



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

PROJECT NAME: POLO CLUB
PROJECT NO.: 2018-12
PROJECT LOCATION: SECTION 39 BLOCK 1, LOT 1 & 2.12
REVIEW DATE: 29 OCTOBER 2021
MEETING DATE: 4 NOVEMBER 2021
PROJECT REPRESENTATIVE: ENGINEERING AND SURVEYING PROPERTIES

1. The project is before the Planning Board due to modifications of the Conditional Approved Site Plan. The Applicant's have relocated two buildings and modified the layout of the garage units previously proposed.
2. The Applicant's representative is requested to address the status of the Army Corps of Engineers wetland permitting based on recently revised wetland mitigation areas.
3. Revisions to the entrance drive should be discussed with the Planning Board. The status of NYSDOT approval should be addressed with the Planning Board.

Respectfully submitted,

MHE Engineering, D.P.C.

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

Patrick J. Hines
Principal

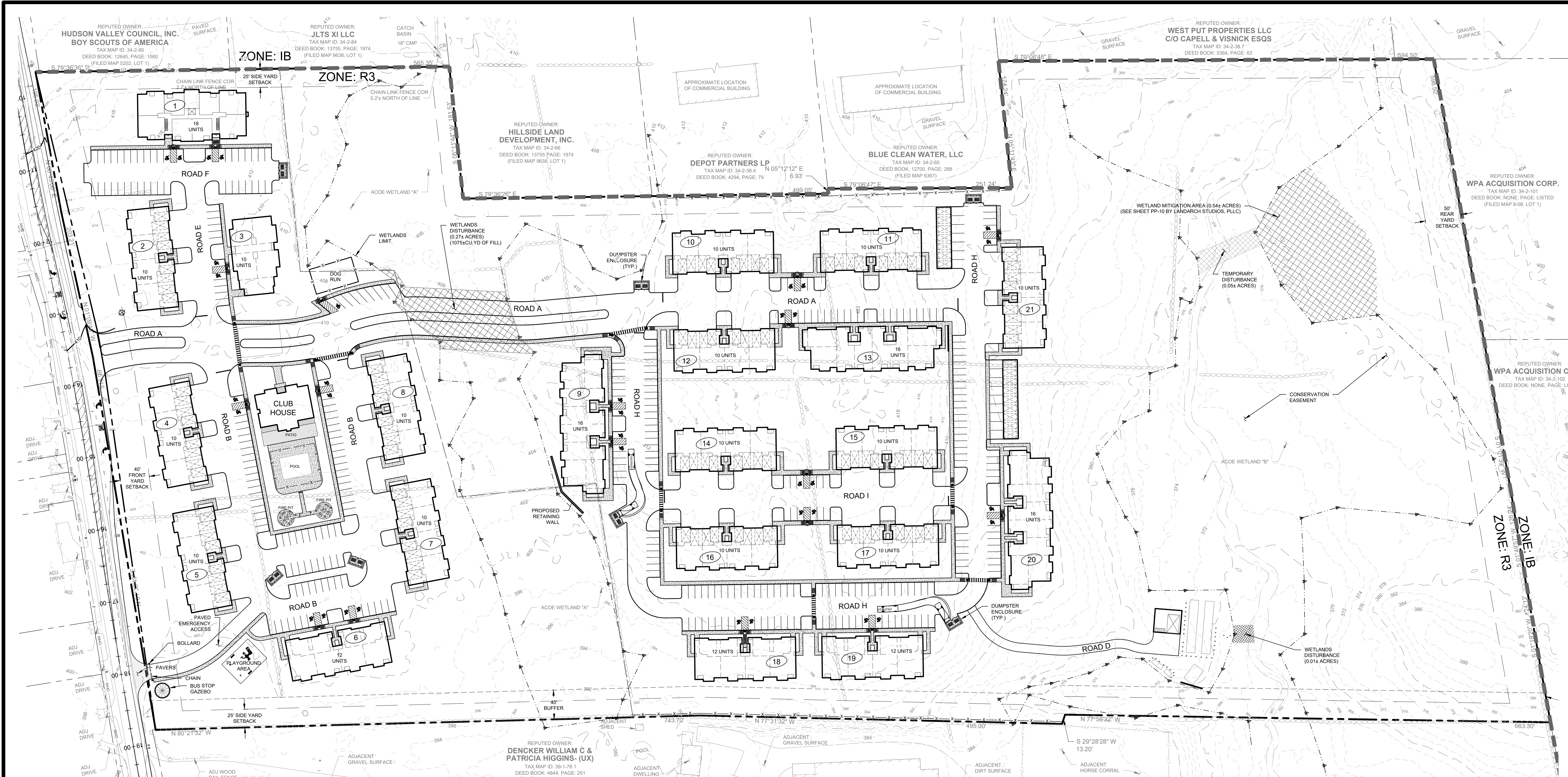
PJH/kbw

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LIST OF DRAWINGS

DRAWING #	TITLE	SHEET #
D-100	OVERALL PLAN	1
C-101	SITE PLAN	2
C-102	SITE PLAN	3
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C-304	DETAILS	22
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C-306	DETAILS	24

DRAWINGS PREPARED BY OTHERS:

DRAWING #	TITLE
PP-1	PLANTING PLAN KEY
PP-2	LANDSCAPING PLAN & DETAILS
PP-3	LANDSCAPING PLAN & DETAILS
PP-4	LANDSCAPING PLAN & DETAILS
PP-5	LANDSCAPING PLAN & DETAILS
PP-6	LANDSCAPING PLAN & DETAILS
PP-7	LANDSCAPING PLAN & DETAILS
PP-10	WETLAND MITIGATION PLAN

No. DATE DESCRIPTION

No.	DATE	DESCRIPTION
1	05/26/20	REVISED PER PLANNING BOARD COMMENTS
2	02/24/21	REVISED LAYOUT & GRADING
3	06/22/21	REVISED FOR OUTSIDE AGENCY SUBMISSION

OVERALL PLAN

SCALE: 1"=60'

PARKING CALCULATION

TOTAL UNIT COUNT: 242 UNITS
 TOTAL PARKING REQUIRED:
 2 SPACES PER UNIT X 242 UNITS = 484 SPACES REQUIRED
 PROVIDED:
 SURFACE PARKING = 369 SPACES
 CLUBHOUSE PARKING = 50 SPACES
 GARAGE PARKING = 130 SPACES
 SUMMARY:
 484 PARKING SPACES REQUIRED
 573 PARKING SPACES PROVIDED

BULK REQUIREMENTS

TOWN OF NEWBURGH - ZONING DISTRICT R-3

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	174,240 SF	41,578,241 SF
LOT WIDTH	150 FEET	>943 FEET
LOT DEPTH	150 FEET	>1,881 FEET
FRONT YARD	40 FEET	>40 FEET
REAR YARD	50 FEET	>50 FEET
SIDE YARD (ONEBOTH)	25/50 FEET	>25/50 FEET
LIVABLE FLOOR AREA	900 SF	>900 SF

MAXIMUM ALLOWABLE	REQUIRED	PROPOSED
LOT BUILDING COVERAGE	35 %	9.9 %
MAXIMUM BUILDING HEIGHT	35 FT	≤ 35 FT
LOT SURFACE COVERAGE	60 %	27.2 %

DENSITY CALCULATION

TOWN OF NEWBURGH - ZONING DISTRICT R-3

LOT AREA: 1,578,241 SF = 36.23 AC
 LOT AREA DEDUCTIONS:
 ACQ. WETLANDS: 402,643 SF = 9.243 AC
 UNITS PERMITTED:
 (36.23 AC - 9.24 AC) * 9 UNITS = 242.91 UNITS
 BASE DENSITY: 26.99 AC * 6 UNITS = 161.94 UNITS
 BONUS DENSITY: 26.99 AC * 3 UNITS = 80.97 UNITS
 UNITS PROPOSED:
 14 BUILDINGS X 10 UNITS EACH = 140 UNITS
 3 BUILDINGS X 12 UNITS EACH = 36 UNITS
 1 BUILDING X 18 UNITS EACH = 18 UNITS
 3 BUILDINGS X 16 UNITS EACH = 48 UNITS
 TOTAL PROPOSED = 242 UNITS

DRAWING STATUS

THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	ISSUE DATE: 06/22/21	SHEET NUMBER
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	1	OF 24
<input type="checkbox"/> OCCDH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
<input checked="" type="checkbox"/> OCCDH WATER/MAIN EXTENSION APPROVAL	1	OF 6
<input checked="" type="checkbox"/> NYSDEC APPROVAL	1	OF 6
<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF N/A
<input checked="" type="checkbox"/> A.C.O.E.	1	OF 11
<input type="checkbox"/> FOR BID	N/A	OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
 THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE (DENOTED) PLAN SET(S).

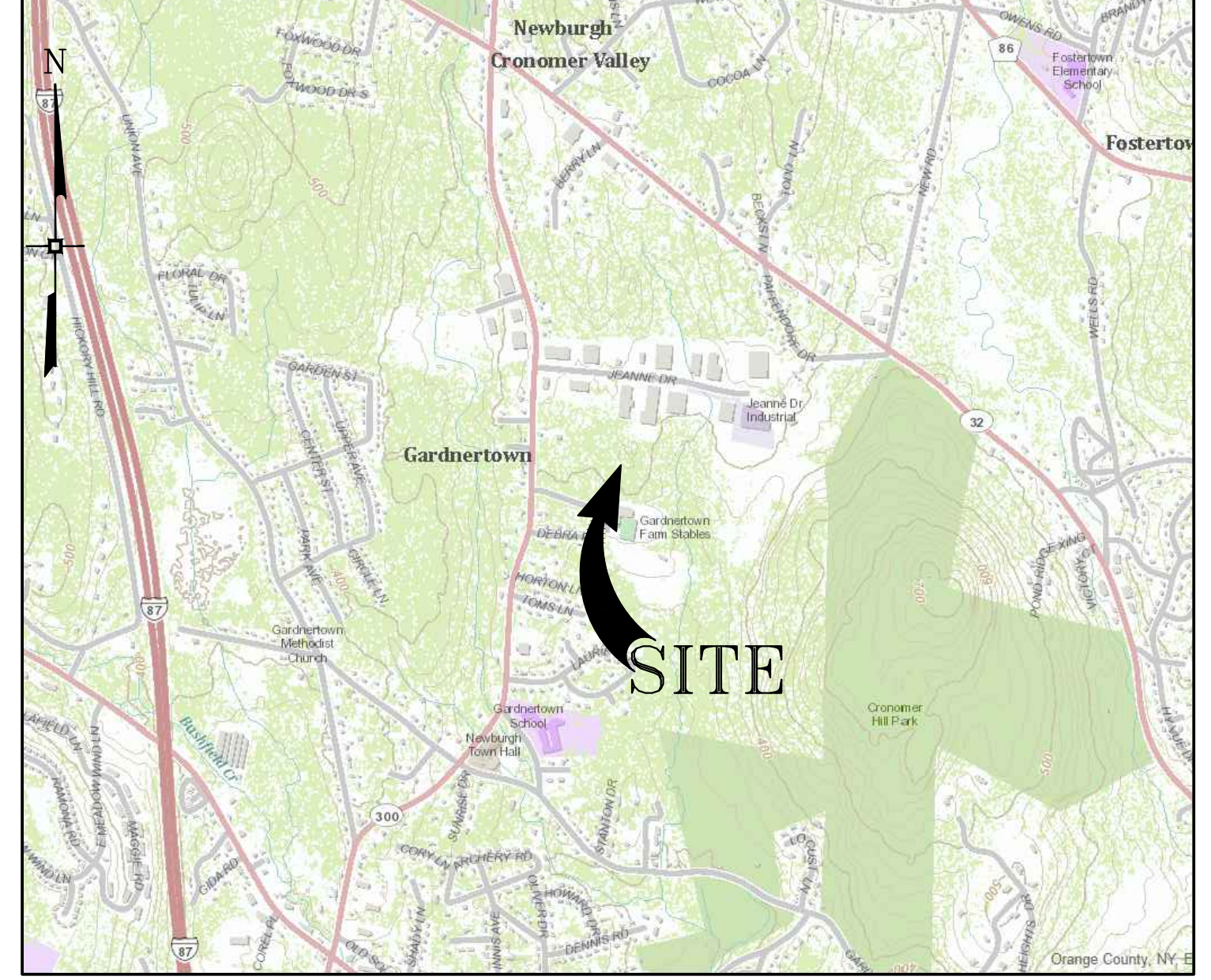
LEGEND

	BUILDING LINE		EXISTING BUILDING LINE
	BUILDING GARAGE LINE		EXISTING MAJOR CONTOUR LINE
	BUILDING ROOF LINE		EXISTING MINOR CONTOUR LINE
	CONCRETE PAD LINE		EXISTING CURVED PAVEMENT LINE
	CONCRETE HATCH		EXISTING EDGE OF PAVEMENT LINE
	MAJOR CONTOUR LINE		EXISTING EASEMENT LINE
	MINOR CONTOUR LINE		EXISTING SILT FENCE LINES
	EDGE OF CURBED PAVEMENT LINE		EXISTING FENCE LINES
	LIMIT OF DISTURBANCE LINE		EXISTING GUIDERAIL LINES
	DRIVEWAY LINE		ADJACENT PROPERTY LINE
	SILT FENCE LINES		EXISTING PROPERTY LINE
	FENCE LINES		EXISTING ROAD CENTERLINE
	GUIDERAIL LINES		EXISTING SEWER MAIN LINES
	MATCHLINES		EXISTING SEWER SERVICE LINES
	PARKING STALL STRIPE		EXISTING SEWER FORCE MAIN LINES
	SWPPP (CONSTRUCTION) PHASING LINE		EXISTING EDGE OF SIDEWALK LINES
	PROPERTY LINE		EXISTING STORM DRAIN LINES
	ROAD CENTERLINE		EXISTING LIMIT OF TREE LINES
	BUILDING SETBACK LINES		EXISTING WATER MAIN LINES
	SEWER MAIN LINES		EXISTING WATER SERVICE LINES
	SEWER SERVICE LINES		LIMIT OF ACQE WETLAND
	SEWER FORCE MAIN LINES		ZONING BOUNDARY LINE
	EDGE OF SIDEWALK LINES		
	STORM DRAIN LINES		
	LIMIT OF TREE CLEARING LINES		
	ORANGE CONSTRUCTION FENCING TO PROTECT VEGETATION LIMITS		
	WATER MAIN LINES		
	WATER SERVICE LINES		
	LIMIT OF WETLAND DISTURBANCE LINE		
	LIMIT OF WETLAND MITIGATION LINE		
	DRAINAGE SWALE		

GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER: SECTION 38, BLOCK 1, LOT 1 & 2.12
- TOTAL AREA OF SUBJECT PARCEL: 36.23 ACRES
- BOUNDARY AND TOPOGRAPHICAL INFORMATION BASED UPON AN ACTUAL FIELD SURVEY AS PERFORMED BY ENGINEERING & SURVEYING PROPERTIES, P.C. ON DECEMBER 13, 2019.
- THE WETLAND FLAGS AND BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD DELINEATION PERFORMED BY PETER D. TORGERSON, LANDSCAPE ARCHITECT OCTOBER 2018, AND GPS LOCATED BY ENGINEERING & SURVEYING PROPERTIES, P.C. DECEMBER 2018.
- OWNER/APPLICANT: SPRUCE CREEK, LLC
28 ALEX COURT
HIGHLAND, NY 12528
- PROPOSED NUMBER OF UNITS: 242
- ALL PROPOSED UNITS SHALL BE SERVICED BY TOWN OF NEWBURGH WATER AND AN ONSITE PRIVATE SEWER TREATMENT PLAN.
- CONSERVATION EASEMENT TO BE FILED IN ORANGE COUNTY CLERKS OFFICE PROHIBITING ANY FURTHER DEVELOPMENT IN ACCORDANCE WITH NYSDEC STORMWATER GREEN INFRASTRUCTURE PRACTICE & REQUIREMENTS.
- SEE TRAFFIC IMPROVEMENT PLANS FOR ALL IMPROVEMENTS WITHIN NYS DOT R.O.W.
- THE TOWN BOARD GRANTED THE SENIOR DENSITY BONUS ON FEBRUARY 22, 2021.
- AS THE LOCATION ALL EXISTING UTILITIES SERVICES (WATER & SEWER) FOR THE EXISTING ONSITE USES ARE UNKNOWN, THE CONTRACTOR SHALL LOCATE THESE SERVICES DURING SITE DEMOLITION AND CUT AND CAP EACH SERVICE AT THEIR RESPECTIVE MAIN. THE TOWN OF NEWBURGH WATER AND SEWER DEPARTMENT SHALL BE NOTIFIED PRIOR TO THIS WORK BEING PERFORMED.
- ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE BASED UPON DEVELOPMENT FACTS AND ANY NEW REGULATIONS, OR GUIDANCE, IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- DIG SAFELY NEW YORK MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION (DIAL 811 OR WWW.DIGSAFEENYORK.COM).
- THIS PROJECT HAS INDICATED THE INTENTION TO PROVIDE ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS, AND IS, THEREFORE, CONSIDERED EXEMPT FROM THE NEEDED FIRE FLOW GUIDELINES OF THE INSURANCE SERVICES OFFICE (ISO). THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN EVALUATED BY THE ORANGE COUNTY DEPT. OF HEALTH FOR COMPLIANCE WITH NFPA REQUIREMENTS.

LOCATION MAP



TAX MAP



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JAY SAMUELSON, P.E.
NEW YORK LICENSE # 080023

1 inch = 60 ft.

ENGINEERING PROPERTIES
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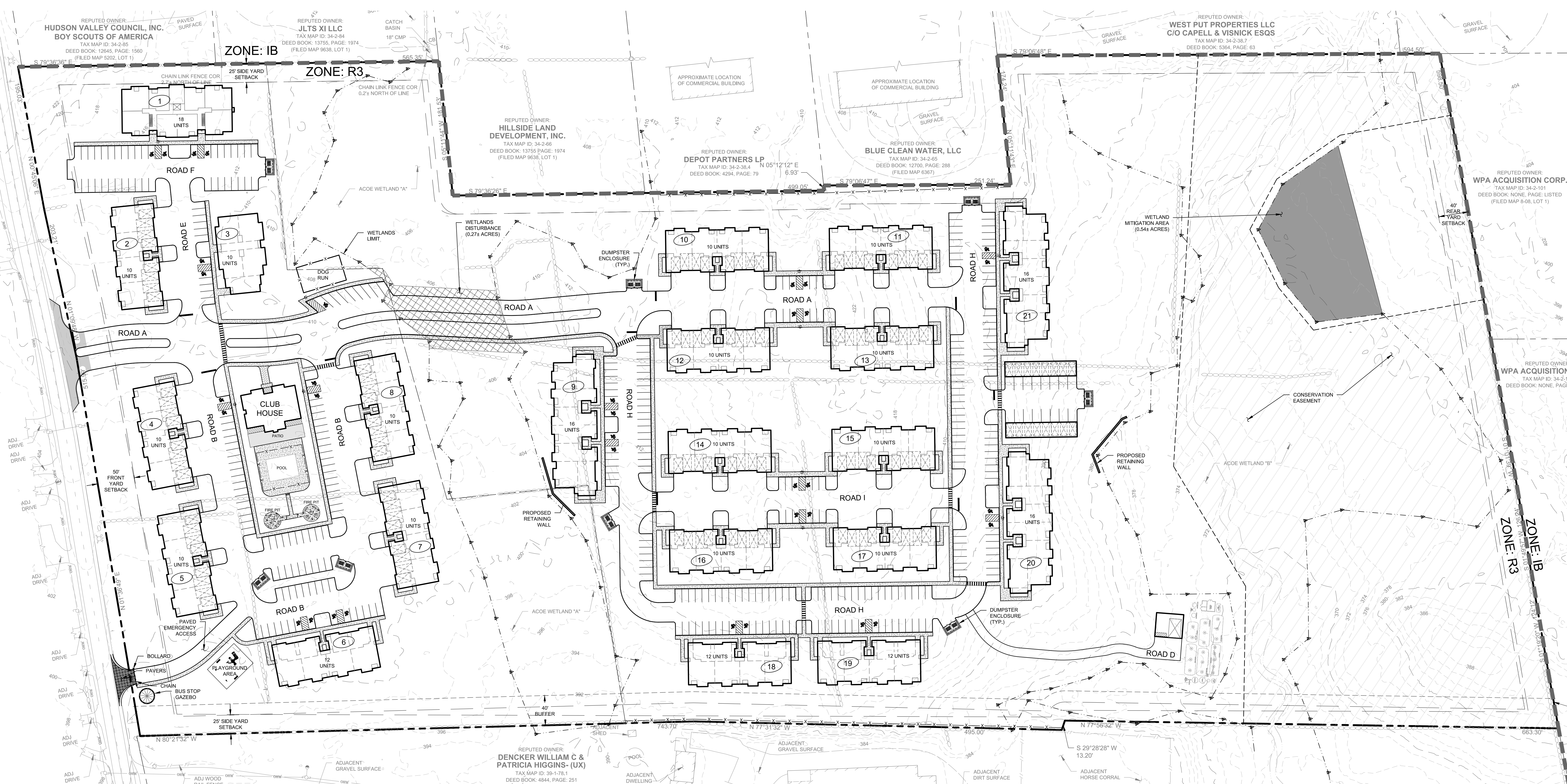
SITE PLAN

THE POLO CLUB
NYS ROUTE 300
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 114.01 DRAWN BY: MP
DATE: 02/10/2020 SCALE: 1"=60'
REVISION: 3 - 06/22/21 TAX LOT: 39-1-1 & 2.12

0-100

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LIST OF DRAWINGS

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C-304	DETAILS	20
C-305	DETAILS	21
C-306	DETAILS	22

LANDSCAPE PLANS BY LANDARCH STUDIOS, P.L.L.C.
 PP-1 PLANTING PLAN KEY
 PP-2 LANDSCAPING PLAN & DETAILS
 PP-3 LANDSCAPING PLAN & DETAILS
 PP-4 LANDSCAPING PLAN & DETAILS
 PP-5 LANDSCAPING PLAN & DETAILS
 PP-6 LANDSCAPING PLAN & DETAILS
 PP-7 LANDSCAPING PLAN & DETAILS

No.	DATE	DESCRIPTION
1	05/26/20	REVISED PER PLANNING BOARD COMMENTS

OVERALL PLAN

SCALE: 1"=60'

BULK REQUIREMENTS

TOWN OF NEWBURGH - ZONING DISTRICT R-3			
MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED	
LOT AREA	174,240 SF	< 1,578,241 SF	
LOT WIDTH	150 FEET	> 98.43 FEET	
LOT DEPTH	150 FEET	> 1,881 FEET	
FRONT YARD	40 FEET	> 40 FEET	
REAR YARD	50 FEET	> 50 FEET	
SIDE YARD (ONEBOTH)	25/50 FEET	> 25/50 FEET	
LIVABLE FLOOR AREA	900 SF	> 900 SF	
MAXIMUM ALLOWABLE			
LOT BUILDING COVERAGE	35%	9.9%	
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT	
LOT SURFACE COVERAGE	60%	27.2%	

GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER: SECTION 39, BLOCK 1, LOTS 1 & 2.12
- OWNER: SPRUCE CREEK, LLC
56 FAR HORIZONS DRIVE
NEWBURGH, NY 12550
- APPLICANT: MEADOW CREEK DEVELOPMENT, LLC
56 FAR HORIZONS DRIVE
NEWBURGH, NY 12550
- PROPOSED NUMBER OF UNITS: 242
- AREA = 198.23 AC
- ALL PROPOSED UNITS SHALL BE SERVICED BY TOWN OF NEWBURGH WATER AND AN ONSITE PRIVATE SEWER TREATMENT PLANT.
- BOUNDARY AND TOPOGRAPHICAL INFORMATION BASED UPON AN ACTUAL FIELD SURVEY AS PERFORMED BY TECTONIC ENGINEERING & SURVEYING, P.C. ON 2/24/03. ACOE WETLANDS DELINEATED BY ALPINE ENVIRONMENTAL CONSULTANTS IN AUGUST 2003 AND JURISDICTIONAL DETERMINATION ISSUED ON JANUARY 26, 2006.
- CONSERVATION EASEMENT TO BE FILED IN ORANGE COUNTY CLERKS OFFICE PROHIBITING ANY FURTHER DEVELOPMENT IN ACCORDANCE WITH NYSDEC STORMWATER GREEN INFRASTRUCTURE PRACTICE & REQUIREMENTS.

DRAWING STATUS

THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	ISSUE DATE: 05/26/2020	SHEET NUMBER
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	1	OF 22
<input type="checkbox"/> OCCDH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
<input type="checkbox"/> OCCDH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF N/A
<input type="checkbox"/> OTHER	N/A	OF N/A
<input type="checkbox"/> FOR BID	N/A	OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF N/A

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JAY SAMUELSON, P.E.
NEW YORK LICENSE # 080023

Scale: 1 inch = 60 ft.

LEGEND

—	BUILDING LINE	---	EXISTING BUILDING LINE
- - -	BUILDING GARAGE LINE	- - -	EXISTING MAJOR CONTOUR LINE
- - -	BUILDING PAD LINE	- - -	EXISTING MINOR CONTOUR LINE
- - -	CONCRETE PAD LINE	- - -	EXISTING CURB LINE
- - -	CONCRETE HATCH	- - -	EXISTING EDGE OF PAVEMENT LINE
- - -	MAJOR CONTOUR LINE	- - -	EXISTING EASEMENT LINE
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- - -	EDGE OF CURBED PAVEMENT LINE	- - -	EXISTING FENCE LINES
- - -	LIMIT OF DISTURBANCE LINE	- - -	EXISTING GUIDERAIL LINES
- - -	DRIVEWAY LINE	- - -	ADJACENT PROPERTY LINE
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- - -	MATCHLINES	- - -	EXISTING SEWER SERVICE LINES
- - -	PARKING STALL STRIPE	- - -	EXISTING SEWER FORCE MAIN LINES
- - -	SWPPP (CONSTRUCTION) PHASING LINE	- - -	EXISTING EDGE OF SIDEWALK LINES
- - -	PROPERTY LINE	- - -	EXISTING STORM DRAIN LINES
- - -	ROAD CENTERLINE	- - -	EXISTING LIMIT OF TREE LINES
- - -	BUILDING SETBACK LINES	- - -	EXISTING WATER MAIN LINES
- - -	SEWER MAIN LINES	- - -	EXISTING WATER SERVICE LINES
- - -	SEWER SERVICE LINES	- - -	LIMIT OF ACOE WETLAND
- - -	SEWER FORCE MAIN LINES	- - -	ZONING BOUNDARY LINE
- - -	EDGE OF SIDEWALK LINES		
- - -	STORM DRAIN LINES		
- - -	LIMIT OF TREE CLEARING LINES		
- - -	ORANGE CONSTRUCTION FENCING TO PROTECT VEGETATION LIMITS		
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- - -	WATER SERVICE LINES		
- - -	LIMIT OF WETLAND DISTURBANCE LINE		
- - -	LIMIT OF WETLAND MITIGATION LINE		
- - -	DRAINAGE SWALE		

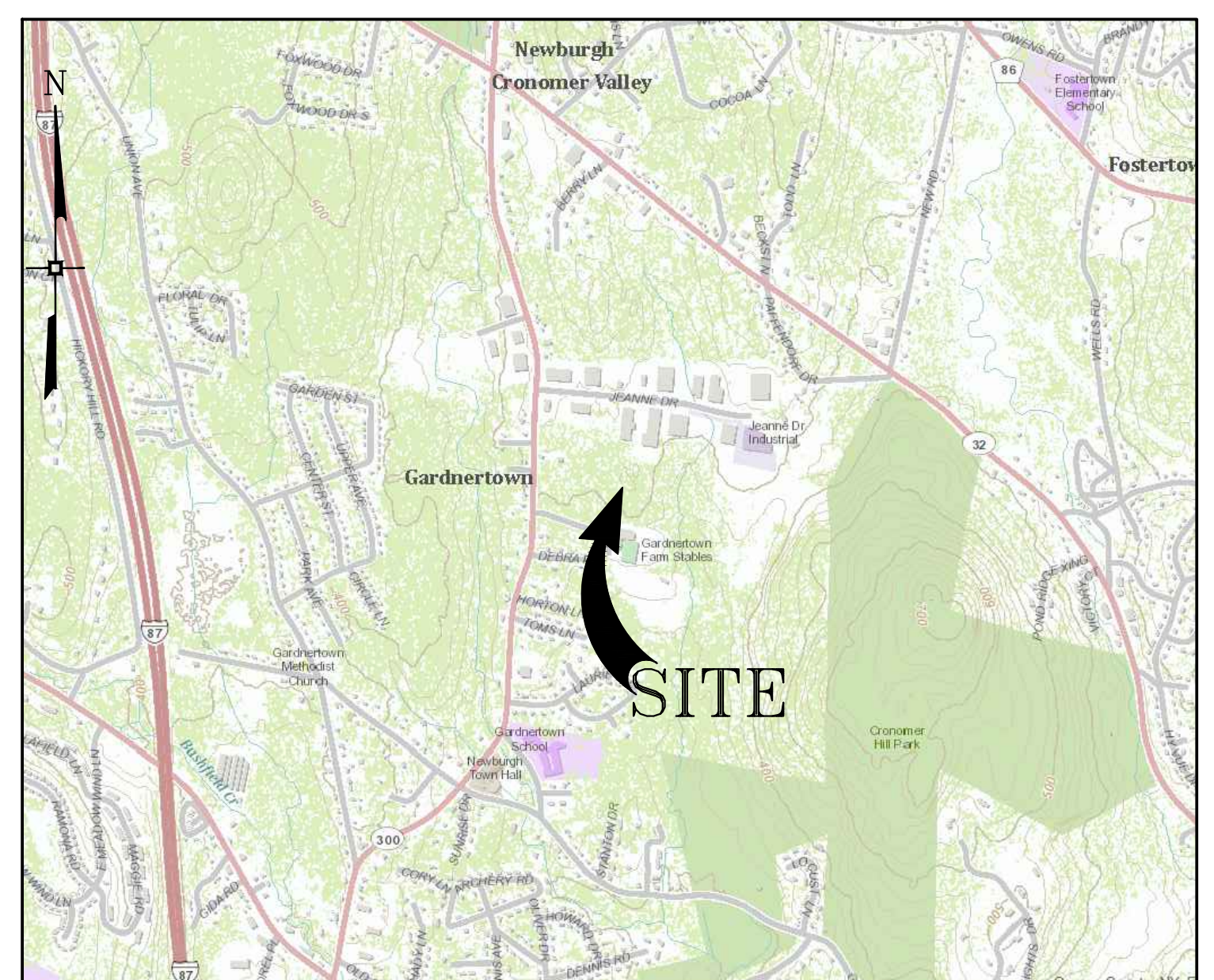
PARKING CALCULATION

TOTAL UNIT COUNT: 242 UNITS
 TOTAL PARKING REQUIRED:
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 484 PARKING SPACES PROVIDED

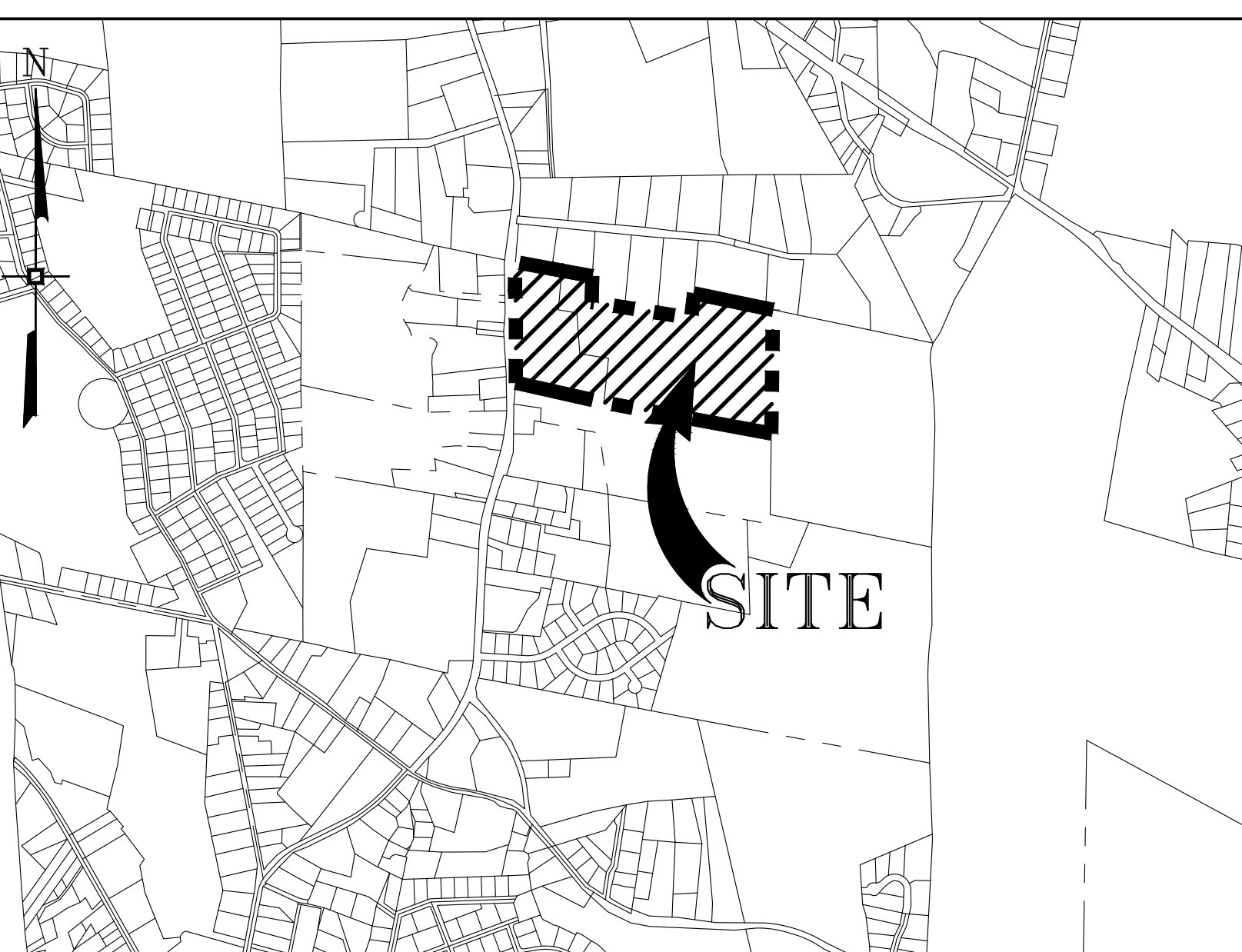
DENSITY CALCULATION

TOWN OF NEWBURGH - ZONING DISTRICT R-3
 MINIMUM BUILDING REQUIREMENTS
 LOT AREA: 1,578,241 SF = 36.23 AC
 LOT AREA DEDUCTIONS:
 ACOE WETLANDS 402,643 SF = 9.2434 AC
 UNITS PERMITTED:
 (36.23 AC - 9.24 AC) * 9 UNITS = 242.91 UNITS
 BASE DENSITY: 29.99 AC * 8 UNITS = 191.94 UNITS
 BONUS DENSITY: 26.99 AC * 3 UNITS = 80.97 UNITS
 UNITS PROPOSED:
 14 BUILDINGS X 10 UNITS EACH = 140 UNITS
 3 BUILDINGS X 12 UNITS EACH = 36 UNITS
 1 BUILDING X 18 UNITS EACH = 18 UNITS
 3 BUILDINGS X 16 UNITS EACH = 48 UNITS
 TOTAL PROPOSED = 242 UNITS
 *NOTE: A MINIMUM OF 27 UNITS (6% OF BONUS DENSITY) WILL BE DEDICATED TO SENIOR CITIZEN HOUSING

LOCATION MAP



TAX MAP



ENGINEERING PROPERTIES
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SITE PLAN

THE POLO CLUB
 NYS ROUTE 300
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

JOB #: 114.01
 DATE: 02/10/2020
 REVISION: 1 - 05/26/2020

DRAWN BY: MP
 SCALE: 1"=60'
 TAX LOT: 39-1-1 & 2.12

0-100