON ALL UPPER FLOORS CONCRETE SHALL BE CAST AT A MINIMUM FINISH GRADE  
 - ALL FINISH GRADES SHALL BE INDICATED ON THE DRAWING. ALL DIMENSIONS SHALL BE AT GRADE UNLESS NOTED OTHERWISE.



**NEW YORK STATE ROUTE 17K**

LOT NO.	LABEL	MTL. HT.	MTL. HT.
1	A	16.228	12
2	A	16.228	12
3	A	16.228	12
4	AR	8	16.228
5	AR	8	16.228
6	AR	8	16.228
7	B3	16.228	12
8	C	14	16.228
9	C	14	16.228
10	C	14	16.228
11	C	14	16.228
12	C	14	16.228
13	C	14	16.228
14	C	14	16.228
15	C	14	16.228
16	C1	14	12
17	C1	14	12
18	C1	14	12
19	C1	14	12
20	C1	14	12
21	C1	14	12
22	C1	14	12
23	C1	14	12
24	C1	14	12
25	C1	14	12
26	C1	14	12
27	C1	14	12
28	C1	14	12
29	C1	14	12
30	C1	14	12
31	C1	14	12

LABEL	AVG	MAX	MIN	AVG/IN	MAX/IN	MIN/IN
CONCRETE	27.83	31	21	1.79	2.52	0.98
PAVED AREA	4.54	15.6	0.2	2.75	7.85	0.15
UNPAVED AREA	1.39	29.5	0.0	N/A.	N/A.	N/A.

STATION	DATE	BY	SCALE	PROJECT	DESCRIPTION
1+00	02	785	1:100	AR	AR
1+00	15	849	1:100	B3	B3
1+00	15	849	1:100	C1	C1
1+00	15	849	1:100	C1	C1



New York  
New Construction

**Cumberland FARMS**  
Store # 1560  
270 RTE 17K & Rock-Cut Rd.  
Newburgh, NY 12550  
Owner: 270 RTE 17K & Rock-Cut Rd.  
Newburgh, NY 12550

Contractor: Cumbria Farms, Inc.  
100 Chelsea Rd.  
Pennington, NJ  
Tel: 908 270 1300

Architect: ALLEVATO  
Allevalo Architects, Inc. P.C.  
1000 Park Ave.  
New York, NY 10028  
Tel: 212 512 1524

Scale: \_\_\_\_\_

Comments: \_\_\_\_\_

Revisions: \_\_\_\_\_

Notes: \_\_\_\_\_

NO PINS

DATE: \_\_\_\_\_

DRAWING NO.: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_

Sheet: \_\_\_\_\_

Project No.: \_\_\_\_\_

15100.59

DATE: \_\_\_\_\_

DRAWING NO.: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_

Sheet: \_\_\_\_\_

Project No.: \_\_\_\_\_

15100.59

DATE: \_\_\_\_\_

DRAWING NO.: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_

Sheet: \_\_\_\_\_

Project No.: \_\_\_\_\_

15100.59

DATE: \_\_\_\_\_

DRAWING NO.: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_

Sheet: \_\_\_\_\_

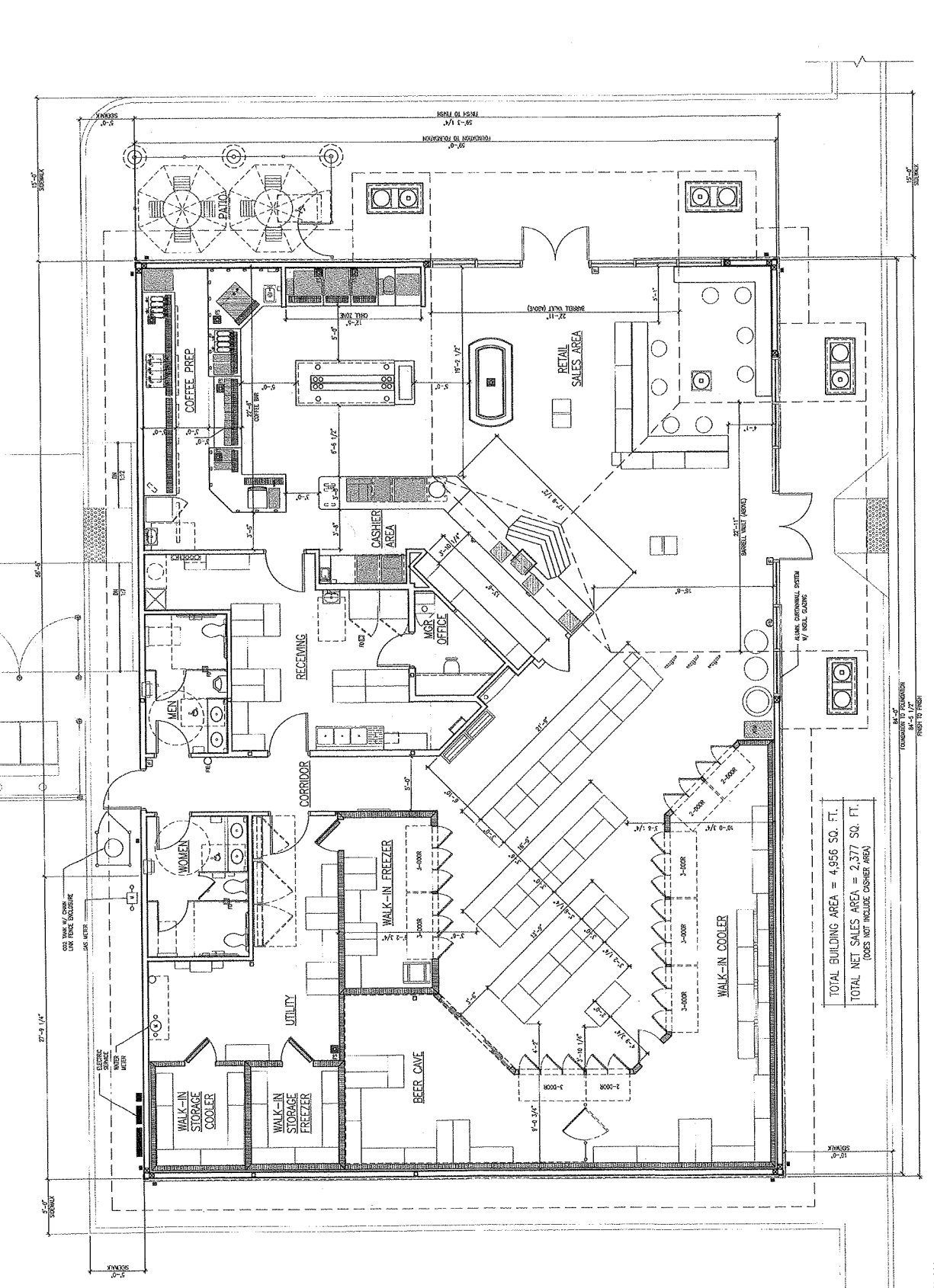
Project No.: \_\_\_\_\_

15100.59

DATE: \_\_\_\_\_

DRAWING NO.: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_



**FLOOR PLAN**  
15100.59

DATE: \_\_\_\_\_

DRAWING NO.: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_



