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

PROJECT: THE POLO CLUB SENIOR HOUSING
PROJECT NO.: 2018-12
PROJECT LOCATION: SECTION 39, BLOCK1, LOT 1 & 2.12
REVIEW DATE: 31 JANUARY 2019
MEETING DATE: 7 FEBRUARY 2019
PROJECT REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES

1. The Applicants have provided responses to all previous comments. Several outstanding items are identified in those responses including a wetland jurisdictional determination from the Army Corps of Engineers, revised Traffic Report, Stormwater Management report, Sanitary Sewer Treatment System Design, Water System Pressure & Flow Analysis.
2. Dimension, the distance between the Buildings#240 & 256 identified as 48 and 64 and 96 and 80 for compliance with required separation distances based on building heights.
3. If buildings are proposed to have decks, the decks should be depicted on the plans.
4. The Planning Board should review the SEQRA Consistency document provided, which identifies the original SEQRA review versus the proposed plan. The Applicants are proposing to provide supplemental information to address potential impacts associated with the proposed project versus the previously reviewed project.
5. The plan should address landscaped islands within the parking areas. Parking lot landscaping in compliance with 185-13(9)(a) should be provided on the plans.
6. The Senior Bonus Density must be referred to the Town Board. The Town Board will most likely not take action until the Planning Board as Lead Agency has made a SEQRA determination.
7. An emergency access drive has been provided on the southern portion of the Route 300 frontage. This access drive also provides a bus shelter for transportation of school age children.

8. As project progresses the Applicants are requested to address the Construction Phasing of the project.
9. Further Technical Review will be undertaken once detailed design plans and reports have been submitted.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw



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January 25, 2019

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

**RE: POLO CLUB –AMENDED SITE PLAN
TOWN OF NEWBURGH
COMMENT RESPONSE**

Dear Planning Board:

Attached hereto is the revised Sketch Plan for the above referenced project. Revisions have been made to this plan in accordance with the comments from the Planning Board meeting of December 20, 2018, letters from the Board's planning board consultant dated June 28, 2018 and December 18, 2018 from McGoey, Hauser and Edsall Consulting Engineers, PC and a summary of the Fire Department meeting of September 25, 2018. These revisions are as follows:

Comments of the Planning Board and Applicant

1. A sidewalk has been added to the emergency access/school bus pick up location.
2. Based on preliminary grading plans, buildings 132, 152, 172 and 192 will be walkout buildings with 20 units each. This change has allowed us to remove the southern building on interior of the loop road at the rear of the site.

Comments of M,H & E dated June 28th, 2018

1. The proposed plan is to have an on-site private sewer treatment plant that will be designed to meet municipal standards. We have contacted the NYSDEC and confirmed that the plant can be held individually, and a Transportation Corporation is not required.
2. In review of our files we did not find a Sewer Flow Acceptance Letter. There was a draft outside user agreement but as the plan never proceed beyond preliminary approval this was not finalized.
3. An updated traffic analysis dated September 18, 2018 was previously submitted to the Town. This analysis confirmed that traffic generated from the project will be less than that previously analyzed and that there will be no significant impact on level services at the studied intersections.
4. Federal Wetlands have been re-delineated, and the flags are currently being survey located. According to your wetlands consultant the wetland boundary is consistent with the original delineation. The updated wetlands boundary will be added to the plan for the next submission and an ACOE Jurisdictional Determination will be requested.

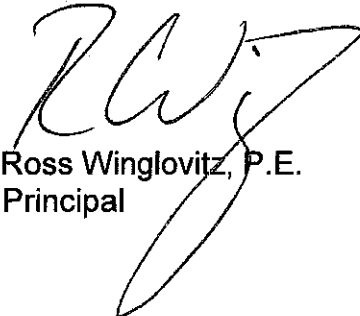
6. The Planning Board declared their intent to be lead agency at the December 20, 2018 Planning Board Meeting. To date we have not received any responses. We would respectfully request that the Board confirm lead agency status at the February 7th, 2019 meeting.
7. A detailed landscape plan will be developed as part of the site plan design documents.
8. The EAF notes that the site is in area designated as sensitive for archeological sites. A Phase 1 Cultural Resource Investigation was completed as part of the original DEIS. This document confirmed that there is no potential impacts to archeological resources on the site.
9. Upon completion of the grading plan. An analysis of the potential for blasting will be provided.

Summary of meeting with the Fire Department

1. Access to the onsite buildings was discussed. It was recommended that additional breaks in the boulevard be added. These have now been included.
2. The emergency access was also discussed as the original plan did not call out this improvement and only showed it schematically. This has been further detailed on the plans.
3. Sewer plant access was discussed as the initial concept did not detail the access driveway. The driveway has now been shown,
4. Recommended locations of fire hydrants was discussed. These will be detailed on the design plans and confirmed with the Fire Department.
5. The detailed architectural design of the buildings was discussed. It was noted that the buildings will be sprinkled. It was also discussed that the detailed architecture will be part of the building permit process.
6. A follow up meeting with the Fire Department will be held as part of the detailed design.

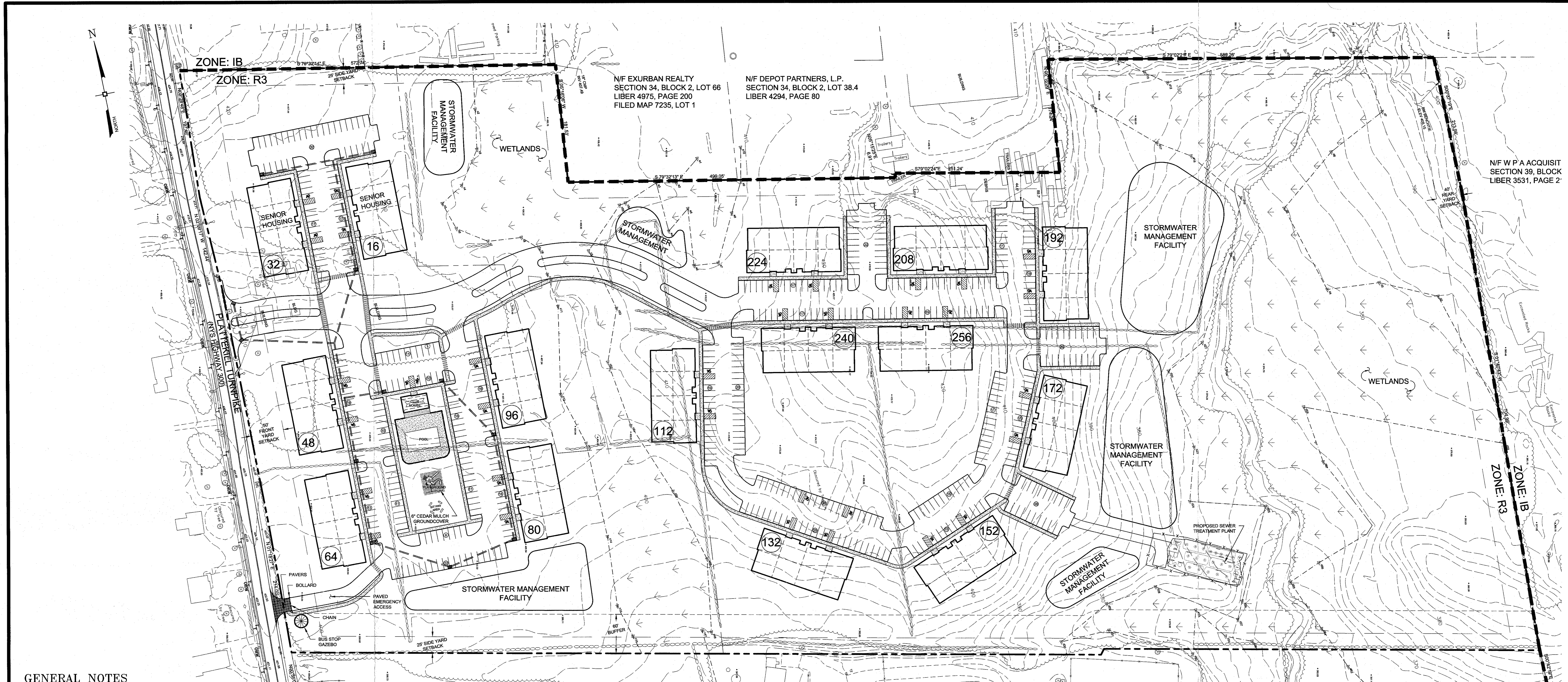
If you have any additional questions and/or comments, please don't hesitate to contact this office.

Sincerely,
Engineering & Surveying Properties, PC



Ross Winglovitz, P.E.
Principal

POLO CLUB - SEQR POTENTIAL IMPACT COMPARISON CHART			
Project Design	DEIS	2019	Notes
Site Area	39.65 Acres	36.74 Acres	
Disturbance Clearing	27.9 Acres	18.22 Acres	
Proposed Impervious Surface	11.93 acres	9.33 acres	
Design and Layout	126 townhomes/condominiums	256 apartments/28 for seniors - rentals	
Bedrooms	All 3 bedroom units	64 1-bedroom and 192 2-bedroom units	
Total Bedroom	378 total bedroom	448 total bedroom	
Buildings	23 buildings	16 buildings/2 for seniors	
Structures	two story units	Two story buildings	
Access and Circulation	Boulevard entrance from NYS 300	Boulevard entrance from NYS 300	Site Access reviewed by Fire Department
Parking	513 Spaces	517 spaces	
Potential Impacts			Proposed Action/Mitigation
Water			
Wetlands (ACOE)	8.63 acres/0.4 acres disturbed	8.63 acres/ 0.1 acres disturbed	New JD
Drainage	SWPPP Report	SWPPP to be prepared	New SWPPP
Traffic	149 VT a.m./190 VT p.m.	118 VT a.m./ 143 VT p.m.	New Traffic Study
	Polo: 65 VT a.m./76 VT p.m.		
	Driscoll: 84 VT a.m./114 VT p.m.		
Utilities			
Water	29,550 gpd - municipal water	41,325 gpd - municipal water	New water main engineer's report
Sanitary Services	29,550 gpd - proposed outside user agreement	Private Sewage Treatment Plant	New Study for STP
Community Services			
Population	379 total; 30 school age	551 total; 36 school age	Gazebo provided near parking for parents
Fire	No mitigation measures required	No anticipated additional needs	
Police	No mitigation measures required	No anticipated additional needs	
EMS	No mitigation measures required	No anticipated additional needs	
Recreation	Proposed onsite recreational facilities	Proposed onsite recreational facilities	
Cultural Resources	Phase 1A Study showed no impacts	No change to cultural resources	
Visual Resources	Rear of buildings visible to Route 300	Same	Preserve buffer trees; Preserve stone wall; Supplemental landscaping
Geologic and Soils			
Soils	Disturbed during construction	same	New grading plan
Topography	No severe slopes; minimal impacts	same	
Subsurface Exploration	Potential need for blasting	same	Same Mitigation Measures proposed
Terrestrial and Aquatic			
Vegetation	Vegetation removed for construction	same	Same Mitigation Measures proposed
Wildlife	Potential Indiana Bat habitat	same	Same Mitigation Measures proposed



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: 256
- AREA = ±36.74 AC.
- ALL PROPOSED UNITS SHALL BE SERVICED BY TOWN OF NEWBURGH WATER AND AN ON-SITE PRIVATE SEWER TREATMENT PLANT.
- BOUNDARY AND TOPOGRAPHICAL INFORMATION BASED UPON AN ACTUAL FIELD SURVEY AS PERFORMED BY TECTONIC ENGINEERING & SURVEYING, P.C. ON 02/24/03. ACCE WETLANDS DELINEATED BY ALPINE ENVIRONMENTAL CONSULTANTS IN AUGUST 2003 AND JURISDICTIONAL DETERMINATION ISSUED ON JANUARY 26, 2006.

LEGEND

	BUILDING LINE		EXISTING BUILDING LINE
	BUILDING GARAGE LINE		EXISTING MAJOR CONTOUR LINE
	BUILDING ROOF LINE		EXISTING MINOR CONTOUR LINE
	CONCRETE PAD LINE		EXISTING CURB 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 GUIDELINE LINES
	LIMIT OF DISTURBANCE LINE		ADJACENT PROPERTY LINE
	DRIVEWAY LINE		EXISTING PROPERTY LINE
	SILT FENCE LINES		EXISTING ROAD CENTERLINE
	FENCE LINES		EXISTING SEWER MAIN LINES
	GUIDELINE LINES		EXISTING SEWER SERVICE LINES
	MATCHLINES		EXISTING SEWER FORCE MAIN LINES
	PARKING STALL STRIPE		EXISTING EDGE OF SIDEWALK LINES
	SWPPP (CONSTRUCTION) PHASING LINE		EXISTING STORM DRAIN LINES
	PROPERTY LINE		EXISTING LIMIT OF TREE LINES
	ROAD CENTERLINE		EXISTING WATER MAIN LINES
	BUILDING SETBACK LINES		EXISTING WATER SERVICE LINES
	SEWER MAIN LINES		LIMIT OF ACOE WETLAND
	SEWER SERVICE LINES		ZONING BOUNDARY LINE
	SEWER FORCE MAIN LINES		
	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		

BULK REQUIREMENTS

TOWN OF NEWBURGH - ZONING DISTRICT R-3

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	174,240 SF	±1,600,438 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 (ONE/BOTH)	25/50 FEET	25/50 FEET
LIVABLE FLOOR AREA	900 SF	> 900 SF
MAXIMUM ALLOWABLE		
LOT BUILDING COVERAGE	35 %	12.45 %
MAXIMUM BUILDING HEIGHT	35 FT	≤ 35 FT
LOT SURFACE COVERAGE	60 %	28.76 %

PARKING CALCULATION

TOTAL UNIT COUNT: 256 UNITS
 TOTAL PARKING REQUIRED:
 2 SPACES PER UNIT x 256 UNITS = 512 SPACES REQUIRED
 PROVIDED:
 SURFACE PARKING = 496 SPACES
 CLUBHOUSE PARKING = 21 SPACES
 SUMMARY:
 512 PARKING SPACES REQUIRED
 517 PARKING SPACES PROVIDED

DENSITY CALCULATION

TOWN OF NEWBURGH - ZONING DISTRICT R-3

MINIMUM BUILDING REQUIREMENTS

LOT AREA (AFTER LOT LINE CHANGE):
 1,600,438 SF = 36.74 AC

LOT AREA REDUCTIONS:
 ACOE WETLANDS: 376,923 SF = 8.63 AC

UNITS PERMITTED:
 (36.74 AC - 8.21 AC) * 9 UNITS = 256.8 UNITS
 BASE DENSITY: 28.53 AC * 9 UNITS = 171.18 UNITS
 BONUS DENSITY: 28.53 AC * 5 UNITS = 55.58 UNITS

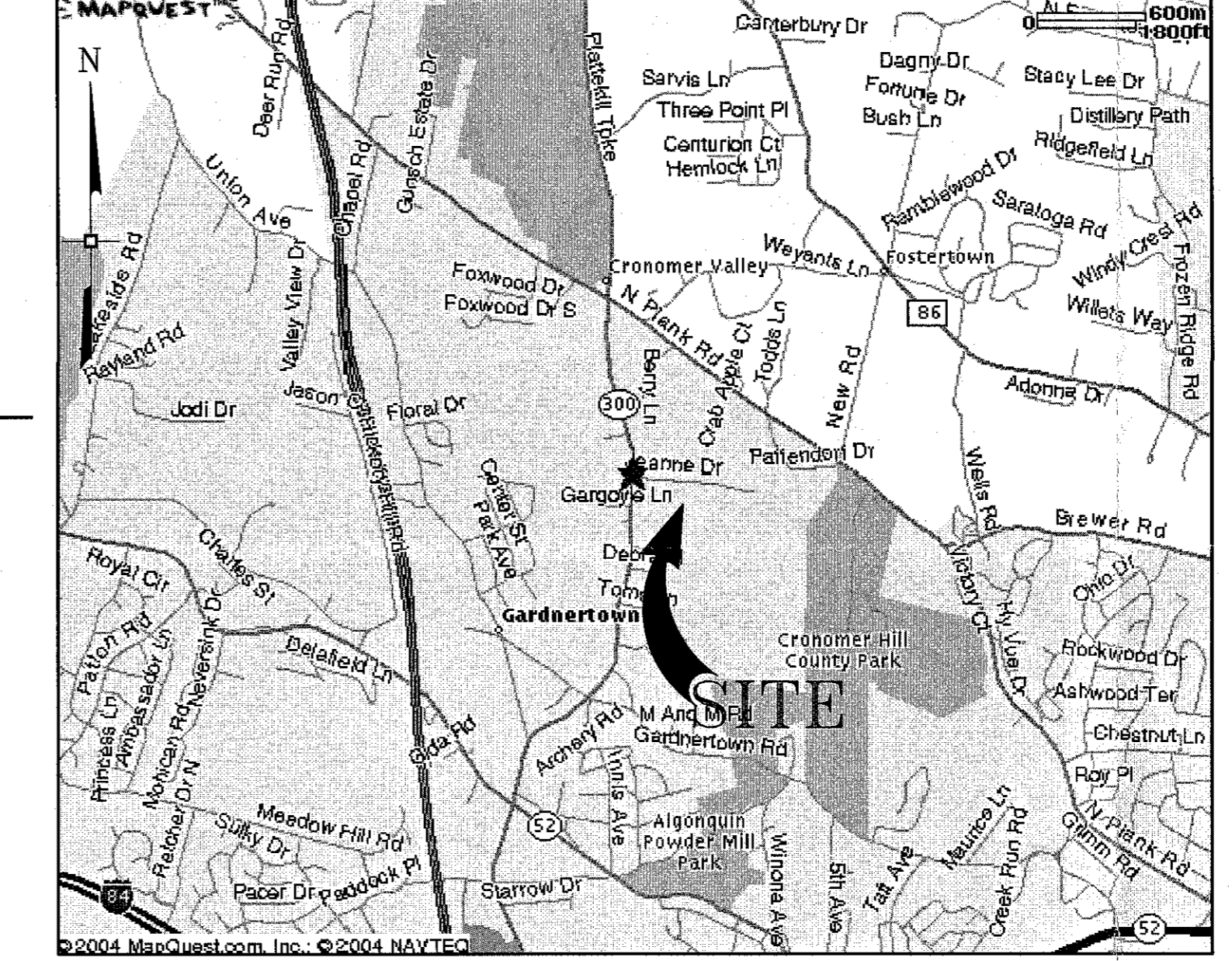
UNITS PROPOSED:
 16 BUILDINGS X 16 UNITS EACH = 256 UNITS

TOTAL PROPOSED = 256 UNITS

*NOTE: A MINIMUM OF 29 UNITS (OF BONUS DENSITY) WILL BE DEDICATED TO SENIOR CITIZEN HOUSING

OVERALL PLAN
SCALE: 1"=60'

LOCATION MAP



TAX MAP



NO.	DATE	DESCRIPTION
1	01/24/19	REVISED PER PB COMMENTS

DRAWING STATUS	ISSUE DATE	SHEET NUMBER
<input checked="" type="checkbox"/> CONCEPT APPROVAL	N/A	OF N/A
<input type="checkbox"/> PLANNING BOARD APPROVAL	N/A	OF N/A
<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"/> NYS DOT 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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ROSS WITKOWITZ, P.E.
 NEW YORK LICENSE # 071701

1 inch = 60 ft.

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OVERALL SITE PLAN

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

JOB #: 114.01
 DATE: 11/19/18
 REVISION: 1 - 01/24/19

SCALE: MP
 AS NOTED
 TAX LOT: 39-1-1 & 2.12

SK-1

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