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

**PROJECT: NEWBURGH PARK ASSOCIATES(NPA) SITE PLAN**  
**PROJECT NO.: 17-03**  
**PROJECT LOCATION: SECTION 89, BLOCK 1, LOT 19.22**  
**REVIEW DATE: 30 OCTOBER 2020**  
**MEETING DATE: 5 NOVEMBER 2020**  
**PROJECT REPRESENTATIVE: ZEN DESIGN CONSULTANT, INC.**

1. Revised plan shows a retaining wall crossing the parcel between the two parcels owned by the subject project.
2. Rims and inverts of all drainage pipes should be depicted including, the 24 inch drainage pipe, existing drainage pipe at the driveway access, and the drainage pipe crossing NYS Route 747.
3. Top of wall, base of wall elevations should be depicted at various locations along all proposed retaining walls.
4. The Zoning Bulk Table should be addressed where the 25 foot from NYS Route 84 is depicted. Did Variance also provide for the 25 foot front yard separation from the corner lot?
5. The Use of the site should be further identified as a drive up window is now proposed. Use seems to be a motor vehicle service station in accordance with Section 185-28.
6. Compliance with Section 185-28 should be documented. Check location of gasoline storage facilities in association with the side yard at the corner lot.
7. It would appear the drive thru is a fast food service. It is only permitted in the IB Zone in association with shopping centers, theatres and Office / Research.
8. Status of the Orange County Health Department approval for the subsurface sanitary sewer disposal system should be addressed.

9. Notes pertaining to requiring design for all retaining walls proposed, stamped by a NYS Licensed Professional required at Building Permit.
10. The pick-up window area of the building does not appear to have a canopy or cover. This should be addressed.
11. Truck turning template for the fueling trucks should be identified on the site plan.
12. Future submissions should identify a site landscaping plan.
13. Guide rails should be identified on areas where retaining walls drop off to lower grades.
14. Plans should be submitted to the New York City Department of Environmental Protection for review as they are an adjoining land owner for the Catskill Aqueduct property.
15. A parking calculation should be identified on the plans in the Bulk Table.
16. The building will be required to be sprinklered. Provisions for a sprinkler system are required and or a waiver sought from the Building Department.
17. It is noted the site is proposed to have a well which would be considered a Community Water System and require approval from the Orange County Health Department.
18. Signage on the site should be addressed in future submissions.
19. The survey identifies the southerly portion of the site abutting Interstate 84 however the site abuts the ramps for Interstate 84. The survey should be further detailed to show the location of the ramps and intersection with NYS Route 747. Pavement marking, striping and other NYSDOT details within 747 should be depicted on the plans.
20. Stormwater management facilities should be addressed on the site. The site would be considered a stormwater hotspot based on NYSDEC regulations for Service Stations.

Respectfully submitted,

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

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Patrick J. Hines  
Principal

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