

TOWN OF NEWBURGH PLANNING BOARD TECHNICAL REVIEW COMMENTS

PROJECT NAME: PROJECT NO.: PROJECT LOCATION:

REVIEW DATE: MEETING DATE: PROJECT REPRESENTATIVE: BRITAIN WOODS 22-17 442 LITTLE BRITAIN ROAD (NYS ROUTE 207) SECTION 97, BLOCK 1, LOT 32.1, 32.2, 32.3 & 40.1 30 SEPTEMBER 2022 6 OCTOBER 2022 ENGINEERING & SURVEYING PROPERTIES, PC

- The Sketch Plan for the project has been revised to remove the former large building layout. Previously three structures were proposed to contain 49 & 40 units. These larger buildings have now been proposed to be eliminated in favor of a maximum unit count of 27 units and a minimum unit count of 21 units within ten structures. Additional parking has been provided in the vicinity of the clubhouse, increasing parking from 24 to 31 spaces.
- 2. Notice of Intent for Lead Agency was mailed on 8 August 2022. Responses from NYSDOT and the City of Newburgh have been received. NYSDOT identifies that they will consider the project a major project and have identified potential impacts regarding traffic. DOT has requested a Traffic Impact Study, Sight Distance Matrix and Stormwater Pollution Prevention Plan. The City of Newburgh has provided extensive comments for the project in general and for portions of the project located within the City of Newburgh.
- City requested that all utilities be depicted on the Site Plan, investigate the possibility of limiting the second access to the site as emergency access, sidewalks along the frontage within the City of Newburgh and the issues regarding stormwater management facilities within the City of Newburgh.
- 4. Based on modifications to the Sketch Plan it would appear that re-notification/ Adjoiner's Notices must be circulated. Section 185-57B(1) identifies that" in the event a modification to an application proposes a modification in a proposed use, <u>an increase in the number of buildings</u> or an increase of more than 10% in height or footprint of proposed buildings and structures, then a supplementary letter shall be required to be forwarded in the same manner advising of the modification".
- 5. Dominic Cordisco's comments regarding the need to complete a new Full Environmental Assessment Form and re-circulate based on the change in the number of buildings, should be received.
- 6. The applicants representative are requested to address Section 185-25C(10) regarding buffer strips. These should be specifically identified on the plans.

NEW YORK OFFICE

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PENNSYLVANIA OFFICE

- 7. Submissions made to the Army Corps of Engineers and other outside agencies should be copied to the Planning Board for a complete file.
- 8. Section 185-18C(4)b requires front yards on all state and county highways to be at least 60 feet in depth. This should be noted on the Bulk Table and buildable area of the lots.
- 9. The applicants are requested to address the availability of sewer for the site. It appears the project is not located in a sewer district.

Respectfully submitted,

MHE Engineering, D.P.C.

Patrit & Offenes

Patrick J. Hines Principal

PJH/kbw



Montgomery Office: 71 Clinton Street Montgomery, NY 12549 phone: (845) 457-7727 fax: (845) 457-1899 Warwick Office: 17 River Street Warwick, NY 10990 phone: (845) 986-7737 fax: (845) 986-0245

www.EngineeringPropertiesPC.com

September 22nd, 2022

Town of Newburgh Planning Board 1496 NYS Route 300 Newburgh, NY 12550 ATTN: John Ewasutyn, Chairman

RE: W.O. # 1146.01 BRITAIN WOODS NYS ROUTE 207

Dear Mr. Ewasutyn

Please find attached 14 copies of the revised Sketch Plan and architectural elevations for the proposed application of Britain Woods. The revised plans incorporate changes from comments received by the board as well as comments received from MH&E Engineering on August 4th, 2022. Some of these changes include:

Comments from PB Meeting

- Electric vehicle charging stations have been added. Two per proposed building.
- Extension of the sidewalk toward NYS Route 207 to promote pedestrian access.
- The larger buildings have been removed in favor of the smaller building type.
- Architectural Elevations have been revised to include architecture more consistent with the Town of Newburgh.

Comments of MHE

1. The project proposes 258 multi-family units on a 48 +/- acre parcel of property located off of NYS Route 207 at the Town of Newburgh, City of Newburgh line.

No response required.

2. The project was previously before the Board 2004 as a 388 unit condominium project on 67 +/-acre of land. The 67 acres had an adjoining parcel, Tax Lot 33.12 which is not part of the current application.

No response required.

3. The Planning Board issued a positive declaration on 2 December 2004. The positive declaration identified potential impact on transportation/traffic, potential impacts on neighborhood character and potential impact to historic sites.

No response required.

Site Design and Development • Land Surveying • Environmental Planning and Permitting Construction Support • Project Management • Client Advocating and Representation • Municipal Engineering 4. The updated EAF submitted with this application identifies having the site be sensitive for archeological sites.

The location of the historic kilns are located on the adjacent property and away from the proposed development. A SHPO sign off will be provided.

5. The project is currently proposing market rate apartments at the permitted 6 units per acre. The applicants have deducted lot area for the portion of the lot located within the Town of Newburgh (1.49 acres), utility Right-of-Ways (0.51 acres), land under water, ponds and wetlands (0.74 acres) and steep slopes (2.16 acres). Deductions result in a usable area of 43.06 acres. The calculation for 6 units per usable area results in the 258 units currently proposed.

No response required.

6. The plan should address accessible parking in the area of the Club House.

ADA parking has been added in front of the clubhouse with an ADA accessible route. The parking lot has been expanded to allow parking for parent parking with access to the sidewalk leading to a Kiosk to be used as a bus shelter.

7. Dominic Cordisco's comments regarding the lands within the City of Newburgh and the City of Newburgh's role in the review of the project should be received.

An application will be made to the City of Newburgh for the access improvements to the site.

8. Jurisdictional determination for wetlands delineated for the site should be received.

A jurisdictional determination submission has been made to the ACOE on April 14th 2022, our office is still awaiting response.

9. Sidewalks are provided throughout the interior network of the project however, sidewalks do not extend to NYS Route 207.

Additional sidewalks have been provided down to Route 207.

10. Adjoiners Notices must be sent out within 10 days of the appearance before the Planning Board.

Adjoiner notices have been sent out notifying adjoiners of the application.

11. The Board could consider circulation of Notice of intent for Lead Agency.

We respectfully request the board consider designating themselves as Lead Agency.

12. Further, review of the project will be undertaken upon receipt of detailed plans.

No response required.

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

Engineering & Surveying Properties, PC

Ross Winglovitz, P.E.

Principal

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cc: Patrick Hines – MHE Dominic Cordisco, Esq. – Drake Loeb

Zach Szábo, E.I.T. Project Engineer





ELLINGS §185-25	- ZONING DISTRICT R	-3	
A: DF NEWBURGH:	<u>S-B-L</u> 97 - 1 - 32.1	1554 040 OF	= ±12.65 AC
I NEWBORGH.	97 - 1 - 32.2	±551,016 SF ±149,411 SF	= ±3.43 AC
	97 - 1 - 32.3 97 - 1 - 40.1	±88,960 SF ±1,234,498 SF	= ±2.04 AC = ±28.34 AC
NEWBURGH:	41 - 1 - 2 41 - 1 - 3	±3,329 SF ±61,466 SF	= ±0.08 AC = ±1.41 AC
	TOTAL AREA	= ±2,088,680 SF	= ±47.95 AC
DUCTIONS WITHIN THE CITY OF	NEWBURGH	64,795 SF	= 1.49 AC
	DESIGNATED STREETS S, WETLANDS (ACOE & DEC)	22,126 SF 32,096 SF	= 0.51 AC = 0.74 AC
LAINS SLOPES		0 SF 93,986 SF	= 0.00 AC = 2.16 AC
DEDUCTIONS		213,003 SF	= 4.89 AC
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GENERAL NOTES

- 1. TAX MAP IDENTIFICATION NUMBER: TOWN OF NEWBURGH SBL: 97 1 32.1 97 - 1 - 32.2 97 - 1 - 32.3 97 - 1 - 40.1 CITY OF NEWBURGH SBL: 41 - 1 - 2 41 - 1 - 3 2. TOTAL AREA OF SUBJECT PARCEL: 47.95 ± ACRES.
- 3. BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY ENGINEERING & SURVEYING PROPERTIES, PC ON JULY 6TH, 2021. 4. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC, FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS
- DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS.GIS.GOV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. 5. OWNER:
- BRITAIN WOODS NEWBURGH, LLC 100 SUMMIT LAKE DRIVE, SUITE 235 VALHALLA, NEW YORK, 10595
- 6. APPLICANT: FARRELL BUILDING COMPANY, INC. 2317 MONTAUK HIGHWAY BRIDGEHAMPTON, NY, 11932 ALL PROPOSED LOT SHALL BE SERVICED BY PUBLIC SEWER & WATER
- 8. THIS PROJECT HAS INDICATED THE INTENTION TO PROVIDE ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS, AND IS; THEREFORE, CONSIDERED EXEMPT FROM THE NEEDED FIRE FLOW GUIDELINES OF THE INSURANCE SERVICES OFFICE (ISO). THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN EVALUATED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH FOR COMPLIANCE WITH NFPA REQUIREMENTS.

No.	DATE	DESCRIPTION

DRAWING STATUS	ISSUE DATE: 09/21/2022					
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER					
CONCEPT APPROVAL	1	OF	1			
PLANNING BOARD APPROVAL	N/A	OF	N/A			
OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A			
OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A			
NYSDEC APPROVAL	N/A	OF	N/A			
NYSDOT APPROVAL	N/A	OF	N/A			
OTHER	N/A	OF	N/A			
GFOR BID	N/A	OF	N/A			
FOR CONSTRUCTION	N/A	OF	N/A			
THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).						



DRAWN BY

SCALF

1" = 60' SK-8

1146.0

09/21/2022