

McGOEY, HAUSER and EDSALL CONSULTING ENGINEERS D.P.C.

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## TOWN OF NEWBURGH PLANNING BOARD TECHNICAL REVIEW COMMENTS

PROJECT: PROJECT NO.: PROJECT LOCATION: PROJECT REPRESENTATIVE: REVIEW DATE: MEETING DATE: G & M ORANGE AMENDED SITE PLAN 14-22 SECTION 95, BLOCK 1, LOT 73 M. A. DAY ENGINEERING 11 DECEMBER 2014 18 DECEMBER 2014

- 1. The Applicant's Representative has identified a potential shared use for parking on the adjoining 75 space parking lot. Planning Board Attorney's comments regarding existing and proposed agreements to utilize the off-site parking should be received. Copies of all agreements, covenants and other information should be provided for the Planning Board Attorney's review.
- 2. Even with the shared parking, the site has 10 fewer spaces than required.
- 3. Jurisdictional Fire Department and Code Compliance comments regarding emergency access including locked gate should be received.
- 4. City of Newburgh Flow Acceptance letter should be received and are updated based on increased building square footage.
- 5. A revised storm water prevention plan has been provided to address the increase in impervious service for the amended site plan. Storm water management will be undertaken on the site through the use of an infiltrator system under the paved parking areas. An extensive infiltration system has been designed to allow all storm water run-offs to infiltrate into the site. No surface run off from the site will occur based on the infiltrator design.

Respectfully submitted,

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

Patrick J. Hines Principal



## M. A. Day Engineering, PC

3 Van Wyck Lane Suite 2 Wappingers Falls, New York 12590 Phone: 845-223-3202 Fax: 845-223-3206

December 2, 2014

Mr. John Ewasutyn Town of Newburgh Planning Board Chairman Town of Newburgh Town Hall 308 Gardnertown Road Newburgh, New York 12550

Re: G & M Orange, LLC 95 Judson Road Town of Montgomery Orange County, New York



Mr. Chairman and Members of the Board,

Attached with this letter please find the responses to the Town's Consultants for the above referenced project.

## **Town Engineering Consultant:**

Mr. Patrick J. Hines, PE McGoey, Hauser and Edsall Consulting Engineers, PC 33 Airport Center Drive Suite 202 New Windsor, New York 12553

Mr. Hines,

The following responses are in response to your comment letter dated November 3, 2014. I offer the following:

- 1. Comment noted. Please see revised narrative.
- 2. The stormwater management plan has been updated to account for the additional impervious surfaces.
- 3. The emergency access off of Orr Avenue has been revised to 20' wide. Details for the proposed pavers and gate are shown on sheet DT.2.
- 4. Comment noted.

- 5. The existing Drainage Easement will not be affected by the proposed structure.
- 6. The HVAC units and generator have been moved 4' off the building and given an 8' space between to allow access for servicing.
- 7. All drive lanes have been dimensioned.

Please feel free to contact me if you need any further information on this matter.

Very truly yours,

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Mark A. Day, PE



STEWART AVENUE STEWART AVENUE NOT	SITE ENGINEER SITE ENGINEER MARK A. DAY, PE M.A. DAY ENCINEERING, PC JAN WYCK LANE – SUITE MAPPINGERS FALLS, NEW YORK 125. DRMATION	INDUSTRIAL SITE           SECTION 95, BLOCK 1, LOT 73           INTERCHANGE BUSINESS           USGS           USGS           229 ACRES (+/-)           TOWN OF NEWBURGH           RECURRED           229 ACRES (+/-)           TOWN OF NEWBURGH           RECURRED           PROPOSED           229 ACRES (+/-)           TOWN OF NEWBURGH           RECURRED           PROPOSED           99,762 S.F.           150'           160'           160'           160'           160'           160'           160'           160'           143'	DESIGN FLOWS       PER NYSEC DESIGN STANDARDS FOR COMMERCIAL USES:       MANUFACTENENC OR INDUSTRIAL - 0.10 OPD PER SQUARE FOOT:       MANUFACTENENC OR INDUSTRIAL - 0.10 OPD PER SQUARE FOOT:       RETAL BUSNESS - 0.10 GPD PER SQUARE FOOT:       RETAL BUSNESS - 0.10 GPD PER SQUARE FOOT:       RETAL WAREHOUSE - 0.10 GPD PER SQUARE FOOT:       OFFDCE SPACE - 0.10 GPD PER SQUARE FOOT:       DATE       RETAL WAREHOUSE - 0.10 GPD PER SQUARE FOOT:       RETAL WAREHOUSE - 0.10 GPD PER SQUARE FOOT:       DATE       DATE       DATE       DATE       DATE       DEFENSIONED OWNER OF THE REPORTING HERE PROPERING HERE REPORTING HERE PROPERINGS AS STATED HEREON	<b>Channing Board</b> Seard of the town of newburgh, S BOARD OF THE TOWN OF NEWBURGH, S OF NONS OF SAID RESOLUTION. ANY CHANGE, S PLAN, AS APPROVED SHALL VOID THIS NAN
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URES NORS 1. CONCRETE MASHOUT SIGN TO BE INSTALLED WITHIN SO FEET OF THE TEMPORARY CONCRETE MASHOUT FACUTY. 2. REMOVE HARDEN CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE. 3. CONSTRUCT NEW FACUTIES ONCE CURRENT FACUTIES ARE THO-THYROS FULL.	METAL FENCE POST ORANGE CONSTRUCTION FENCING SECURELY FASTENED TO POSTS (T
4. INVERS, HAYBALES, ETC SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIR PROMPILY TEMPORARY CONCRETE WASHOUT DETAIL NOT TO SCALE	EXISTING GRADE
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SECOMENT POOL	PRE-CONSTRUCTION SEQUENCE: 1. Submit N.O.I. to bureau of water pr 2. Receive acknowledgement back fro
TWAN THORARY SEDWENT FOOL TWAN 2:1 SLOPE 3:1 SLOPE WIRE MESH 2'WAX 2'MAX 2'T SLOPE (OPTIONE 2'MAX 2'T SLOPE (OPTIONAL) TWIN THICKNESS)	<ul> <li>3. Non-disturbance areas shall be me to site disturbance, and shall be ma 4. Hold a pre-construction meeting inspector and building inspector. inspector's log book containing cc inspection agent shall conduct an rainfail within 24 hours)</li> <li>CONSTRUCTION SEQUENCE:</li> </ul>
3" STONE	<ol> <li>Install and stabilize temporary erosi</li> <li>Install temporary diversion swafes a</li> <li>Install temporary diversion swafes a</li> <li>Commence initial site clearing and i</li> <li>Begin remaining site grading, drivev</li> <li>Areas where infiltration measures</li> <li>Construction with construction fer</li> </ol>
10 SUPPORT STONE 3. USE CLEAN STONE OR ORAVEL 1/2-3/4 WCH IN CLANETER PLACED 2 INCHES BELOW 10P OF THE BLOCK ON A 21 SLOPE OR PLATER. 4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FLIFER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SNOWN ON THE DRAWINGS. MAXWUM DRAINAGE AREA 1 ACRE STONE & BLOCK DROP INLET PROTECTION NOT TO SCALE NOT TO SCALE	<ul> <li>extent possible.</li> <li>6. Rough cut driveway and parking are</li> <li>7. Pour concrete footings and foundat</li> <li>8. Install drainage system.</li> <li>9. Install remaining site utilities and/oi</li> <li>10. Install Storm chamber system for a commences.</li> </ul>
Construction waste management practices are designed to maintain a clean and orderly work environment. This will reduce the potential for significant materials to come into contact with stormwater. A maintenance schedule shall be developed for these areas. The general contractor shall implement the following practices: 1. Material resulting from the clearing and grubbing operation will be stockpiled up slope from adequate sedimentation controls.	<ol> <li>Pave driveway and install curbing</li> <li>Install on-pavement temporary ini</li> <li>I.4. Topsoil, seed and mulch all disturt</li> <li>5. Seed and mulch all disturbed area</li> <li>15. Finalize building construction.</li> <li>17. Pave parking area and drives with</li> <li>18. Once all major site disturbance a</li> </ol>
<ol> <li>Equipment cleaning, maintenance, and repair areas shall be designated and protected by a temporary perimeter berm.</li> <li>The use of detergents for large scale washing is prohibited (i.e., vehicles, buildings, pavement surfaces, etc.).</li> <li>Spill Prevention and Response</li> <li>A Spill Prevention and Response</li> </ol>	19. Terminate erosion control inspect CONSTRUCTION S 1. TIME OF PLANTING: FALL PLANTING IS PREFE
detail the steps needed to be followed in the event of an accidential spill and shall identify contact hames and phone numbers of people and agencies that must be notified. The plan shall include Material Safety Data Sheets (MSDS) for all materials to be stored on-site. All workers on-site will be required to be trained on safe handling and spill prevention procedures for all materials used during the week shall be required to attend.	IF SEEDING (S DONE BET ENSURE 2. ALL, SEDIMENT & EROSION CI THESE PLANS & DETAILS. CH MADE TO THESE PLANS WITHO
5. Material Storage 5. Material Storage 6. Material Storage Construction materials shall be stored in a dedicated staging area. The staging area shall be located in an area that minimizes the impacts of the construction materials effecting stormwater quality. Chemicals, paints, solvents, fertifizers, and other toxic material must be stored in waterproof containers. Except during application, the contents must be kept in trucks or within storage facilities. Runoff containers, such materials must be stell and disposed at an approved solid waste or chemical disposal facility.	<ol> <li>3. SILT FENCE SHALL BE INSTA CLEARING, GRUBBING AND EAF</li> <li>4. EXPOSED SLOPES AND ALL G SEED MIX IMMEDIATELY UPON UNDISTURBED FOR MORE TH POUNDS PER ACRE IN THE FOL RENTROWN BUILD FOL</li> </ol>
6. Temporary Concrete Washout Facility 6. Temporary Concrete Washout Facilities should be located a minimum of 50 ft from storm drain inlets, open drainage facilities, and watercourses. Each facilities should be located away from construction traffic or access ereas to prevent disturbance or tracking. A sign should be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities. When temporary concrete washout facilities are no longer required for the work, the hardened concrete shall be removed and disposed of. Moles decreasions or other construction traffic shall be formation.	5. GRASS SEED MIX MAY BE A HYDROSEEDING SHALL BE PE NYSDOT STANDARD SPECIFI METHOD No. 1. 6. SEEDED AREAS SHALL BE MUL
of the temporary concrete washout facilities shall be backfilled and/or repaired and seeded and mulched for final stabilization. 7. Solid Waste Disposal No solid materials, including building materials, are allowed to be discharged from the site with stormwater. All solid waste, including disposable materials incidental to the major construction activities, must be collected and placed in containers. The containers will be emptied periodically by a contract trash disposal service and hauled	7. SEDIMENTATION AND EROSION A DAILY BASIS BY THE OWNER' 8. DUST SHALL BE CONTROLLED NECESSARY AS DIRECTED BY T
Substances that have the potential for polluting surface and/or groundwater must be controlled by whatever means necessary in order to ensure that they do not discharge from the site. As an example, special care must be exercised during equipment fueling and servicing operations. If a spill occurs, it must be contained and disposed so that it will not flow from the site or anter groundwater, even if this requires removal, treatment, and disposal of soil. In this regard, potentially polluting substances should be handled in a manner consistent with the impact they represent.	<ul> <li>B. CUIS AND FILLS SHALL BE COMPACENTIES.</li> <li>10. ALL FILLS SHALL BE COMPACENTIES.</li> <li>11. EXCAVATIONS AND FILLS TO B DAY'S WORK.</li> </ul>
8. Water Source 8. Water Source Non-stormwater components of site discharge must be clean water. Water used for construction, which discharges from the site, must originate from a public water supply or private well approved by the Health Department. Water used for construction that does not originate from an approved public supply must not discharge from the site. It can be retained in the ponds until it infiltrates and evaporates.	<ul> <li>12. THE OWNER's FIELD REPRESE EVIDENCE OF SEDIMENTATION I</li> <li>13. AS WARRANTED BY FIELD CC CONTROL MEASURES MAY BE A HIGHWAY SUPERINTENDENT ENGINEER. ANY CHANGES DE SITE ENGINEER AS NECESSARY</li> </ul>
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<ol> <li>M.C3500 STORWWATER CHAMBER SPECIFICATIONS</li> <li>CHAMBERS SHALL BE STORMTECH MC-3800 OR APPROVED EQUAL</li> <li>CHAMBERS SHALL BE STORMTECH MC-3800 OR APPROVED EQUAL</li> <li>CHAMBERS SHALL BE ANDE FROM VIRON, IMPACT-MODIFIED FOLVPROPYLENE COPOLYMERS.</li> <li>CHAMBERS SHALL BE MADE FROM VIRON, IMPACT-MODIFIED FOLVPROPYLENE COPOLYMERS.</li> <li>CHAMBERS SHALL BE MADE FROM VIRON, IMPACT-MODIFIED FOLVPROPYLENE COPOLYMERS.</li> <li>CHAMBERS RAAL EGENORE OF THE CANTINUOUS, MODISTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PARELS THAT WOULD IMPEDE FLOW.</li> <li>THE STRUCTURAL ESGING OF THE CANTINUOUS, MODISTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT REQUIREMENT THAT THE CANOF ACTORNS SPECIFIED IN THE ANSTRUCTURAL DESIGN OF THE CALUMBERS. THE STRUCTURAL BACKFLIL AND THE ANSTRUCTURAL DESIGN SPECIFICATIONS SUSED ON THE MASHTO DESIGN TRUCK WITH ANSTLUCTURAL SPACE AND MULTER CHAMBERS. THE STRUCTURAL SPACE MATING CONSIDERATION FOR IMPECAT AND MULTER CALIFORME THAT THE CANAFILICATION CONSIDERATION FOR IMPECAT AND MULTER EVENCIFICATIONS. ENSED ON THE MASHTO DESIGN TRUCK WITH ANSTLUCTURAL CANADIS TO THE FROMMERS THE REGISM TRUCK WITH CONSUDERATION FOR IMPECAT AND MULTER EVENCIFICATIONS. ENSED ON THE MASHTO DESIGN TRUCK ON SPACE SUBMITICATIONS. SECTION 12.12 ARE MET.</li> <li>ANDUCTORABERS THAT THE CANTURARE MALLE READIFICTURAL CORDS SECTION IS SPALL SUBMITICATIONS. SECTION 12.12 ARE MET.</li> <li>THE ANDUCTOR SPECIFICATIONS. SECTION 12.12 ARE MET.</li> <li>STRUCTURARI CONDISTINGS SPECIFIED STRUCTURAR CONTRACTOR EDEIDIN SPECIFICATIONS. SECTION 12.12 ARE MET.</li> <li>THE ANDUCTOR SPECIFIED STRUCTURAL CORDS SECTION IS SPALLATION INSTRUCTIONS. SECTION 12.12 ARE MET.</li> <li>THE INSTRUCTURAR. STRUCTURAL CONDUCES SPECIFIED STRUCTURAL CONTRACTOR BESIDIN SPECIFICATIONS. SECTION 12.12 ARE MET.</li> <li>THE INSTRUCTURAR STRUCTURAL CONTRACTOR SPECIFIED STRUCTURAL CONTRACTOR SPARLACTIONS. SECTION DETAIL ON WHICH THE STRUCTURAL CONSISCENT IN INSTRUCTIONS.</li></ol>	MC 3500 MANIFOLD DETAIL     Ontermer server and monotone and mark server and monotone and
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		Deciduous				
ARO	ω	Acer rubrum 'October Glony'	October Glory Maple	3 1/2"-4" cal.	В&В	specimen
ASCa	2	Acer saccharum 'Commemoration'	Commemoration Sugar Maple	5"-5 1/2" cal	B&B	6' clr trunk specimen
ASCb	o	Acer saccharum 'Commemoration'	Commemoration Sugar Maple	3 1/2"-4" cal.	B&B	specimen
		Evergreen				a de ante de de de la contra de contra de contra de la contra de de de de de contra contra de contra de contra
AC	Э	Abies concolor 'Compacta'	Compact White Fir	6-7	B&B	specimen
ΡA	8	Picea abies	Norway Spruce	8'-10'	B&B	ale de la constant d
РG	3	Picea glauca	White Spruce	8'-10'	B&B	
НДД	13	Picea pungens f. glauca	Colorado Blue Spruce	6'-7'	B&B	
		SHRUBS				
AA	5	Amelanchier canadensis	Shadblow Serviceberry	8'-10'	B&B	
BSS	13	Buxus sempervirens 'Suffruticosa'	Dwarf english Boxwood	18"-24"	B&B	
CSF	2	Cornus sericea 'Flaviramea'	Yellow Twig Dogwood	4'-5'	B&B	
FIS	2	Forsythia x intermedia 'Spectabilis'	Showy Border Forsythia	5'-6'	B&B	
MHC MHC	9	Juniperus horizontalis 'Wiltoni'	Wiltoni Creeping juniper	18"-24"	5 gal.	
SBA	6	Spirea japonica Anthony Waterer	Anthony Waterer Spirea	15"-18"	5 gal.	والمحافظ
SPLP	ω	Spirea 'Little Princess'	Little Princess Spirea	15"-18"	5 gal.	and and a second and a second seco
SXV	14	Spirea x vanhoutti	Vanhoutti Spirea	24"-30"	5 gal.	and the state of
٨L	3	Vibumum lentago	Nannyberry Viburnum	3'-4'	5 gal.	and and a start of the
νрт	8	Viburnum plicatum tomentosum 'Shasta'	Shasta Doublefile Viburnum	3'-4'	B&B	na mangang mangang pangang ng n
ЧR	7	Vibumum rhytidophyllum	Leather Leaf Vibumum	3'-4'	5 gal.	
		Miscellaneous		under fahr de van de viele brokk viele fan de van de van in tetter en ander an ander en ander en ander en de v		777 Y 15 15 15 15 15 15 15 15 15 15 15 15 15
		Mulch				
	mnf	No Mow Mix by Prairie Nursery 1-800-476-	Northeastern roadside natibe mix (mod	del# ERNMX 105	()	item#50015
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	mnf	iLawn :	rye bluegrass mix see specs.			
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17. ALL PLANTS SHALL BE J PERIOD OF TWO (2) YEARS ACCORDANCE WITH THE DR SPECIFICATIONS, ALL PLAN SPECIFICATIONS, ALL PLAN 2558 DEAD, WHICH DO NOT 5TOCK, THAT APPEAR INH AND/OR HAVE LOST THEIR AND/OR HAVE LOST THEIR TO DEAD BRANCHES. ANT	MAIN LEADER SHALL BE INSPE MATERIAL SHALL BE INSPE ARCHITECTURAL CONSULTA NEMBURGH UPON COMPLETI EVERY GROUNG BEAGON I THAT NEED REPLACEMENT INSPECTION REPORT AND N MONTHS OF RECEIPT OF TH FOR THE FOLLOWING OROV						
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