



**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.

NEW YORK OFFICE

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PENNSYLVANIA OFFICE

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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,

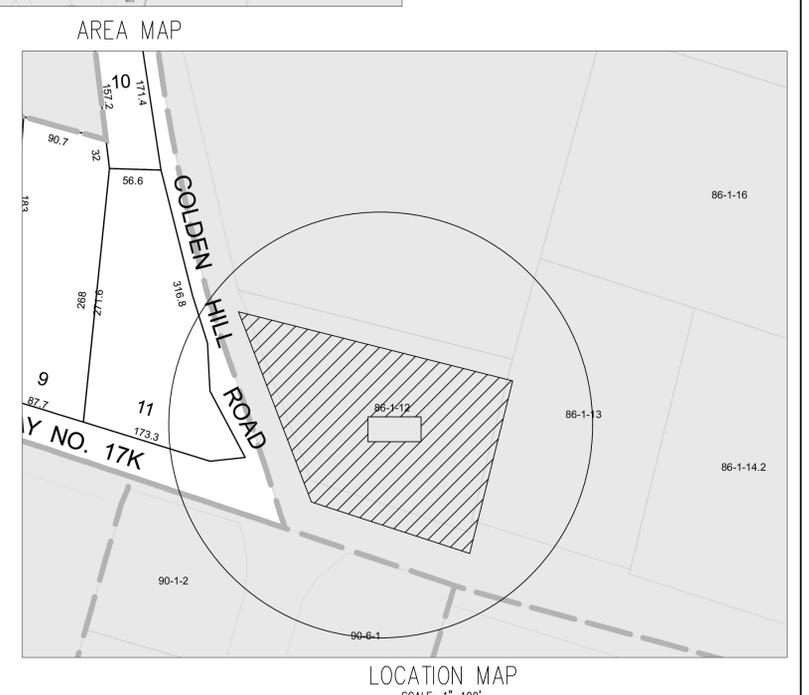
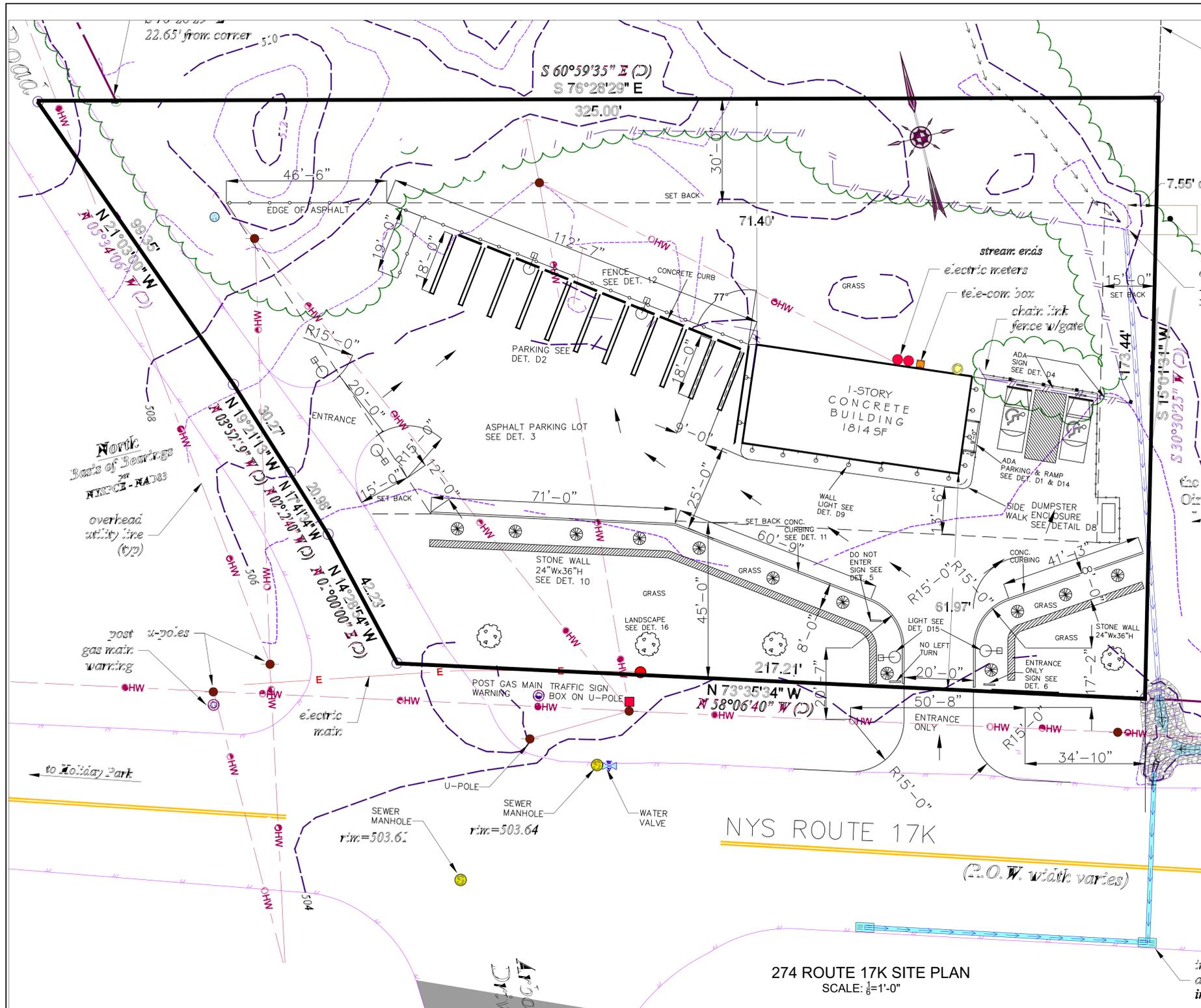
MHE Engineering, D.P.C.



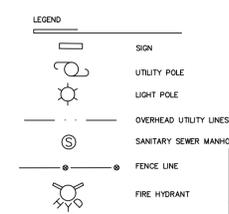
Patrick J. Hines
Principal
PJH/kmm/kbw



Michael W. Weeks, P.E.
Principal



REV. NO.	COMMENTS	DATE REVISED
A	CHANGE FRONT SET BACK TO 45' AND REDESIGN SITE PLAN	8/27/24



274 ROUTE 17K SITE PLAN
SCALE: 1/8"=1'-0"

ZONING COMPLIANCE

ITEM	REQUIRED	PROVIDED	VARIANCE
LOT WIDTH	100'	271'	0'
LOT DEPTH	125'	173'	0'
FRONT SETBACK	45'	61.97'	0
SIDE SETBACK W	15'	142'	0
SIDE SETBACK E	15'	50.94'	0
REAR SETBACK	30'	70.41'	0
LOT COVERAGE	80%/85	.04	0
BLDG. HGT.	35' MAX	25'-6"	0
PARKING	1 PER 150sf	12	0
LOT AREA	15000sf	44797sf	0

S86-B1-L12
JOB TITLE
VINEYARD & SPIRITS PLAN
OWNER
VINEYARD & SPIRITS INC.
274 ROUTE 17K
NEWBURGH, N.Y. 12550
PHONE NO. 845-674-9966

LOUIS S DUBOIS P.E.
8 COOK LANE
NEW PALM Z, N.Y. 12561
CADMAN DESIGN
19 DEAN HILL ROAD
NEW WINDSOR, N.Y. 12553
845-641-7457
SEND ALL COMMENTS TO THE DESIGNER
CADMANDESIGN2020@GMAIL.COM

VINEYARD & SPIRITS SITE PLAN

DATE:	SCALE:	REV.	REVISION DATE
04/01/24	AS NOTED	A	8/27/24
ENGINEER:	DRAWN BY:		
LSD	FCJ		

CMD24020 SHEET 1 OF 2 **S1**

