



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

PROJECT NAME: 200 AUTO PARK PLACE ELECTRIC VEHICLE CHARGERS
PROJECT NO.: 24-28
PROJECT LOCATION: SECTION 97, BLOCK 2, LOT 11.21
REVIEW DATE: 26 FEBRUARY 2025
MEETING DATE: 6 MARCH 2025
PROJECT REPRESENTATIVE: POVALL ENGINEERING, PLLC

1. The project is before the Board for amended site plan to install three electrical vehicle chargers on the project site.
2. Adjainers Notices have been circulated on 21 October 2024. Affidavit of mailings have been received.
3. Thirteen small arborvitae plants have been incorporated into the plan in order to provide screening between the side yard and proposed chargers and transformers.
4. Orange County Planning referral has been completed. County Planning responded on 22 October 2024 with a local determination with no evidence of significant intermunicipal or countywide impacts and no advisory comments were included.
5. The Board should consider whether to hold a Public Hearing for the minor site plan amendment.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines
Principal

A handwritten signature in blue ink, appearing to read 'Michael W. Weeks'.

Michael W. Weeks, PE
Principal

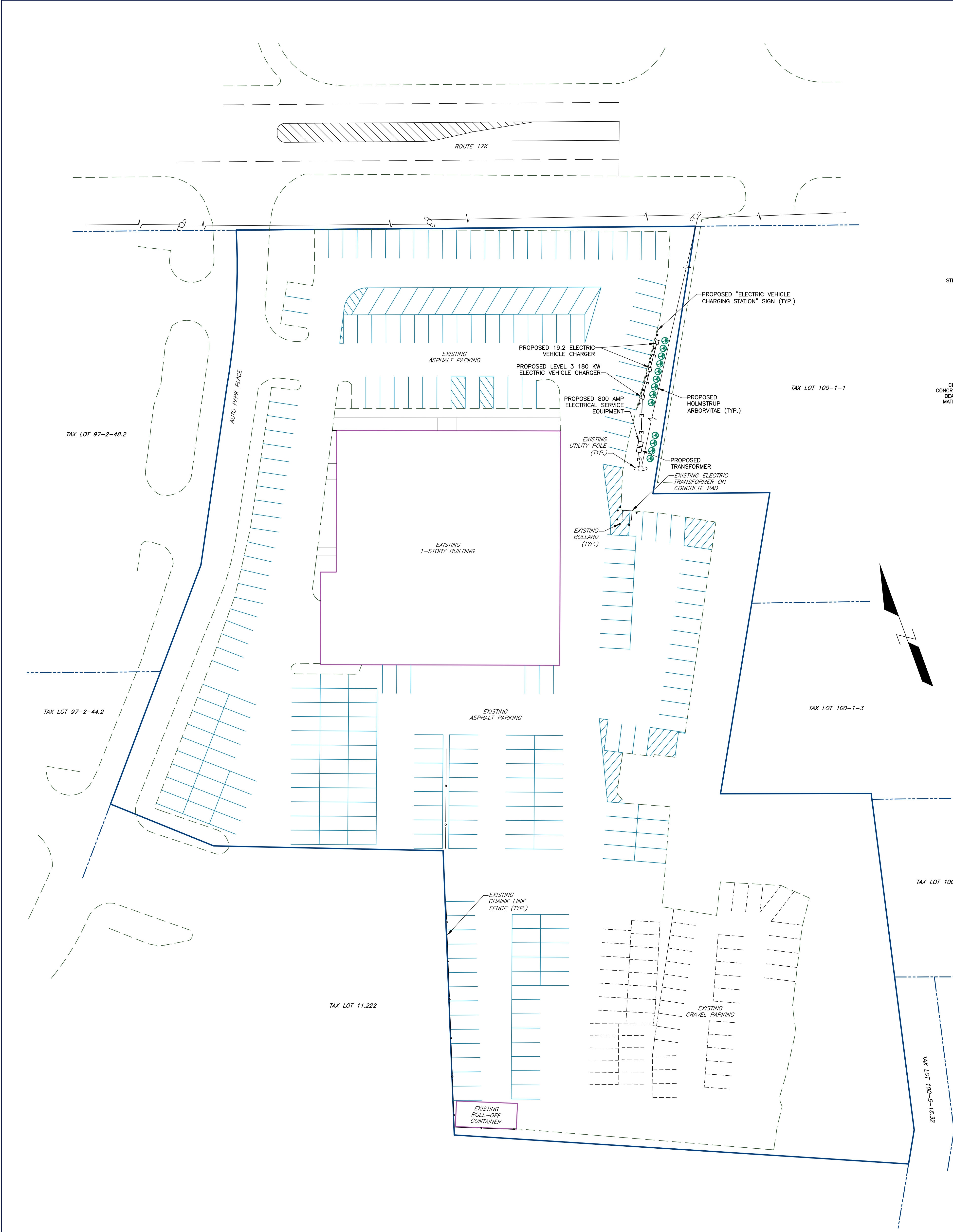
PJH/kmm

NEW YORK OFFICE

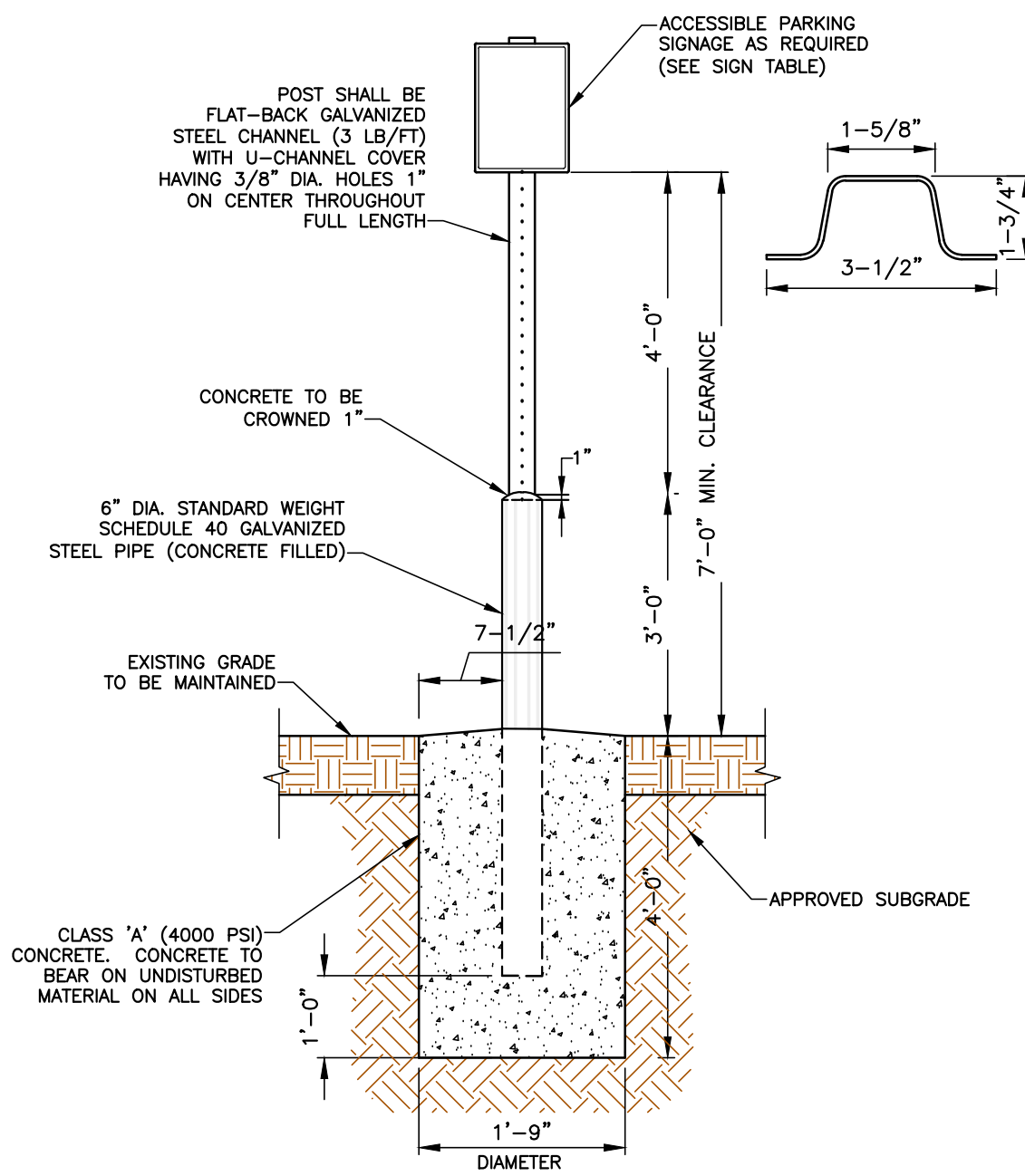
33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

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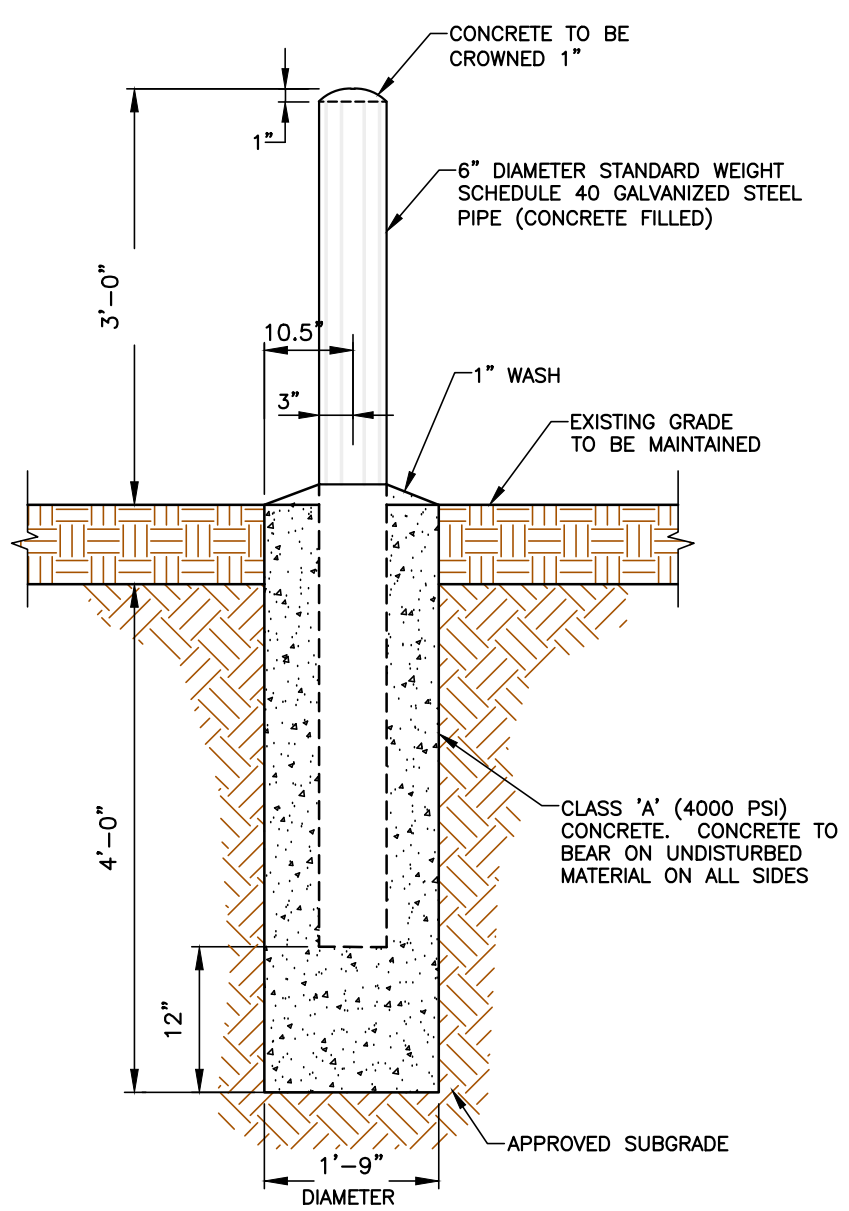


SIGN SCHEDULE						
SIGN	SIZE	MUTCD NUMBER	MOUNTING TYPE	BACKGROUND COLOR	LEGEND COLOR	REFLECTORIZED
	12"x18"	NYP2-1 (MODIFIED)	STEEL CHANNEL	GREEN	WHITE	YES



- NOTES:
1. GALVANIZED STEEL CHANNEL SHALL BE EMBEDDED A MIN. OF 3 FT. INTO THE CONCRETE.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE PARKING SIGNS, BOLLARDS AND FOUNDATIONS WITH THE DESIGN AND INSTALLATION OF THE SITE SIDEWALKS CURBING PAVEMENT AND ANY OTHER SITE FEATURES SHOWN ON THE PLANS.
 3. FASTEN SIGN TO POSTS WITH GALVANIZED STEEL BOLTS, LOCK WASHERS, AND NUTS (5/16" DIA.).
 4. U-CHANNEL COVERS FOR POSTS SHALL BE BLUE WITH WHITE STRIPE FOR HANDICAP PARKING STALLS AND HANDICAP ACCESS AISLES.

SIGN IN STEEL PIPE PROTECTION POST
NOT TO SCALE



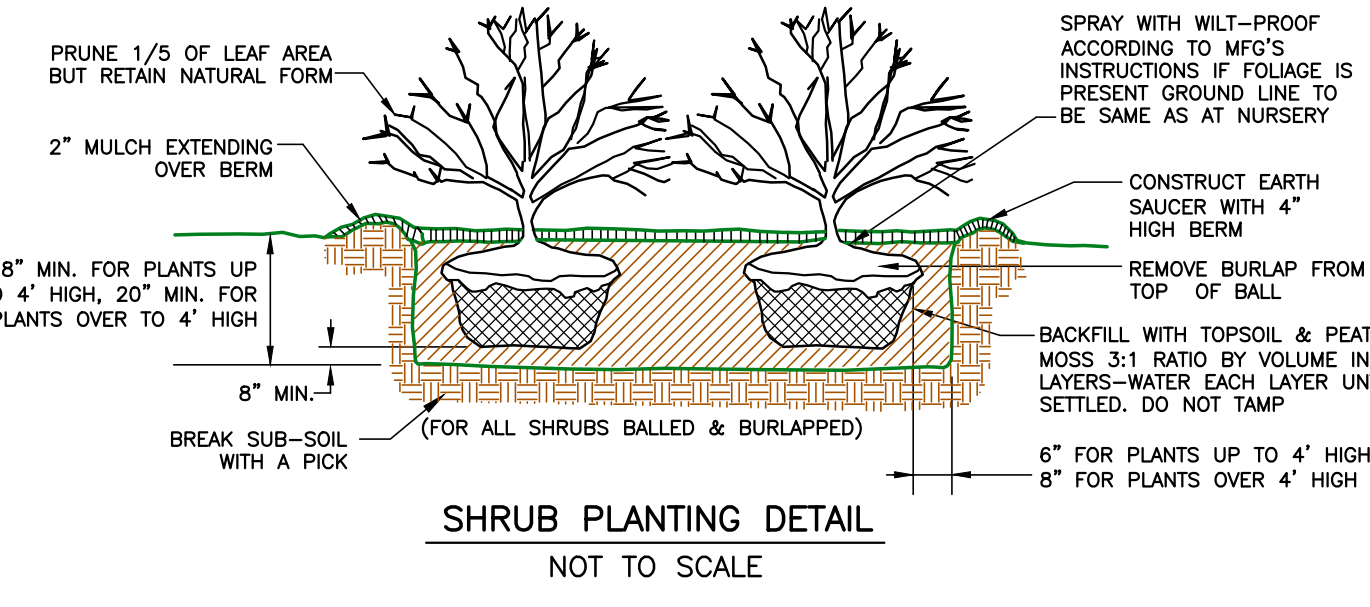
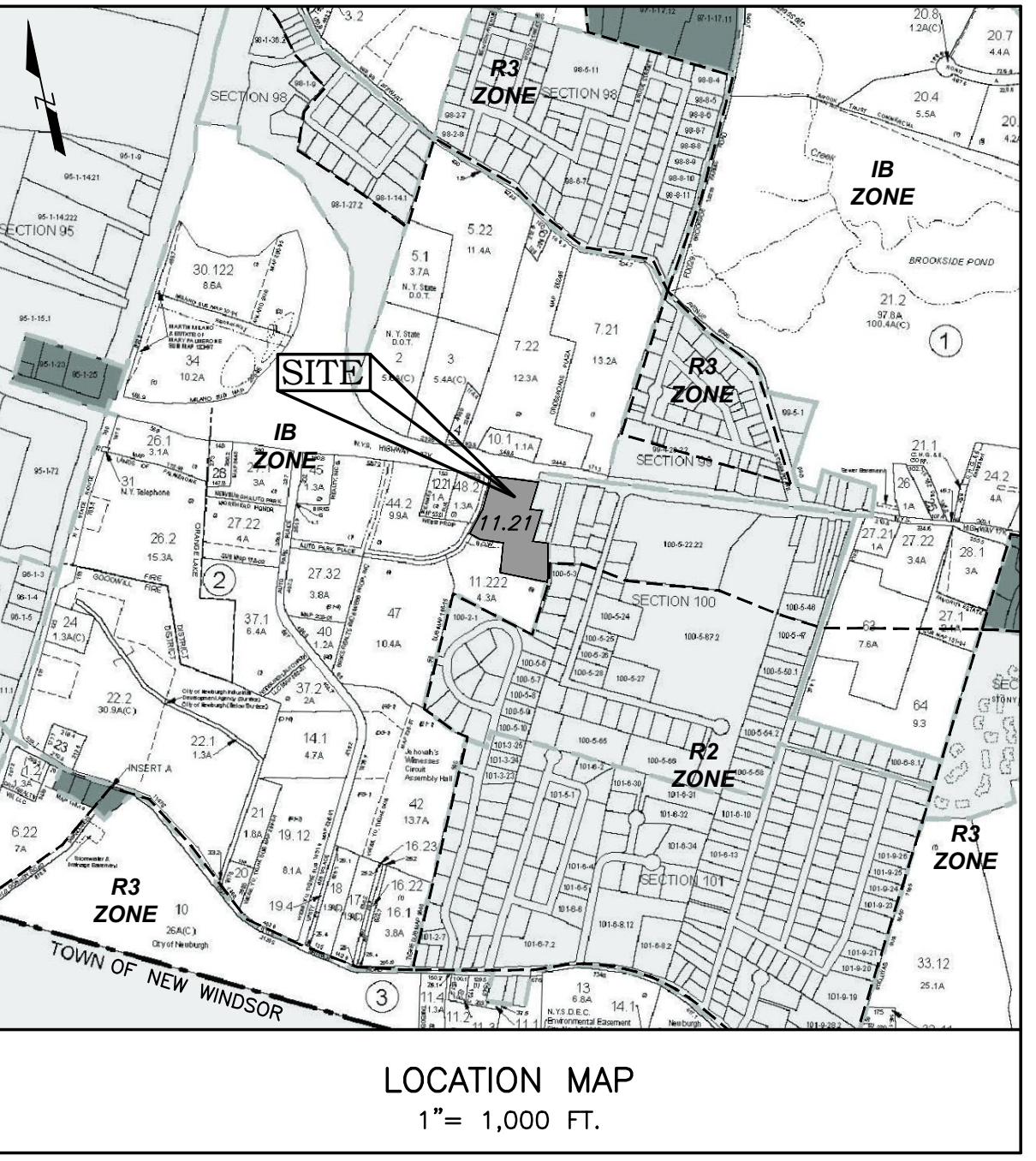
- NOTES:
1. WHEN PROTECTION POSTS ARE TO BE USED FOR PROTECTION OF HANDICAP PARKING SIGNS OR OTHER TRAFFIC SIGNS, SIGN SUPPORTING POSTS SHALL BE IMBEDDED A MINIMUM OF THREE (3) FEET INTO THE CONCRETE.
 2. POST FOR HANDICAP PARKING STALLS SHALL BE PAINTED BLUE AS FOLLOWS:
A. SOLVENT CLEAN TO REMOVE OIL, GREASE AND OTHER CONTAMINANTS.
B. APPLY METAL PRIMER FOR GALVANIZED SURFACES.
C. APPLY TWO (2) FINISH COATS OF APPROVED EXTERIOR PAINT FOR METAL SURFACES.

STEEL PIPE PROTECTION POST
NOT TO SCALE

180kW High Power DCFC

PRODUCT NUMBER	TPS-180-480	HPC-180-480
MAXIMUM POWER	180 kW	180 kW
OUTPUT VOLTAGE	150 – 1000 VDC	150 – 1000 VDC
MAX OUTPUT CURRENT	up to 200A	up to 500A
INPUT VOLTAGE FREQUENCY	480V [3P + N + PE] 40 Hz	480V [3P + N + PE] 40 Hz
INPUT CURRENT BREAKER RATING	240A 300A	240A 300A
POWER FACTOR	>0.98	>0.98
EFFICIENCY	>94%	>94%
CONNECTOR OPTIONS	CCS1 and CCS1	CCS1
CCS CABLE	200A	500A Liquid Cooled
CYCLE MODE	1 x 180kW (Max: 200A)	1 x 180kW (Max: 450A)
PARALLEL MODE	2 x 90kW (Max: 200A)	2 x 90kW (Max: 250A)
CONNECTOR CABLE LENGTH	CCS1 - 13 ft (4 m)	CCS1 - 13 ft (4 m)
WEIGHT	880 lbs (400 kg)	950 lbs (430 kg)
DIMENSIONS (L X D X H)	29.5" x 26.5" x 73"	29.5" x 26.5" x 73"
CHARGING PROTOCOL STANDARDS	Mode 4, IEC-61851, ISO-15118, DIN 70121	Mode 4
INSULATION (INPUT – OUTPUT)	>2.5 kV	>2.5 kV
INGRESS PROTECTION	NEMA 3S, IK10	NEMA 3S, IK10
OPERATING TEMPERATURE	-22 deg F to 131 deg F (-30 deg C to 55 deg C)	-22 deg F to 131 deg F (-30 deg C to 55 deg C)
ALTITUDE	< 6600ft (2000m)	< 6600ft (2000m)
WORKING STORAGE HUMIDITY	≤ 95% RH ≤ 99% RH (Non-condensing)	≤ 95% RH ≤ 99% RH (Non-condensing)
DISPLAY	10" touch screen	10" touch screen
COMMUNICATION PROTOCOL	OCPP 1.4J	OCPP 1.4J
ACCESS CONTROL	RFID: ISO/IEC 14443A/B Credit Card Optional	RFID: ISO/IEC 14443A/B Credit Card Optional
POWER ELECTRONICS COOLING	Air-cooled	Air-cooled
REGULATORY COMPLIANCE	UL 2202 EMC: EN 61000-6-1 2007 EN 61000-6-3 2007/1A1-2011/AC 2012	UL 2202 EMC: EN 61000-6-1 2007 EN 61000-6-3 2007/1A1-2011/AC 2012
COMMUNICATION	Ethernet, 4G/Wi-Fi	Ethernet, 4G/Wi-Fi
ELECTRICAL SAFETY: GFCI	8CD 20 mA Type A	8CD 20 mA Type A
ELECTRICAL SAFETY: SURGE PROTECTION	20 kA	20 kA
ELECTRICAL SAFETY: GENERAL	Over Voltage, Under Voltage, Over Current, Missing Ground	Over Voltage, Under Voltage, Over Current, Missing Ground
ELECTRICAL SAFETY: OUTPUT SHORT	Output power disabled when output is short circuited	Output power disabled when output is short circuited
ELECTRICAL SAFETY: TEMPERATURE	Temperature Sensors @ Charge Coupler and Power Electronics	Temperature Sensors @ Charge Coupler and Power Electronics
EMERGENCY STOP	Disables output power with emergency stop button	Disables output power with emergency stop button

EVC-DETAILS



SHRUB PLANTING DETAIL
NOT TO SCALE

PLANTING SCHEDULE				
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE
	13	*HOLMSTRUP ARBORVITAE	THUJA OCCIDENTALIS 'HOLMSTRUP'	2-3 FT. HT.
* THE SPECIES WILL BE EMERALD ARBORVITAE OR OTHER EVERGREEN PLANT OF A SIMILAR HEIGHT AND PROVIDING SIMILAR SCREENING.				
NOTE: THE OWNER OF RECORD SHALL MAINTAIN ALL LANDSCAPING AS SHOWN ON THE SITE PLAN THROUGHOUT THE DURATION OF THE USE.				

- GENERAL NOTES
1. ALTERATION OF THIS PLAN BY ANY PERSON OTHER THAN A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAWS. ANY ALTERATIONS OF THIS PLAN BY A NYS LICENSED PROFESSIONAL ENGINEER SHALL BE SO NOTED AND DATED AND BE ACCOMPANIED BY THE SEAL AND SIGNATURE OF SUCH PROFESSIONAL ENGINEER.
 2. LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SCHEDULE OF BULK REGULATIONS		
IB DISTRICT	REQUIRED	EXISTING
MIN. LOT AREA (SQUARE FEET)	40,000 sq. ft.	187,308± sq. ft.
MIN. LOT WIDTH (FT.)	150 ft.	283 ft.
MIN. LOT DEPTH (FT.)	150 ft.	574 ft.
MIN. FRONT YARD SETBACK (ROUTE 17K) (FT.)	50 ft.	127 ft.
MIN. FRONT YARD SETBACK (AUTO PARK PLACE) (FT.)	50 ft.	72 ft.
MIN. REAR YARD SETBACK (FT.)	60 ft.	116.2 ft.
MIN. 1 SIDE YARD SETBACK (FT.)	50 ft.	64 ft.
MIN. BOTH SIDE YARDS SETBACK (FT.)	100 ft.	137 ft.
MAX. LOT BUILDING COVERAGE (%)	40%	12%
MAX. BUILDING HEIGHT (FT.)	35 ft.	35 ft.
MAX. LOT SURFACE COVERAGE (FT)	N/A	N/A

APPLICANT/OWNER:
HV CARS PROPERTY, LLC
2285 SOUTH ROAD
POUGHKEEPSIE, NY 12601

PROPERTY INFORMATION:
TAX MAP NO.: 97-2-11.21
LOT 3, FILED MAP No. 10440

ZONING DESIGNATION:
IB ZONE – INTERCHANGE BUSINESS

PROPERTY ACREAGE:
TOTAL AREA = 4.30 ACRES

REVISIONS	
DATE:	DESCRIPTION:
11-18-24	GENERAL REVISIONS PER TOWN COMMENTS

OWNER'S CONSENT NOTE:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS, AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

OWNER _____ DATE _____



WILLIAM H. POVALL III, P.E.
N.Y.S.P.E. LICENSE #075020
3 NANCY COURT, SUITE 4
WAPPINGERS FALLS, NY 12590
TEL: (845) 897-9205
FAX: (845) 897-0042

SITE PLAN FOR
200 AUTO PARK PLACE
ELECTRIC VEHICLE CHARGERS
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 2413
DATE: 09-10-24
SCALE: 1"=30'
SP-1
SHEET 1 OF 1