



February 12, 2013

Mr. John Ewasutyn
Chairman
Town of Newburgh Planning Board
Old Town Hall
308 Gardnertown Road
Newburgh, New York 12550

Re: Amended Site Plan Application for S.B.L. 60-3-22.21

Mr. Chairman,

The attached Application for Site Plan Review, and included drawings dated 2/12/13, are being submitted for Planning Board review only with regards to the site work indicated. Additional work related to interior alterations within the building and referenced within these plans is beyond the scope of this application, and has been submitted for review and approval with the building department.

The proposed work is being performed to allow Verizon to consolidate the operations of their two local installation and repair dispatch garages, one located at 1428 State Route 300, and the other on Pierces Road, into the State Route 300 facility. While the existing building and paved parking area are of sufficient size to accommodate the relocated personnel and vehicles, some reconfiguration of the parking layout, and minor interior building alterations, will be required. Additionally, Verizon will require outdoor space to store new and used telephone poles in a steel framed crib, as well as reels of telephone / data cable on grade. This outdoor storage area will be contained within the proposed 2,640 square foot expansion area to the existing paved parking lot.

Although the proposed outdoor storage space is completely surrounded by a densely wooded area, it will still be screened by an 8' high, vinyl coated, chainlink fence, with green vinyl slats, and will conform to the 10' minimum setback for outdoor storage (this site does not abut any residential properties). The proposed storage area will be located more than 307 feet off of State Route 300, more than 190 feet off of South Plank Road, and will not be visible from either roadway due to the configuration of the site, the topography and the surrounding wooded areas.

The proposed pavement in the new storage area will be pitched to make use of (3) existing storm drains, which are currently piped to the town's storm drainage system. This additional paved area represents an approximate increase in the lot coverage of 1.2%, and the total proposed lot coverage will be 73.7% (80% permitted in this zone). Although the site does not normally operate out of normal business hours, one new site lighting pole is being proposed to provide the minimum light level required to perform outdoor operations in the case of emergency out of hours work. The fixture height for the new site lighting is 20', and the proposed fixture is full cut-off shielded and dark skies compliant. A photometric plan is being included with this application which estimates that the maximum light level being broadcast onto the adjacent properties does not exceed .1 footcandles, and this light level only occurs in the wooded area surrounding a commercial parking lot.

No existing trees will be removed as part of this project, no noise will be generated in the proposed storage area other than the company vehicles picking up the telephone poles when needed for installation, and no materials other than the poles and cable reels will be stored outside. Therefore, I believe that the proposed site changes will not be out of character for the neighborhood, and will fully comply with the requirements of an outdoor storage space within an IB (Interchange Business Zone).

Sincerely,

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Architect / Project Manager

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