



**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 & CT)  
MATTHEW J. SICKLER, P.E. (NY & PA)  
PATRICK J. HINES  
LYLE R. SHUTE, P.E. (NY, NJ, 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](mailto: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: DOMINOS PIZZA**  
**PROJECT NO.: 17-25**  
**PROJECT LOCATION: SECTION 77, BLOCK 2, LOT 2.1**  
**REVIEW DATE: 12 OCTOBER 2017**  
**MEETING DATE: 19 OCTOBER 2017**  
**PROJECT REPRESENTATIVE: TALCOTT ENGINEERING**

1. Project proposes to convert a former bank located in the shopping center at North Plank Road and Chestnut Lane into a Domino's Pizza facility. The 1700 +/- sq. ft. free standing building is located in close proximity to North Plank Road.
2. The project will require variances for preexisting non-conformities on the site. Project contains 3 front yards which require variances. Front yard in the B zone on a State Road is 60 ft. required where 27.6 is provided. Additional structures on the site also have other front yard encroachments larger than the one identified.
3. Lot surface coverage should be calculated for the site as well. It appears the site is paved property line to property line in most locations.
4. Should the project successfully receive variances for the preexisting conditions the following comments must be addressed.
  - a. 14 parking spaces are depicted encroaching on the NYS highway right-of-way. A license agreement or other approval from DOT is required for these.
  - b. Landscaping plans for the site should be provided.

- c. Location of dumpster enclosure should be evaluated with regard to visibility from the State Highway. Dumpster enclosure may be able to be incorporated to the north side of the proposed Domino's Pizza to eliminate it from being in the parking lot area near front entrance.
- d. Architectural review and signage for the facility should be evaluated.
- e. NYS DOT and County Planning referrals are required.

Further review will be undertaken upon receipt of detailed plans for the site development.

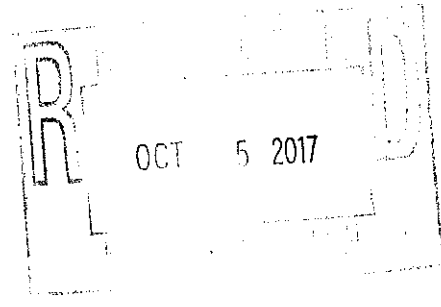
Respectfully submitted,

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

---

Patrick J. Hines  
Principal

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: \_\_\_\_\_  
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):  
Domino's # 3311

2. Owner of Lands to be reviewed:  
Name The Livanos Group LLC  
Address P.O. Box 501  
Maspeth, NY 11378  
Phone \_\_\_\_\_

3. Applicant Information (If different than owner):  
Name Louis O'Neill 3311 Newburgh pizza LLC.  
Address 21600 Sacajawea Rd.  
Scandia, mo 65301  
Representative CHARLES T. BROWN, P.E., TALCOTT ENGINEERING  
Phone (845) 569-8400  
Fax (845) 569-4583  
Email TALCOTTDESIGN12@GMAIL.COM

4. Subdivision/Site Plan prepared by:  
Name Charles T. Brown, Talcott Engineering Design PLLC  
Address 1 Gardner town Rd  
Newburgh, NY 12550  
Phone/Fax 845-569-8400 / 845-569-4583

5. Location of lands to be reviewed:  
88 North Plank Road

6. Zone B Fire District Cronomer  
Acreage 5.50± School District Newburgh

7. Tax Map: Section 77 Block 27 Lot 2.1

8. Project Description and Purpose of Review:

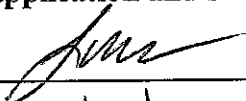
Number of existing lots 1 Number of proposed lots 1  
Lot line change N/A  
Site plan review   
Clearing and grading N/A  
Other N/A

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) \_\_\_\_\_

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 ops director  
Date: 8/31/17

**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).

TOWN OF NEWBURGH PLANNING BOARD

Domino's #3311

PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1.  Environmental Assessment Form As Required
2.  Proxy Statement
3.  Application Fees
4.  Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

1.  Name and address of applicant
2.  Name and address of owner (if different from applicant)
3.  Subdivision or Site Plan and Location
4.  Tax Map Data (Section-Block-Lot)
5.  Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6.  Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7.  Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8.  Date of plan preparation and/or plan revisions
9.  Scale the plan is drawn to (Max 1" = 100')
10.  North Arrow pointing generally up

11. — Surveyor,s Certification
12. — Surveyor's seal and signature
13. ✓ Name of adjoining owners
14. NA Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. NA Flood plain boundaries
16. — Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. ✓ Metes and bounds of all lots
18. — Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. — Show existing or proposed easements (note restrictions)
20. ✓ Right-of-way width and Rights of Access and Utility Placement
21. — Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. — Lot area (in sq. ft. for each lot less than 2 acres)
23. — Number of lots including residual lot
24. — Show any existing waterways
25. — A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. ✓ Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. ✓ Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. — Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. — Show topographical data with 2 or 5 ft. contours on initial submission

30. — Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. N/A If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. N/A Number of acres to be cleared or timber harvested
33. N/A Estimated or known cubic yards of material to be excavated and removed from the site
34. N/A Estimated or known cubic yards of fill required
35. N/A The amount of grading expected or known to be required to bring the site to readiness
36. N/A Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.

---



---



---

37. N/A Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.

---



---



---

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By:   
 Licensed Professional

Date: 10/3/17

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

PROXY

(OWNER) Theodore C. Livanos DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 35-33 29 St. Astoria, N.Y. 11106

IN THE COUNTY OF Queens

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF 88 NORTH PLANK ROAD,  
NEWBURGH, 5/13/6 77-2-2.1

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Lou Oneil and CHARLES T. BROWN, PE IS AUTHORIZED

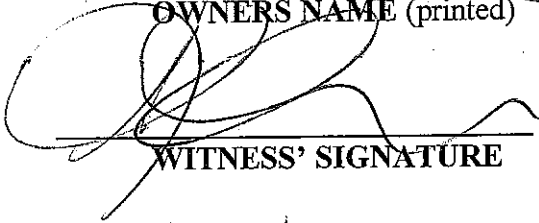
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 9/8/17

  
OWNERS SIGNATURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Theodore C. Livanos  
OWNERS NAME (printed)

  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL REPRESENTATIVES

Kay Livanos  
WITNESS' NAME (printed)



**FEE ACKNOWLEDGEMENT**

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

*Louis O'Neill*

\_\_\_\_\_  
**APPLICANT'S NAME (printed)**

*[Handwritten Signature]*

\_\_\_\_\_  
**APPLICANTS SIGNATURE**

*8/31/17*

\_\_\_\_\_  
**DATE**

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

**PLANNING BOARD DISCLAIMER STATEMENT**  
**TO APPLICANTS**

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

8/31/17

\_\_\_\_\_  
DATED

Louis O'Neill

\_\_\_\_\_  
APPLICANT'S NAME (printed)



\_\_\_\_\_  
APPLICANT'S SIGNATURE

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,  
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

           NONE

           NAME, ADDRESS, RELATIONSHIP OR INTEREST  
(financial or otherwise)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_


This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

           TOWN BOARD  
           PLANNING BOARD  
           ZONING BOARD OF APPEALS  
           ZONING ENFORCEMENT OFFICER  
           BUILDING INSPECTOR  
           OTHER

8/3/17  
            
DATED

            
INDIVIDUAL APPLICANT

  
            
CORPORATE OR PARTNERSHIP APPLICANT

BY:   
(Pres.) (Partner) (Vice-Pres.)  
(Sec.) (Treas.)

# Talcott Engineering

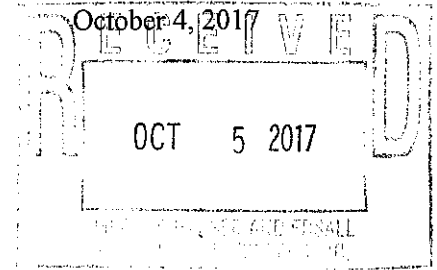
## DESIGN, PLLC

1 GARDNERTOWN ROAD ~ NEWBURGH, NY 12550  
(845) 569-8400\* ~ (fax) (845) 569-4583

Town of Newburgh  
Planning Board  
308 Gardnertown Road  
Newburgh, NY 12550

Attn: John Ewasutyn, Chairman

Re: Project Narrative  
Amended Site Plan for Domino's  
88 North Plank Road  
Town Project No. 2017-25  
S-B-L: 77-2-2.1  
Job No. 17240-DOS



### DOMINO'S AMENDED SITE PLAN PROJECT NARRATIVE

The subject parcel is a 5.5 acre lot, owned by The Livanos Group LLC, located at 88 North Plan Road. The property is located in the B (Business) Zone, and contains an existing shopping center with Shoprite as the anchor tenant, which is serviced by Town water and sewer.

The applicant, Lou O'Neil, proposes to convert an existing 1,700 sf out building from a bank to a Domino's Pizza, which is a permitted accessory use in the B Zone. No changes to any building footprints are proposed.

As this proposal is a change of use, this project will require area variances from the ZBA (setbacks).

Attached please find 12 sets of prints, applications, and EAF Short Forms along with the applicants' checks for escrow (\$ 3,400.00), application fees (\$ 2,000.00), and public hearing fee (\$ 150.00). I have FedEx one set to Mike Donnelly and will deliver one set to Pat Hines.

Respectfully yours,

Charles T. Brown, P.E. – President  
Talcott Engineering Design, PLLC

PC; Lou O'Neil, Applicant  
Theodore Livanos, Owner  
Mike Donnelly w/enc.  
Pat Hines w/enc.

# Short Environmental Assessment Form

## Part 1 - Project Information


### Instructions for Completing

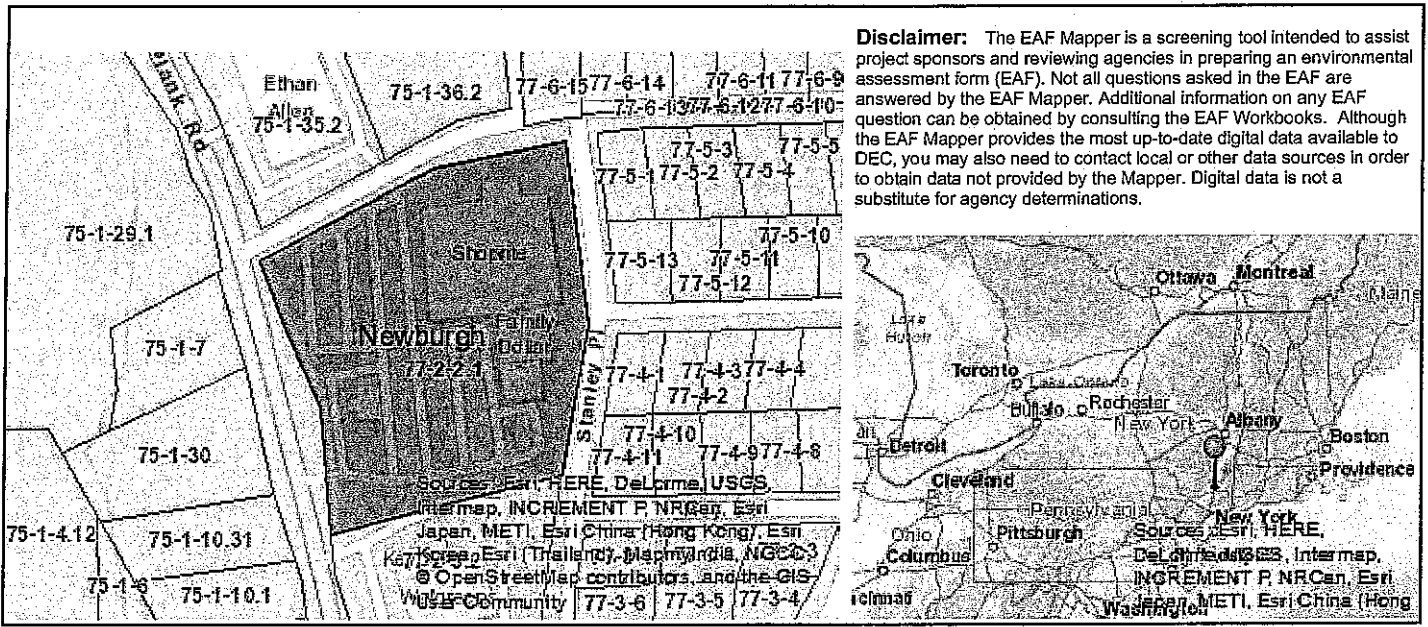
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: DOMINO'S # 3311 SITE PLAN		JOB # 17240	
Project Location (describe, and attach a location map): 88 NORTH PLANK ROAD, NEWBURGH			
Brief Description of Proposed Action: CONVERT AN EXISTING 1700 SQUARE FOOT BUILDING, FORMERLY A BANK TO A DOMINO'S PIZZA.			
Name of Applicant or Sponsor: LOUIS O'NEILL AT 3311 NEWBURGH PIZZA LLC		Telephone:	
		E-Mail:	
Address: 21600 SACAJAWEA ROAD			
City/PO: SEDALIA		State: MO	Zip Code: 65301
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: BUILDING PERMIT FROM TOWN BUILDING DEPARTMENT		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		5.5 acres	
b. Total acreage to be physically disturbed?		0.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.5 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

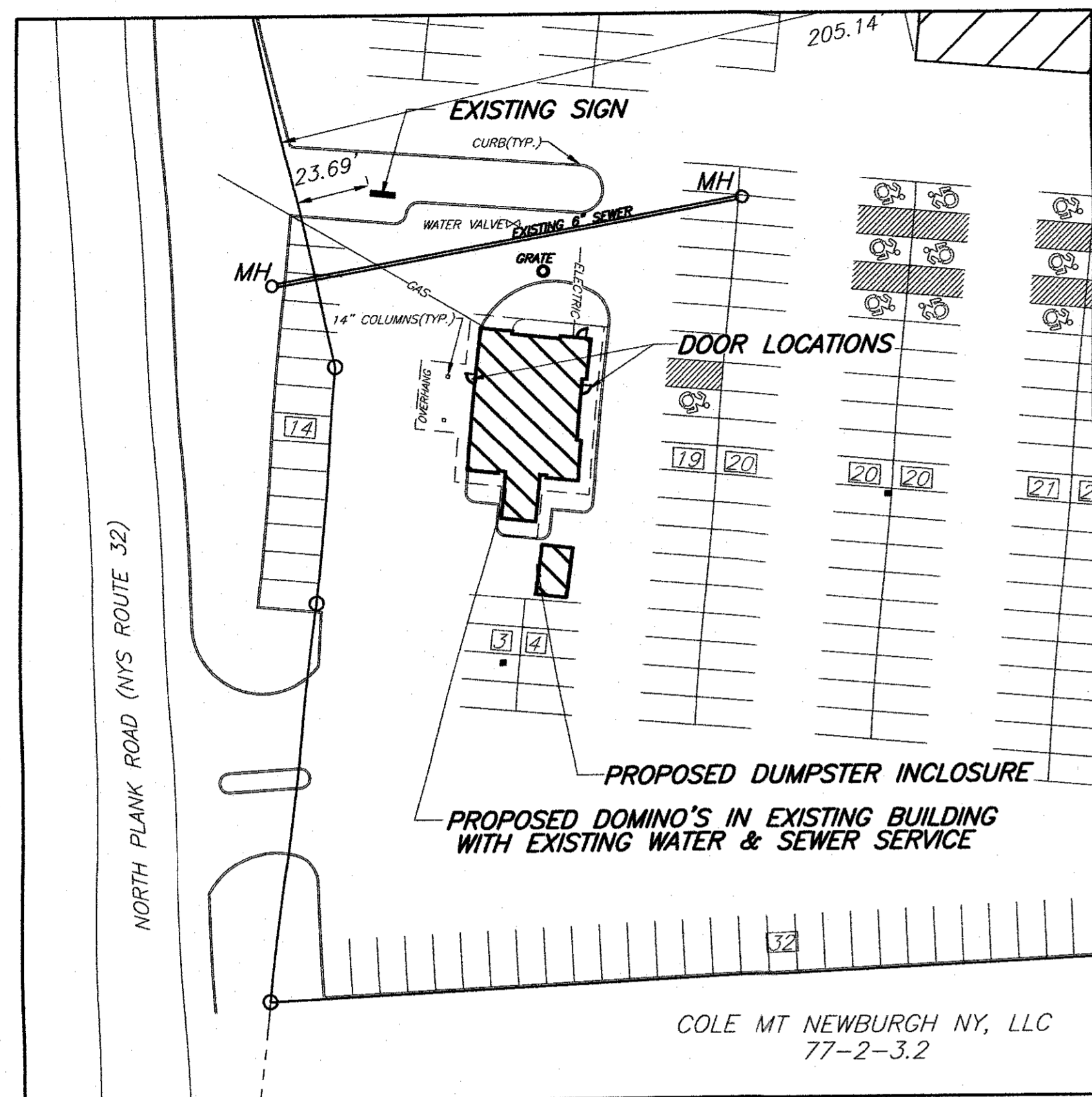
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <span style="float:right"><input type="checkbox"/> NO    <input type="checkbox"/> YES</span>  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <span style="float:right"><input type="checkbox"/> NO    <input type="checkbox"/> YES</span> _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: CHARLES T. BROWN, PE <span style="float: right;">Date: 9-1-2017</span></p> <p>Signature: <u></u></p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes





COLE MT NEWBURGH NY, LLC  
77-2-3.2

**ZONING SCHEDULE**

ZONE: B D.8 SHOPPING CENTER W/ ACCESSORY USE A.17 EATING AND DRINKING FACILITY

	REQUIRED	SHOPPING CENTER PROVIDED	DOMINO'S PROVIDED
MINIMUM LOT AREA	5ac.	5.5ac.	5.5ac.
MINIMUM LOT WIDTH (feet)	300'	468'	468'
MINIMUM LOT DEPTH (feet)	300'	390'	390'
MINIMUM YARDS (feet)			
FRONT (STATE ROAD)	60'	205'	*27'
FRONT	60'	**42'	263'
REAR	60'	-	-
SIDE	50'	120'	131'
ONE	100'	-	-
BOTH	-	-	-

\*VARIANCE REQUIRED  
\*\*EXISTING NON CONFORMING

**PROPOSED DOMINO'S PARKING SCHEDULE**

RESTAURANT: 1 PER 4 SEATS 20 SEATS = 5 SPACES REQUIRED

**EXISTING SHOPPING CENTER PARKING SCHEDULE**

SHOPPING CENTER OVER 25,000SF: 1/200sf. x52,898sf. = 264 SPACES REQUIRED

TOTAL SPACES REQUIRED ON SITE = 269 INCLUDING 10 HANDICAPPED SPACES  
TOTAL SPACES PROVIDED ON SITE = 294 INCLUDING 14 HANDICAPPED SPACES

**APPLICANT:**

LOU ONEIL  
100 PROSPECT ST 5410  
STAMFORD CT 06901

**RECORD OWNER'S CONSENT NOTE:**

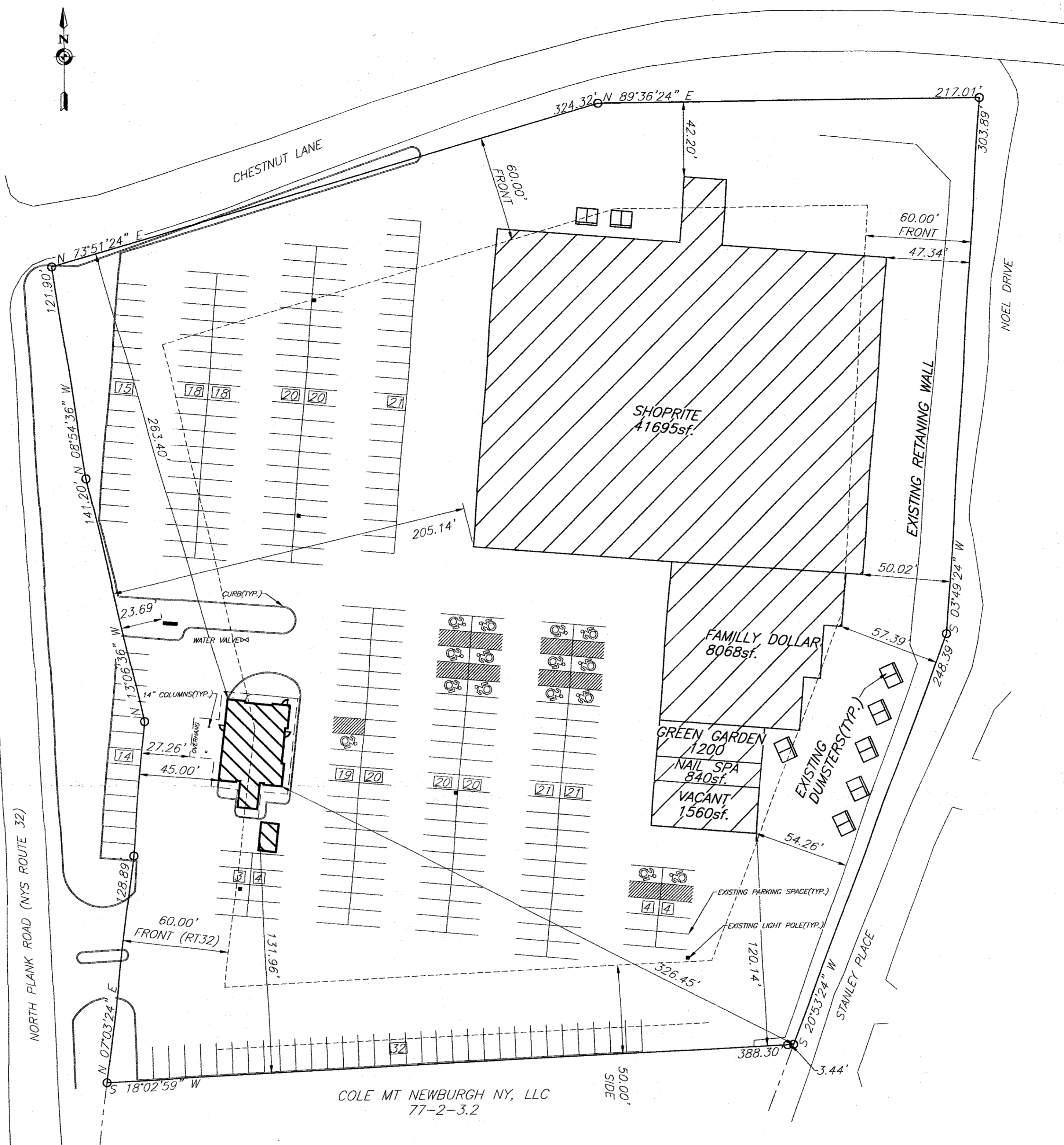
THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

**RECORD OWNER'S SIGNATURE**

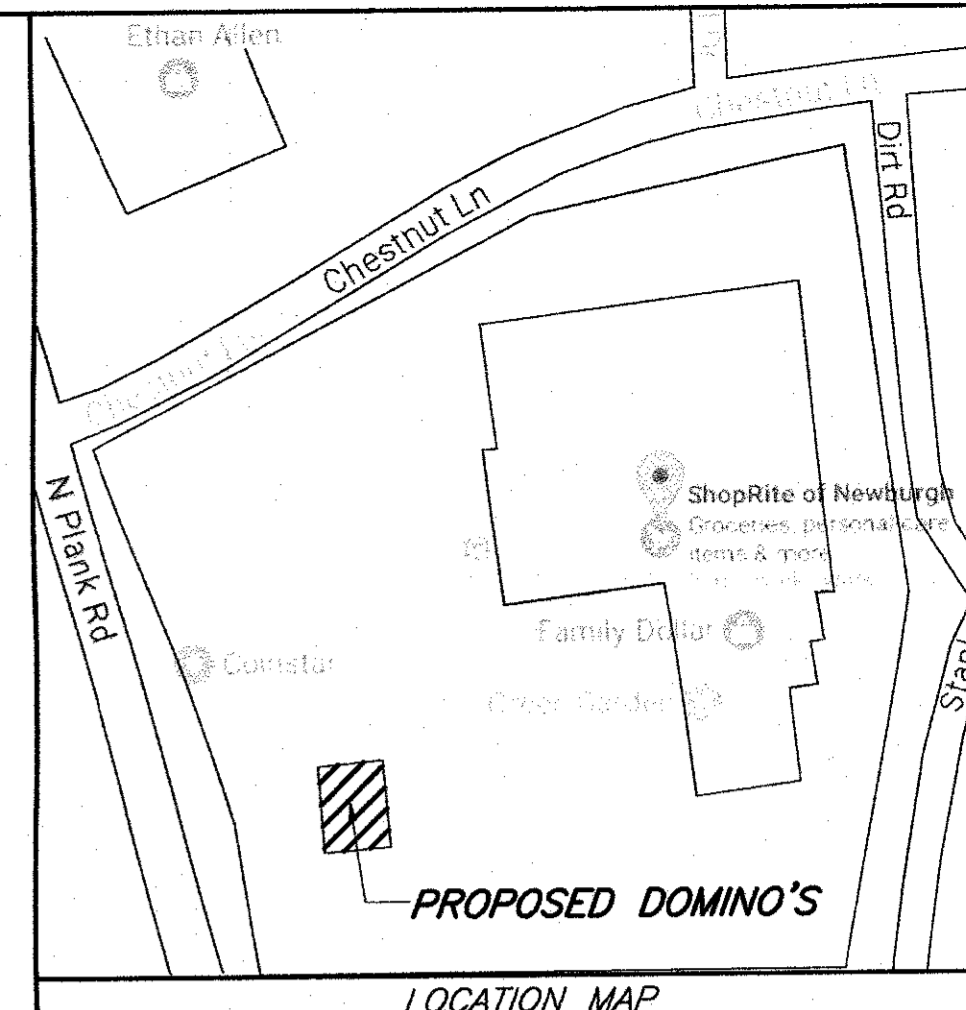
THE LIVANOS GROUP LLC, THEODORE C. LIVANOS  
PO BOX 501  
MASPETH 11378

CALL BEFORE YOU DIG... IT'S THE LAW

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY - TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 811

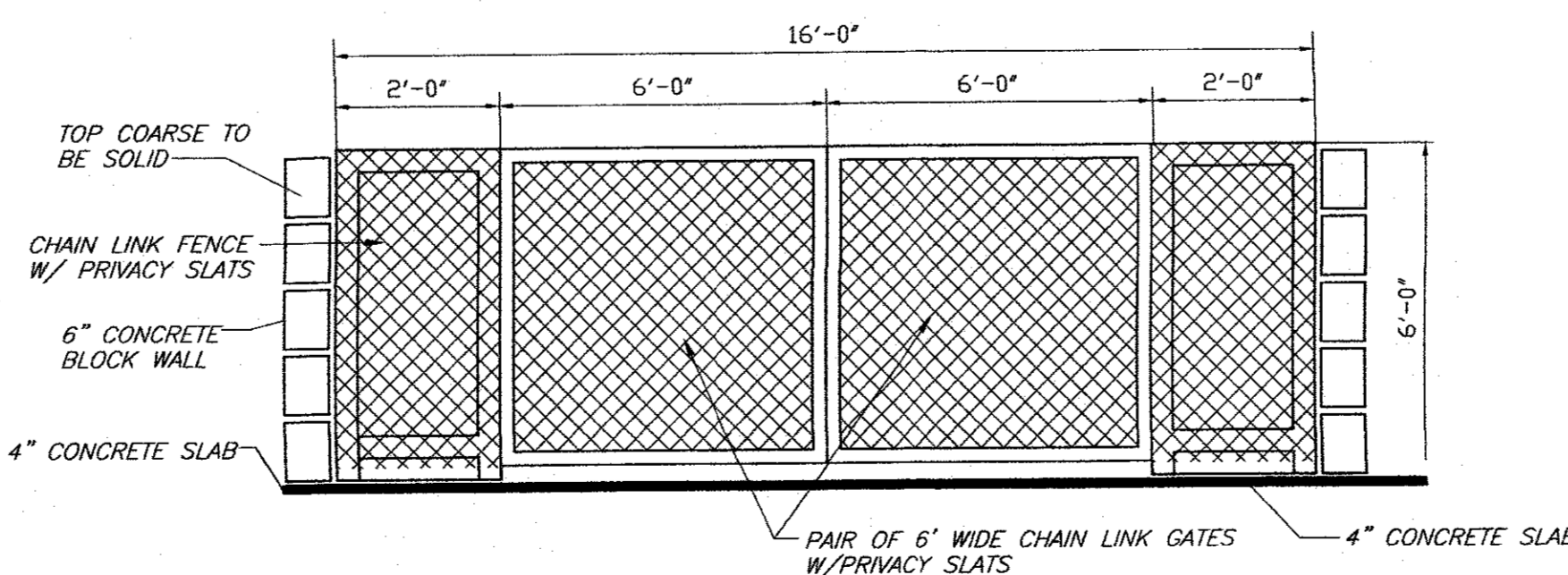


COLE MT NEWBURGH NY, LLC  
77-2-3.2



**LEGEND**

- — ○ PROPERTY LINE EXISTING
- SETBACKS
- — — PROPERTY LINE ADJOINING
- CATCH BASIN PROPOSED
- LIGHT POLES EXISTING



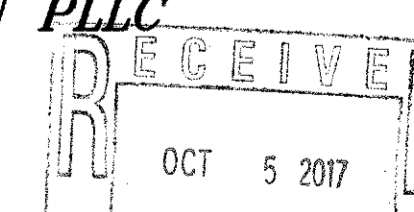
DUMPSTER ENCLOSURE DETAIL  
N.T.S.

REVISIONS			
REV.	DATE	BY	DESCRIPTION

TOWN PROJECT #2017-25  
THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

**TALCOTT ENGINEERING DESIGN PLLC**

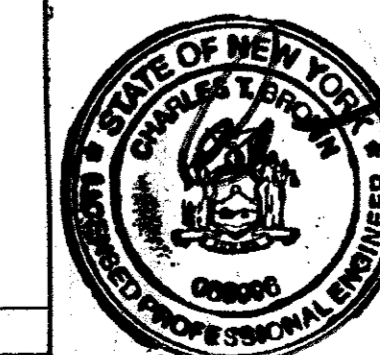
1 GARDNERTOWN ROAD  
NEWBURGH, NY 12550  
(845)-569-8400  
(FAX)(845)-569-4583  
TALCOTTDESIGN12@GMAIL.COM



ENGINEER

**CHARLES T. BROWN, P.E.**

P.O. BOX 4470  
NEW WINDSOR, N.Y. 12553



**LAYOUT PLAN**

**AMMENDED SITE PLAN FOR DOMINO'S #3311**

88 NORTH PLANK ROAD, SBL: 77-2-2.21  
TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE	SCALE	JOB NUMBER	SHEET NUMBER
10/03/17	1"=40'	17240-DOS	1 OF 1