



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

PROJECT NAME: TOWN CENTER PLAZA- FRONT FAÇADE UPGRADE
PROJECT NO.: 24-11
PROJECT LOCATION: SECTION 76, BLOCK 4, LOT 3/59 NORTH PLANK ROAD
REVIEW DATE: 14 JUNE 2024
MEETING DATE: 20 JUNE 2024
PROJECT REPRESENTATIVE: MICHAEL R BERTA

1. The applicants circulated the required Adjoiner's Notice.
2. The project is a Type II Action under SEQRA.
3. The Planning Board should determine whether they wish to hold a Public Hearing on the project.
4. The applicant previously proposed to reduce the height of the clock tower to comply with the maximum building height in the zone. No revised plan has been received.

Respectfully submitted,

MHE Engineering, D.P.C.

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

Patrick J. Hines
Principal

PJH/ltn

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Proposed New Front Facade For



Newburgh Acquisition LLC

59 N. Plank Road Newburgh, New York

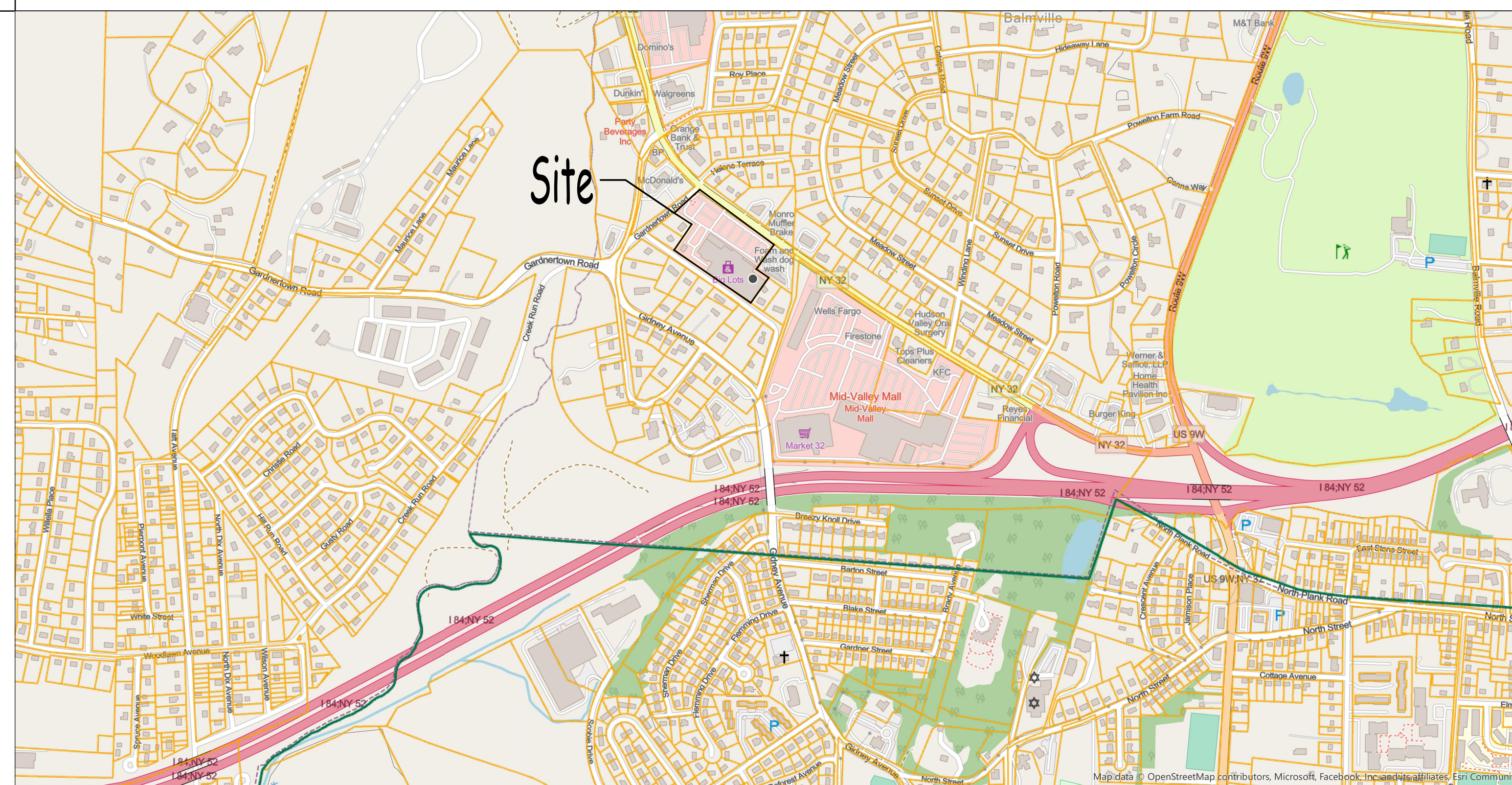
Date	Revision
June 14, 2024	Revision per Review Meeting
October 18, 2023	Issued for Pricing
Date	Revision

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Architectural Abbreviations Key

ARCH	ARCHITECTURAL	DR	DOOR	HVAC	HEATING, VENTILATING AND AIR CONDITIONING	NAT.	NATURAL	REV	REVISION
A.F.F.	ABOVE FINISHED FLOOR	DN	DOWN	HT	HEIGHT	N.C.	NOT IN CONTRACT	R.D.	ROOF DRAIN
A.C.	AIR CONDITIONING	DWG	DRAWING	HORIZZ.	HORIZONTAL	N.T.S.	NOT TO SCALE	RM	ROOM
ALT.	ALTERNATE	EA	EACH	HB	HOT BEB	NO.	NUMBER	R.O.	ROUGH OPENING
ALUM.	ALUMINUM	ELEC.	ELECTRICAL	H.W.	HOT WATER	O.C.	ON CENTER	RWC	RADIANT WATER CONDUCTOR
WTL	METAL	ELEV.	ELEVATION	HL	HOLE	ORV.G.	OPENING	SD	SMOKE DETECTOR
APPROX.	APPROXIMATE	EQ.	EQUAL	INC.	INCLUDED	OPT.	OPTIONAL	SECT.	SECTION
AUTO	AUTOMATIC	EXIST'G	EXISTING	INSUL.	INSULATED (DOWN)	P.N.L.	PANEL	SKM	SKIMLAR
BSMT.	BASEMENT	EXT.	EXTERIOR	INT.	INTERIOR	P.W.M.T.	PAVEMENT	SPEC.	SPECIFICATIONS
BSMT.	BASIN	EXT.	EXTERIOR	INT.	INTERIOR	PL	PLATE	SQ	SQUARE
BO.	BOARD	FIN.	FINISHES	JT	JOINT	PLMB.	PLUMBING	ST. STL.	STAINLESS STEEL
BOTT.	BOTTOM	KIT.	KITCHEN	PLY.WD.	PLYWOOD	STD.	STANDARD	STD.	STEEL
BLDG.	BUILDING	LAM.	LAMINATED	P.T.	PRESSURE TREATED	STL.	STEEL	STRUCT.	STRUCTURAL
CAB.	CABINET	LT.	LIGHT	PT.	POINT	SYM.	SYMMETRICAL	TEL.	TELEPHONE
CLS.	CEILING	FLR.	FLOOR	P.F.	POUNDS PER SQUARE FOOT	TEMP.	TEMPERATURE	T&G	TONGUE AND GROOVE
CLO.	CLOSET	F.D.	FLOOR DRAIN	P.F.	POUNDS PER SQUARE FOOT	TYP.	TYPICAL	T.O.	TOP OF
COL.	COLUMN	FTG.	FOOTING	MANF.	MANUFACTURER	P.S.F.	POUNDS PER SQUARE FOOT	V.F.I.F.	VERTICAL FIELD
CONC.	CONCRETE	FRD.	FOUNDATION	MAS.	MASONRY	P.S.F.	POUNDS PER SQUARE FOOT	VERT.	VERTICAL
CONC.	CONCRETE MASONRY UNIT	FUR.	FURNISHING	MAX.	MAXIMUM	P.P.	PRECAST CONCRETE PANEL	W.C.	WATER CLOSET
CONSTR.	CONSTRUCTION	GALV.	GALVANIZED	MCH.	MECHANICAL	QTY.	QUANTITY	W/	WITH
CONT.	CONTINUOUS	GA.	GAGE	M.C.	MESCHINE CABINET	RAD.	RADIUS	W/O	WITH-OUT
CONTR.	CONTRACTOR	GEN.	GENERAL CONTRACTOR	MENB.	MEMBRANE	REF.	REFER TO	WD.	WOOD
DET.	DETAIL	GL.	GLASS	MEN.	MENIUM	REF.	REFER TO		
DIAM.	DIAMETER	G.P.P.B.D.	GIPSUM WALL BOARD	MR.	MIRROR	RENF.	REINFORCED (IRON)		
		HTR.	HEATER	MESC.	MISCELLANEOUS	REQ'D	REQUIRED		
				MULL.	MULLION	RET.	RETURN		

Site Location



Code Review

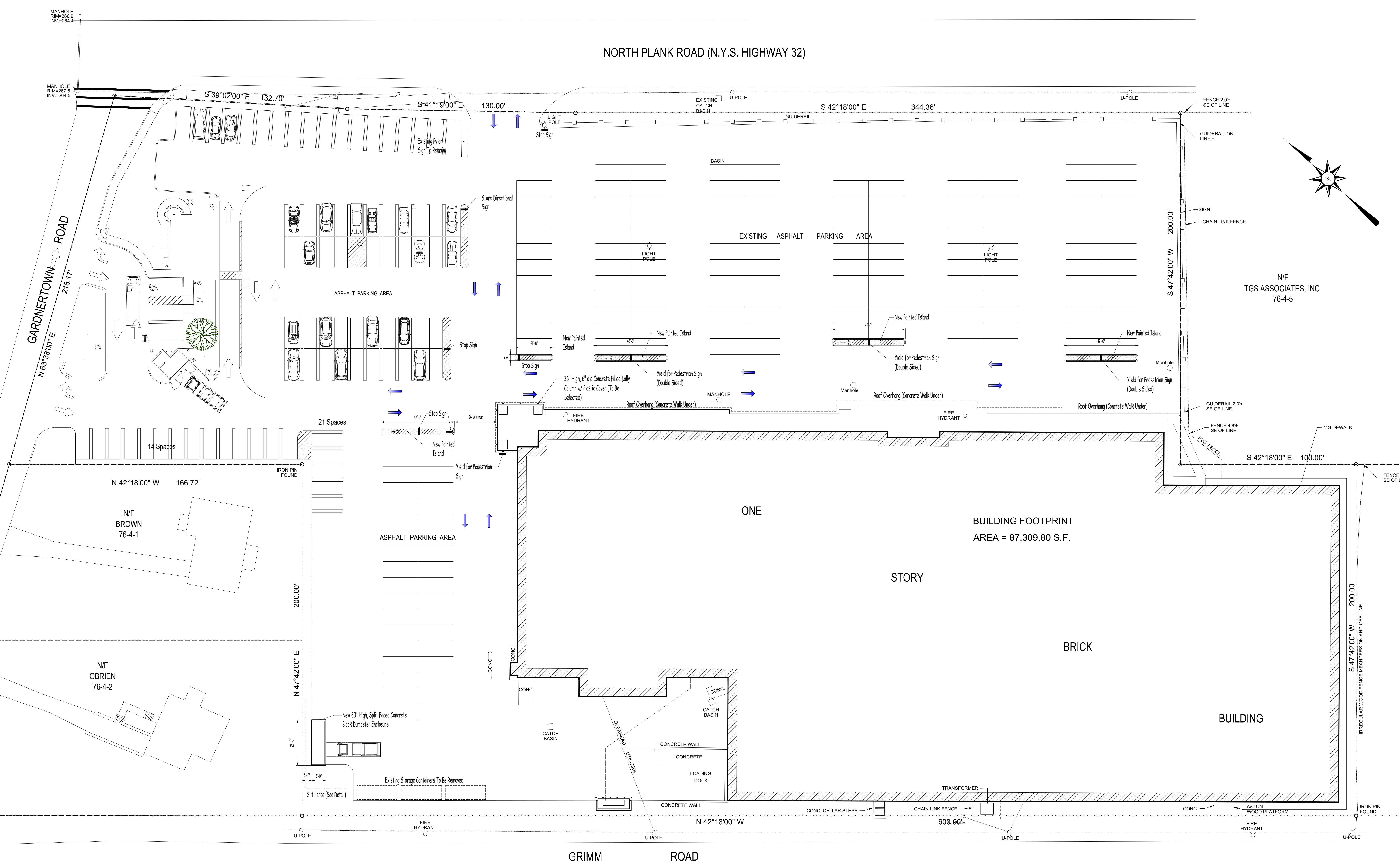
Code	Section	Section Title	Section Description	Section Reference	Section Title	Section Description	Section Reference	Section Title	Section Description	Section Reference
2025 International Residential Code	Table 403.1	Climate and geographic design criteria	Climate and geographic design criteria	Table 403.1	Table 403.1	Climate and geographic design criteria	Table 403.1	Table 403.1	Climate and geographic design criteria	Table 403.1

Building Code Review

Building Code Used:	2020 Existing Building Code of New York State
Occupancy User:	Retail (M)
Construction Type:	Type 3-A

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

Building Element	Required	Provided
Structural Frame, including columns, girders, trusses	1 hr	1 hr
Bearing walls	1 hr	1 hr
Exterior	1 hr	1 hr
Interior	1 hr	1 hr
Nonbearing walls and partitions	See Table 602	See Table 602
Exterior	0	1
Interior	0	1
Floor construction, including supporting beams and joists	1 hr	1 hr
Roof construction, including supporting beams and joists	1 hr	1 hr



Site Plan
 Scale: 1" = 20'-0"

SITE PLAN BASED ON SURVEY PREPARED BY W.E. JAMES ENGINEERING + LAND SURVEYING, PLLC DATED MARCH 24th, 2020. PLEASE REFER TO THEIR SURVEY FOR ADDITIONAL INFORMATION

Do Not Scale: Prints

Date	Revision
June 14, 2024	Was Revisions

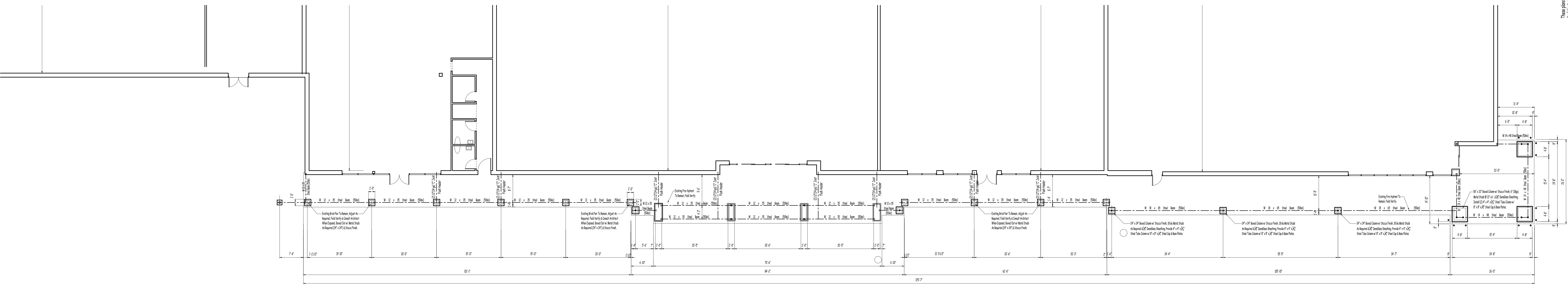
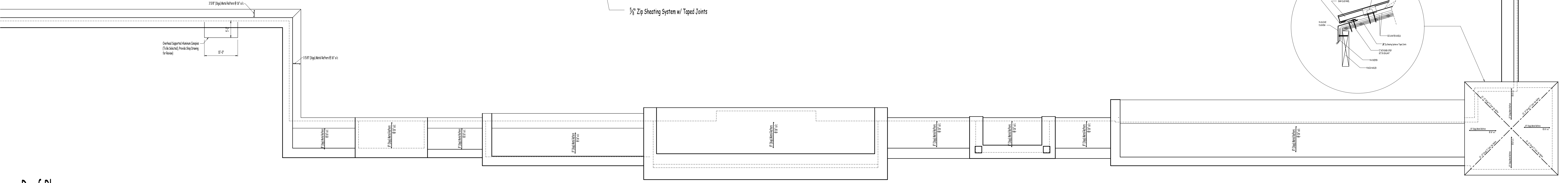
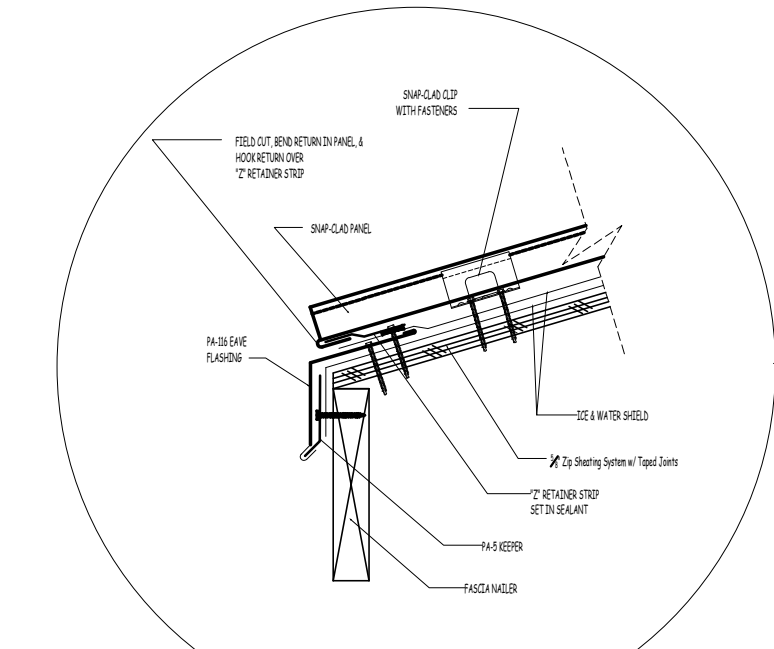
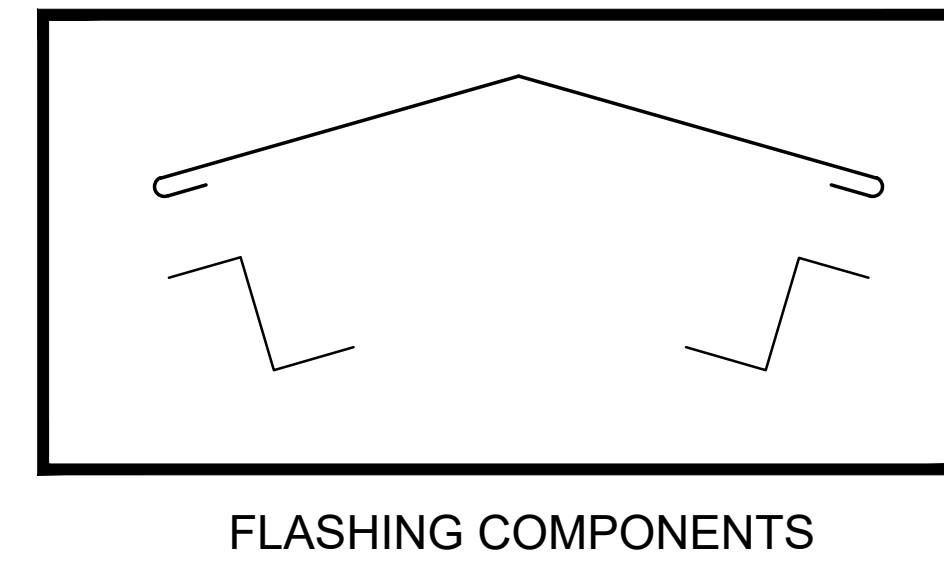
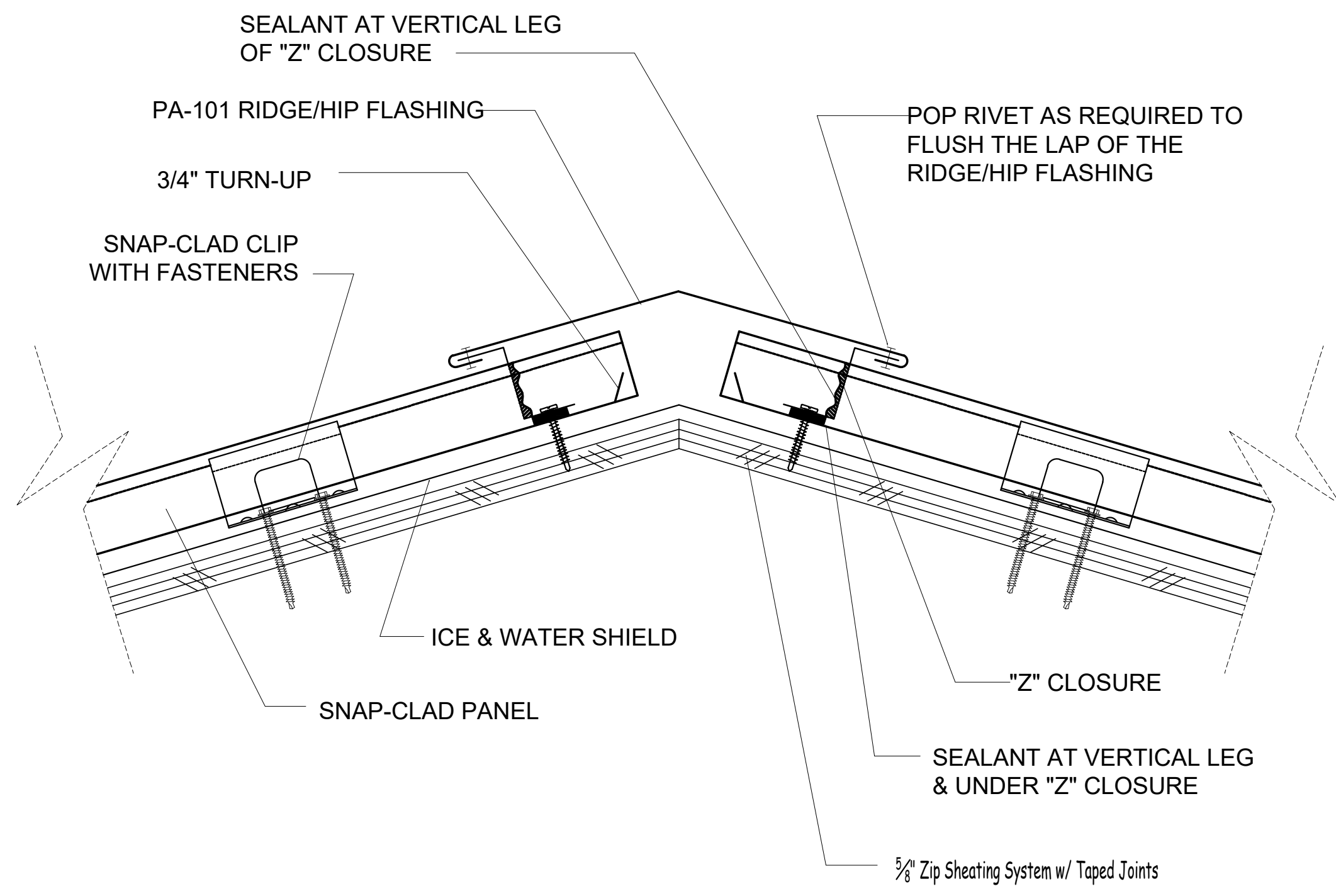
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Amended Site Plan

Prepared: New York State / Amended Site Plan for
Newburgh Acquisition LLC
 55 N. Plank Road
 Newburgh, New York

Date	October 18, 2023
Job No	2018-025
Scale	As Noted
Drawing	SP-1
Of	Two

Note: It is the responsibility of the user of this drawing to verify the accuracy of the information shown on this drawing. The architect shall not be responsible for any errors or omissions in this drawing.



TYPICAL CONSTRUCTION JOINT DETAILS

MINIMUM CONCRETE COVER FOR STEEL REINFORCEMENT, IN.

CONCRETE COVER SCHEDULE	CONCRETE COVER SCHEDULE	Z-TON/5' FOOTING SCHEDULE
MAX. HT.	MIN. COVER	MAX. HT.
4"	2"	4"
8"	2"	8"
12"	2"	12"
16"	2"	16"
20"	2"	20"
24"	2"	24"
28"	2"	28"
32"	2"	32"
36"	2"	36"
40"	2"	40"
44"	2"	44"
48"	2"	48"
52"	2"	52"
56"	2"	56"
60"	2"	60"
64"	2"	64"
68"	2"	68"
72"	2"	72"
76"	2"	76"
80"	2"	80"
84"	2"	84"
88"	2"	88"
92"	2"	92"
96"	2"	96"
100"	2"	100"

