



- Site Planning
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October 3, 2012

Chairman John Ewasutyn and Members of the Planning Board
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, NY 12550

RE: JMC Project 10146
Parke Lane at Newburgh/Site Plan and Lot Line Change Application
Stewart Avenue
Town of Newburgh, NY

Response to BC Planning, LLC Letter

Dear Chairman Ewasutyn and Members of the Planning Board:

We are in receipt of the BC Planning, LLC letter of September 14, 2012, noting their review comments on the project. We offer the following responses to their comments.

Comment No. 1

The applicant has provided a revised site plan and has submitted and the lot line change map, as requested. The lot line change plan is required to show a bulk table with the zoning requirements along with the existing and proposed setback dimensions of each parcel. Setback lines should also be shown on both Newburgh Jewish Community Center lots (47 and 48).

Response No. 1

Infinigy Surveying Drawings 1 and 2 have been revised accordingly.

Comment No. 2

The roadway width has been revised to 26 feet wide in the loop and both drive aisles from Stewart Avenue are 20 feet wide to meet the NYSD Fire Code requirements. A mountable curb with pervious pavement area has been shown at the beginning of the loop road for emergency access, as requested by Jerry Canfield. This should provide adequate room for emergency vehicles to access the site if there is an accident at that point. Several parking spaces in front of the clubhouse are also pervious pavement, which will require maintenance to keep them functioning correctly.

Response No. 2

So noted

Comment No. 3

The 40 foot landscaped buffer needs to be demonstrated on the plans, much like a setback line. The requirement is clearly met but it still needs to be labeled to meet the Zoning Law requirements.

Response No. 3

The 40 foot wide landscape buffer has been illustrated on Drawing SP-7 “Landscape Plan”.

Comment No. 4

The building layout was revised to meet the required separation distances between the sides of buildings in Section 185-25.C.4.

Response No. 4

So noted.

Comment No. 5

A concrete pad has been provided as a bus stop area with no street furniture proposed, this can be discussed by the Planning Board and applicant to determine if a bench or gazebo would be more appropriate in that area.

Response No. 5

Drawing SP-3 has been revised to add a gazebo structure for the bus stop area.

Comment No. 6

The applicant has shown the proposed sign location in the median area of the drive aisle and has shown the sign in detail 12. A signage chart is required to be included in that detail showing the amount of signage allowed and proposed.

Response No. 6

The Sign Detail on Drawing SP-14 has been revised to identify the allowable square footage of the sign and the proposed square footage.

Comment No. 7

The lighting fixture is shown at a 15 foot pole height and is a decorative fixture, as requested. There will be adequate lighting on site and little to no spillover onto adjacent parcels.

Response No. 7

So noted.

Comment No. 8

The NYS DOT submitted a letter on September 11, 2012 identifying the Planning Board as lead agency. A highway work permit will still be required. No additional outside agencies have responded to the lead agency notice at this time.

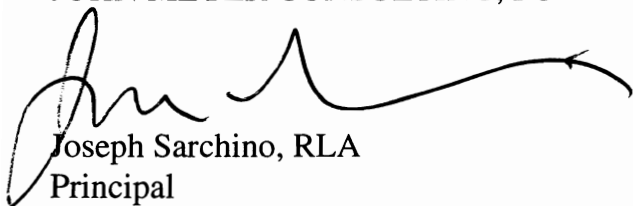
Response No. 8

We will follow-up with the NYS DOT as may be required for issuance of a Highway Work Permit, if required.

We trust the above adequately answers the questions noted. If you have any questions regarding the above, please do not hesitate to contact our office at (914) 273-5225.

Sincerely,

JOHN MEYER CONSULTING, PC



Joseph Sarchino, RLA
Principal

cc: Mr. Joseph Forgione, w/enc.
Dominic Cordisco, Esq., w/enc.