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

PROJECT: A PLUS AUTO
PROJECT NO.: 18-17
PROJECT LOCATION: SECTION 53, BLOCK 4, LOT 4.21
REVIEW DATE: 15 FEBRUARY 2019
MEETING DATE: 21 FEBRUARY 2019
PROJECT REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES, PC

1. The project has received a front yard variance from the Town of Newburgh Zoning Board. Previously identified rear yard setback issue will be addressed by combining the two lots.
2. In response to previous comments the Applicants have identified “the property owner is in discussion with the Building Department with regard to the use of the residential building.” Status of this review should be addressed with the Board.
3. Zoning Bulk Table should be modified in the lot surface coverage identified as 75% consolidation of the lots will significantly reduce the lot surface coverage.
4. Planning Board should discuss whether curbing is required for commercial sites. Planning Board typically requires commercial sites to be curbed to control traffic flow and drainage.
5. It is noted that Motor Vehicle Service Station notes have been added to the plans. Note #4 should be revised with the word “Parked” in lieu of “Parking”.
6. Applicants representative requested to address the dumpster enclosure currently a dumpster is depicted without benefit of an enclosure.
7. It is noted that the site lighting is proposed to be upgraded to an LED flood light. The flood light is proposed to be designed with a motion activated sensor.
8. Submission to Orange County Planning is required due to proximity to New York State highway. In addition project will be submitted to NYSDOT for SEQRA coordination.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw



PAT

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February 7, 2019

Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, NY 12550
ATTN: John Ewasutyn, Chairman

**RE: APPLICATION #2018-17
A PLUS AUTO
12 LITTLE LANE ROAD
TAX LOT # 53-4-4.21**

JPE
FEB - 8 2019

Dear Mr. Ewasutyn:

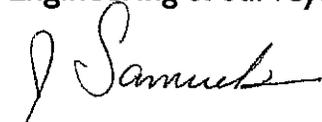
Please find attached 14 copies of the Revised Site Plan for the A Plus Auto Project. The plans have been revised per a comment letter prepared by Mcgoey, Hauser and Edsall Consulting Engineers D.P.C. dated October 4, 2018. Below is a comment by comment response;

1. A front yard variance was granted on January 24, 2019 by the Town of Newburgh Zoning Board. To achieve compliance with the rear yard setback the property owner is proposing to combine the subject parcel with the adjacent parcel to the rear in the same ownership. (lots 53-4-4.21 & 53-4-4.22). Proof of the lot consolidation will be provided prior to signature of the plans.
2. The Town of Newburgh Sewer Department has confirmed that the site is serviced by town sewer.
3. This plan reflects an updated survey which located an existing fence, the date of the installation is unknown.
4. Spaces 9 & 10 are located in an existing gravel area (to be used by the residential tenants).
5. Limits of proposed asphalt paving are shown on the plan. A detail for the pavement cross section is also included.
6. The existing dumpster location is shown on the plan and labeled "to remain".
7. The property owner is in discussion with the building department with regards to the use of the residential building.
8. The entrance has been revised to indicate a width in accordance with Section 185-28, in addition "Motor Vehicle Service Station Notes" have been added to sheet C-1.
9. Proposed landscaping has been added to the plan.
10. Dimensions and areas for the structures have been added to the plan. The property owner is pursuing a variance from requiring a sprinkler system.
11. An existing sign frame is located on the property. An insert for the A Plus Auto Business is proposed to be placed on the existing sign frame. A detail of the existing and proposed features of this sign are shown on the details sheet.

12. Parking spaces 1 through 8 will be painted in accordance with the detail on sheet C-2. Spaces 9 & 10 are depicted to show compliance with the Town parking requirements but will not be painted as they are located within an existing gravel area.
13. Lighting details and footcandle levels have been added to the plans.

If you have any additional questions and/or comments, please don't hesitate to contact this office.

Sincerely,
Engineering & Surveying Properties, PC



Jay Samuelson, P.E.
Principal

CC: Michael Donnelly, Esq.
file

