



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

PROJECT NAME: GARDNER RIDGE
PROJECT NO.: 02-29
PROJECT LOCATION: GARDNERTOWN ROAD NEAR GIDNEY AVENUE
SECTION 75, BLOCK 1, LOT 4.12
REVIEW DATE: 13 NOVEMBER 2024
MEETING DATE: 21 NOVEMBER 2024
PROJECT REPRESENTATIVE: THOMAS B. OLLEY, P.E. /DARREN DOCE

1. The applicant is before the Board for ARB review and approval. The Board provided comments to the previous submission on 17 October 2024.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in black ink that reads 'Patrick J. Hines'.

Patrick J. Hines
Principal

PJH/kmm

A handwritten signature in black ink that reads 'Michael W. Weeks'.

Michael W. Weeks, P.E.
Principal

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

Gardner Ridge Apartments

NS GARDNERTOWN ROAD,
NEWBURGH, NEW YORK 12550

ARB FILING SET - 10.01.2024

OWNER:
GARDNER RIDGE ASSOCIATES LLC
134 FAIRVIEW ROAD
ROCKAWAY, NEW JERSEY 08766

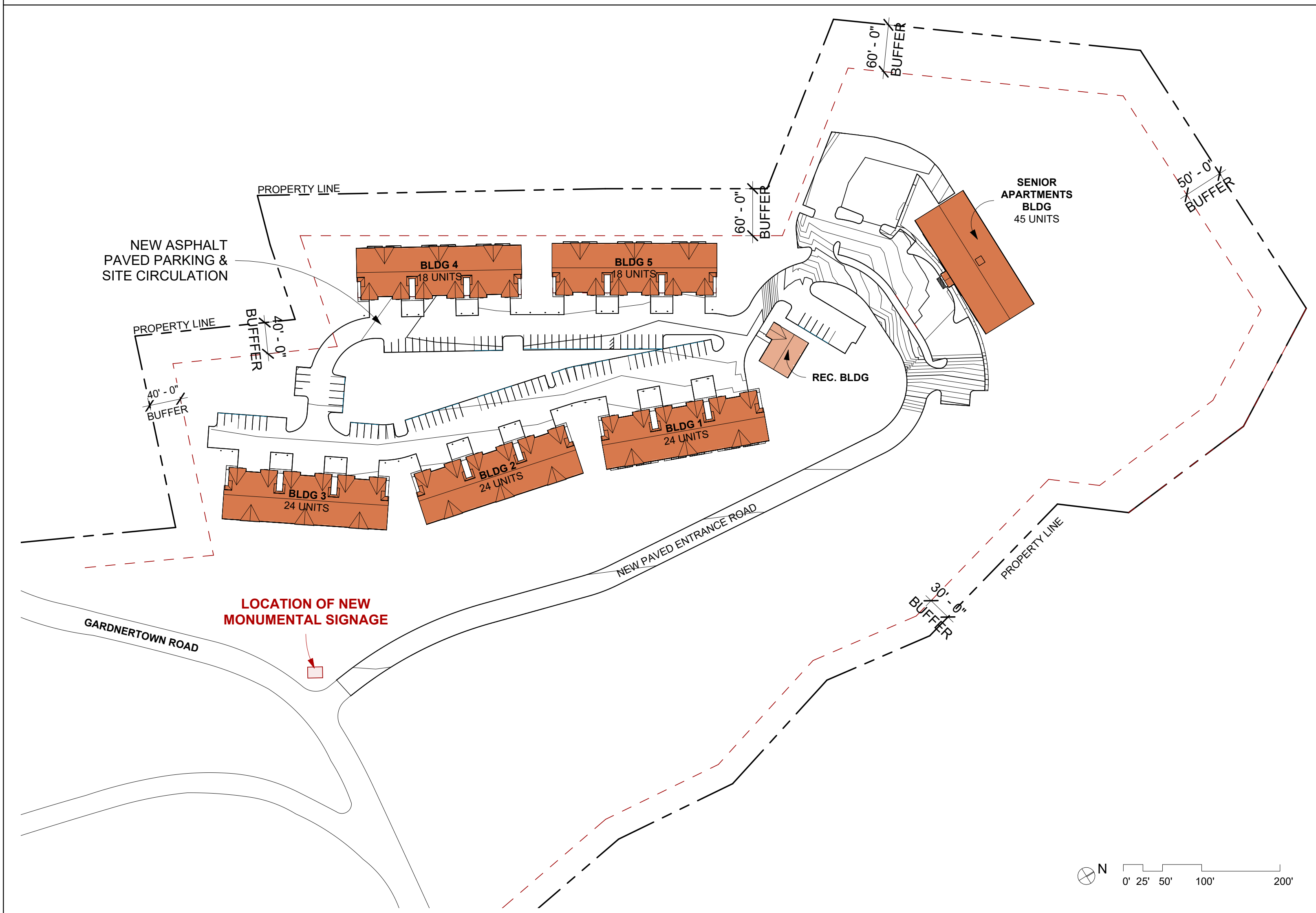
ARCHITECT:
FIFTH STREET ARCHITECTURE, PLLC
109 S. WILLIAM STREET, UNIT 1J
NEWBURGH, NEW YORK 12550

DRAWING LIST

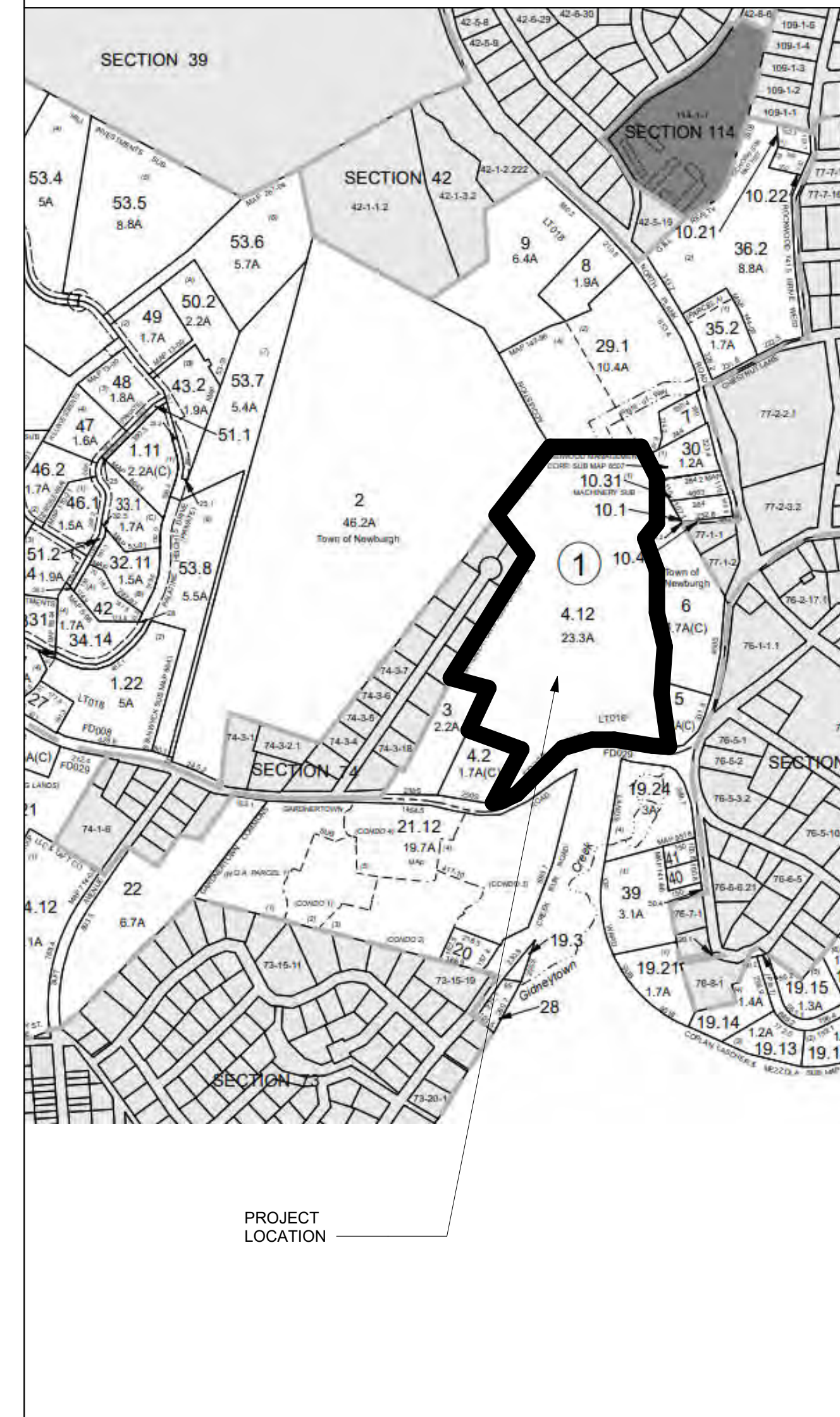
NO.	TITLE	SCALE	10/01/2024		
G-000.00	COVER SHEET	N/A	X		
A-300.00	BUILDING ELEVATIONS (BLDGS 1-3)	1/8" = 1'-0"	X		
A-301.00	BUILDING ELEVATIONS (BLDGS 4-5)	1/8" = 1'-0"	X		
A-302.00	BUILDING ELEVATIONS (SENIOR HOUSING BLDG)	1/8" = 1'-0"	X		
A-303.00	BUILDING ELEVATIONS (REC. CENTER BLDG)	1/4" = 1'-0"	X		
A-400.00	TYP. WINDOW DETAILS & NOTES	VARIES	X		
A-410.00	ENTRY DOOR DETAILS & NOTES (BLDGS 1-5)	VARIES	X		
A-411.00	ENTRY DOOR DETAILS & NOTES (SENIOR HOUSING BLDG)	VARIES	X		
A-412.00	ENTRY DOOR DETAILS & NOTES (REC. CENTER BLDG)	VARIES	X		
A-900.00	EXTERIOR MONUMENTAL SIGNAGE PLAN & NOTES	VARIES	X		
APPX-000.00	EXTERIOR RENDERINGS	N/A	X		
APPX-001.00	EXTERIOR RENDERINGS	N/A	X		

SITE DIAGRAM

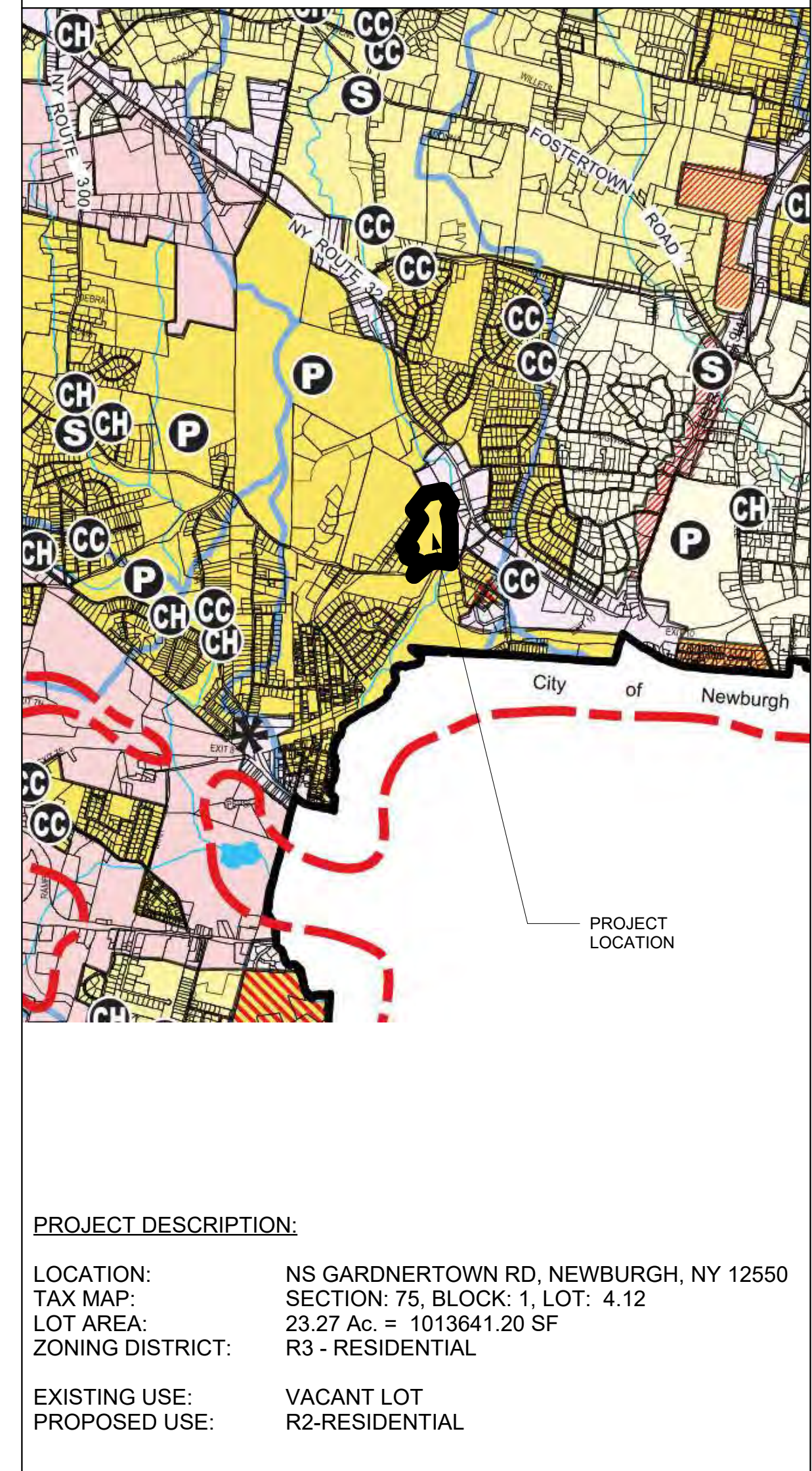
SCALE = 1:100



TAX MAP



ZONING MAP



PROJECT DESCRIPTION:

LOCATION: NS GARDNERTOWN RD, NEWBURGH, NY 12550
 TAX MAP: SECTION: 75, BLOCK: 1, LOT: 4.12
 LOT AREA: 23.27 Ac. = 1013641.20 SF
 ZONING DISTRICT: R3 - RESIDENTIAL
 EXISTING USE: VACANT LOT
 PROPOSED USE: R2-RESIDENTIAL

FIFTH STREET ARCHITECTURE, PLLC
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No.	Date	Description
	10.01.2024	ARB Filing Set

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NEWBURGH, NEW YORK 12550

PROJECT NORTH

DRAWING TITLE
ARB Cover Sheet

DRAWING NO.
G-000.00

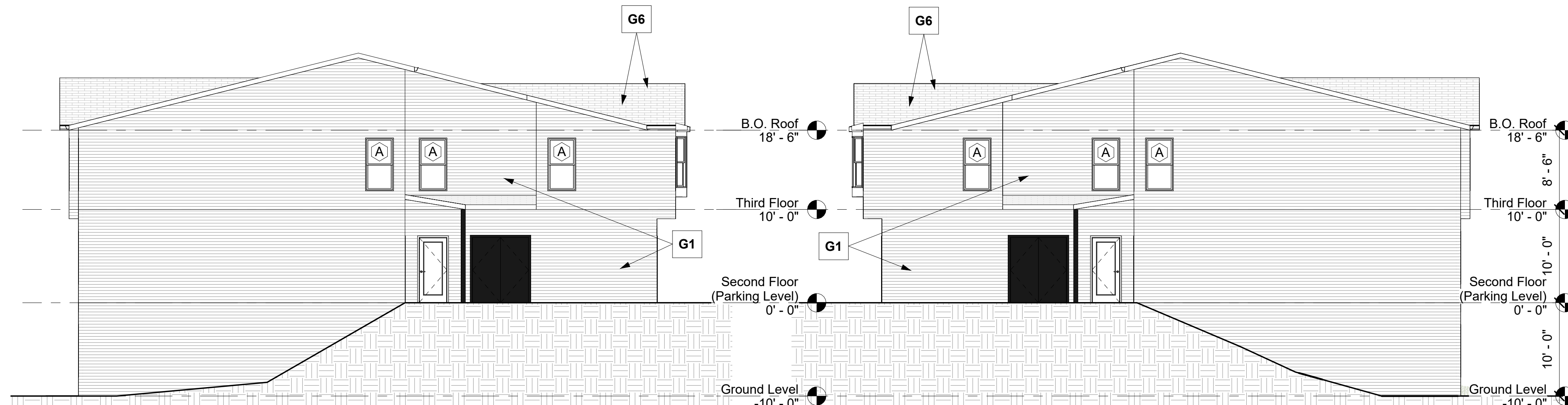
SEAL & SIGNATURE

DATE: 10.01.2024
SCALE: 1" = 100'-0"
DWG BY: Author
CHK BY: Checker

EXTERIOR FINISH SCHEDULE

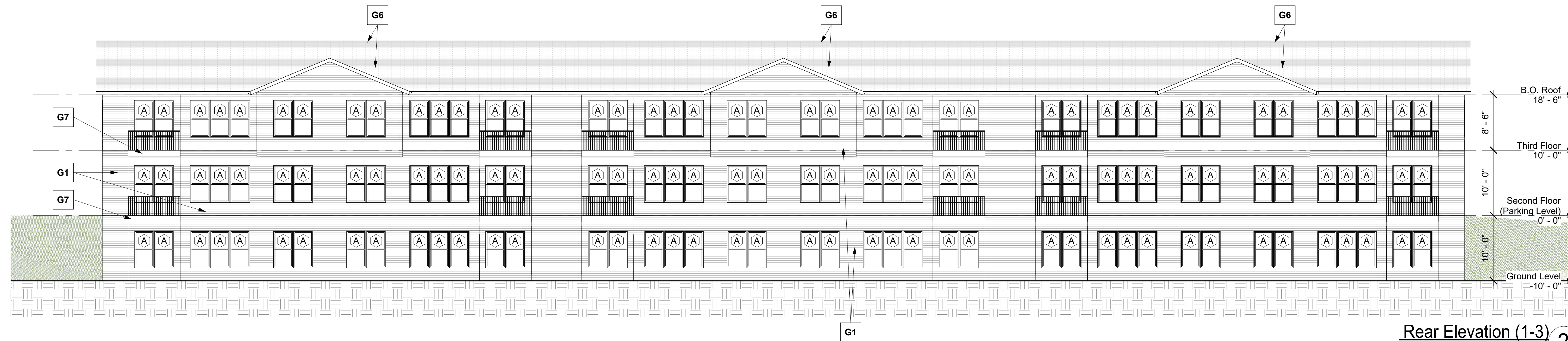
TAG	MATERIAL	SIZE	COLOR	NOTES
G1	HORIZONTAL VINYL SIDING BY CERTAINTEED (OR APPROVED EQUAL)	TBD	GRAYSTONE (61)	SUBMIT SAMPLES FOR APPROVAL PRIOR TO ORDERING
G2	VERTICAL VINYL SIDING BY CERTAINTEED (OR APPROVED EQUAL)	TBD	COLONIAL WHITE (01)	SUBMIT SAMPLES FOR APPROVAL PRIOR TO ORDERING
G3	HORIZONTAL VINYL SIDING BY CERTAINTEED (OR APPROVED EQUAL)	TBD	COLONIAL WHITE (01)	SUBMIT SAMPLES FOR APPROVAL PRIOR TO ORDERING
G4	PVC OR VINYL CLAPBOARD SIDING W/ WOOD-LIKE TEXTURE BY CERTAINTEED (OR APPROVED EQUAL)	TBD	FRONTIER BLEND	SUBMIT SAMPLES FOR APPROVAL PRIOR TO ORDERING
G5	PVC OR VINYL CLAPBOARD SIDING W/ WOOD-LIKE TEXTURE BY CERTAINTEED (OR APPROVED EQUAL)	TBD	CEDAR BLEND	SUBMIT SAMPLES FOR APPROVAL PRIOR TO ORDERING
G6	TIMBERLINE HDZ ARCHITECTURAL SHINGLES BY GAF (OR APPROVED EQUAL)	TBD	OYSTER GRAY	SUBMIT SAMPLES FOR APPROVAL PRIOR TO ORDERING
G7	FLAT STOCK PANEL & TRIM BY AZEK (OR APPROVED EQUAL)	TBD	WHITE (MATCH WINDOWS)	SUBMIT SAMPLES FOR APPROVAL PRIOR TO ORDERING

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North Elevation (1-3)
 1/8" = 1'-0" 4

South Elevation (1-3)
 1/8" = 1'-0" 3



Rear Elevation (1-3)
 1/8" = 1'-0" 2



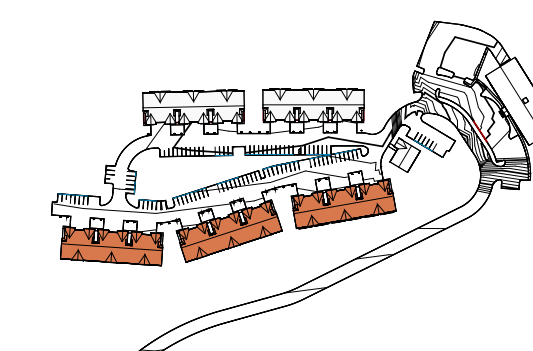
Front Elevation (1-3)
 1/8" = 1'-0" 1

No.	Date	Description
	10.01.2024	ARB Filing Set

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PROJECT NORTH



DRAWING TITLE
**Building Elevations -
 Typ. Elevations for
 Bldgs 1-3**

DRAWING NO.
A-300.00

SEAL & SIGNATURE

DATE: 10.01.2024
 SCALE: As indicated
 DWG BY: Author
 CHK BY: Checker

WINDOW SCHEDULE

MARK	MANUFACTURER	SERIES	TYPE	ROUGH OPENING		SILL HEIGHT	COLOR	INTERIOR CASING	U-FACTOR	COMMENTS
				WIDTH	HEIGHT					
A	ANDERSEN	A SERIES (VINYL CLAD)	DOUBLE HUNG	3'-0"	5'-8"	2'-0"	EXT: WHITE INT: WHITE		0.25 - 0.30	
B	ANDERSEN	A SERIES (VINYL CLAD)	DOUBLE HUNG	3'-2"	5'-0"	2'-0"	EXT: WHITE INT: WHITE		0.25 - 0.30	4 OVER 1 AT FRONT ELEVATION, 1 OVER 1 ALL OTHER ELEVATIONS SILL HT. 3'-0" AT REC. CENTER BUILDING
C	ANDERSEN	400 SERIES (ALUM CLAD)	BAY (FIXED W/ DOUBLE HUNG)	7'-9 7/8" +/-	5'-6 3/4" +/-	2'-0"	EXT: WHITE INT: WHITE		0.25 - 0.30	COORDINATE W/ WINDOW MANUF. FOR FINAL SIZING - ARRANGEMENT TO BE ONE FIXED PICTURE WINDOW AT CENTER W/ OPERABLE DOUBLE HUNG AT EITHER FLANK

WINDOW NOTES

1. CONTRACTOR TO TAPE AND SEAL ALL WINDOWS/FLANGES AND BLOCKING
2. CONTRACTOR TO PROVIDE ALL NECESSARY TRIM & MOULDING ('AZEK' OR EQUAL) TO TRIM OUT OPENINGS

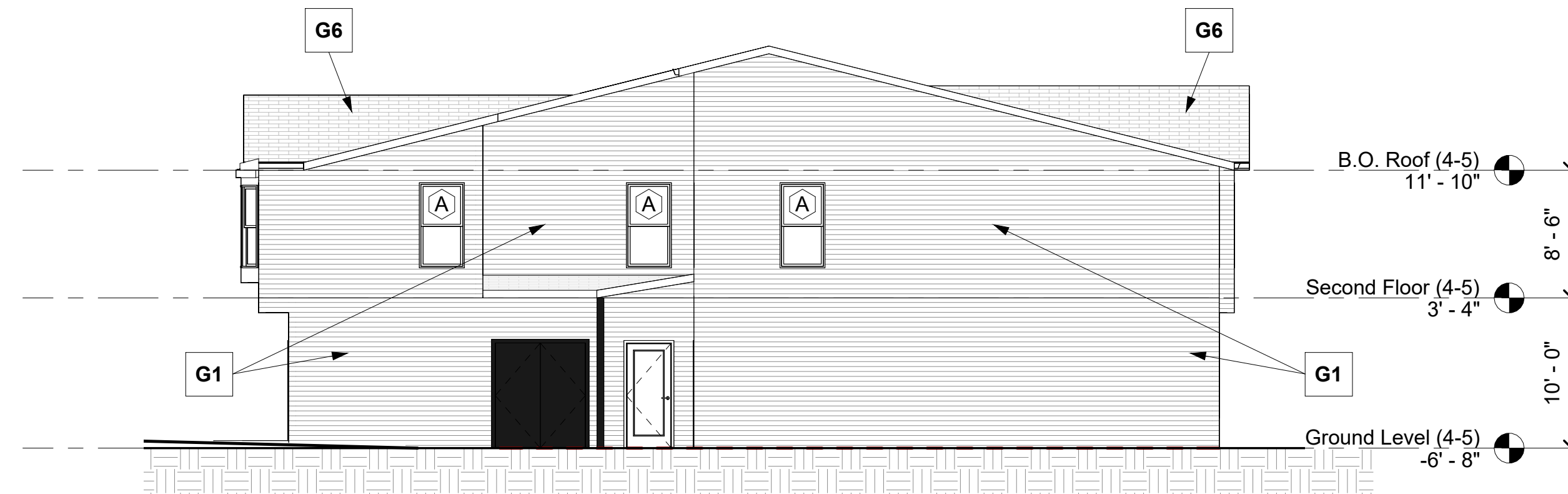
NOTE: PRIOR TO ORDERING, CONTRACTOR TO VERIFY ROUGH OPENING SIZES & REPORT ANY DEVIATION TO THE OWNER OR ARCHITECT. ALL WINDOWS SHALL MEET THE MIN. U-FACTOR OF 0.32 OR BETTER



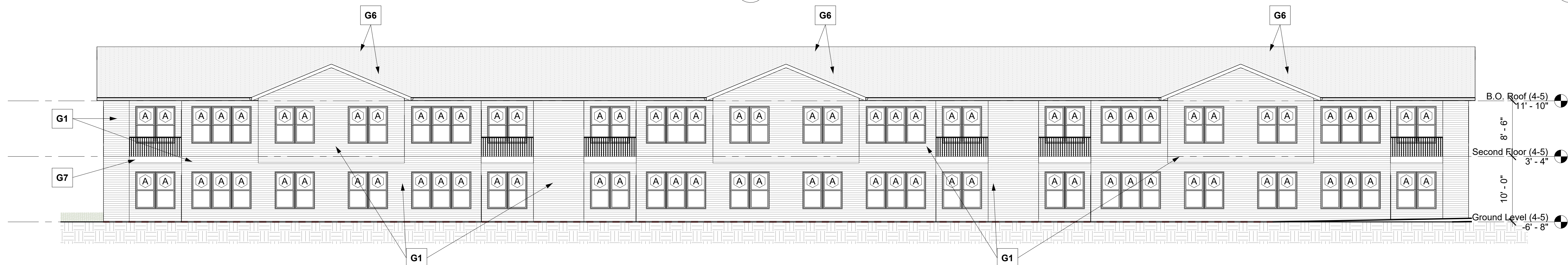
OVERHEAD DOOR - TYP. BLDGS 1-5
8'X8' MODEL 8300 BY WAYNE-DALTON (OR APPROVED EQUAL) CONTEMPORARY W/ CLEAR IV STYLE GLAZING - COLOR WHITE



South Elevation (4-5)
1/8" = 1'-0" 4



North Elevation (4-5)
1/8" = 1'-0" 3



Rear Elevation (4-5)
1/8" = 1'-0" 2



Front Elevation (4-5)
1/8" = 1'-0" 1

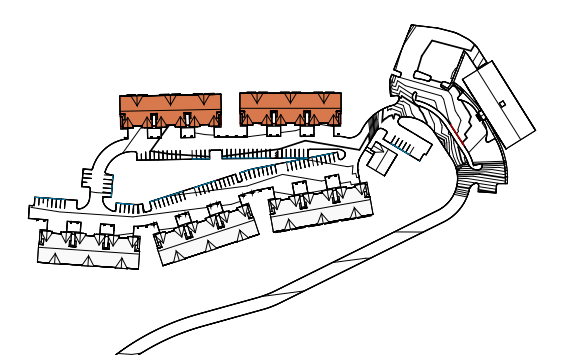
FIFTH STREET ARCHITECTURE, PLLC
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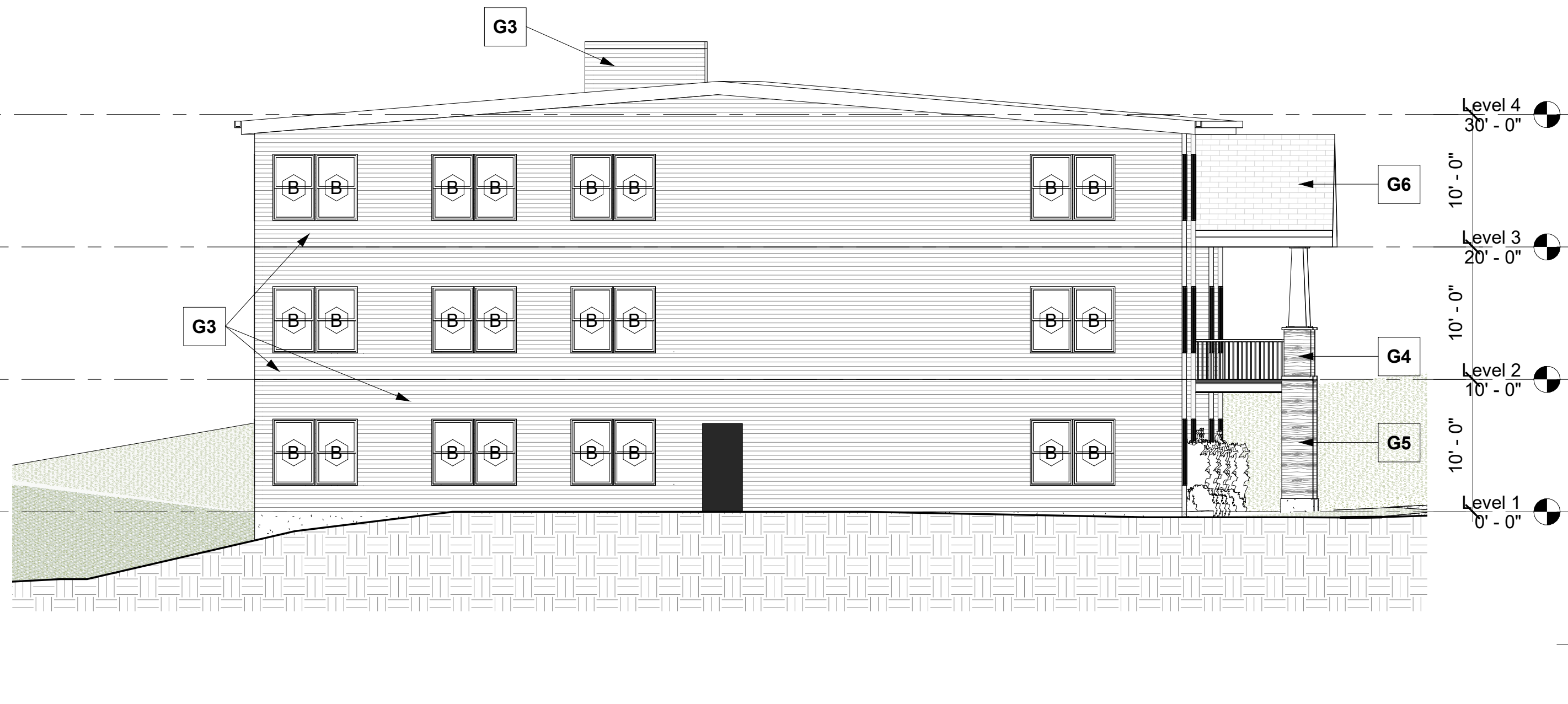
PROJECT NORTH



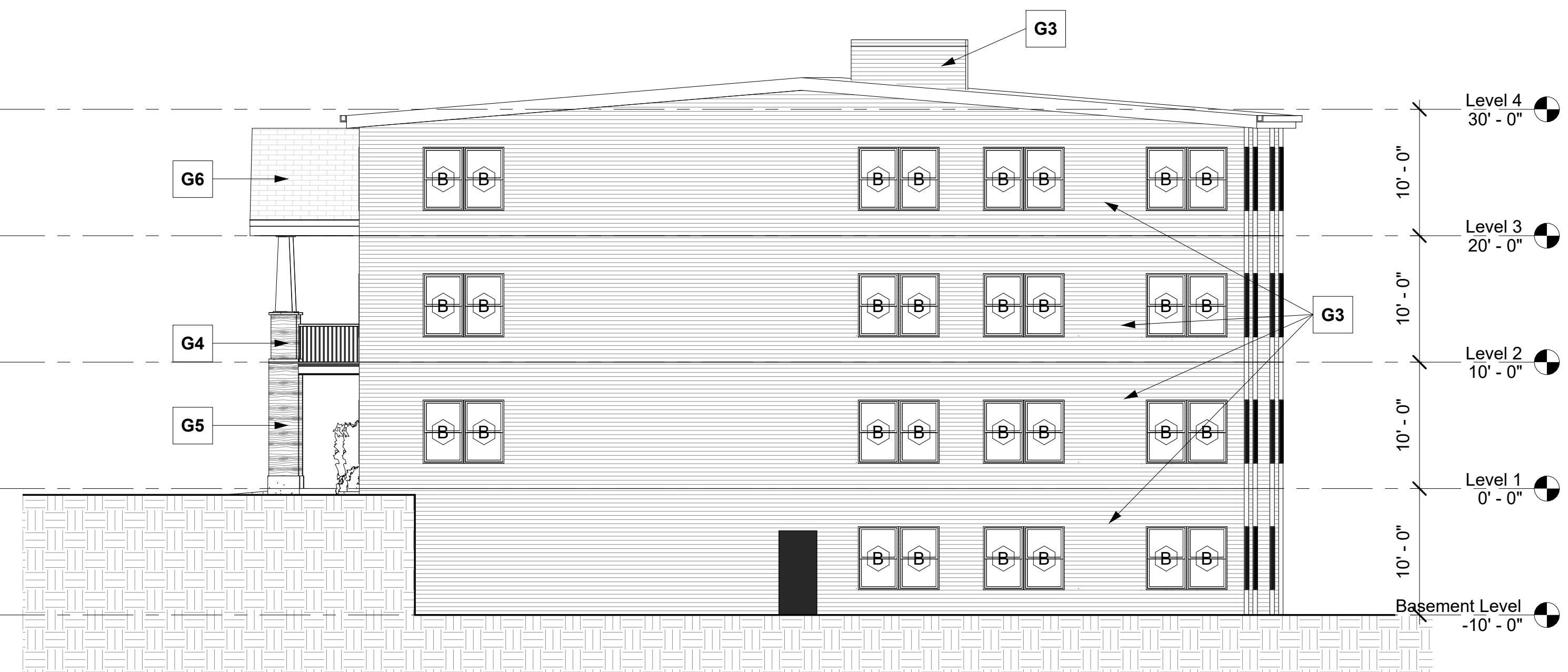
DRAWING TITLE
Building Elevations - Typ. Elevations for Bldgs 4-5

DRAWING NO.
A-301.00

SEAL & SIGNATURE
DATE: 10.01.2024
SCALE: As indicated
DWG BY: Author
CHK BY: Checker

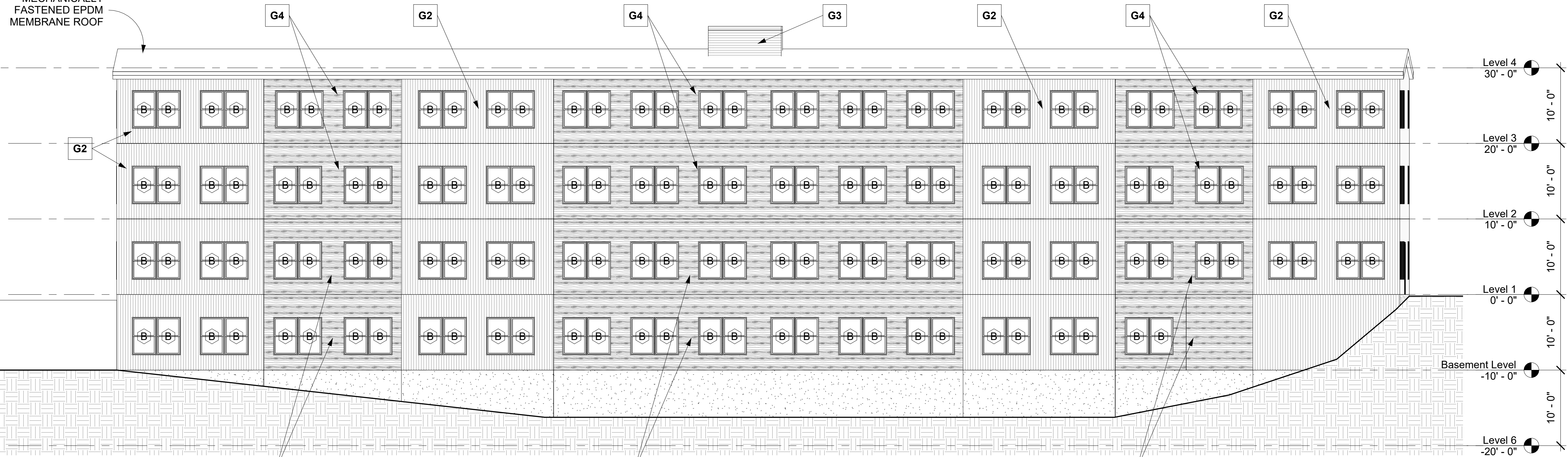


Seniors Housing West Elevation 4
 1/8" = 1'-0"



Seniors Housing East Elevation 3
 1/8" = 1'-0"

MECHANICALLY FASTENED EPDM MEMBRANE ROOF



Seniors Housing Rear Elevation 2
 1/8" = 1'-0"

MECHANICALLY FASTENED EPDM MEMBRANE ROOF

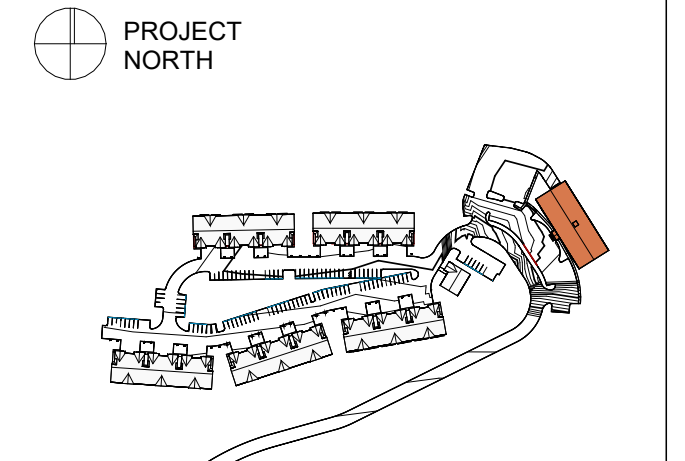


Seniors Housing Front Elevation 1
 1/8" = 1'-0"

No.	Date	Description
	10.01.2024	ARB Filing Set

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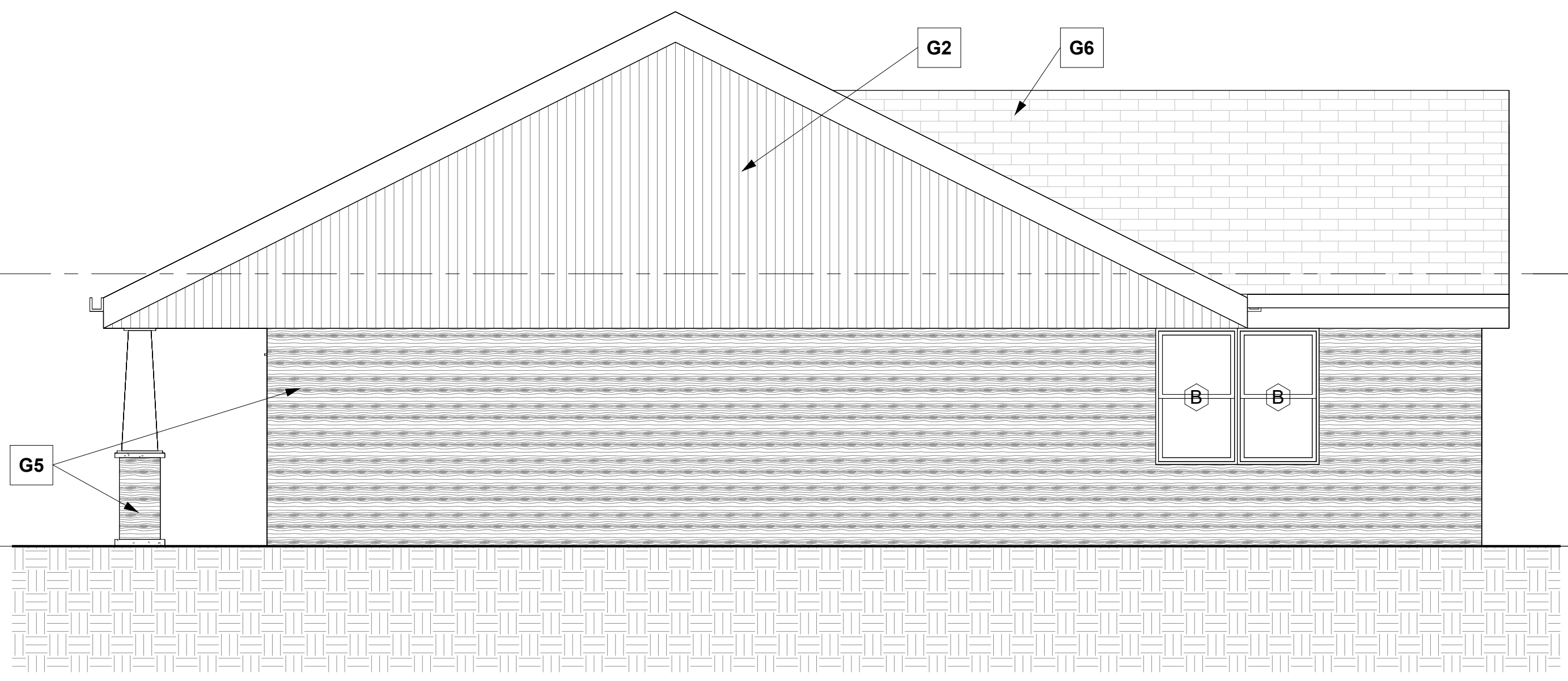
Gardner Ridge
 NEWBURGH, NEW YORK 12550



DRAWING TITLE
Building Elevations - Senior Housing Building

DRAWING NO.
A-302.00

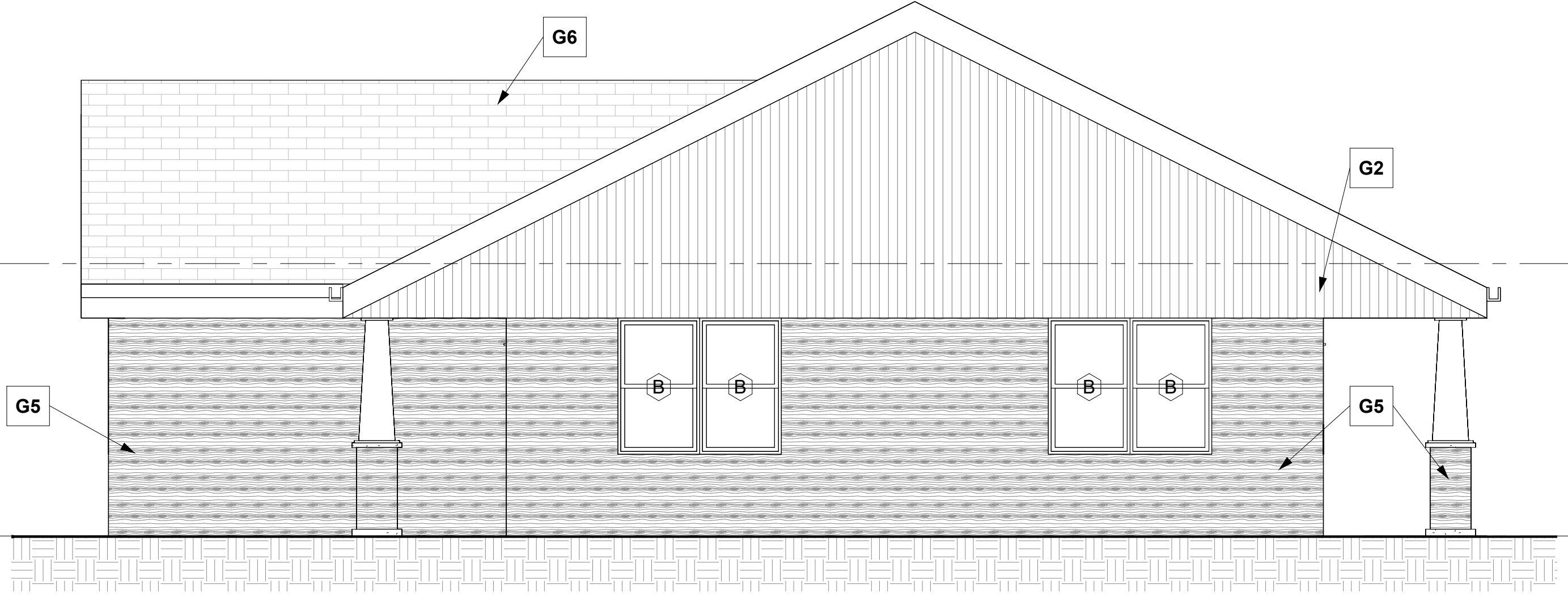
SEAL & SIGNATURE
 DATE: 10.01.2024
 SCALE: As indicated
 DWG BY: Author
 CHK BY: Checker



Rec. Bldg North Elevation **4**
 1/4" = 1'-0"



Rec. Bldg Rear Elevation **2**
 1/4" = 1'-0"



Rec. Bldg South Elevation **3**
 1/4" = 1'-0"



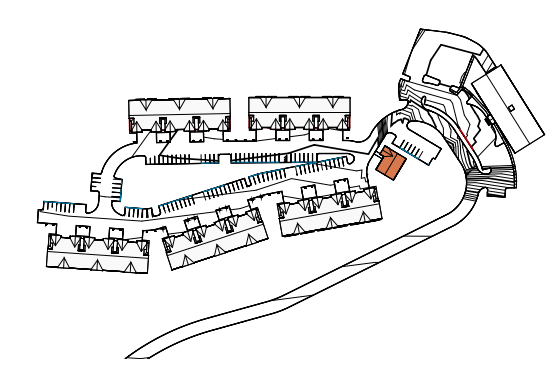
Rec. Bldg Front Elevation **1**
 1/4" = 1'-0"

No.	Date	Description
1	10.01.2024	ARB Filing Set

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PROJECT NORTH



DRAWING TITLE
 Building Elevations - Rec. Center Building

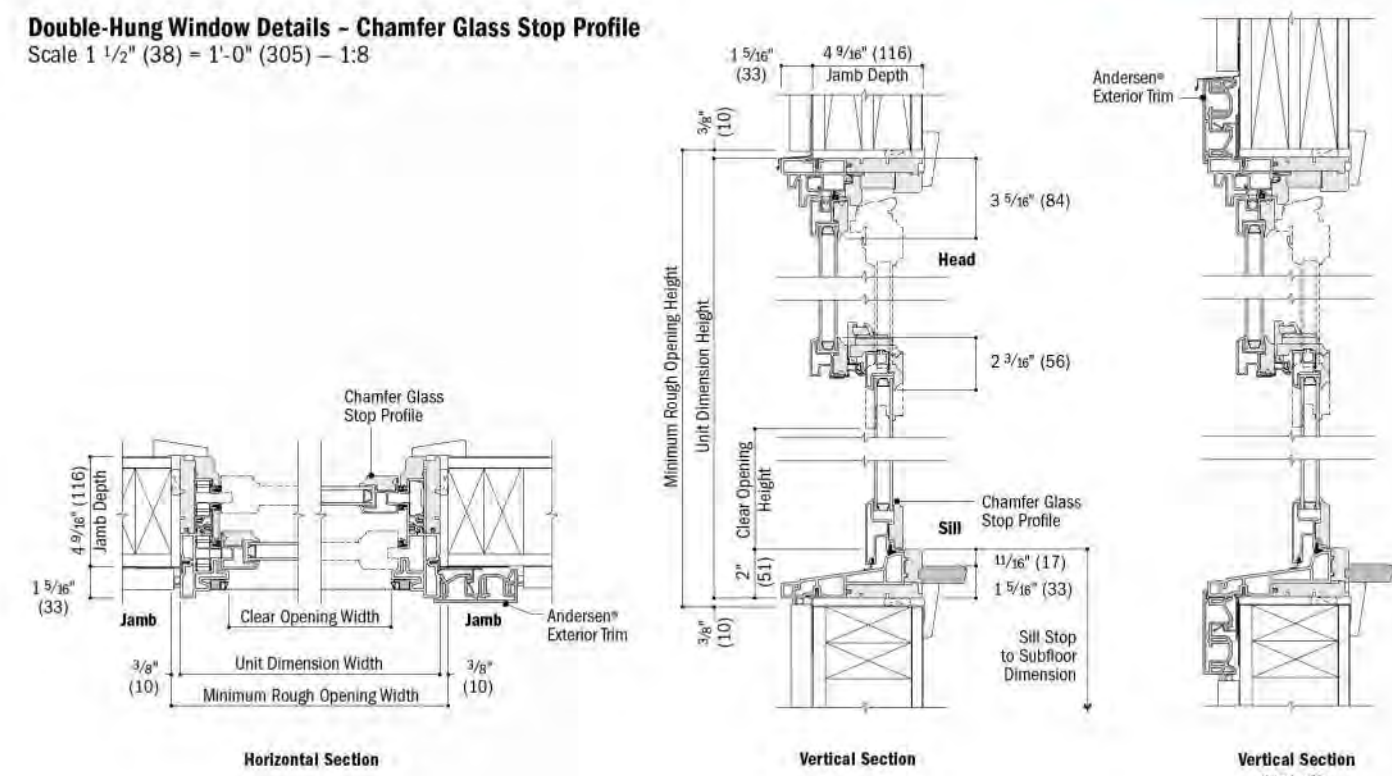
DRAWING NO.
A-303.00

SEAL & SIGNATURE
 DATE: 10.01.2024
 SCALE: As indicated
 DWG BY: Author
 CHK BY: Checker

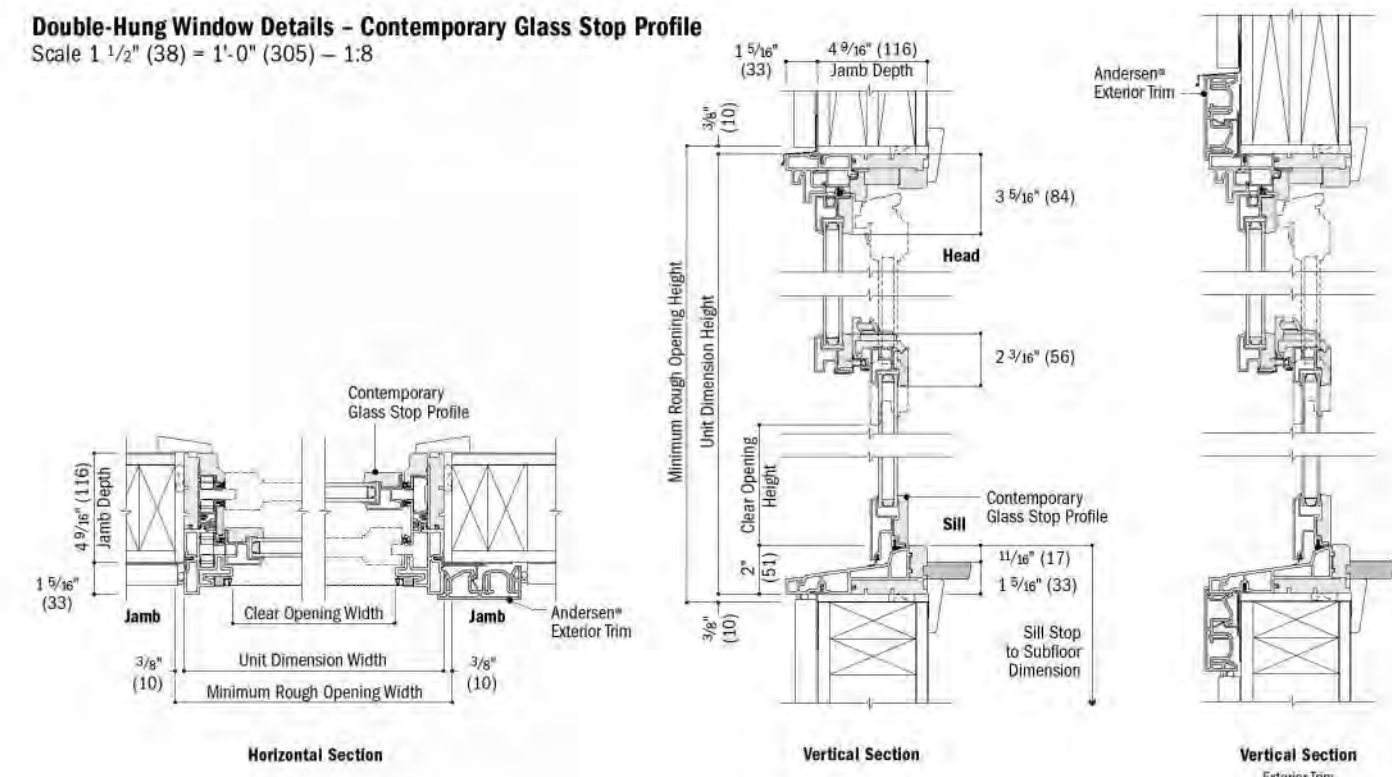
A-SERIES DOUBLE-HUNG WINDOWS



Double-Hung Window Details - Chamfer Glass Stop Profile
Scale 1 1/2" (38) = 1'-0" (305) - 1:8



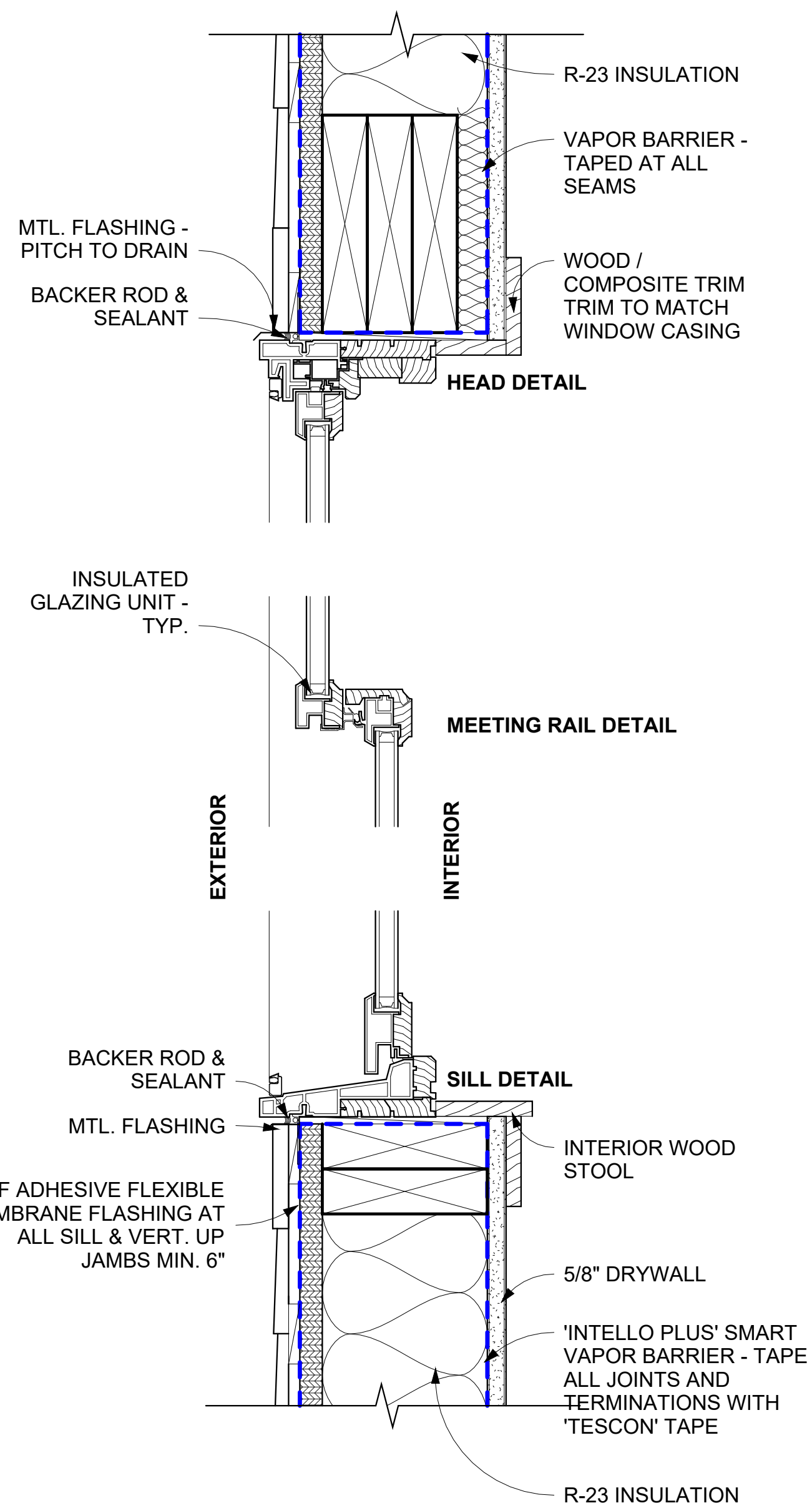
Double-Hung Window Details - Contemporary Glass Stop Profile
Scale 1 1/2" (38) = 1'-0" (305) - 1:8



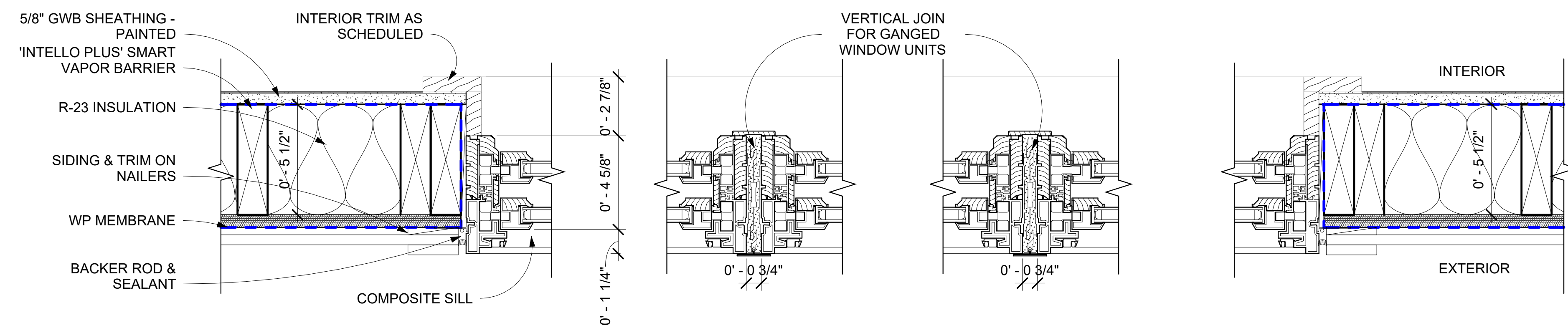
*4 1/8" (116) base jamb depth measurement is from back side of installation flange.
*Light colored areas are parts included with window. Dark colored areas are additional Andersen® parts required to complete window assembly as shown.
*Dimensions in parentheses are in millimeters.
*Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill paning, brackets, fasteners or other items.
*Check use for appropriate site and use to determine product installation methods or systems. Refer to product installation instructions at andersenwindows.com.

2023-24 A-Series Product Guide - Revision 10/2023

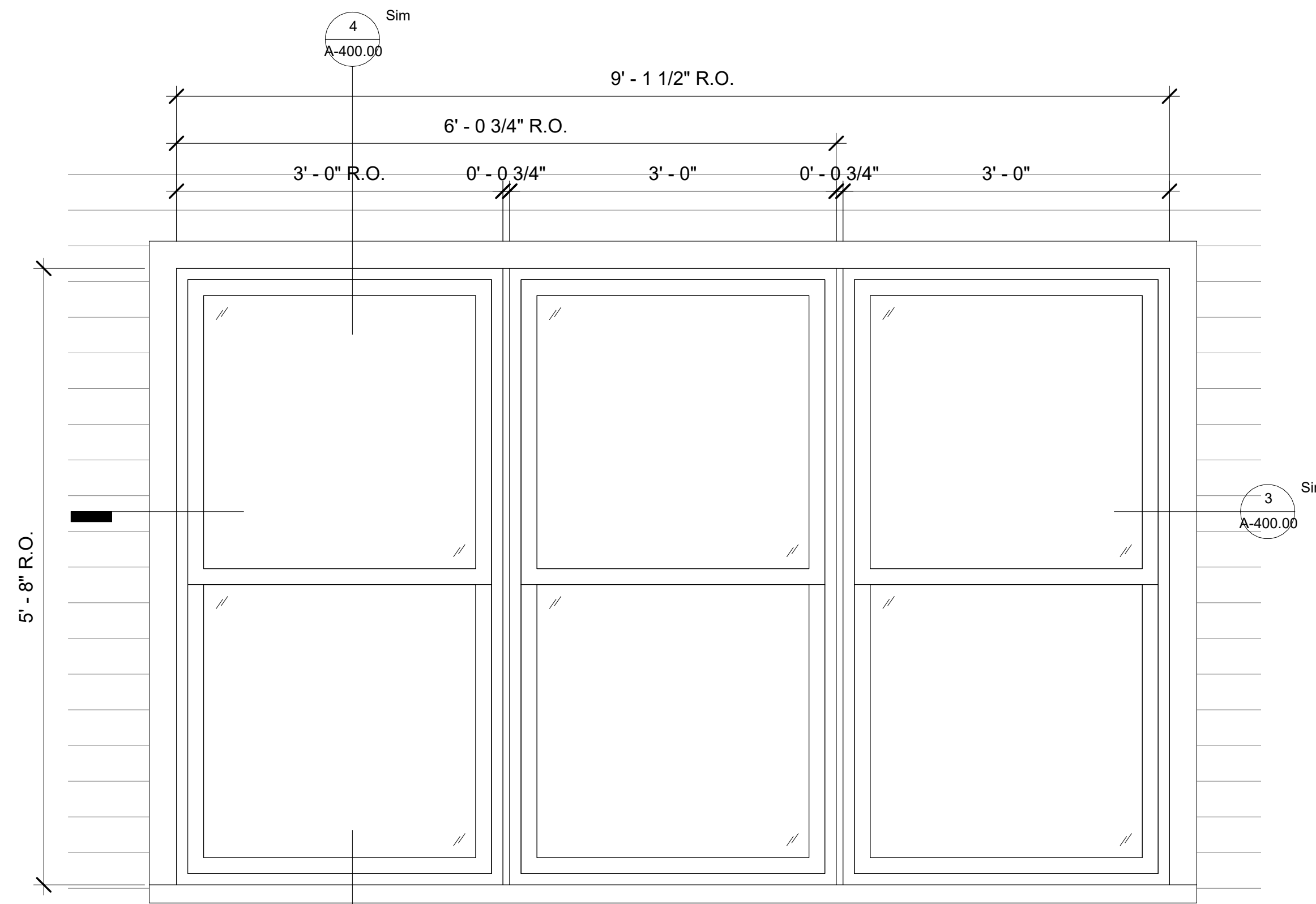
Page 1 of 1



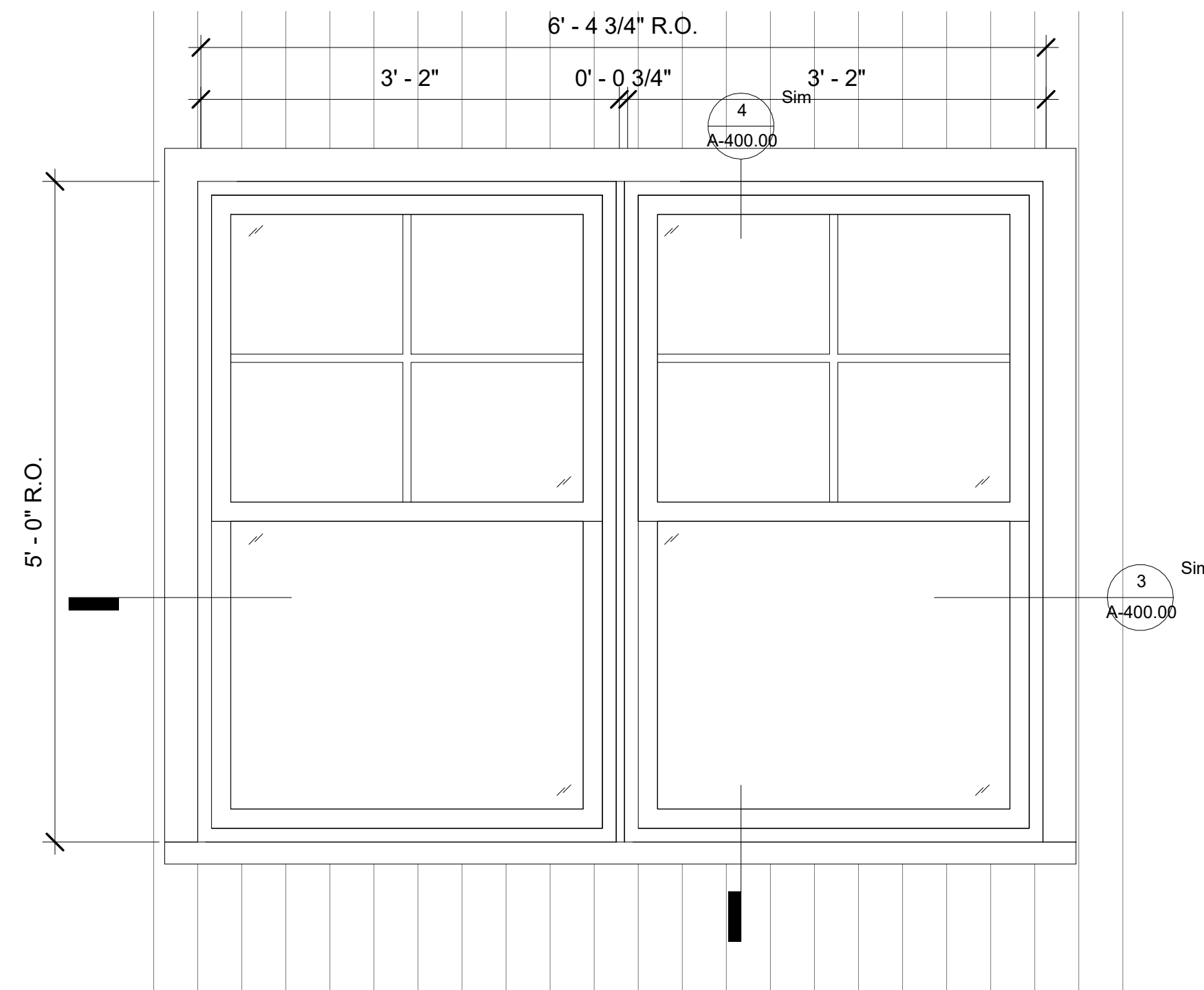
Typ. Dbl Hung Window Section Detail 4
3" = 1'-0"



Typ. Dbl Hung Window Plan Detail 3
3" = 1'-0"



Typ. Window Elevation (Bldgs 1-5) 2
1" = 1'-0"



NOTE: 4 OVER 1 FOR FRONT ELEVATION,
1 OVER 1 FOR ALL OTHER ELEVATIONS

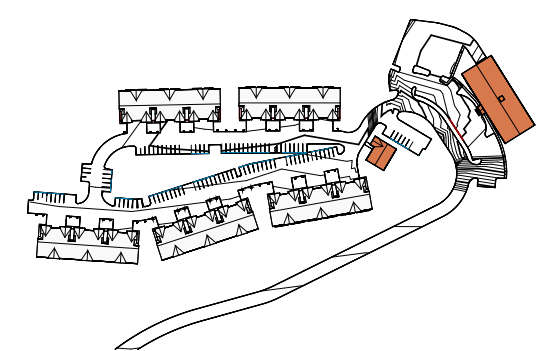
Typ. Window Elevation (Senior & Rec. Bldgs) 1
1" = 1'-0"

FIFTH STREET ARCHITECTURE, PLLC
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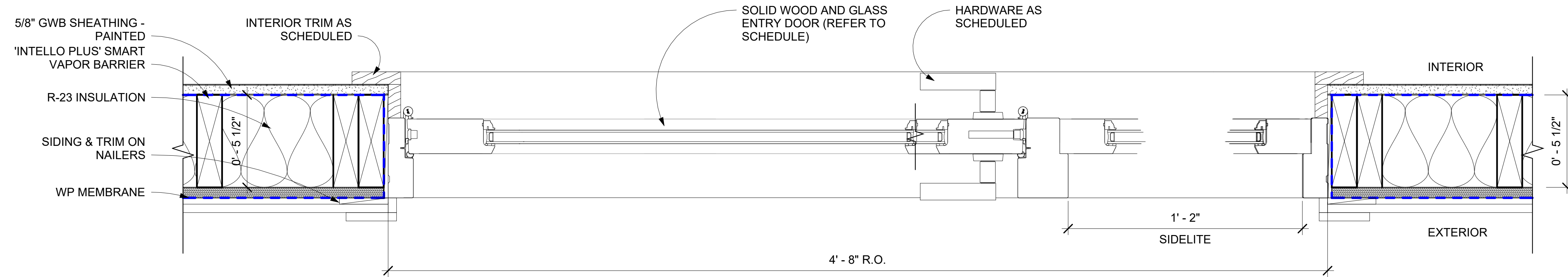
Gardner Ridge
NEWBURGH, NEW YORK 12550
PROJECT NORTH



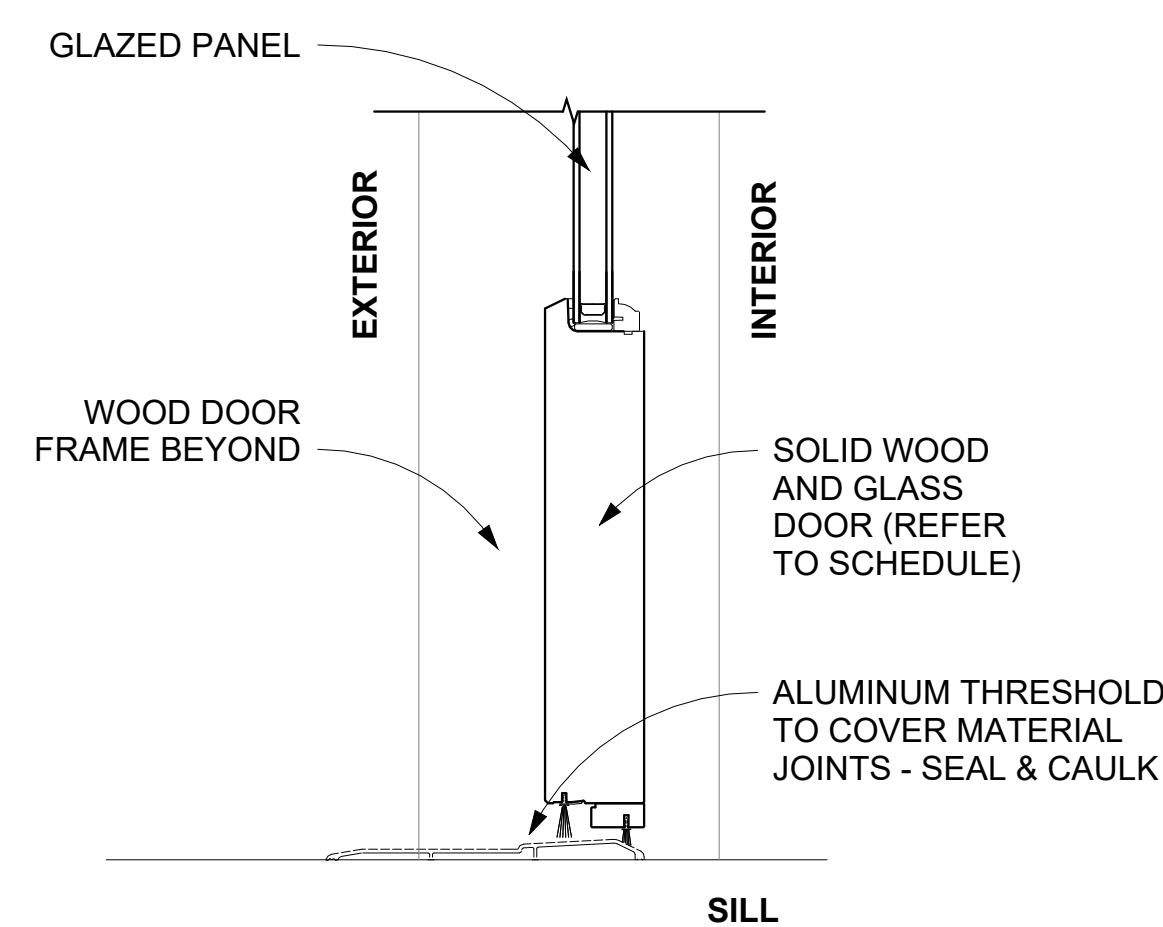
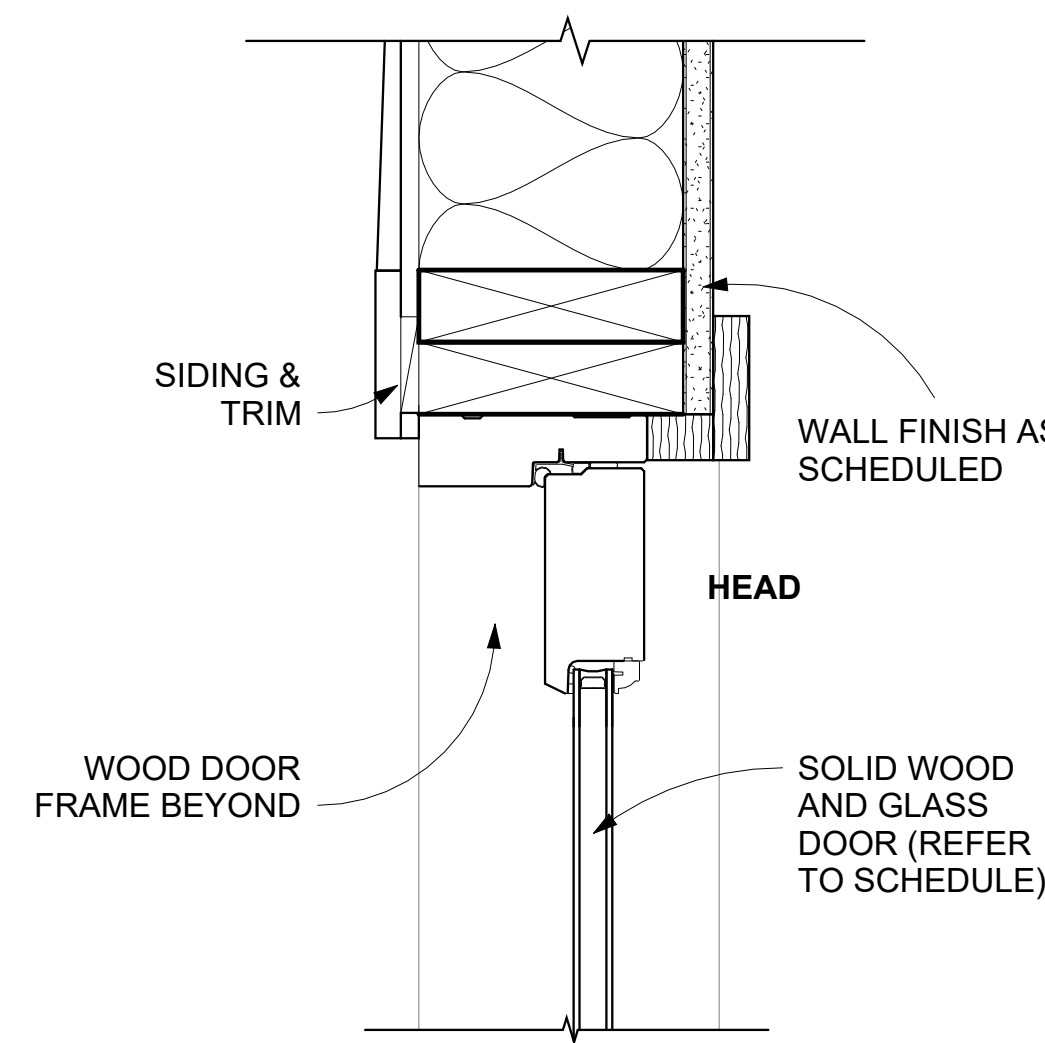
DRAWING TITLE
Window Details & Notes

DRAWING NO.
A-400.00

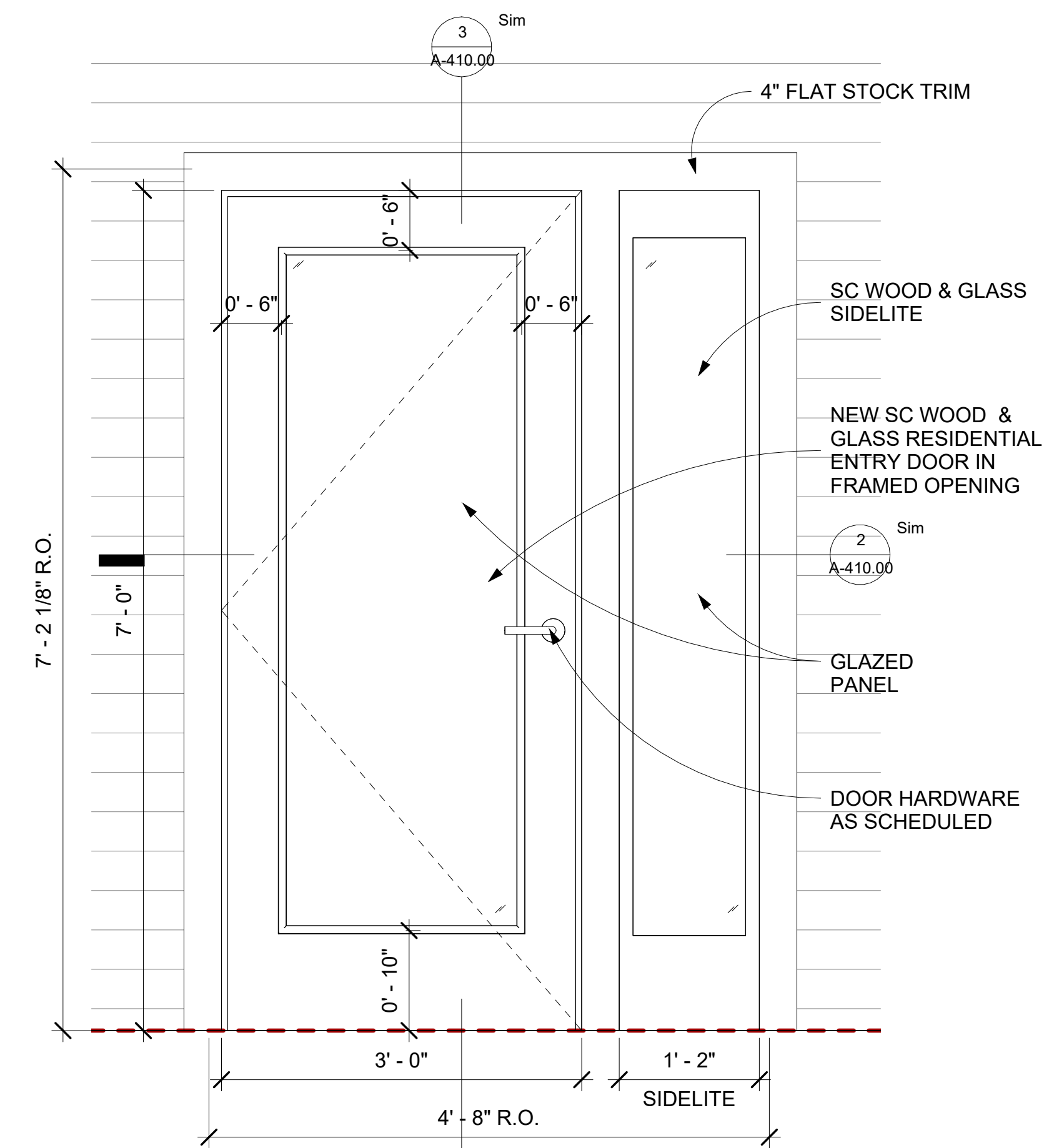
SEAL & SIGNATURE
DATE: 10.01.2024
SCALE: As indicated
DWG BY: Author
CHK BY: Checker



Typ. Entry Door Plan 2
 3" = 1'-0"



Typ. Entry Door Section 3
 3" = 1'-0"

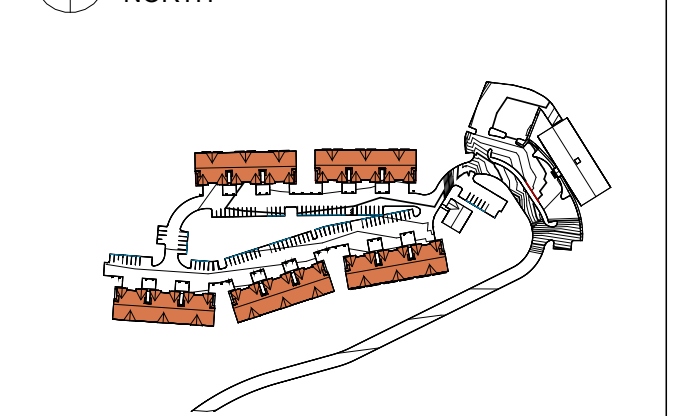


Typ. Entry Door Elevation 1
 1" = 1'-0"

No.	Date	Description
	10.01.2024	ARB Filing Set

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 PROJECT NORTH

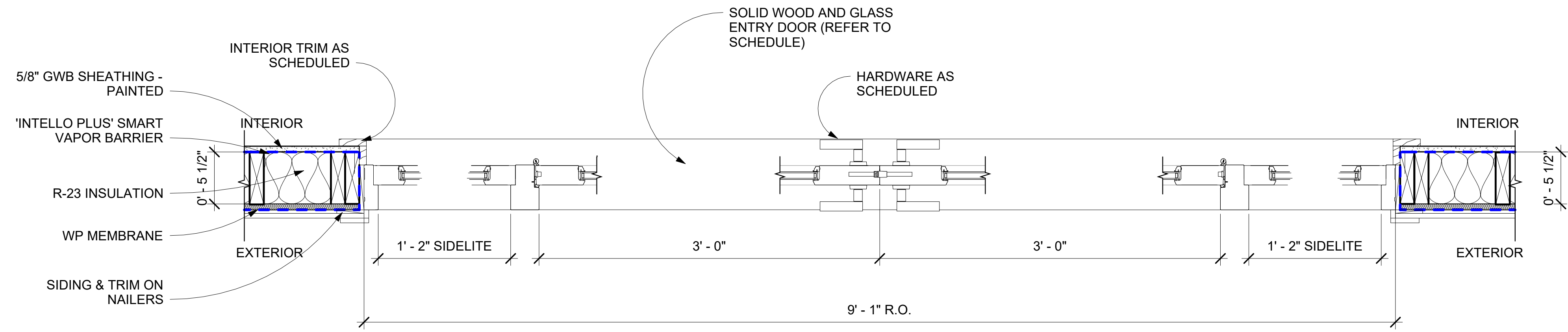


DRAWING TITLE
Entry Door Details & Notes - Bldgs 1-5

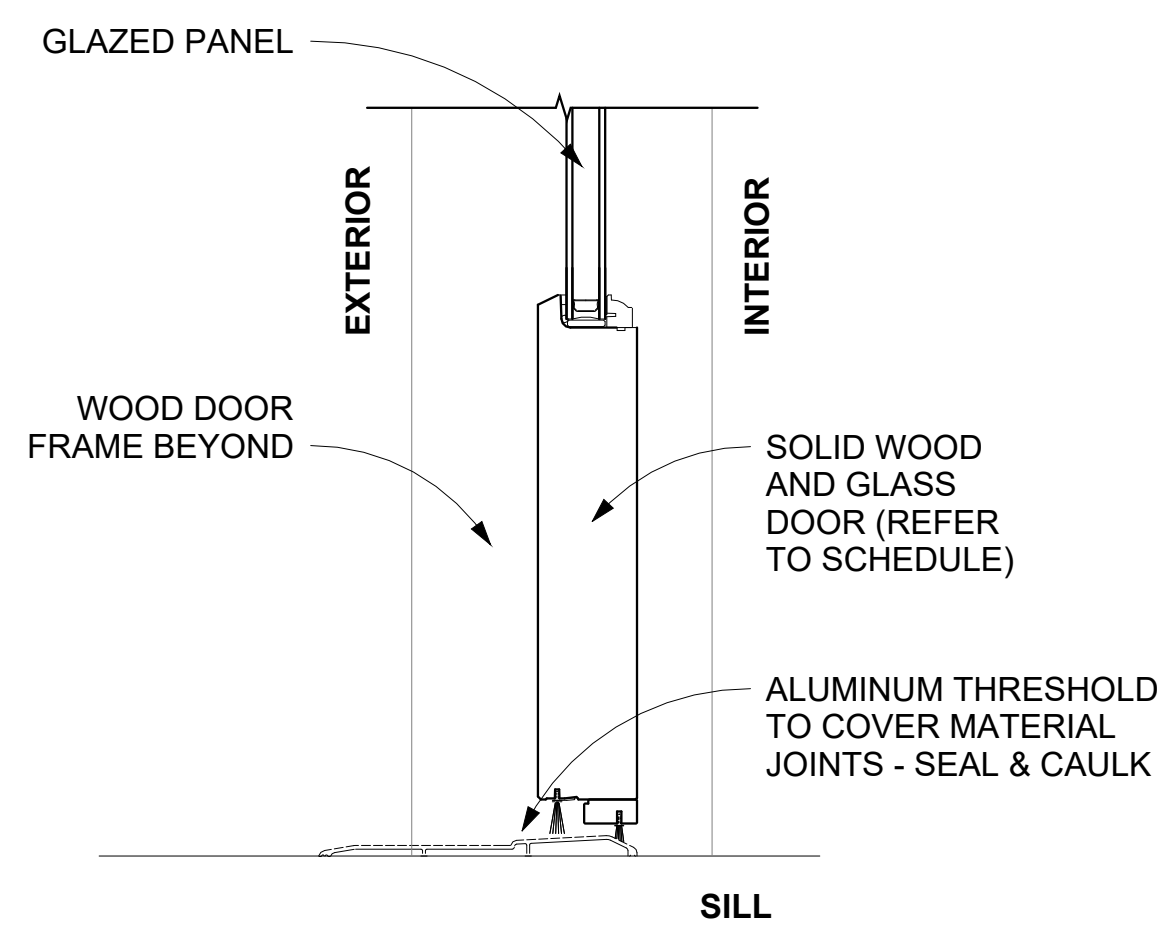
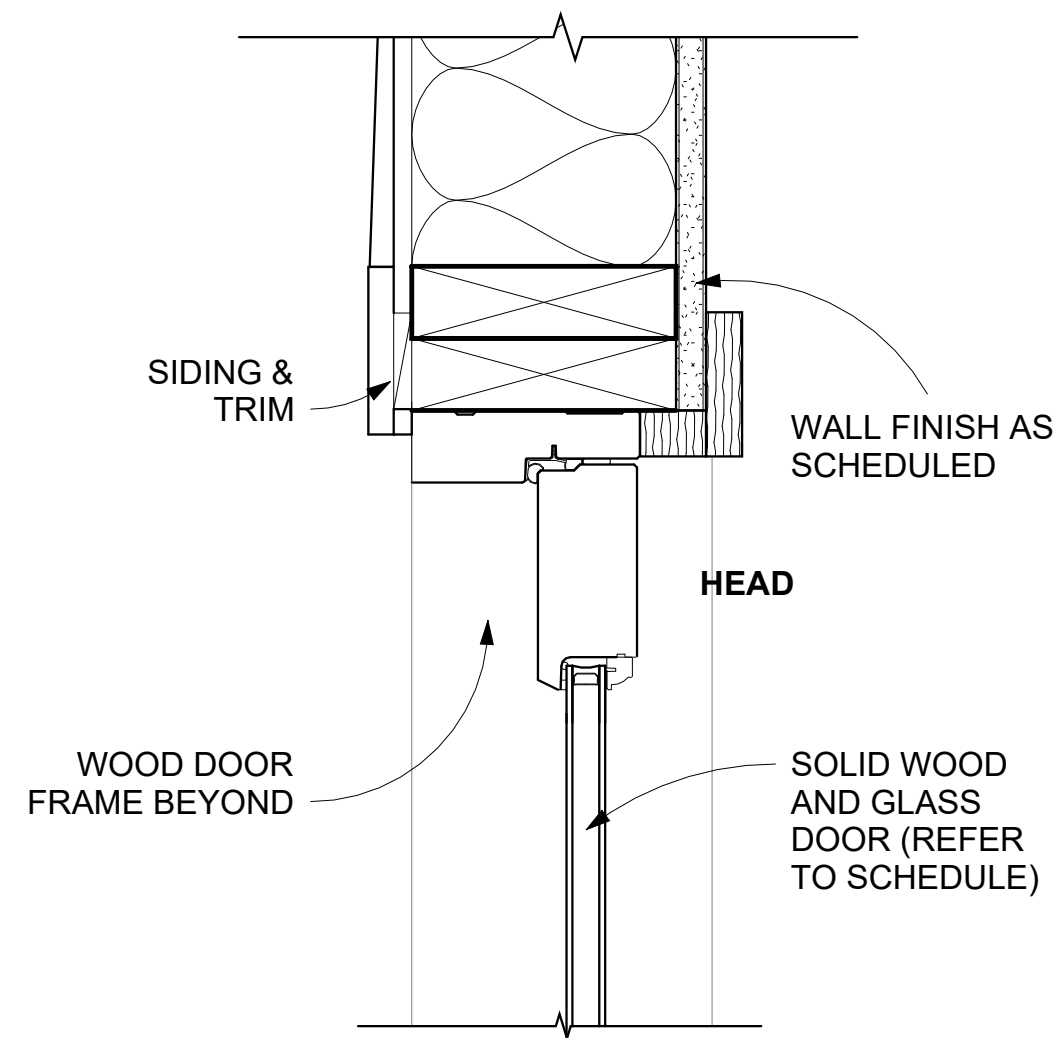
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A-410.00

SEAL & SIGNATURE

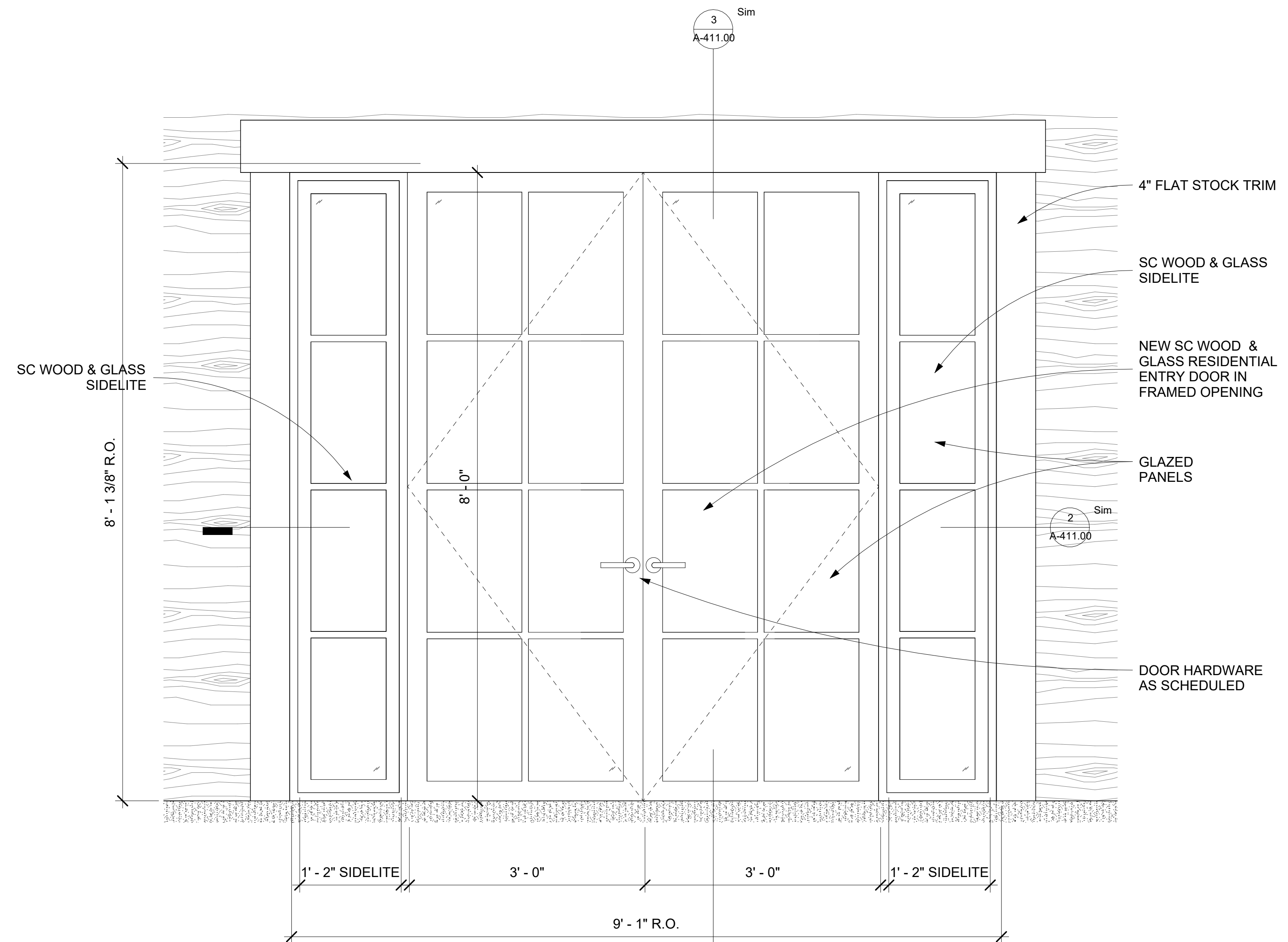
DATE: 10.01.2024
 SCALE: As indicated
 DWG BY: Author
 CHK BY: Checker



Typ. Entry Door Plan (Senior Housing) 2
 1 1/2" = 1'-0"



Typ. Entry Door Section 3
 3" = 1'-0"

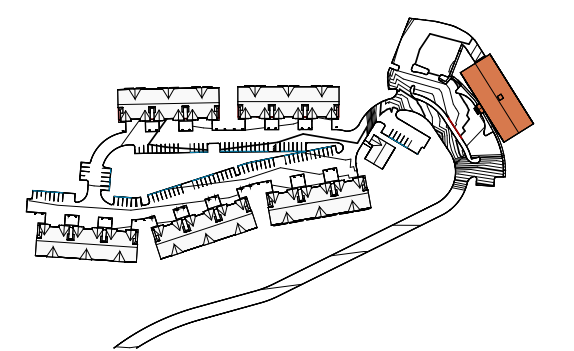


Seniors Housing Entry Door Elevation 1
 1" = 1'-0"

No.	Date	Description
	10.01.2024	ARB Filing Set

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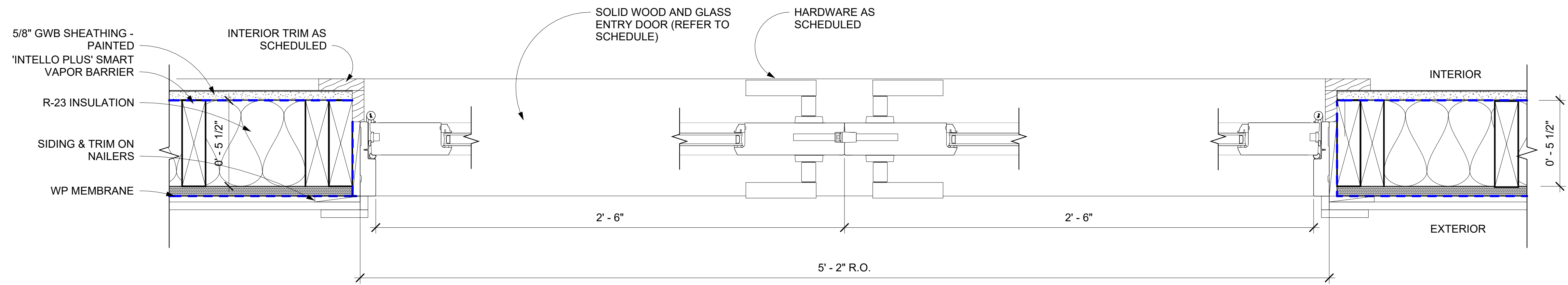
Gardner Ridge
 NEWBURGH, NEW YORK 12550
 PROJECT NORTH



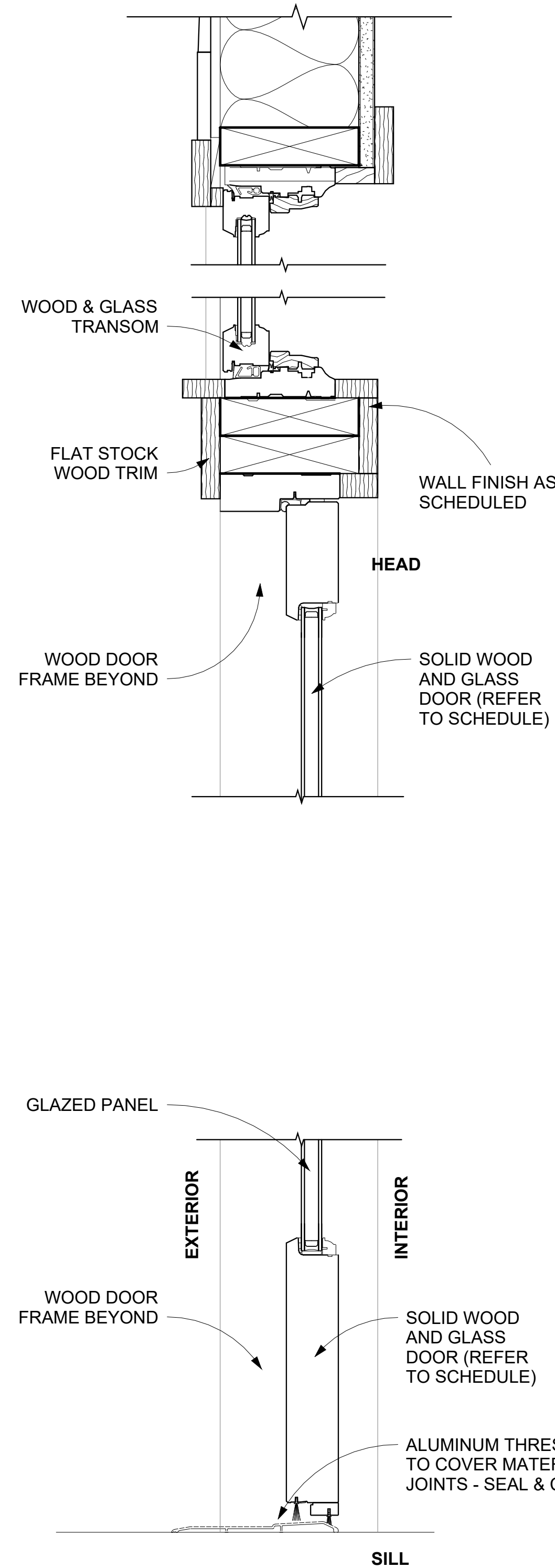
DRAWING TITLE
Entry Door Details & Notes - Senior Housing Bldg

DRAWING NO.
A-411.00

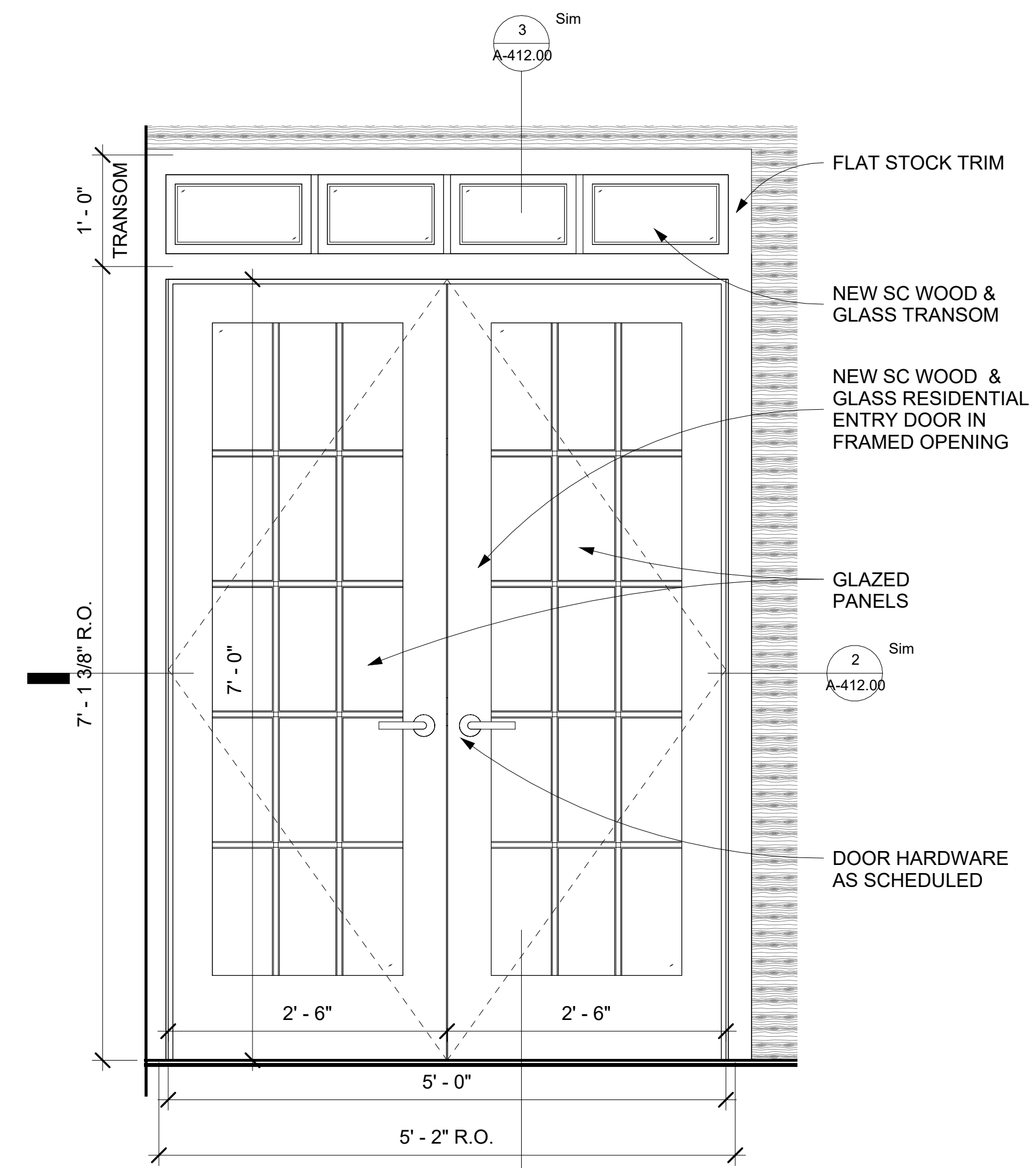
SEAL & SIGNATURE
 DATE: 10.01.2024
 SCALE: As indicated
 DWG BY: Author
 CHK BY: Checker



Typ. Entry Door Plan (Rec. Center) 2
 3" = 1'-0"



Typ. Entry Door Section 3
 3" = 1'-0"

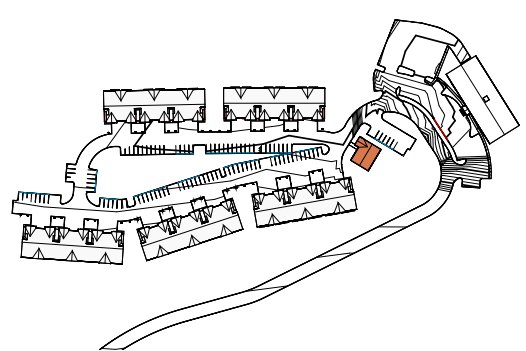


Rec. Center Entry Door Elevation 1
 1" = 1'-0"

No.	Date	Description
	10.01.2024	ARB Filing Set

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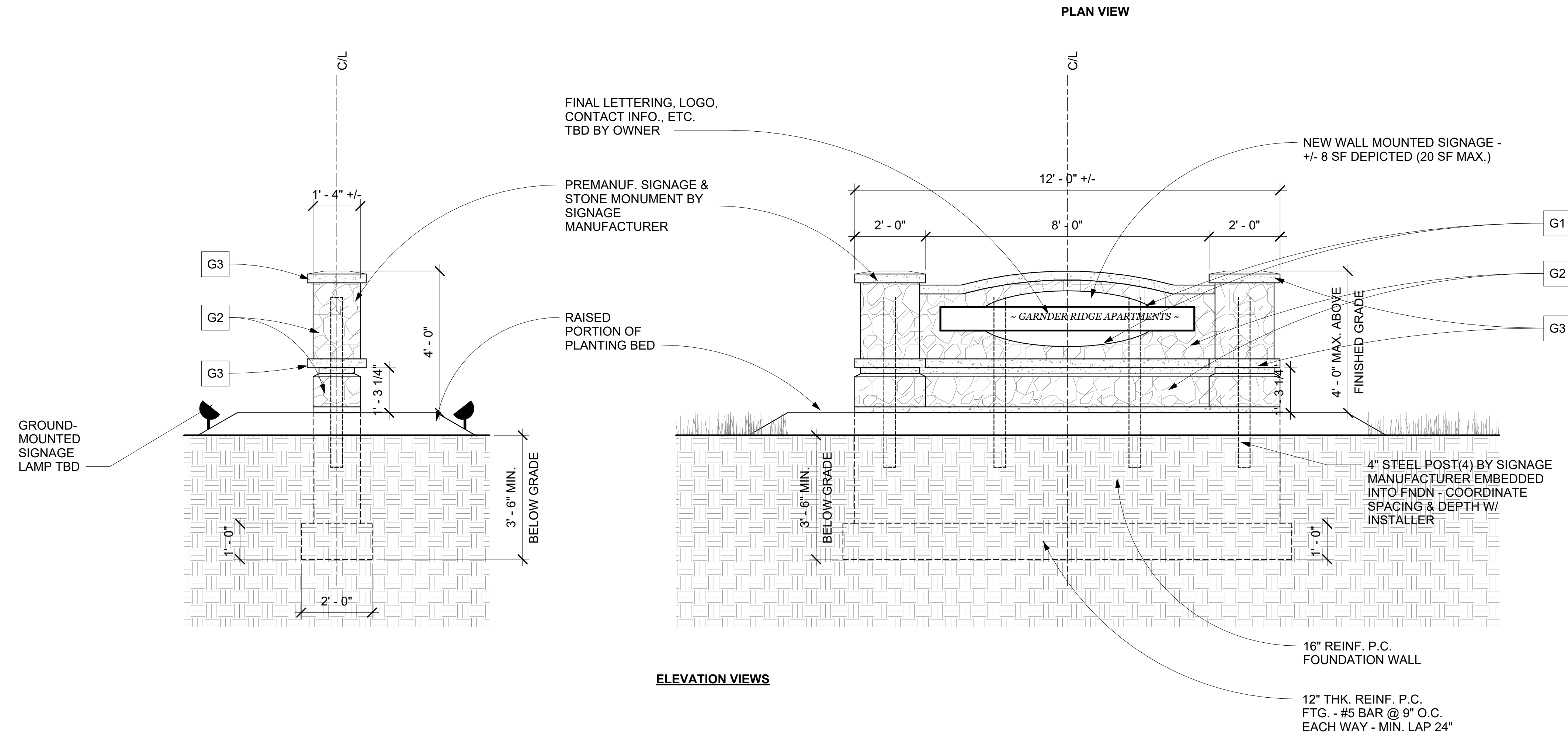
Gardner Ridge
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 PROJECT NORTH

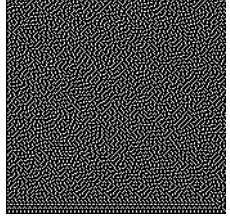




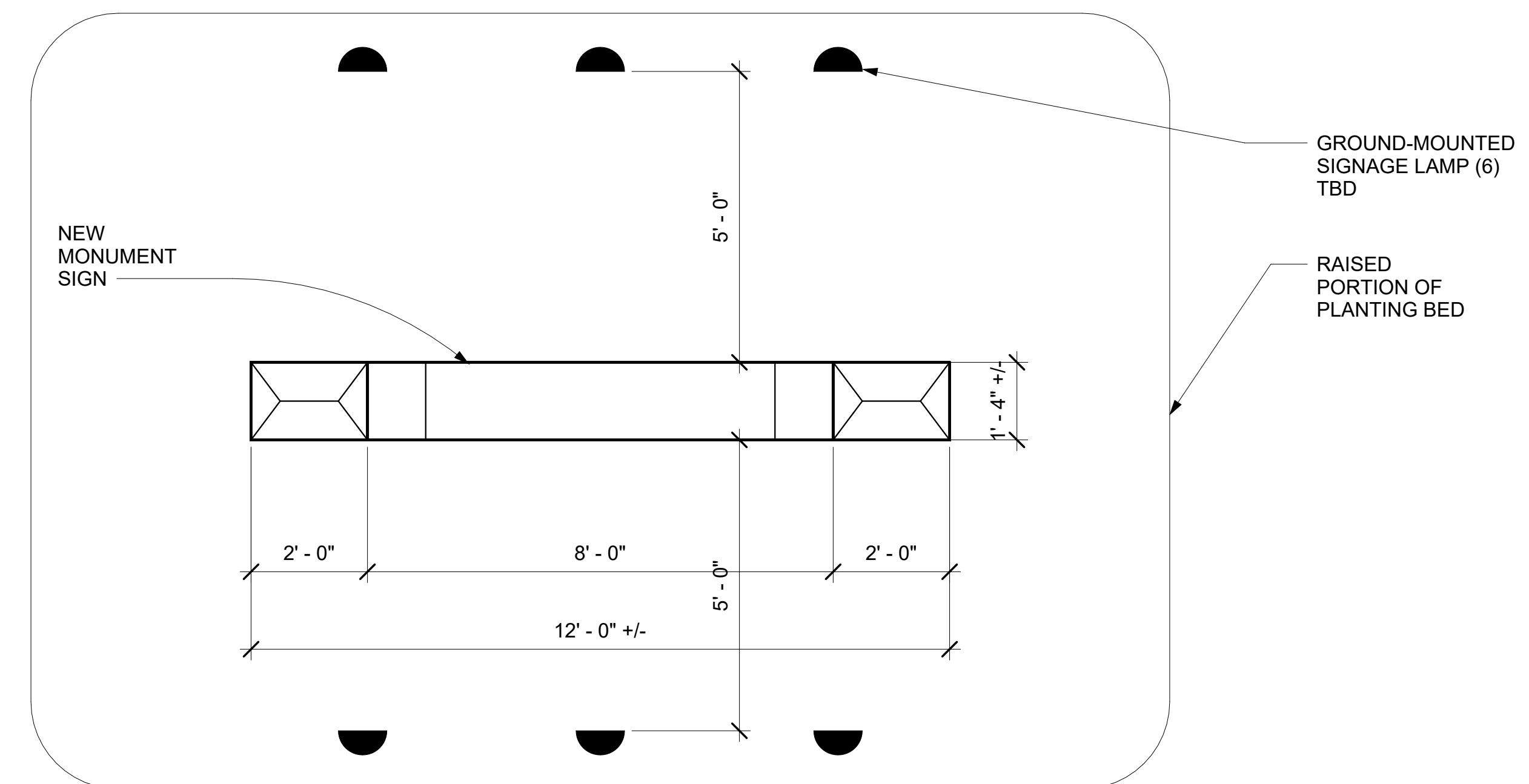
DRAWING TITLE
Entry Door Details & Notes - Rec. Center

DRAWING NO.
A-412.00

SEAL & SIGNATURE
 DATE: 10.01.2024
 SCALE: As indicated
 DWG BY: Author
 CHK BY: Checker



MATERIALS SCHEDULE				
TAG	MATERIAL	SIZE	COLOR	NOTES
G1	METAL PANEL BY WESTERN STATES METAL ROOFING (OR APPROVED EQUAL)	TBD	CLASSIC GREEN (OR APPROVED EQUAL)	SUBMIT SAMPLES FOR APPROVAL PRIOR TO ORDERING 
G2	FIELDSTONE VENEER BY "FIELDSTONE VENEER INC." OR APPROVED EQUAL	TBD	CONNECTICUT TAN MOSAIC (OR APPROVED EQUAL)	SUBMIT SAMPLES FOR APPROVAL PRIOR TO ORDERING 
G3	CAP STONE BY "FIELDSTONE VENEER INC." OR APPROVED EQUAL	TBD	GRAY (OR APPROVED EQUAL)	SUBMIT SAMPLES FOR APPROVAL PRIOR TO ORDERING 



Monumental Signage Plan & Elevations 1
 1/2" = 1'-0"

No.	Date	Description
	10.01.2024	ARB Filing Set

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Gardner Ridge
 NEWBURGH, NEW YORK 12550
 PROJECT NORTH

DRAWING TITLE
Exterior Monumental Signage Plan & Notes

DRAWING NO.
A-900.00

SEAL & SIGNATURE
 DATE: 10.01.2024
 SCALE: 1/2" = 1'-0"
 DWG BY: Author
 CHK BY: Checker



View across Parking - Looking Northwest 3
 12" = 1'-0"



Rear of Buildings 1 & 2 - Looking Southeast 4
 12" = 1'-0"



Front of Building 4 - Looking Northeast 2
 12" = 1'-0"

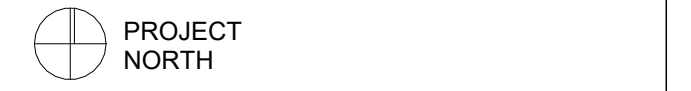


Front of Building 2 - Looking Southwest 1
 12" = 1'-0"

No.	Date	Description
	10.01.2024	ARB Filing Set

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DRAWING TITLE
Exterior Renderings

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APPX-000.00

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View from Building 5
 12" = 1'-0" 2



View from Parking Area
 12" = 1'-0" 1

No.	Date	Description
	10.01.2024	ARB Filing Set

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DRAWING TITLE
Exterior Renderings

DRAWING NO.
APPX-001.00

SEAL & SIGNATURE	DATE:	10.01.2024
	SCALE:	12" = 1'-0"
	DWG BY:	Author
	CHK BY:	Checker