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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: WEBB PROPERTIES
PROJECT NO.: 14-10
PROJECT LOCATION: SECTION 97, BLOCK 2, LOTS 35 & 43
PROJECT REPRESENTATIVE: A. DIACHISHIN & ASSOCIATES
REVIEW DATE: 29 MAY 2014
MEETING DATE: 5 JUNE 2014

1. The Applicant's Representatives have provided a narrative which identifies the project as a potential two phased project. If project is proposed to be phased, phasing plans must be provided such that Phase 1 can stand alone and be issued a certificate of occupancy, should Phase 2 not occur. Phase 1 plans must address the Phase 2 area as to site development, visual impacts and landscaping in the interim.
2. The Applicant's Representatives must address Section 185-18C(4)(c) regarding the requirement of the first 35 feet of front yards or 45 feet of front yards within 350 feet of an intersection to be landscaped.
3. Zoning compliance with the existing structure on Lot 43 (identified as Lot 2) must be identified. It appears the existing front yard setback is non-compliant and would require a variance due to the proposed lot line change.
4. The Applicant's Representatives are requested to evaluate the proposed site plan with regard to the Town of Newburgh's design guidelines. Any inconsistencies with the design guidelines must be identified and waivers of the design guidelines received from the Planning Board if found acceptable.
5. Proposed vehicle display pads/pylans cannot be permitted across the lot lines and into the state right of way as depicted. These result in a zoning compliance, as well as, use issue.
6. The Applicant's Representative should discuss the proposed access drive off of NYS Route 17K with NYSDOT. NYSDOT may have concerns regarding an additional access drive at that location.

REGIONAL OFFICES

- 111 Wheatfield Drive • Milford, Pennsylvania 18337 • 570-296-2765 •
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7. The Applicants are requested to provide a plan documenting lot coverage on both lots as they are at or near zoning compliance limits.
8. Compliance with NYSDEC and Town Storm Water Management Regulations will be required. Plans do not depict any areas currently dedicated to storm water management.
9. Future plan review will be undertaken upon submission of complete design plans.

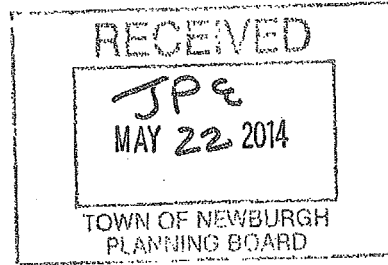
Respectfully submitted,

***McGoey, Hauser and Edsall
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ADA

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May 20, 2014

**Narrative for project known as Preliminary Site Plan and Lot Line Revision for
Webb Properties, Inc., s-b-l: 97-2-35, and 43 located at Route 17K, and Auto Park Place
Town of Newburgh Planning Board Project Number 2014-10**

This project involves the potential construction of a new auto dealership building approximately 18,000 s.f. in size to be built on a 4.7 acre parcel (s-b-l: 97-2-35). This will be the new location of Barton Chevrolet and Birks Cadillac showrooms and service drive through area. There will be a paved parking lot associated with the building having a total of approximately 247 parking spaces (72 customer, 175 storage). The total site disturbance will be about 4 acres, and impervious coverage of about 80%. There is a future expansion (18,600 s.f.) of the building to include a new service center shop, and parts department. The future expansion may be performed close in time to the new showroom building. **Therefore the total footprint for the purposes of site plan review will be 36,600 s.f.**

The site cover is currently a mowed grass field or lawn. It is not likely that the site grades will change significantly from the current topography. Site grading plans to be submitted at a later date. There will be a new entrance to the site from Route 17K. The new entrance is to be located directly across from the "Shortline" bus terminal / park and ride.

The proposed building will be connected to existing municipal utilities (water, sewer, tel., etc.). The site will drain toward existing stormwater detention facilities, and to the existing storm drainage system in Auto Park Place.

The lot line revision portion of this project will add about 0.2 acres to the 4.7 acre parcel for a total of about 4.9 acres, and this 0.2 acres is taken from tax lot 97-2-43 leaving approximately 1.5 acres for the lot that was formerly used as a bank. There will be a road connection between the bank parcel and the new dealership parcel.