

RICHARD D. McGOEY, P.E. (NY & PA) WILLIAM J. HAUSER, P.E. (NY, NJ & PA) MARK J. EDSALL, P.E. (NY, NJ & PA)

MAIN OFFICE 33 Airport Center Drive Suite 202 New Windsor, New York 12553

(845) 567-3100 fax: (845) 567-3232 e-mail: mheny@mhepc.com

TOWN OF NEWBURGH PLANNING BOARD **REVIEW COMMENTS**

PROJECT:

261 NORTH PLANK ROAD, LLC

PROJECT NO.:

PROJECT LOCATION:

SECTION 34, BLOCK 3, LOTS 23.2

PROJECT REPRESENTATIVE: LANC & TULLY, PC

REVIEW DATE:

29 SEPTEMBER 2014

MEETING DATE:

2 OCTOBER 2014

- 1. Plans have been forwarded to NYSDOT and Orange County Planning for Lead Agency Intent and 239 Review. Plans were submitted on 10 September 2014. The 30 day time period for each has not lapsed.
- 2. Planning Board previously discussed the existing condition of the gravel parking area. Twenty five (+/-) parking spots are identified on the parking requirement table, however, no delineation of the gravel parking area is possible.
- 3. Handicap accessible parking space must be provided with a paved surface and appropriate demarcation.
- 4. Information pertaining to site utilities should be added to the plan sheets, including potable water and sewer.
- 5. Planning Board should discuss whether a Public Hearing for the change of use will be held.

Respectfully submitted,

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

Associate



www.EngineeringPropertiesPC.com 71 Clinton Street Montgomery, NY 12549 phone: (845) 457-7727 fax: (845) 457-1899

September 18, 2014

Town of Newburgh Planning Board 308 Gardnertown Road Newburgh, NY 12550

ATTN: John Ewasutyn, Chairman

RE: DEPEW ENERGY CO.

RTE 9W SITE PLAN AMENDMENT

TAX LOT # 43-5-41.2 & 42

Dear Mr. Ewasutyn:

Please find attached 12 copies of the plan set for the above referenced project. The plans were prepared in response to the comments stated in a letter from the Town of Newburgh Planning Board Engineer dated August 29, 2014. Below is a comment by comment response:

- 1) No response required.
- No response required.
- As discussed at the meeting it is our opinion that there is not a significant change in the intensity of the use and therefore NYSDOT approval is not required for the existing entrances.
- 4) The parking areas have been revised and proposed paved areas have been shown in the areas of high traffic as requested by the Planning Board.
- 5) The handicapped parking spaces have been relocated to comply with all ADA requirements. In addition, the detail has been updated to shown the minimum requirements as set forth by the ADA.
- 6) The striping detail has been revised to show double striping for all parking spaces.
- 7) No response required.
- 8) The parking spaces layout has been revised to allow for a minimum of 20 feet wide driving lane for all two-way traffic within the site.
- 9) All outdoor storage will be moved to the fenced area around the tanks to the rear of the lot as shown on the plan. As shown on the plan, privacy slats shall be provided for additional screening from public view.

10) Notes have been added to the slope stabilization detail which specify seed and topsoil requirements for proper slope stabilization.

Additional Comments:

1) As requested by the code enforcement officer an additional 2,000 gallon water storage tank is proposed (see sheet C-2) for firefighting purposes as specified in the fire safety analysis.

If you have any additional questions and/or comments please don't hesitate to contact this office.

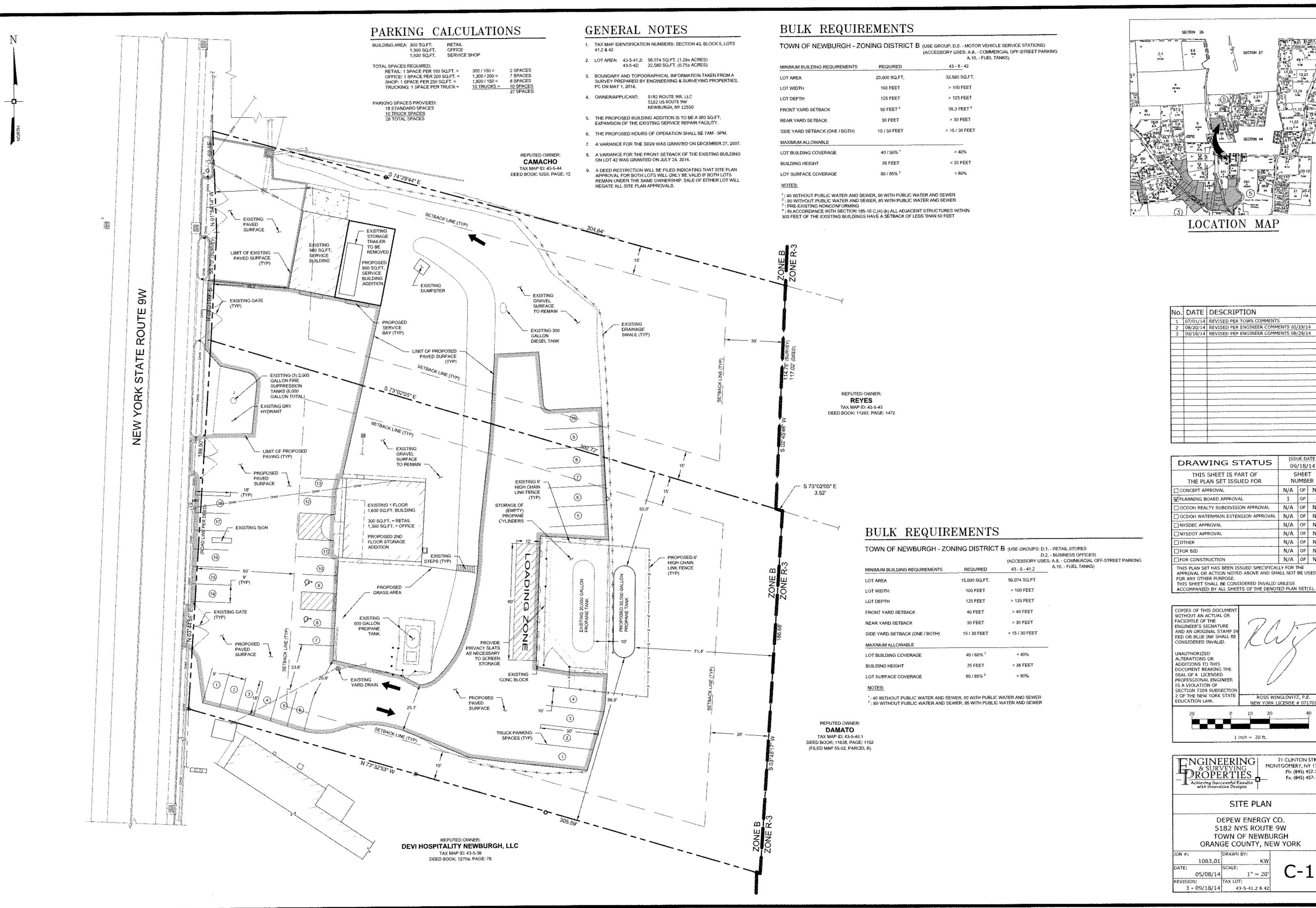
Sincerely,

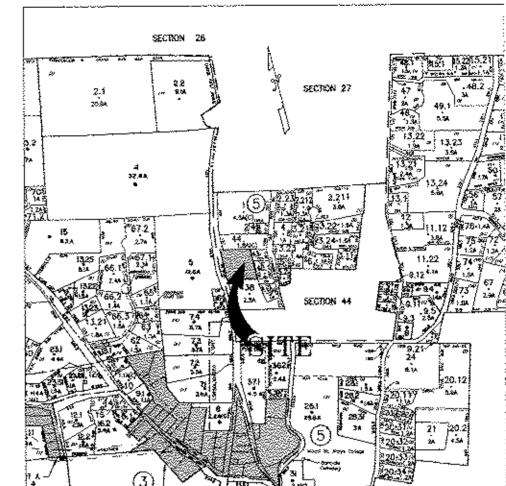
Engineering & Surveying Properties, PC

Ross Winglovitz, P.E.

Principal

CC: Depew Energy Co.



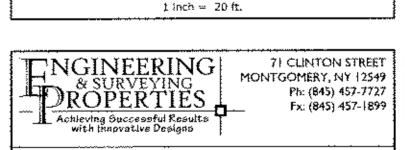


LOCATION MAP

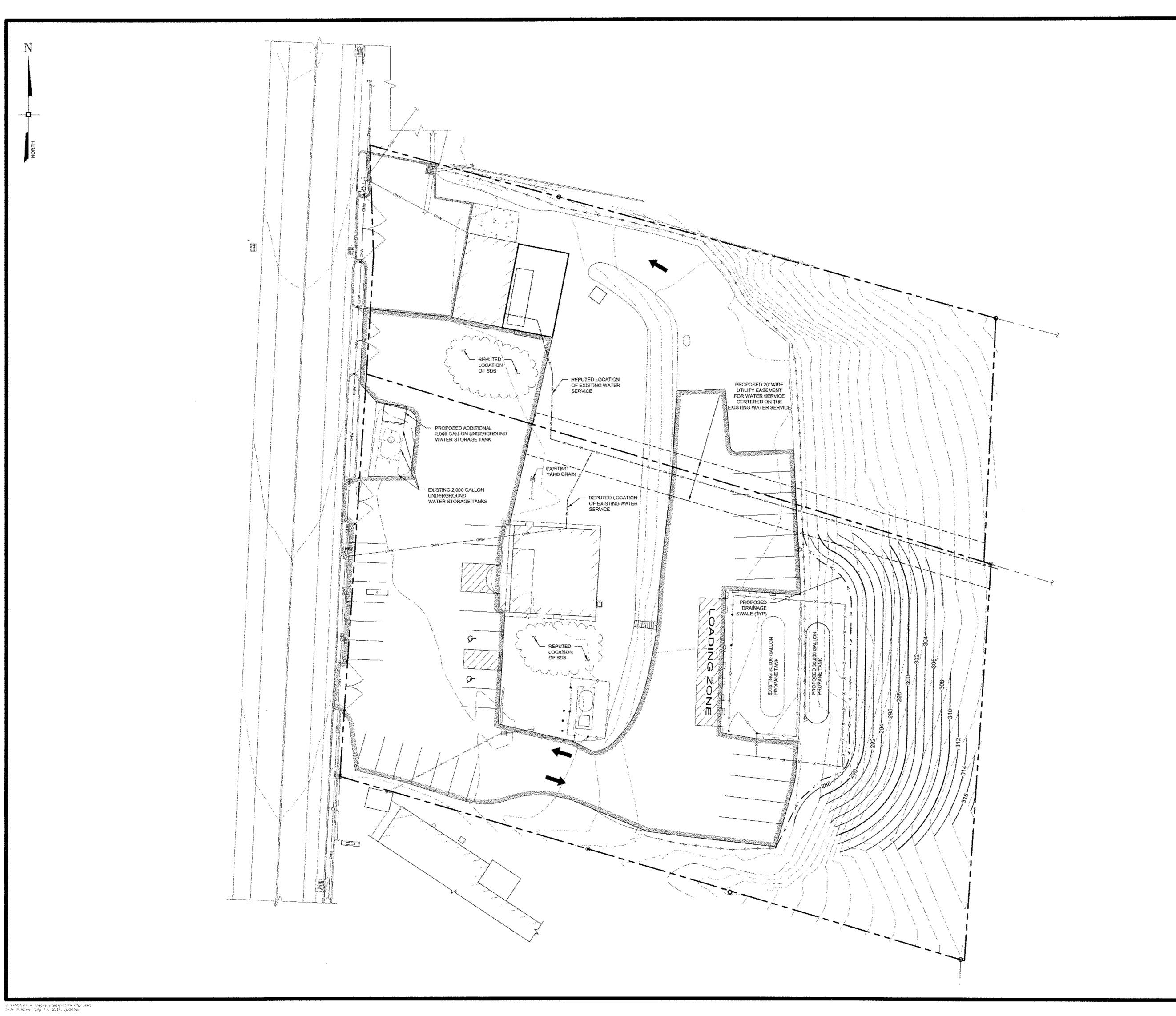
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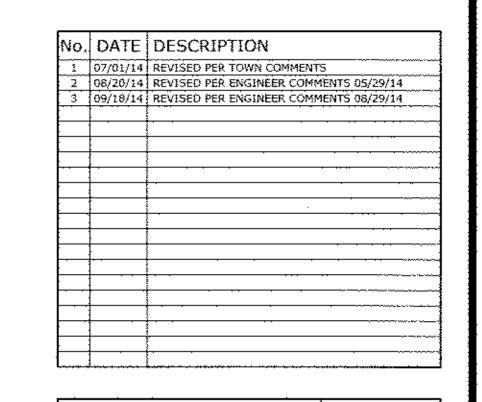
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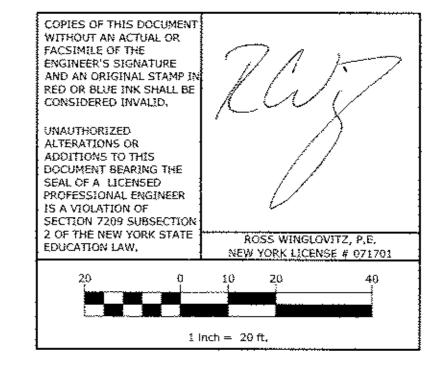


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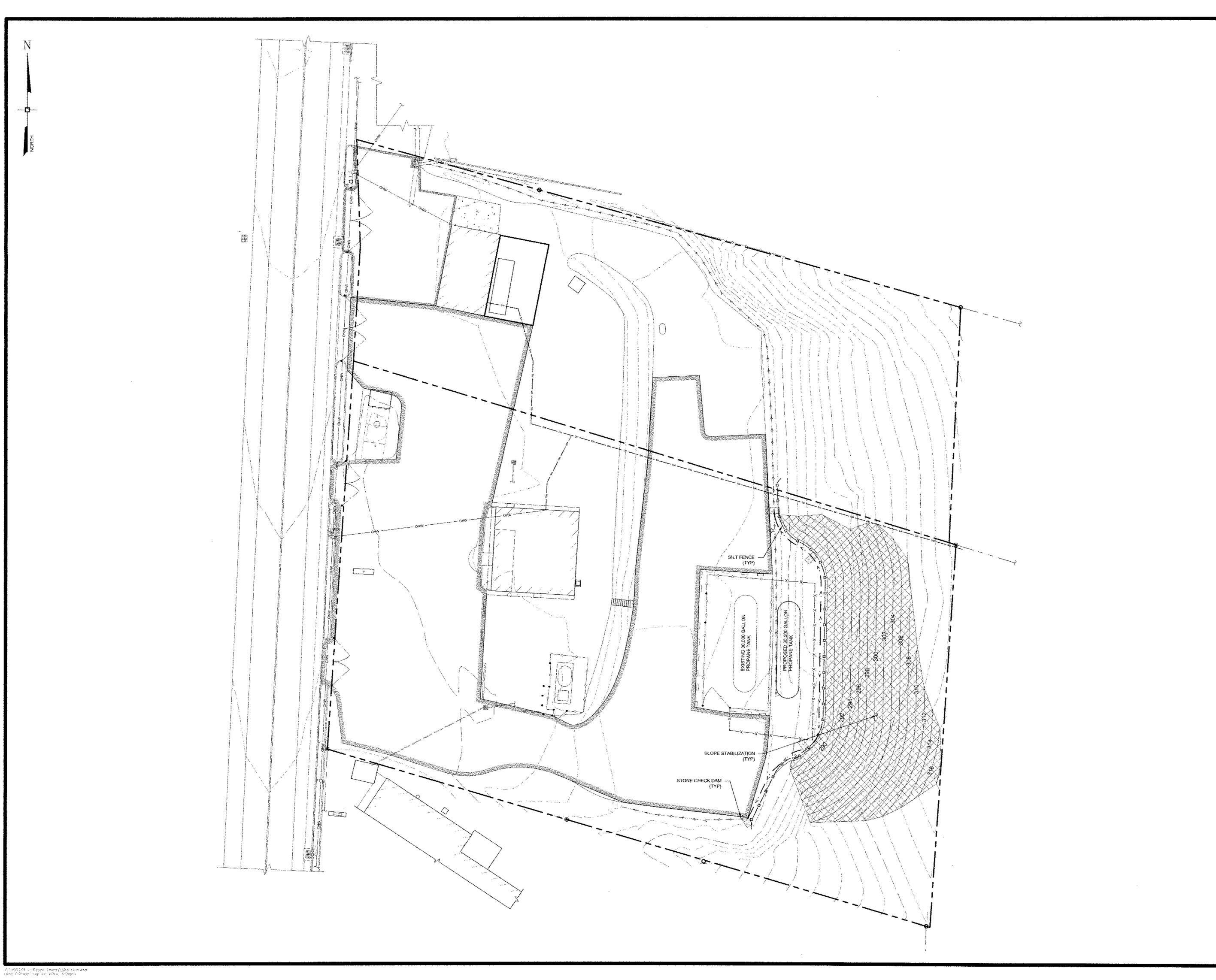
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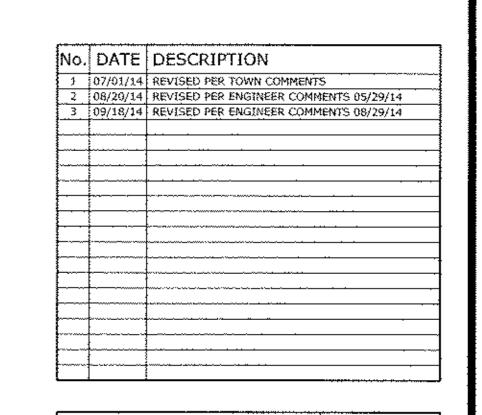
UTILITY PLAN

DEPEW ENERGY CO. 5182 NYS ROUTE 9W TOWN OF NEWBURGH

ORANGE COUNTY, NEW YORK JO8 #; 08/13/14 TAX LOT: 1'' = 20'

3 - 09/18/14 43-5-41.2 & 42



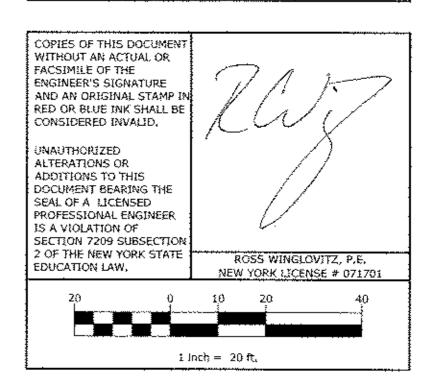


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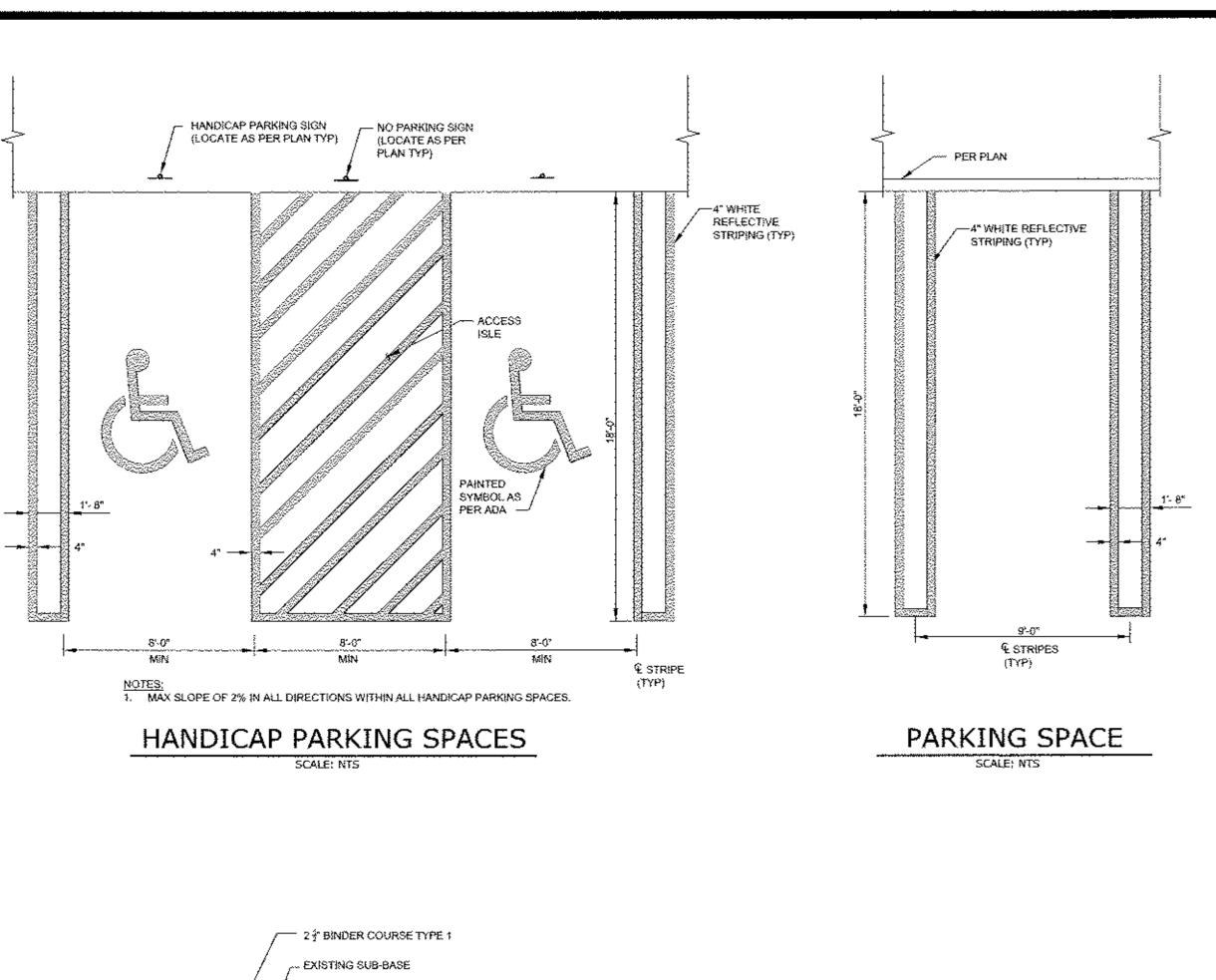
71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7727 Fx: (845) 457-1899

EROSION & SEDIMENT CONTROL PLAN

DEPEW ENERGY CO. 5182 NYS ROUTE 9W TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK

08/13/14 REVISION: 3 - 09/18/14 43-5-41,2 & 42

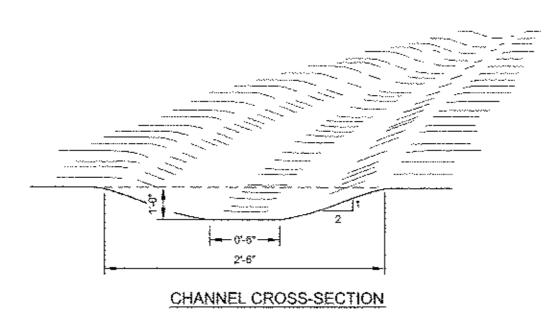
1" = 201



1. ITEM NUMBERS REFER TO NYSDOT SPECIFICATIONS.

PARKING LOT PAVEMENT CROSS SECTION

- WIDTH PER PLAN -----ITEM #4 1. DRIVE SHALL NOT EXCEED 10% GRADE



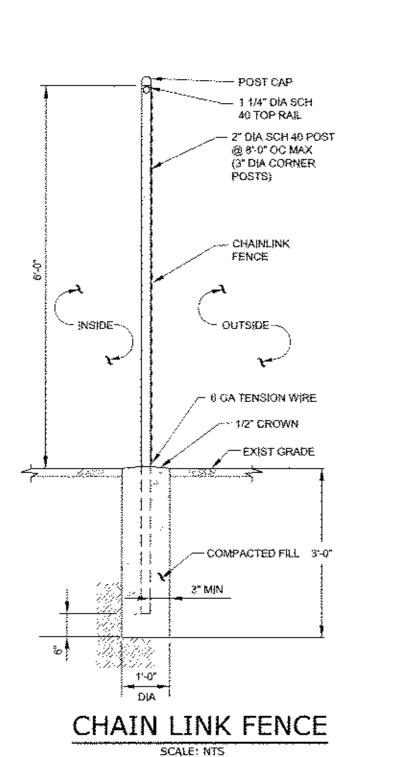
CONSTRUCTION SPECIFICATIONS:

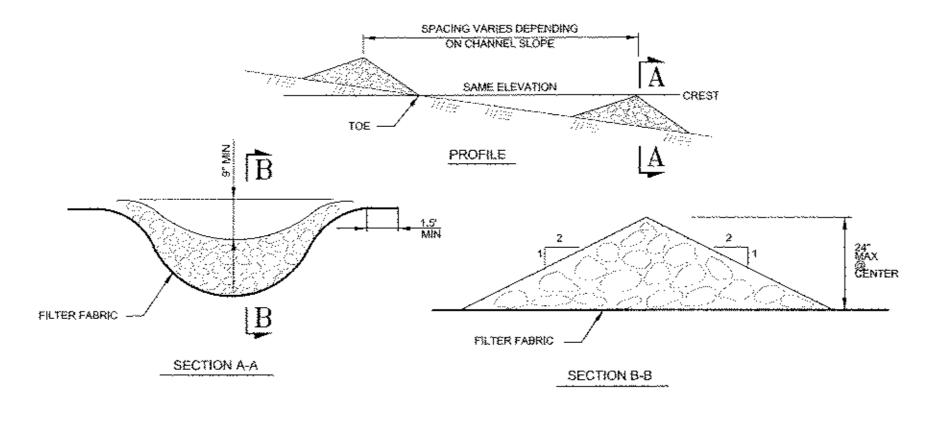
ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY.

THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.

ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF OUTSIDE THE WETLAND SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY

STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARDS AND SPECIFICATIONS FOR VEGETATIVE PRACTICES, SEEDING AND MULCHING SHALL BE USED FOR ESTABLISHMENT OF THE VEGETATION. VEGETATION PROVIDED SHALL BE REED CANARYGRASS, TALL FESCUE, KENTUCKY BLUEGRASS OR AN APPROVED EQUAL.

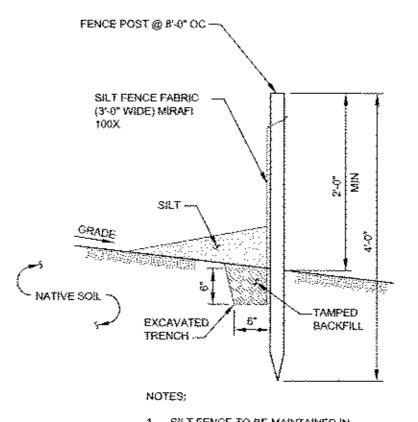




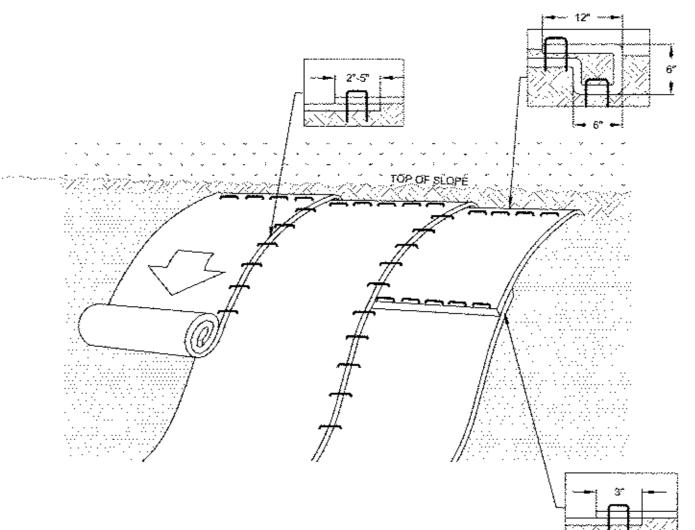
CONSTRUCTION SPECIFICATIONS:

- STONE SHALL BE MAXIMUM SIZE OF 12" WITH 50 TO 100 PERCENT BY WEIGHT LARGER THAN 6" AND 0 TO 10 PERCENT SMALLER THAN 1/2".
- 2. FILTER FABRIC SHALL BE POLY-FILTER X CLOTH AS MANUFACTURED BY CARTHAGE MILLS.
- 3. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION AT LOCATIONS SHOWN ON THE PLAN.
- 4. SET SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION AS THE TOE OF THE UPSTREAM DAM,
- 5. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT
- CUTTING AROUND THE DAM. 6. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION
- WITH STONE OR LINER AS APPROPRIATE. 7. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS
- ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.

STONE CHECK DAM



1. SILT FENCE TO BE MAINTAINED IN PLACE DURING CONSTRUCTION AND SOIL STABILIZATION PERIOD.



1. ROLLED EROSION CONTROL PRODUCT (RECP'S) SHALL BE USED ON ALL CONSTRUCTED SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL WITH A LENGTH OF OVER 12' HORIZONTALLY.

2. PREPARATION OF THE SOIL INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED SHALL BE COMPLETED PRIOR TO INSTALLATION OF ANY RECP'S,

- 3. INSTALL RECP NORTH AMERICAN GREEN BIONET \$150BN OR APPROVED EQUAL. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH, ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIAMTELY 12" APART IN THE BOTTON OF THE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACE APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
- 4. ROLL THE RECP'S DOWN THE SLOPE OR HORZONTALLY ACROSS THE SLOPE. ALL RECP'S MUST BE SECURLY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE PRODUCT'S STAPLE PATTERN
- 5. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" TO 5" OVERLAP DEPENDING ON RECP'S TYPE,
- 6. CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIAMATE 3" OVERLAP, STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS THE ENTIRE RECP'S WIDTH,
- 7. PRIOR TO INSTALLATION OF THE ROLLED EROSION CONTROL PRODUCTS, ALL DISTURBED AREAS SHALL BE SEEDED AS SOON
- AS PRACTICAL FOLLOWING DISTURBANCE TO STABILIZE BARE SOIL AND PROMOTE THE PROMPT RE-ESTABLISHMENT OF a. AN ADEQUATE SEEDBED SHALL BE PREPARED BY SCARIFYING COMPACTED SOIL AND REMOVING SURFACE DEBRIS AND
- LIME SHALL BE APPLIED SUFFICIENTLY TO ATTAIN A SOIL ACIDITY Ph OF 6.0 TO 7.0
- FERTILIZER (5-10-10 MIXTURE OR EQUIVALENT) SHALL BE APPLIED AT A RATE OF 600 LBS, PER ACRE, PERMANENT SEEDING SHALL BE APPLIED ON 6" MINIMUM OF TOPSOIL AT THE FOLLOWING RATE: 8 LBS EMPIRE BIRDSFOOT TREFOIL OR COMMON WHITE CLOVER PER ACRES
- PLUS 20 LBS TALL FESCUE PER ACRE PLUS 2 LBS REDTOP OR 5 LBS RYEGRASS (PERENNIAL) PER ACRE

 B. ALL SEEDING SHALL BE PERFORMED USING THE BROADCAST METHOD OR HYDROSEEDING, UNLESS OTHERWISE APPROVED.

SLOPE STABILIZATION (ROLLED EROSION CONTROL PRODUCT)

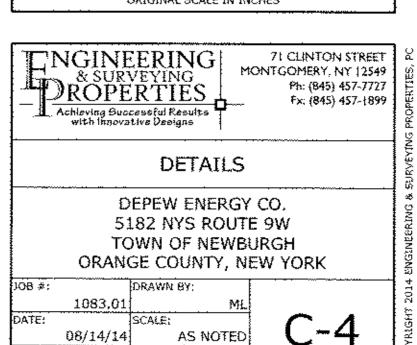
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43-5-41,2 & 42

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