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

PROJECT: LITTLE BRITAIN LLC.
PROJECT NO.: 2017-22
PROJECT LOCATION: SECTION 61, BLOCK 1, LOT 11.1
REVIEW DATE: 09 AUGUST 2017
MEETING DATE: 17 AUGUST 2017
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING

1. The project is before the Planning Board for a change of use. The proposed mobile auto glass facility is proposed to occupy a portion of the site.
2. The site has several preexisting non-conforming uses which will require referral to the Zoning Board of Appeals. The front yard is set back 37 ft. where 60 ft. (State Highway 185-18 (4)(b)) is required.
3. One side yard is 11 ft. where 15 ft. is required.
4. Sign from property line 6.5 ft. where 15 ft. is required.
5. An existing detached garage which appears to be rented as a storage unit use exists on the easterly most portion of the site. This garage structure also requires variances or rear yard 3 ft. where 30 ft. is requires. Side yard 3 ft. where 15 ft. is required.
6. Gerry Canfield's comments regarding the multiple mixed uses on the site and the areas described as rental garage should be received.
7. Parking calculations should confirm that parking is provided for all uses on the site including uses identified as rental garages.
8. Parking lot striping details should depict double lined parking as required by the Town of Newburgh.

9. Bollard detail identifies 10 in. diameter bollards. These are very substantial bollards. Applicant's representative has asked to confirm that 10 in. bollards will be constructed.
10. Gerry Canfield's comments regarding the location of the propane tanks to the rear property line should be received. Volume of the propane tanks should be labeled.
11. Planning Board should consider declaring Intent for Lead Agency as NYSDOT approval for a revised access is required.
12. Orange County Planning's referral is required if Applicant is successful at ZBA.
13. A well is depicted to the rear of the structure while the zoning table identifies the project as Town water. This should be clarified if the well is not in use it should be abandoned per AWWA standards.
14. Confirmation that the structures connected to the Town's sewers should be received.
15. A roll off container is depicted crossing the property lines. A dumpster enclosure suitable for the uses on the site should be incorporated into the plans.

Respectfully submitted,

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

Patrick J. Hines
Principal

Talcott Engineering DESIGN, PLLC

1 GARDNERTOWN ROAD ~ NEWBURGH, NY 12550
(845) 569-8400* ~ (fax) (845) 569-4583

Town of Newburgh
Planning Board
308 Gardnertown Road
Newburgh, NY 12550

August 8, 2017

Attn: John Ewasutyn, Chairman

Re: Project Narrative
Little Britain LLC
Town Project No. 2017-22
S-B-L: 61-1-11.1
Job No. 17203-HRS

LITTLE BRITAIN LLC SITE PLAN PROJECT NARRATIVE

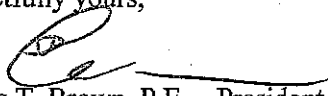
The subject parcel is a 0.95 acre lot, owned by Little Britain LLC located at 227 South Plan Road. The property is located in the B (Business) Zone, and contains an existing commercial building which is serviced by Town water and sewer.

The applicant, Little Britain LLC, proposes to convert 1,740 sf of the existing building from retail to a shop for custom work (auto glass), which is permitted in the B Zone. No changes to any building footprints are proposed.

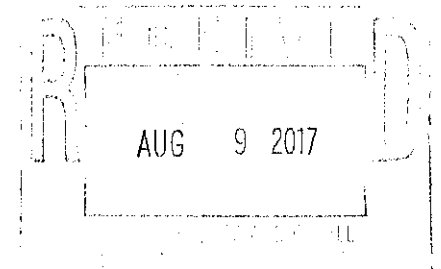
As this proposal is a change of use, this project will require area variances from the ZBA (setbacks).

Attached please find 14 sets of prints, applications, and EAF Short Forms along with the applicants' checks for escrow (\$ 2,400.00), application fees (\$ 2,000.00), and public hearing fee (\$ 150.00).

Respectfully yours,

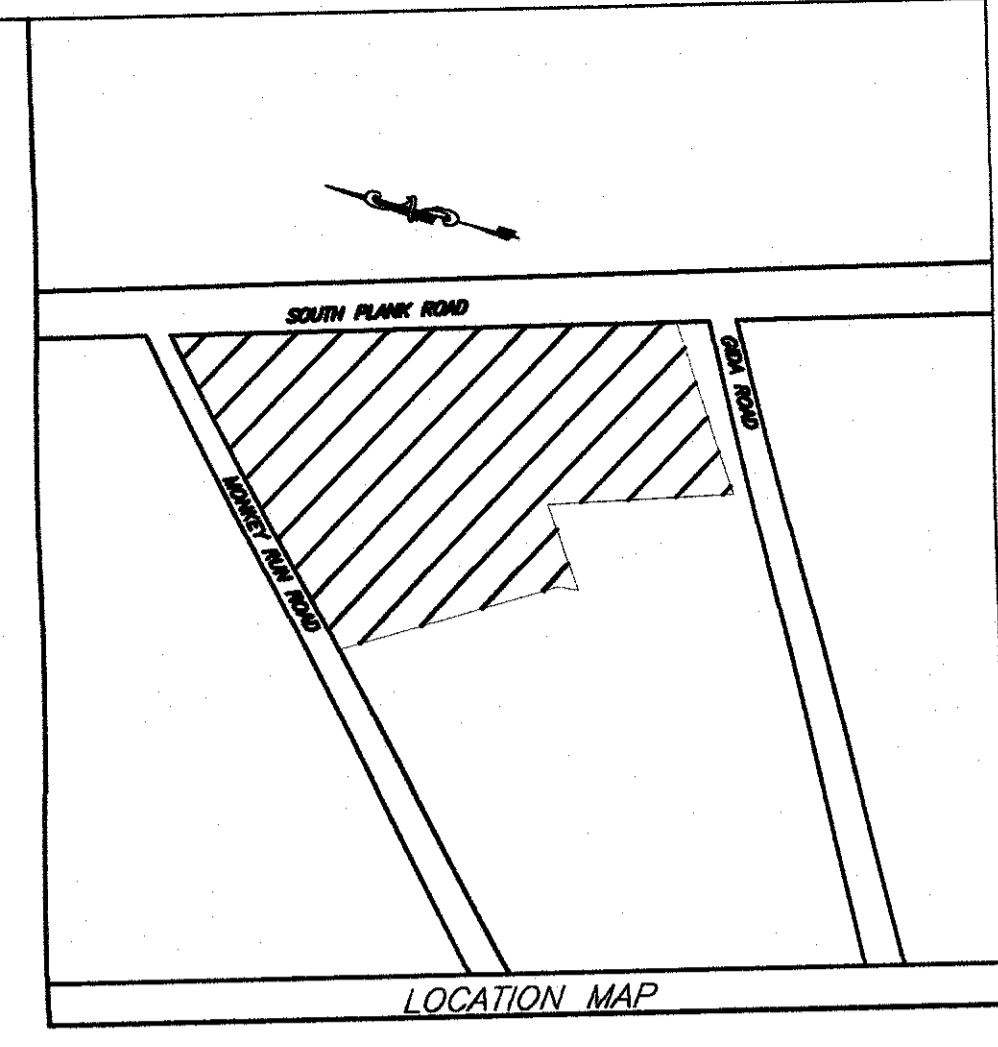

Charles T. Brown, P.E. -- President
Talcott Engineering Design, PLLC

PC; Jay Harrison, Little Britain LLC

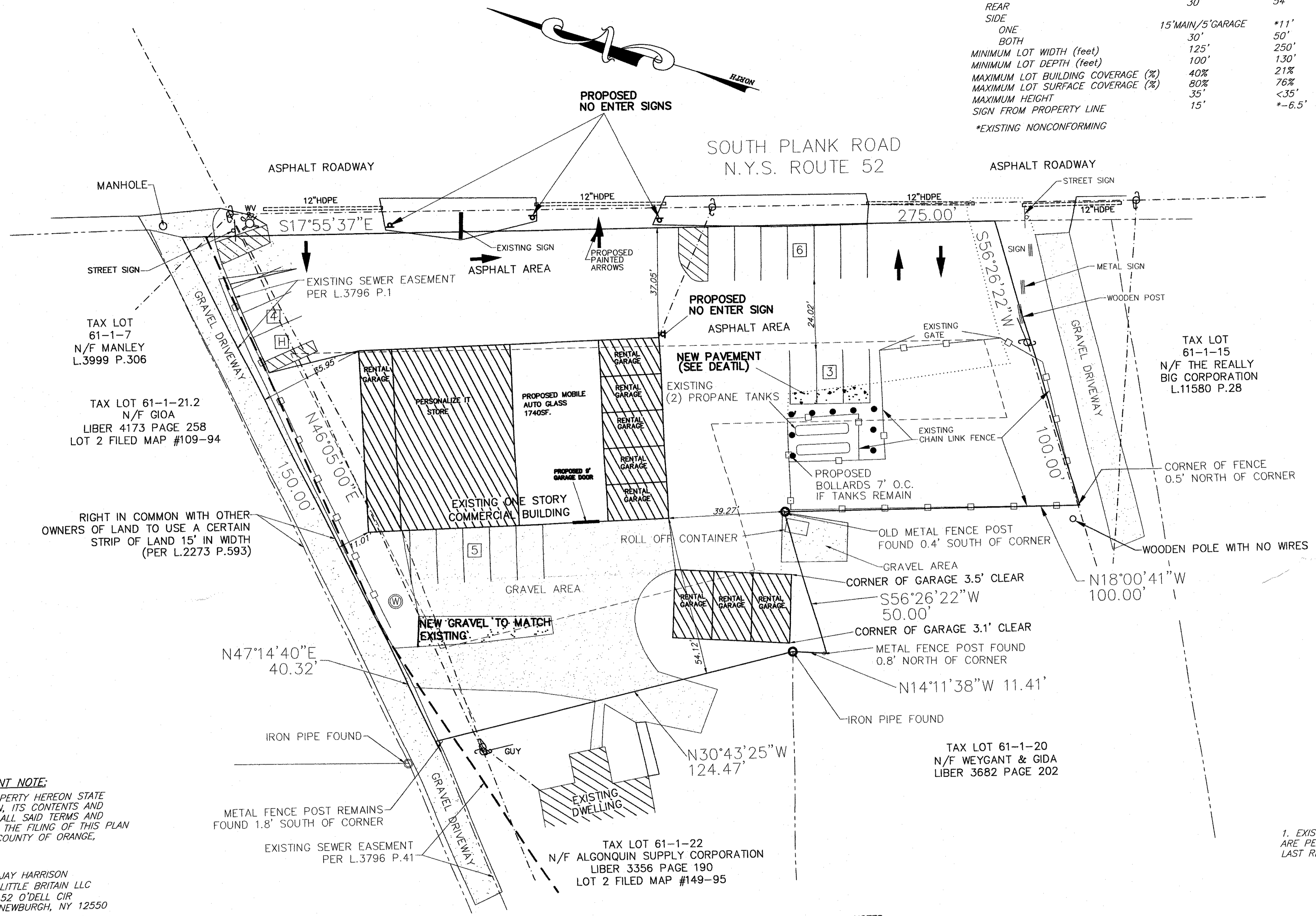


ZONING SCHEDULE	REQUIRED	MAIN BUILDING PROVIDED	DETACHED GARAGE PROVIDED
ZONE: B "TOWN WATER PER PROPERTY REPORT"	15000 SF	34515.40 SF	34515.40 SF
MINIMUM LOT AREA			
MINIMUM YARDS (feet)			
FRONT	40'	*37'	115'
REAR	30'	54'	*3'
SIDE			
ONE	15'MAIN/5'GARAGE	*11'	*3'
BOTH	30'	50'	50'
MINIMUM LOT WIDTH (feet)	125'	250'	140'
MINIMUM LOT DEPTH (feet)	100'	130'	136'
MAXIMUM LOT BUILDING COVERAGE (%)	40%	21%	21%
MAXIMUM LOT SURFACE COVERAGE (%)	80%	76%	78%
MAXIMUM HEIGHT	35'	<35'	<35'
SIGN FROM PROPERTY LINE	15'	*-6.5'	*-6.5'

*EXISTING NONCONFORMING



- LEGEND**
- PROPERTY LINE EXISTING
 - PROPERTY LINE ADJOINING
 - STONEWALL
 - EDGE OF EXISTING PAVEMENT



APPLICANT
 JAY HARRISON
 LITTLE BRITAIN LLC
 52 O'DELL CIR
 NEWBURGH, NY 12550

RECORD OWNER'S CONSENT NOTE:
 THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

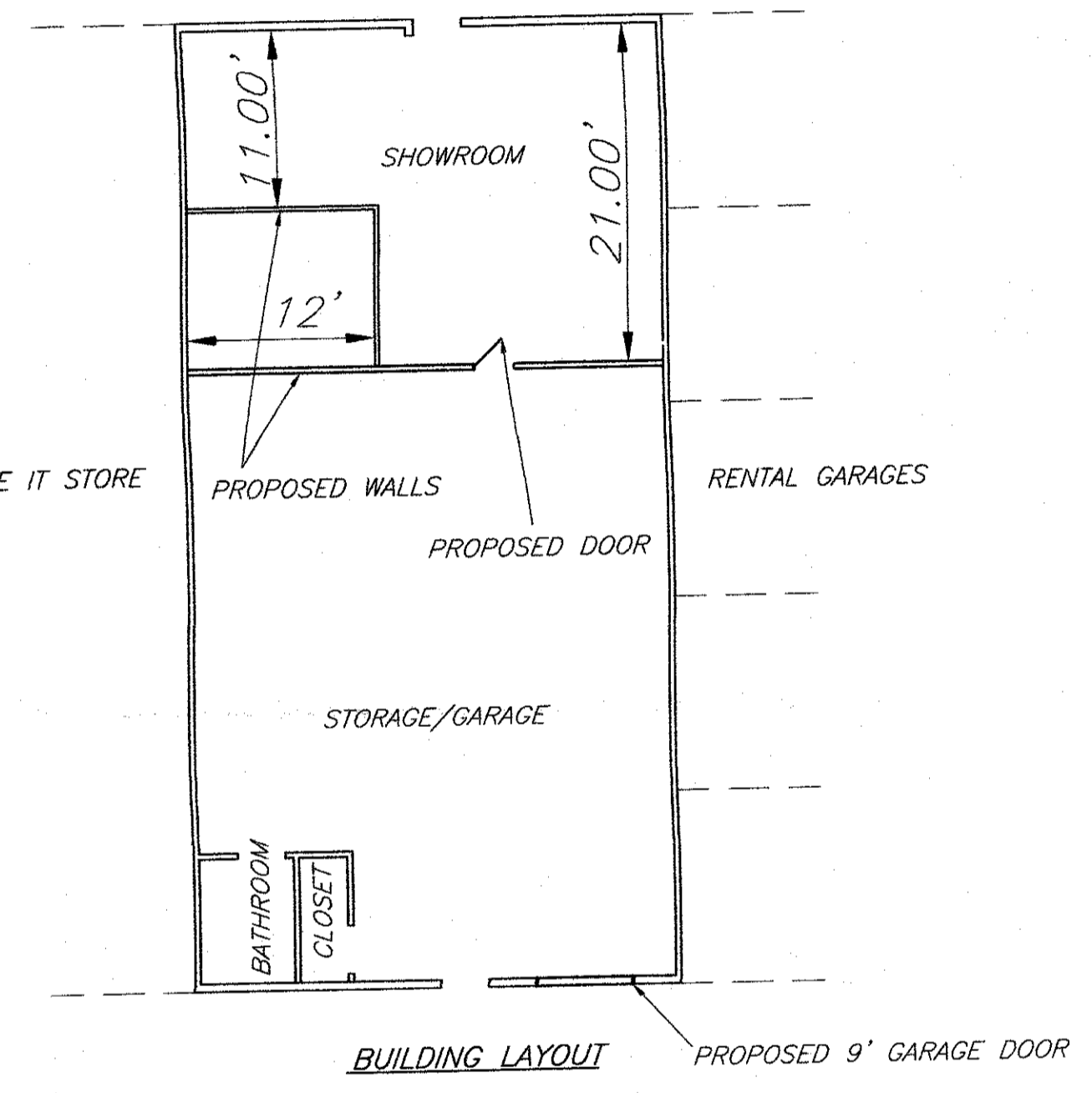
JAY HARRISON
 LITTLE BRITAIN LLC
 52 O'DELL CIR
 NEWBURGH, NY 12550

RECORD OWNER'S SIGNATURE

NOTES
 1. ALL ITEMS ON PLAN ARE EXISTING EXCEPT STRIPING UNLESS OTHERWISE NOTED.

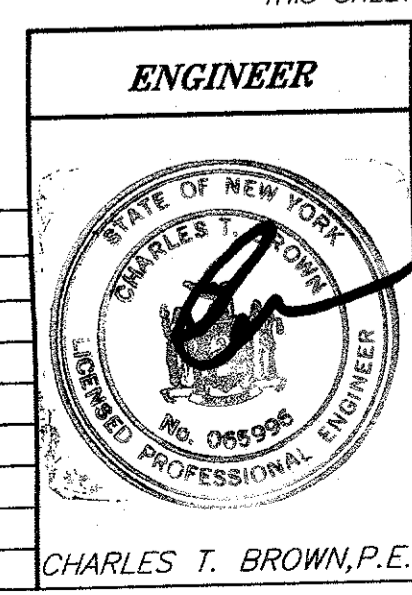
MAP REFERENCE
 1. EXISTING FEATURES INCLUDING PROPERTY LINES, PARKING, AND BUILDING LOCATIONS ARE PER A SURVEY ENTITLED "227 SOUTH PLANK ROAD" PERFORMED BY DARREN J. STRIDIRON P.L.S. LAST REVISED 09/04/2014. FIELD VERIFIED BY TALCOTT ENGINEERING 07/19/17

PARKING SCHEDULE
 SHOP FOR CUSTOM WORK
 1 SPACE PER 250 OF LEASEABLE SPACE
 4270 SF = 17 SPACES
 17 SPACES REQUIRED
 18 SPACES PROPOSED (INCLUDING 1 HANDICAPPED)



CALL BEFORE YOU DIG... IT'S THE LAW
 WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY - TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 811

REV.	DATE	BY	DESCRIPTION



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 NEWBURGH, NY 12550
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 TALCOTTDESIGN12@GMAIL.COM

SITE PLAN FOR:
LITTLE BRITAIN LLC
 227 SOUTH PLANK RD, SBL: 61-1-11.1
 TOWN OF NEWBURGH, ORANGE COUNTY NY

DATE: 08/02/17 SCALE: 1"=20' JOB NUMBER: 17203-HRS SHEET NUMBER: 1 OF 2

CHARLES T. BROWN, P.E.

