



Planning Bd Comments

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

PROJECT NAME:	MAVIS TIRE/MIXED USE (RHINEBECK REALTY LLC)
PROJECT NO.:	15-03
PROJECT LOCATION:	SECTION 60, BLOCK 3, LOT 40.2
REVIEW DATE:	12 FEBRUARY 2015
MEETING DATE:	19 FEBRUARY 2015
REPRESENTATIVE:	BOHLER ENGINEERING

1. General demolition notes must identify specifically that a permit is required from the Town of Newburgh Building Department prior to any demolition occurring on the site.
2. Note 6: Demolition notes should be revised to require notification of the Town of Newburgh Building/Code Office and not Municipal Engineer and local Soil Conservation District. Soil Conservation District is not involved in this project.
3. Standard Town of Newburgh Water and Sewer notes must be added to the plans. *Copy of updated required notes are attached.*
4. The Applicant should evaluate the Town of Newburgh design guidelines for projects. Parking within the front yard setback, lighting design, landscaping requirements, etc. should be addressed. Any specific waivers requested by the Applicant should be addressed in a written request to the Planning Board.
5. City of Newburgh Flow Acceptance letter is required prior to granting any approvals.
6. Information pertaining to the access easement to the west should be provided for Planning Board Attorney review.
7. Actual field delineation of the Army Corps of Engineers boundary should be provided on the plans. Plans should be updated to include all work within the easement area grading, drainage, retaining walls, inverts, wetland mitigation areas, etc. should be depicted on plans.
8. Approval from NYSDOT for new ingress and egress plan must be received.

9. Future submissions must contain a landscape plan in compliance with Town code and design guidelines.
10. It is recommended the Applicant consult with the Town of Newburgh Water Department representatives with regard to providing a single water connection into the site to service the 3 proposed buildings rather than the current proposal to provide 3 individual water services requiring construction within the state highway as well as a relocated hydrant.
11. Similar comment is requested that an evaluation be undertaken to provide a single sanitary sewer force main crossing rather than the current proposed two crossings and two grinder pump stations. One pump station serving the auto and retail and one pump station currently proposed to service the restaurant. Design details of all state highway crossings should be incorporated into the plans.
12. Any outdoor storage of new or waste tires should be addressed on the plans.
13. Applicants are requested to discuss the dumpster enclosure proposed for the auto service site. Access seems difficult based on location of dumpster enclosure and doors. Storm water management plan, as well as storm water pollution prevention plan, should be provided in future submissions. Grading plan is incomplete in the area of the detention pond and rear access drive.
14. Code Compliance/Jurisdictional Fire Department comments should be received regarding the proposed site.
15. Section 185-18(4)(b) requires that front yards abutting all county and state highways be at least 60 feet in depth. Applicants should address any of the identified exceptions with an analysis of adjoining properties.
16. Section 185-28 Motor Vehicle Service Station Car Wash and Rental Agencies (B) requires 50 foot entrance and exit drives. Rear exit drive appears to be proposed at 18 feet in width.
17. The Applicants are requested to evaluate Section 185-28G with regard to proximity of the mobile gasoline dispensing station at the intersection of Union Avenue Route 300 and Meadow Hill Road.
18. Section 185-28J(1) Service and Repair Requirements (A-C) should be addressed by the Applicant's Representative.
19. Outdoor storage of any products associated with the proposed tire shop should document compliance with Section 185-30 Outdoor Storage.

Respectfully submitted,

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

Patrick J. Hines
Principal

Attachment

TOWN SEWER SYSTEM NOTES

1. Construction of sanitary sewer facilities and connection to the Town of Newburgh sanitary sewer system requires a permit from the Town of Newburgh Sewer Department. All construction shall conform to the requirements of the NYSDEC and the Town of Newburgh.
2. All sewer pipe installation shall be subject to inspection by the Town of Newburgh Sewer Department. The Contractor shall be responsible for coordinating all inspections as required with the Town of Newburgh Sewer Department.
3. All gravity sanitary sewer service lines shall be 4 inches in diameter or larger and shall be SDR-35 PVC pipe conforming to ASTM D-3034-89. Joints shall be push-on with elastomeric ring gasket conforming ASTM D-3212. Fittings shall be as manufactured by the pipe supplier or equal and shall have a bell and spigot configuration compatible with the pipe.
4. The sewer main shall be tested in accordance with Town of Newburgh requirements. All testing shall be coordinated with the Town of Newburgh Sewer Department.
5. The final layout of the proposed water and/or sewer connection, including all materials, size and location of service and all appurtenances, is subject to the review and approval of the Town of Newburgh Water and/or Sewer Department. No permits shall be issued for a water and/or sewer connection until a final layout is approved by the respective Department.

WATER SYSTEM NOTES

1. Construction of potable water utilities and connection to the Town of Newburgh water system requires a permit from the Town of Newburgh Water Department. All requirements shall conform to the requirements of the New York State Department of Health and the Town of Newburgh.
2. All water service lines four (4) inches and larger in diameter shall be cement lined, class 52, ductile iron pipe conforming to ANSI/AWWA C151/A21.51-91 or later revision for ductile iron pipe joints shall be either push-on or mechanical joint as required.
3. Thrust restraint of the pipe shall be through the use of joint restraint. Thrust blocks are not acceptable. Joint restraint shall be through the use of mechanical joint pipe with retainer glands. All fittings and valves shall also be installed with retainer glands for joint restraint. Retainer glands shall be EBBA iron megalug series 1100 or approved equal. The use of a manufactured restrained joint pipe is acceptable with prior approval of the Water Department.
4. All fittings shall be cast iron or ductile iron, mechanical joint, class 250 and conform to ANSI/AWWA C110/A21.10-87 or latest revision for ductile and gray iron fittings or ANSI/AWA C153/A21.53-94 for latest revision for ductile iron compact fittings.
5. All valves shall be resilient wedge, mechanical joint gate valves conforming to ANSI/AWWA C509 or latest revision such as Mueller A-2360-23 or approved equal. All gate valves shall open left (counter clock wise).
6. Tapping sleeve shall be mechanical joint such as Mueller H-615 or equal. Tapping valve shall be resilient wedge gate valves conforming to ANSI/AWWA C509 such as Mueller Model T-2360-19 or approved equal. All tapping sleeves and valves shall be tested to 150 PSI minimum; testing of the tapping sleeve and valve must be witnessed and accepted by the Town of Newburgh Water Department prior to cutting into the pipe.
7. All water service lines two (2) inches in diameter and smaller shall be Type K copper tubing. Corporation stops shall be Mueller H-15020 for ¾ and 1 inch, Mueller H-15000 or B-25000 for 1 ½ or 2 inch sizes. Curb valves shall be Mueller H-1501-2 for ¾ and 1 inch and Mueller B-25204 for 1 ½ and 2 inch sizes. Curb boxes shall be Mueller H-10312 for ¾ and 1 inch and Mueller H-10310 for 1 ½ and 2 inch sizes.
8. All pipe installation shall be subject to inspection by the Town of Newburgh Water Department. The contractor shall be responsible for coordinating all inspections as required with the Town of Newburgh Water Department.
9. The water main shall be tested, disinfected and flushed in accordance with the Town of Newburgh requirements. All testing, disinfection and flushing shall be coordinated with the Town of Newburgh Water Department. Prior to putting the water main in service, satisfactory sanitary results from a certified lab must be submitted to the Town of Newburgh Water Department. The test samples must be collected by a representative of the testing laboratory and witnessed by the Water Department.
10. Thrust restraint shall be provided by the rods and retainer glands. The length of restrained pipe shall be determined based upon working pressures, soil conditions and depth of bury according to DIPPA standards.
11. Pressure and leakage tests are required and shall be done in accordance with AWWA C-600 standards.
12. Disinfection of all new work shall be done in accordance with AWWA C-651 – year of latest revision standards.
13. All water mains shall be 8", Class 52, ductile iron pipe unless otherwise noted.

14. The final layout of the proposed water and/or sewer connection, including all materials, size and location of service and all appurtenances, is subject to the review and approval of the Town of Newburgh Water and/or Sewer Department. No permits shall be issued for a water and/or sewer connection until a final layout is approved by the respective Department.

