



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

PROJECT NAME: GAS LAND PETROLEUM – 47 South Plank Rd.
PROJECT NO.: 2021-23
PROJECT LOCATION: SECTION 71, BLOCK 2, LOT 11
REVIEW DATE: 26 JANUARY 2024
MEETING DATE: 1 FEBRUARY 2024
PROJECT REPRESENTATIVE: LABELLA ASSOCIATE – CHRIS LAPINE, P.E.

1. Project is before the board for revised ARB. No changes to the site plan are identified.

Respectfully submitted,

MHE Engineering, D.P.C.

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

Patrick J. Hines
Principal
PJH/dns

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
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01/23/2024

Mr. John P. Ewasutyn, Chairman
and Members of the Planning Board
Town of Newburgh
21 Hudson Valley Professional Plaza
Newburgh, New York 12550

Via In-Person Delivery

Re: **Town of Newburgh Planning Board Project # PB 09-09**
Convenience Store with Fuel Pumps
Gas Land Petroleum, Inc.
42 South Plank Road (Tax Parcel Section 71Block 2Lot 11)
Town of Newburgh, Orange County, NY

Dear Chairman Ewasutyn:

Gasland Petroleum obtained signed site plan approval for the renovation of their existing facility at the above referenced site during the summer 2023. The Client wishes to make modifications to the exterior elevations. I've attached 11 copies of the modified exterior elevations, prepared by Day/Stokosa Engineering PC and a check for \$500.

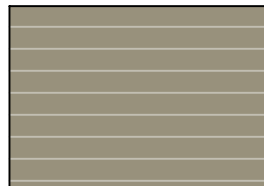





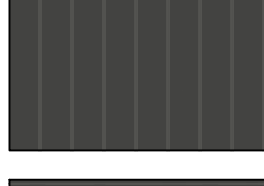

I look forward to presenting at the February 1, 2024 Planning Board meeting. Please call me at 845-486-1478 or email me at clapine@LaBellaPC.com if you have any questions or need anything further. Thank you for your assistance.

Sincerely,

Christopher P. Lapine, P.E., LEED AP
LaBella Associates / Senior Civil Engineer

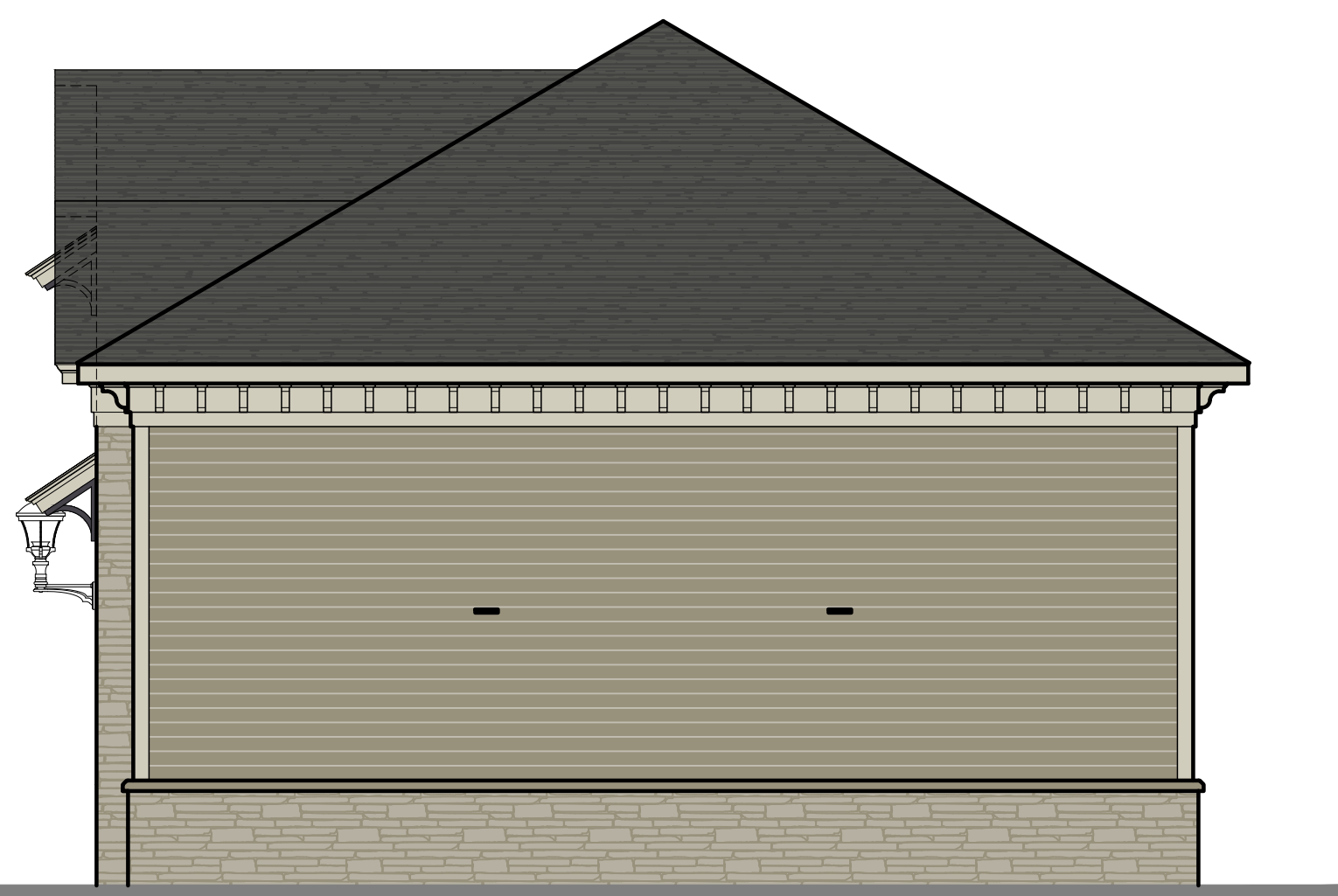
GAS LAND - 42 SOUTH PLANK ROAD

NEW GAS STATION

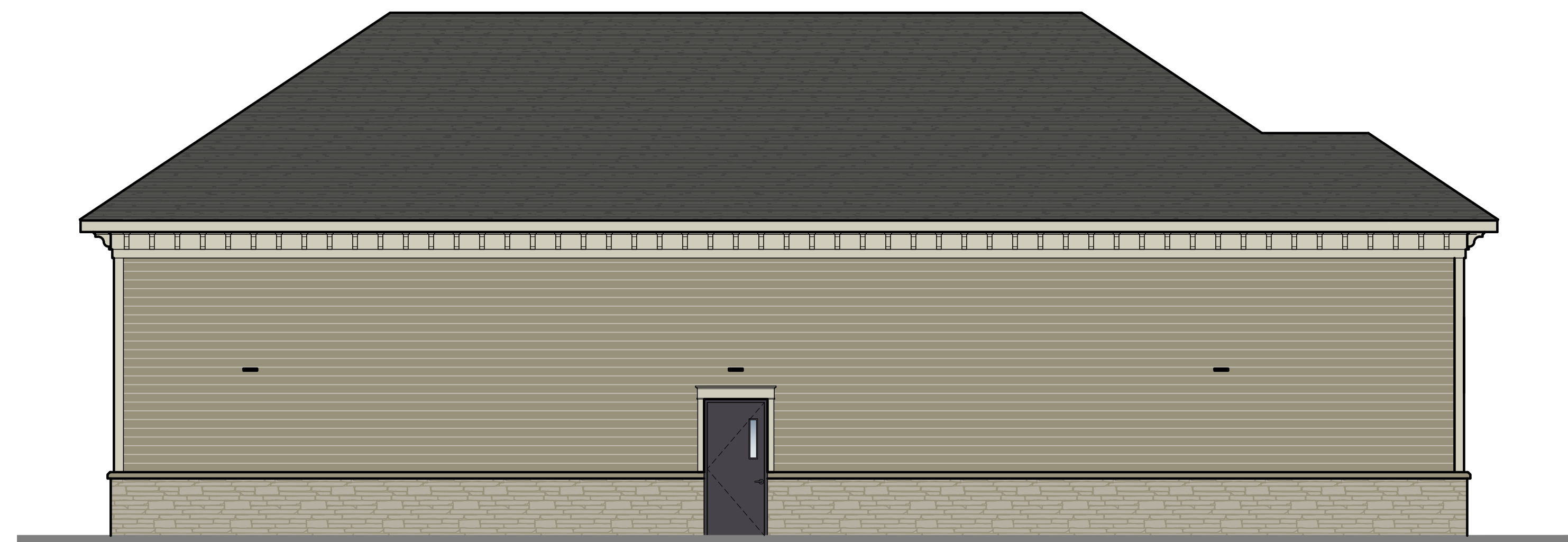
GRAPHIC MATERIAL LEGEND	
	SIDING
	STONE VENEER
	PRECAST LINTEL, SILL, & STONE CAP
	PAINTED TRIM
	WINDOW / DOOR & CANOPY FINISH
	PAINTED CMU BLOCK (REFUSE ENCLOSURE WALL)
	STANDING SEAM METAL ROOF
	ARCHITECTURAL SHINGLE ROOF



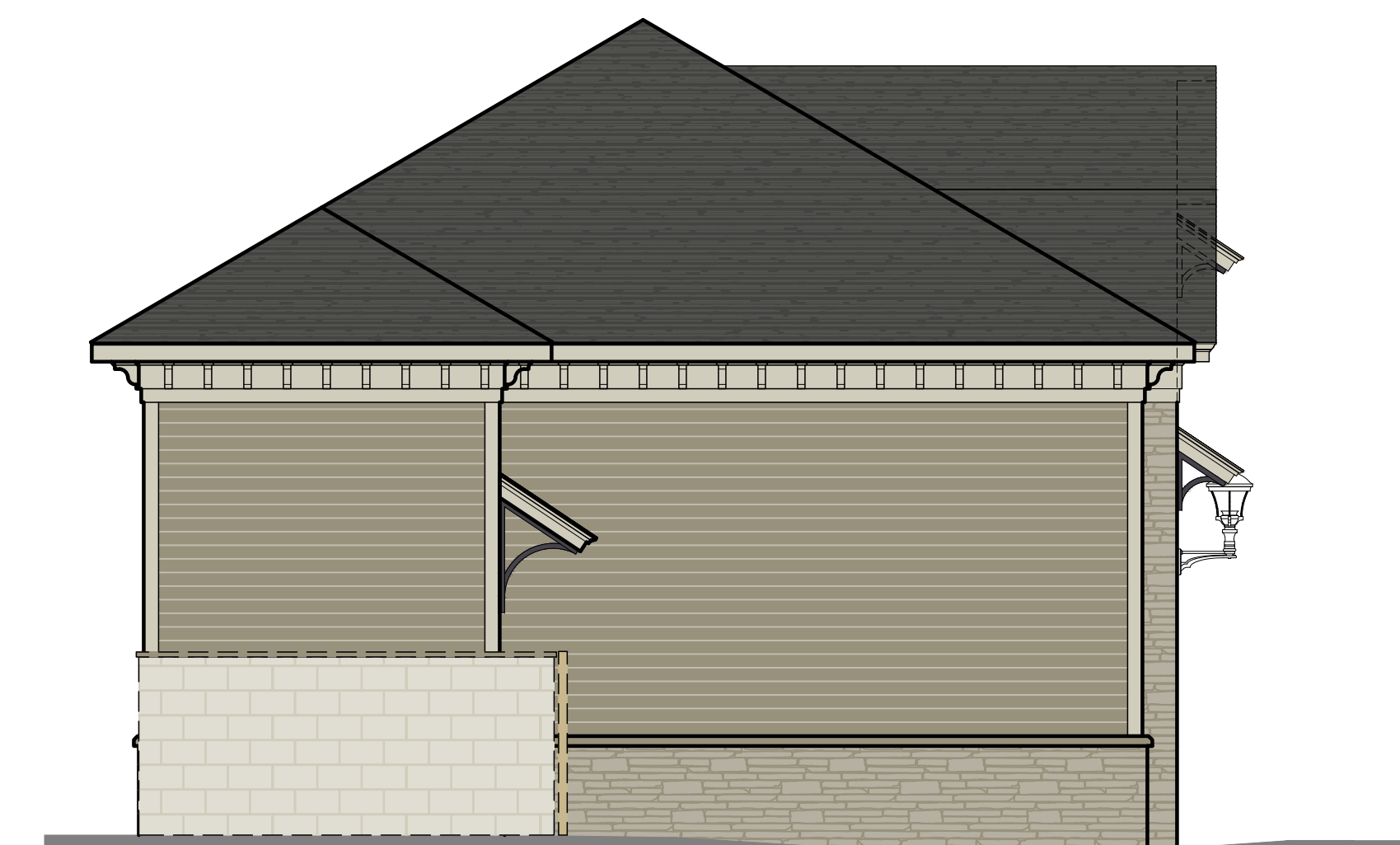
① SOUTH ELEVATION
3/16"=1'-0"



② EAST ELEVATION
3/16"=1'-0"



③ NORTH ELEVATION
3/16"=1'-0"



④ WEST ELEVATION
3/16"=1'-0"

DAY | STOKOSA

ENGINEERING P.C.

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Wappingers Falls, New York 12590