

TOWN OF NEWBURGH PLANNING BOARD TECHNICAL REVIEW COMMENTS

PROJECT NAME: 17K VINEYARDS & SPIRITS

PROJECT NO.: 2024-21

PROJECT LOCATION: SECTION 86, BLOCK 1, LOT 12

REVIEW DATE: 13 SEPTEMBER 2024
MEETING DATE: 19 SEPTEMBER 2024
PROJECT REPRESENTATIVE: LOU DUBOIS, PE

- 1. The site plan has been revised to reduce the amount of parking proposed on the site. Parking spaces are now proposed.
- 2. NYSDOT approval for the access drives are required.
- 3. The Planning Board may wish to consider circulating a Notice of Intent for Lead Agency for this unlisted action. NYSDOT approval will be required.
- 4. Ken Wersted's comments regarding the location of the 20-foot entrance drive on Colden Hill Road should be received.
- 5. A stone wall feature has been added to the 17K frontage.
- 6. A PVC fence is proposed along the parking stalls depicted on the western portion of the site.
- 7. County Planning referral is required as this project is located on a state highway.
- 8. ARB approval for the structure is required.
- 9. The applicant's representative has requested to address the asphalt pavement section proposed utilizing porous pavement with 6-inch-thick stone drainage layer. Underlying soil should be evaluated for permeability for the porous pavement to function.
- 10. The EAF identifies approvals by the Zoning Board of Appeals. It is unclear what zoning variances are required. EAF Section C3A identifies that the project site is not within the adopted zoning district. This should be clarified.
- 11. The School District should be modified to say Valley Central.
- 12. The Coldenham Fire District should be identified in the Fire Protection Section.

- 13. Limits of disturbance on the site should be clearly identified to document the .5 acres disturbance in the EAF.
- 14. Confirmation of utilities serving the site including water and sewer should be identified on the plans.
- 15. Page 15 the bottom Section iii should be completed.
- 16. Hours of Operation Section on Page 7 should be completed.
- 17. Section Eb should be completed.
- 18. Section E2 should be completed.
- 19. Page 12, Page M Remove Indiana Bat from this section as it is addressed in Section O below.
- 20. The EAF should be appropriately signed on Page 13.

Respectfully submitted,

MHE Engineering, D.P.C.

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Patrick J. Hines

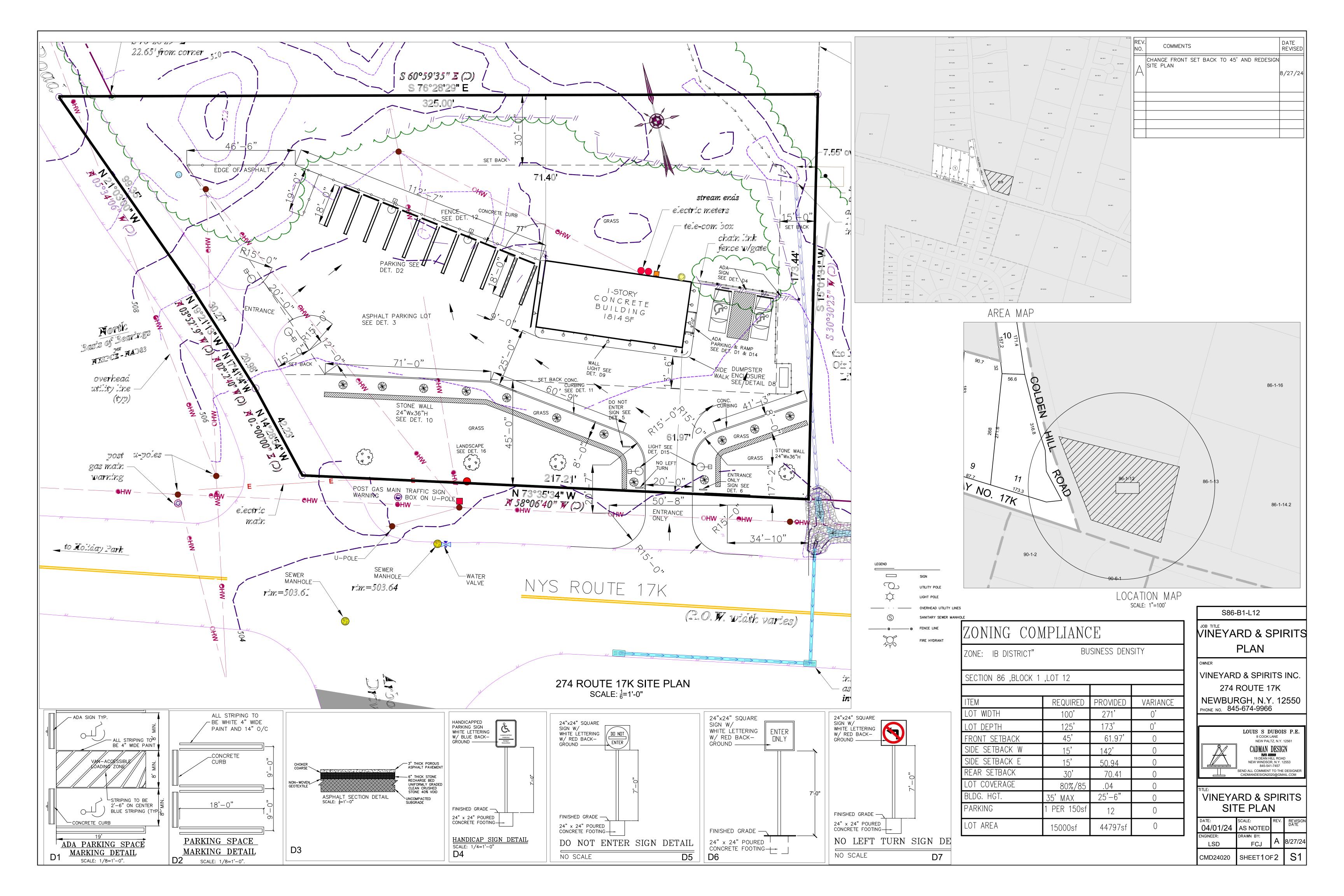
Principal

PJH/kmm/kbw

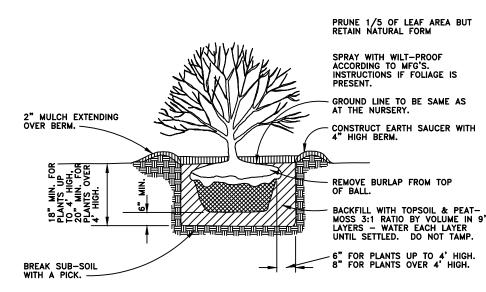
Michael W. Weeks, P.E.

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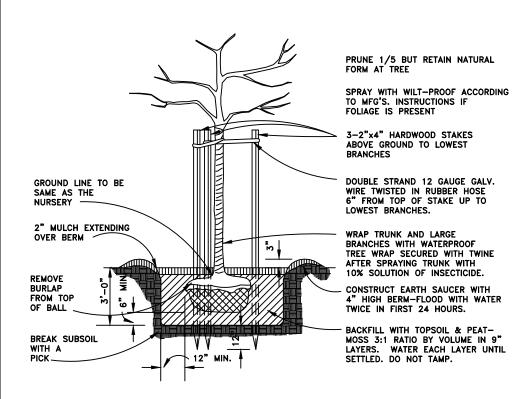
Principal



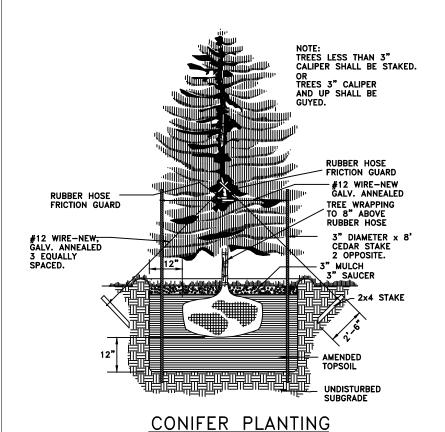
LANDSCAPE DETAILS



SHRUB PLANTING DETAIL FOR ALL SHRUBS BALLED AND BURLAPPED NOT TO SCALE



PLANTING AND STAKING DETAIL FOR MAJOR TREES, 2" CALIPER AND LARGER, BALLED AND BURLAPPED NOT TO SCALE



MULCH: LAYER OF COMMON HA' OR STRAW; 2 TONS PER ACRE 60 POUNDS PURE LIVE SEED PER ACRE EXISTING GRADE FERTILIZER: COMMERCIAL 10-10-10. TOPSOIL: MIN. OF 4" DEPTH, A NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE
OF SUSTAINING VIGOROUS PLANT GROWTH. SUBBASE LINE

TOPSOIL, FERTILIZER, SEED, & MULCH

2" MULCH INSTALLED BEFORE PLANTS | R R R R R R R R R R R 6" DEEP PLANTING BED CONTAINING 3 PARTS TOPSOIL TO ONE PART PEATMOSS

GROUND COVER PLANTING DETAIL NOTE: GROUND COVERS SHOULD BE POT OR CONTAINER GROWN.

LANDSCAPE NOTES:

AREAS OF DISTURBANCE TO THE REAR OF THE PARCELS SHALL BE SEEDED WITH A NORTHEASTERN U.S. WILDFLOWER SEED MIXTURE. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.

. ALL EXISTING STONE WALLS TO BE REMOVED SHALL BE STOCKPILED AND REUSED FOR RECONSTRUCTED

EROSION AND SILTATION CONTROL NOTES ALL UNVEGETATED AREAS IN EXCESS OF 10%, PER DIRECTION OF THE TOWN ENGINEER, SHALL HAVE TEMPORARY SEEDING OF FAST GERMINATING RYE, 10

- 2. GRADED AREAS UPPER ELEVATIONS: PROVIDE TEMPORARY DRAINAGE SWALES, 1% GRADE MIN., TO DIRECT RUNOFF AWAY FROM CONSTRUCTION SITES. DISCHARGE AREAS TO BE ACCEPTABLE TO THE TOWN ENIGINEER.
- 3. GRADED AREAS LOWER ELEVATIONS: PROVIDE DRAINAGE SWALES, 1% MIN. GRADES, WITH STAKED AND SECURED HAY BALE SILTATION. LOCATION OF HAY BALES AND DISCHARGE AREAS PER APPROVAL OF TOWN ENGINEER.
- 4. PERMANENT SEEDED AREAS FOR EROSION CONTROL: MIXTURE OF PERENNIAL RYE AND BLUE AND RED FESCUE GRASSES (50/50), 15 TO 25 #'S PER 1,000 SQ. FT., MULCHING AT 5#'S PER 1,000 SQ. FT., FERTILIZER - 5.10.5 AT 5#'S PER 1,000 SQ. FT. (IF DETERMINED NECESSARY BY TOWN ENGINEER) WITH PEGGING AND NETTING FOR GRADES IN EXCESS OF 15%.
- 5. ALL PERMANENT DRAINAGE INTERCEPTOR SWALES TO BE SEEDED PER ITEM 4 ALSO.
- 6. ALLEROSION CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST "URBAN EROSION AND SEDIMENT CONTROL GUIDEBOOK" OF THE WESTCHESTER COUNTY
- SOIL AND WATER CONSERVATION DISTRICT. 7. ALL AREAS SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE.
- 8. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEED BED PREPARATION, SEEDING AND MULCH APPLICATION.
- 9. SCARIFY ALL COMPACTED SOILS PRIOR TO APPLYING TOPSOIL.
- 10. APPLY TOPSOIL PER STANDARD #6 TABLE 6.1 OF THE SOIL EROSION CONTROL GUIDE BOOK.
- 11. SEED MIX SHALL BE AS FOLLOWS: KY. BLUE GRASS 20 LBS/AC. CREEPING RED FESCUE 4Ó LBS/AC

TO PREVENT TOPSOIL EROSION.

MULCHES FOR PLANTINGS: SHREDDED BARK MULCH, MEDIUM SIZE, FROM HARDWOOD TREES. NO PIECES OVER TWO INCHES (2") IN GREATEST DIMENSION. FREE FROM SAWDUST, STONES, DEBRIS, AND DELETERIOUS MATERIALS. STANDARD OF QUALITY SHALL BE AS MANUFACTURED BY HYDE PARK PRODUCTS CO., OF NEW ROCHELLE, NEW YORK.

EDGING:
EDGING SHALL BE MINIMUM 4" ALUMINUM EDGING AS SUPPLIED BY: CURV-RITE ALUMINUM EDGING,
GRAND RAPIDS, MICHIGAN (616) 878-3845, AND/OR PERMALOC CLEANLINE ALUMINUM LANDSCAPE EDGING, ST. HOLLAND, MICHIGAN (800) 356-9660. EDGING TO BE PLACED AROUND TEMPORARY SEEDED AREAS WHEREVER CURBING IS UNAVAILABLE

ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON. ALL AREAS OF SITE NOT OCCUPIED BY BUILDINGS OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE SEEDED.

GENERAL LANDSCAPE NOTES:

GENERAL:
THE LANDSCAPE CONTRACTOR SHALL CAREFULLY CORRELATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.

THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT

THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE. ALL LANDSCAPED AREAS MULCHED UNLESS OTHERWISE NOTED.

WARRANTY:
ALL PLANT MATERIAL (LAWNS, TREES, SHRUBS, ETC.) AND PLANTING SUPPLIES (EDGING, BARK MULCH, ETC.) SHALL BE WARRANTED FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE DATE OF COMPLETION OF THE LANDSCAPING INSTALLATION. ALL REPLACEMENT STOCK SHALL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. ANY DAMAGE DUE TO REPLACEMENT OPERATIONS SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR. AT THE END OF THE WARRANTY PERIOD, INSPECTIONS SHALL BE MADE JOINTLY BY LANDSCAPE ARCHITECT, OWNER, TENANT AND LANDSCAPE CONTRACTOR. ALL PLANT AND LAWN AREAS NOT IN A HEALTHY GROWING CONDITION SHALL BE REMOVED AND REPLACED WITH PLANTS AND TURF COVER OF A LIKE KIND AND SIZE BEFORE THE CLOSE OF THE NEXT PLANTING SEASON.

<u>PLANT STOCK:</u>
PLANT MATERIAL SHALL BE FIRST QUALITY STOCK AND SHALL CONFORM TO THE CODE OF STANDARDS SET FORTH IN THE CURRENT EDITION OF THE <u>AMERICAN STANDARDS FOR NURSERY STOCK</u> SPONSORED BY THE AMERICAN ASSOCIATION FOR NURSERYMEN, INC. (AAN).

SPECIES AND VARIETY AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY AND AS DEFINED WITHIN THE CURRENT EDITION OF <u>INTERNATIONAL CODE OF NOMENCLATURE FOR CULTIVATED PLANTS</u>, ISSUED BY THE INTERNATIONAL UNION OF BIOLOGICAL SCIENCES. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT TENANT'S LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.

PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN—SCALD, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECT EGGS; AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBJECTIONABLE DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED SHALL BE USED. PLANTS BUDDING INTO LEAF OR HAVING SOFT GROWTH SHALL BE SPRAYED WITH AND ANTI-DESICCANT AT THE NURSERY BEFORE DIGGING.

STOCK SIZES: ALL STOCK MEASUREMENTS - CALIPER, HEIGHT BRANCHING LEVEL, NUMBER OF CANES, BALL SIZES SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.
MINIMUM ACCEPTABLE SIZES ARE:

SHADE TREES FLOWERING TREES: HEDGING MATERIAL UPRIGHT CONIFERS:

2" CALIPER 2" CALIPER 2'-6" HEIGHT

GROUND COVER PLANTS:

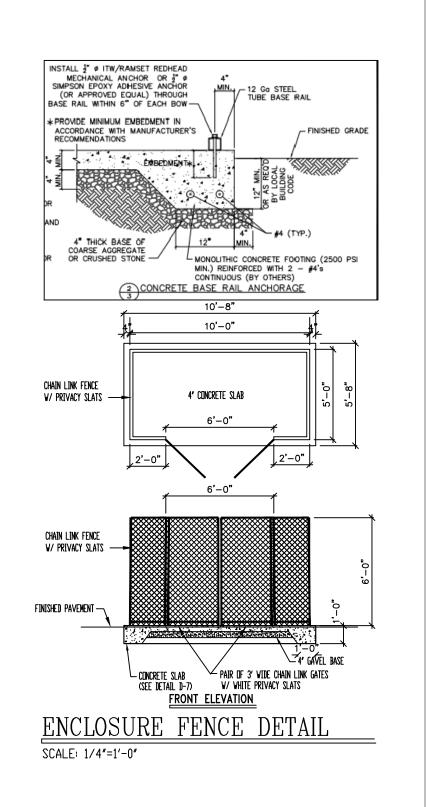
6'-7' (OR AS SPECIFIED ON DRAWINGS) HEIGHT AND SPREAD REQUIREMENTS VÁRIES WITH SPECIES. MINIMUM 5 GALLON CONTAINER AND SHALL BE 2 YEAR - NUMBER 1 STOCK AS DEFINED IN THE AMERICAN STANDARD FOR NURSERY STOCK, MINIMUM 4" POTS

ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK. BARE ROOT STOCK OF ANY KIND IS UNACCEPTABLE. <u>SEED:</u> SEED SHALL BE A BLEND OF CERTIFIED LAWN GRASS AND/OR GROUND COVER PLANT SEEDS COMMON TO

THE SITE LOCATION. PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH ESTABLISHED TOLERANCES FOR GERMINATION AND PURITY IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE LATEST EDITION OF THE <u>FEDERAL SEED ACT.</u>
SEED SHALL BE MIXED BY THE DEALER AND SHALL BE DELIVERED TO THE SITE IN SEALED CONTAINERS WHICH SHALL BEAR THE DEALER'S GUARANTEED ANALYSIS.

PROVIDE THE FOLLOWING SEED MIXTURE:

AMOUNT BY WEIGHT SPECIES OR VARIETY PERCENTAGE GERMINATION KENTUCKY BLUEGRASS RED FESCUE PERENNIAL RYE

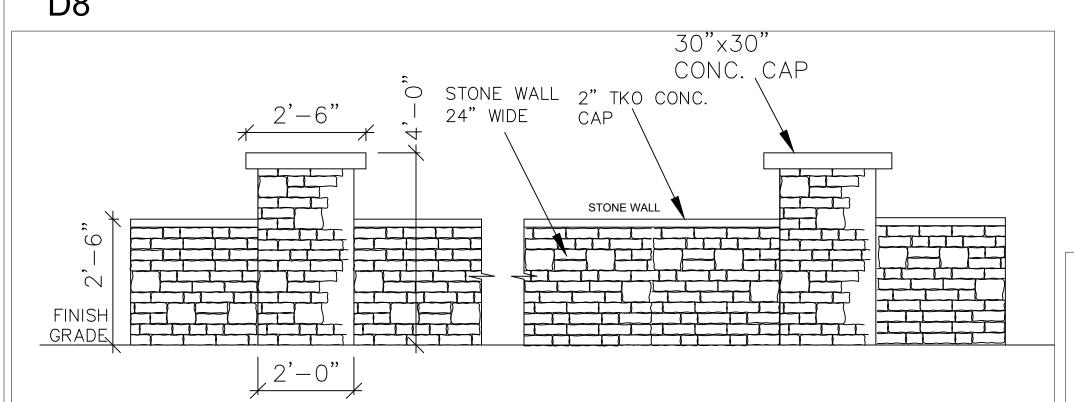




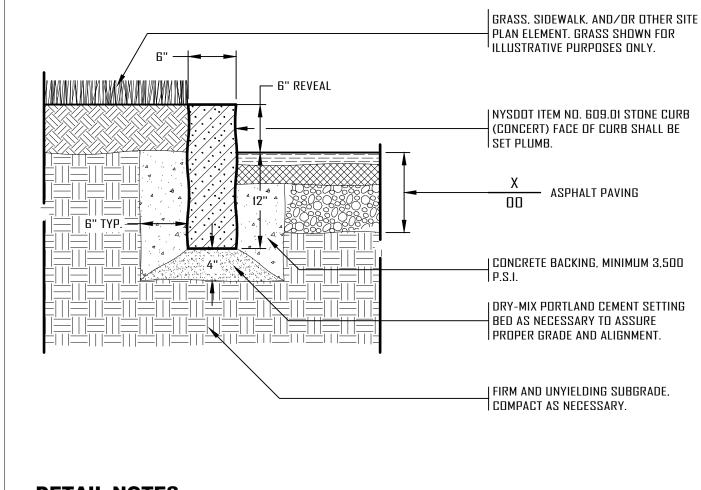
SPECIFICATIONS

Max Wattage 24 watts Brightness 1600 lumen (Comparable to 100W incandescent bulb) Color Temperature 2700K - Warm White Light Source Integrated LED Average Bulb Life 50,000 Hours Mounting Options Drywall or Equivalent Only Light does not mount directly to junction box Input Voltage 120 Vac 0.2A 60Hz Output Voltage 24Vdc 1000mA Dimmable Yes Recommended Dimmer Lutron Skylark series, Leviton Superslide series Accessories Motion Sensor (Optional) Detects motion within 50 feet at 90 degree angle Operates 24/7 * Lights work with 3rd party sensors

* Motion sensor disables dimming capabilites Photocell (Optional) Light turns on only at night * Lights work with 3rd party sensors * Photocell sensor disables dimming capabilites



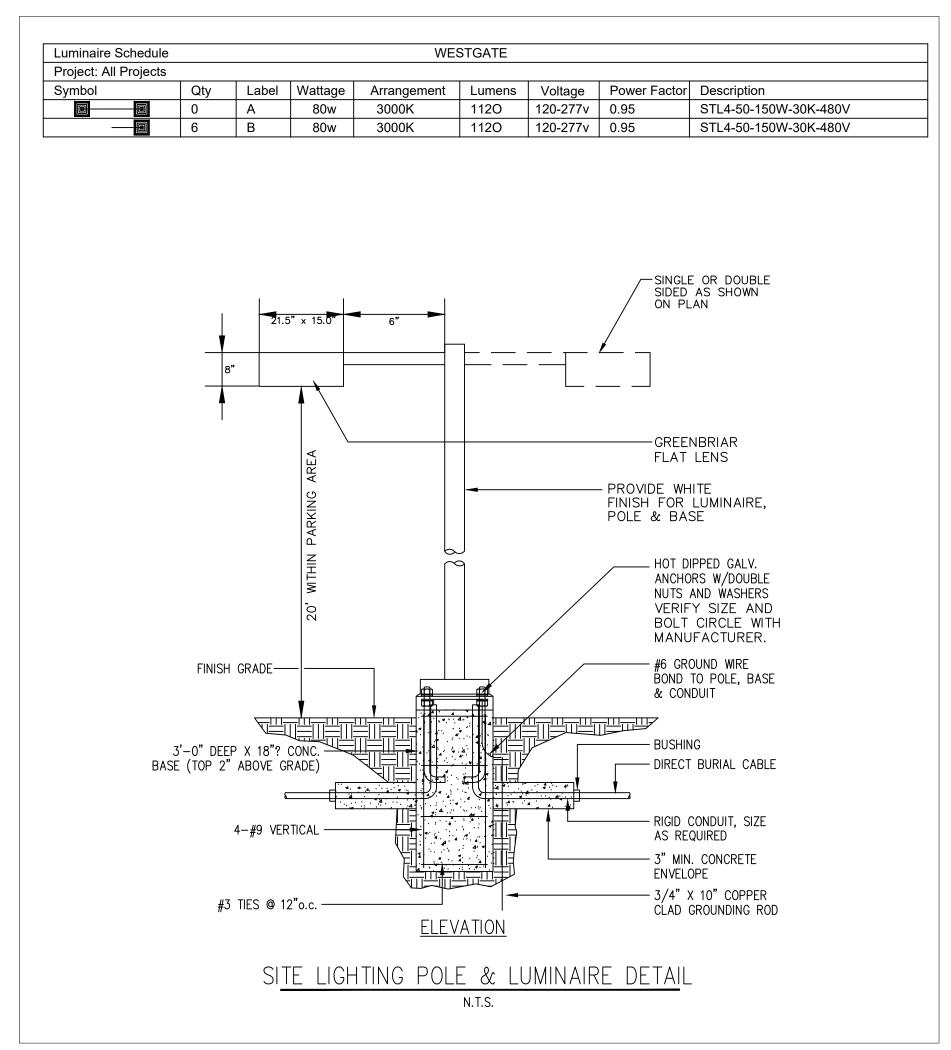
STONE WALL DETAIL SCALE: ½"=1'-0"



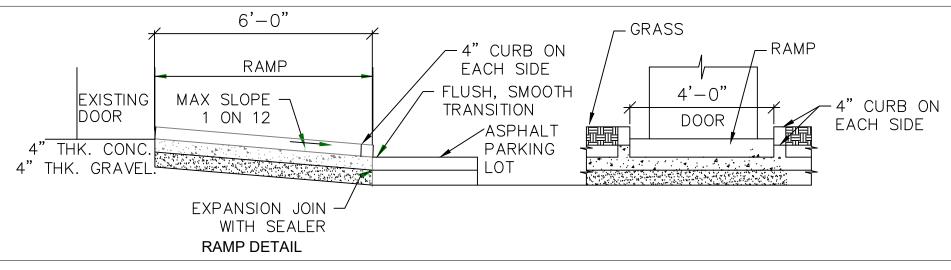
DETAIL NOTES:

- 1. CONCRETE CURB SHALL BE RANDOM LENGTHS NOT LESS THAN THIRTY-SIX (36) INCHES AND COMPLY WITH ASTM C615.
- 2. JOINTS SHALL BE 1/4 INCH, FULLY MORTARED ,FINISHED FLUSH WITH THE EXPOSED CURB SURFACES. ALL SURFACES SHALL BE CLEANED OF EXCESS MORTAR. 3. A SIX (6) INCH CURB REVEAL SHALL BE MAINTAINED, WHERE NEW AND/OR RESET GRANITE CURB MEETS EXISTING CURB, A
- 1:10 SLOPE SHALL BE MAINTAINED TO TRANSITION THE SIX (6) INCH CURB REVEAL TO MEET THE EXISTING CURB REVEAL.

CONCRETE CURB 1" = 1'-0"



D15



D14

D12 PVC FENCING DETAIL SEAL: SCALE: \frac{1}{2}"=1'-0"

S86-B1-L12 **VINEYARD & SPIRITS**

PLAN

VINEYARD & SPIRITS INC. 274 ROUTE 17K NEWBURGH, N.Y. 12550 PHONE NO. 845-674-9966

LOUIS S DUBOIS P.E. NEW PALTZ, N.Y. 12561 CADMAN DESIGN **PLOYD JOHNSON** 19 DEAN HILL ROAD NEW WINDSOR, N.Y. 12553 845-541-7457 SEND ALL COMMENT TO THE DESIGNER

VINEYARD & SPIRITS SITE PLAN

04/01/24 AS NOTE FCJ LSD CMD24020

D16

D11