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

PROJECT: NPA SITE PLAN
PROJECT NO.: 17-03
PROJECT LOCATION: SECTION 89, BLOCK 1, LOT 80.2 & 80.1
REVIEW DATE: 14 JULY 2017
MEETING DATE: 20 JULY 2017
PROJECT REPRESENTATIVE: ZEN DESIGN CONSULTANTS

1. Schematic plans have been submitted for the design of the project. These plans identify the need for variances to develop the site. The following will identify variances based on a review of the schematic plan.
 - 1) Front yard setback: 60 required 21.8 provided.
 - 2) Side yard setback- canopy: 50 ft. required approximately 30 provided (not labeled on plans).
 - 3) Garage on Lot identified as 2A : Rear yard setback/front yard setback, accessory structure in front yard setback; note we believe the garage should be removed from the plan as part of the approval.
 - 4) Bulk Table should be modified to identify the variances needed. Variance for canopy is not depicted.

The following technical comments are provided on the sketch plan:

- 1) Truck traffic circulation for gasoline tankers accessing the site must be depicted on the plans.
- 2) Stormwater management must be addressed on the plans.
- 3) The Applicant should determine whether the building is required to be sprinklered. Conversations with Fire Inspectors office should be undertaken.
- 4) Further engineering review will be undertaken upon receipt of detailed design plans.

Respectfully submitted,

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

Patrick J. Hines
Principal

ZEN Consultants, Inc.

1662 Route 300, Suite 138
Newburgh, New York 12550

June 18, 2017

Re: NPA Site Plan
747 Blvd

Comments addressed from McGoey, Hauser & Edsall, dated 01/16/2017:

1. Bulk Table for the IB zone appearing on Sheet 1 of 2 should be corrected for IB District Schedule 8D(2) set back requirements.
This has been corrected on the plans.
2. Plans should clearly label each of the lots referred to on notes 1-3 of sheet 1 of 2. Lots 2a, 2b and 2 are referenced, however lots 2a and 2b are labeled.
I have attached a copy of the previous subdivision map which should help to clarify these notes.
3. Lot appears to be bisected by lands owned by the NYCDEP. Mike Donnelly's comments regarding access through this parcel should be received. Access to the parcel currently labeled 2b is via an easement across the adjoining lot.
A permanent easement across the NYCDEP lands is in place. Please see attached deed.
4. Plans should identify the point of access to the proposed development. Currently plans stop short of depicting access onto the State Highway. Bulk tables should include all minimum and maximum required items in Schedule 8.
Access point onto 747 Blvd has been added to the plans. Bulk tables have been adjusted to show all requirements.
5. The lot is considered a corner lot in accordance with Section 185-17. Both street frontages are front yards while one of the other shall be deemed a rear yard and side yard. These should be clearly labeled with dimensions.
This has been adjusted on the plans.
6. Bulk table should be appropriately revised to identify section 185-18C (#4)(b).
This has been adjusted.
7. Gerry Canfield's comments regarding whether the proposed structure must be sprinklered should be received.
We look forward to receiving these comments as the project proceeds.
8. Several zoning variances appear to be required based on the schematic plans submitted. Front yard set back where 60 feet is required, 50 feet is shown for the majority of the set back and 11.3 feet is shown to the rear.
This is understood.
9. The gas canopy extends into one of the set back.
This is the plan and will require a variance for this.
10. The EAF should be revised to identify the threatened or endangered species based on information provided by the NYSDEC. Coordination with the NYSDEC on this should be performed.
The EAF has been revised and we look forward to any comments they may have as we proceed.

11. The design guidelines should be considered when placing the structures and parking. Parking within the front yard set back would require a waiver from the Planning Board.

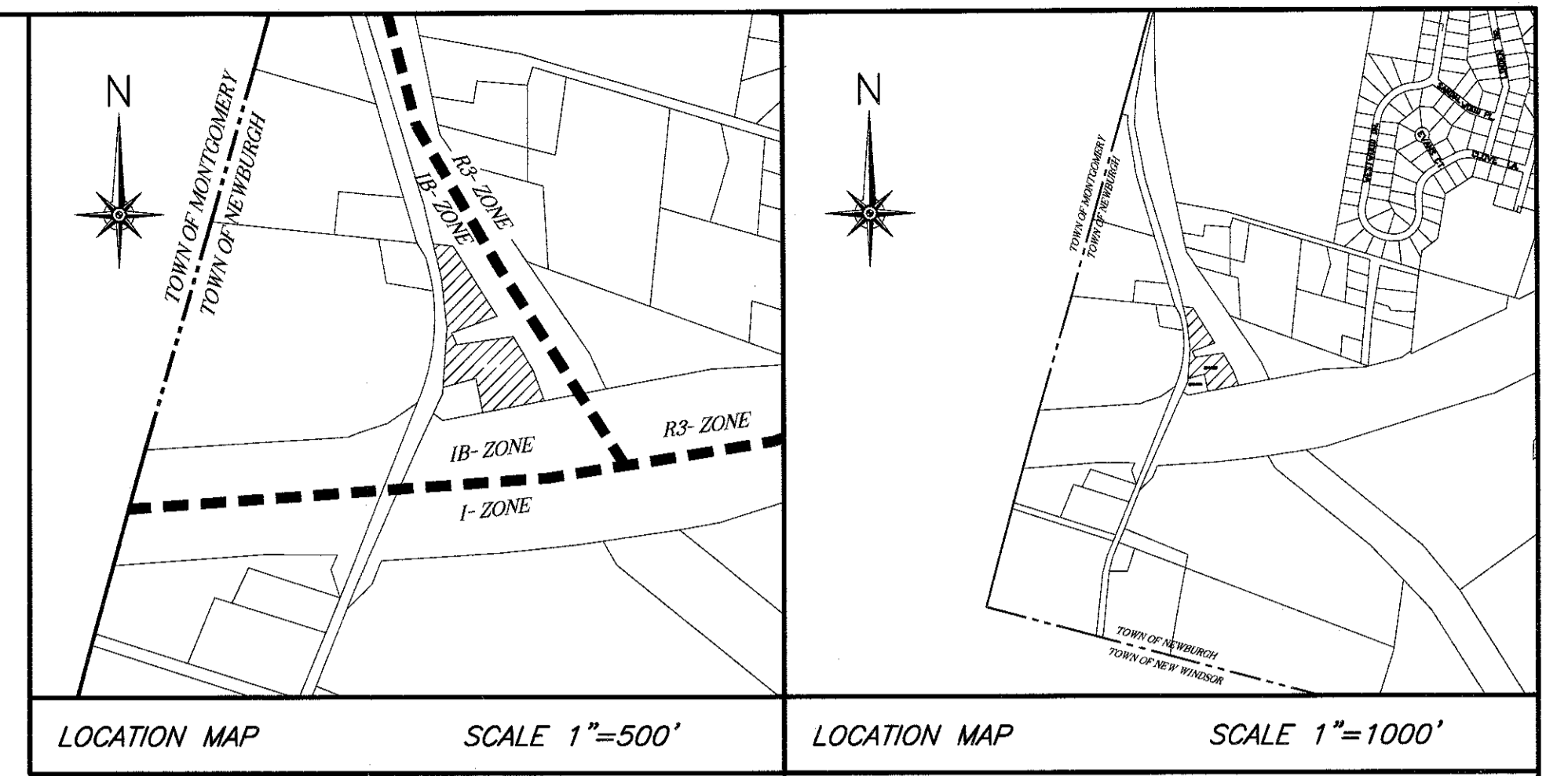
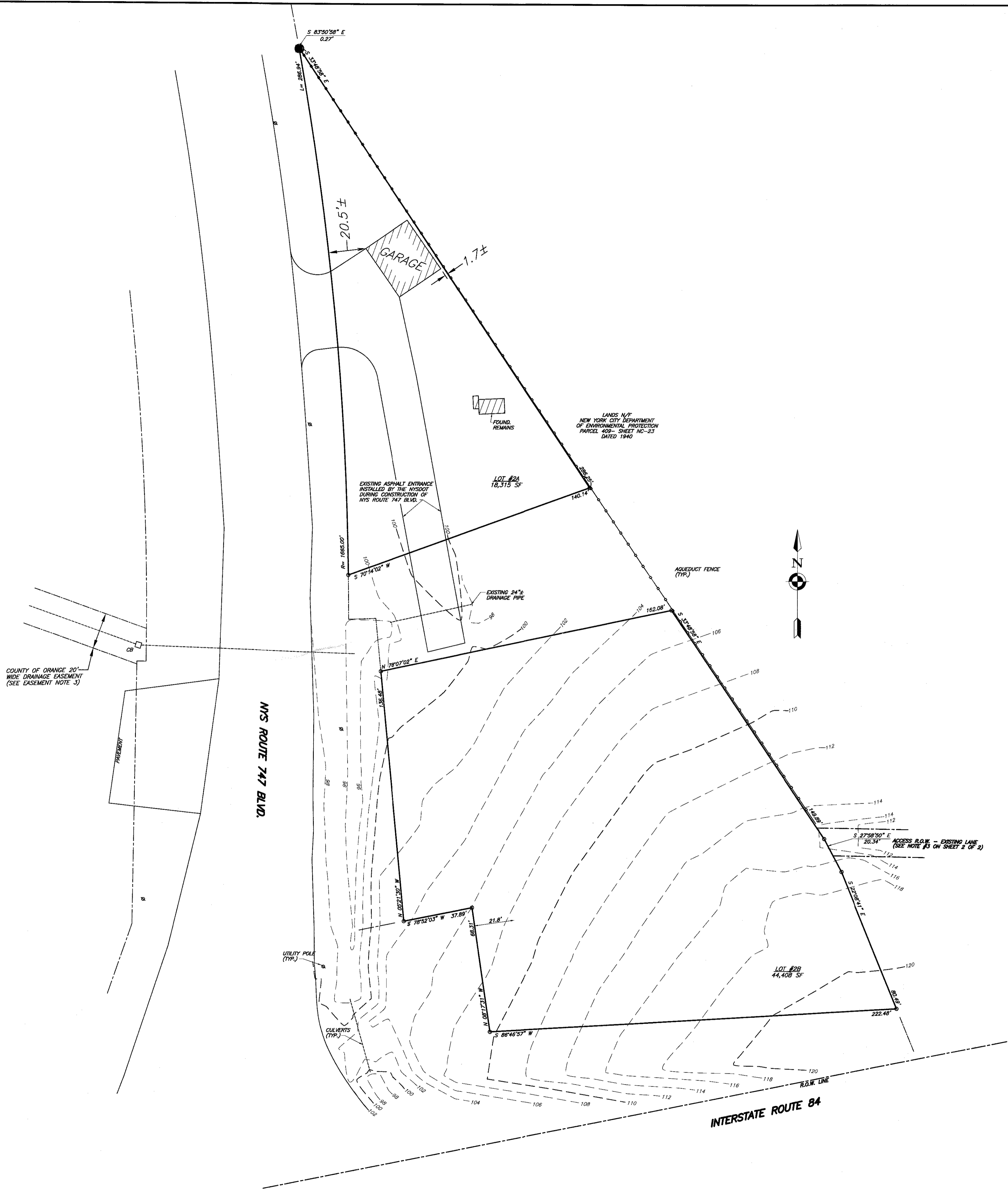
This is a very restricted site with a lot of limitations. The only available native soils to use for the septic are in the rear of the parcel. This is the only area that during the construction of the interchange was not regraded with new compacted materials. So we have shown the parking on the northern side of the building.

12. A letter provided from the NYSDOT regarding the site identifies the site as an Office Building. It appears the use has changed since coordination with the DOT. In addition the NYSDOT's comments regarding set backs have no bearings on the Town's Zoning requirements.

The NYSDOT has requested a traffic study be prepared for them to make this determination as this use will have more of an impact than an office building.

13. Future plans should address site grading, drainage, stormwater management, water and sewer, traffic and NYSDOT entrance drives.

This is understood. We are hoping to go to the Zoning Board for the variances which will be needed. If we are not successful we will need to relayout the site.



OWNER
 NEWBURGH PARK ASSOCIATES, INC.
 561 S. DRURY LANE
 ROCK TAVERN, N.Y. 12575



SBL: 89-1-19.22
TOWN OF NEWBURGH
ZONE: IB, INDUSTRIAL BUSINESS (SCHEDULE BD(2))
TOTAL AREA EXISTING: 62,723 SF

	REQUIRED	PROPOSED
MINIMUM LOT AREA (sf)	40,000	62,723
MINIMUM YARDS		
FRONT	*60'	22'
REAR	60'	84'
SIDE (ONE)	50'	107'
SIDE (BOTH)	100'	107'
MINIMUM LOT		
WIDTH	150'	200'+
DEPTH	150'	200'+
BUILDING COVERAGE	40%	<40%
BUILDING HEIGHT	35'	<35'
LOT SURFACE COVERAGE	80%	<80%

* FRONT YARD SETBACK SHALL BE 60' BASED ON 185-18C (#4)(b).

- NOTES:**
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE N.Y. STATE EDUCATION LAW.
 - ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INK SEAL SHALL BE CONSIDERED TO BE VALID COPIES.
 - CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE CO., GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
 - SURVEYED IN ACCORDANCE WITH DEEDS, FILED MAPS, AND PHYSICAL MONUMENTATION FOUND AT THE TIME OF SURVEY.
 - SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN UP TO DATE TITLE ABSTRACT REPORT.

- FILED MAP REFERENCES:**
- MAP ENTITLED "STYAN MOLNAR & ELIZABETH MOLNAR" FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 8765 ON 03/17/1988.
 - MAP ENTITLED "CATHERINE WEDDELL" FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 9591 ON 08/10/1989.
 - MAP ENTITLED "THOMAS D. WEDDELL" FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 5261 ON 05/15/1980.
 - MAP ENTITLED "JAMES & SYLVIA BITTLES" FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 80-98 ON 05/04/1988.

- HIGHWAY TAKING REFERENCES:**
- HIGHWAY TAKING MAP FOR RECONSTRUCTION OF INTERSTATE ROUTE 503, MAP 777 - PARCEL 1158.
 - HIGHWAY TAKING MAP FOR CONSTRUCTION OF INTERSTATE ROUTE 503-1-6.2, MAP 678 - PARCELS 1051, 1052, 1053, 1054 & 1055.
 - HIGHWAY TAKING MAPS FOR THE RECONSTRUCTION OF DRURY LANE (CO. ROAD NO. 54) MAP 27 - PARCELS 27 & 28.
 - ORANGE COUNTY TAKINGS FOR DRURY LANE, L.1244, P.233.
 - HIGHWAY TAKING MAPS FOR THE RECONSTRUCTION OF DRURY LANE MAP 38, PARCEL 39 & 40.

- EASEMENT & LEASE REFERENCES:**
- TEMPORARY EASEMENT MAP 28 - PARCEL 29.
 - AT&T EASEMENT, L.1047, P.377.
 - ORANGE COUNTY DRAINAGE EASEMENT, L.2476, P.149.
 - OIL & GAS LEASES, L.2057, P.1134 & L.2216, P.570.

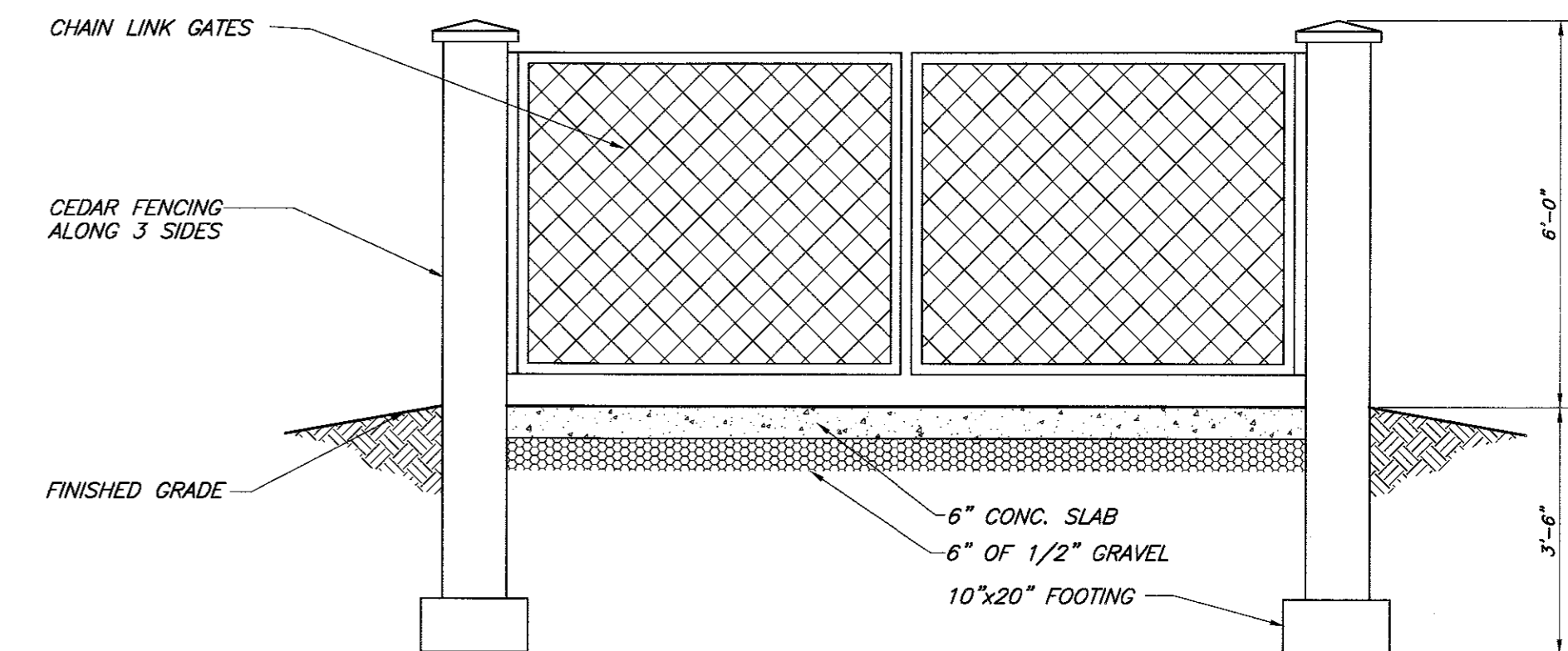
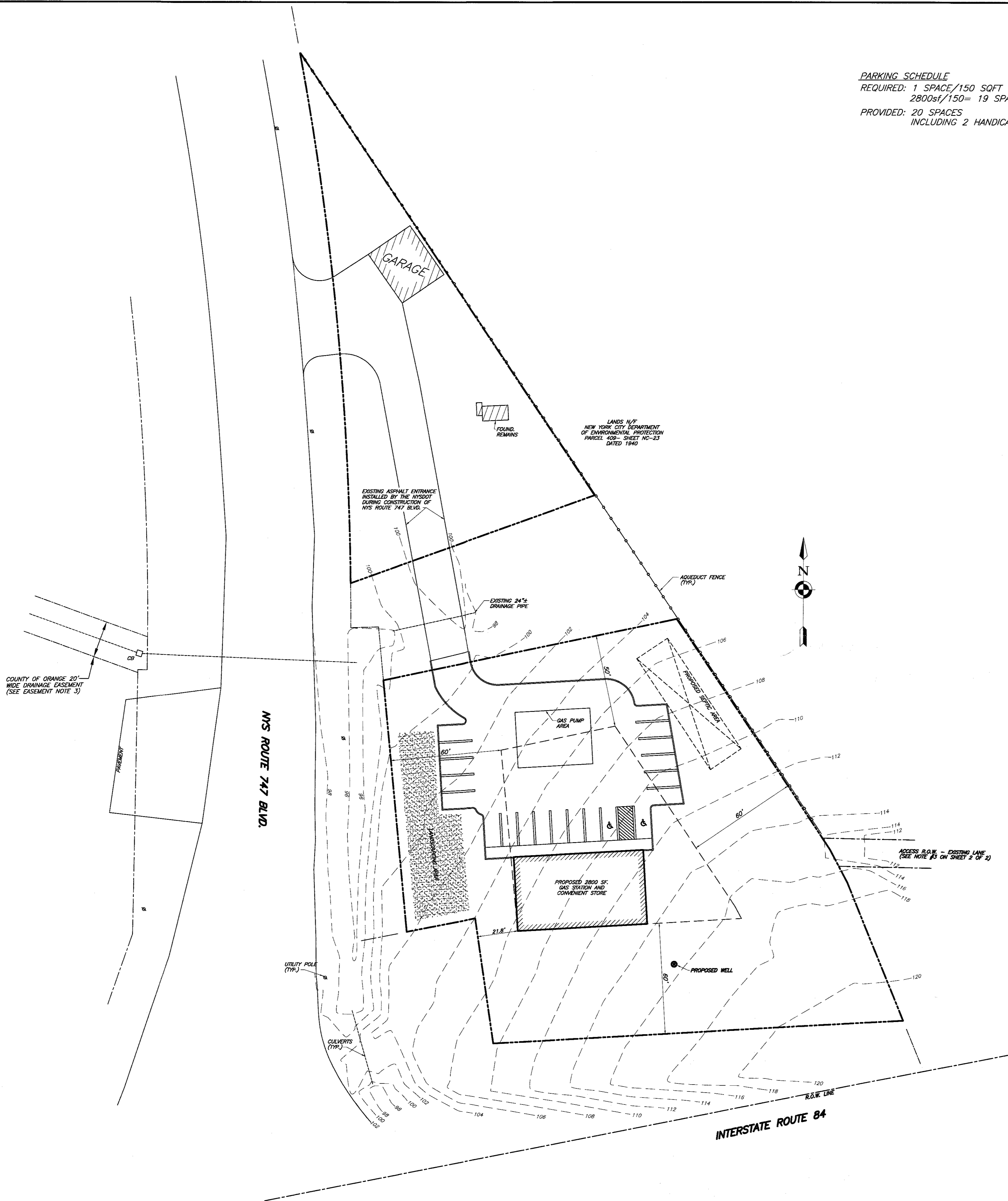
- NOTES:**
- LOT 2B & 2C HAVE RIGHT OF ACCESS THRU LOT 2A FOR INGRESS AND EGRESS TO DRURY LANE.
 - LOT 2A & 2B SUBJECT TO THE RIGHT OF LOT 2C FOR INGRESS AND EGRESS TO DRURY LANE.
 - TOGETHER WITH A RIGHT OF WAY IN FAVOR OF LOT 2C AS SHOWN FOR INGRESS AND EGRESS OVER LANDS OF NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SHOWN ON A MAP OF PARCEL 409, SHEET #NC-23, DATED 1940.

- EXCEPTION REFERENCES:**
- STATE OF NEW YORK NOTICES OF APPROPRIATION
 - L.1867, P.462
 - L.1788, P.99
 - L.1788, P.100
 - L.1885, P.1065
 - L.1897, P.128
 - EXCEPTIONS IN L.3600, P.186
 - ANDREW C. & MILDRED SMITH, L.958, P.572
 - ARTHUR D. & DORIS M. AGOR, L.958, P.575
 - WILLIAM J. & ROSALIE E. HEITZMAN, L.1354, P.138
 - ROBERT MAZZARELLA & CAROLE H. CLARKSON, L.1713, P.542
 - GEORGE HUISS, JR & JOHN R. HORTON, JR., L.1912, P.654
 - CAROLE H. MAZZARELLA, L.1940, P.461

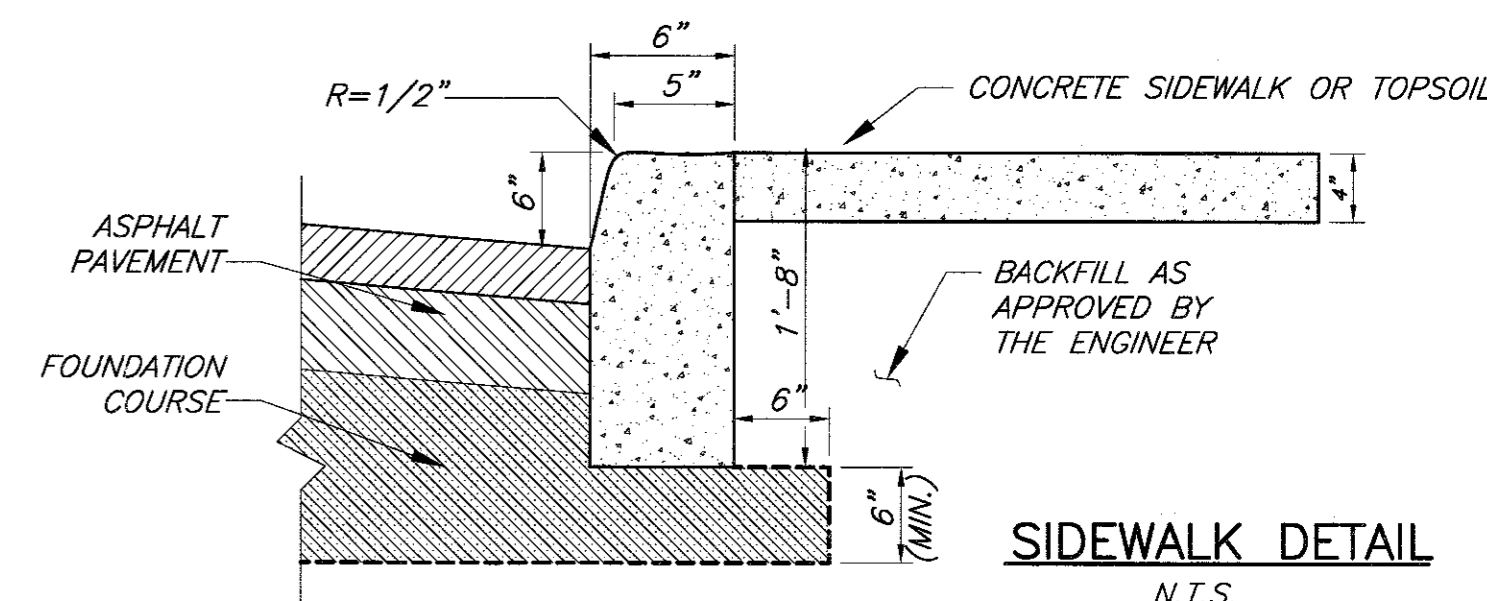
ENGINEER WILLIAM J. MOREAU	PROPOSED SITE PLAN NEWBURGH PARK ASSOCIATES, INC. EXISTING SITE PLAN SBL: 89-1-19.22 TOWN OF NEWBURGH, ORANGE COUNTY, NY		
DATE 7/7/2016	SCALE 1"=30'	JOB NUMBER 15-008-PMU	SHEET NUMBER 1 OF 2

2. REVISED 06/18/2017 AS PER PLANNING BOARD COMMENTS
 1. REVISED 09/01/2016 AS PER NYS DOT

PARKING SCHEDULE
 REQUIRED: 1 SPACE/150 SQFT
 2800sf/150= 19 SPACES
 PROVIDED: 20 SPACES
 INCLUDING 2 HANDICAPPED



DUMPSTER ENCLOSURE DETAIL



SIDEWALK DETAIL

ENGINEER WILLIAM J. MORREAU	PROPOSED SITE PLAN NEWBURGH PARK ASSOCIATES, INC. PROPOSED SITE PLAN SBL: 89-1-19.22 TOWN OF NEWBURGH, ORANGE COUNTY, NY		
	DATE 7/7/2016	SCALE 1"=30'	JOB NUMBER 15-008-PMU

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