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CONSULTING ENGINEERS D.P.C.**

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

PROJECT: FIDANZA
PROJECT NO.: 11-24
PROJECT LOCATION: SECTION 80, BLOCK 7, LOT 7
REVIEW DATE: 31 MARCH 2016
MEETING DATE: 7 APRIL 2016
PROJECT REPRESENTATIVE: M.A. DAY ENGINEERING

1. The Applicant's Representative has identified that the sidewalk is proposed to be covered with 6 inches of topsoil and seeded. This is not depicted on the plans, however this office would recommend that the sidewalk be removed and the area incorporated as landscaping.
2. With the removal of the sidewalk it appears that the extension of the stone wall towards the State Highway will not be needed.
3. A proposed 4 foot high chain link fence is identified along the top of the retaining walls which have been constructed on the plans. Vehicle bumper blocks are proposed to protect the fence. We would recommend that guide rail be proposed on top of the wall in addition to the fence to protect vehicles from accidentally overtopping the wall. The As Built plan identifies the wall approximately 9 feet high.
4. The Planning Board should review the proposal to install a 4 foot high chain link fence with slats as a mitigation measure for light emanating from the regraded site onto adjoining properties. A more solid wall, ie. solid vinyl fence may be more appropriate.
5. The proposed fencing does not protect the entire wall area, based on the height of the wall we would recommend the fence and or vehicle barrier be constructed along the entire length of the wall.
6. Confirmation from the Applicant's Engineer that the Stormwater Management system has been constructed in compliance with the approved plans should be received. Several catch basins

have been depicted with rim elevations and no inverts. A certification as to the construction of the Stormwater system should be provided.

7. It is noted that the As Built plan does not depict the stone wall in the vicinity of the concrete walk. This should be clarified.
8. Fence details should identify how proposed fence will be installed on the modular block retaining wall that has been constructed. Fence detail does not address placement of the fence within the wall.
9. A revised Landscape plan has been provided for the Boards review.

Respectfully submitted,

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

Patrick J. Hines
Principal



**Department of
Transportation**

ANDREW M. CUOMO
Governor

MATTHEW J. DRISCOLL
Commissioner

TODD WESTHUIS, P.E.
Regional Director

MAR 31 2016

March 28, 2016

Trevor Wood
Dig Deep Excavation, Inc.
1438 Greenville Turnpike
Port Jervis, NY 12771

**RE: PROPOSED RETAIL/OFFICE BUILDING
Lands of Franco Fianza
North Plank Plaza, LLC
Route 32 (North Plank Road), SBL 80-7-7
Town of Newburgh, Orange County
HWP # 2013 08 41172**

Dear Mr. Wood,

This letter is in response to your request for the closure of your driveway access permit HWP # 2013 08 41172 for the above referenced property. We visited the site for a final inspection this morning. Unfortunately, the Department is unable to close the permit at this time due to a couple of outstanding items.

Although the driveway has been constructed according to the plans, the right-of-way has not been restored to our satisfaction. The DOT ROW shall have adequate ground cover, with evidence of healthy growth of grass/landscape items as per plan.

During inspection, we noticed the sidewalk that was constructed **adjacent** to the DOT ROW, as per plan. Please note that due to the placement of this new sidewalk, the Department shall have no culpability, as it is located outside of DOT ROW. The Department had no input in the design or construction since it was outside of our jurisdiction.

We shall perform another inspection of the site in a few weeks. Upon evidence of healthy growth of grass, we shall be able to close this permit as you have requested. Thank you.

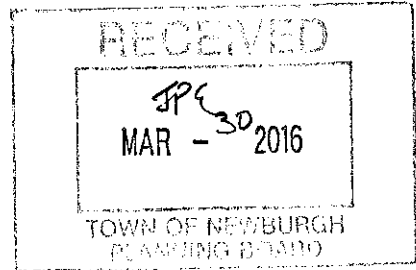
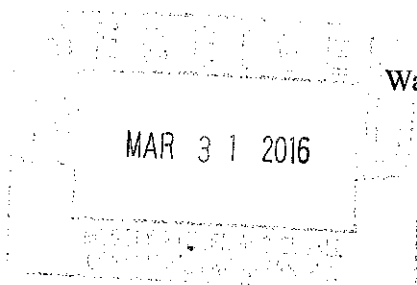
Respectfully,

Siby Mary Zachariah-Carbone
NYS DOT Permit Engineer, Res. 8-4
Eastern Orange County

cc: John Ewasutyn, Town of Newburgh Planning Board Chairman

M. A. Day Engineering, PC

3 Van Wyck Lane
Suite 2
Wappingers Falls, New York 12590
Phone: 845-223-3202



March 28, 2016

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

**Re: Project # 2011-24
North Plank Plaza, LLC
North Plank Road**

Dear Mr. Ewasutyn:

The project is an amendment to an Approved Site Plan, Town project # 2011-24, signed August 10, 2012. The parcel is a 0.97 acre parcel in the B, Business, zone of the Town of Newburgh, Orange County, New York. The lot is designated for tax purposes as Town of Newburgh section 80 block 7 lot 7.

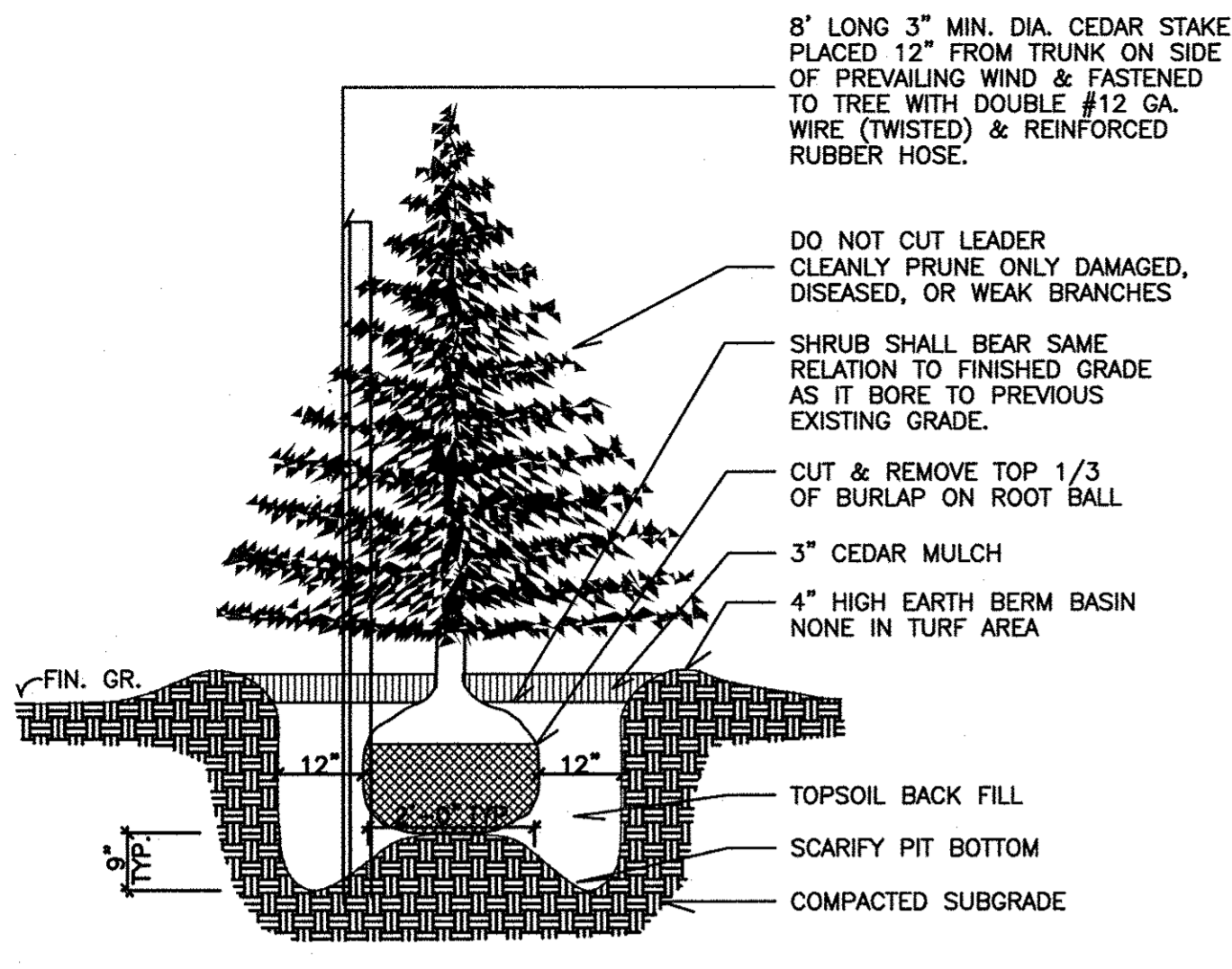
We have received a topographic survey, dated March 16, 2016. This survey has been included with this submission. Our office has prepared a Site Plan inclusive of the modifications that were required at the above referenced site. Modification to the site include:

1. Some of the approved drainage structures have been relocated to accommodate the existing changes in grade.
2. The landscaping plan has been revised to accommodate the existing site grades.
3. A 4' high chain link fence with privacy slats is being proposed along the east and north sides of the parking areas to shield the adjoining neighbors from the car headlights.
4. Bumper blocks are proposed to prevent cars from hitting the proposed fence.
5. The applicant is proposing to cover the approved sidewalk with 6" of topsoil and then seeding the area.
6. A retaining wall design was submitted to and approved by the Planning Board for the existing retaining wall. A certification letter is included with our submission.
7. The approved wood Board & Batten gate for the refuse enclosure has been modified to show a chain link gate with black vinyl slats to match the proposed fence.

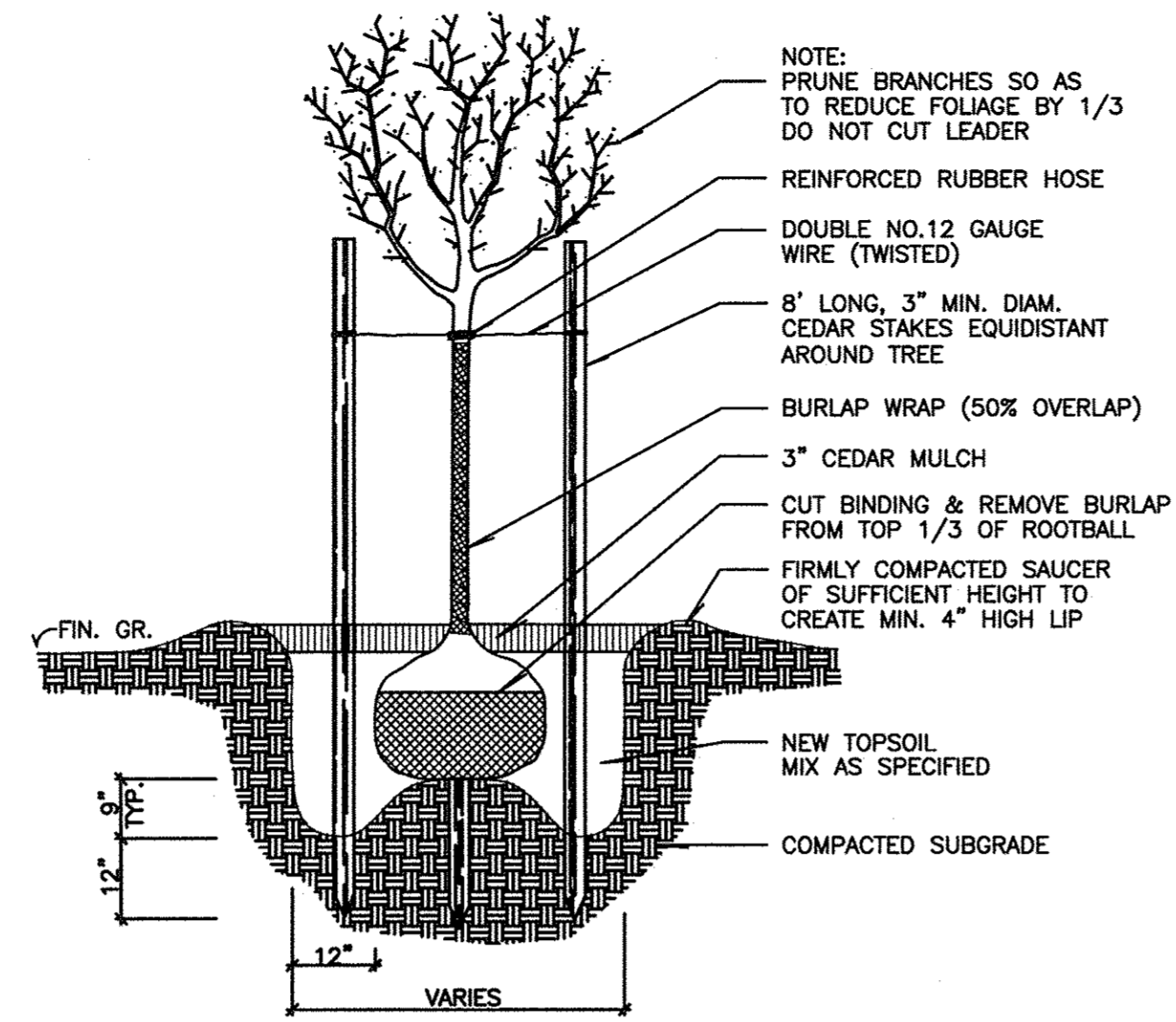
Should you have any questions, please do not hesitate to call me.

Very truly yours,

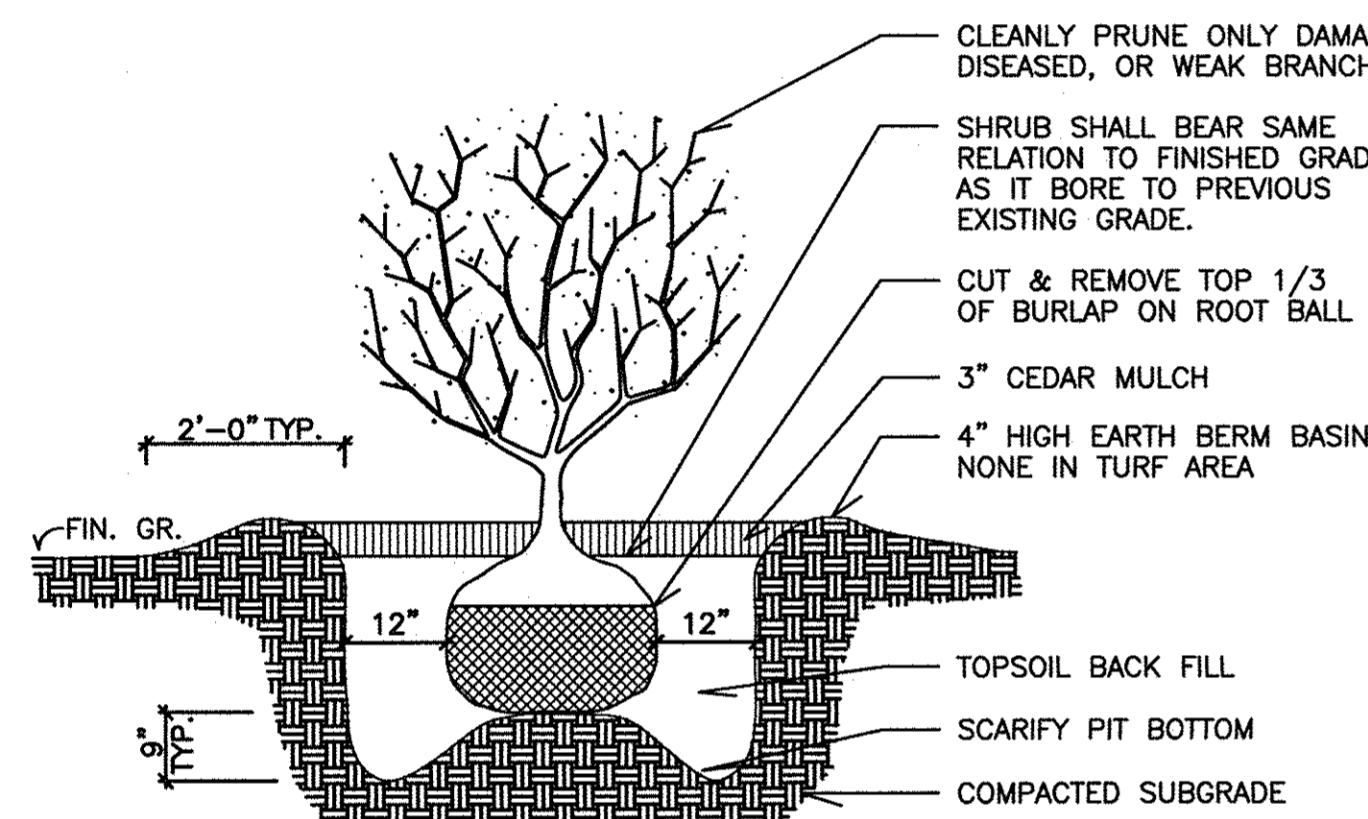
Mark A. Day, PE



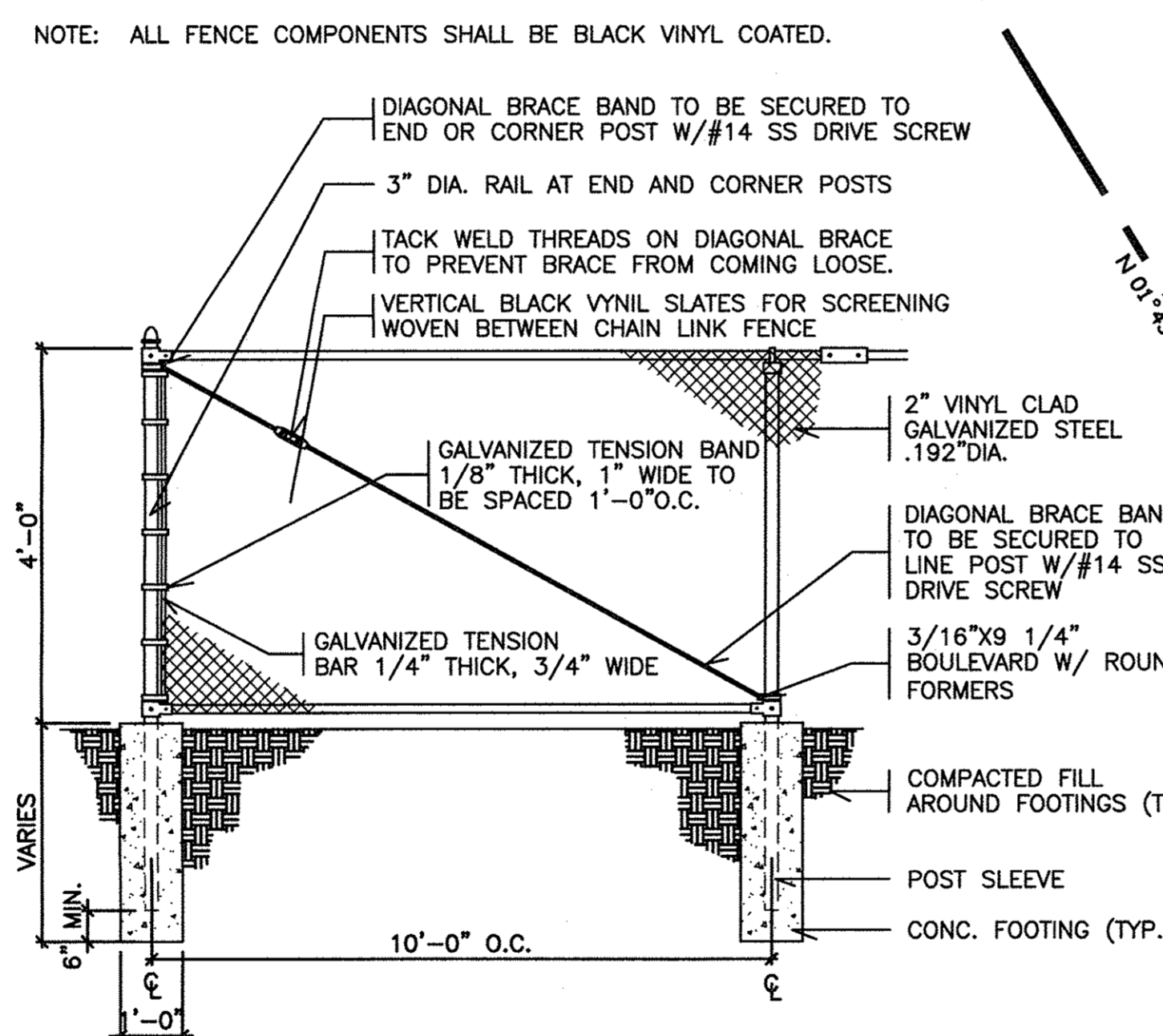
1 EVERGREEN TREE PLANTING DETAIL
SCALE: N.T.S.



2 DECIDUOUS TREE PLANTING DETAIL
SCALE: N.T.S.



3 SHRUB PLANTING DETAIL
SCALE: N.T.S.



4 4' HIGH VINYL COATED CHAIN LINK FENCE
SCALE: N.T.S.

| KEY | QNT. | BOTANICAL NAME | COMMON NAME | SIZE | CONT. | REMARKS |
|------------------|------|------------------------------------|------------------------------------|----------------|--------|------------|
| TREES | | | | | | |
| Deciduous | | | | | | |
| ARO | 2 | Acer rubrum 'October Glory' | October Glory Maple | 2 1/2"-3" cal. | B&B | specimen |
| ASL | 2 | Acer saccharum 'Legacy' | Legacy Sugar Maple | 2 1/2"-3" cal. | B&B | specimen |
| CC | 3 | Cercis canadensis | Eastern Redbud | 2"-2 1/2" cal. | B&B | |
| CFR | 3 | Cornus florida 'rubra' | Red Flowering Dogwood | 6'-8' | B&B | |
| Evergreen | | | | | | |
| JVC | 4 | Juniperus virginiana 'corcorcor' | Emerald Sentinel Eastern Red Cedar | 5'-6' | B&B | specimen |
| SHRUBS | | | | | | |
| AA | 3 | Amelanchier canadensis | Shadblow Serviceberry | 5'-6' | B&B | clump form |
| CSB | 7 | Cornus sericea 'Bailey' | Bailey's Red Twigg'd Dogwood | 2'-3' | 5 gal. | |
| CSF | 3 | Cornus sericea 'Flaviramea' | Yellow Twig Dogwood | 2'-3' | 5 gal. | |
| JCH | 5 | Juniperus chinensis 'Horizontalis' | Creeping Juniper | | 5 gal. | |
| MP | 7 | Myrica pensylvanica | Northern Bayberry | 2 1/2"-3" | 5 gal. | |
| RM | 4 | Rhododendron Maximum | Maximum Rhododendron | 2'-3" | 5 gal. | |
| SBA | 3 | Spiraea 'Anthony Waterer' | Anthony Water Spiraea | 30"-36" | 5 gal. | |
| SG | 9 | Spiraea japonica 'Goldmound' | Goldmound Spiraea | 15"-18" | 5 gal. | |
| SPLP | 3 | Spiraea japonica 'Little Princess' | Little Princess Flowering Spiraea | 15"-18" | 5 gal. | |
| VP | 5 | Viburnum prunifolium | Blackhaw Viburnum | 2'-3" | 5 gal. | |

5 PLANT SCHEDULE
SCALE: N.T.S.

PLANTING NOTES CONT.

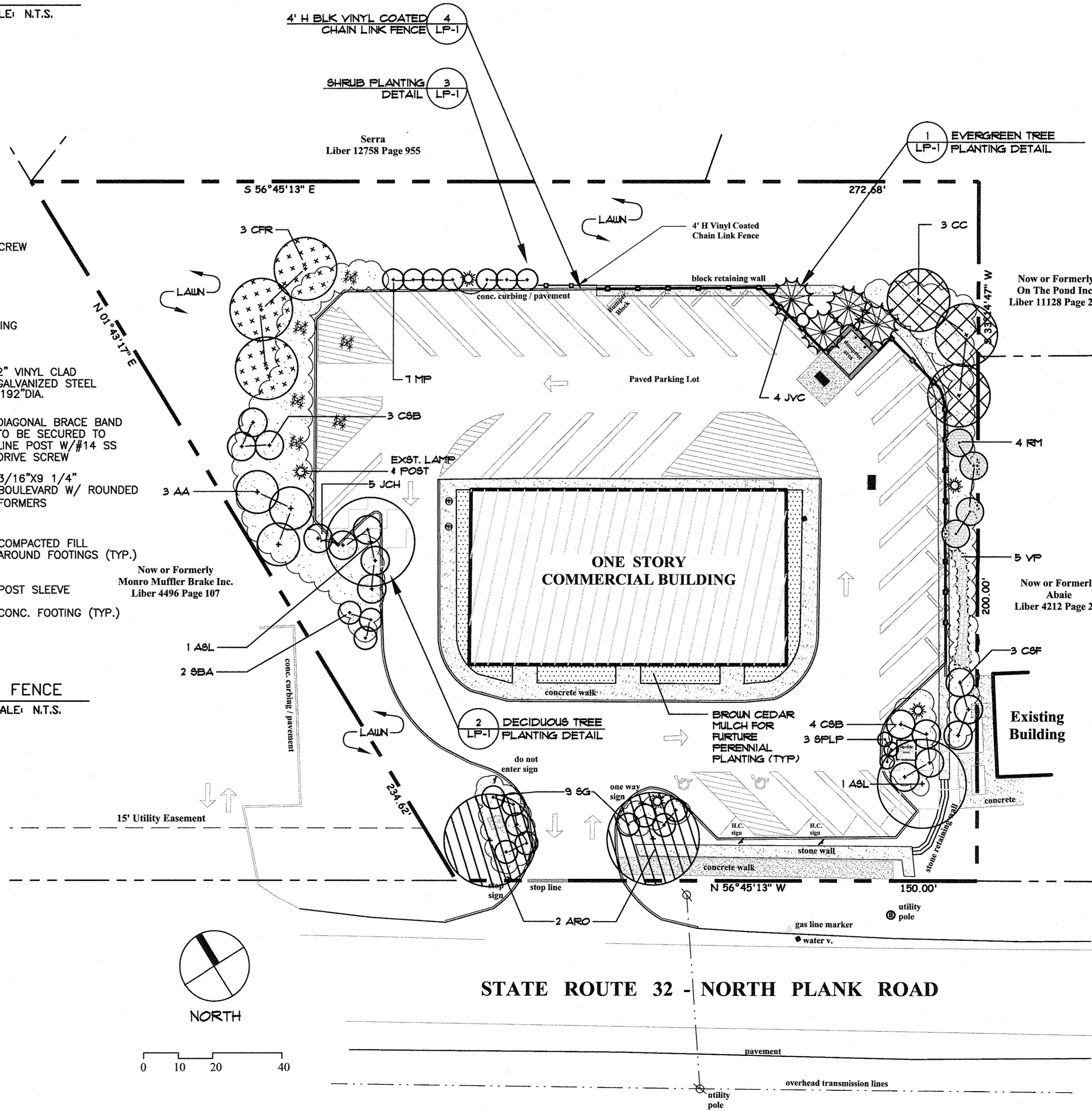
- CONTRACTOR SHALL EDGE ALL PLANTING BEDS A MINIMUM OF 6" BELOW ADJACENT LAWN, PROVIDE TOPSOIL AND FEATHER TO MEET BOTTOM OF EDGE. WHERE PLANTS ARE TO BE PLANTED ON A GRADED BERM PROVIDE TOPSOIL TO FORM BERM, PROVIDE GRASS SEED AND SALT HAY MULCH BETWEEN EDGE OF EXISTING LAWN AND FORMED EDGE OF PLANTED AREA.
- CONTRACTOR SHALL ENHANCE ALL PLANTING BED SOILS WITH COMMERCIAL FERTILIZERS AND ADDITIVES TO PROVIDE THE BEST POSSIBLE PLANTING ENVIRONMENT FOR THE INDIVIDUAL PLANT SPECIES.
- THE ACTUAL LOCATION OF PLANT MATERIALS MAY VARY DUE TO THE FIELD CONDITIONS. FINAL PLACEMENT OF PLANT MATERIAL SHALL BE APPROVED BEFORE THE PITS ARE DUG. IF INITIAL PLACEMENT IS NOT SATISFACTORY, PLANTS SHALL BE RELOCATED IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR OWNER, AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS TO USE CARE DURING EXCAVATION AND PLANTING TO AVOID DISTURBING OR DAMAGING ANY ADJACENT OR UNDERGROUND UTILITIES. ANY DAMAGE RESULTING FROM THIS CONSTRUCTION WILL BE THE CONTRACTORS RESPONSIBILITY AND SHALL BE RESTORED AT HIS EXPENSE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT OR OWNER.
- SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE QUANTITIES CALLED FOR ON THE PLANT LIST AND THOSE INDICATED ON THE PLAN, THE GREATER QUANTITY SHALL GOVERN.
- ALL EVERGREEN TREES SHALL BE 'DEAD-MANNED'; PROVIDE (3) 8" X 30" CEDAR STAKES, BURY STAKES 30" BELOW FINISH GRADE AND GUY TO TREE.
- ALL TREES IN THE SAME PLANTING AREA SHALL BE PLACED AND PLANTED AT THE SAME TIME. IF BECAUSE OF DELIVERY SCHEDULE, ANY PLANT REMAINS ON THE SITE FOR MORE THAN 24 HOURS, THEY SHALL BE HEeled-IN ON SITE TO MAINTAIN THEIR HEALTH AND VITALITY. PLANTS SHALL BE OTHERWISE PROTECTED AND MAINTAINED, INCLUDING, BUT NOT LIMITED TO, WATER AND SHADE. ANY PLANTS DEEMED NOT IN SATISFACTORY HEALTH OR CONDITION AT TIME OF PLANTING SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- ALL PLANT MATERIAL IS TO BE VIGOROUS, FREE OF INJURY OR DEFECTS. ALL PLANT MATERIAL IS TO BE REPRESENTATIVE FOR THEIR SPECIES.
- NO SUBSTITUTION WILL BE PERMITTED WITHOUT PRIOR CONSENT FROM THE LANDSCAPE ARCHITECT OR OWNER.
- REFER TO DETAIL 5, SHEET LP-1 FOR PLANT SCHEDULE.
- LANDSCAPE ARCHITECT TO SELECT SPECIMEN TREES FROM NURSERY AT TIME OF PURCHASE.
- CONTRACTOR/OWNER SHALL REMOVE ALL WOOD STAKES, GUIDE WIRES, ROPES OR STRINGS AS WELL AS ALL TREE TRUNK PROTECTION AFTER THE FIRST YEAR OF PLANT INSTALLATION. ALL TREES THAT HAVE LEANED OR TILTED SHALL BE CORRECTED OR REPLACED TO BE PLUMB. NEWLY SET TREES SHALL BE NEWLY STAKED FOR AN ADDITIONAL ONE YEAR PERIOD.
- CONTRACTOR SHALL WATER ALL PLANT MATERIAL DURING PROPOSED CONSTRUCTION. AFTER COMPLETION OF CONSTRUCTION THE OWNER SHALL BE RESPONSIBLE TO HAVE ALL PLANT MATERIAL WATERED, MAINTAINED AND CARED FOR TO PROVIDE HEALTHY PLANT GROWTH.
- ALL PROPOSED PLANTING BEDS SHALL HAVE A MINIMUM OF A 3" LAYER OF BROWN CEDAR MULCH.

LEGEND:

- (Symbol: Circle with a dot) PROPOSED TREE (varies see plant schedule)
- (Symbol: Circle with diagonal lines) PROPOSED ARO TREE
- (Symbol: Circle with horizontal lines) PROPOSED ASL TREE
- (Symbol: Circle with vertical lines) PROPOSED CC/CCA TREE (50/50 mix)
- (Symbol: Circle with cross-hatch) PROPOSED CFR TREE
- (Symbol: Circle with wavy lines) PROPOSED RM SHRUB
- (Symbol: Circle with starburst) PROPOSED PG EVERGREEN TREE
- (Symbol: Circle with wavy lines) PROPOSED VP SHRUB MASSING
- (Symbol: Circle with wavy lines) PROPOSED PLANTING BED BROWN CEDAR MULCH
- (Symbol: Circle with wavy lines) PROPOSED 4' HIGH BLACK VINYL COATED CHAIN LINK FENCE
- (Symbol: Circle with wavy lines) POSSIBLE SNOW STORAGE LOCATIONS

PLANTING NOTES:

- ALL BASE SURVEY INFORMATION IS COMPLIMENTARY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFY ALL INFORMATION PRIOR TO EXECUTION OF ANY WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE ANY ACTION.
- PRIOR TO COMMENCING PLANTING OPERATIONS THE CONTRACTOR SHALL STAKE OUT THE EXACT LOCATION OF ALL TREES FOR THE LANDSCAPE ARCHITECT'S OR OWNER'S APPROVAL. ALL PLANTING OPERATIONS AND LAYOUT SHALL PROCEED UNDER CLOSE COORDINATION WITH THE LANDSCAPE ARCHITECT OR OWNER. TREE LOCATIONS MAY VARY AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.



Stamp

SEAL OF THE STATE OF NEW YORK

Project Title

RETAIL OFFICE BUILDING FOR FRANCO FIDANZA

NORTH PLANK ROAD
NEWBURGH, NEW YORK
12550

Drawing Title

PLANTING PLAN

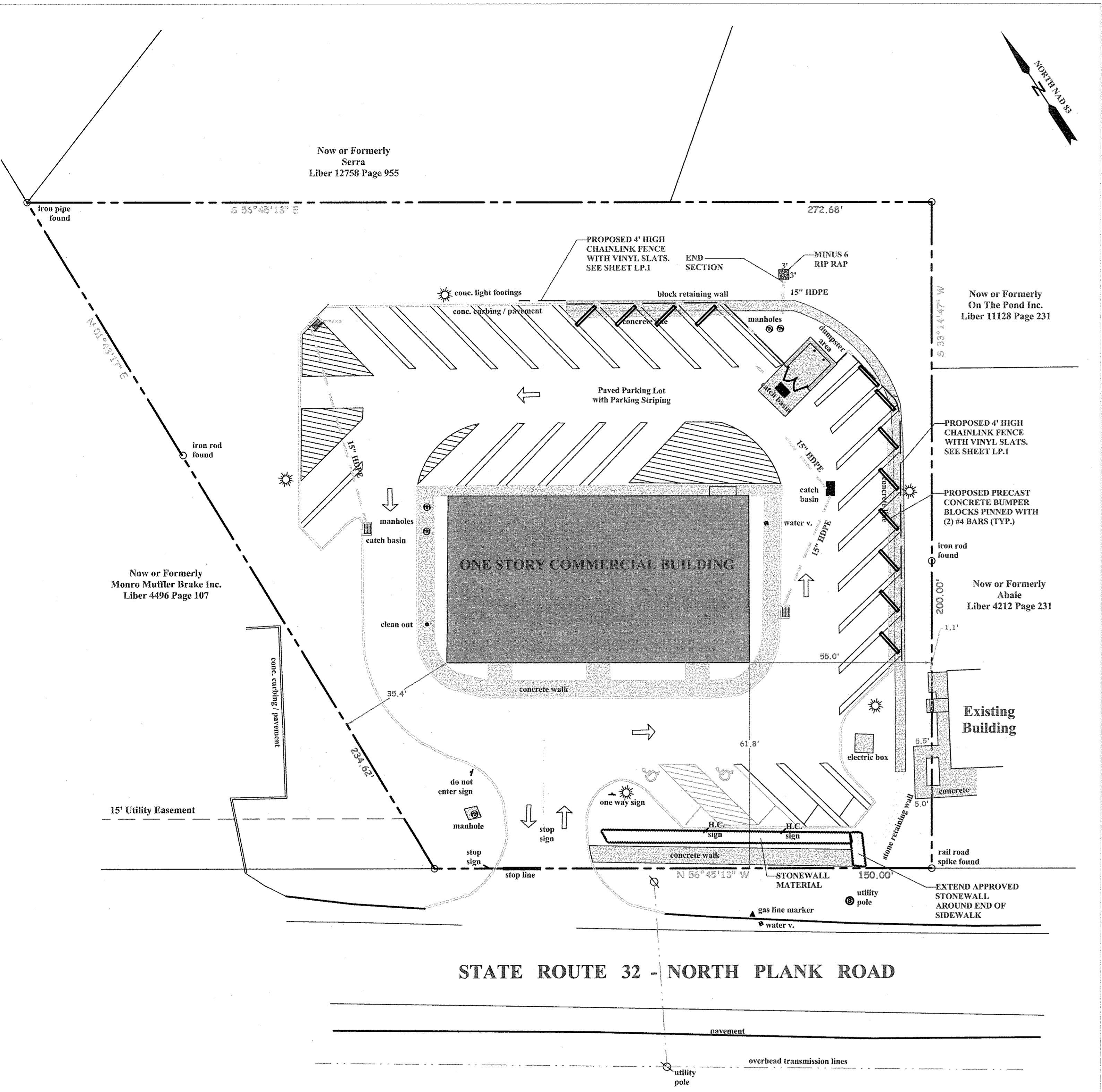
Scale Job No. Date Drawing No.
AS SHOWN 1604 02-24-16 LP-1

Drawn Checked Approved
JS AS JS

3 Recco Drive
Brewster, New York 10890
945-279-0198
www.asnolddesign.com

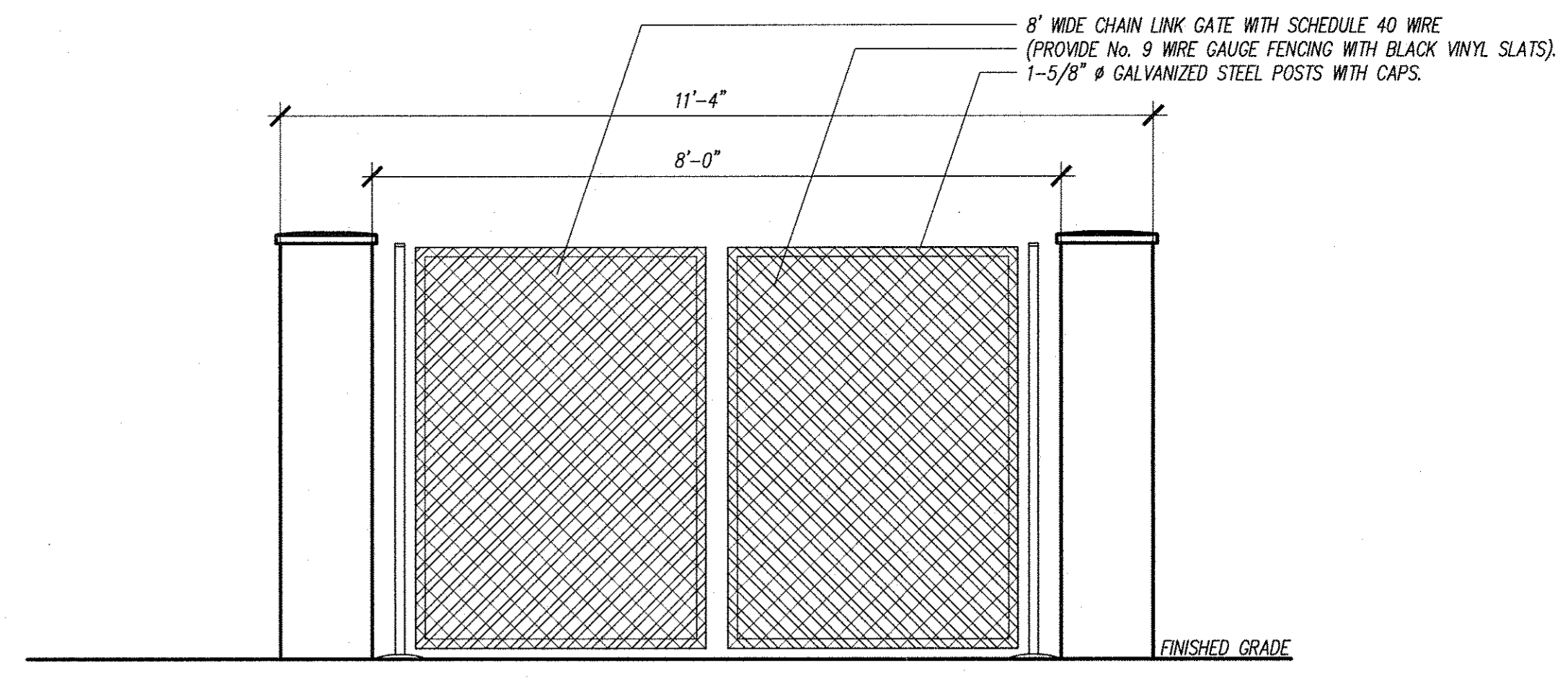
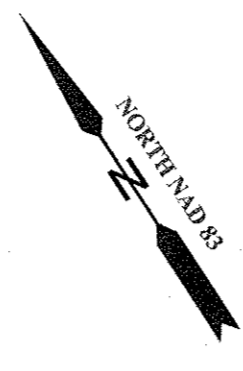
Landscape Architects

SANOK DESIGN GROUP



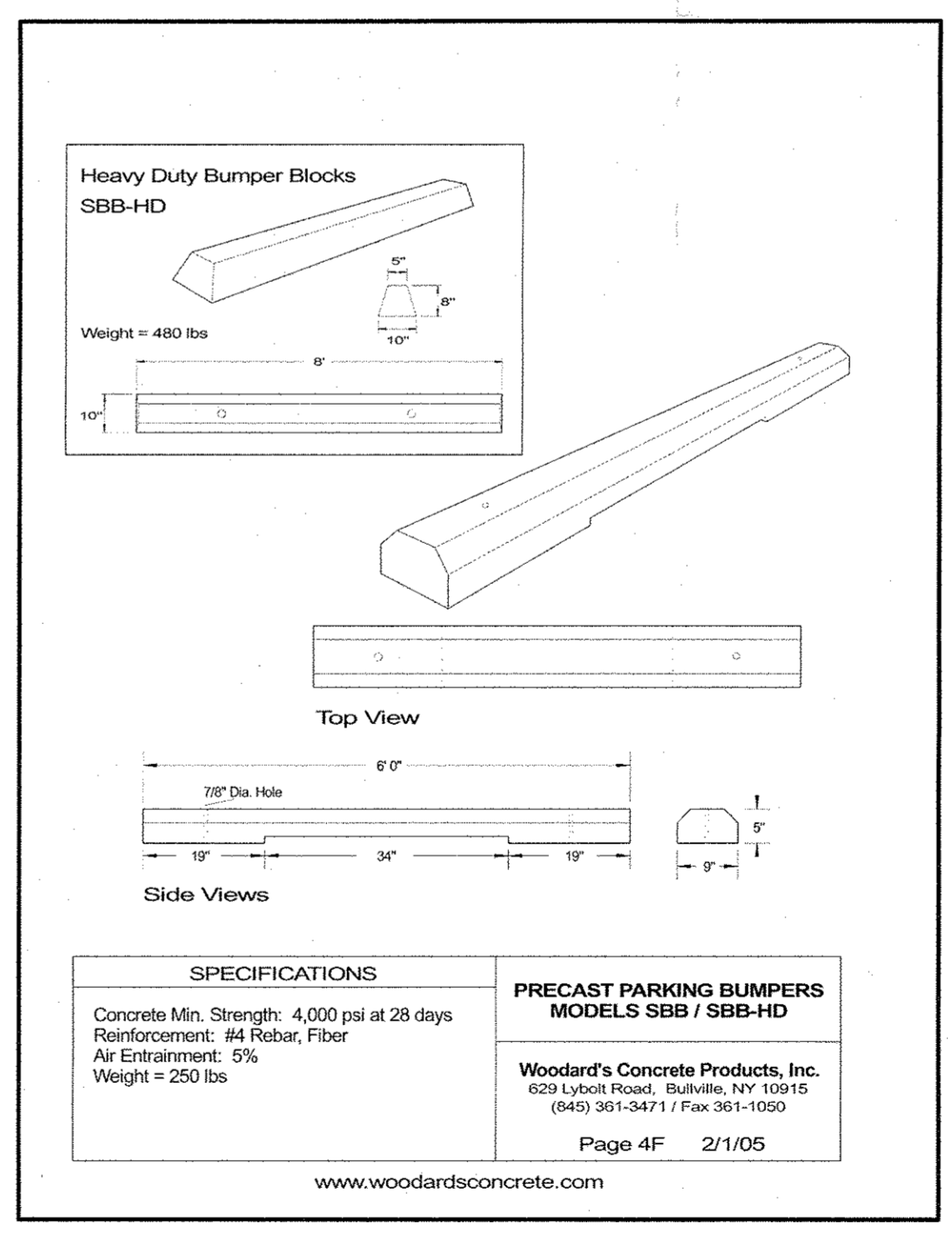
STATE ROUTE 32 - NORTH PLANK ROAD

SITE PLAN
1"=20'



REFUSE ENCLOSURE - TO BE FINISHED WITH SIMILAR MATERIAL TO MATCH BUILDING.

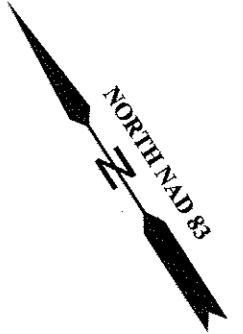
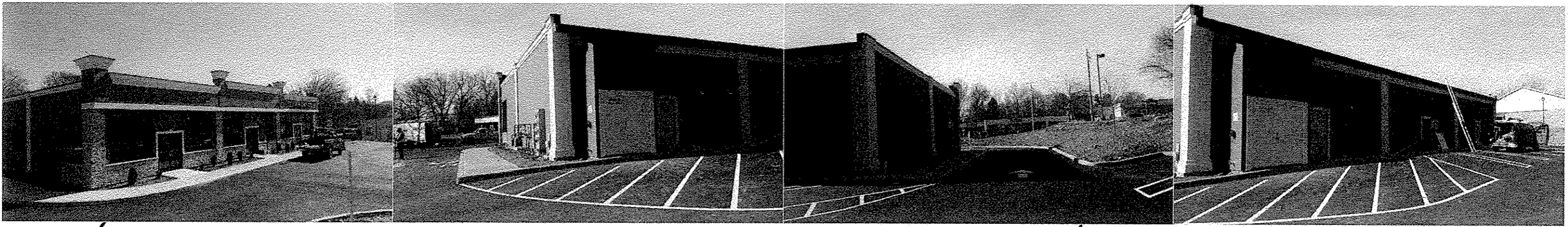
GATE DETAIL
N.T.S.



BUMPER BLOCK DETAIL
N.T.S.

| | |
|--|-----------------------------|
| Mark A. Day, PE | |
| | |
| Project No. | March 23, 2016 |
| Drawn No. | 2014-292 License No. 069646 |
| M.A. DAY Engineering, PC | |
| Consulting Engineers | |
| 3 Van Wyck Lane Suite 2 Wappingers Falls, New York (845)-223-3202 | |
| PROJECT: North Plank Plaza, LLC Town of Newburgh 11-24 Fidenza Orange County | |
| As-Built | |
| SCALE | AS NOTED |
| DRAWN BY | AEO |
| DATE | 2/26/16 |
| CHECKED BY | MAD |
| SP.1 | |

MAR 31 2016
11-24

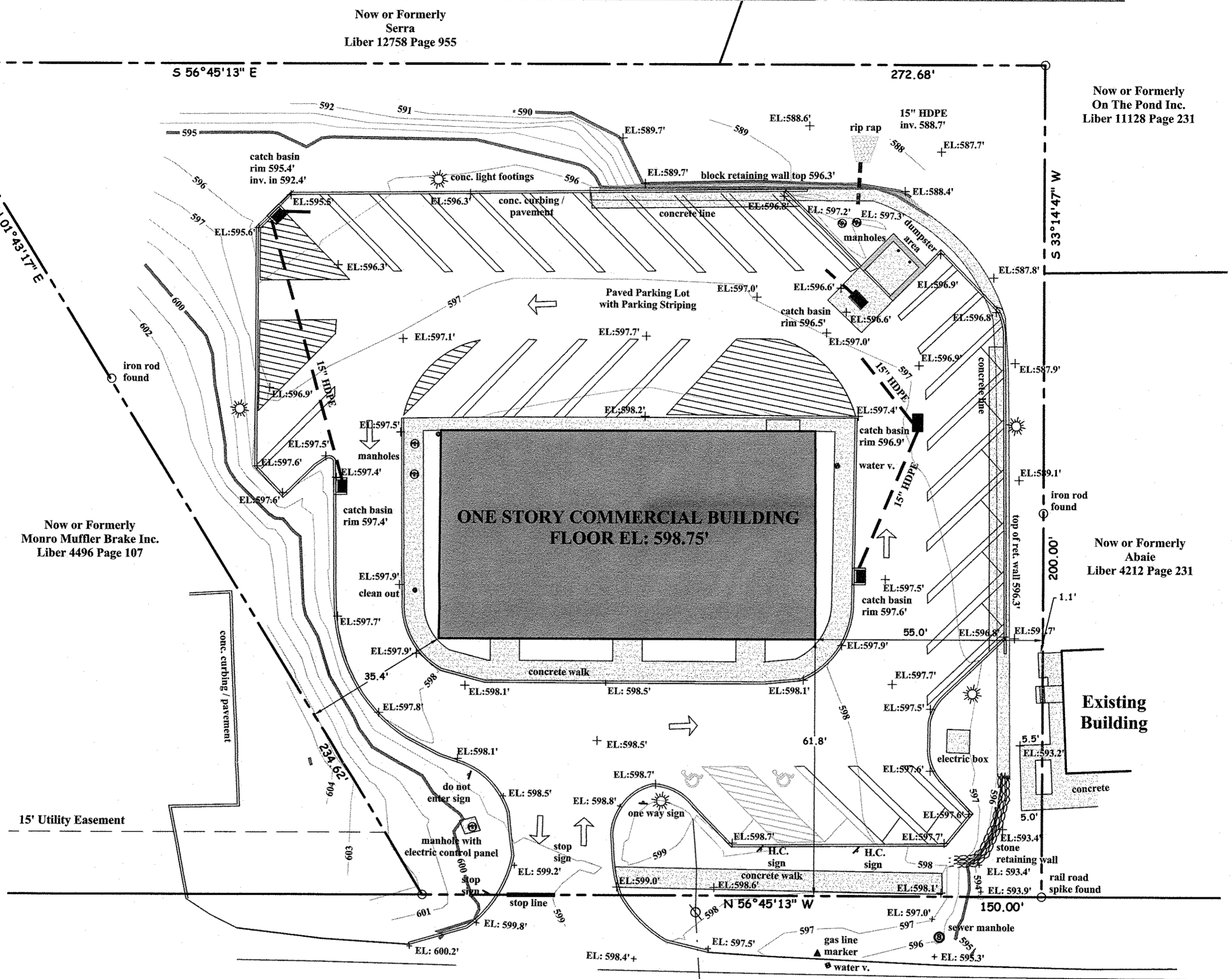


Now or Formerly
Serra
Liber 12758 Page 955

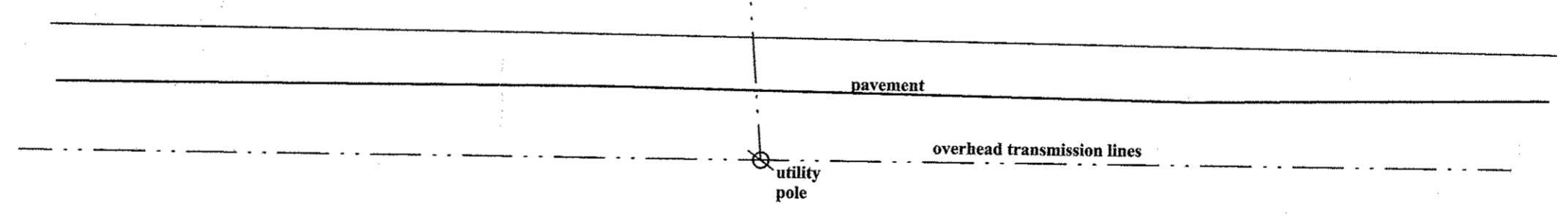
Now or Formerly
On The Pond Inc.
Liber 11128 Page 231

Now or Formerly
Monro Muffler Brake Inc.
Liber 4496 Page 107

Now or Formerly
Abaic
Liber 4212 Page 231



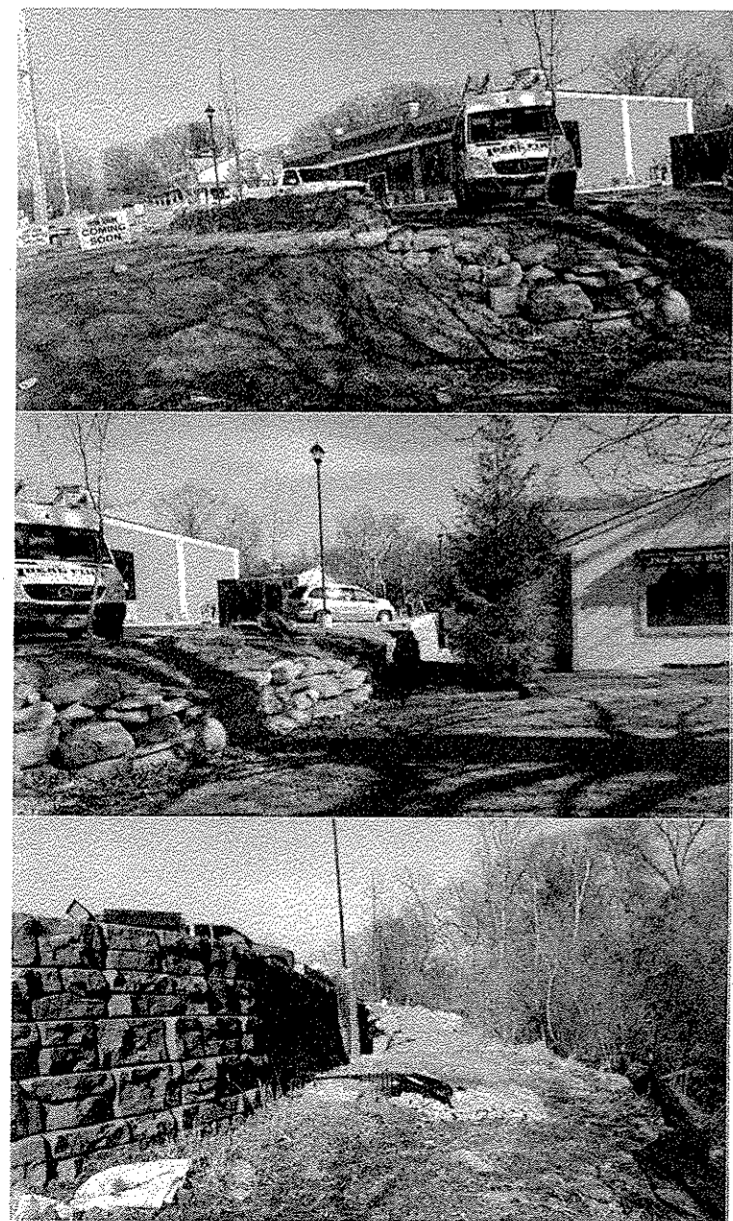
STATE ROUTE 32 - NORTH PLANK ROAD



**As-Built Survey of Property For
NORTH PLANK PLAZA, LLC**

Town of Newburgh Orange County, New York
Scale: 1" = 20' February 15, 2016 Area 42,266 S.F. or 0.970 Acres
Topography March 16, 2016

REFERENCE: Deed Liber 13440 Page 279; Tax map section 80-7-7



NOTE: Underground utilities supplied.

Subject to easements and R.O.W's. of record and underground utilities. Copies of this survey not bearing the embossed seal of the land surveyor shall not be valid. Guarantees or certifications are not transferable to additional institutions or subsequent owners. Unauthorized alteration of this document in any way constitutes a violation of the New York State Education Law par 7202 (2).

PR 2015 41



GARY R. RICH
Licensed Land Surveyor
24 Lang Drive Pine Bush, NY 12566
(845) 361-3022 Fax (845) 361-9895

MAR 31 2016