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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 & 4.22

REVIEW DATE: 29 MARCH 2019 MEETING DATE: 1 APRIL 2019

PROJECT REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES, PC

- 1. Project now involves a lot consolidation between the two subject parcels. The bulk table has been revised to show the combining of the lots.
- 2. Use of the residential structure on the site is an issue for code compliance. No approval of the residential structure in excess of a single family home is included in this approval.
- 3. Dumpster enclosure has been depicted on the plans.
- **4.** Any approval should be conditioned on filing of the lot consolidation.
- **5.** No stormwater security or inspection fees are required. Landscaping is incoroporated into the plans such that landscape bond and landscape inspection fees are required.

Respectfully submitted,

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

Patrick J. Hines Principal

PJH/kbw

• Regional Office • 111 Wheatfield Drive • Suite 1 • Milford, Pennsylvania 18337 • 570-296-2765 •





www.EngineeringPropertiesPC.com 71 Clinton Street Montgomery, NY 12549

phone: (845) 457-7727 fax: (845) 457-1899

March 8, 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

Dear Mr. Ewasutyn:

JPE MAR -8 2019

Please find attached 16 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 February 15, 2019. Below is a comment by comment response;

- 1. No response required.
- 2. The use of the residential structure will be addresses as a condition of approval.
- 3. The bulk requirements table has been revised to include the combination of the lots.
- 4. As discussed at the February 21, 2019 Planning Board meeting, curb blocks have been added to the plan.
- 5. Note #4 has been revised accordingly.
- 6. The existing dumpster is shown on the plan to be relocated and an enclosure detail has been added to the plan.
- 7. No response required.
- 8 Please accept this submission for referral to the proper agencies. 2 additional copies of the plans have been included for referral.

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

Sincerely,

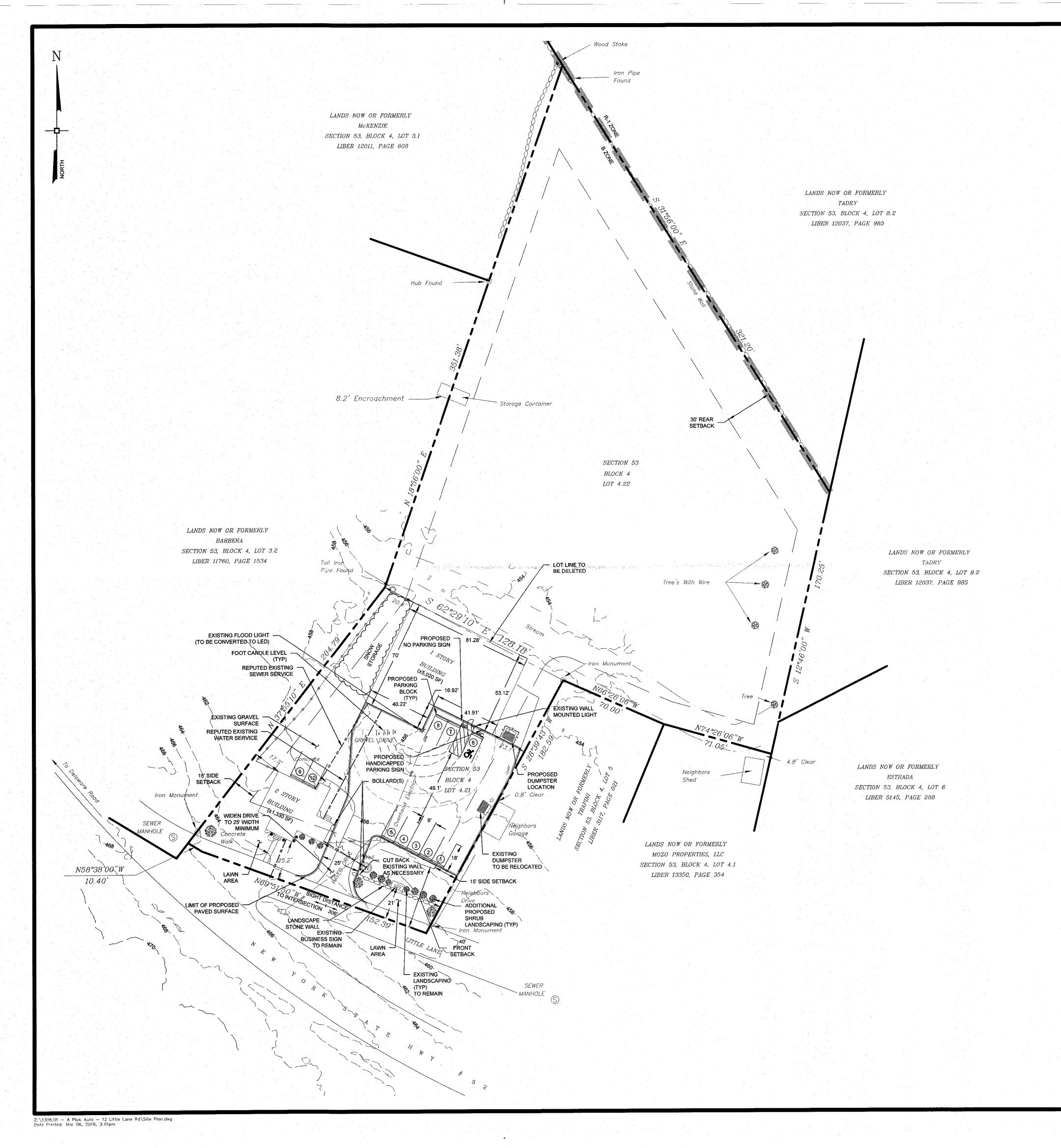
Engineering & Surveying Properties, PC

Jay Samuelson, P.E.

Principal

CC: Michael Donnelly, Esq.

file



# GENERAL NOTES

- 1. TAX MAP IDENTIFICATION NUMBER: SECTION 53, BLOCK 4, LOT 4.21
- 2. TOTAL AREA OF SUBJECT PARCEL: 0.64± ACRES.
- 3. BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY DANIEL P. YANOSH NYS, LS ON

NEWBURGH, NY 12550

NEWBURGH, NY 12550

4. OWNER: MOZO PROPERTIES, LLC PO BOX 2699

5. APPLICANT: A PLUS AUTO AND TRUCK, LLC 12B LITTLE LANE ROAD

6. HOURS OF OPERATION: MONDAY - FRIDAY 8 AM - 5 PM

8 AM - 12 PM SATURDAY SUNDAY/HOLIDAYS CLOSED

# BULK REQUIREMENTS

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	20,000 SF	95,586 SF
LOT WIDTH	100 FEET	156.3 FEET
LOT DEPTH	125 FEET	460.1 FEET
FRONT YARD	60 FEET	25.2 FEET *
REAR YARD	30 FEET	219.0 FEET
SIDE YARD (ONE/BOTH)	15/30 FEET	17.7 / 38.1 FEET
MAXIMUM ALLOWABLE		
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT
MAXIMUM BUILDING COVERAGE	40%	7 %
MAXIMUM LOT SURFACE COVERAGE	80%	22 %

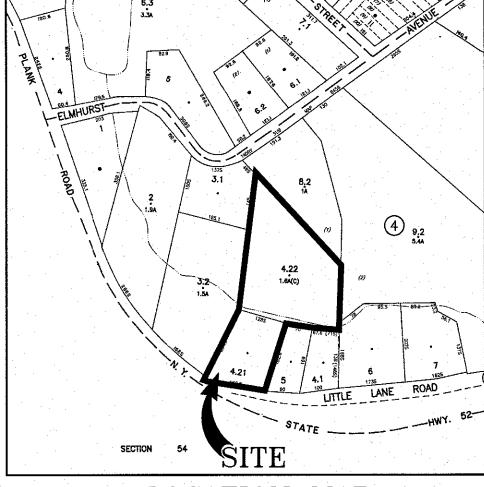
# PARKING CALCUATIONS

		ke-	
USE:	# OF UNITS:	REQUIREMENT:	SPACES REQUIRED:
REPAIR GARAGE	2 STORAGE	1 SPACE / BAY PLUS 5 ADDITION	AL 7
RESIDENTIAL	1 UNIT	1 SPACE / RESIDENTIAL UNIT	AL /
TOTAL			5

TOTAL SPACES PROVIDED: 10 SPACES TOTAL

### MOTOR VEHICLE SERVICE STATION NOTES

- 1. VEHICLES, LIFTS OR PITS, DISMANTLED VEHICLES, ALL PARTS AND SUPPLIES, INCLUDING TIRES AND OTHER ACCESSORIES FOR SALE AND DEBRIS FROM DISMANTLED VEHICLES, SHALL BE LOCATED WITHIN A BUILDING ENCLOSED ON ALL SIDES.
- 2. ALL SERVICE OR REPAIR ACTIVITIES, OTHER THAN EMERGENCY REPAIR OR SUCH MINOR SERVICING AS THE CHANGE OF TIRES SHALL BE CONDUCTED IN A BUILDING ENCLOSED ON ALL SIDES. THIS REQUIREMENT SHALL NOT BE CONSTRUED TO MEAN THAT THE DOORS TO ANY REPAIR SHOP MUST BE KEPT CLOSED AT ALL TIMES.
- 3. NO MORE THAN THREE MOTOR VEHICLES LICENSED FOR OPERATION ON THE PUBLIC HIGHWAYS MAY BE STORED ON A TEMPORARY BASIS FOR SERVICE OR REPAIR ONLY.
- 4. ANY SUCH MOTOR VEHICLES BEING STORED SHALL BE PARKED IN A LINE AND IN AN ORDERLY FASHION WITH NOT LESS THAN FOUR FEET BETWEEN ANY PARTS OF ANY TWO VEHICLES.
- 5. NO SUCH MOTOR VEHICLES BEING STORED SHALL BE PARKED WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR WITHIN 10 FEET OF ANY PROPERTY LINE.

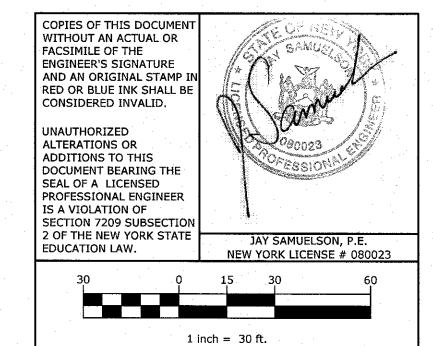


LOCATION MAP SCALE: 1" = 250'

No.	DATE	DESCRIPTION
1	01/31/19	REVISED PER PB ENGINEER COMMENTS 10/04/18
2	03/05/19	REVISED PER PB ENGINEER COMMENTS 02/15/19
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	NYSDEC APPROVAL	N/A	OF	N/A
	□ NYSDOT APPROVAL	N/A	OF	N/A
	OTHER	N/A	OF	N/A
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THE NEW YORK STATE

EDUCATION LAW.



DANIEL P. YANOSH, L.S. NEW YORK STATE LICENSE # 49561

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A PLUS AUTO 12 LITTLE LANE ROAD TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK

53-4-4.21

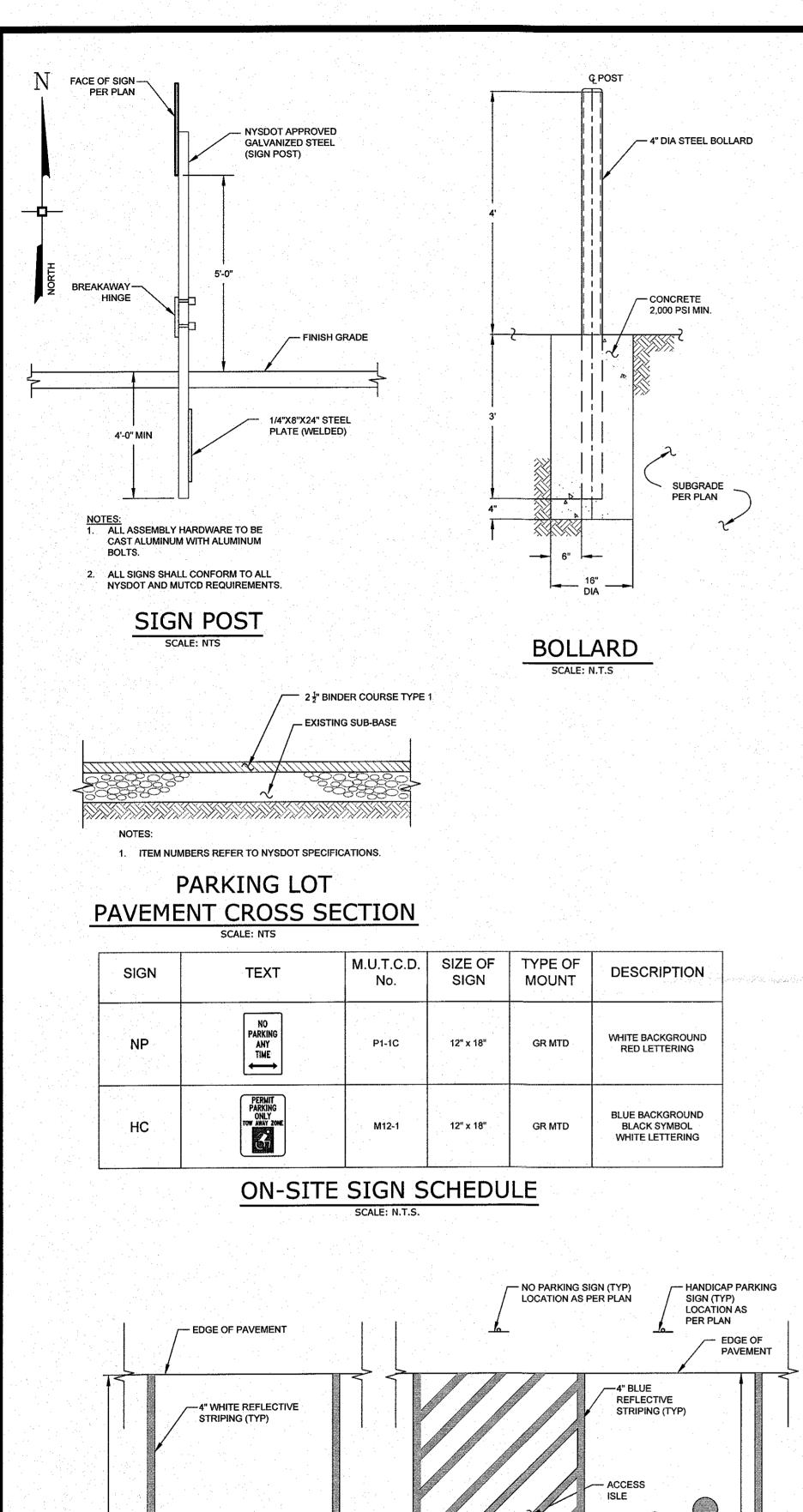
09/06/18 1'' = 30'REVISION: TAX LOT: 2 - 03/05/19

71 CLINTON STREET

Ph: (845) 457-7727

Fx: (845) 457-1899

MONTGOMERY, NY 12549



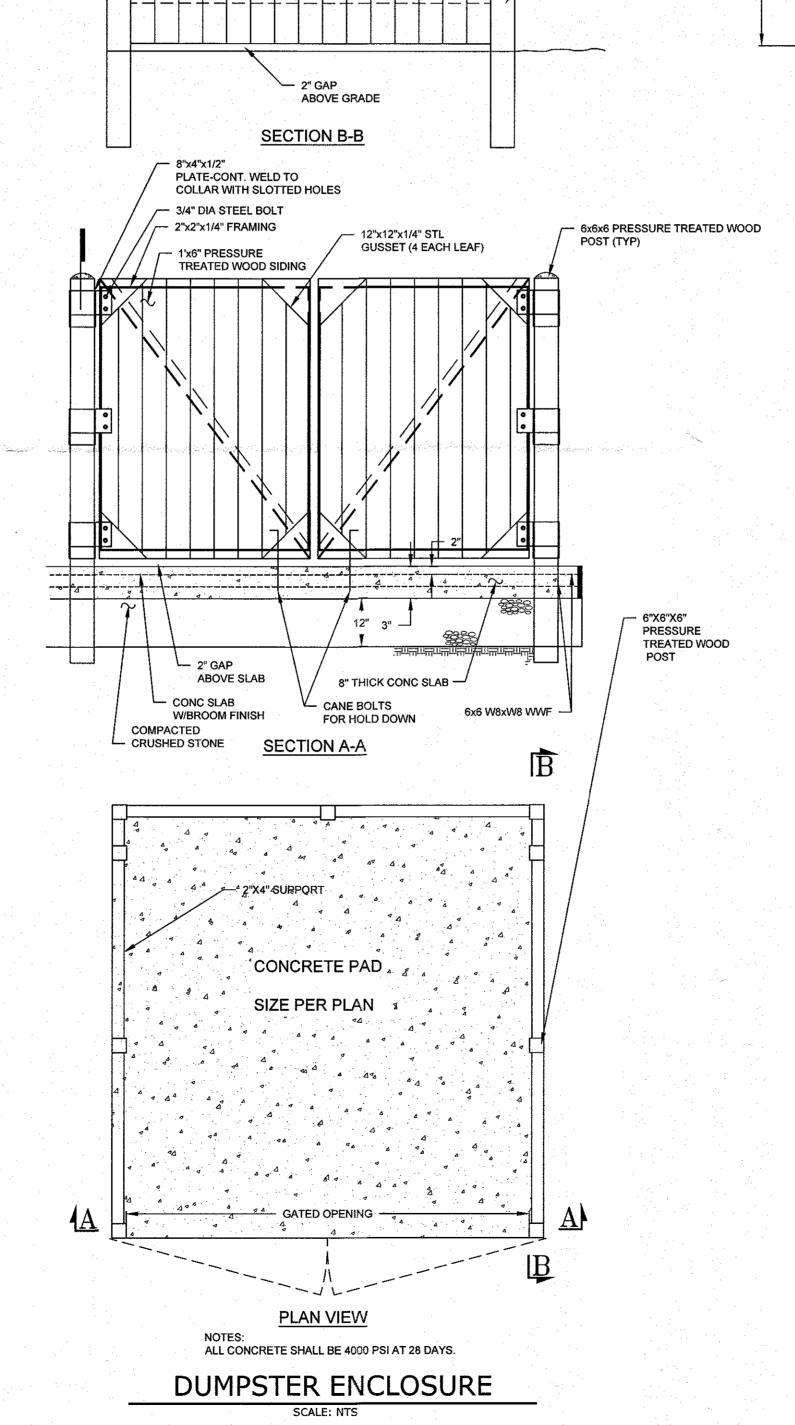
**&** STRIPES

PARKING SPACE

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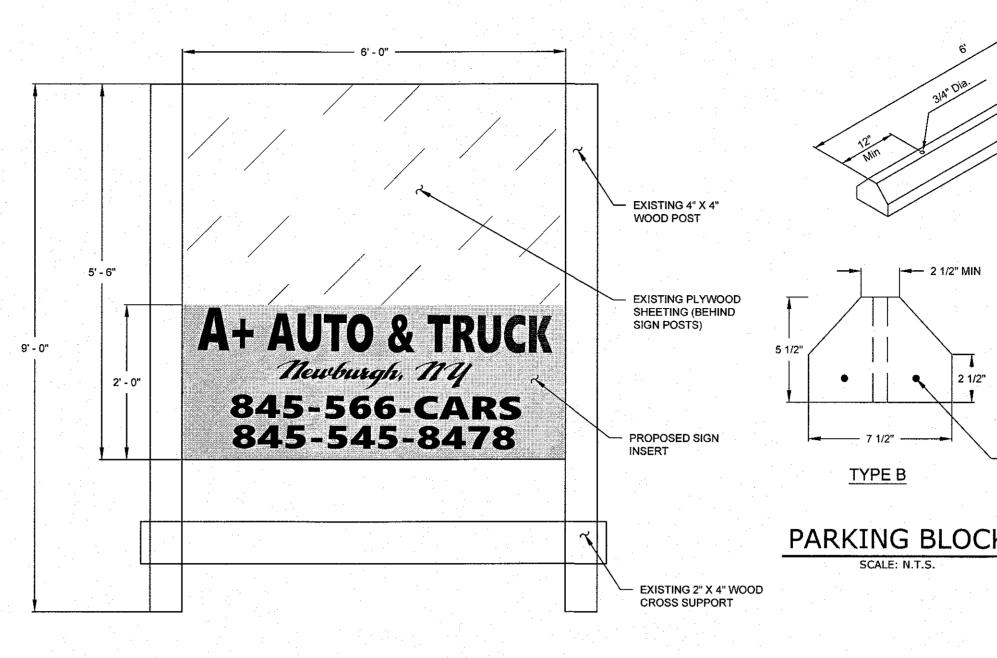
HANDICAP PARKING SPACES

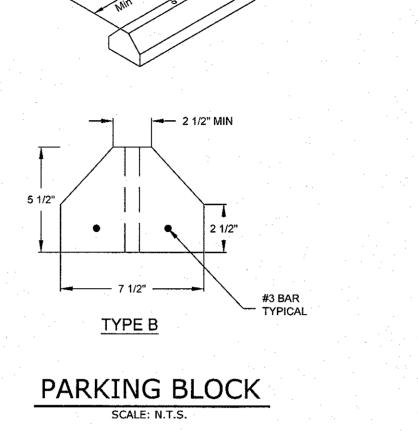


2"x4" SUPPORT

1'x6" PRESSURE TREATED

- 6"x6"x6" PRESSURE TREATED



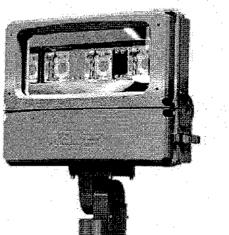


**BUSINESS SIGN** SCALE: NTS



**ACPOLED Series** American Compact LED Floodlight

PRODUCT OVERVIEW



Features:

Low copper content die cast aluminum housings has integral heat sink fins to optimize thermal management through conductive and convective cooling. Bolted or optional stainless steel latch disengages top electrical cover for easy access to LED driver, surge protection, and terminal block. The yoke mount unit is shipped prewired with specified cord type and cord length to facilitate easy wiring of luminaire. The tenon mount unit is prewired to luminaire wiring chamber. Luminaire is vibration rated to 3G per ANSI C136.31-2001 and rated IP66 per

Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber per ASTM B117.

Yoke shall be painted steel or galvanized steel. Knuckle mount shall be adjustable to fit 2-3/8 inch to 2-7/8 inch tenon.

Auto dealerships Schools Churches Industrial sites

Applications:

Shopping centers Parking lots Substations Building facades

Electrical

LED light engine is rated minimum 100,000 hours at 25C, L70. Electronic driver has an expected life of 100,000 hours at a 25C ambient. Robust surge protection: Three different surge protection options provide a minimum IEEE/ANSI C62.41 category C (10kV/5kA) protection. Extreme 20kV/10kA

protection is also available. Driver power factor is 90% minimum, Driver meets maximum total harmonic distortion (THD) of 20% and is ROHS compliant.

PCB mounted LED technology comprised of multi-cluster LEDs on single metal. core board. Segmented Miro internal reflectors are designed for superior field to

beam ratios, uniformity, and spacing. NEMA optical pattern choice of medium flood (4X4), flood (5x5) wide flood (6x6), and wide flood rectangle (6x5). The luminaire is available with 3000K, 4000K, and 5000K with minimum CRI of 70.

Optional shielding available to control light trespass and uplight. Optical enclosure shall be glass lens.

# Controls

NEMA photocontrol receptacle 3 pin (P3) or 7 pin (P7) available. Optional premium solid state locking-style photocontrol - DSS (10 year rated life). Optional extreme long life solid state locking -style photocontrol - DLL (20 year-

Optional onboard adjustable output module (AO) allows the light output and input wattage to be modified to meet site specific requirements.

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

YKE-Yoke Mount Luminaire EPA of 1.76 Ft<sup>2</sup> and max weight 31 lbs.

YK-Yoke Mount Luminaire EPA of 1.76 Ft<sup>2</sup> and maxweight 30 lbs.

Tenon Mount Luminaire EPA of 1, 89 Ft<sup>2</sup> and max weight 28 lbs.

AEL American

EACH FLOOD LIGHT SHALL BE MOUNTED TO THE BUILDING AND OPERATED BY MOTION DETECTION WITH A MINIMUM ON TIME OF 1 MINUTE AND A

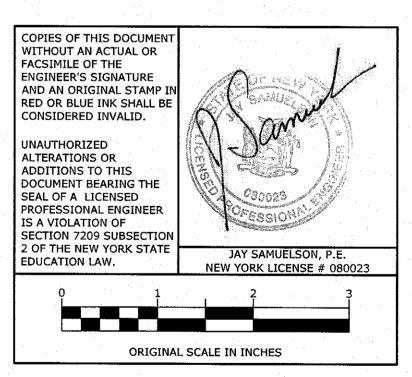
Suitable for ambient temperature 40C to 40C. CSA Certified to U.S. and Canadian standards.

MAXIMUM ON TIME OF 5 MINUTES. 2. SEE PLAN FOR MOUNTING HEIGHTS.

FLOODLIGHT SPECIFICATION

No.	DATE	DESCRIPTION
1	01/31/19	REVISED PER PB ENGINEER COMMENTS 10/04/18
2	03/05/19	REVISED PER PB ENGINEER COMMENTS 02/15/19
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