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**TOWN OF NEWBURGH  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT:** ICE CREAM PARLOR FOR STERGIOS CORP.  
**PROJECT NO.:** 12-07  
**PROJECT LOCATION:** SECTION 80, BLOCK 5, LOT 19  
**PROJECT REPRESENTATIVE:** SHAW ENGINEERING  
**REVIEW DATE:** 17 APRIL 2012  
**MEETING DATE:** 19 APRIL 2012

1. The application is before the Board to request waivers under Town Zoning Code Provisions. Section 185-56B for Buildings under 25,000 square feet not requiring Planning Board approval.
2. Modifications to the site include the addition of delineated parking spaces, landscaping, a drive isle around the rear of the structure.
3. Additional paving on the site appears to be generally offset by additional landscape area proposed. Stormwater runoff from the site will continue via sheet flow towards the NYSDOT drainage system located within the State highway corridor.
4. A small portion of improvements are depicted on adjoining properties (Burger King). Concrete curbing and a small portion of concrete retaining wall are proposed on the adjoining property, this should be discussed with the applicant's representative.
5. Additional technical review will be undertaken once Planning Board determines whether approval of the site improvements is required.

Respectfully submitted,

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

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Patrick J. Hines, Associate

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