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

PROJECT: MOZO PROPERTIES SITE PLAN
PROJECT NO.: 16-11
PROJECT LOCATION: SECTION 34, BLOCK 2, LOT 55
REVIEW DATE: 14 JULY 2017
MEETING DATE: 20 JULY 2017
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING

1. The subject site has received variances from the Town of Newburgh ZBA for existing non conforming side yard and front yard setbacks.
2. This office has issued comments on a proposed site plan dated 10 July 2015 and 15 July 2016. The majority of these comments have not been addressed on the plans. Copies of these comments are attached.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw



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

PROJECT: MOZO PROPERTIES SITE PLAN
PROJECT NO.: 16-11
PROJECT LOCATION: SECTION 34, BLOCK 2, LOT 55
REVIEW DATE: 15 JULY 2016
MEETING DATE: 21 JULY 2016
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING

1. Attached is a copy of our 10 July 2015 comments for a previous application on the site. These comments continue to be valid for the resubmission. Project requires variances for front yard for existing structure and side yard for frame garage proposed to be converted to office.

Respectfully submitted,

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

Patrick J. Hines
Principal



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

PROJECT: MOZO PROPERTIES, LLC
PROJECT NO.: 15-17
PROJECT LOCATION: SECTION 34, BLOCK 2, LOT 55
PROJECT REPRESENTATIVE: STEVEN P. DRABICK, P.L.S.
REVIEW DATE: 10 JULY 2015
MEETING DATE: 16 JULY 2015

1. Existing framed garage proposed for an office does not meet side yard setback. A variance for existing condition is required.
2. Structures proposed to be removed require a demolition permit. Notes requiring a demolition permit should be added to the plans.
3. The Planning Board should discuss the need for paved access and parking areas.
4. Compliance with Town of Newburgh Design Guidelines should be documented on the site. Parking in front yard setback, site lighting, landscaping are items which must be addressed on the plan.
5. Water service to the parcel should be addressed on the plans.
6. Water and sewer service to the proposed office should be addressed.
7. Handicap accessibility, in addition to the paved parking, should be addressed on the site.
8. Compliance with Town of Newburgh and NYSDEC Storm Water Management must be documented on the site. Site was apparently re-graded, disturbed previously with additional re-grading and disturbance proposed exceeding the 1 acre threshold.
9. Gerry Canfield's comments as to classifying the use within the B zone should be received.

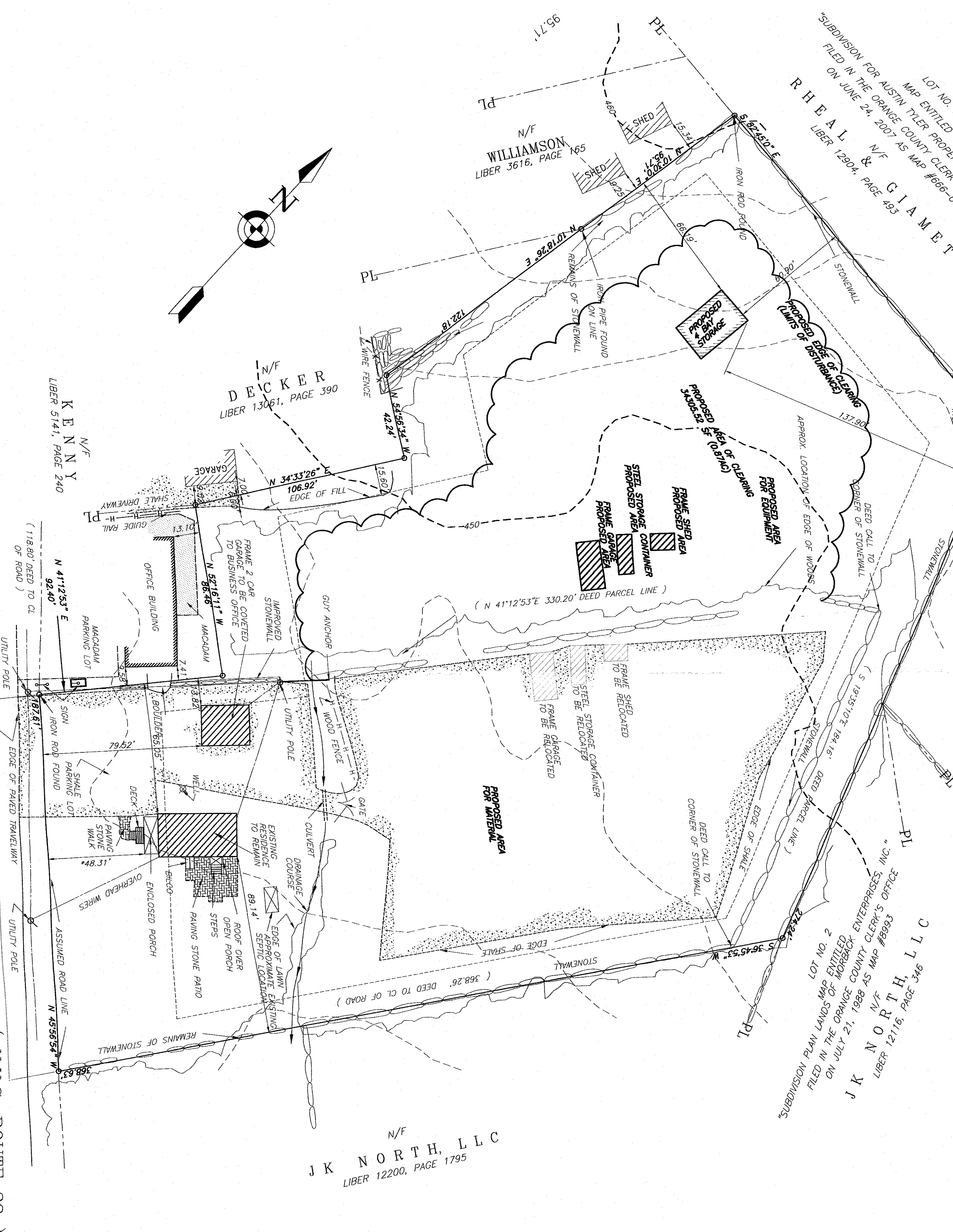
10. Quantity of landscaping material should be identified on the plans.
11. Landscaping tool rental area should be further defined for Planning Board's use.
12. NYSDOT approval for access drive is required.
13. Orange County Planning Board review of the site plan is required.

Respectfully submitted,

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

Patrick J. Hines
Principal

NORTH PLANK ROAD (N.Y.S. ROUTE 32)



LOT NO. 2 MAP ENTITLED "SUBDIVISION FOR AUSTIN TYLER PROPERTIES, LLC" FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JUNE 24, 2007 AS MAP #686-07
R H E A L & G I A M E T T A
LIBER 12904, PAGE 493
DEMARCO N/F FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MARCH 10, 1987 AS MAP #8146
LIBER 4971, PAGE 1
JK NORTH, LLC LIBER 12116, PAGE 346

ZONING SCHEDULE

ZONE: B (D-2)

	REQUIRED	RESIDENCE	OFFICE	STORAGE GARAGE
MINIMUM LOT AREA	15,000SF(0.34AC)	3.0 ACRES	3.0 ACRES	3.0 ACRES
MINIMUM YARDS (feet)				
FRONT	60'	*48.31'	79.52'	>100'
REAR	30'	267'	296'	60.90'
SIDE				
ONE	15'	65.05'	*13.82'	66.19'
BOTH	30'	154.19'	156.17'	204.05'
MINIMUM LOT DEPTH (feet)	100'	179 MIN.	179 MIN.	179 MIN.
MINIMUM LOT SURFACE COVERAGE (%)	80-85%	60%	36% MIN.	36% MIN.
MAXIMUM HEIGHT (feet)	35'	>35'	>35'	>35'

* EXISTING NON CONFORMING

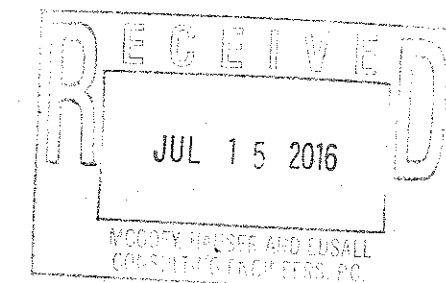
LEGEND

- — ○ PROPERTY LINE EXISTING
- — — PROPERTY LINE ADJOINING
- - - - EXISTING CONTOURS (2') COUNTY GIS
- - - - EXISTING CONTOURS (10') COUNTY GIS
- - - - SETBACKS
- - - - SILT FENCE
- - - - WATER/POND/STREAM
- ⊕ UTILITY POLE
- ⊕ STONEWALL
- ⊕ WELL EXISTING
- ▨ BUILDING EXISTING
- BUILDING PROPOSED

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.

MONICA & JOSE MOZO
43 TAFT AVENUE
NEWBURGH, NY 12550



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

MAP REFERENCE

EXISTING FEATURES EXCLUDING PROPERTY LINES, BUILDINGS, DRIVEWAYS AND STONE WALLS ARE PER A SURVEY PERFORMED BY STEVEN P.DRABICK, PLS ENTITLED "MOZO PROPERTIES, LLC" DATED NOVEMBER 13 2014.

REVISIONS

REV.:	DATE:	BY:	DESCRIPTION:

ENGINEER

TALCOTT ENGINEERING DESIGN PLLC

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TALCOTTDDESIGN12@GMAIL.COM

SITE PLAN FOR:
MOZO PROPERTIES
SBL: 34-2-55
TOWN OF NEWBURGH, ORANGE COUNTY, NY

CHARLES T. BROWN, P.E.

DATE: _____ SCALE: 1"=30' JOB NUMBER: 16073-MZP SHEET NUMBER: 1 OF 1

THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.