

RICHARD D. McGOEY, P.E. (NY & PA) WILLIAM J. HAUSER, P.E. (NY, NJ & PA) MARK J. EDSALL, P.E. (NY, NJ & PA) MAIN OFFICE
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100 fax: (845) 567-3232 e-mail: mheny@mhepc.com

TOWN OF NEWBURGH PLANNING BOARD REVIEW COMMENTS

PROJECT: DEPEW ENERGY COMPANY AMENDED SITE PLAN

PROJECT NO.: 14-09

PROJECT LOCATION: SECTION 43, BLOCK 5, LOTS 41.2 & 42

PROJECT REPRESENTATIVE: ENGINEERING PROPERTIES

REVIEW DATE: 29 MAY 2014 MEETING DATE: 5 JUNE 2014

- 1. Existing structure on Lot 42 does not meet front yard setback requirements. Referral to the Zoning Board of Appeals for the building addition on that lot would be required.
- 2. Proposed service bay on Lot 42 appears to require vehicular traffic over reputed septic system location. This is not in compliance with regulations.
- 3. Existing sign on the site does not meet zoning requirements of 15 foot setback. In addition, all signage on both sites should be identified for zoning compliance. It is recommended a signage chart be added to future submissions.
- 4. Grading for proposed propane tanks should be depicted on plans.
- 5. Portions of Lot 41.2 are identified as being paved. It is unclear where limits of paving end to the northern portion of that site.
- 6. County Planning referral and NYSDOT referral are required.
- 7. Site currently contains outdoor storage. Any outdoor storage areas must be defined on the plans. Outdoor storage of tanks and other items must be shown. Compliance with Section 185-30, Outdoor Storage, should be documented.
- 8. Compliance with Section 107-9B&C should be demonstrated (flammable liquids). Jerry Canfield's office's comments regarding this should be received.
- 9. A water line is shown entering the site from the rear parcel serving both parcels. The easements for this shared water service should be identified.

- 10. Site development details should be provided on future submissions, including landscaping, grading, soil erosion sediment control, paving, striping, dumpster enclosures, etc.
- 11. The Planning Board should evaluate whether gravel/dirt parking areas are acceptable for the bulk storage operation as well as trucks.
- 12. Unified site plan notes and legal documents should be required joining the two parcels to the proposed uses. Any separation of the parcels would negate site plan approval for the uses as parking, water, access, etc. are interdependent.

Respectfully submitted,

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

Patrick J. Hines Associate



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

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

May 16, 2014

Town of Newburgh Planning Board 308 Gardnertown Road Newburgh, NY 12550

ATTN: John Ewasutyn, Chairman

RE: DEPEW ENERGY CO.

RTE 9W SITE PLAN AMENDMENT

TAX LOT # 43-5-41.2 & 42



2014-09

Dear Mr. Ewasutyn:

Please find attached 12 copies of the sketch plan, 12 copies of the EAF and 4 copies of the application package. This application is being submitted on behalf of the Depew Energy Co. for site plan amendment to their existing site on NYS Route 9W.

The proposal is to add a 1,300 s.f. second story addition to their existing office building for storage, add an additional 30,000 gallon propane tank and to enlarge the service garage by adding a 960 s.f. addition.

All uses appear to be permitted as follows:

- 1- Zoning District B Use D.1. "Retail Stores" for the retail sale of propane on the property.
- 2- Zoning District B Use D.2. "Business Offices" for the existing Depew Energy offices.
- 3- Zoning District B Use D.5. "Motor Vehicle Service Stations..." for the service garage on the north side off the site
- 4- Zoning District B Accessory Use A.4. "Off-Street parking as required by principal use"
- 5- Zoning District B Accessory Use A.8. "Off-Street parking for commercial vehicles in accordance with 185-13"
- 6- Zoning District B Accessory Use A.8. "Fuel tanks in accordance with 185-39" (note a variance maybe required as tanks are above grade)

It is the desire of the applicant to maintain the property as two separate parcels as the motor vehicle service garage would be the principal use of the tax lot 43-5-42 and the business office would be the principal use of tax lot 43-5-41.2.

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

Sincerely,

Engineering & Surveying Properties, PC

Ross Winglovitz, P.E.

Principal

CC: Depew/Energy Co.

617.20 Appendix B Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

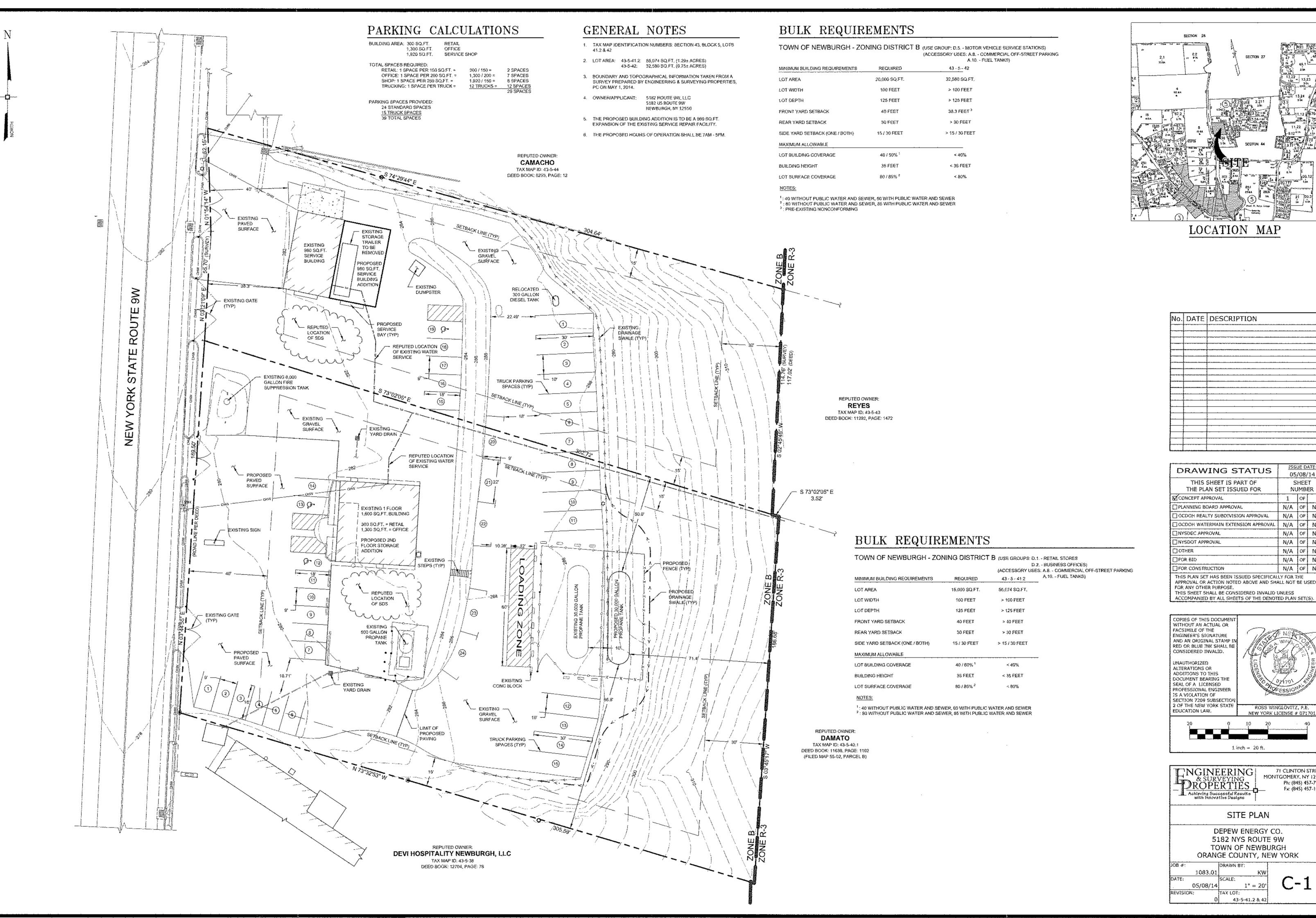
Part 1 - Project and Sponsor Information					
Name of Action or Project:					
Depew Energy Co.					
Project Location (describe, and attach a location map):					
5182 & 5184 Route 9W; Newburgh, NY 12550					
Brief Description of Proposed Action:					
Addition to existing service building Additional propane bulk storage tank Second story addition to office for storage					
Name of Applicant or Sponsor:	Telepl	none: 845-568-0072			
5182 Route 9W, LLC	E-Mai	1:			
Address: 5182 Route 9W					
City/PO: Newburgh		State: NY	Zip 1258	Code: 50	
1. Does the proposed action only involve the legislative adoption of a plan, l	ocal law	, ordinance,		NO	YES
administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and may be affected in the municipality and proceed to Part 2. If no, continue to			hat	√	
2. Does the proposed action require a permit, approval or funding from any	other go	overnmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:				√	
3.a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	< 0.5	o4 acres o6 acres o4 acres			
4. Check all land uses that occur on, adjoining and near the proposed action ☐ Urban ☑ Rural (non-agriculture) ☐ Industrial ☑ Comm ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (☐ Parkland ☐ Description ☐ Descriptio	ercial	□Residential (suburl):	,		

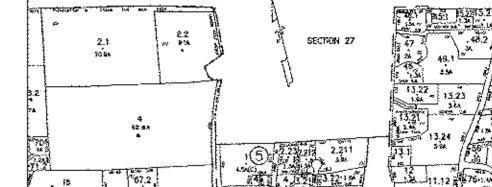
a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? 8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? g. Does the proposed action meet or exceed the state energy code requirements? If the proposed action connect or exceed the state energy code requirements? If No, describe method for providing potable water: 10. Will the proposed action connect to an existing public/private water supply? 11. Will the proposed action connect to existing wastewater treatment: 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area? 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbody and extent of alterations in square feet or acres: 14. Identify the wybical habitat types that occur on, or are likely to be found on the project site. Check all that apply: 15. Does the site of the proposed action notatian any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? 16. Is the proposed action create storm water discharge, either from point or non-point sources? 17. Will the proposed action create storm water discharge, either from point or non-point sources? 18. Will storm water discharges be directed to established conveyance systems (5. Is the proposed action,	NO	YES	N/A
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18	. Does the proposed action include construction or other activities that result in the impoundment o	f	NO	YES
	water or other liquids (e.g. retention pond, waste lagoon, dam)?			
If	Yes, explain purpose and size:			
			\checkmark	
19	. Has the site of the proposed action or an adjoining property been the location of an active or close	ad l	NO	YES
	solid waste management facility?	~	110	1100
If	Yes, describe:			
			<u> </u>	
_				
20	. Has the site of the proposed action or an adjoining property been the subject of remediation (ongo completed) for hazardous waste?	oing or	NO	YES
If	Yes, describe:		✓	
			<u> </u>	Ш
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	AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE T NOWLEDGE	O THE B	EST O	F MY
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	ponses been reasonable considering the scale and context of the proposed action?"	No, or small impact may	to im	derate large pact
1.	Will the proposed action create a material conflict with an adopted land use plan or zoning	small impact	to im	large pact
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1.	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	small impact may	to im	large pact 1ay
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	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		
question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to excelement of the proposed action may or will not result in a significant adverse environmental impact, p Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determany or will not be significant. Each potential impact should be assessed considering its setting, probal duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, cumulative impacts.	lease comp have been in hined that the collity of occ	lete Part 3. included by ne impact curring,

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.					
Name of Lead Agency	Date				
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer				
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)				





LOCATION MAP

No.	DATE	DESCRIPTION
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DRAWING STATUS		<u>ISŞUE DATE:</u>			
DRAWING STATUS	05/08/14				
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		-		
CONCEPT APPROVAL	1	OF	1		
□ PLANNING BOARD APPROVAL	N/A	OF	N/A		
OCCOOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A		
☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A		
□NYSDEC APPROVAL	N/A	ĢF	N/A		
NYSDOT APPROVAL	N/A	OF	N/A		
OTHER	N/A	OF	N/A		
☐FOR BID	N/A	OF	N/A		
☐FOR CONSTRUCTION	N/A	ОF	N/A		
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ROSS WINGLOVITZ, P.E. NEW YORK LICENSE # 071701 1 inch = 20 ft.



MONTGOMERY, NY 12549 Ph: (845) 457-7727 Fx: (845) 457-1899

SITE PLAN

DEPEW ENERGY CO. 5182 NYS ROUTE 9W TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK

43-5-41.2 & 42

1" = 20"