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STATE OF NEW YORK : COUNTY OF ORANGE
TOWN OF NEWBURGH PLANNING BOARD

----- X
In the Matter of

WEBB PROPERTIES
(2014-10)

Route 17K & Auto Park Place
Section 97; Block 2; Lots 35 & 43
IB Zone

----- X

SITE PLAN & LOT LINE CHANGE

Date: October 16, 2014
Time: 7:17 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
CLIFFORD C. BROWNE
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

ALSO PRESENT: MICHAEL H. DONNELLY, ESQ.
PATRICK HINES
GERALD CANFIELD
KENNETH WERSTED

APPLICANT'S REPRESENTATIVE: ROBERT JAMES
RONALD BARTON

----- X

MICHELLE L. CONERO
10 Westview Drive
Wallkill, New York 12589
(845)895-3018

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MR. BROWNE: Our next item of business is Webb Properties, project number 2014-10. This is a site plan and lot line change being presented by --

MR. JAMES: Bob James of A. Diachishin & Associates.

Okay. We've made a few changes since we were here last. We'll start out with the first sheet which is a subdivision/lot consolidation plan. We originally had the subdivision as part of a lot line revision but what we've done in addition to that is created an additional lot. The original lot line revision concerned a fifteen-acre parcel on which the GM service center was on, and then the vacant tax lot 35 and the existing -- the former bank, tax lot 43. There were two lot line revisions, one with the former bank, parcel 43, and parcel 35, and also a lot line change between parcel 1322 and 35. 1322 is now broken into two lots along the center of Auto Park Place. So what we're doing is creating basically four different -- four lots, one new lot with different -- with lots 1, 2 and 3 having different acreages.

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Lot 1 is the lot that the proposed dealership is going on, it's about 5.1 acres. Lot 2 is the former bank parcel. That's going to be 1.34 acres. Lot 3 is a vacant lot on which the detention pond -- the existing detention pond and the proposed detention pond is on. That's going to be about 4.5 acres. And then the GM service center to the south of Auto Park Place is going to be about 10.5 acres.

In addition to the new subdivision plan we've provided a site grading plan, a drainage plan, a utility plan with construction details, as well as an erosion control plan and a stormwater pollution prevention plan.

The site plan shows the drainage as well as the proposed detention pond with retaining walls around it. The drainage is contained within the site in water quality underneath the parking lot leading to the detention pond. The detention pond is sized for the full build out of lot 3, the lot between the dealership lot, Auto Park Place, 17K and Enterprise Rental to the east.

I just received a comment -- comments

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from Pat Hines.

That's my narrative for the time being.
We can go over the letter or -- how do you want
to proceed from here?

CHAIRMAN EWASUTYN: There's a lot of
detail that Pat is saying in his letter needs to
be addressed.

MR. JAMES: Yes.

CHAIRMAN EWASUTYN: Let Pat speak to
how he'd like to see it and when he would like to
see it.

Pat.

MR. HINES: Well, I don't know if the
Board wants to go through all these or if it
would be a candidate for a technical work session
later in the month. We do have those scheduled
the last Tuesday -- the fourth Tuesday of each
month, if that would be appropriate.

I do have some concerns. Just the
display of the vehicles for sale on what is the
bank lot brings up a zoning issue of displaying
those vehicles not on the auto dealership parcel.
I don't believe that's permitted by zoning. I'm
looking to Jerry a little bit for that. I know we

1
2 discussed at work session that would not be a
3 permitted use. The two displays that are on the
4 proposed dealership lot are fine. The one that's
5 off site would be inconsistent with the zoning
6 provisions.

7 There are cross grading easements,
8 access easements that need to be worked out.

9 One of the concerns we have is what the
10 balance parcel, the lot not proposed to be built
11 on right now, will look like. We need some detail
12 on that. Whatever that's going to look like,
13 grass, lawn, or whatever landscaping plan is
14 implemented.

15 We do have numerous technical comments
16 on the stormwater that I think could be resolved
17 during the technical work session.

18 That's probably the extent of our
19 comments at this point. I do believe this would
20 be a good candidate for that work session.

21 I do want to bring up I have a concern,
22 and it's more for the owner who I know is here
23 tonight. The retaining walls that are proposed
24 along the east property, they're rather large.
25 They're proposed cast-in-place concrete. I don't

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know if you have a price on those yet but I'm concerned that when you get the cost for those precast or poured-in-place retaining walls, that you may have some sticker shock. So it's kind of a red flag for you to take a look at that.

There's hundreds of feet of retaining wall in excess of eight feet high, twelve inches thick at the top and eighteen inches thick at the bottom in some locations. You're talking some big dollars there. If you want to work with your representative to figure that out.

MR. BARTON: We've kicked that back and forth. I don't know if there's a simpler solution, but without the retaining walls the scope of those ponds ends up taking up -- it almost doubles in size coming over to this buildable --

MR. HINES: I identified that for the Board. I think you're trying to retain value for the balance lot there.

MR. BARTON: So by trying to push it over and consolidate it, you're into, you know, taking advantage of whatever you can on that land. The sticker shock -- I mean we knew it was

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2 going to be expensive, the numbers coming in. I
3 mean I could dump a quarter of a million dollars
4 into retaining walls, I mean but that's to make
5 them look good. That's to make them so they're
6 not an eyesore. We're not only taking care of the
7 detention for the facility we're building on but,
8 as you pointed out Pat, we've got, you know, the
9 better part of three, three-and-a-half acres, you
10 know, on 17K. You know, if I were on the back
11 part of the property we wouldn't be putting any
12 walls in or anything. If there was a way to get
13 that water to another location through a pipe,
14 we'd be doing that.

15 MR. HINES: I just wanted to bring it
16 up so you're aware. As long as you're aware of
17 it. We've had site plans such as this come in in
18 the past and when they go to build it we see them
19 back on.

20 MR. BARTON: I'm getting sticker shock
21 on the whole thing, by the way. It's not just
22 this.

23 As far as the landscaping of this
24 parcel, I mean I think we've done a good job of
25 presentation on 17K with vacant land, keeping it

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mowed, keeping it green. That's really all our plan is with this.

MR. HINES: That's fine. It's up to the Board. We need to have the level of detail showing how it's going to be --

MR. BARTON: Just define it, even though we're just leaving it as is?

MR. HINES: The amount of topsoil, a the seeding spec, the erosion control needs to be addressed on that site, some timing, how long it's going to look like that.

MR. BARTON: This one pod over here on the bank parcel, that was really a display vehicle for the bank so that they could advertise they do auto loans. I mean I was just giving them a vehicle to use.

MR. HINES: We'll let you work that out with code enforcement. Sounds like a car salesman, you know.

MR. DONNELLY: He is.

CHAIRMAN EWASUTYN: While we have the opportunity, we have Ken Wersted here. There was a point in this process where your first concern was getting a negative declaration and to move it

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2 on to the DOT, and for some design issues that
3 you want. We did have a consultants' work meeting
4 with that in mind and that was, at that point in
5 time, the only outstanding feature. I'd like a
6 summary from Ken Wersted on how far that's gone
7 before we go on to what probably should be a
8 second meeting to resolve what needs to be
9 resolved. We're kind of bound by a procedure and
10 we have to sort of guarantee our product. What
11 we don't want is any recalls because recalls are
12 very expensive. So that's why we need the amount
13 of detail that we still have to get. I apologize.

14 MR. BARTON: I know it's part of the
15 process. Thanks, John.

16 MR. WERSTED: On the topic of traffic,
17 as the Chairman had mentioned, at the work
18 session I believe in September, maybe it's
19 October now, I provided you and your applicant
20 or/and your engineer with a scope of work. They
21 expanded on that. They did go beyond that. I
22 believe that might have been in part with some
23 consultation with DOT.

24 That traffic impact study was provided
25 to us. Generally speaking, it followed the

1 industry standards both in the methodologies and
2 the trip generation estimates.
3

4 The noteworthy things that came from it
5 was that the study included, obviously, the
6 analysis of the proposed dealership, it assumed
7 the reoccupancy of lot number 2, which is the
8 existing former use as a bank, and also analyzed
9 a possible use of lot 3 as a restaurant. It also
10 assumed the continued use or reoccupancy of the
11 existing GM center as an additional car
12 dealership. On top of those things it also
13 included a number of other developments that are
14 being proposed in the area, and then analyzed the
15 traffic impacts for Route 17K at Route 300, at
16 Unity Place and at the proposed site driveway on
17 17K opposite the park and ride lot. With the
18 analysis, the results show that the Route 300/17K
19 intersection wasn't going to change substantially
20 with the project. They did note that there are
21 some timing plan adjustments that could be made
22 by DOT that might help improve those. The
23 intersection with 17K and Unity Place wasn't
24 going to change substantially, but they had also
25 assumed construction of a right-turn lane on 17K

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and Unity Place. And then at the site driveway intersection it's going to continue to be unsignalized. The operations coming out of the site would be a level of service C in the morning, level of service C -- I'm sorry, E in the afternoon peak hours and level of service F on a Saturday, which is consistent with what we would expect for an unsignalized intersection on 17K. We don't feel that there's any need to do any traffic signal improvements to that intersection or try and change the control there because drivers who are exiting that area will have the opportunity to come out to Auto Park Place and go over to Unity Place and make a left turn at a traffic signal if that's their desire.

They are proposing to take the painted median on Route 17K and restripe that as a left-turn lane to get into the site, and we agree with all of those items.

The improvements that are proposed out there will obviously have to go before DOT. I did send DOT my comments. They did ask if they were going to receive a set of plans and a copy of a traffic study. I replied that that will likely

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be the direction of the Board tonight, to send the material over to them to get their input.

The only other couple of comments that I had related to the site plan is that on lot 1 the delivery truck circulation should be shown just so we know how the trucks are going to come in, the car carriers mainly, where they are going to drop off and circulate through the site.

The lot 3 site, we also recommended that any access to that lot be from the site driveway and not have a direct access to Route 17K, just because it would be in close proximity to kind of existing intersections along there.

And then lastly was putting a sidewalk in for Unity Place, either down to the site driveway or down to the curb cut for the Michael Bigg Junior property which would be consistent with other recently improved developments in the Town in that area.

That was the extent of our comments.

CHAIRMAN EWASUTYN: Comments from Board Members?

MR. GALLI: Where do you want the sidewalk again? I missed that before.

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2 MR. WERSTED: It would be along the
3 property frontage in front of the bank,
4 connecting to Unity Place, down past the proposed
5 dealership. Also across lot 3 to the next
6 property over, which is the Michael Bigg Junior
7 property.

8 MR. HINES: Enterprise Rent-a-Car I
9 believe is there.

10 MR. BARTON: Would this be in the DOT
11 land or --

12 MR. WERSTED: It would be in the DOT
13 right-of-way. To put it on your property would be
14 set back pretty far. People would be walking way
15 out of their way to get on the sidewalk.

16 MR. BARTON: We mentioned that with
17 DOT, and that came up in conversation, and that
18 was a real big bugaboo, about maintaining
19 sidewalks. They didn't want to have anything to
20 do with it. In fact, I believe it was the town
21 supervisor who was at the meeting and indicated
22 that the Town -- I was a little surprised to see
23 that in the comments about the sidewalk.

24 MR. CANFIELD: Typically with that,
25 with other projects when the property is on the

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DOT's property we require an agreement with the DOT for maintenance thereof. Walgreen's is an example. That was one of the those projects that that sidewalk ended up out in the DOT, and it was a task to execute that agreement.

MR. HINES: Crystal Run is a recent one that has it in there.

MR. CANFIELD: Yes. I don't know that there's any other sidewalks on 17K, though. I know in the past that's been an issue. A sidewalk to where? Where does it go? Just a point for consideration.

MR. BARTON: I know from Union Avenue to the city line there's no sidewalks on 17K on either side.

MR. CANFIELD: Right.

CHAIRMAN EWASUTYN: Okay.

MR. GALLI: I mean you see people walking to the bus terminal there all the time from the City of Newburgh, but they walk on the Target side and they walk in the grass. You see the path all worn out. I don't know if they are going to cross the street and walk up to Nissan.

MR. WERSTED: It's offered for the

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Board's --

CHAIRMAN EWASUTYN: Does the Board want to see a sidewalk? Ken Wersted said it's up to the Board.

Frank?

MR. GALLI: I don't want to see a sidewalk.

MR. BROWNE: I don't see a need for it, unless he cuts them a good deal and they walk back and forth to the bank.

MR. MENNERICH: No.

MR. DOMINICK: I don't see a reason.

MR. WARD: No.

CHAIRMAN EWASUTYN: Then we won't see a sidewalk on the site plan.

Ken, would you prefer to get the map to send to the DOT, should we have it brought to Pat Hines' office and he can circulate it to the DOT?

MR. HINES: It's probably easier for them to get it to me.

MR. WERSTED: Circulate it to Pat's office.

CHAIRMAN EWASUTYN: If you get a copy of the map to Pat, since we are the lead agency

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we'll do the coordinated response with the involved agencies. It works better internally that way.

MR. HINES: The map and the traffic study. This also needs to go to County Planning, which it's at that level of detail now. I think we can do that also.

MR. JAMES: Do we need a full set? There are some details that DOT would like to see I'm sure.

MR. HINES: I would like to get DOT the traffic studies as soon as possible, even if you're going to generate additional studies in the future. We should get it up to them to make sure they are still on board.

MR. JAMES: So basically just the single sheet and the site plan sheet?

MR. HINES: And the traffic study.

MR. JAMES: And the traffic study, right.

MR. HINES: And for the County we need a complete set of everything, which will be the traffic study, the drainage, the EAF, the application, traffic study.

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CHAIRMAN EWASUTYN: Pat, what's the date of the consultants' meeting?

MR. HINES: The 28th.

CHAIRMAN EWASUTYN: Are you in agreement with that?

MR. BARTON: The 28th --

MR. DONNELLY: Of October.

MR. BARTON: -- this month?

MR. HINES: For the technical work session.

MR. BARTON: Yes.

MR. JAMES: Absolutely.

CHAIRMAN EWASUTYN: That would be 1:00 in the afternoon?

MR. HINES: I'll send out a schedule. I believe there's going to be a couple items, at least one more potentially.

CHAIRMAN EWASUTYN: The other one that we're going to have is for Newburgh Toyota.

MR. HINES: Right.

CHAIRMAN EWASUTYN: Okay. Any additional questions or comments?

(No response.)

CHAIRMAN EWASUTYN: Okay. I'll make two

1 parts to the motion on this. I'll make first that
2 we circulate to the Orange County Planning
3 Department, and then next is that we move to set
4 this for a consultants' work session for the 28th
5 of October.
6

7 MR. DOMINICK: I'll make that motion.

8 MR. WARD: Second.

9 CHAIRMAN EWASUTYN: A motion by Dave
10 Dominick, a second by John Ward. I'll ask for a
11 roll call vote starting with Frank Galli.

12 MR. GALLI: Aye.

13 MR. BROWNE: Aye.

14 MR. MENNERICH: Aye.

15 MR. DOMINICK: Aye.

16 MR. WARD: Aye.

17 CHAIRMAN EWASUTYN: Aye. So carried.

18 I apologize for the delay but we need
19 to get a sign off from everyone --

20 MR. BARTON: Understood.

21 CHAIRMAN EWASUTYN: -- before we move
22 forward.

23 MR. BARTON: Thank you.

24 (Time noted: 7:38 p.m.)
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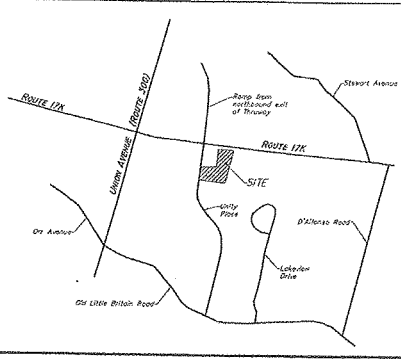
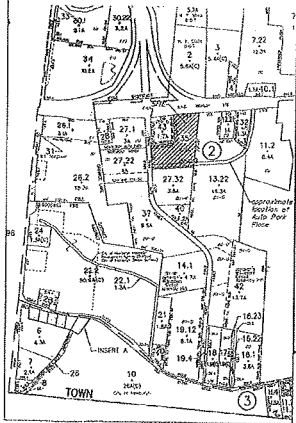
DATED: October 28, 2014

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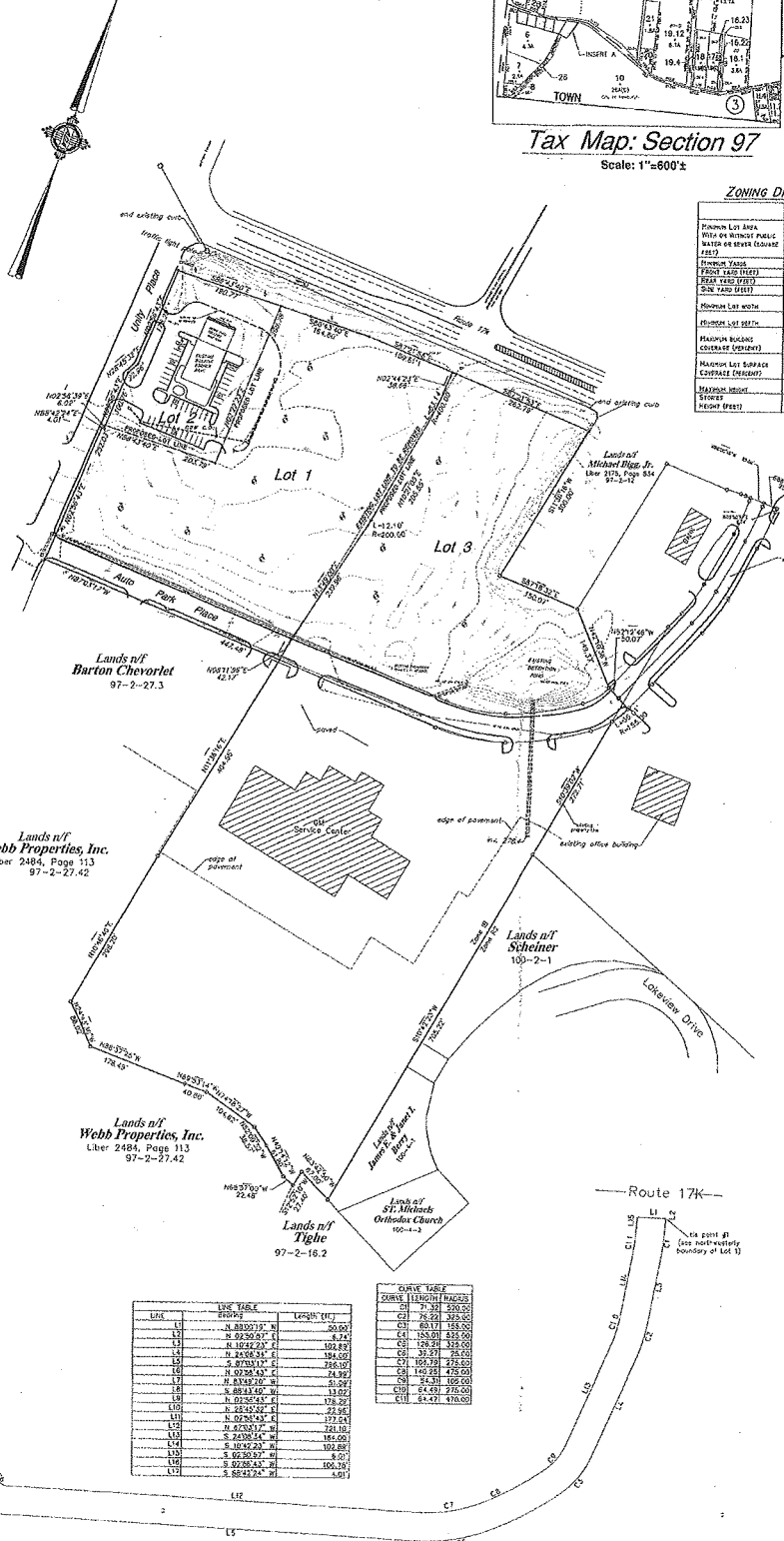
OWNERS ENDORSEMENT
I hereby approve this plan and consent to filing said plan in the Orange County Clerk's Office.
Signed this _____ day of _____, 2014

PLANNING BOARD ENDORSEMENT
Approved by resolution of the Planning Board of the Town of Newburgh, subject to all requirements and conditions of said resolution. Any change, revision, modification or extension of this plan as approved shall void this approval.
Signed this _____ day of _____, 2014
Chairman



Location Map
Scale: 1"=1000'

Tax Map: Section 97
Scale: 1"=600'



ZONING DISTRICT: 1B (INTERCHANGE BUSINESS)

	1B	Lot 1 (97-2-23)	Lot 2 (97-2-24)	Lot 3 (97-2-25)	Lot 4 (97-2-26)
Minimum Lot Area	10,000 sq. ft.	4,284 sq. ft.	8,102 sq. ft.	17,848 sq. ft.	18,285 sq. ft.
Width of Front Public Water or Sewer (Minimum Feet)	10	10	10	10	10
Front Yard (Feet)	50	33.8'	33.8'	50'	50'
Front Yard (Feet)	50	50'	50'	50'	50'
Maximum Lot Width	150'	277'	334'	245'	192'
Maximum Lot Depth	150'	277'	334'	245'	192'
Maximum Building Coverage (Percentage)	40%	17.2%	18.1%	14% with extension	6.3%
Maximum Lot Surface Coverage (Percentage)	60%	8%	75%	75%	74%
Maximum Height (Feet)	25'	2'	2'	2'	2'
Minimum Height (Feet)	8'	8'	8'	8'	8'

NOTES:
1. THE FOLLOWING PLAN MAP SHOWS THE PROPOSED NEW WATER MAIN TO LOT 1, WATER TO THE NEW WATER MAIN TO LOT 2, AND PROPOSED NEW SEWER TO LOT 2.

TABLE OF ACQUISITIONS

OWNER	CURRENT OWNERSHIP	TAX LOT #	EXISTING ZONING	PROPOSED ZONING	TYPE OF ACTION
WEBB PROPERTIES, INC.	VACANT	97-2-23	4-28	1B	Subdivision Lot
WEBB PROPERTIES, INC.	FORNER BNY BANK	97-2-24	1-78	1B	Subdivision Lot
WEBB PROPERTIES, INC.	OWN SERVICE CENTER	97-2-25, 26	1-28, 29	1B	Subdivision Lot

- Previous Subdivision References:**
1. Subdivision of Webb Properties, Inc. Filed in the Orange County Clerk's Office as filed map #2448 on August 20, 1997. Former lots 11, 12, 23 and 24.
 2. Subdivision of Webb Properties, Inc. Filed in the Orange County Clerk's Office as filed map #2449. Subdivision lots 1, 2, and 3.
 3. Subdivision plan Newburgh Auto park. Filed in the Orange County Clerk's Office as filed map #2450 on December 30, 1999. Subdivision lots 1, 2, and 3.
 4. Subdivision and lot line change for Webb, YU, Thys. Filed in the Orange County Clerk's Office as filed map #238-01 on November 7, 2001. Tax lots 11.2, 13.2, and 32.

- Subdivision Notes:**
1. These lots in the subdivision have deeded or leased rights for ingress/egress to Route 17K and to water, sewer and electric utilities.
 2. Drainage, storage, and water rights in the road known as Auto Park Place are existing.
 3. Auto Park Place is paved and curbed, and is within a 50' wide right of way.
 4. All lots are served by municipal water and sewer.

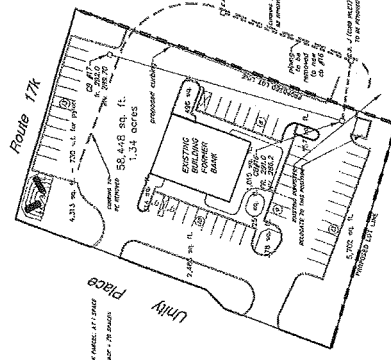
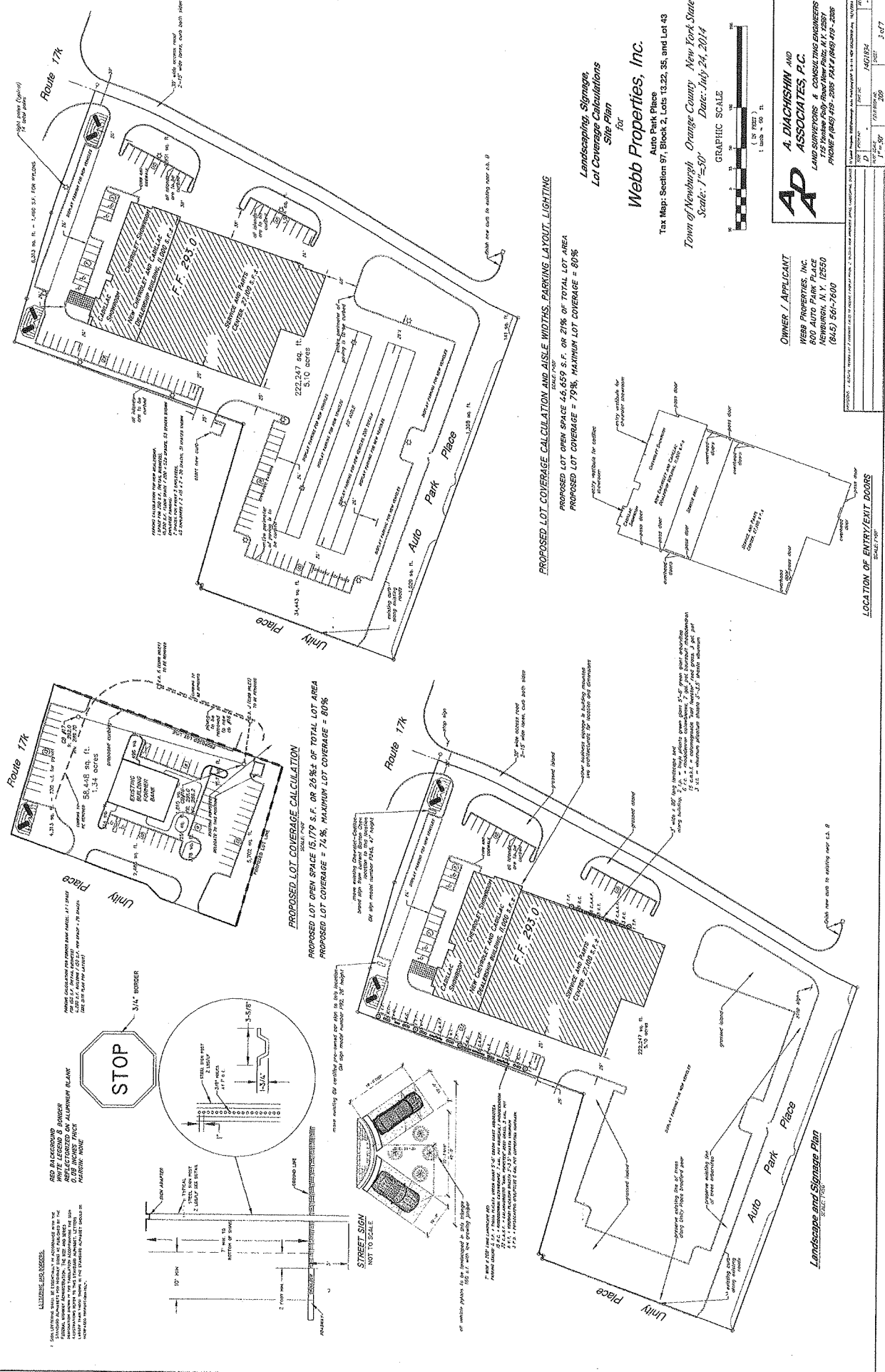


Subdivision Plan - Lot Consolidation for Lands of Webb Properties, Inc.

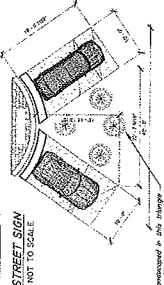
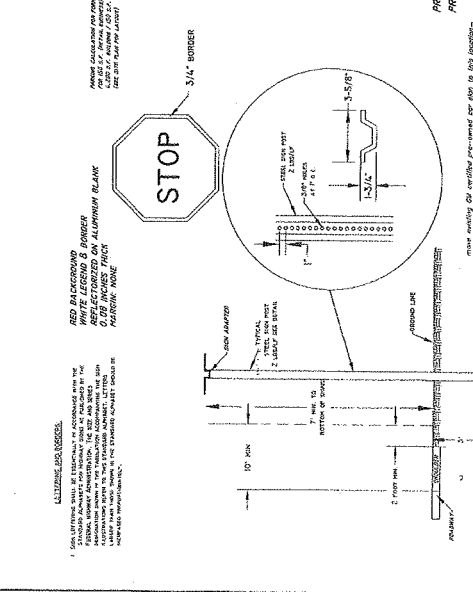
Tax Map: Section 97, Block 2, Lot 13.22, 35, and 43
Town of Newburgh Orange County New York State
Date: August 25, 2014
Scale: 1"=100'

A. DIACHISHIN AND ASSOCIATES, P.C.
LAND SURVEYORS & CONSULTING ENGINEERS
115 Yankee Folly Road New Paltz, N.Y. 12561
PHONE # (845) 419-2205 FAX # (845) 419-2206

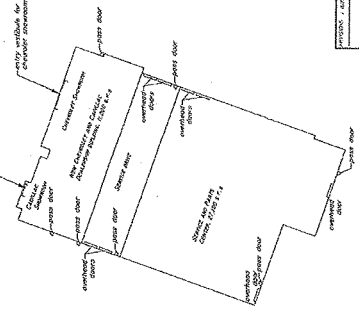
FILED
DATE: 8/25/14
TOWN: NEWBURGH
COUNTY: ORANGE
SCALE: 1"=100'
SHEET: 1 of 2



PROPOSED LOT COVERAGE CALCULATION
 SCALE: 1"=50'
 PROPOSED LOT OPEN SPACE 61,779 S.F. OR 26% OF TOTAL LOT AREA
 PROPOSED LOT COVERAGE = 74%, MAXIMUM LOT COVERAGE = 80%



PROPOSED LOT COVERAGE CALCULATION AND AISLE WIDTHS, PARKING LAYOUT, LIGHTING
 SCALE: 1"=50'
 PROPOSED LOT OPEN SPACE 46,659 S.F. OR 21% OF TOTAL LOT AREA
 PROPOSED LOT COVERAGE = 79%, MAXIMUM LOT COVERAGE = 80%



Landscaping, Signage,
 Lot Coverage Calculations
 Site Plan
 for
Webb Properties, Inc.

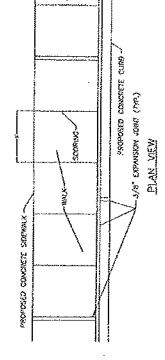
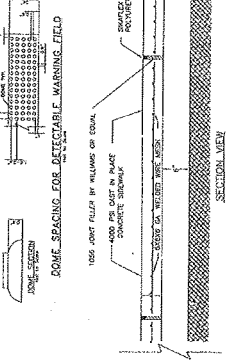
Auto Park Place
 Tax Map: Section 97, Block 2, Lots 10, 22, 35, and Lot 43
 Town of Newburgh, Orange County, New York State
 Scale: 1"=50' Date: July 24, 2014



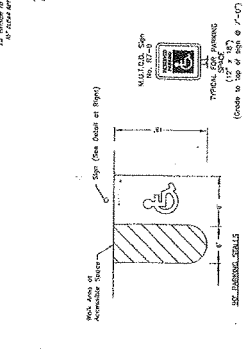
AP
A. DIACHISHAN AND ASSOCIATES, P.C.
 LANDSCAPING, SIGNAGE, CONSULTING ENGINEERS
 125 WILSON AVENUE
 NEWBURGH, N.Y. 12550
 PHONE (845) 475-2285 FAX (845) 475-2285

OWNER / APPLICANT
WEBB PROPERTIES, INC.
 100 WILSON AVENUE
 NEWBURGH, N.Y. 12550
 (845) 561-7600

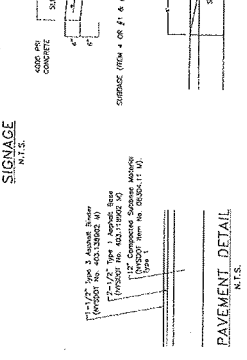
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SCALE	1"=50'
PROJECT	1401934
SHEET	1 OF 7



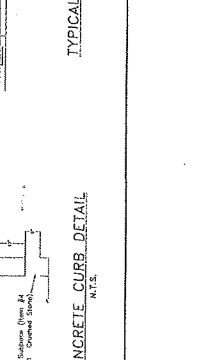
CONCRETE SIDEWALK DETAIL
N.T.S.



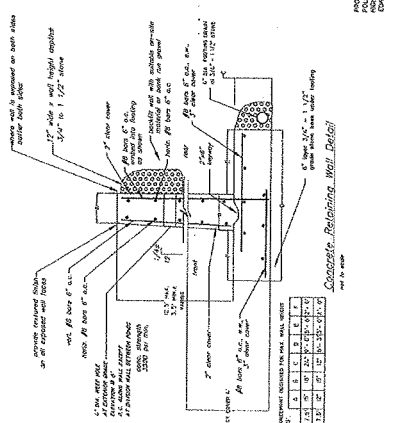
TYP. PARKING STALLS AND SIGNAGE
N.T.S.



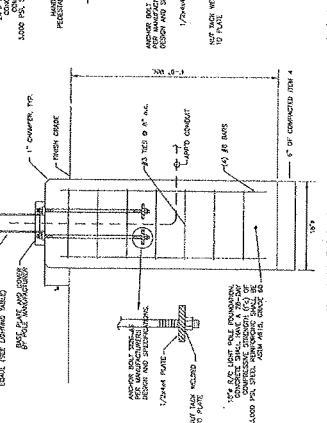
PAVEMENT DETAIL
N.T.S.



CONCRETE CURB DETAIL
N.T.S.



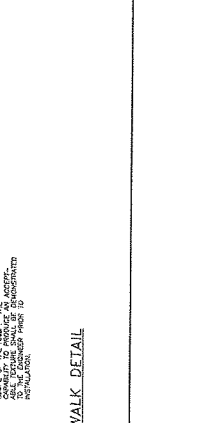
Concrete Retaining Wall Detail
NOT TO SCALE



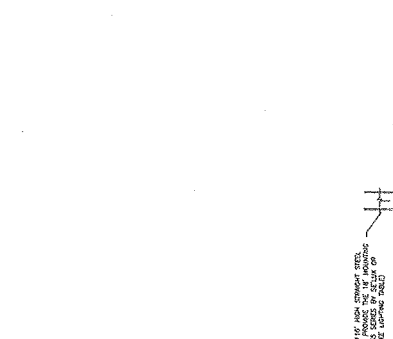
TYP. PARKING STALLS AND SIGNAGE
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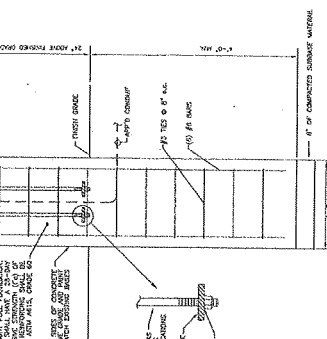
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N.T.S.



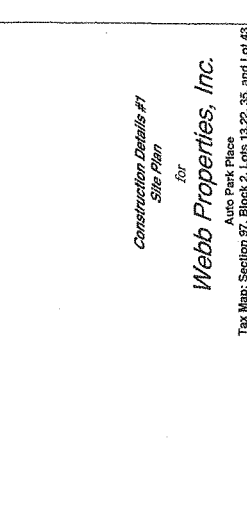
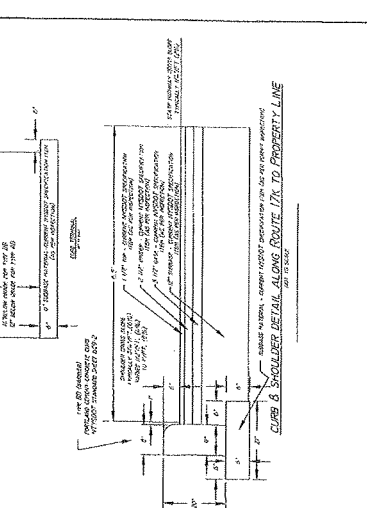
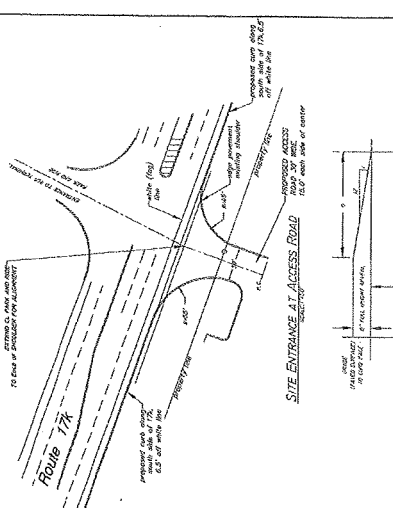
CONCRETE CURB DETAIL
N.T.S.



SITE ENTRANCE AT ACCESS ROAD
N.T.S.



CURB & SHOULDER DETAIL ALONG ROUTE TO PROPERTY LINE
N.T.S.



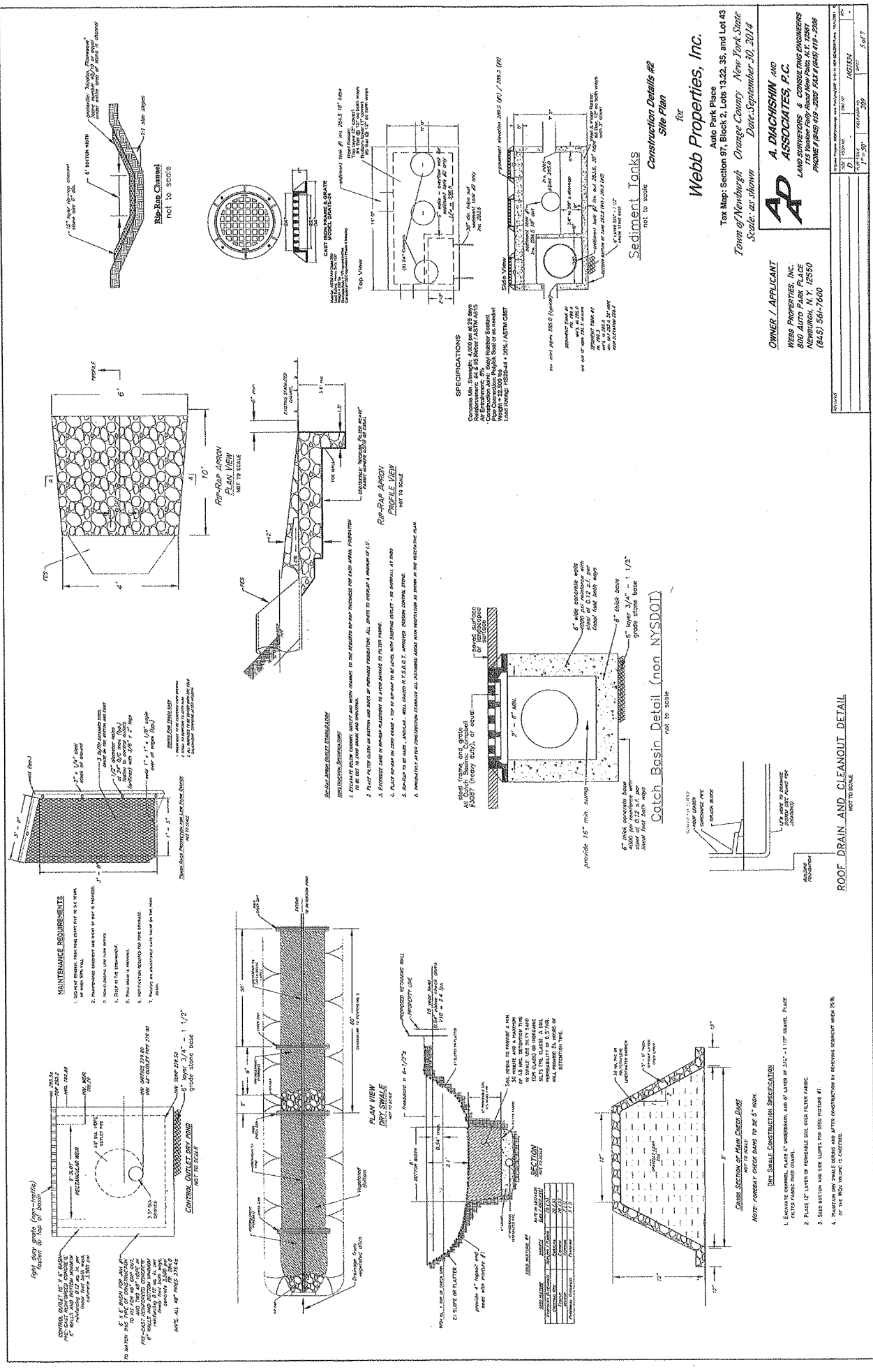
CURB & SHOULDER DETAIL ALONG ROUTE TO PROPERTY LINE
N.T.S.

Construction Details #1
for
Webb Properties, Inc.
Auto Park Place
Tax Map: Section 97, Block 2, Lots 13.2a, 35, and Lot 43
Town of Newburgh, Orange County, New York State
Scale: as shown
Date: September 30, 2014

OWNER / APPLICANT
WEBB PROPERTIES, INC.
500 AUTO PARK PLACE
NEWBURGH, N.Y. 12550
(845) 561-7000

AP
A. DIACHISHIN AND ASSOCIATES, P.C.
LAND SURVEYORS & CONSULTING ENGINEERS
115 HUNTER ROAD NEW PALTZ, NY 12561
PHONE # (845) 439-2007 FAX # (845) 439-2008

DATE	NO.	DESCRIPTION
11-20-07	1	ISSUED FOR PERMITS
11-20-07	2	ISSUED FOR PERMITS
11-20-07	3	ISSUED FOR PERMITS
11-20-07	4	ISSUED FOR PERMITS
11-20-07	5	ISSUED FOR PERMITS
11-20-07	6	ISSUED FOR PERMITS
11-20-07	7	ISSUED FOR PERMITS
11-20-07	8	ISSUED FOR PERMITS
11-20-07	9	ISSUED FOR PERMITS
11-20-07	10	ISSUED FOR PERMITS
11-20-07	11	ISSUED FOR PERMITS
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11-20-07	97	ISSUED FOR PERMITS
11-20-07	98	ISSUED FOR PERMITS
11-20-07	99	ISSUED FOR PERMITS
11-20-07	100	ISSUED FOR PERMITS



for
Webb Properties, Inc.
 Auto Park Place
 Tax Map: Section 97, Block 2, Lots 13.22, 35, and Lot 43
 Town of Newburgh, Orange County, New York, State
 Scale: as shown
 Date: September 30, 2014

OWNER / APPLICANT
WEBB PROPERTIES, INC.
 800 AUTO PARK PLACE
 NEWBURGH, N.Y. 12550
 (845) 561-7600

ARCHITECT
A. DIACHSHIN AND ASSOCIATES, P.C.
 LAND SURVEYORS & CONSULTING ENGINEERS
 PHONE/FAX: 845-561-7600

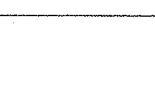
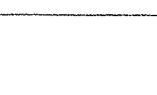
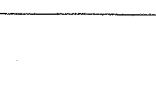
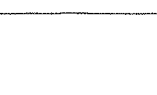
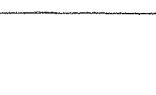
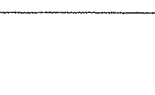
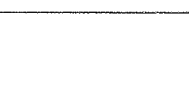
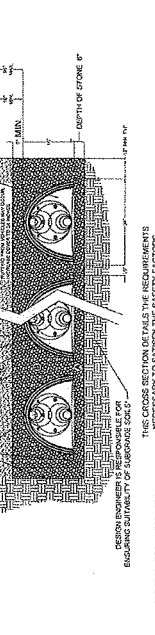
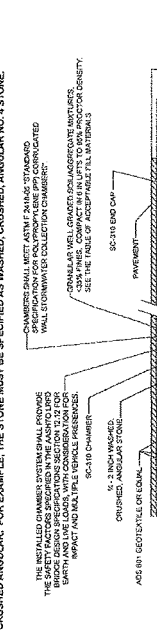
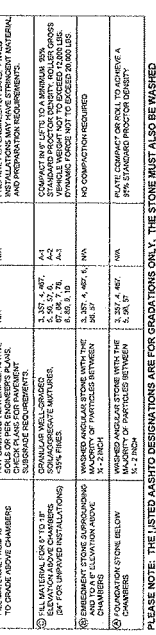
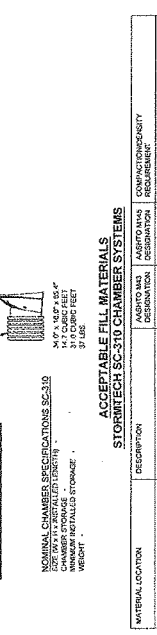
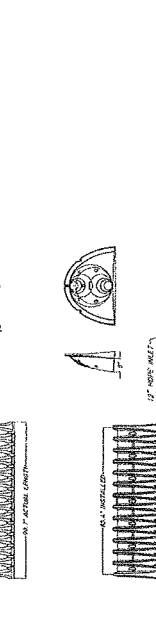
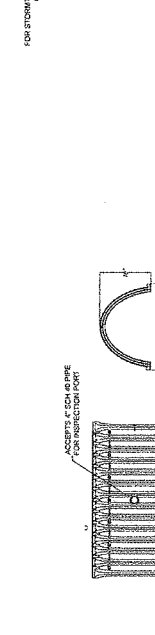
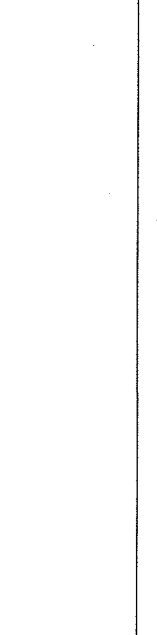
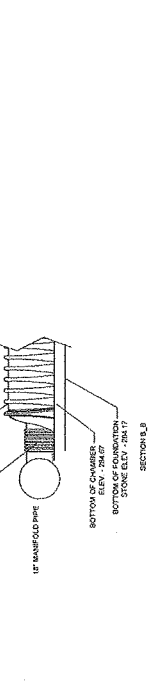
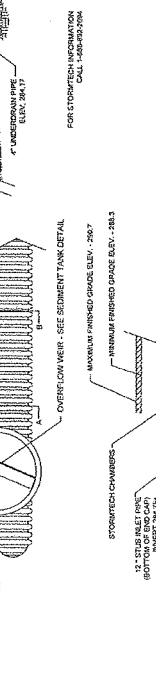
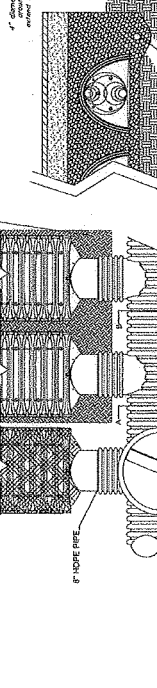
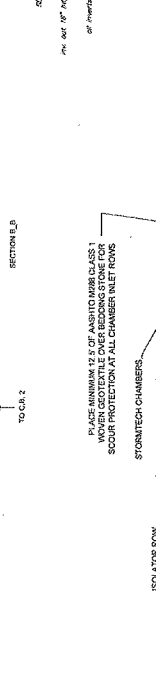
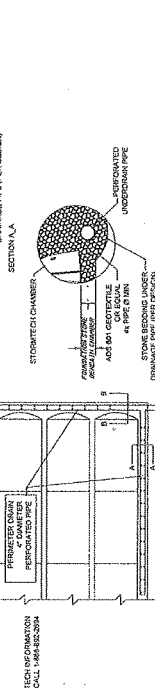
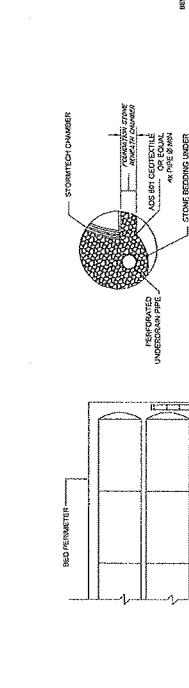
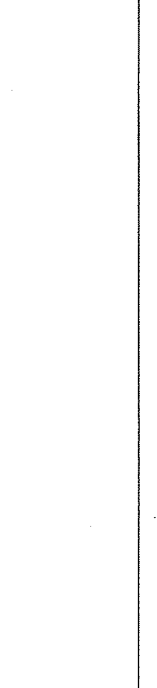
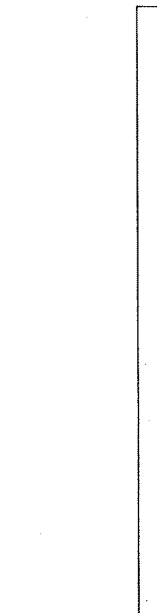
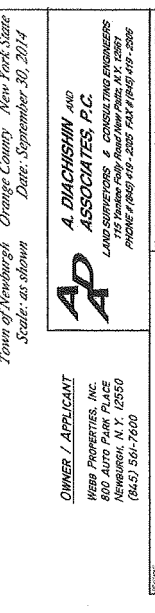
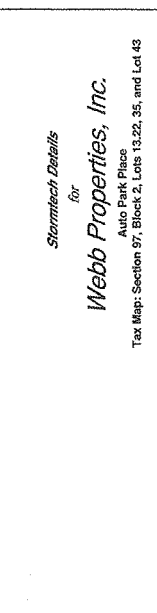
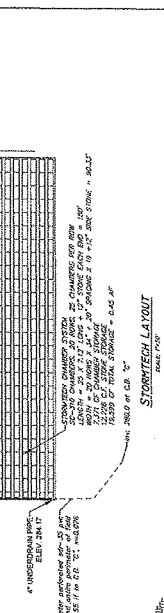
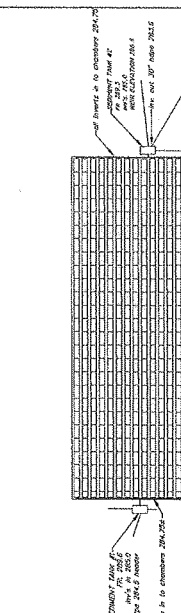
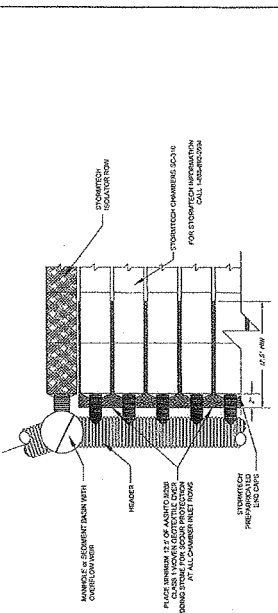
DATE 9/30/14
SCALE AS SHOWN
PROJECT AUTO PARK PLACE
NO. 2014-001
FIGURE 5-017

CONTRACT NO.
DATE
SCALE
FIGURE

CONTRACT NO.
DATE
SCALE
FIGURE

CONTRACT NO.
DATE
SCALE
FIGURE

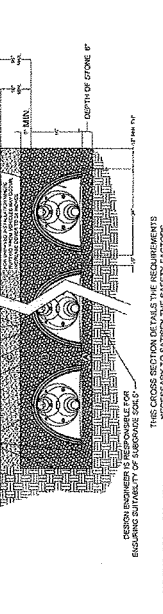
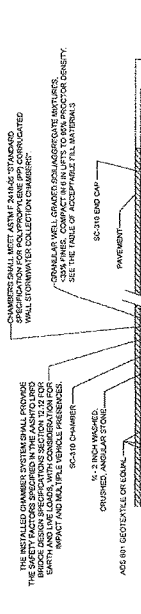
CONTRACT NO.
DATE
SCALE
FIGURE



ACCEPTABLE FILL MATERIALS

MATERIAL LOCATION	DESCRIPTION	ASTM AND DISCREMINATION	ASSTO MAX DISCREMINATION	COMPACTION REQUIREMENT	
FILL MATERIAL FROM 0" TO GRADE ABOVE CHAMBER	ANY SOIL OR ROCK MATERIALS, NATIVE OR IMPORTED, THAT MEET THE REQUIREMENTS OF SECTION 12.07 FOR SUBGRADE REQUIREMENTS.	NA	NA	PREPARE PER ENGINEER'S PLAN, PAVED AND PREPARED PER REQUIREMENTS AND PREPARATION REQUIREMENTS.	
FILL MATERIAL FROM 0" TO GRADE ABOVE CHAMBER	WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 1/2" AND 3/4" IN SIZE.	2, 5, 5.5, 7, 8, 8.5, 9, 9.5, 10, 10.5, 11, 11.5, 12, 12.5, 13, 13.5, 14, 14.5, 15, 15.5, 16, 16.5, 17, 17.5, 18, 18.5, 19, 19.5, 20, 20.5, 21, 21.5, 22, 22.5, 23, 23.5, 24, 24.5, 25, 25.5, 26, 26.5, 27, 27.5, 28, 28.5, 29, 29.5, 30, 30.5, 31, 31.5, 32, 32.5, 33, 33.5, 34, 34.5, 35, 35.5, 36, 36.5, 37, 37.5, 38, 38.5, 39, 39.5, 40, 40.5, 41, 41.5, 42, 42.5, 43, 43.5, 44, 44.5, 45, 45.5, 46, 46.5, 47, 47.5, 48, 48.5, 49, 49.5, 50, 50.5, 51, 51.5, 52, 52.5, 53, 53.5, 54, 54.5, 55, 55.5, 56, 56.5, 57, 57.5, 58, 58.5, 59, 59.5, 60, 60.5, 61, 61.5, 62, 62.5, 63, 63.5, 64, 64.5, 65, 65.5, 66, 66.5, 67, 67.5, 68, 68.5, 69, 69.5, 70, 70.5, 71, 71.5, 72, 72.5, 73, 73.5, 74, 74.5, 75, 75.5, 76, 76.5, 77, 77.5, 78, 78.5, 79, 79.5, 80, 80.5, 81, 81.5, 82, 82.5, 83, 83.5, 84, 84.5, 85, 85.5, 86, 86.5, 87, 87.5, 88, 88.5, 89, 89.5, 90, 90.5, 91, 91.5, 92, 92.5, 93, 93.5, 94, 94.5, 95, 95.5, 96, 96.5, 97, 97.5, 98, 98.5, 99, 99.5, 100	NA	NA	NO COMPACTION REQUIRED.
CHAMBER STONE BELOW CHAMBER	WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 1/2" AND 3/4" IN SIZE.	2, 5, 5.5, 7, 8, 8.5, 9, 9.5, 10, 10.5, 11, 11.5, 12, 12.5, 13, 13.5, 14, 14.5, 15, 15.5, 16, 16.5, 17, 17.5, 18, 18.5, 19, 19.5, 20, 20.5, 21, 21.5, 22, 22.5, 23, 23.5, 24, 24.5, 25, 25.5, 26, 26.5, 27, 27.5, 28, 28.5, 29, 29.5, 30, 30.5, 31, 31.5, 32, 32.5, 33, 33.5, 34, 34.5, 35, 35.5, 36, 36.5, 37, 37.5, 38, 38.5, 39, 39.5, 40, 40.5, 41, 41.5, 42, 42.5, 43, 43.5, 44, 44.5, 45, 45.5, 46, 46.5, 47, 47.5, 48, 48.5, 49, 49.5, 50, 50.5, 51, 51.5, 52, 52.5, 53, 53.5, 54, 54.5, 55, 55.5, 56, 56.5, 57, 57.5, 58, 58.5, 59, 59.5, 60, 60.5, 61, 61.5, 62, 62.5, 63, 63.5, 64, 64.5, 65, 65.5, 66, 66.5, 67, 67.5, 68, 68.5, 69, 69.5, 70, 70.5, 71, 71.5, 72, 72.5, 73, 73.5, 74, 74.5, 75, 75.5, 76, 76.5, 77, 77.5, 78, 78.5, 79, 79.5, 80, 80.5, 81, 81.5, 82, 82.5, 83, 83.5, 84, 84.5, 85, 85.5, 86, 86.5, 87, 87.5, 88, 88.5, 89, 89.5, 90, 90.5, 91, 91.5, 92, 92.5, 93, 93.5, 94, 94.5, 95, 95.5, 96, 96.5, 97, 97.5, 98, 98.5, 99, 99.5, 100	NA	NA	PLATE COMPACT PER PLAN TO ACHIEVE A 98% STANDARD PROCTOR DENSITY.

PLEASE NOTE: THE LISTED ASTM DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE WASHED CRUSHED ANGULAR. FOR EXAMPLE, THE STONE MUST BE SPECIFIED AS WASHED, CRUSHED, ANGULAR NO. 4 STONE.



FOR STORMTECH INFORMATION CALL 1-888-802-2894

OWNER / APPLICANT
WEBB PROPERTIES, INC.
 800 AUTO PARK PLACE
 NEWBURGH, N.Y. 12550
 (845) 561-7600

OWNER / APPLICANT
A. DIACHISHIN AND ASSOCIATES, P.C.
 LAND SURVEYORS & CONSULTING ENGINEERS
 175 TROBEN RD., PO BOX 100
 NEWBURGH, N.Y. 12550
 PHONE # (845) 419-2800 FAX # (845) 419-2889

Town of Newburgh Orange County New York State
 Scale: as shown Date: September 30, 2014

Tax Map: Section 87, Block 2, Lots 13.22, 35, and Lot 43

Stormtech Details for Webb Properties, Inc.

FOR STORMTECH INFORMATION CALL 1-888-802-2894