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CONSULTING ENGINEERS D.P.C.**

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 WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

PROJECT: MOZO PROPERTIES SITE PLAN
PROJECT NO.: 16-11 (PREVIOUSLY 15-17)
PROJECT LOCATION: SECTION 34, BLOCK 2, LOT 55
REVIEW DATE: 12 APRIL 2018
MEETING DATE: 19 APRIL 2018
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING

This project has been before the Board for several years. Our previous comments dated 10 July 2015 for a 16 July 2015 are being addressed:

1. Previous comment identified the need for paved access and parking areas. A review of recent aerial photos identified a significant area of dirt, gravel and disturbed area on the north side of the stream. A permanent dust free surface should be required to be installed for use as a contractor yard which appears the Applicant is requesting.
2. NYSDOT approval for the access drive should be received. NYSDOT requires submission of all projects which will increase the intensity of its use on existing access roads.
3. It is identified that the office area will utilize the existing subsurface sanitary sewer disposal system. Information pertaining to the size of the sanitary sewer disposal system and its ability to treat the anticipated increase hydraulic loading should be provided.
4. The Applicant has identified that the disturbed area has been reduced to less than one acre. Additional disturbed areas appear to exist based on a review of an aerial photo along the south property line onto lands of JK North LLC. This area of disturbance should be incorporated into the proposed plan.
5. It is requested that the limits of disturbance be delineated in the field with orange construction fencing detail of fence should be added.
6. The framed garage proposed is identified outside the limits of disturbance and in very close proximity to the Federally Jurisdictional Wetland areas depicted on the map.

7. Any site lighting proposed on the plans should be identified.
8. The landscaping plan identifies two flowering trees , ornamental grass, flowering fowwood and daylilies. A typical landscaping plan includes a planting list, species and details for planting. The Planning Board should review the proposed landscaping with regard to the amount of landscaping provided on the site.
9. A DOT pavement entrance detail and a pavement detail are identified on the plans, however location of the proposed paving is not identified. All proposed surfaces should be clearly identified.
10. A Soil, Erosion and Sediment Control Plan should be provided.
11. A Stormwater Management Plan is required in accordance with Section 157 of the Town Code for Developments which disturb greater than 10,000 square feet. Project identifies limits of disturbance of 35,123 square feet, therefore requiring implementation of stormwater management in compliance with the Town's regulation.
12. Plans will require submission to the Orange County Planning Department as project is located along the State Highway. Detailed plans conforming to the above referenced comments should be provided prior to submission to the County Planning.

Respectfully submitted,

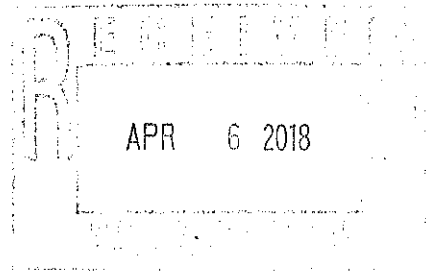
McGoey, Hauser and Edsall
Consulting Engineers, D.P.C.

Patrick J. Hines
Principal

Talcott Engineering

DESIGN, PLLC

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



April 4, 2018

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

Attn: John Ewasutyn, Chairman

Re: Resubmission letter
Town Project No. 2016-11 (was 2015-17)
Mozo Properties Site Plan
North Plank Road (NYS RT 32)
SBL: 34-2-55
B Zone
Job No. 16073-MZP

Dear John,

The following is our;

Response to Town of Newburgh Planning Board Review Comments review dated 7/10/15 (Project #2015-17) and 7/20/17 (Project #16-11)

- 1) Variance granted Sept. 22, 2016
- 2) Requested note has been added to plans
- 3) The entrance driveway will be paved per DOT
- 4) Parking in the front yard is consistent with adjoining properties, landscaping is proposed around driveway entrance and no lighting is proposed. 3 spaces have been relocated behind Garage/Office. Landscaping, stonewalls and fencing are proposed to improve or screen visual impact of project.
- 5) Existing well shown on plans is water source
- 6) Office will tie into existing SDS and use existing well
- 7) Handicap space has been added
- 8) Disturbed area is reduced to less than 1 acre
- 9) (No response required)
- 10) Bins have been labeled for 40 CY each
- 11) Tool rental is no longer proposed
- 12) Plan has been submitted to Siby Zachariah-Carbone at the DOT based on a field meeting and letter of acceptance was received on June 7, 2017 (attached).
- 13) (No response required)

In addition, the Federal Wetlands have been flagged, mapped and on plans.

Attached please find 13 sets of prints. I will FedEx 1 copy to Michael Donnelly, FedEx one copy to Ken Wersted, and deliver 1 copy to Pat Hines and Gerald Canfield.

Respectfully yours,

A handwritten signature in black ink, appearing to be 'C. Brown', with a long horizontal flourish extending to the right.

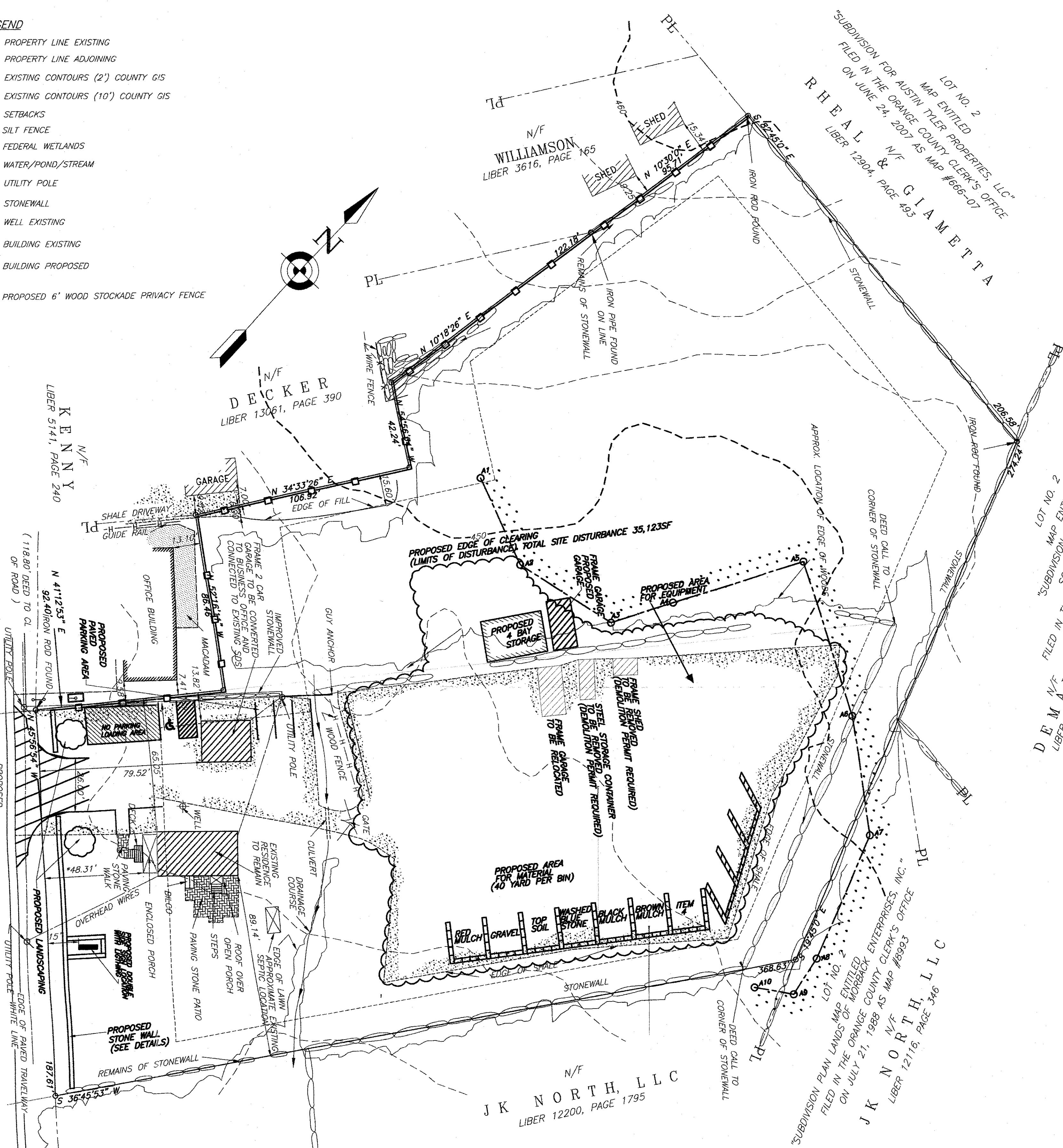
Charles T. Brown, P.E. – President
Talcott Engineering

Pc: Mozo Properties, Client
Michael Donnelly
Pat Hines
Gerald Canfield

LEGEND

- PROPERTY LINE EXISTING
- PROPERTY LINE ADJOINING
- - - EXISTING CONTOURS (2') COUNTY GIS
- - - EXISTING CONTOURS (10') COUNTY GIS
- - - SETBACKS
- - - SILT FENCE
- ▬ FEDERAL WETLANDS
- WATER/POND/STREAM
- UTILITY POLE
- STONEWALL
- ⊕ WELL EXISTING
- ▨ BUILDING EXISTING
- ▨ BUILDING PROPOSED
- PROPOSED 6' WOOD STOCKADE PRIVACY FENCE

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



- PROPOSED LANDSCAPING AREAS TO INCLUDE**
- 2 FLOWERING PEAR TREES (5GAL)
 - ORNAMENTAL GRASS
 - FLOWERING FOX WOOD(5GAL)
 - DAY LILLIES

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.

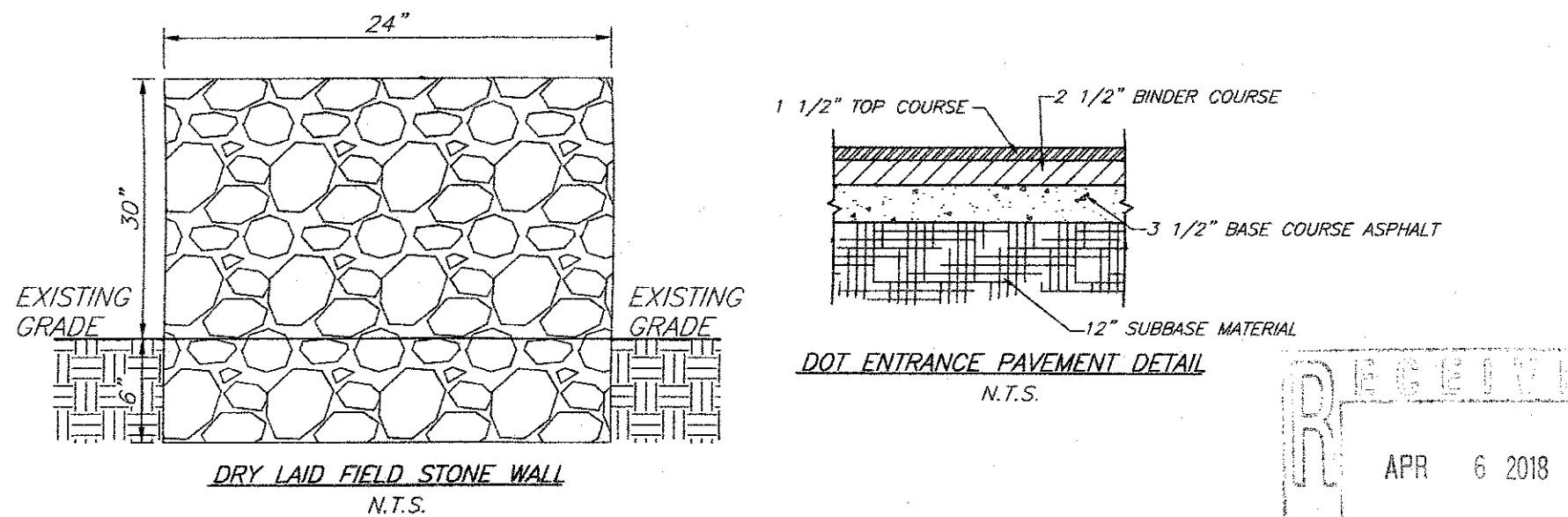
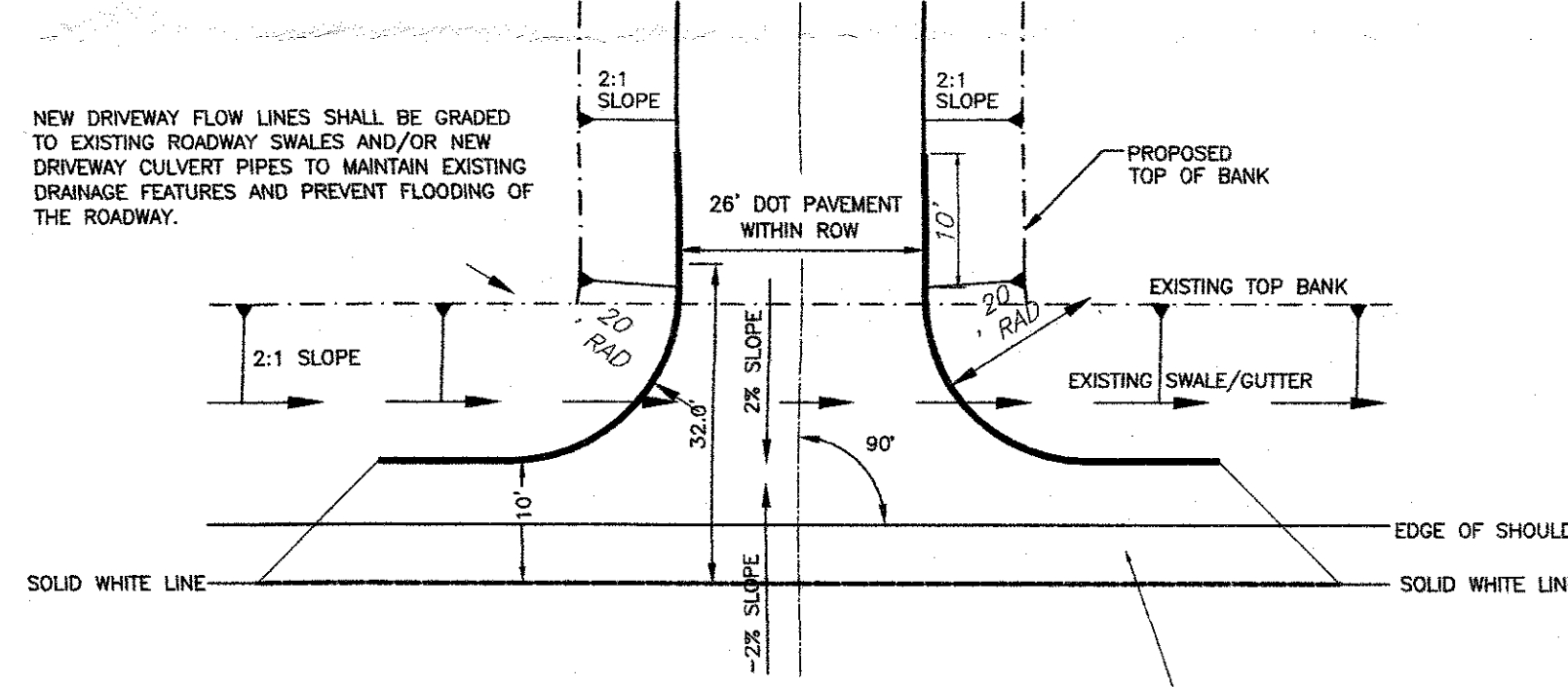
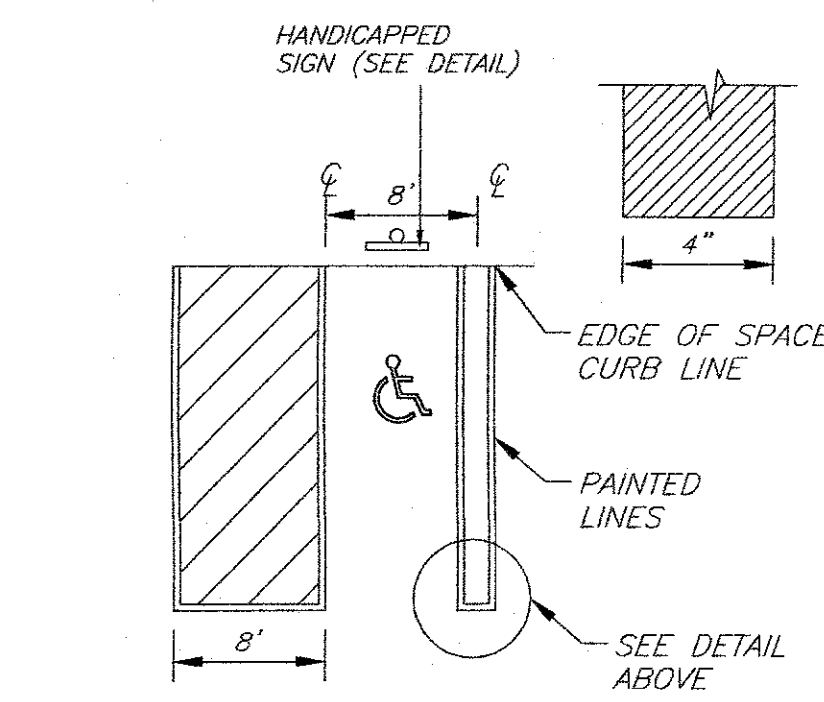
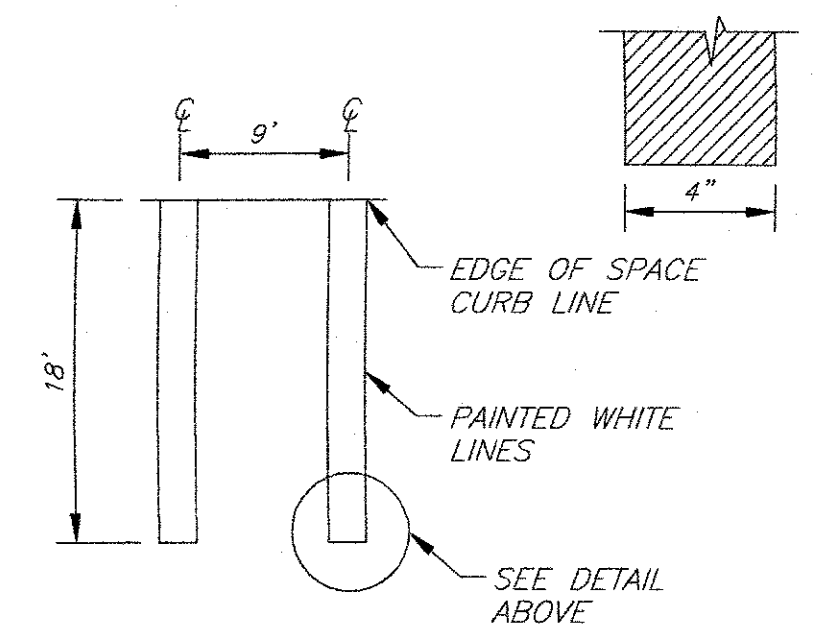
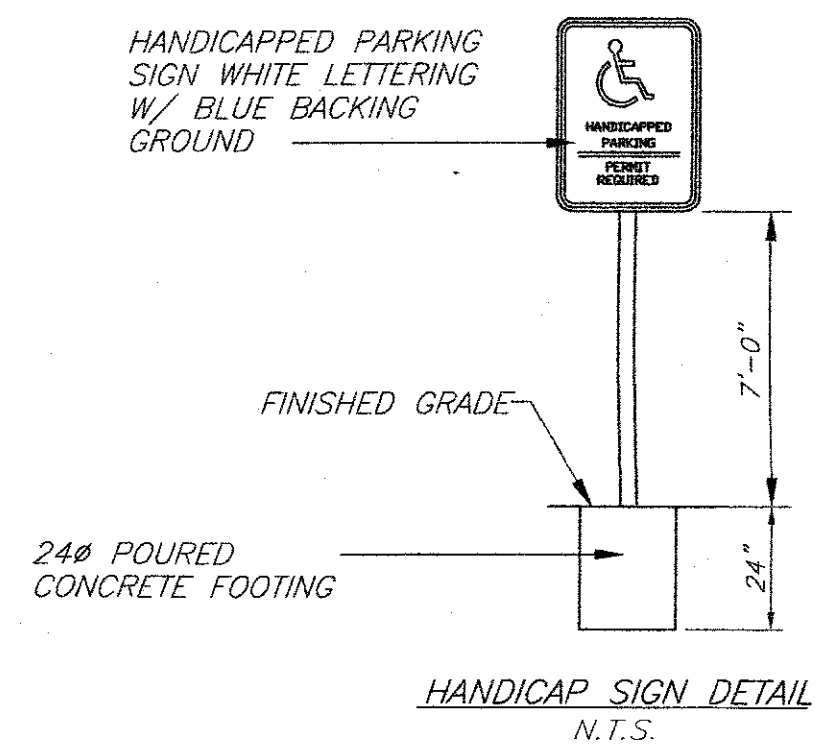
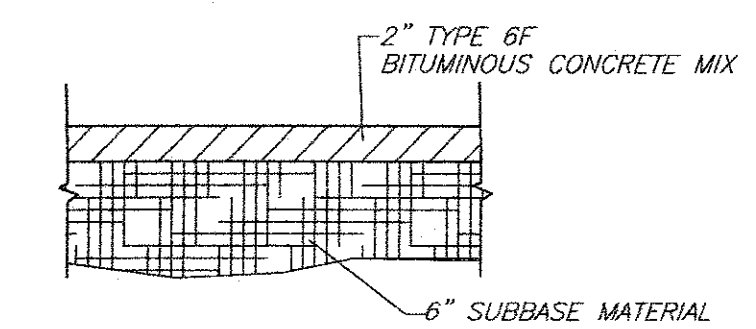
MONICA & JOSE MOZO
 43 TAFT AVENUE
 NEWBURGH, NY 12550
 RECORD OWNER'S SIGNATURE

- MAP REFERENCE**
1. 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.
 2. EXISTING FEDERAL WETLANDS FLAGGED BY MICHAEL NOWICKI AND FIELD LOCATED BY TALCOTT DESIGN ON 08/10/17.

ZONING SCHEDULE

	REQUIRED	RESIDENCE	OFFICE	STORAGE GARAGE
ZONE: B (D-2)				
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'	156.77'	204.09'
MINIMUM LOT WIDTH (feet)	100'	179'MIN.	179'MIN.	179'MIN.
MINIMUM LOT DEPTH (feet)	125'	368'MIN.	368'MIN.	368'MIN.
MAXIMUM LOT SURFACE COVERAGE (%)	80-85%	60%	60%	60%
MAXIMUM HEIGHT				
HEIGHT (feet)	35'	>35'	>35'	>35'

* VARIANCE GRANTED 09/23/16



STATE OF NEW YORK
 ENGINEER
 CHARLES T. BROWN, P.E.

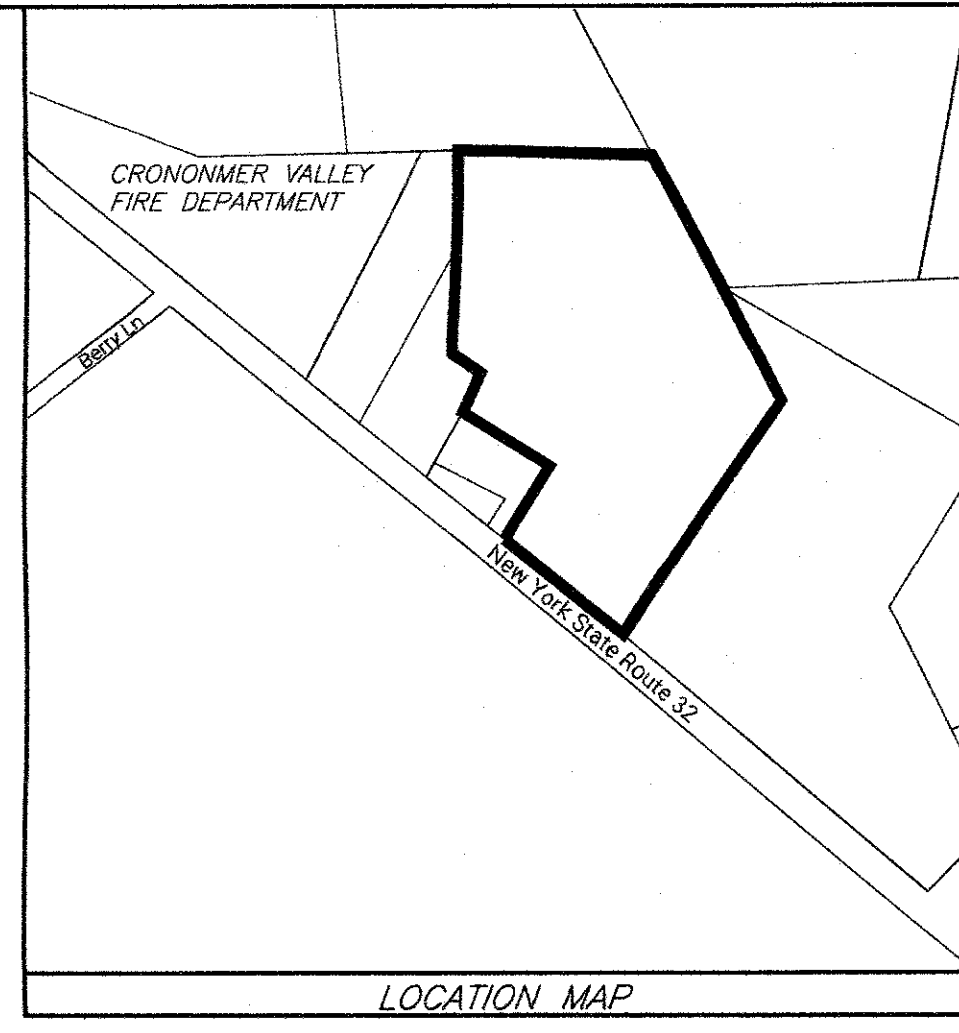
TALCOTT ENGINEERING DESIGN PLLC
 1 GARDNERTOWN ROAD
 NEWBURGH, NY 12550
 (845)-565-8400
 (FAX) (845)-565-4583
 TALCOTTDESIGN12@GMAIL.COM

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

DATE	SCALE	JOB NUMBER	SHEET NUMBER
07/14/16	1"=30'	16073-MZP	1 OF 1

REVISIONS

REV.	DATE	BY	DESCRIPTION
4	04/03/18	RBM	REVISED PER TOWN
3	08/09/18	RBM	REVISED PER TOWN
3	06/27/17	RBM	REVISED PER TOWN
2	03/22/17	RBM	REVISED PER DOT
1	02/27/17	RBM	REVISED PER DOT



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Landscaping INC.
 RETAINING WALLS • PATIOS • WALKWAYS
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 FAX: 845-565-5511 FREE ESTIMATES
 JOSE: 845-234-1033 COMMERCIAL • RESIDENTIAL

PROPOSED DOUBLE SIDED LIGHTED SIGN (48sf TOTAL) 93SF PERMITTED. N.T.S.

APR 6 2018

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