

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.

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Principal Emeritus:
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WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

PROJECT: BJ'S WHOLESALE CLUB-NEWBURGH
PROJECT NO.: 19-02
PROJECT LOCATION: SECTION 97, BLOCK 2, LOT 44, 46.2 & 45
REVIEW DATE: 29 AUGUST 2019
MEETING DATE: 5 SEPTEMBER 2019
PROJECT REPRESENTATIVE: MASER CONSULTING, P.A.

1. Applicants are working with NYSDOT and Town Traffic Consultant to obtain approval for a new traffic signal at the 4-way intersection of the project drive Route, 17K and the bus terminal.
2. Architectural review and approval is required.
3. Plans have been revised pursuant to comments received by the Town Water Department. Water Department sign off for the revised plans should be received.
4. Plans have been reviewed by the Jurisdictional Fire Department with regard to fire access and hydrant locations.
5. Petroleum Bulk Storage permits from NYSDEC will be required prior to placing the fuel system in service.
6. Project will require an NYSDEC MS4 permit prior to commencement of grading.
7. Security for landscaping, stormwater management and erosion and sediment control are required to be posted prior to stamping of the plans. The Applicants representative requested to submit appropriate cost estimates to Town Consultants for review.
8. Details and renderings of the vehicle parking area along Route, 17K and Auto Park Place has been provided for the Boards review.

9. A unified site plan note and legal covenants acceptable to the Planning Board Attorney must be added to the plans. Similar notes have been provided on other shopping center uses to assure operation and maintenance of the facility.
10. Plans and submittals were made to Orange County Planning Department on 1 July 2019. No response has been received to date.
11. City of Newburgh Flow Acceptance letter has been received.
12. Lead Agency circulation was completed for the project on 25 July 2019. Responses from NYSDOT and NYSDEC have been received identifying their permitting requirements. The Planning Board is in a position to declare itself Lead Agency for the SEQRA review of the project.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/sm

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REV	DATE	DRAWN BY	DESCRIPTION
1	06/11/19	CDR	ISSUED FOR PERMITS AND SWMP DESIGN
2	07/11/19	CDR	REVISED PER PLANNING BOARD COMMENTS & CDD/CDD/SUBMISSION
3	08/21/19	CDR	REVISED PER TOWN, CDD/CDD, & INTERNAL CDD/CDD COMMENTS

ANDREW B. FETHERSTON
 NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 073551-1

Bj's WHOLESALE CLUB
 FOR
GDPBJ, LLC

SECTION 97
BLOCK 2
LOTS 27.32, 44, 45 & 46.2
TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK STATE

NEW WINDSOR OFFICE
 1333 Hudson Valley Avenue
 Suite 101
 New Windsor, NY 12553
 Phone 845.564.4995
 Fax 845.567.1025

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	02/24/19	CDR	ABF

DIMENSION PLAN

BULK TABLE
 ZONING DISTRICT: B - INTERCHANGE BUSINESS
 USE SUBJECT TO SITE PLAN APPROVAL - SHOPPING CENTER

MINIMUM	REQUIRED	PROPOSED	REMARKS
LOT AREA	5 ACRES	415.09 ACRES*	OK
FRONT YARD SETBACK (RT 17K)	60 FEET	457 FEET (EXISTING BANK)	VARIANCE PREVIOUSLY APPROVED
FRONT YARD SETBACK (AUTO PARK PL. WEST)	60 FEET	84.53 FEET (PROP. PICK-UP CANOPY)	OK
FRONT YARD SETBACK (AUTO PARK PL. SOUTH)	60 FEET	36.5 FEET (PROP. FUEL CANOPY)	REQUIRES VARIANCE
REAR YARD SETBACK	60 FEET	52.02 FEET (PROP. BLDG.)	REQUIRES VARIANCE
SIDE YARD SETBACK	60 FEET	153.8 FEET	OK
ONE	50 FEET	56.7 FEET (EXISTING DEALERSHIP)	OK
TWO	N/A	N/A	OK
LOT WIDTH	150 FEET	573 FEET (CONSOLIDATED LOT)	OK
LOT DEPTH	150 FEET	540 FEET (CONSOLIDATED LOT)	OK
MAXIMUM BUILDING HEIGHT	40 FEET	39 FEET (PROP. BLDG.)	OK
BUILDING COVERAGE	30%	16.9% (110,970 SQ. FT.)*	OK
SURFACE COVERAGE	80%	72.25%*	OK

* = BULK REQUIREMENTS ESTABLISHED USING THE FOUR (4) TAX LOTS 27.32, 44, 45 & 46.2 AS A UNIFIED SITE.

PARKING REQUIREMENTS:
 BYS REQUIRED PARKING:
 45 PARKING SPACES PER 1,000 SQ. FT. OF BUILDING
 89,225 SF / 1,000 SF = 89.225 SPACES
 MUNICIPALITY REQUIRED PARKING:
 SHOPPING CENTER IN EXCESS OF 25,000 SQ. FT. - 1 SPACE PER 225 SQ. FT. GROSS LEASABLE FLOOR AREA
 89,225 SF / (225) = 396.56 SPACES (RANK 1 & 14,934 (DEALERSHIP)) = 482 SPACES
 PARKING PROVIDED:
 BYS: 374 TOTAL SPACES (INCLUDING 8 ADA ACCESSIBLE SPACES)
 BANK: 52 TOTAL SPACES
 DEALERSHIP: 67 PARKING SPACES (PLUS INVENTORY SPACES)
 TOTAL: 493 PARKING SPACES PROVIDED
 CART CORALS PROVIDED = 12
 LANDSCAPED ISLAND REQUIREMENTS FOR CONSOLIDATED TAX LOT:
 PROPOSED PARKING AREA: 58 INTERIOR ISLAND REQUIREMENT: 0.05 * 139,607 = 6,980 SQ. FT.
 INTERIOR ISLAND AREA PROVIDED: 10,484 SQ. FT.

LANDS N/F MOREHEAD PROPERTIES INC.
 L. 11221 P. 1481
 TAX ID# 97-2-27.1

LANDS N/F WEBB PROPERTIES, INC.
 L. 2484 P. 113
 TAX ID# 97-2-44
 LOT 1 MAP REF. 1
 AREA = 222,803.52 SQ. FT.
 OR 5.124 ACRES

LANDS N/F AUTO PARK REALTY, LLC
 L. 12082 P. 1039
 TAX ID# 97-2-11.21

LANDS N/F BIRKS REALTY INC.
 L. 12082 P. 1039
 TAX ID# 97-2-11.222

LANDS N/F WEBB PROPERTIES, INC.
 L. 2484 P. 113
 L. 2281 P. 836
 L. 3094 P. 327
 TAX ID# 97-2-48.2
 LOT 7 MAP REF. 1

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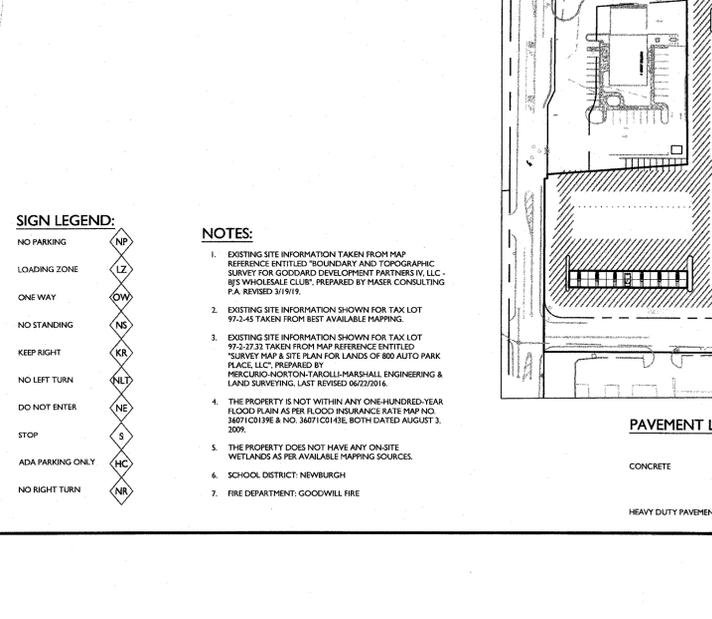
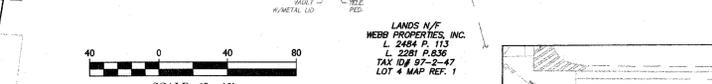
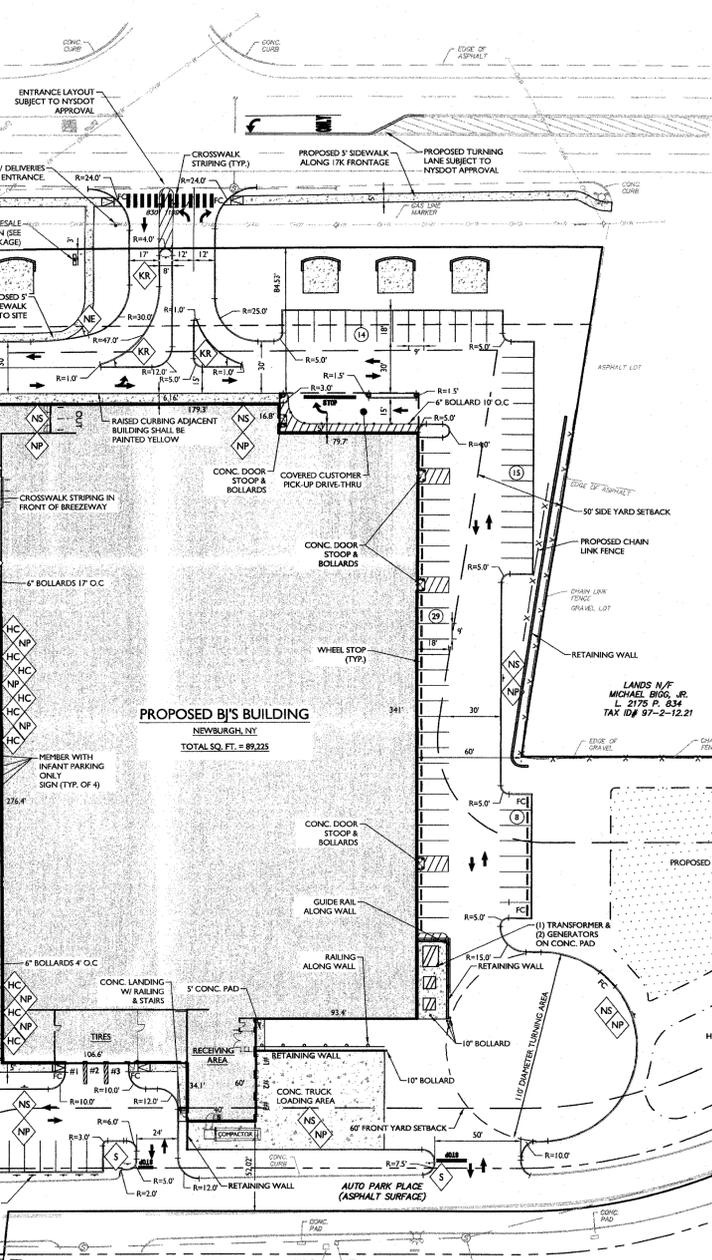
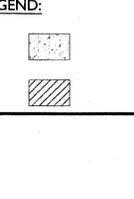
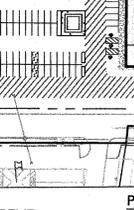
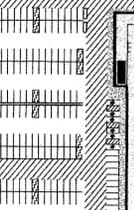
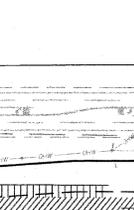
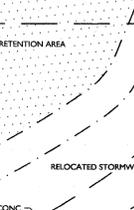
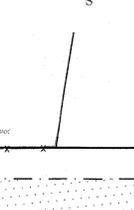
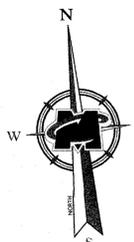
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OWNERS:
 WEBB PROPERTIES INC.
 800 AUTO PARK PLACE
 NEWBURGH, NY 12550
APPLICANT:
 GDPBJ, LLC
 P.O. BOX 55
 145 OTTAWA ROAD
 MOUNTAINVILLE, NY 10953
TAX LOTS:
 97-2-32
 216,867 SQ. FT.
 13.80 ACRES
 97-44
 222,803 SQ. FT.
 45.12 ACRES
 97-45
 258,438 SQ. FT.
 11.34 ACRES
 97-46.2
 216,484 SQ. FT.
 44.83 ACRES
TOTAL SHOPPING CENTER:
 867,992 SQ. FT.
 415.99 ACRES

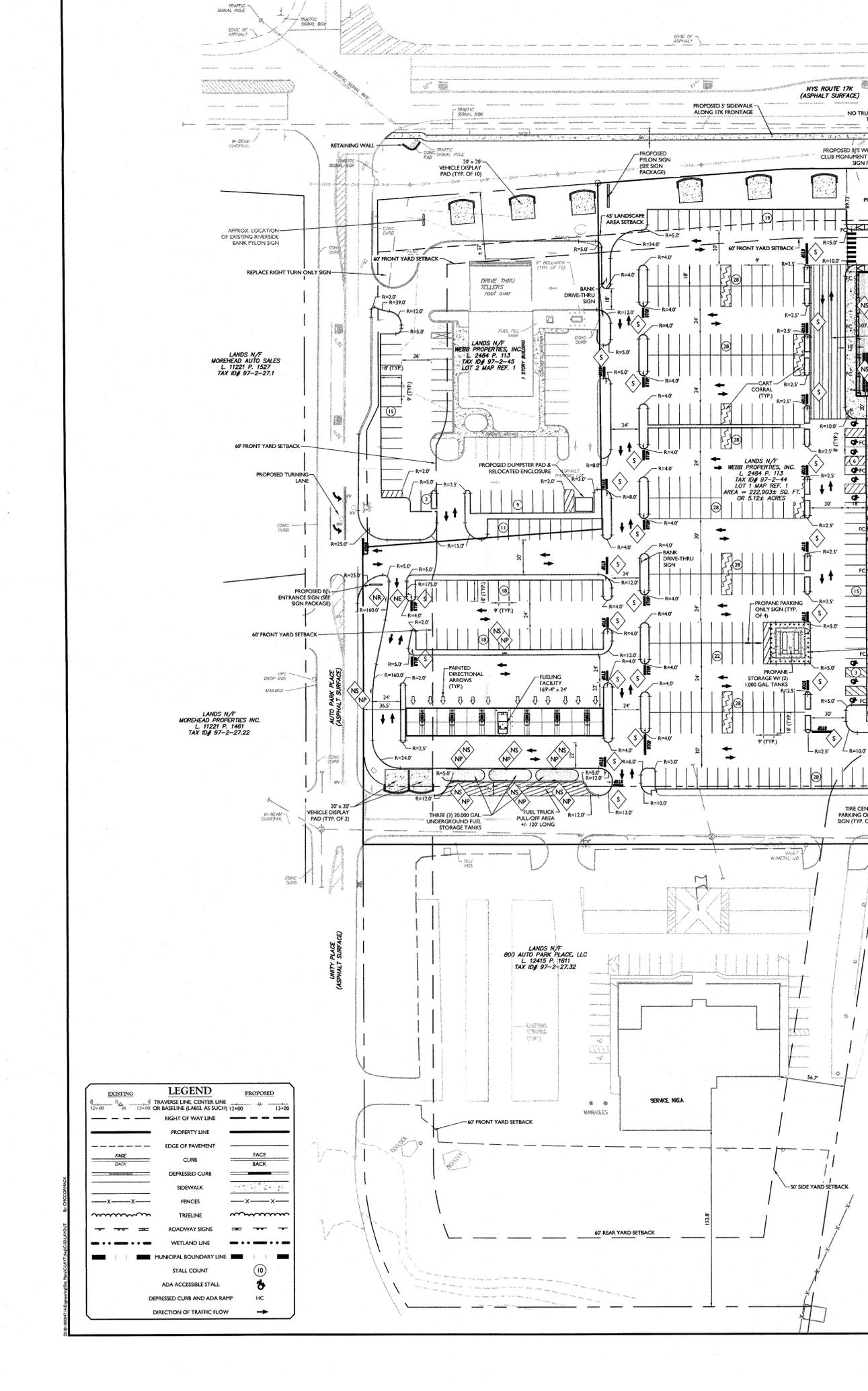


SIGN LEGEND:

NO PARKING	NP
LOADING ZONE	LZ
ONE WAY	OW
NO STANDING	NS
KEEP RIGHT	KR
NO LEFT TURN	NLT
DO NOT ENTER	DNE
STOP	S
ADA PARKING ONLY	HC
NO RIGHT TURN	NRT

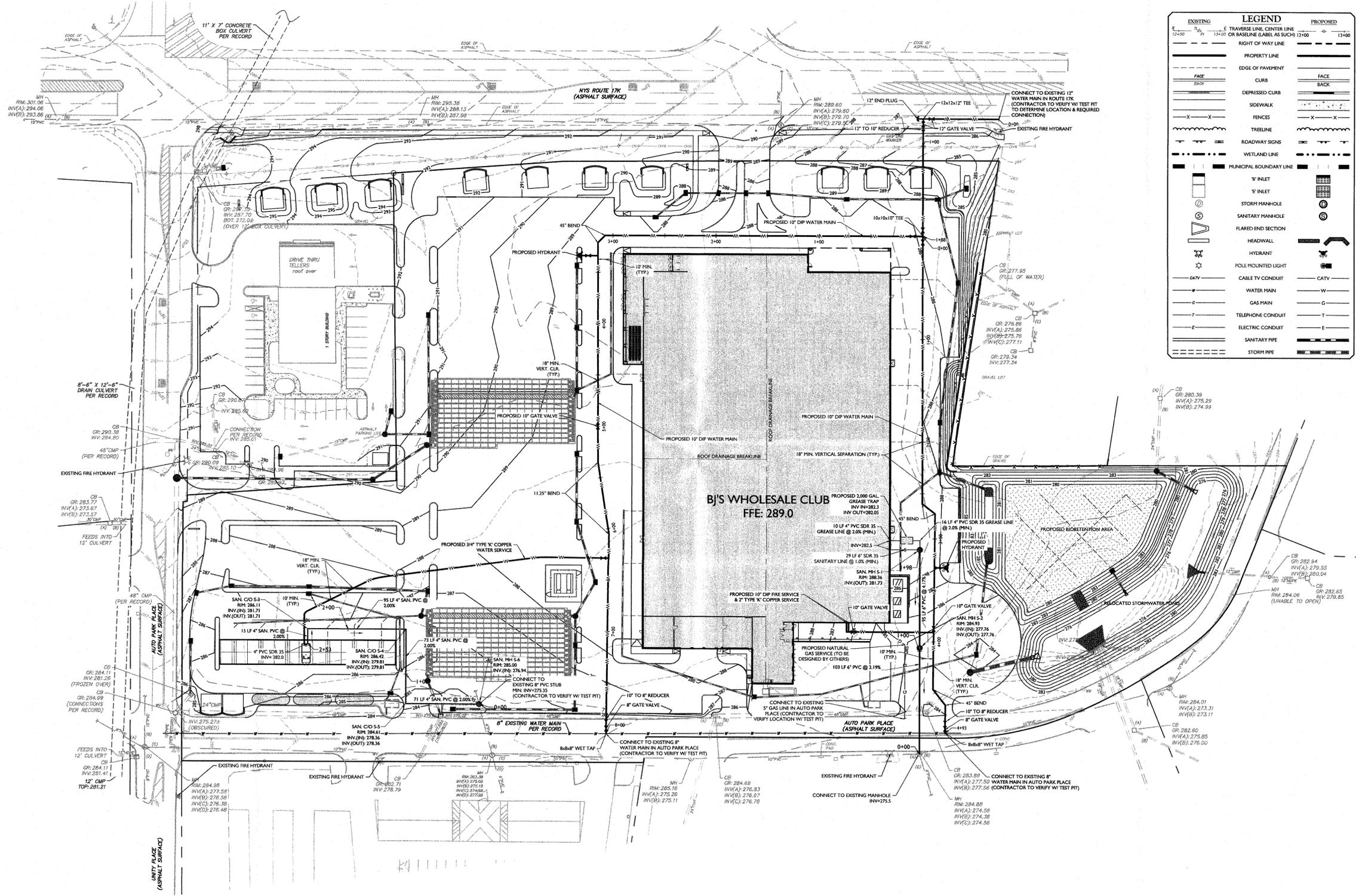
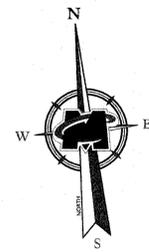
NOTES:

- EXISTING SITE INFORMATION TAKEN FROM MAP REFERENCE ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR GOODHARD DEVELOPMENT PARTNERS IV, LLC - BJ'S WHOLESALE CLUB", PREPARED BY MASER CONSULTING P.A. REVISED 01/01/19.
- EXISTING SITE INFORMATION SHOWN FOR TAX LOT 97-2-45 TAKEN FROM BEST AVAILABLE MAPPING.
- EXISTING SITE INFORMATION SHOWN FOR TAX LOT 97-2-32 TAKEN FROM MAP REFERENCE ENTITLED "SURVEY MAP & SITE PLAN FOR LANDS OF 800 AUTO PARK PLACE, LLC", PREPARED BY PERICURIO-NORTON-TARDUCCI-MARSHALL ENGINEERING & LAND SURVEYING, LAST REVISED 06/22/2016.
- THE PROPERTY IS NOT WITHIN ANY ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 38071C01RE & NO. 38071C01RE, BOTH DATED AUGUST 3, 2009.
- THE PROPERTY DOES NOT HAVE ANY ON-SITE WETLANDS AS PER AVAILABLE MAPPING SOURCES.
- SCHOOL DISTRICT: NEWBURGH
- FIRE DEPARTMENT: GOODWILL FIRE



LEGEND

EXISTING	PROPOSED
TRaverse LINE, CENTER LINE	12+00
12+00 OR BASELINE (LABEL AS SUCH)	13+00
RIGHT OF WAY LINE	
PROPERTY LINE	
EDGE OF PAVEMENT	FACE
CLUB	FACE
DEPRESSED CURB	BACK
SIDEWALK	
FENCES	X
TREELINE	X
ROADWAY SIGNS	
WETLAND LINE	
MUNICIPAL BOUNDARY LINE	
STALL COUNT	10
ADA ACCESSIBLE STALL	3
DEPRESSED CURB AND ADA RAMP	HC
DIRECTION OF TRAFFIC FLOW	



EXISTING	LEGEND	PROPOSED
12+00	TRANSVERSE LINE, CENTER LINE	12+00
13+50	OR BASELINE (LABEL AS SUCH)	13+50
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
	CLUB	
	DEPRESSED CURB	
	SIDEWALK	
	FENCES	
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	1" INLET	
	2" INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
	CABLE TV CONDUIT	
	WATER MAIN	
	GAS MAIN	
	TELEPHONE CONDUIT	
	ELECTRIC CONDUIT	
	SANITARY PIPE	
	STORM PIPE	

DATE	DRAWN BY	DESCRIPTION
1/15/15	CDR	REVISED PER COMMENTS AND SWP REVISIONS
2/10/15	CDR	REVISED PER PLANNING BOARD COMMENTS & DESIGN SUBMISSION
3/02/15	CDR	REVISED PER TOWN, OCCDH, & INTERNAL QA/QC COMMENTS

ANDREW B. FETHERSTON
 NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 073555-1

BJ'S WHOLESALE CLUB
 FOR
 GDPBJ, LLC

SECTION 97
 BLOCK 2
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 1533 Hudson Valley Avenue
 Suite 101
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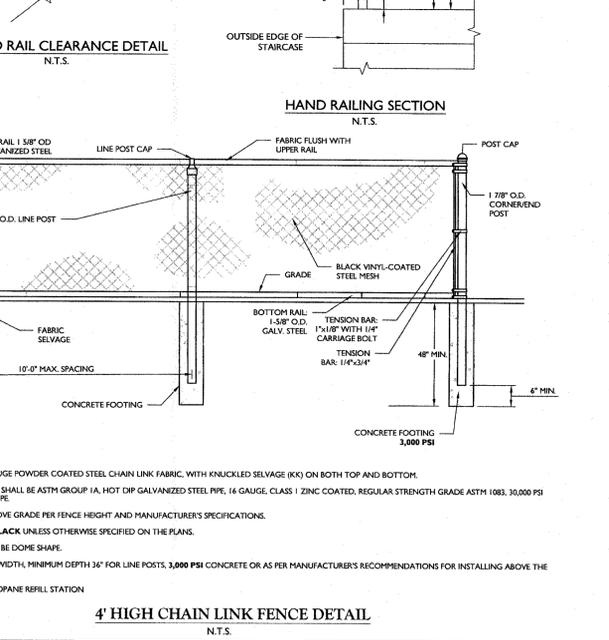
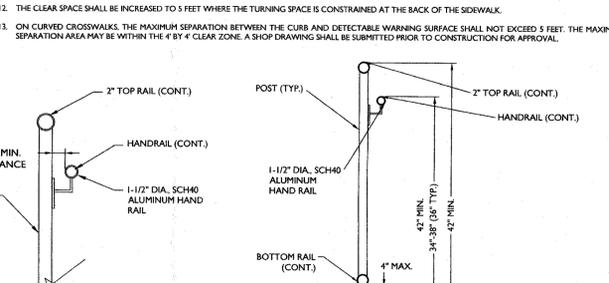
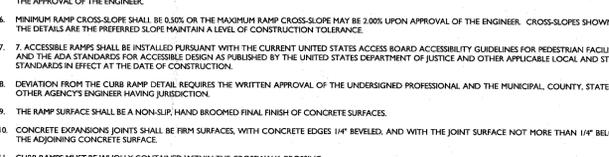
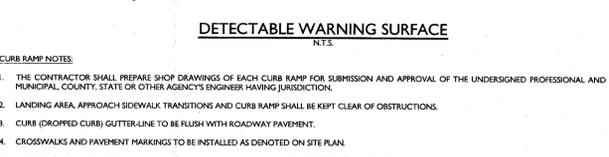
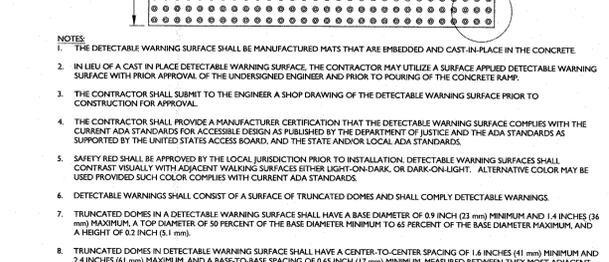
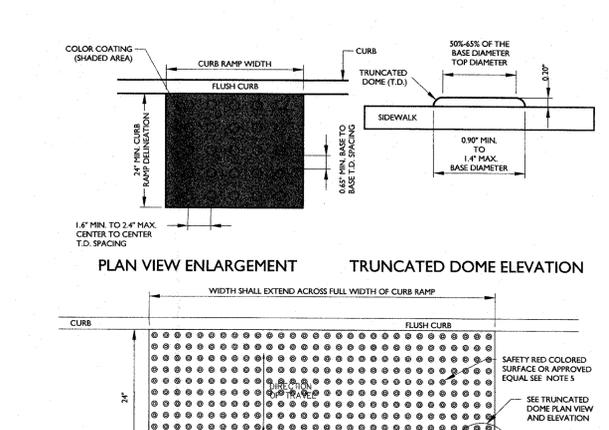
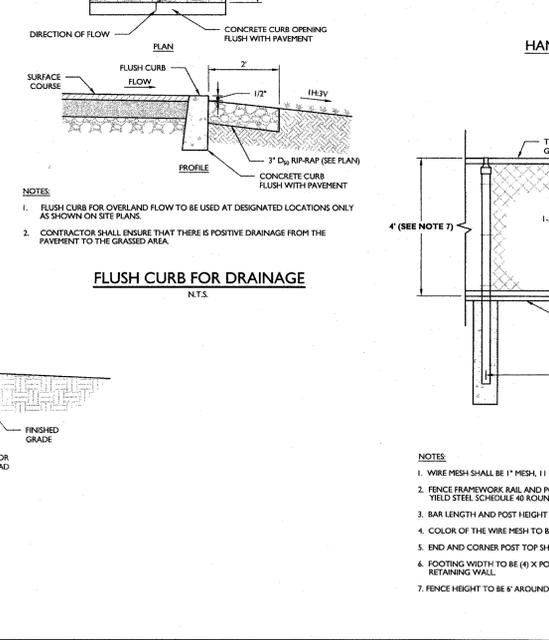
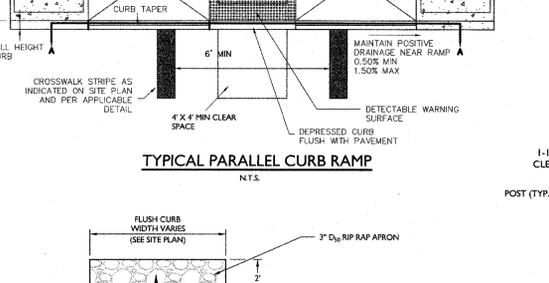
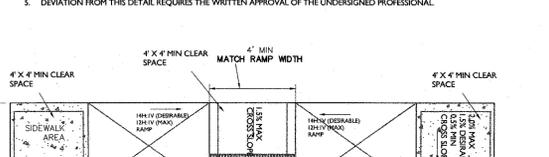
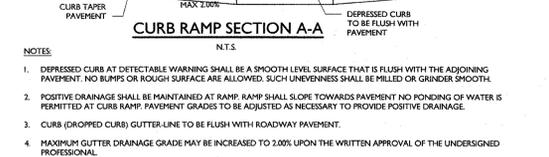
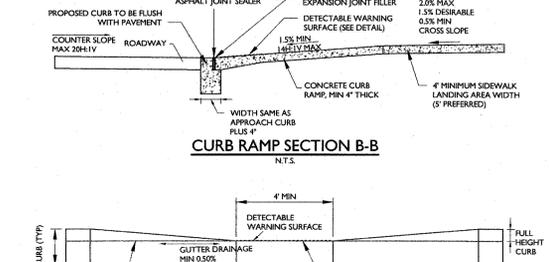
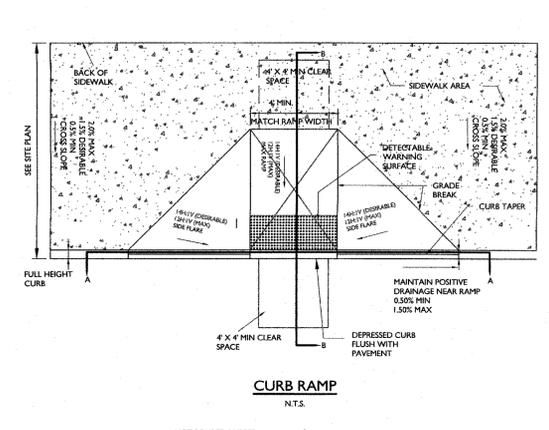
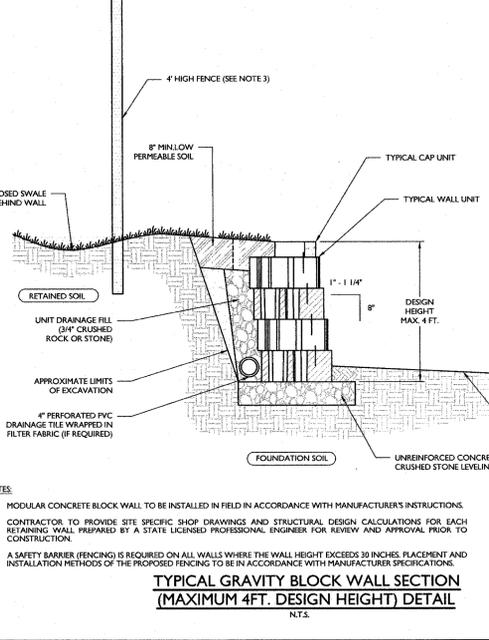
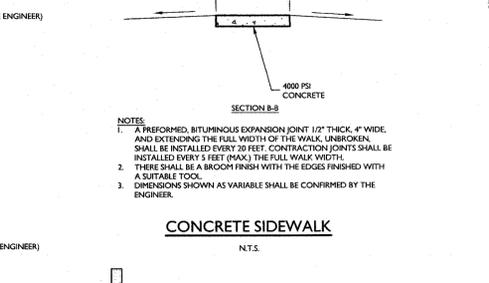
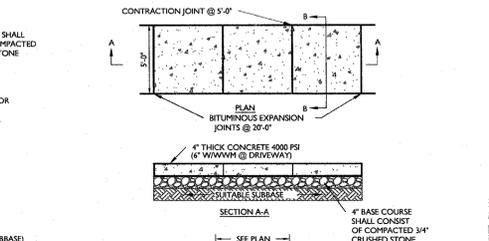
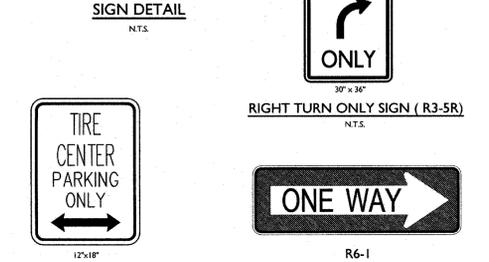
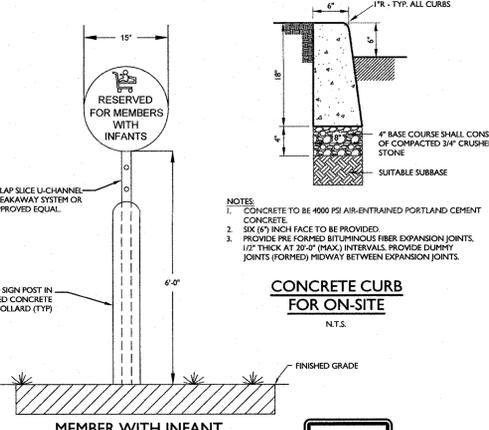
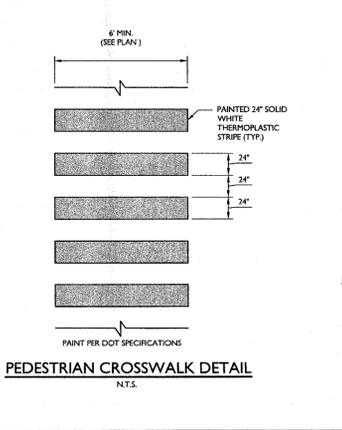
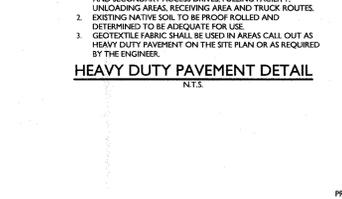
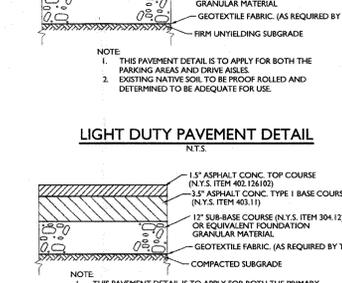
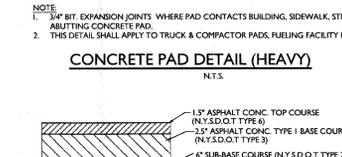
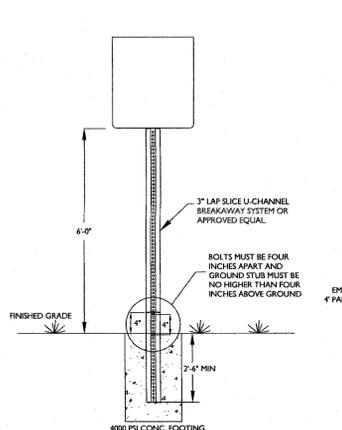
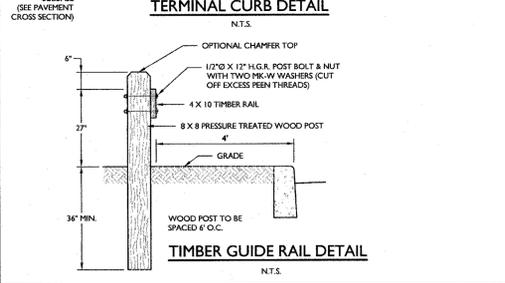
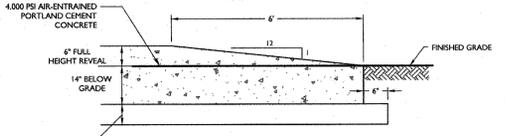
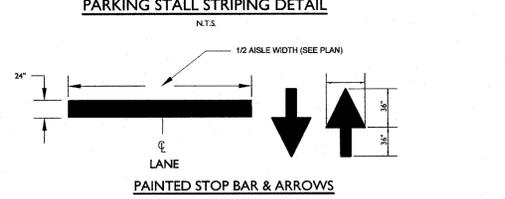
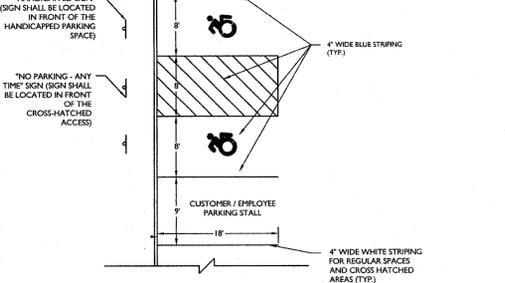
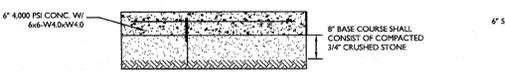
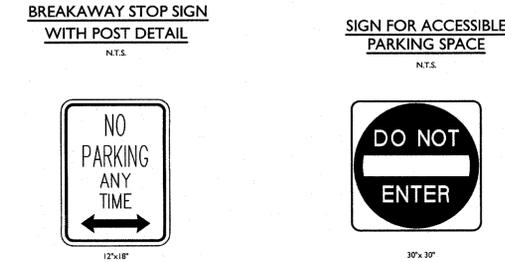
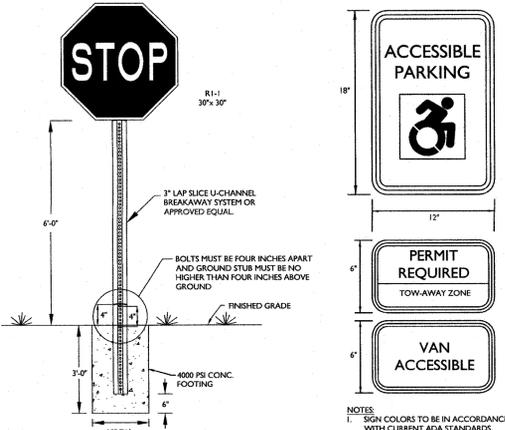
SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	05/24/15	CDR	ABF

PROJECT NUMBER: 1800471A
 DRAWING NAME: UTILITIES PLAN

SHEET NUMBER: 05 of 15



OCDOH
 (SHEET 2 OF 4)



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Civil, Mechanical, Electrical, Plumbing, Fire, Structural, Environmental, and other services.

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NO.	DATE	DESCRIPTION
1	08/11/18	ISSUED FOR PERMITTING AND SWIRE DESIGN
2	07/11/19	REVISED PER PLANNING BOARD COMMENTS & CDR'S SUBMISSION
3	08/21/19	REVISED PER TOWN, OCCDH, & INTERNAL CDR'S COMMENTS

ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER 07355-1

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FOR **GDPBJ, LLC**
SECTION 97 BLOCK 2
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ORANGE COUNTY
NEW YORK STATE

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Phone: 845.564.4995
Fax: 845.567.0205

CONSTRUCTION DETAILS
11 of 15

