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

**PROJECT: U.S. CRANE & RIGGING**  
**PROJECT NO.: 2016-14**  
**PROJECT LOCATION: SECTION 97, BLOCK 1, LOT 21.2**  
**REVIEW DATE: 27 JANUARY 2017**  
**MEETING DATE: 2 FEBRUARY 2017**  
**PROJECT REPRESENTATIVE: MASER CONSULTING**

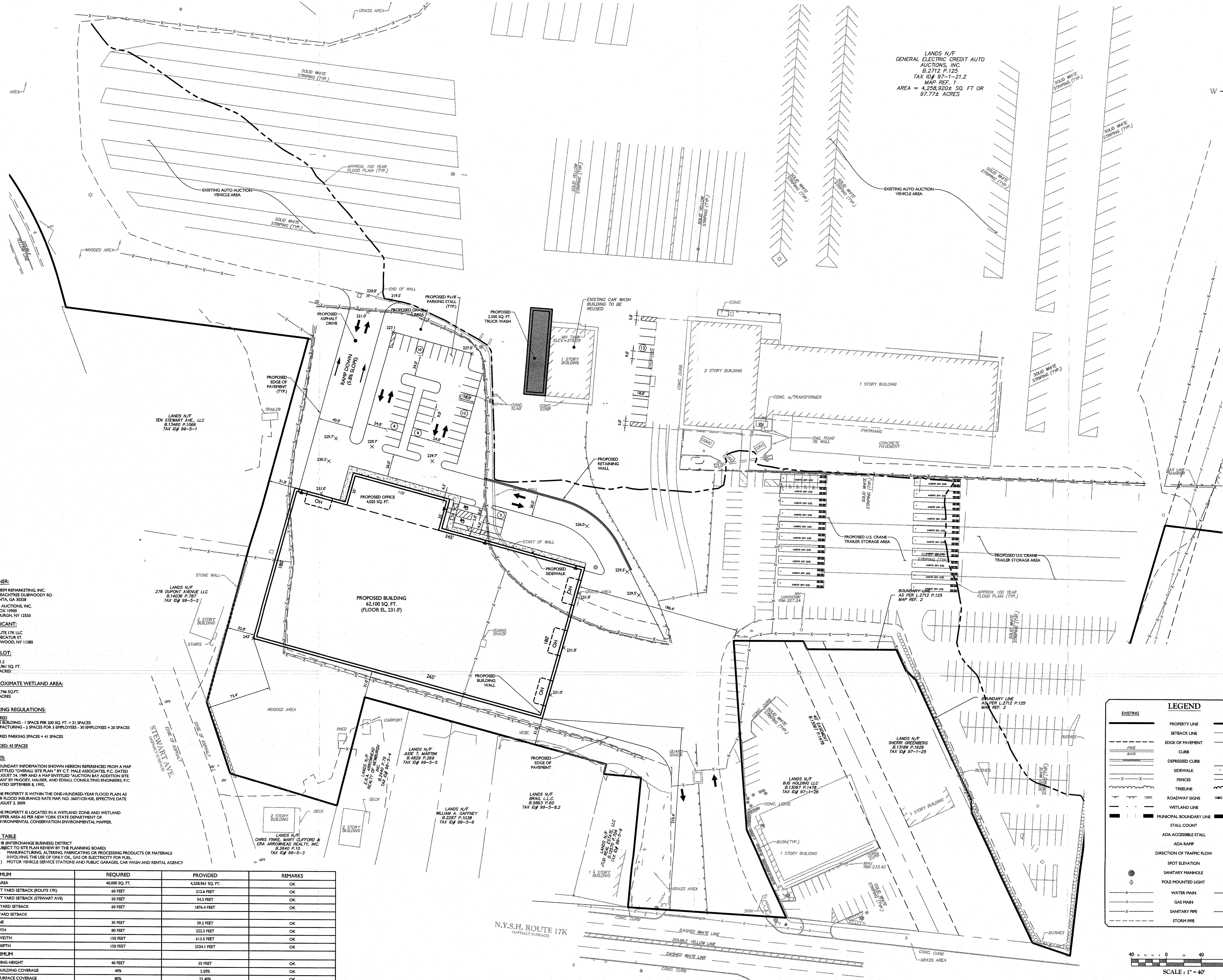
1. The Applicant is currently before the Town Board for a request to allow the heavy equipment overlay zone to be placed on the lot. Based on discussions with the Town Board the access drive to Stewart Avenue has been eliminated. Project sponsors are to hold a Public informational meeting with surrounding residents.
2. The crane parking area has been moved to a more central portion of the site. Office area has been moved to the rear of the proposed structure where previously it was accessed from Stewart Avenue. Revised concept plan is being presented to the Board for a review, a single access point is proposed off NYS Route 17K at the existing access point of the project.
3. Detailed review will be undertaken upon submission of complete design plans.

Respectfully submitted,

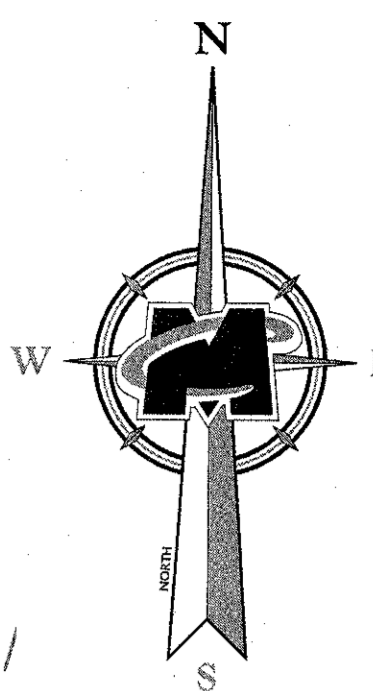
**McGoey, Hauser and Edsall  
Consulting Engineers, D.P.C.**

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Patrick J. Hines  
Principal

PJH/kbw



LANDS N/F  
GENERAL ELECTRIC CREDIT AUTO  
AUCTIONS, INC.  
B.2712 P.125  
TAX ID# 97-1-21.2  
MAP REF. 1  
AREA = 4,258.92± SQ. FT OR  
97.77± ACRES



**OWNER:**  
MANHEIM RE-MARKETING, INC.  
4225 PEACHTREE DUBWOOD RD  
ATLANTA, GA 30328  
AUTO AUCTIONS, INC.  
P.O. BOX 1000  
NEWBURGH, NY 12550

**APPLICANT:**  
18 ROUTE 17 LLC  
1320 DECATUR ST.  
ROCKWOOD, NY 11385

**TAX LOT:**  
97-1-212  
42,589.91 SQ. FT.  
0.978 ACRES

**APPROXIMATE WETLAND AREA:**  
41,789.50 SQ. FT.  
0.951 ACRES

**PARKING REGULATIONS:**  
REQUIRED OFFICE BUILDING - 1 SPACE PER 200 SQ. FT. = 21 SPACES  
MANUFACTURING - 2 SPACES FOR 3 EMPLOYEES - 30 EMPLOYEES = 20 SPACES  
REQUIRED PARKING SPACES = 41 SPACES

**NOTES:**  
1. BOUNDARY INFORMATION SHOWN HEREON REFERENCED FROM A MAP ENTITLED "OVERALL SITE PLAN" BY C.T. MALE ASSOCIATES P.C. DATED AUGUST 24, 1989 AND A MAP ENTITLED "AUCTION BAY ADDITION SITE PLAN" BY PROCTOR, HALLBERG, AND REDKAL CONSULTING ENGINEERS, P.C. DATED SEPTEMBER 8, 1992.  
2. THE PROPERTY IS WITHIN THE ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, NO. 36071C0143E, EFFECTIVE DATE AUGUST 3, 2009.  
3. THE PROPERTY IS LOCATED IN A WETLAND ZONE AND WETLAND BUFFER AREA AS PER NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION ENVIRONMENTAL MAPPER.

**BULK TABLE**

ZONE B (INTERCHANGE BUSINESS) DISTRICT  
USES SUBJECT TO SITE PLAN REVIEW BY THE PLANNING BOARD:

- (B) MANUFACTURING, ALTERING, FABRICATING OR PROCESSING PRODUCTS OR MATERIALS INVOLVING THE USE OF ONLY OIL, GAS OR ELECTRICITY FOR FUEL
- (I1) MOTOR VEHICLE SERVICE STATIONS AND PUBLIC GARAGES, CAR WASH AND RENTAL AGENCY

MINIMUM	REQUIRED	PROVIDED	REMARKS
LOT AREA	40,000 SQ. FT.	42,589.91 SQ. FT.	OK
FRONT YARD SETBACK (ROUTE 17K)	40 FEET	212.4 FEET	OK
FRONT YARD SETBACK (STEWART AVE)	50 FEET	54.3 FEET	OK
REAR YARD SETBACK	40 FEET	187.4 FEET	OK
SIDE YARD SETBACK			
ONE	30 FEET	39.3 FEET	OK
BOTH	80 FEET	223.3 FEET	OK
LOT WIDTH	150 FEET	413.5 FEET	OK
LOT DEPTH	150 FEET	324.1 FEET	OK
<b>MAXIMUM</b>			
BUILDING HEIGHT	40 FEET	35 FEET	OK
LOT BUILDING COVERAGE	40%	2.50%	OK
LOT SURFACE COVERAGE	80%	22.40%	OK

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State of N.Y. Certificate of Authorization: 000867 / 000862

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REV.	DATE	DESCRIPTION

**ANDREW B. FETHERSTON**  
NEW YORK LICENSED PROFESSIONAL  
ENGINEER - LICENSE NUMBER 07355-1

**PRELIMINARY SITE PLAN**  
FOR  
**18 ROUTE 17 LLC**

**SECTION 97  
BLOCK 1  
LOT 21.2**

**TOWN OF NEWBURGH  
CO. OF ORANGE  
STATE OF NEW YORK**

**NEW WINDSOR OFFICE**  
355 Hudson Valley Avenue  
Suite 101  
New Windsor, NY 12553  
Phone: 845.564.4495  
Fax: 845.567.1025

**SCALE: 1" = 40'**

**DIMENSION PLAN**

1 of 1