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CONSULTING ENGINEERS D.P.C.

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

**PROJECT: 349 SOUTH PLANK ROAD-AMENDED SITE PLAN**  
**PROJECT NO.: 19-12**  
**PROJECT LOCATION: SECTION 47, BLOCK 1, LOT 80.1**  
**REVIEW DATE: 29 AUGUST 2019**  
**MEETING DATE: 5 SEPTEMBER 2019**  
**PROJECT REPRESENTATIVE: JONATHAN CELLA, P.E.**

1. On 25 July 2019 the subject project was in front of the Zoning Board of Appeals. At that time the use of the site as well as the variances were discussed however, no decision was made on that date as Orange County Planning Department review has not been received or timed out.
2. Variance requested were for rear yard setback, side yard setback and Zoning Board of Appeals identified a front yard setback required copies of the ZBA approval from the August meeting if granted at the 22 August meeting. Should be provided.
3. The planning board should declare its intent for the agency. NYSDOT is an involved agency for the property frontage as it is accessed from a State Highway.
4. Planning Board must circulate to Orange County Planning department. This project is located on the state highway.
5. Previous comments requested water and sewer utilities be depicted on the site.
6. At the last planning board meeting the project appeared comments regarding the landscaping of the site were also discussed. These comments must be addressed.

Respectfully submitted,

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

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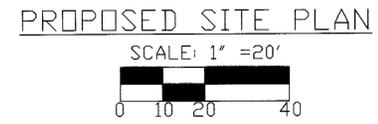
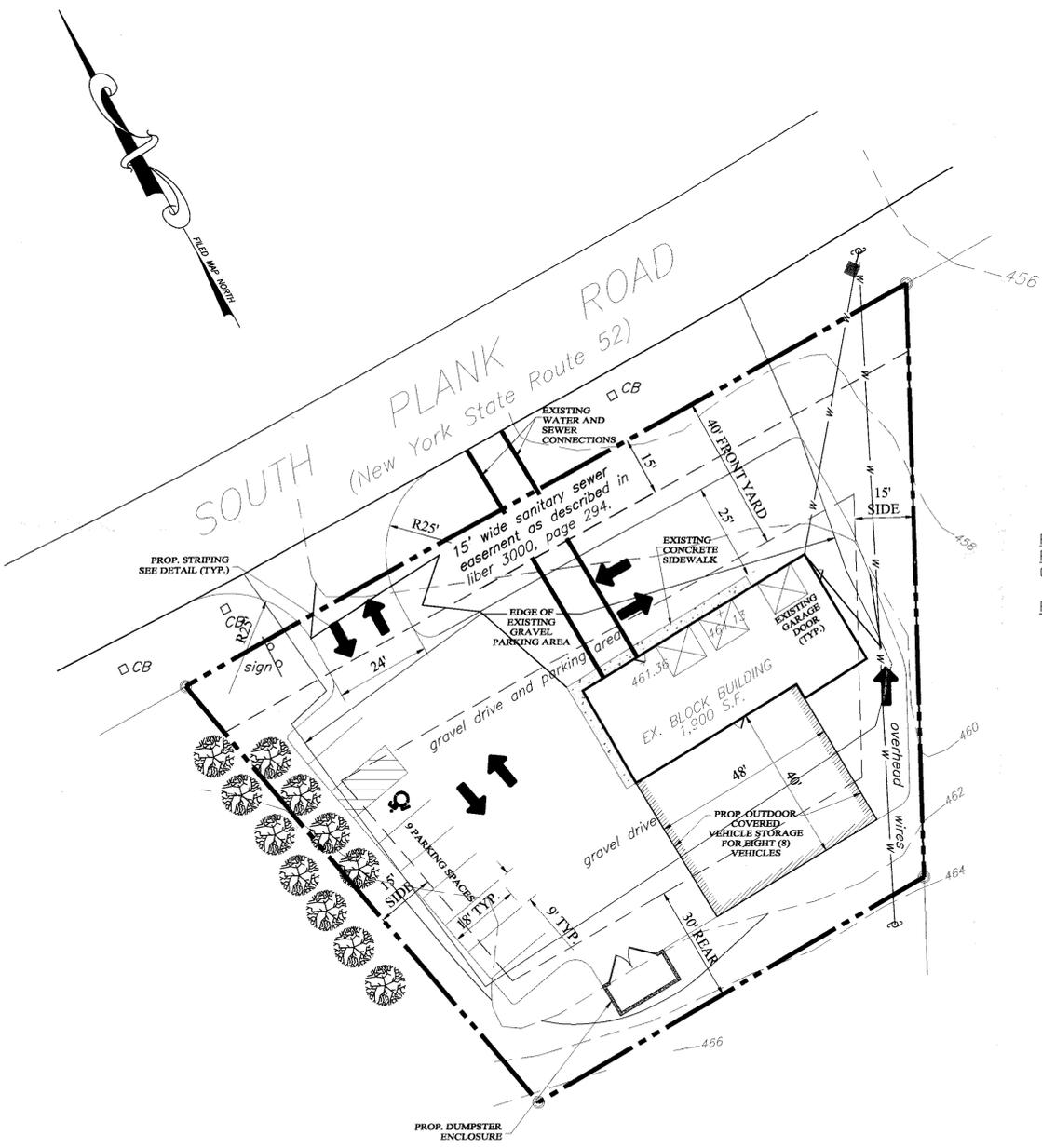
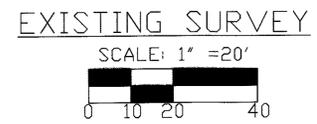
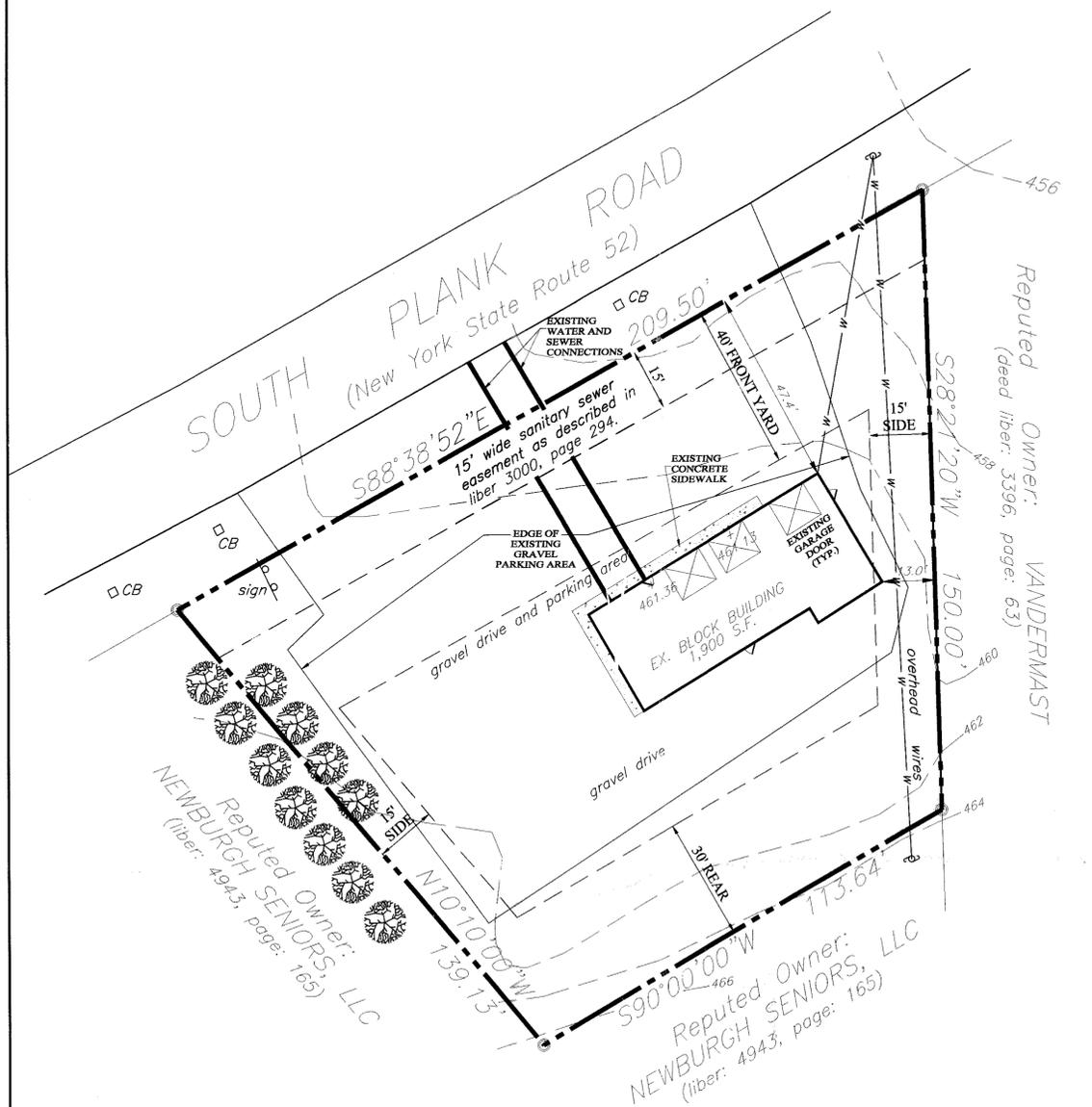
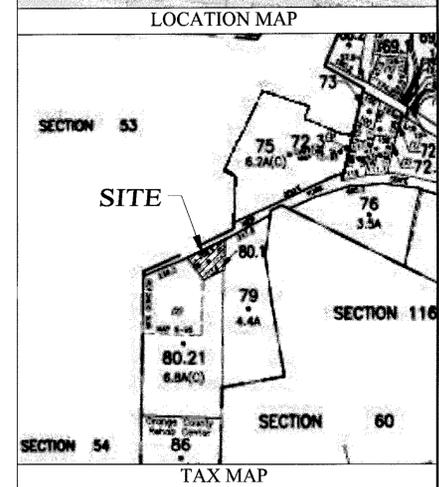
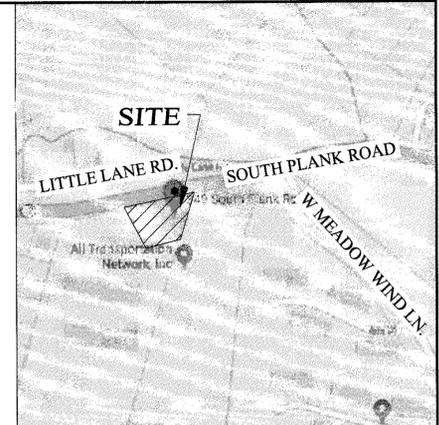
Patrick J. Hines  
Principal  
PJH/sm

**ZONING INFORMATION:**

- A. ZONING DISTRICT: B DISTRICT WITH MUNICIPAL WATER AND SEWER
- B. PROPOSED USE: PERSONAL SERVICE USE  
PROPOSED PERSONAL GROUND TRANSPORTATION BUSINESS

	MINIMUM REQUIRED	EXISTING	PROPOSED
LOT AREA (SQUARE FEET)	15,000 S.F.	20,780 S.F. ±	20,780 S.F. ±
LOT WIDTH (FEET)	100'	180'±	180'±
LOT DEPTH (FEET)	125'	135'±	135'±
FRONT YARD (FEET)	40'	47'±	47'±
REAR YARD (FEET)	30'	54'±	17'±**
SIDE YARD (ONE/BOTH) (FEET)	15'/30'	13'* / 84'±	13'*/ 76'±
MAXIMUM BUILDING COVERAGE (%)	60%	9% ±	9% ±
MAXIMUM SURFACE COVERAGE (%)	85%	65% ±	66% ±
MAXIMUM BUILDING HEIGHT (FEET)	35'	<35'	<35'

\* PRE-EXISTING NON-CONFORMING  
\*\* VARIANCE REQUIRED



**PARKING REQUIREMENTS**

- REQUIRED**  
CUSTOM WORK: 1 SPACE / 250 S.F. GROSS FLOOR AREA X 1,900 S.F. = 7.6 SPACES REQUIRED
- PROVIDED:**
- (8) 9'X18' PARKING SPACES
  - (1) HANDICAPPED PARKING SPACES
  - (8) COVERED PARKING SPACES
  - 17 TOTAL PARKING SPACES PROVIDED

**PROPOSED HOURS OF OPERATION**

MONDAY TO SUNDAY	ON DEMAND
	24 HOURS

**LEGEND**

EXISTING PROPERTY LINE	---
ADJOINING PROPERTY LINE	----
SETBACKS	----
EXISTING 2' CONTOUR	----
EXISTING 10' CONTOUR	----
EXISTING BUILDING	[RECTANGLE]
PROPOSED 2' CONTOUR	----
PROPOSED 10' CONTOUR	----

**OWNER'S CONSENT NOTE**  
I HEREBY AGREE, UPON REVIEW, THAT THIS MAP MEETS MY APPROVAL AND IS CONCURRENT WITH MY INTENT.

OWNER: **RECORD OWNER**  
349 S. PLANK ROAD, LLC  
C/O MICHAEL ZAPONE, PRESIDENT  
349 SOUTH PLANK ROAD  
NEWBURGH, NEW YORK, 12550

**MAP REFERENCE**  
ALL EXISTING FEATURES AND PHYSICAL FEATURES HAVE BEEN OBTAINED FROM A MAP PREPARED BY HOWARD WEEDEN, P.L.S., TITLED "SURVEY OF PROPERTY FOR 349 SOUTH PLANK ROAD, LLC, AND LAST REVISED FEBRUARY 8, 2019."

**EXISTING SURVEY AND PROPOSED SURVEY**  
PROPOSED COMMERCIAL SITE PLAN FOR:  
ALL TRANSPORTATION NETWORK  
349 SOUTH PLANK ROAD (S/B/L: 47-1-80.1)  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

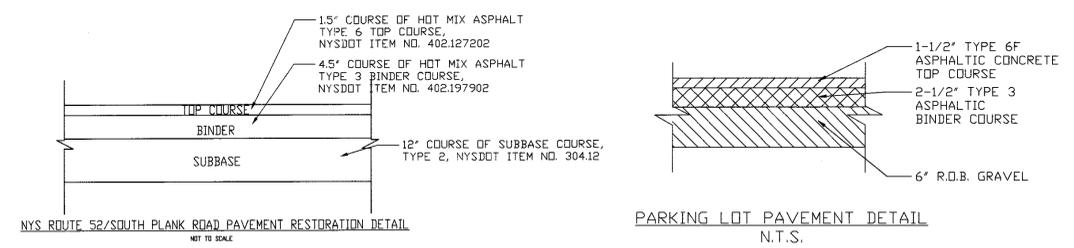
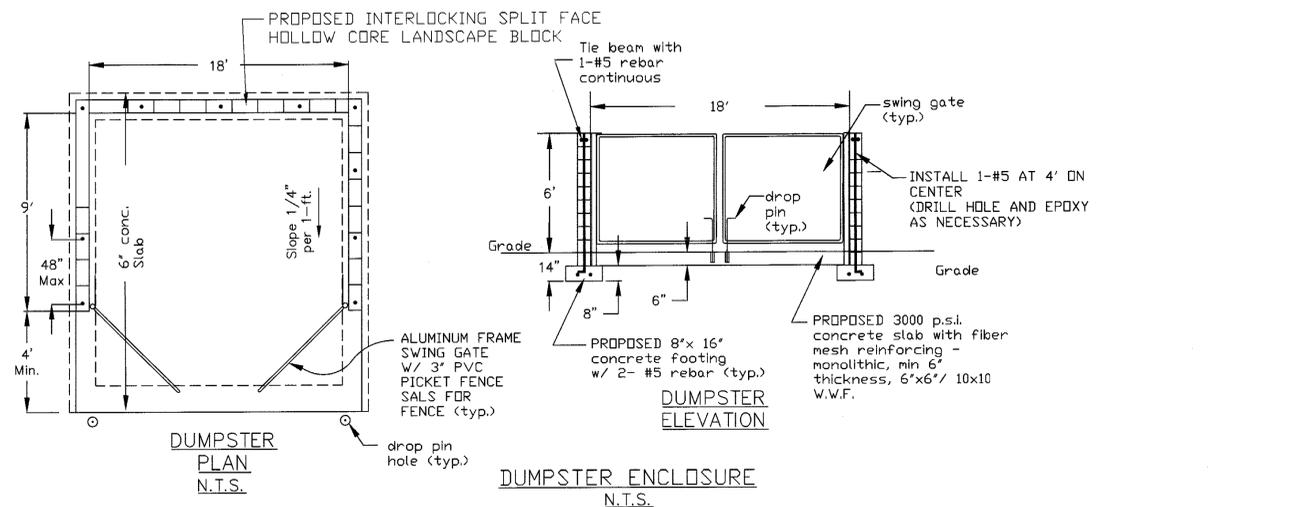
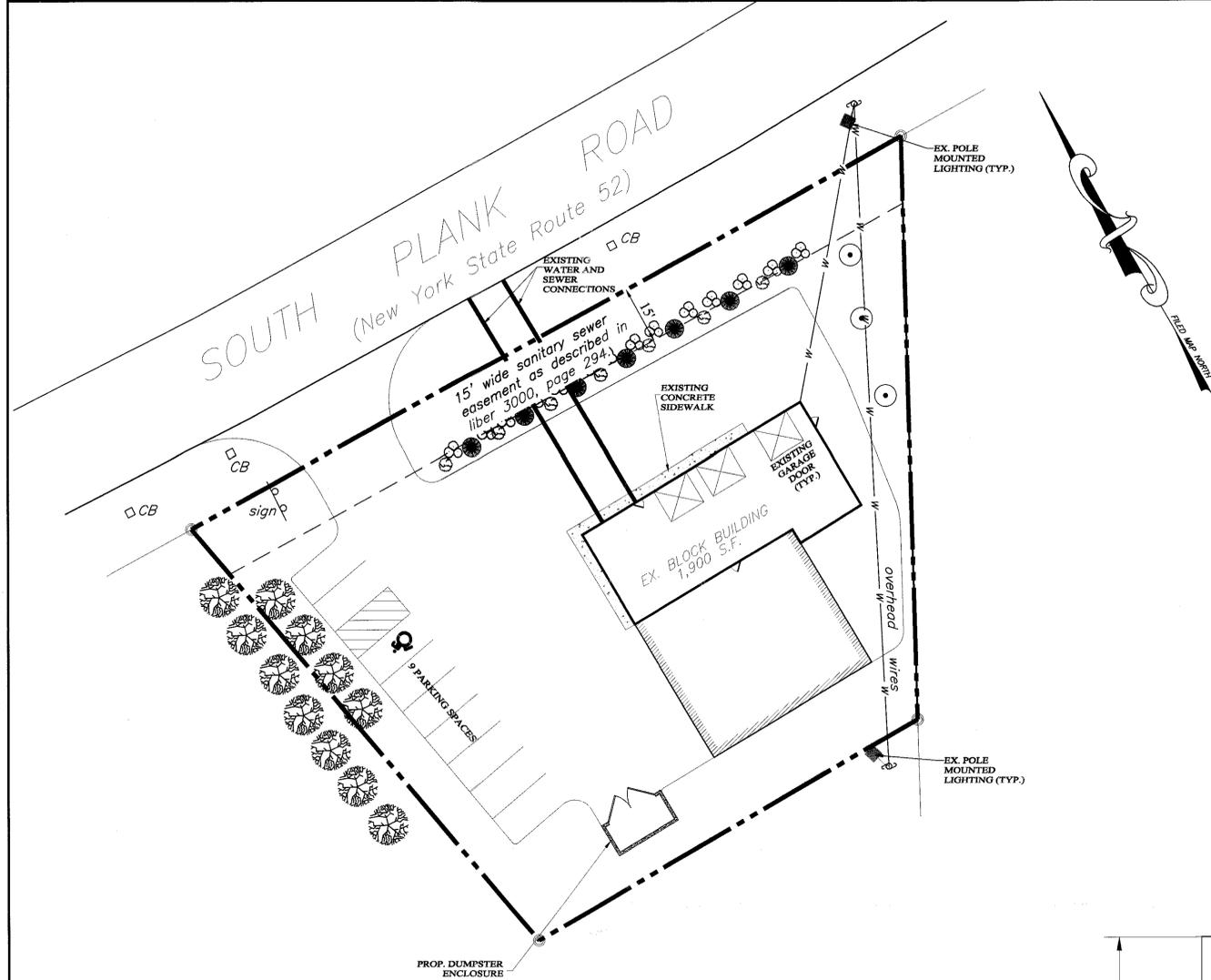
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DATE: 03/24/2019  
SCALE: AS NOTED  
REVISIONS: 04/30/2019: IN-HOUSE REVISIONS.

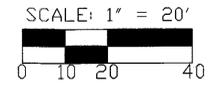
DRAWN BY: JJC  
SHEET NO.: 1 OF 3

HOWARD WEEDEN, P.L.S.  
N.Y.S. P.L.S. LIC. NO. 049967

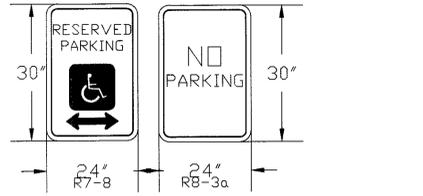
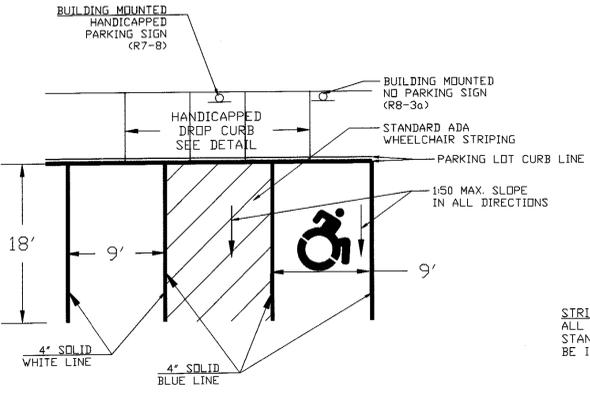
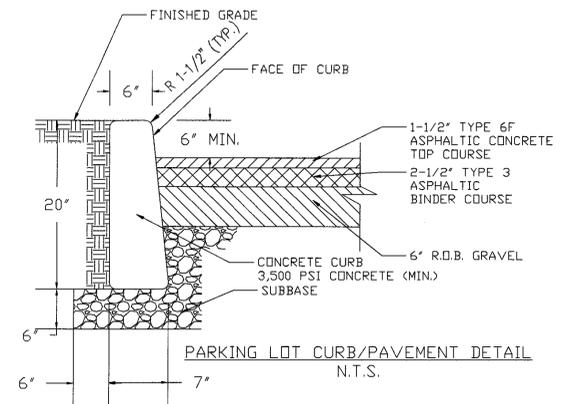
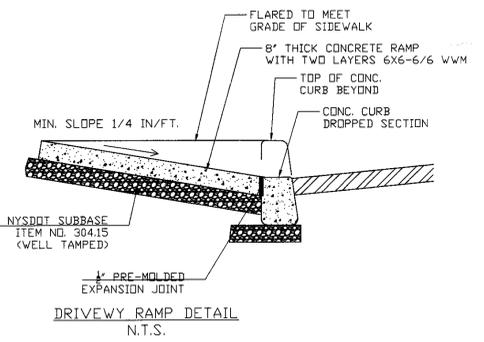
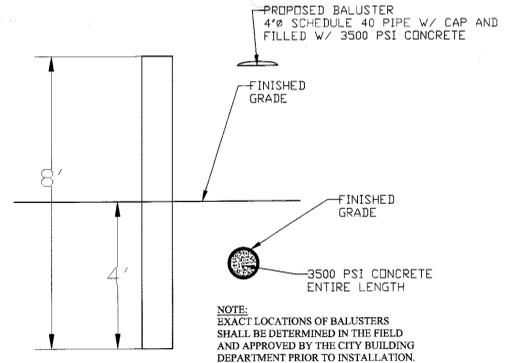
JONATHAN CELLA, P.E.  
N.Y.S. P.E. LIC. NO. 085069



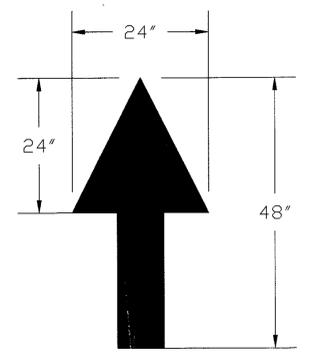
**LIGHTING AND LANDSCAPING PLAN**



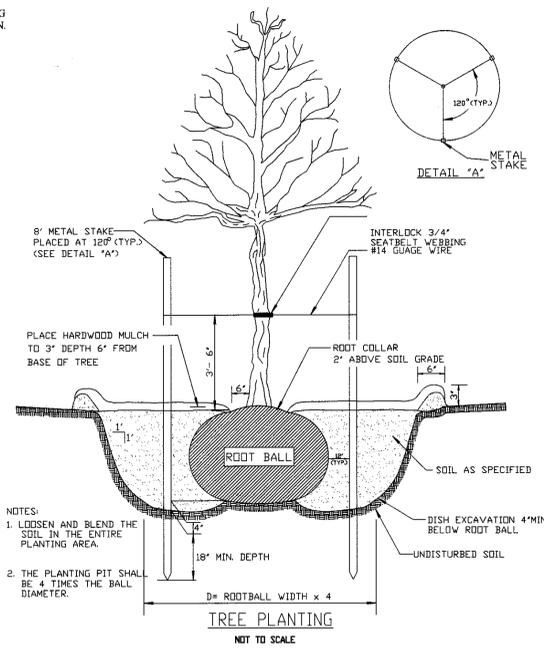
SYMBOL	QUANTITY	LATIN NAME	COMMON NAME	SIZE
	7	IBEX MESERVAEAE BLUE PRINCESS	BLUE PRINCESS HOLLY	24-30"
	7	RHODODENDRON HYBRIDS PJM	RHODODENDRON PJM	30-36"
	14	CORNUS SERICEA	REDTWIG DOGWOOD	30-36"
	3	QUERCUS ALBA	WHITE OAK	3-4"



**STRIPING NOTE:**  
ALL STRIPING FOR THE HANDICAPPED SPACE MUST BE BLUE. WHEN A STANDARD SPACE ADJAINS A HANDICAPPED SPACE, A DOUBLE LINE BE INSTALLED; ONE WHITE AND ONE BLUE.



**PAINTING NOTE:**  
ALL ARROWS SHALL BE PAINTED SOLID WHITE.



**NOTES:**  
1. LOOSEN AND BLEND THE SOIL IN THE ENTIRE PLANTING AREA.  
2. THE PLANTING PIT SHALL BE 4 TIMES THE BALL DIAMETER.

**PROPOSED LANDSCAPE AND LIGHTING PLAN**  
**PROPOSED COMMERCIAL SITE PLAN FOR:**  
ALL TRANSPORTATION NETWORK  
349 SOUTH PLANK ROAD (S/B/L: 47-1-80.1)  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

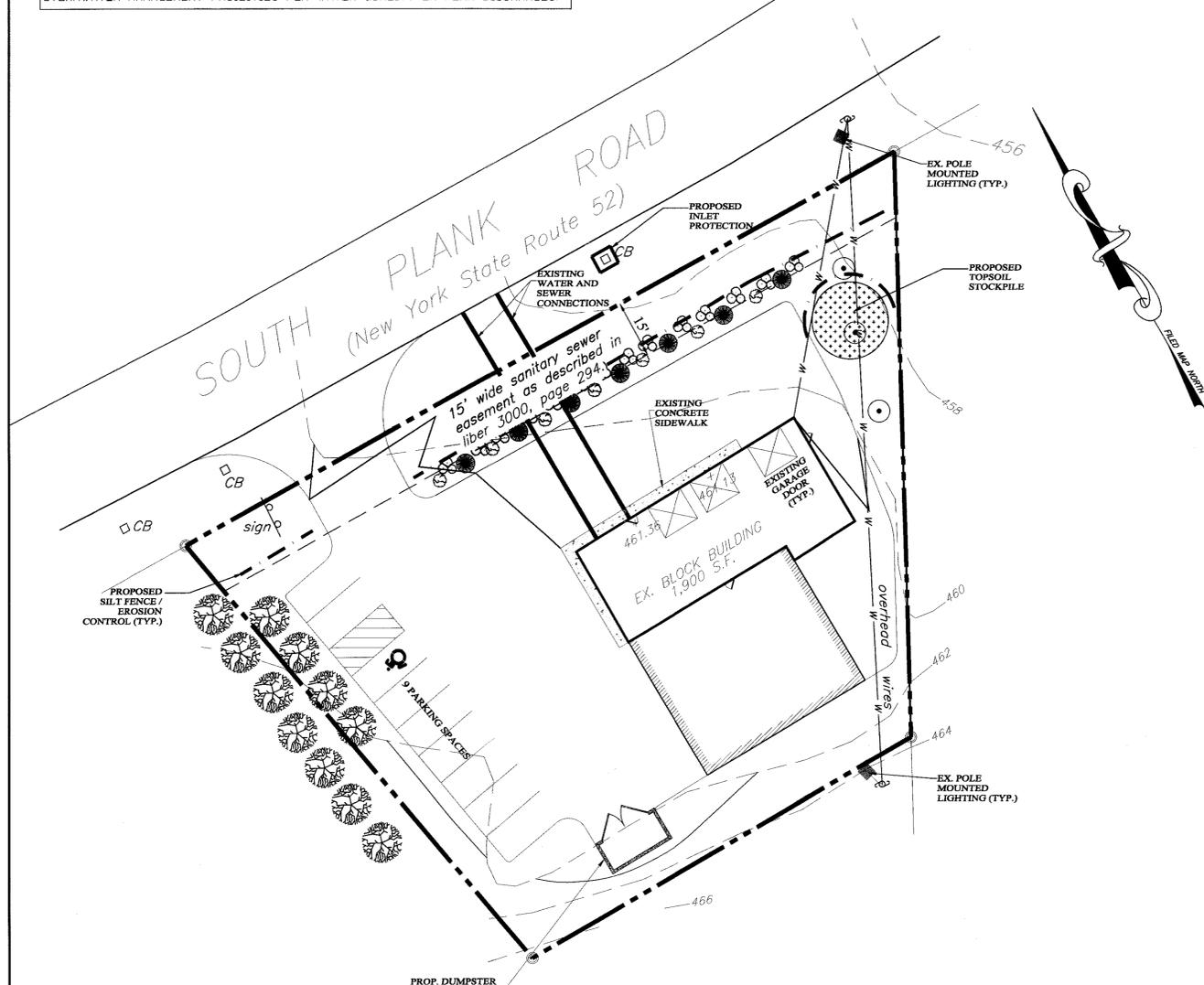
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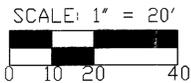
<b>DATE:</b> 03/24/2019	<b>WALLKILL, NEW YORK 12589</b>	<b>DRAWN BY:</b> JJC
<b>SCALE:</b> AS NOTED		<b>SHEET NO.:</b> 2 OF 3
<b>REVISIONS:</b> 04/30/2019: IN HOUSE REVISIONS		

**LIMITS OF DISTURBANCE**  
 THE PROPOSED DEVELOPMENT WILL DISTURB A TOTAL OF 20,000 S.F. (0.46 ACRES). BASED ON NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY PERMIT No. GP-0-10-001 THE PROPOSED DEVELOPMENT DOES NOT REQUIRE A SWPPP SINCE DISTURBANCE IS LESS THAN 1 ACRE. THEREFORE THE PROPOSED DEVELOPMENT DOES NOT REQUIRE ANY PERMANENT STORMWATER MANAGEMENT FACILITIES FOR WATER QUALITY OR PEAK DISCHARGES.

**RECLAMATION OF CURRENTLY DISTURBED AREA:**  
 1. ALL AREAS PREVIOUSLY DEVELOPED BY THE FORMER OWNER OF THE SITE INCLUDING BUT NOT LIMITED TO GRAVEL AND PAVED PARKING AREAS, BUILDING, AND FOUNDATION SHALL BE REMOVED PRIOR TO CONSTRUCTION OF THE NEW BUILDING, UTILITIES, AND LANDSCAPED AREAS, AND PARKING LOTS.  
 2. ALL DISTURBED AREAS THAT ARE NOT REDEVELOPED FOR THE PROPOSED SITE PLAN SHALL BE COVER WITH TOPSOIL AND GRASS SEED.



**EROSION AND SEDIMENTATION CONTROL PLAN**



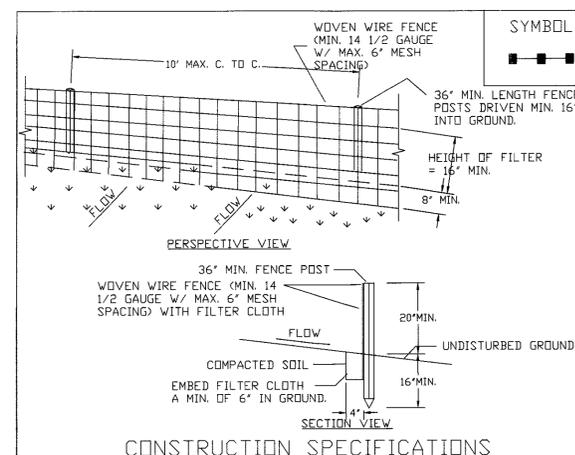
**EROSION CONTROL AND MAINTENANCE SCHEDULE**  
 (1) IT IS THE OWNERS' RESPONSIBILITY TO HAVE ALL EROSION AND SEDIMENT CONTROL PRACTICES CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL EVENT, BUT IN NO CASE LESS THAN ONCE EVERY WEEK, BY EITHER A NYS PROFESSIONAL ENGINEER OR A CERTIFIED EROSION CONTROL SPECIALIST.  
 (2) RECORDS OF INSPECTIONS SHALL BE MAINTAINED ON SITE DURING DURATION OF CONSTRUCTION.  
 (3) THE NYSDEC AND CITY OF MIDDLETOWN RESERVE THE RIGHT TO VERIFY THAT INSPECTIONS ARE BEING CONDUCTED AND THAT EROSION CONTROL MEASURES ARE IN GOOD CONDITION AND MAY ENFORCE FINES ON THE OWNER IF EROSION CONTROL MEASURES ARE NOT PROPERLY MAINTAINED.  
 (4) MUD, DUST, AND/OR SEDIMENT SHALL NOT ALLOWED TO ACCUMULATE ONTO THE PAVED SURFACE OF EAST MAIN STREET.  
 (5) THE CONTRACTOR SHALL HAVE ADEQUATE EQUIPMENT AND PERSONNEL ON SITE TO SWEEP THE STREET CLEAR OF MUD, DUST, SEDIMENT, AND ANY OTHER FOREIGN MATERIALS ON A DAILY BASIS.

**TEMPORARY VEGETATION NOTES**  
 TEMPORARY VEGETATION SHALL BE USED TO PROTECT AREAS IN EXCESS OF 1/2 ACRE EXPOSED FOR PERIODS OF TWO (2) WEEKS BEFORE OR DURING DEVELOPMENT.  
 A. FIFTY (50) LBS OF NITROGEN, 50 LBS OF APPROVED GRAIN SEED AND 2 TONS OF HAY MULCH PER ACRE OR  
 B. ON AREAS THAT WILL BE EXPOSED FOR SHORT PERIODS OF TIME AND WHERE WEATHER CONDITIONS ARE CONDUCTIVE TO AIRBORNE SAND, TRAPS TO CONTROL SUCH SAND SHALL BE INSTALLED AS DIRECTED.  
 C. ON AREAS SUCH AS TEMPORARY ROADWAYS, WHEN DRY CONDITIONS PREVAIL, THE CONTRACTOR SHALL BE REQUIRED TO APPLY WATER OR CALCIUM CHLORIDE AS REQUIRED TO PREVENT DUST DURING CONSTRUCTION ACTIVITIES.

**TEMPORARY SEEDING MIXTURES FOR DISTURBED AREAS**  
 (1) IF SPRING, SUMMER, OR EARLY FALL SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 LBS PER ACRE.  
 (2) LATE FALL OR EARLY WINTER SEED CERTIFIED 'ARRODSTOCK' WINTER RYE (CEREAL RYE) AT 100 LBS PER ACRE (2.5LBS/1,000 S.F.).

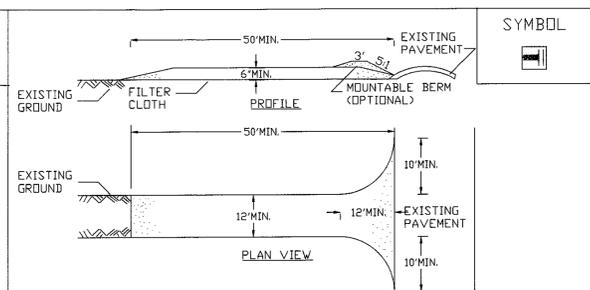
PERMANENT SEEDING MIXTURES FOR DISTURBED AREAS			
VARIETY	LBS/ACRE	LBS/1000 S.F.	
BIRDSFOOT TREFLOID (1) OR COMMON WHITE CLOVER	8 (2)	0.20	
PLUS TALL FESCUE			
PLUS REDTOP OR RYEGRASS (PERENNIAL)			
KY-31/REBEL	20	0.45	
COMMON	2	0.05	
PENNFINE/LINN	5	0.10	

(1) ADD INOCULANT IMMEDIATELY PRIOR TO SEEDING  
 (2) MIX 4 LBS EACH OF EMPIRE AND PARDEE OR 4 LBS OF BIRDSFOOT AND 4 LBS WHITE CLOVER PER ACRE.



**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 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, MIRAFT 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEDFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



**CONSTRUCTION SPECIFICATIONS**

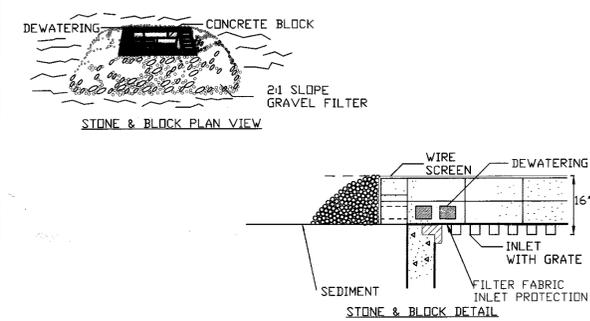
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**SILT FENCE**

U.S. DEPARTMENT OF AGRICULTURE  
 NATURAL RESOURCES CONSERVATION SERVICE  
 NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
 NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

**STABILIZED CONSTRUCTION ENTRANCE**

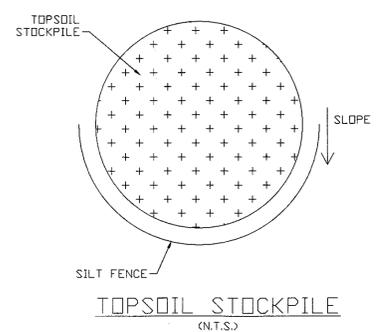
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 NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE



**CONSTRUCTION SPECIFICATIONS**

- LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING.
- HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
- USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
- FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.
- FILTER FABRIC SHALL HAVE AN E.O.S. OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
- CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF MAXIMUM DRAINAGE AREA 1 ACRE.

**INLET PROTECTION FOR EXISTING AND PROPOSED CATCH BASINS**



**EROSION AND SEDIMENTATION CONTROL PLAN**

**PROPOSED COMMERCIAL SITE PLAN FOR:  
 ALL TRANSPORTATION NETWORK  
 349 SOUTH PLANK ROAD (S/B/L: 47-1-80.1)  
 TOWN OF NEWBURGH  
 ORANGE COUNTY, NEW YORK**

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DATE: 03/24/2019  
 SCALE: AS NOTED  
 DRAWN BY: JJC  
 SHEET NO.: 3 OF 3



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 N.Y.S. P.E. LIC. NO. 085069

REVISIONS:  
 1. 04/30/2019 - IN HOUSE REVISIONS.