



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

**PROJECT NAME:** O'DONNELL SITE PLAN  
**PROJECT NO.:** 2022-03  
**PROJECT LOCATION:** SECTION 47, BLOCK 1, LOT 48  
**REVIEW DATE:** 1 MARCH 2024  
**MEETING DATE:** 7 MARCH 2023  
**PROJECT REPRESENTATIVE:** DARREN DOCE, P.E.

1. The applicants have addressed our previous comments.
2. NYS DOT approval for the use of the existing entrance has been received.
3. Limits of disturbance should be identified on the plans. Amount of disturbance should be identified with regard to providing stormwater management facilities.
4. The applicants are requested to address drainage within the parking lot. Discharge locations for stormwater should be identified.
5. The applicants are requested to evaluate the handicap accessible ramp. This is with regard to access to the structure. Location of the accessible ramp should be identified with spot elevations.
6. Notes should be added to the plans restricting outdoor storage materials.

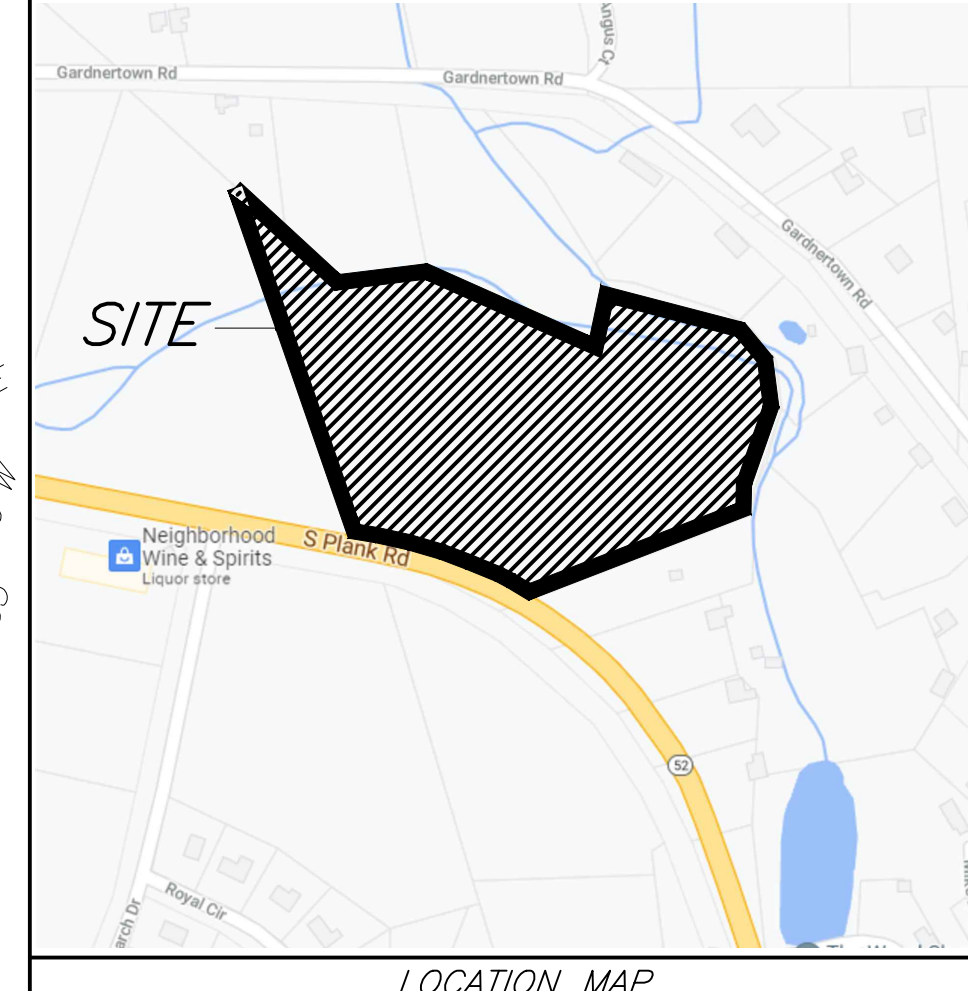
Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines  
Principal

PJH/ltn



- LEGEND:**
- - PROPERTY LINE EXISTING
  - - SETBACKS
  - - - - PROPERTY LINE ADJOINING
  - SF- - SILT FENCE
  - - - - PROPOSED CURB
  - ⊕ - HYDRANT
  - SMH - EXIST. SEWER MANHOLE
  - ⊕UP - EXIST. UTILITY POLE
  - ⊕ - TRAFFIC SIGN
  - ⊕ - ADA PARKING SPACE
  - - - - EXISTING CONTOUR
  - +480.0 - PROPOSED SPOT ELEVATION
  - ⊕ - PROPOSED POLE MOUNTED LUMINAIRE
  - ⊕ - PROPOSED WALL MOUNTED LUMINAIRE

**SURVEYOR'S CERTIFICATION:**  
 I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED IN THE FIELD NOV 09 2022

SIGNATURE \_\_\_\_\_ DARREN STRIDIRON PLS

**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.

RECORD OWNER'S SIGNATURE MICHAEL O'DONNELL

RECORD OWNER'S SIGNATURE SHERRI O'DONNELL

NEWBURGH TOWN PROJECT #2022-03  
 THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY ALL SHEETS IN THE SET.

<b>ENGINEER</b>	<b>DARREN C. DOCE, PE</b> 5 LINCOLNDALE ROAD CAMPBELL HALL, NEW YORK 10916 TEL. 845 561-1170 EMAIL: DDOCE12@HOTMAIL.COM		
	<b>LOT LAYOUT</b> <b>COMMERCIAL SITE PLAN</b> <b>O'DONNELL</b> <b>RT 52, SBL: 47-1-48</b> <b>TOWN OF NEWBURGH, ORANGE COUNTY, NY</b>		
DARREN C. DOCE, PE LIC. NO. 069986	DATE 12/21/2021	SCALE 1"=40'	SHEET NUMBER 1 OF 5

REV.:	DATE:	BY:	DESCRIPTION:
5	01/16/24	RBM	PER COMMENTS
4	09/27/23	RBM	PER COMMENTS
3	04/28/23	RBM	PER COMMENTS
2	02/10/23	RBM	PER COMMENTS
1	05/27/22	RBM	PER COMMENTS

- GENERAL NOTES:**
- TAX MAP DESIGNATION: SECTION 47 BLOCK 1 LOT 48
  - PARCEL AREA = 11.17 ACRES +/-
  - ZONING DISTRICT - B (BUSINESS)
  - OWNER AND APPLICANT: MICHAEL O'DONNELL  
 SHERRI O'DONNELL  
 38 SNIDER AVE.  
 WALDEN, NY 12586
  - BOUNDARY AND TOPOGRAPHIC (HORIZONTAL AND VERTICAL) SURVEY INFORMATION AS PER A SURVEY PERFORMED BY HERITAGE LAND SURVEYING, PC (DARREN J. STRIDIRON, PLS - NYS LICENSE NO. 050487), DATED NOV. 09 2022.
  - THE NYSDEC FRESHWATER WETLAND BOUNDARY SHOWN WAS VALIDATED BY NYSDEC STAFF ON NOV. 09 2022 AND FIELD LOCATED BY DARREN J. STRIDIRON PLS ON NOV. 09 2022.
  - THE NYSDEC APPROVED THE LIMITS OF DISTURBANCE WITHIN THE 100-FOOT ADJACENT AREA ON DECEMBER 9, 2022 BY DEC PERMIT NO. 3-3346-00433-00001.
  - THE LOCATIONS (HORIZONTAL AND VERTICAL) AND SIZES OF THE UNDERGROUND UTILITIES SHOWN SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION AND SIZE OF ANY EXISTING UNDERGROUND UTILITY, BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR MUST PERFORM EXPLORATORY EXCAVATIONS TO LOCATE THE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT MAKING REVISIONS AS NEEDED.
  - ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC. DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION. IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM FEDERAL, STATE OR LOCAL AUTHORITIES.
  - PRIOR TO PERFORMING ANY WORK WITHIN THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYS DOT) RIGHT-OF-WAY, A HIGHWAY WORK PERMIT MUST BE OBTAINED FROM THE NYS DOT. ALL WORK UNDER NYS DOT JURISDICTION SHALL BE COMPLETED IN CONFORMANCE WITH NYS DOT 608-03 STANDARD SHEETS.
  - A 1-1/2 INCH THICK TOP COURSE (12.5 F1 HMA) SHALL BE APPLIED TO THE EXISTING ACCESS FROM NYS ROUTE 52. IF THE EXISTING DRIVEWAY IS DAMAGED DURING CONSTRUCTION, IT SHALL BE REPAVED AS PER CURRENT NYS DOT STANDARDS AND SPECIFICATIONS FOR FULL DEPTH COMMERCIAL ACCESS.
  - THERE SHALL BE NO OUTDOOR STORAGE OF MATERIALS.

**ZONING SCHEDULE**  
 ZONE: B D.1 RETAIL AND D.2 OFFICE W/ WATER AND SEWER

	REQUIRED	PROVIDED
MINIMUM LOT AREA	15,000SF	11.17 AC.
MINIMUM LOT WIDTH (feet)	100'	512'
MINIMUM LOT DEPTH (feet)	125'	493'
MINIMUM YARDS (feet)		
FRONT (STATE ROAD)	60'	78'
REAR	30'	369.1'
SIDE		
ONE	15'	76.97'
BOTH	30'	367.4'
BUILDING COVERAGE	60%	1%
SURFACE COVERAGE	85%	6%

**CALL BEFORE YOU DIG**  
 DIG SAFELY NEW YORK MUST BE CONTACTED (DIAL 811 OR 1-800-962-7962) AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, DRILLING OR BLASTING TO HAVE ALL EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED.

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

