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

**PROJECT NAME:** JIN KANJANAKIRITUMRONG (2014-08)  
**PROJECT NO.:**  
**PROJECT LOCATION:** SECTION 66, BLOCK 1, LOT 3 ZONE IB  
**REVIEW DATE:** 13 FEBRUARY 2015  
**MEETING DATE:** 19 FEBRUARY 2015  
**REPRESENTATIVE:** VINCENT DOLCE

1. Additional runoff from the increase in impervious surfaces should be addressed by the Applicant's representative. Existing gravel drainage swale and discharge location of the same should be addressed in a narrative report.
2. Planning Board should discuss the need for curbs within the proposed parking area.
3. The Applicant's representative were requested to evaluate the need for two ADA accessible parking spaces. Only 7 parking spaces are required if 2 are ADA, it limits the number of open spaces to 5.
4. The Applicant's representative requested a waiver for the design guidelines for parking in front yard. Adjoining land users park in the front yard.
5. Applicant's representative is requested to discuss the use of accessory structures including an existing garage and existing shed on the parcel.

Respectfully submitted,

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

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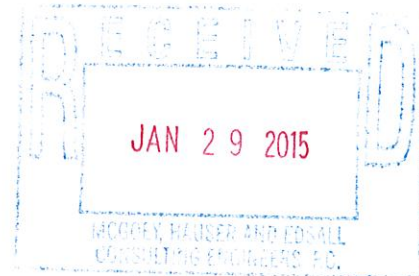
Patrick J. Hines  
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# VINCENT J. DOCE ASSOCIATES

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January 28, 2015

John P. Ewasutyn, Chairman  
Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, NY 12550



RE: Site Plan lands of Jin Kanjanakiritumrong  
349 Meadow Avenue  
Town of Newburgh Tax Parcels: Section 66 Block 2 Lot 3  
Town Project No. 2014- 08

Dear Mr. Ewasutyn:

The applicant has recently received the ZBA's approval for the variance that was required and would like to proceed with the above referenced application. Enclosed are revised sets of the above referenced site plan. The plans have been revised as per comments received at the May 15, 2014 planning board meeting. The comments are addressed as follow:

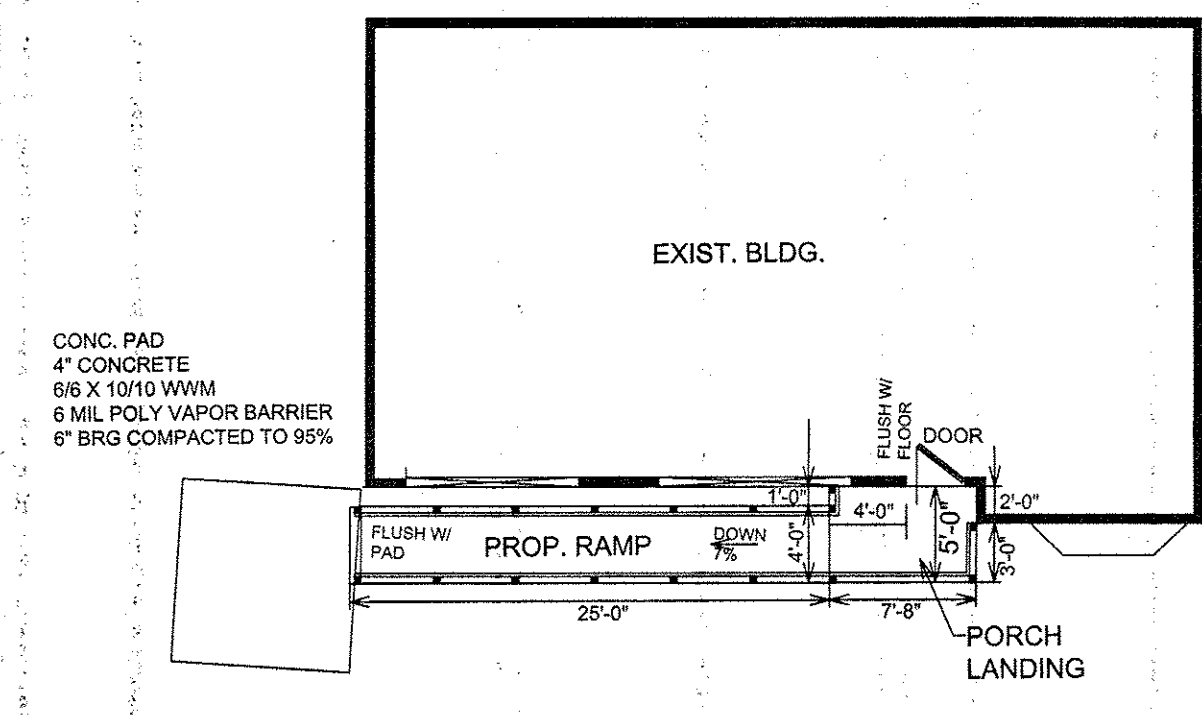
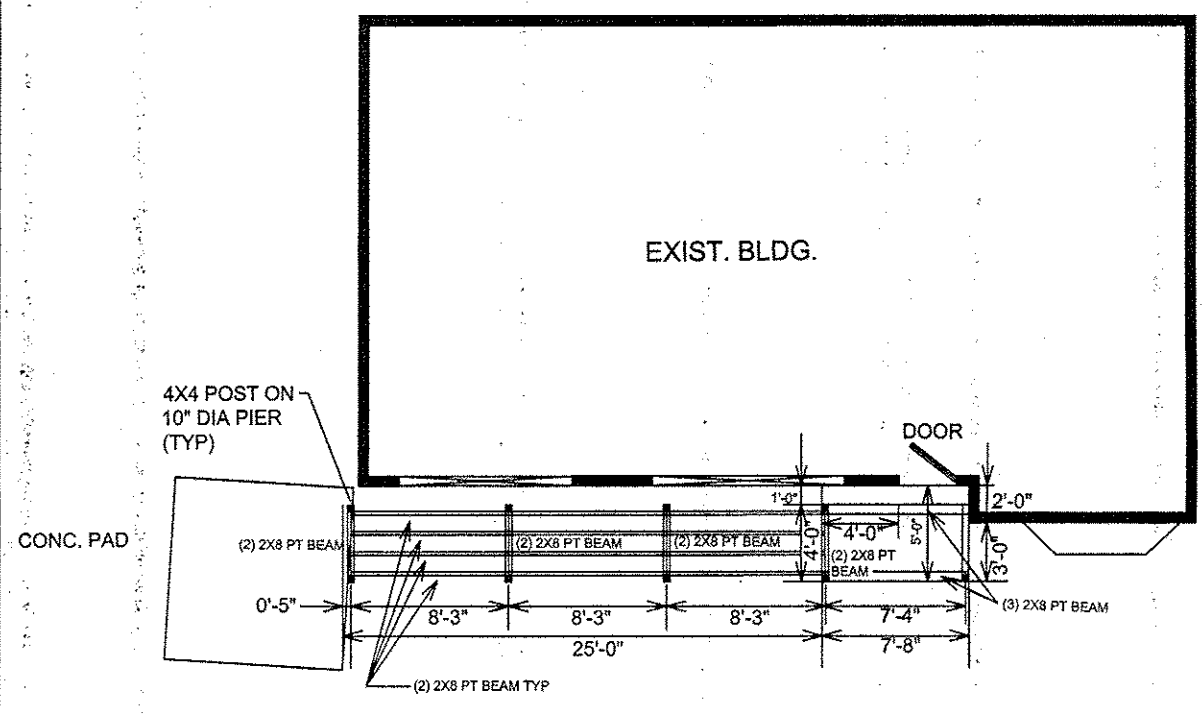
1. At the January 22, 2015 ZBA meeting, the applicant received approval for the several area variances that were required.
2. The Town Board has recently approved a local law that would permit the proposed use in the IB zone.
3. The final topography is shown.
4. The adjacent convenience store has parking within their front yard and the office building opposite the site also has parking within their front yard. The parking proposed in the front yard would conform to character of the neighboring parcels. The parcel adjacent to the rear of the subject site is a residential parcel. Placing the proposed parking within the front yard will have less of an impact on the parcels to the rear. The applicant requests that you permit the parking in the front yard.
5. Development details are now shown.
6. There is no municipal water located in Meadow Avenue.
7. Site lighting has been addressed.

If any further explanation is required, please feel free to contact our office.

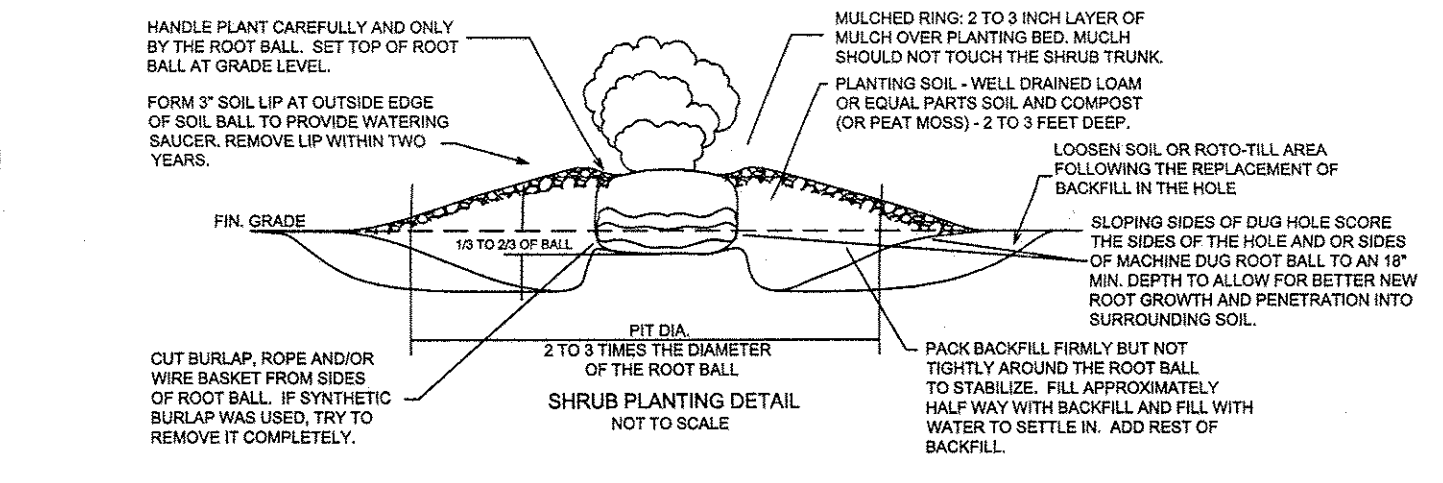
Sincerely,

Darren C. Doce

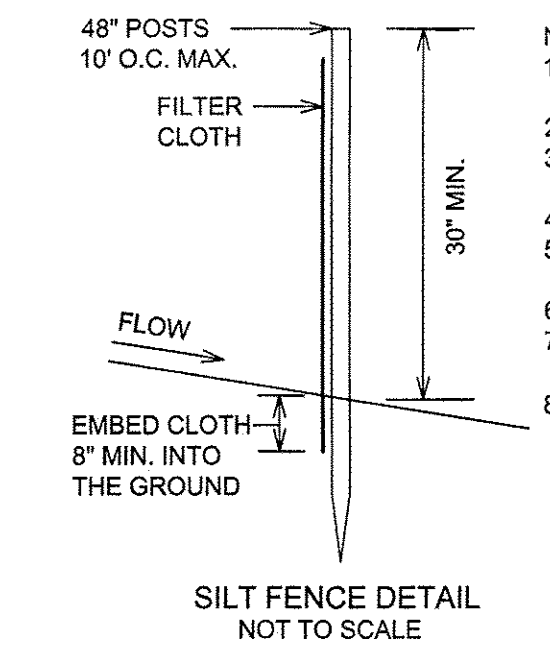
cc Michael Donnelly  
Patrick Hines  
Gerald Canfield



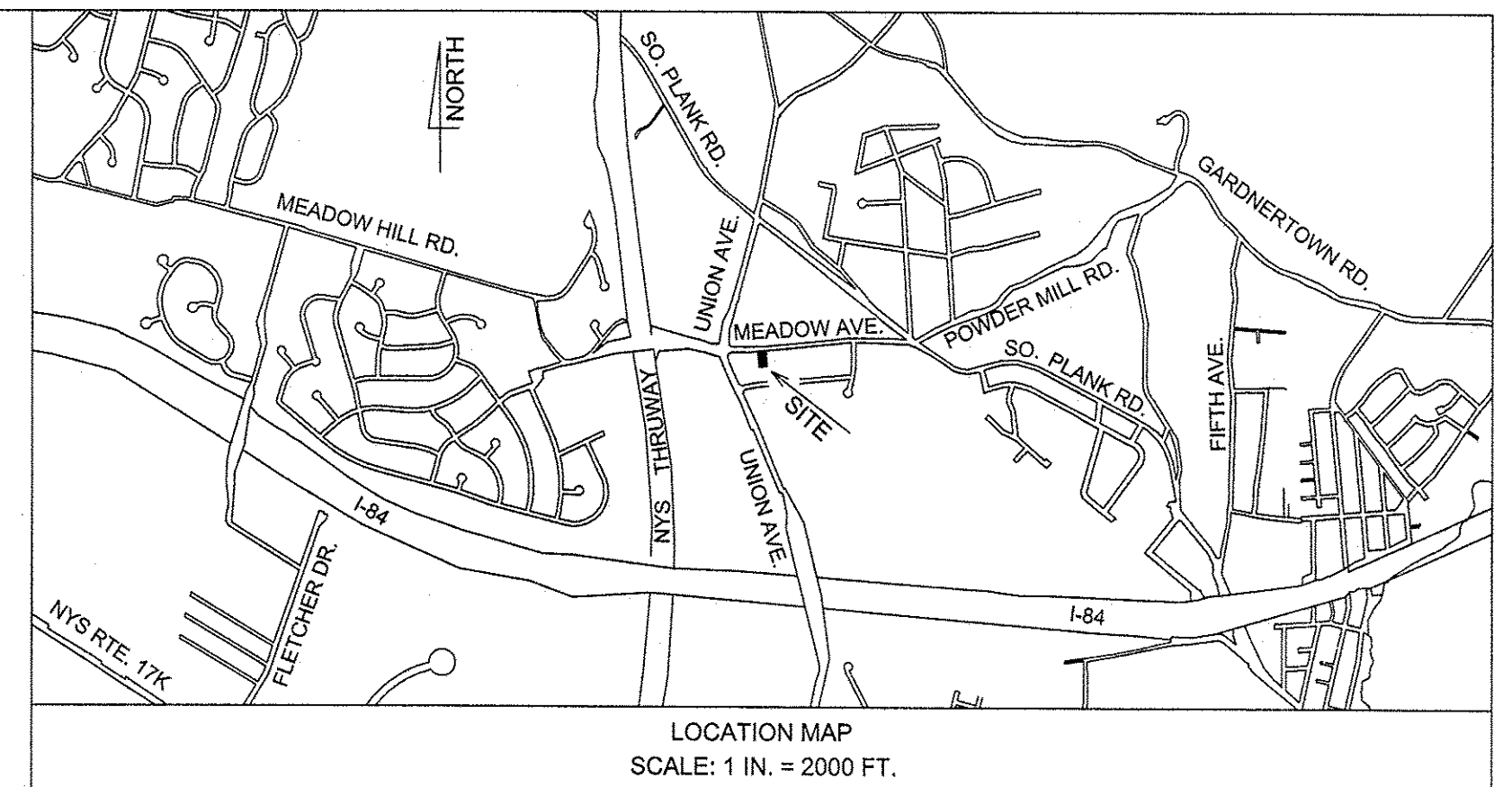
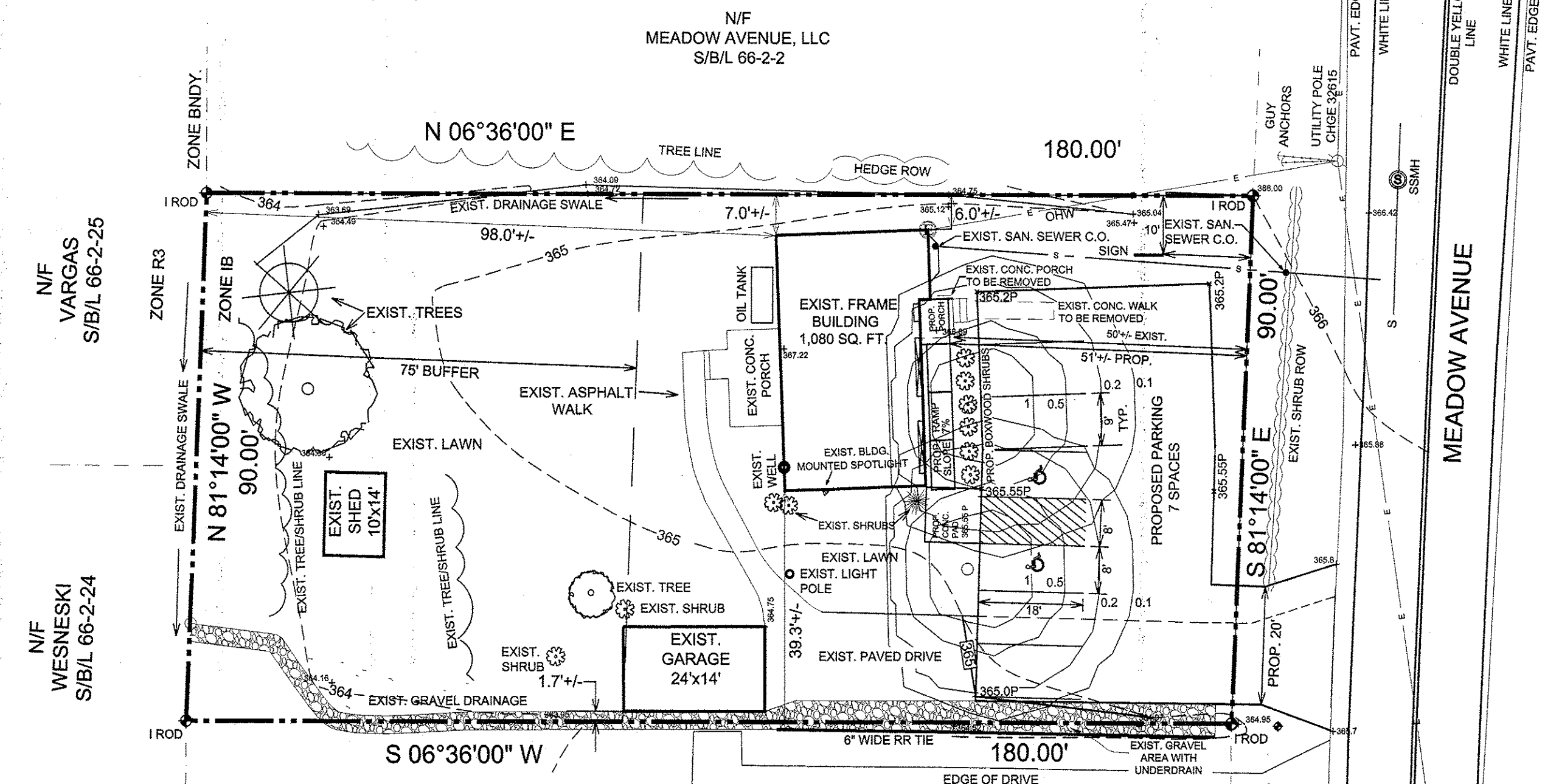
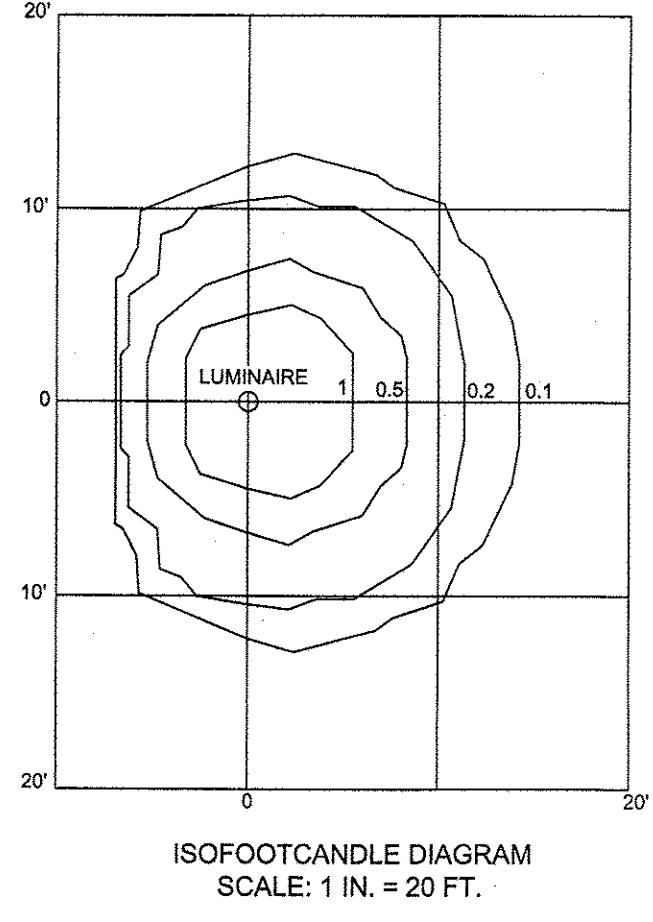
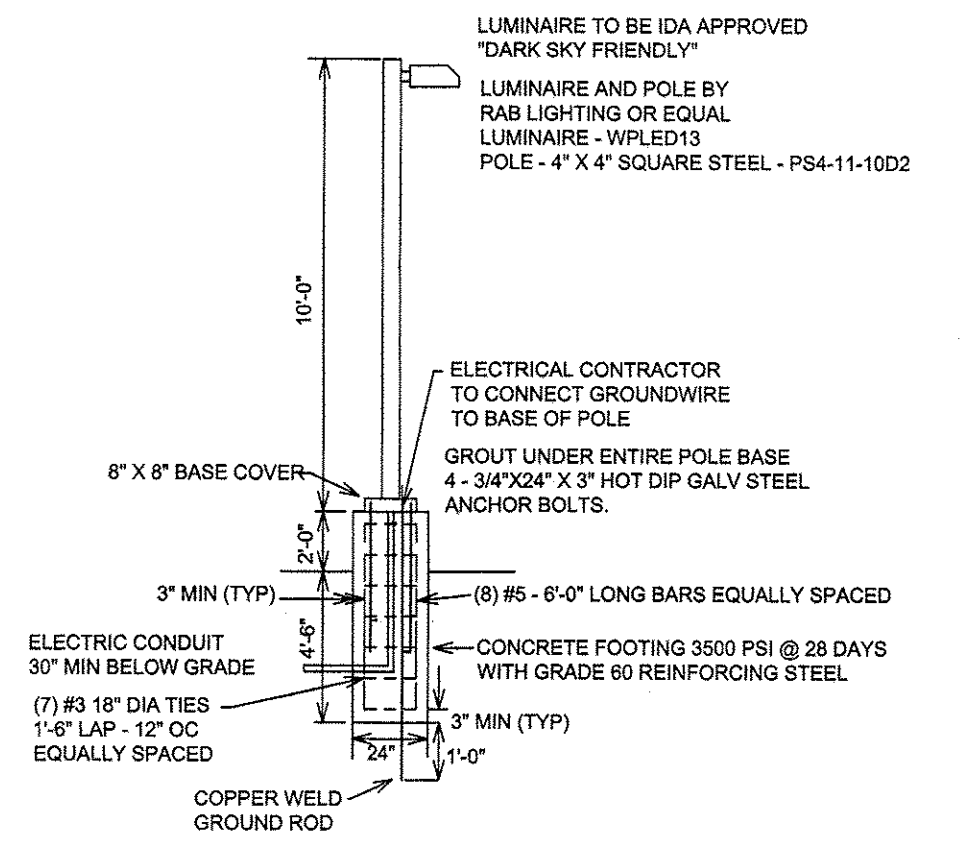
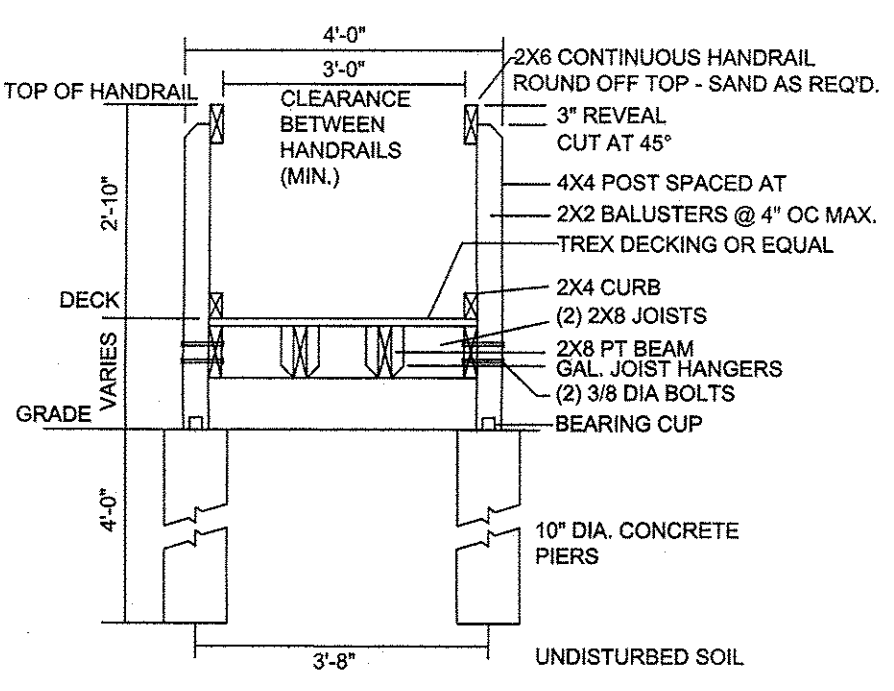
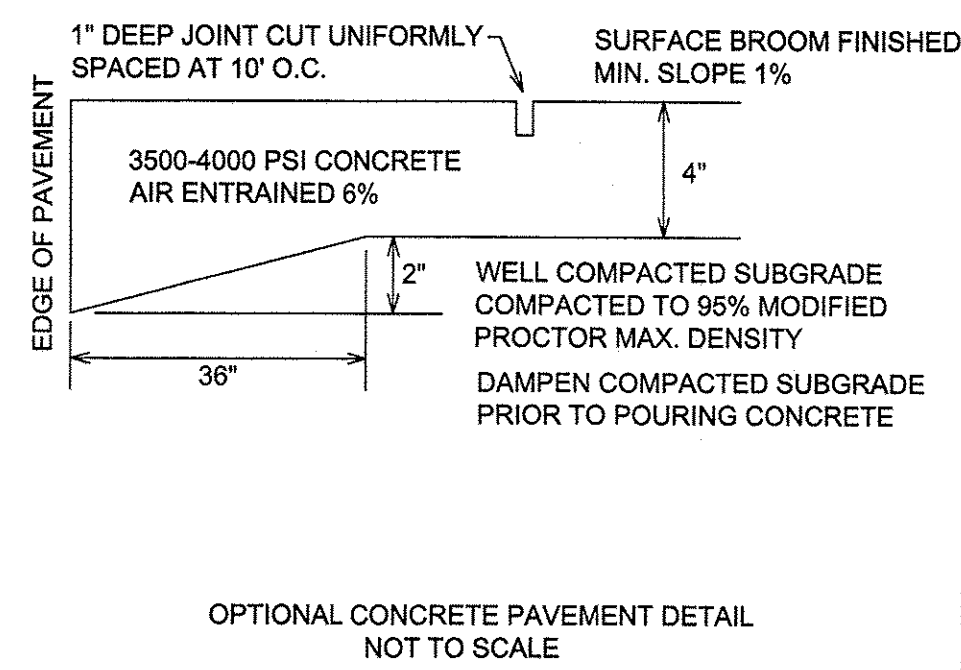
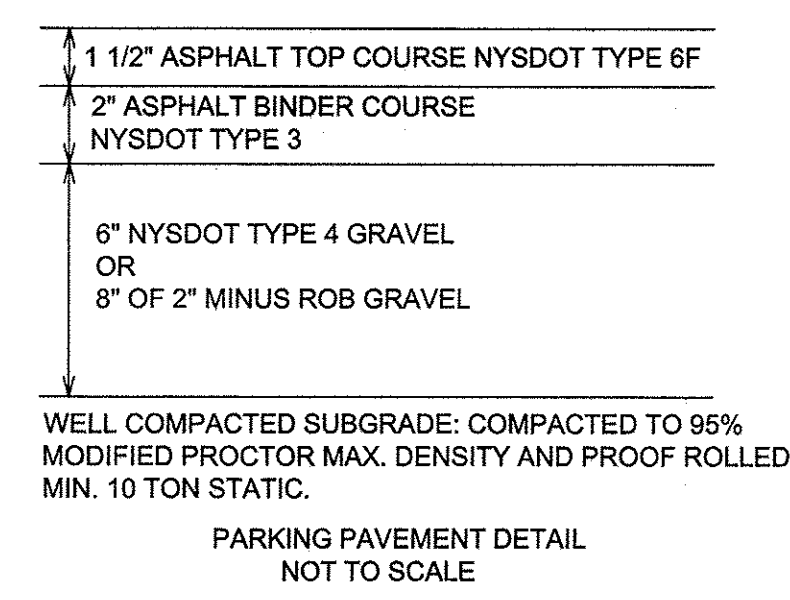
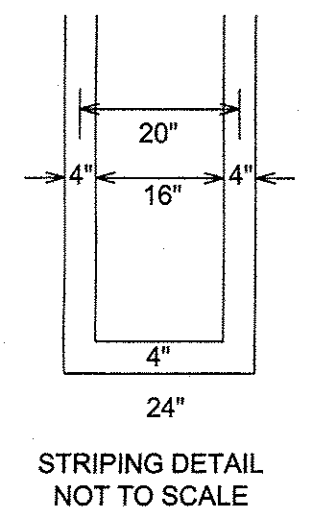
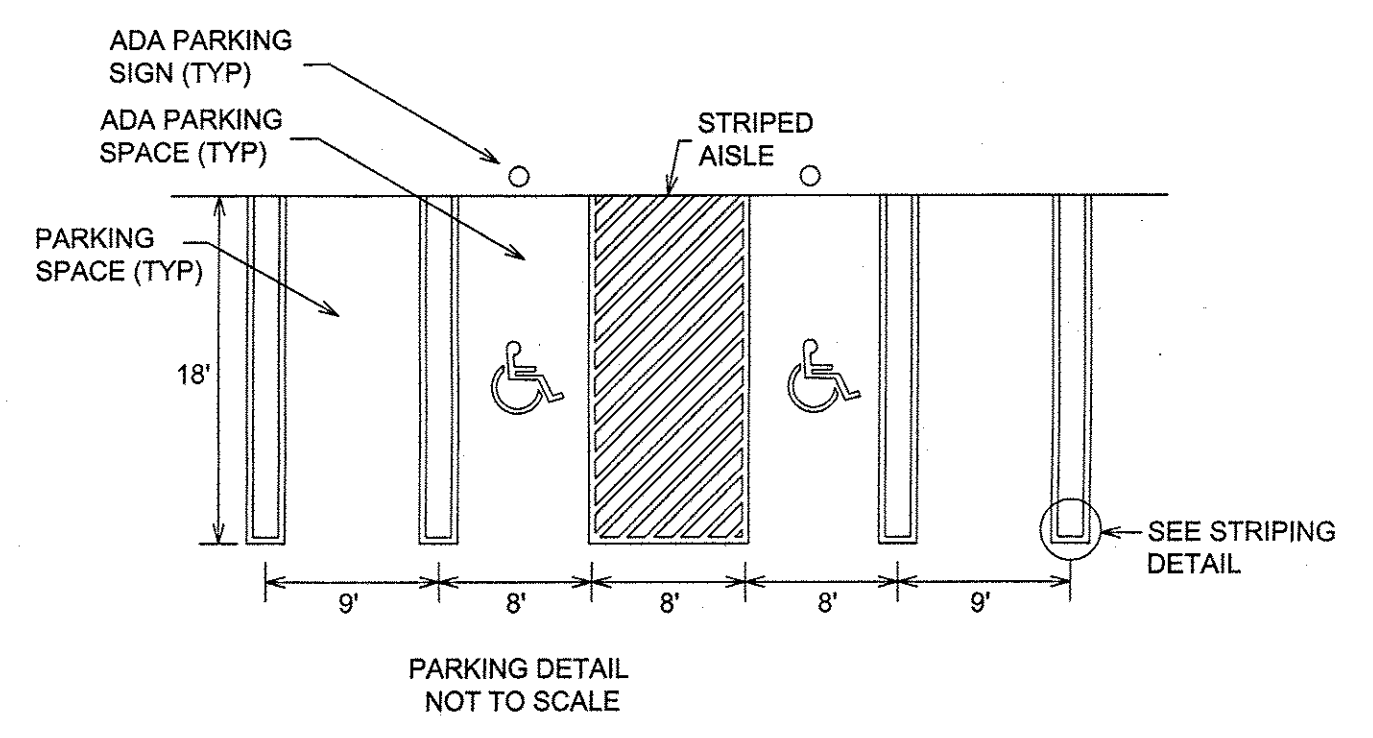
H/C RAMP DETAIL  
SCALE: 1 IN. = 10 FT.



LATIN NAME	COMMON NAME	SIZE	QUANTITY
BUXUS MICROPHYLLA var. KOREANA 'WINTERGREEN'	BOXWOOD	24" TO 30"	6



- NOTES:
1. INSTALL SILT FENCE ON THE DOWNSLOPE SIDE OF DISTURBED AREAS TO CAPTURE SEDIMENT.
  2. FASTEN SILT FENCE TO FILTER WITH WIRE TIES OR STAPLES.
  3. WHEN TWO SECTIONS OF SILT FENCE ADJOIN, OVERLAP BY 6" AND FOLD.
  4. PREFAB UNITS: GEOFAB, ENVIRONFENCE OR EQUAL.
  5. INSTALL THE SILT FENCE ON A LINE OF EQUAL ELEVATION (CONTOUR).
  6. PLACE SILT FENCE 5' MIN. FROM TOE OF SLOPE.
  7. INSTALL SILT FENCE WITH THE POSTS ON THE DOWNSTREAM SIDE OF THE FABRIC.
  8. SEDIMENT TO BE REMOVED FROM THE SILT FENCE WHEN THE DEPTH OF SEDIMENT IS 1/3 THE HEIGHT OF THE BARRIER. SILT FENCE SHOULD BE CHECKED FOR AREAS WHERE RUNOFF MIGHT HAVE ERODED BENEATH THE FENCE, SAGS OR BULGES IN THE FENCE OR FENCE COLLAPSE. REPAIR AND REPLACE AS NEEDED. AFTER SITE STABILIZATION, REMOVE SILT FENCE AND DISPOSE OF IT PROPERLY.



LOCATION MAP  
SCALE: 1 IN. = 2000 FT.

ZONE - IB REGULATION	MINIMUM	MINIMUM PROPOSED
LOT AREA	40,000 SQ. FT.	16,200 SQ. FT. +/-
LOT WIDTH	150 FT.	90 FT.
LOT DEPTH	150 FT.	180 FT.
FRONT YARD	50 FT.	51 FT. +/-
REAR YARD	80 FT.	98 FT. +/-
SIDE YARD	50 FT.	8 FT. +/-
BOTH SIDE YARDS	100 FT.	45 FT. +/-
LOT BUILDING COVERAGE	40 %	MAXIMUM 10% +/-
BUILDING HEIGHT	35 FT.	19 FT. +/-
LOT SURFACE COVERAGE	80 %	33% +/-

PARKING REQUIREMENTS:  
PERSONAL SERVICE STORE: 1 SPACE PER 150 SQ. FT.  
PARKING REQUIRED = 1,080 SQ. FT./150 - 7 SPACES  
PARKING PROPOSED = 7 SPACES  
ADA PARKING PROPOSED = 2 SPACES

SIGNAGE CALCULATIONS:  
ROAD FRONTAGE = 90 FEET  
PERMITTED SIGN AREA = 45 SQUARE FEET TOTAL (TO INCLUDE BUILDING MOUNTED AND FREE STANDING SIGN.)

- NOTES:
1. TAX PARCEL: SECTION 66 BLOCK 2 LOT 3.
  2. OWNER AND APPLICANT: JIN KANJANAKIRITUMRONG-GRABEK  
349 MEADOW AVENUE  
NEWBURGH, NY 12550
  3. BOUNDARY AND SURVEY INFORMATION AS PER A MAP ENTITLED "TITLE/BOUNDARY SURVEY OF THE LANDS FORMERLY OF TEZZI AND BROTTEN-DAVIS AS CONVEYED TO JIN KANJANAKIRITUMRONG," DATED APRIL 11, 2014 AND PREPARED BY JONATHAN N. MILLEN, L.L.S.
  4. WATER SERVICE TO BE FROM THE EXISTING WELL. THERE IS NO MUNICIPAL WATERMAIN AVAILABLE IN MEADOW AVENUE.
  5. ALL PLANT BEDS SHALL BE MOUNDED SLIGHTLY AND, WHERE INDICATED, BERMED.
  6. MULCHED BEDS SHALL BE PROVIDED AROUND SHRUB PLANTINGS AND MULCHED RINGS SHALL BE PROVIDED AROUND TREE PLANTINGS.
  7. ALL PLANTS SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK.
  8. THE CONTRACTOR SHALL INSTALL 6 INCHES OF TOPSOIL COMPOST MIX ON ALL DISTURBED AREAS NOT USED FOR THE DRIVE OR PARKING AREA. THESE AREAS SHALL BE SEEDED.
  9. ALL PLANT MATERIAL SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS. REPLACE ALL PLANTS THAT THAT ARE MISSING, MORE THAN 25% DEAD, THAT HAVE NOT DEVELOPED FROM PLANTING STOCK, OR THAT ARE UNHEALTHY.
  10. THE CONTRACTOR SHALL NOTIFY THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED OR MARKED AT LEAST 2 FULL WORKING DAYS PRIOR TO ANY EXCAVATION, DRILLING OR BLASTING. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.

**SITE PLAN**  
LANDS OF  
**JIN KANJANAKIRITUMRONG**  
349 MEADOW AVENUE, TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK  
DATE: APRIL 29, 2014 SCALE: 1 IN. = 20 FT.

PREPARED BY:  
**VINCENT J. DOCE ASSOCIATES**  
SURVEYORS - ENGINEERS - LAND PLANNERS  
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TEL. 845 561-1170 FAX 845 561-7738

9/15/2014	DETAILS
DATE:	REVISION