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

**PROJECT: READY COFFEE**  
**PROJECT NO.: 19-26**  
**PROJECT LOCATION: SECTION 76, BLOCK 4, LOT 3**  
**REVIEW DATE: 1 MAY 2020**  
**MEETING DATE: 7 MAY 2020**  
**PROJECT REPRESENTATIVE: LOTHROP ASSOCIATES, LLP.**

1. Status of Zoning Board of Appeals approval should be identified.
2. NYSDOT approval of proposed sidewalk should be addressed.
3. Ken Wersted's comments on crosswalk design at intersection should be received. Appears to be nonstandard striping.
4. County Planning referral is required.
5. Pedestrian scale lighting is proposed in conjunction with existing lighting. Bollard lights, soffit lights and 8 foot high light poles are proposed.
6. Dumpster detail has gates labeled as "color by owner". Color of gates and split face block should be identified.
7. Additional detail for proposed drainage must be provided. Detail proposed "doghouse" catch basin, inverts of all existing pipes, pipe removal / abandonment, outlet location of modified drainage system.
8. Planning Board should evaluate the demarcation of the new vs. existing pavement. Geometry of the new pavement regarding the site should be reviewed.
9. Confirm that entire parking lot for entire parcel is to be re-striped.

Respectfully submitted,

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

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Patrick J. Hines  
Principal

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