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

PROJECT: DLE HOLDINGS, LLC
PROJECT NO.: 2015-13
PROJECT LOCATION: SECTION 23, BLOCK 1, LOT 1
REVIEW DATE: 12 JUNE 2015
MEETING DATE: 18 JUNE 2015
PROJECT REPRESENTATIVE: JOHN FULLER, P.E.

1. The Planning Board should review the site with regard to complete lack of any landscaping along the property frontage and existing parking within front yard setbacks.
2. The Planning Board typically requires commercial parking areas to be paved. The Applicant's Representative is requested to discuss parking lot improvements which identifies pavement to be removed and replaced with stone.
3. Sheet S-3 depicts a property line which appears to depict 2 front yard property lines off of McCall Place.
4. Architectural review of the 2 proposed additions will be required.
5. Use of the additional space should be identified.
6. Handicap accessible should be delineated with appropriate signage depicted on the detail sheet.
7. Lighting plan identifies the individual candle powers for each of the lights; however, cumulative impacts of the lighting are not depicted on the iso-lines provided. Plans should be modified depicting the cumulative effects of the lighting where fixtures overlap.

Respectfully submitted,

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

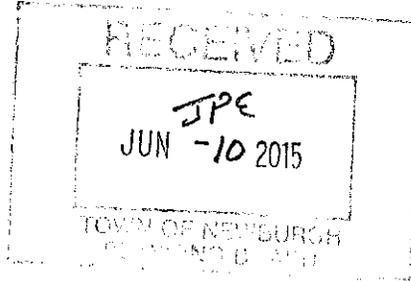
Patrick J. Hines
Principal

John D. Fuller, P. E.

CIVIL & STRUCTURAL ENGINEERING

June 9, 2015

Mr. John P. Ewasutyn, Chairman
Town of Newburgh Planning Board
308 Gardnertown Rd.
Newburgh, NY 12550



Job No. 2129.002

RE: DLE Holdings, LLC
5310 Route 9W
Section 23 Block 1 Lot 1
Town of Newburgh, NY
Project #2015-13

Dear Mr. Ewasutyn:

It is proposed that an application for a site plan review regarding the above referenced property be submitted for approval. The subject property is located at 5310 Route 9W on the corner of Route 9W and McCall Place, also known as Section 23 Block 1 Lot 1 in the Town of Newburgh. The parcel is 1.29 acres and is located in the B (Business) Zoning District.

DLE Holdings, LLC is the new owner of the property and Quality Bus Company is the applicant. There is an existing 2400 sf building that is serviced by municipal water and a septic system consisting of a 1250 gallon septic tank and two (2) 500 gallon drywells. The same type of business as the previous one, a bus service, is proposed. There are 22 full-size buses, 21 vans and 11 caravans that operate out of the site. It is proposed that a 10' x 40' addition be constructed on the west side of the building for storage and a 10' x 40' addition be constructed on the south side of the building for a new entry and break room area. The total addition to the building will be 800 sf.

If you have any questions regarding this letter, please contact my office.

Sincerely,

John D. Fuller, P.E.

Cc: George Eckes, Quality Bus Co.

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550**

DATE RECEIVED: _____ **TOWN FILE NO:** 2015-13
(Application fee returnable with this application)

1. **Title of Subdivision/Site Plan (Project name):**
DLE HOLDINGS LLC

2. **Owner of Lands to be reviewed:**
Name DLE HOLDINGS, LLC
Address 74 Fox Fire Estates Dr.
Middletown, NY 10940
Phone (845) 527-8191

3. **Applicant Information (If different than owner):**
Name QUALITY BUS Co.
Address PO Box 600
Sparrowbush, NY 12780

Representative GEORGE ECKES
Phone (845) 858-2150
Fax (845) 858-2160
Email geckes@qualitybusservice.com

4. **Subdivision/Site Plan prepared by:**
Name John D. Fuller, P.E.
Address 4 South St.
Port Jervis, NY 12771

Phone/Fax (845) 856-1536 / (845) 858-2419

5. **Location of lands to be reviewed:**
5310 Route 9W

6. **Zone** B **Fire District** Middletown
Acreage 1.29 **School District** Marlboro

7. **Tax Map: Section** 23 **Block** 1 **Lot** 1

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 1
Lot line change No
Site plan review Yes
Clearing and grading No
Other -

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) None

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature [Handwritten Signature] Title MANAGER/OWNER

Date: 4-9-15

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

TOWN OF NEWBURGH PLANNING BOARD

DLE HOLDINGS, LLC

#201513

PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees
4. Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda.

Non-submittal of the checklist will result in application rejection.

1. Name and address of applicant
2. Name and address of owner (if different from applicant)
3. Subdivision or Site Plan and Location
4. Tax Map Data (Section-Block-Lot)
5. Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. Date of plan preparation and/or plan revisions
9. Scale the plan is drawn to (Max 1" = 100')
10. North Arrow pointing generally up

11. NA Surveyor,s Certification
12. NA Surveyor's seal and signature
13. Name of adjoining owners
14. NA Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. NA Flood plain boundaries
16. NA Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. Metes and bounds of all lots
18. Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. NA Show existing or proposed easements (note restrictions)
20. NA Right-of-way width and Rights of Access and Utility Placement
21. NA Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. Lot area (in sq. ft. for each lot less than 2 acres)
23. NA Number of lots including residual lot
24. NA Show any existing waterways
25. NA A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. NA Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. NA Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. Show topographical data with 2 or 5 ft. contours on initial submission

30. NA Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. NA If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. NA Number of acres to be cleared or timber harvested
33. NA Estimated or known cubic yards of material to be excavated and removed from the site
34. NA Estimated or known cubic yards of fill required
35. NA The amount of grading expected or known to be required to bring the site to readiness
36. NA Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
-
-
37. NA Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
-
-
38. List of property owners within 500 feet of all parcels to be developed (see attached statement). To be provided by Town.

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: 
 Licensed Professional

Date: 6-9-15

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date): 6-9-15

FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

George Eckes

APPLICANT'S NAME (printed)

George Eckes

APPLICANTS SIGNATURE

6-9-15

DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PROXY

(OWNER) DARLENE ECKES, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 74 FOXFIRE ESTATES RD, MIDDLETOWN
IN THE COUNTY OF ORANGE
AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF DLE Holdings LLC
- Property - 23.1.1 - 5310 Route 9W Newburgh, NY.

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND John D Fuller P.E. IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 6-8-15

Darlene P. Eckes
OWNERS SIGNATURE

Quality Bus Service LLC
George E. Eckes

Darlene L. Eckes
OWNERS NAME (printed)

NAMES OF ADDITIONAL
REPRESENTATIVES

Holly Fuller
WITNESS' SIGNATURE

Holly Fuller
WITNESS' NAME (printed)

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

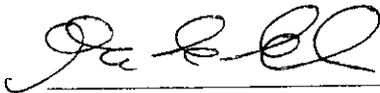
The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

6-9-15
DATED

George E. Etkes
APPLICANT'S NAME (printed)


APPLICANT'S SIGNATURE

Short Environmental Assessment Form Part 1 - Project Information

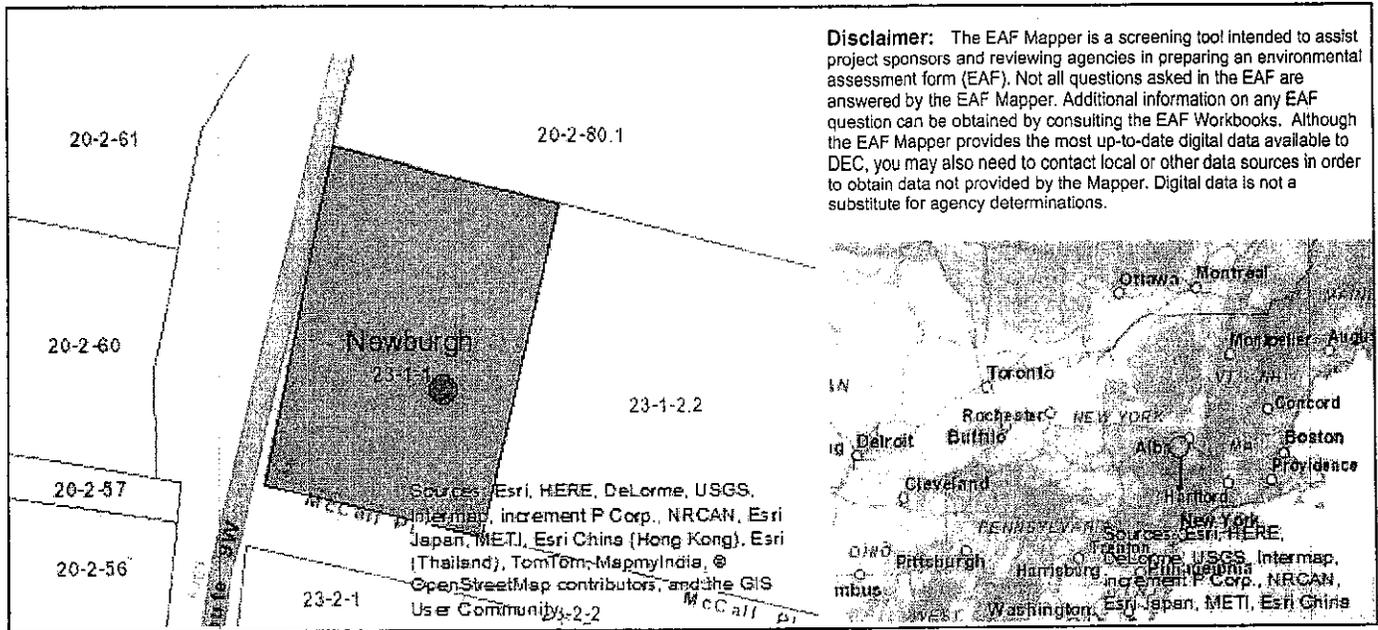
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

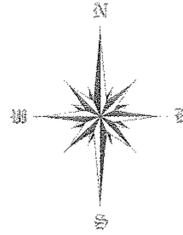
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: DLE HOLDINGS, LLC SITE PLAN			
Project Location (describe, and attach a location map): 5310 ROUTE 9W, NEWBURGH, NY (CORNER OF ROUTE 9W AND McCALL PLACE)			
Brief Description of Proposed Action: 800 SF ADDITION TO EXISTING 2400 SF BUILDING.			
Name of Applicant or Sponsor: QUALITY BUS CO.		Telephone: (845) 858-2150	
		E-Mail: geckes@qualitybusservice.com	
Address: PO BOX 600			
City/PO: SPARROWBUSH		State: NY	Zip Code: 12780
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1.29 acres	
b. Total acreage to be physically disturbed?		0.05 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.29 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ THERE IS NO KNOWN REMEDIATION ON THE SUBJECT SITE.</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>GEORGE ECKES</u> Date: <u>6-9-15</u></p> <p>Signature: <u><i>George Eckes</i></u></p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



REFERENCE: TOWN OF NEWBURGH TAX MAPS, SECTIONS 20 AND 23

VICINITY MAP
SCALE: N.T.S.



DLE HOLDINGS, LLC

5310 ROUTE 9W

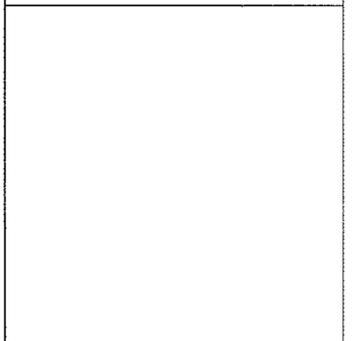
SECTION 23 BLOCK 1 LOT 1

TOWN OF NEWBURGH, NY

DRAWING LIST	
S-1	COVER SHEET
S-2	EXISTING CONDITIONS
S-3	SITE PLAN
S-4	LIGHTING PLAN
S-5	SITE DETAILS
S-6	PRELIMINARY FLOOR PLAN & ELEVATIONS

PROJECT INFORMATION	
ZONING	B (BUSINESS)
TAX ID	SECTION 23
	BLOCK 1
	LOT 1
LOT AREA	1.29 ACRES
BUILDING AREA	2,400 SF
PROPOSED ADDITION	800 SF

Town of Newburgh Planning Board Approval



UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

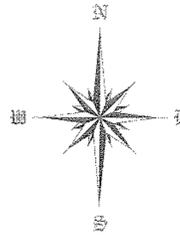
COPIES OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL, EMBOSSED SEAL OR ORIGINAL STAMP IN BLUE OR RED INK OF THE PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL NOT BE CONSIDERED VALID COPIES.

REVISIONS				
DWG BY	REV	DESCRIPTION	DATE	APPROVED
JDF	0	FOR APPROVAL	06/08/15	



JOHN D. FULLER
REG. NO. 077703

JOHN D. FULLER, P.E.		4 SOUTH STREET PORT JERVIS, NY 12771 (845) 856-1536
SITE PLAN FOR DLE HOLDINGS, LLC		
5310 ROUTE 9W		
SECTION 23 BLOCK 1 LOT 1		
TOWN OF NEWBURGH, NY		
DWG TITLE	COVER SHEET	DWG NO. S-1
SCALE	AS NOTED	JOB NO. 2129.002

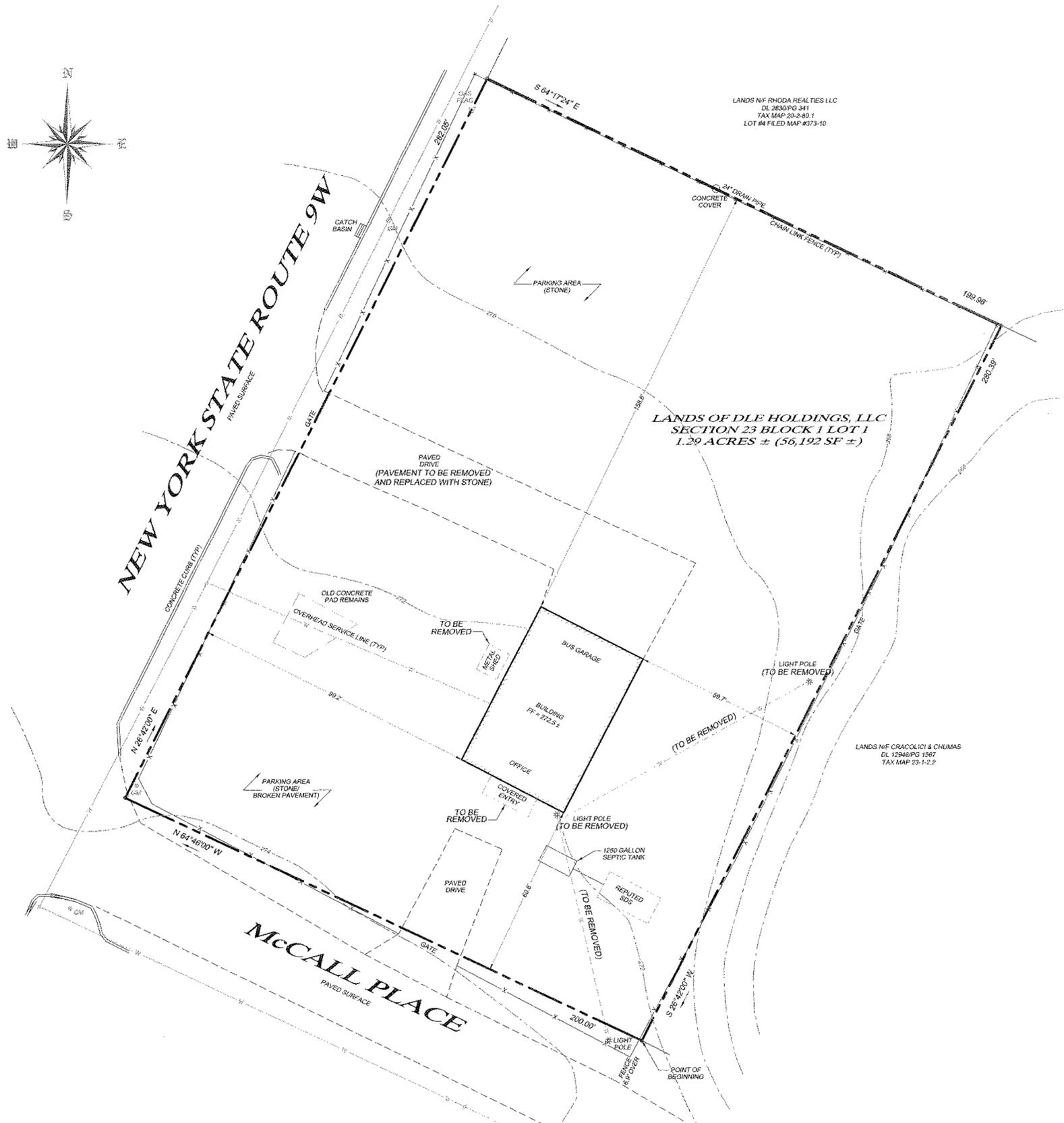


LEGEND

	PROPERTY LINE
	SETBACK LINE
	CHAIN LINK FENCE
	OVERHEAD UTILITIES
	UTILITY POLE
	NOW OR FORMERLY

GENERAL NOTES

- OWNER OF RECORD:
DLE HOLDINGS, LLC
74 FOX FIRE ESTATES
MIDDLETOWN, NY 10940
- TAX MAP DESIGNATION, SECTION 23 BLOCK 1 LOT 1
- PARCEL ZONED: B (BUSINESS)
- TOTAL AREA: 1.29± ACRES
- SITE IS SERVICED BY MUNICIPAL WATER AND EXISTING SEPTIC SYSTEM.
- CURRENT BUSINESS PROVIDES 22 FULL-SIZE BUSES, 21 VANS AND 11 CARAVANS.
- CONTOURS ARE BASED OFF OF ORANGE COUNTY GIS MAPS AND ARE NOT FROM A FIELD SURVEY.



LANDS N/F RHODA REALTIES LLC
DL 2630 PG 341
TAX MAP 20-2-80 1
LOT #4 FILED MAP #373-10

LANDS OF DLE HOLDINGS, LLC
SECTION 23 BLOCK 1 LOT 1
1.29 ACRES ± (56,192 SF ±)

LANDS N/F CRACCOLICI & CHUMAS
DL 12946 PG 1567
TAX MAP 23-1-2.2

REFERENCE MAP:

SURVEY MAP OF LANDS FOR DLE HOLDINGS, LLC
BY DANIEL J. O'BRIEN, PROFESSIONAL LAND SURVEYOR,
DATED APRIL 22, 2015, FILE # 15-51.

Town of Newburgh Planning Board Approval



SCALE: 1" = 20'

EXISTING CONDITIONS

SCALE: 1" = 20'

1
S-2

UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 1709 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
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REVISIONS				
DWG BY	REV	DESCRIPTION	DATE	APPROVED
JDF	0	FOR APPROVAL	06/08/15	

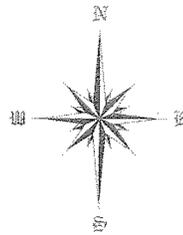


JOHN D. FULLER
REG. NO. 077703

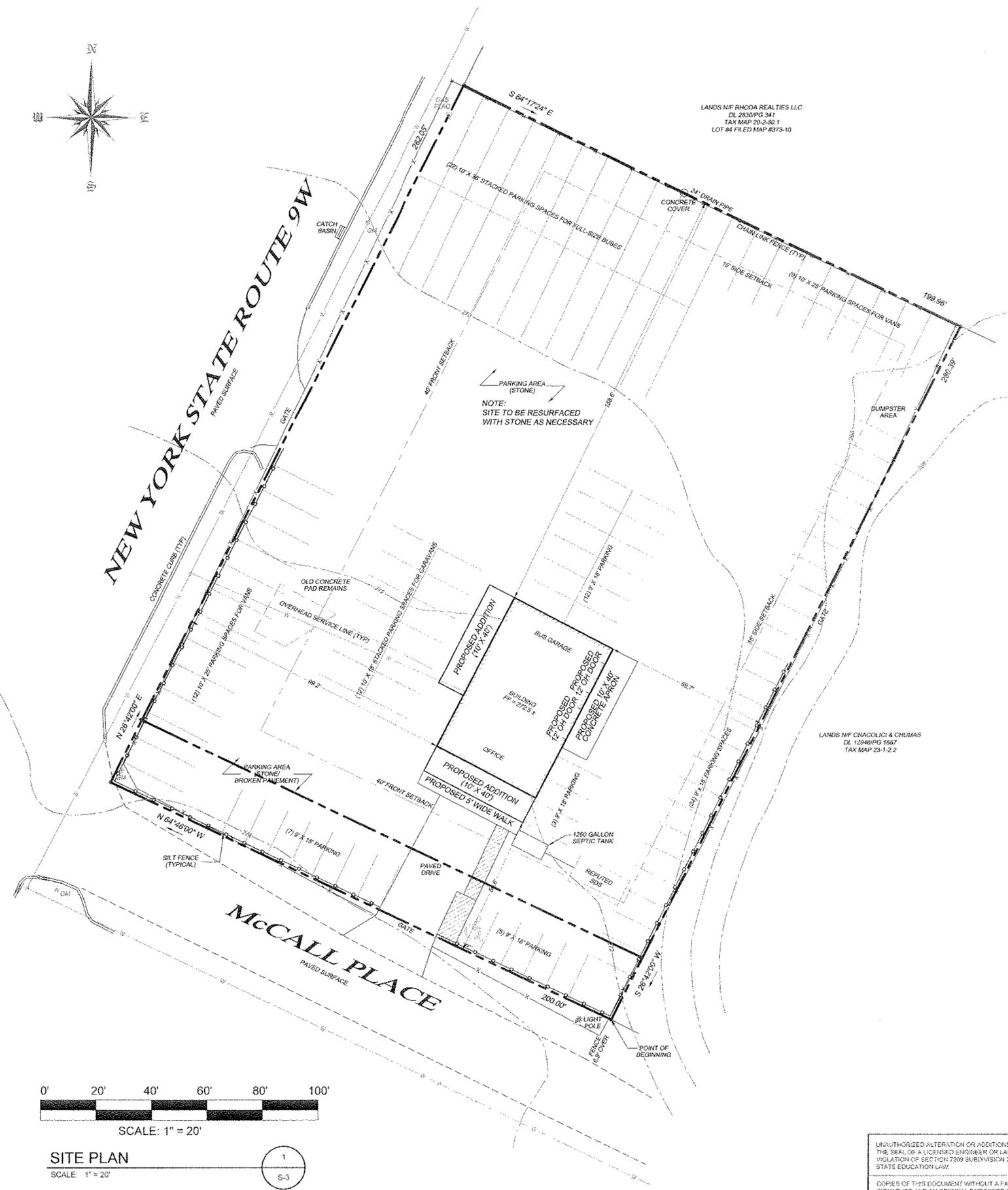
JOHN D. FULLER, P.E. 4 SOUTH STREET
PORT JERVIS, NY 12771
(845) 856-1536

SITE PLAN FOR DLE HOLDINGS, LLC
5310 ROUTE 9W
SECTION 23 BLOCK 1 LOT 1
TOWN OF NEWBURGH, NY

DWG TITLE: **EXISTING CONDITIONS** DWG NO: **S-2**
SCALE: AS NOTED JOB NO: 2129.002



LANDS N/F RHODA REALTIES LLC
DL 2530/PQ 341
TAX MAP 20-2-80.1
LOT 84 FILED MAP 8373-10



LEGEND

- PROPERTY LINE
- - - - - SETBACK LINE
- - - - - CHAIN LINK FENCE
- - - - - OVERHEAD UTILITIES
- U UTILITY POLE
- N/F NOW OR FORMERLY

GENERAL NOTES

1. OWNER OF RECORD:
DLE HOLDINGS, LLC
74 FOX FIRE ESTATES
MIDDLETOWN, NY 10940
2. APPLICANT:
QUALITY BUS CO.
PO BOX 600
SPARROWBUSH, NY 12780
3. TAX MAP DESIGNATION: SECTION 23 BLOCK 1 LOT 1
4. PARCEL ZONED: B (BUSINESS)
5. TOTAL AREA: 1.29± ACRES
6. CURRENT BUSINESS PROVIDES 22 FULL-SIZE BUSES, 21 VANS AND 11 CARAVANS
7. SITE IS SERVICED BY MUNICIPAL WATER AND EXISTING SEPTIC SYSTEM
8. CONTOURS ARE BASED OFF OF ORANGE COUNTY GIS MAPS AND ARE NOT FROM A FIELD SURVEY.
9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT DRIVEWAY ENTRANCES ON TOWN ROAD.
10. DURING THE COURSE OF CONSTRUCTION, WHENEVER THE TOWN HIGHWAY SUPERINTENDENT AND/OR TOWN ENGINEER DETERMINE THAT ADDITIONAL DRAINAGE FACILITIES ARE REQUIRED TO PROVIDE POSITIVE DRAINAGE WITHIN THE RIGHT-OF-WAY OR ADJACENT PROPERTY, THEY SHALL BE INSTALLED BY THE DEVELOPER AT NO COST TO THE TOWN.
11. ALL EMBANKMENTS ARE TO BE GRADED AND SEEDED IMMEDIATELY UPON BEING LAID BACK.
12. ALL EROSION CONTROL DEVICES ARE TO BE SET IN PLACE PRIOR TO ANY LAND DISTURBANCE. DURING THE COURSE OF CONSTRUCTION, WHENEVER THE TOWN BUILDING INSPECTOR AND/OR TOWN ENGINEER DETERMINE THAT ADDITIONAL EROSION CONTROL DEVICES ARE REQUIRED, THEY SHALL BE INSTALLED IMMEDIATELY BY THE DEVELOPER AT NO COST TO THE TOWN.
13. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE TOWN OF NEWBURGH ZONING ORDINANCE AND GAIN APPROVAL OF THE TOWN OF GOSHEN BUILDING DEPARTMENT.
14. PROPOSED HOURS OF OPERATION:
OFFICE / BUS TERMINAL
MONDAY THROUGH FRIDAY 5:30AM TO 6:30PM
SATURDAY AND SUNDAY BY APPOINTMENT ONLY
15. THE PROJECT DOES NOT LIE WITHIN ANY FLOOD ZONES AS PER FEMA FLOOD INSURANCE RATE MAPS
16. THERE ARE NO DEC OR FEDERAL DESIGNATED WETLANDS ON THE PARCEL PER THE NYSDEC AND ENVIRONMENTAL RESOURCE MAPPER.
17. NO FLOOR DRAINS ARE PROPOSED IN SERVICE AREA. NO WASHING OF VEHICLES IS PROPOSED ON-SITE. DRIP PANS AND ABSORBENT PADS SHALL BE USED IN LIEU OF FLOOR DRAINS AND OIL SEPARATORS. ALL WASTE OIL WILL BE STORED IN A 500 GALLON TANK KEPT INSIDE THE BUILDING.
18. NO BUS WASHING SHALL BE PERFORMED ON-SITE.
19. A KNOX BOX WILL BE PROVIDED AT THE ENTRANCE TO HOLD THE FIRE DEPARTMENT KEYS.

PARKING CALCULATIONS

	NO. OF SPACES REQUIRED	SIZE
EMPLOYEES / BUS DRIVERS =	40	9' X 18'
FULL-SIZE BUS =	22	10' X 36'
VANS =	21	10' X 25'
CARAVANS =	11	9' X 18'
TOTAL 9' X 18' SPACES REQUIRED =	51	PROVIDED = 51
TOTAL 10' X 25' SPACES REQUIRED =	21	PROVIDED = 21
TOTAL 10' X 36' SPACES REQUIRED =	22	PROVIDED = 22

NOTE:
SITE TO BE RESURFACED
WITH STONE AS NECESSARY

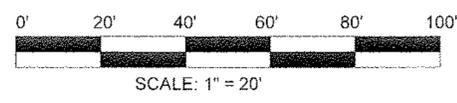
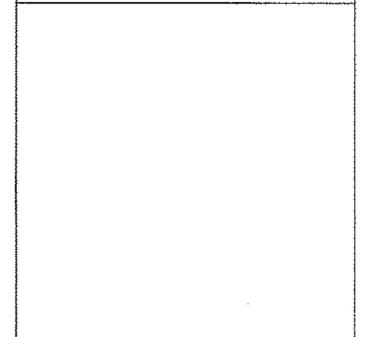
THE OWNER HAS REVIEWED THE SITE PLAN AND IS IN CONCURRENCE WITH THE PROPOSED DESIGN.

James L. Eckel
OWNER'S SIGNATURE

BULK TABLE REQUIREMENTS:

	ZONED DISTRICT: B (BUSINESS)		
	MINIMUM REQUIREMENTS:	EXISTING:	PROPOSED:
LOT AREA:	20,000 SF	58,226 SF	55,226 SF
LOT WIDTH:	100 FEET	200 FEET	200 FEET
LOT DEPTH:	125 FEET	280 FEET±	280 FEET±
FRONT YARD:	40 FEET	60.6 FEET	50.6 FEET
REAR YARD:	30 FEET	NA	NA
ONE SIDE YARD:	15 FEET	59.7 FEET	59.7 FEET
BOTH SIDE YARDS:	30 FEET	218.3 FEET	218.3 FEET
MAXIMUM PERMITTED:			
BUILDING HEIGHT:	35 FEET	<35 FEET	<35 FEET
MAXIMUM BUILDING SURFACE:	50%	4.7%	5.8%
MAXIMUM IMPERVIOUS SURFACE:	85%	12.9%	8.3%

Town of Newburgh Planning Board Approval



SITE PLAN
SCALE: 1" = 20'



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REVISIONS				
DWG BY	REV	DESCRIPTION	DATE	APPROVED
JDF	0	FOR APPROVAL	06/08/15	

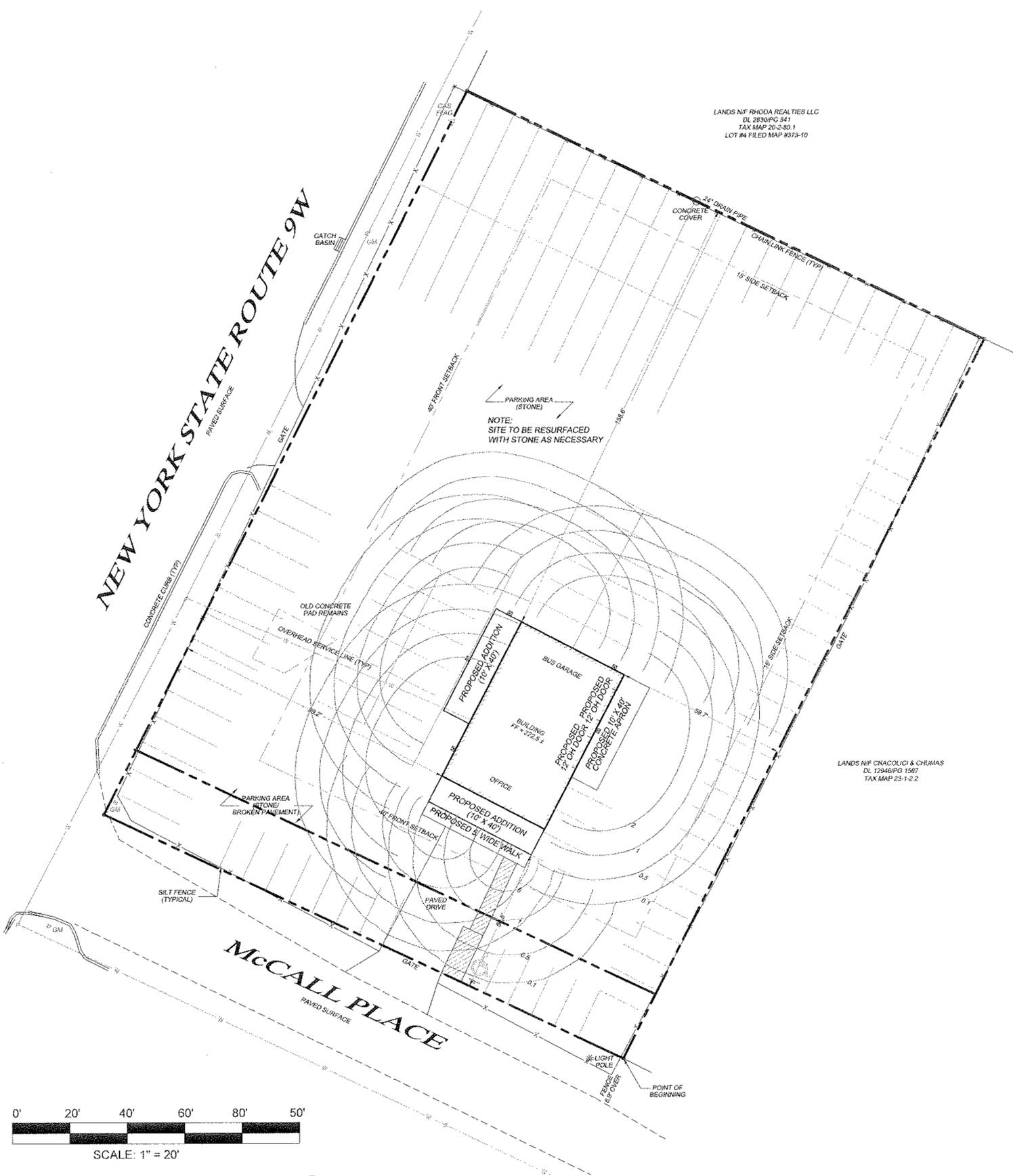


JOHN D. FULLER, P.E. 4 SOUTH STREET
PORT JERVIS, NY 12771
(845) 856-1536

SITE PLAN FOR DLE HOLDINGS, LLC
5310 ROUTE 9W
SECTION 23 BLOCK 1 LOT 1
TOWN OF NEWBURGH, NY

DWG TITLE: **SITE PLAN** DWG NO: **S-3**

SCALE: AS NOTED JOB NO: 2129.002



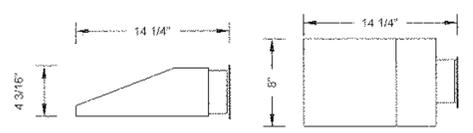
LANDS N/F RHODA REALTIES LLC
DL 2830/PG 341
TAX MAP 20-2-80 1
LOT 14 FILED MAP 9373-10

LANDS N/F CRACOLICI & CHUMAS
DL 12946/PG 1597
TAX MAP 23-1-2.2

NOTE:
SITE TO BE RESURFACED
WITH STONE AS NECESSARY

LEGEND

- PROPERTY LINE
- - - - - SETBACK LINE
- x-x-x-x- CHAIN LINK FENCE
- OVERHEAD UTILITIES
- U UTILITY POLE
- N/F NOW OR FORMERLY

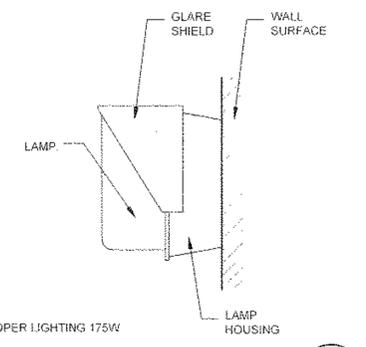


GLAREBUSTER GB-2000

LUMINAIRE DETAIL
SCALE: NONE

2
S-4

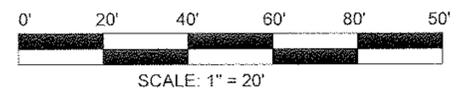
LIGHTING SCHEDULE			
SYMBOL	QTY	DESCRIPTION	LAMP
□	2	GLAREBUSTER GB-2000 ENERGYSTAR COMPACT FLOURESCENT, FULL CUT-OFF EXTERIOR WALL FIXTURE MOUNTED AT 14' ±	26W CFL
⊗	5	COOPER LIGHTING - LUMARK GLASS-PAK HIGH PRESSURE SODIUM METAL HALIDE WALL MOUNT LUMINAIRE, W/ GLARE SHIELD	175 W



COOPER LIGHTING 175W

LUMINAIRE DETAIL
SCALE: N. T. S.

3
S-4



LIGHTING AND LANDSCAPING PLAN
SCALE: 1" = 20'

1
S-4

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5310 ROUTE 9W
SECTION 23 BLOCK 1 LOT 1
TOWN OF NEWBURGH, NY

DWG TITLE: **LIGHTING PLAN** DWG NO.: **S-4**

SCALE: AS NOTED JOB NO.: 2129.002

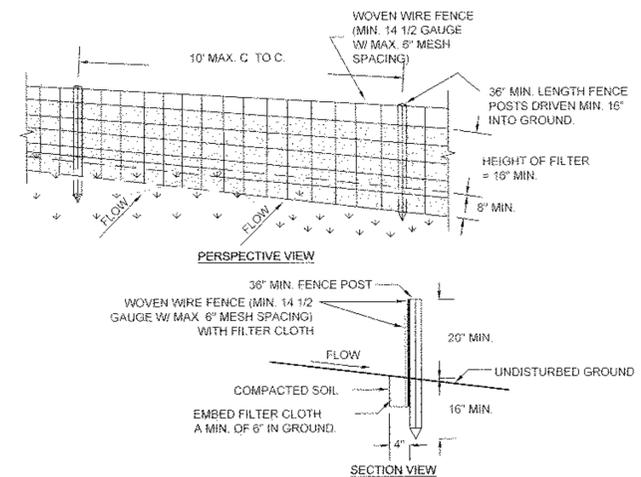
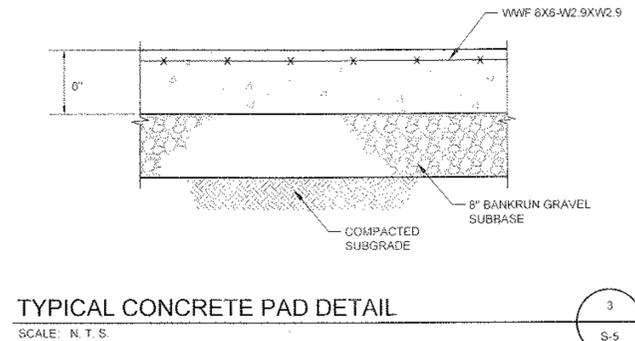
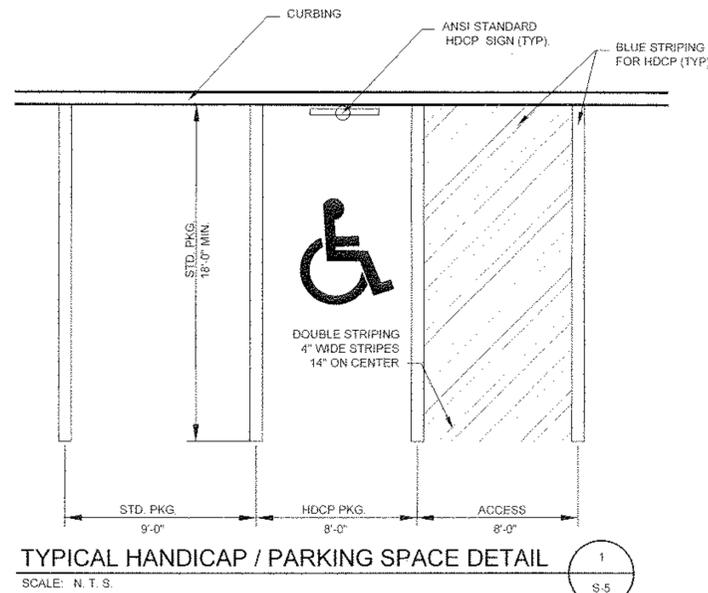


REVISIONS				
DWG BY	REV	DESCRIPTION	DATE	APPROVED
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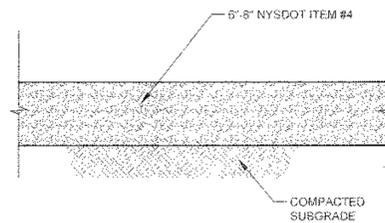
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JOHN D. FULLER
REG. NO. 077703

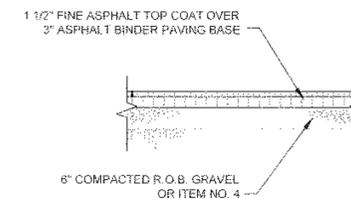
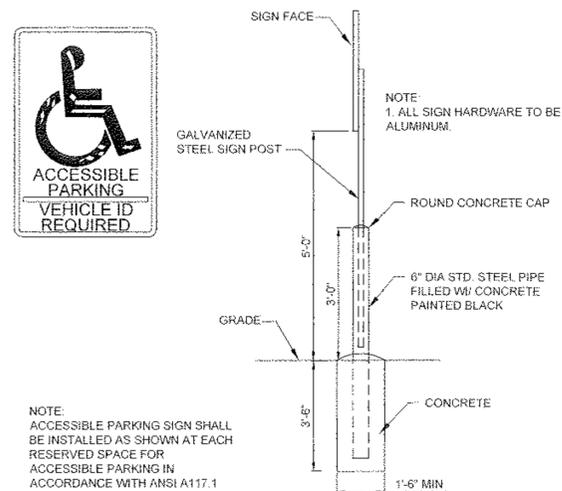


CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES. OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



SILT FENCE DETAIL
SCALE: N. T. S.



DRIVEWAY AND HDCP PARKING PAVEMENT DETAIL
SCALE: N. T. S.

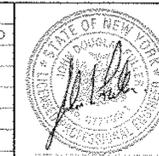
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TYPICAL ACCESSIBLE PARKING SIGN
SCALE: N. T. S.

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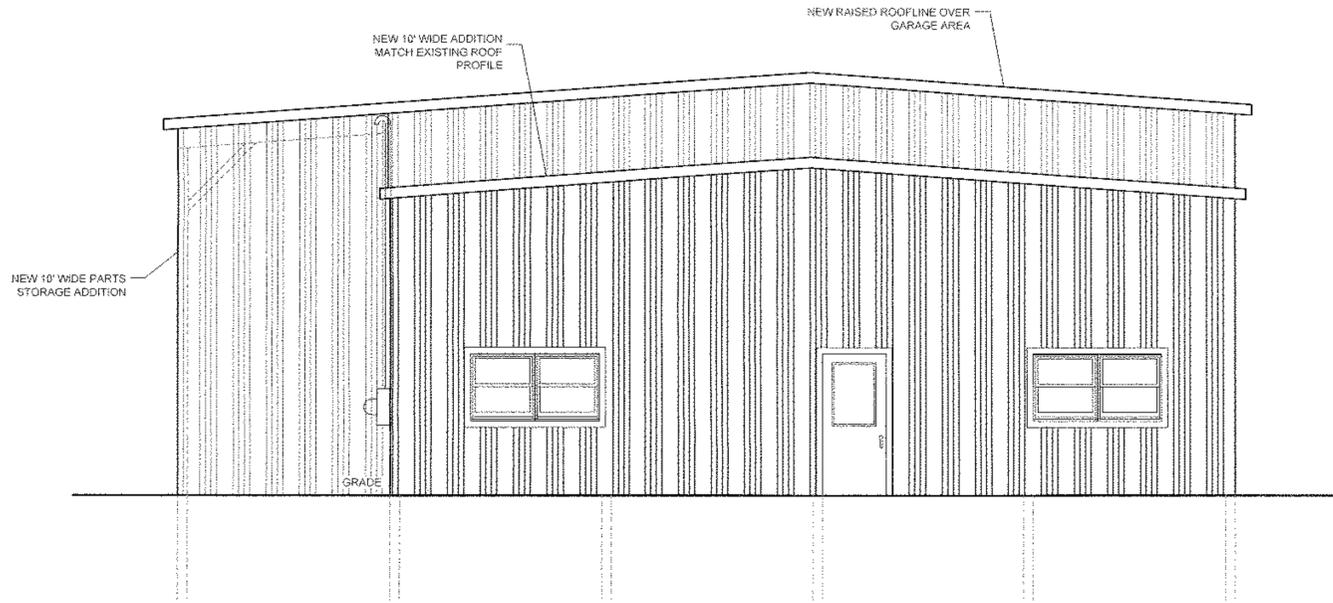
REVISIONS				
DWG BY	REV	DESCRIPTION	DATE	APPROVED
JDF	0	FOR APPROVAL	06/08/15	



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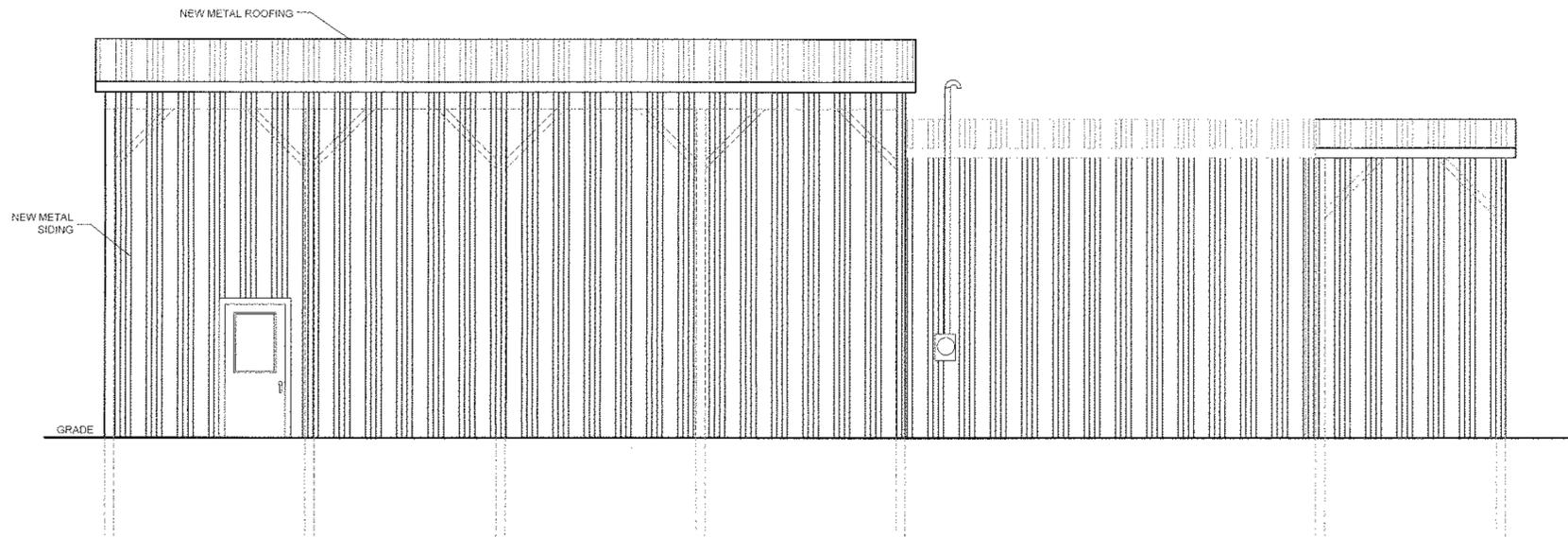
SITE PLAN FOR DLE HOLDINGS, LLC
5310 ROUTE 9W
SECTION 23 BLOCK 1 LOT 1
TOWN OF NEWBURGH, NY

DWG TITLE: **SITE DETAILS**
DWG NO: **S-5**
SCALE: AS NOTED
JOB NO: 2129.002



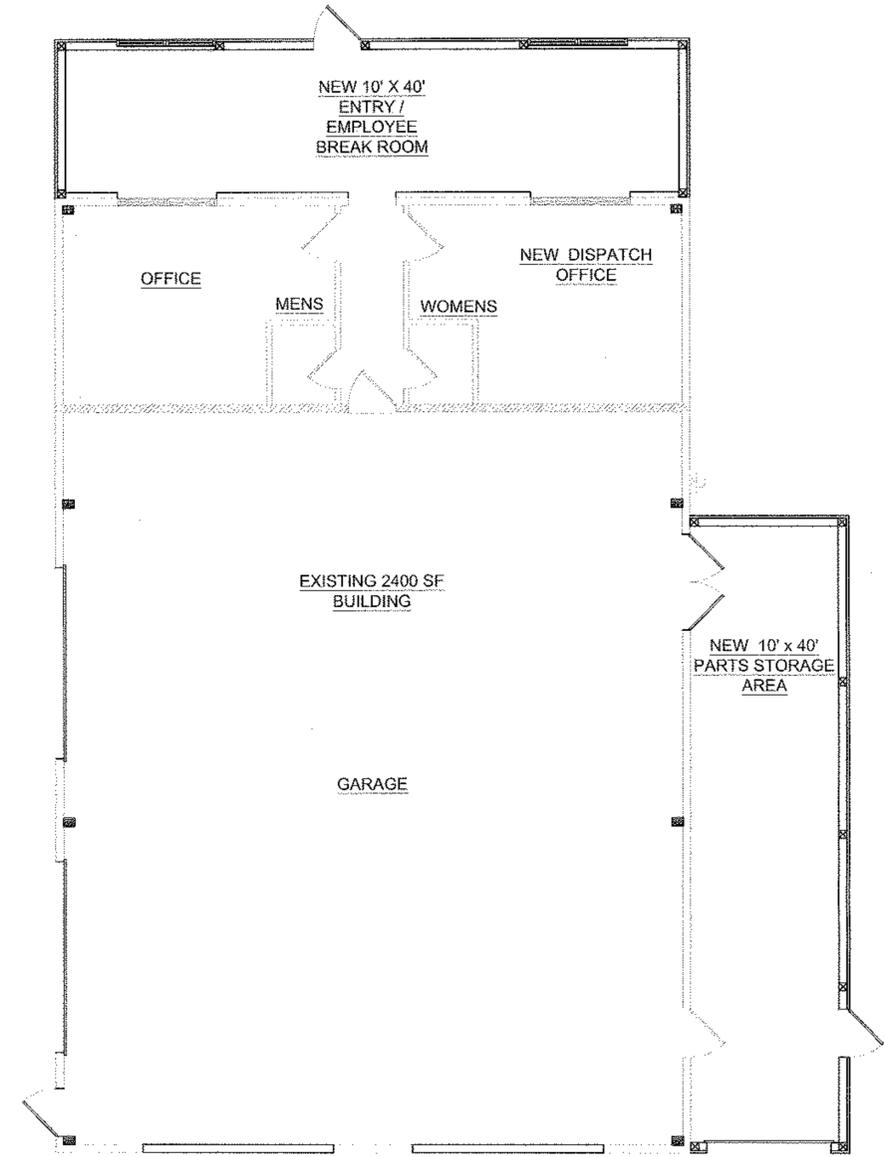
MCCALL PLACE ELEVATION

SCALE: 1" = 20'



ROUTE 9W ELEVATION

SCALE: 1" = 20'



PRELIMINARY FLOOR PLAN

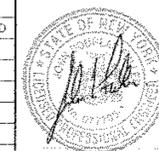
SCALE: 1" = 20'



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REVISIONS				
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JDF	0	FOR APPROVAL	06/08/15	



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SITE PLAN FOR DLE HOLDINGS, LLC
 5310 ROUTE 9W
 SECTION 23 BLOCK 1 LOT 1
 TOWN OF NEWBURGH, NY

DWG TITLE: PRELIMINARY FLOOR PLAN AND ELEVATIONS
 SCALE: AS NOTED
 DWG NO: S-6
 JOB NO: 2129.002