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

PROJECT: BUILDING BLOCKS CHILD CARE CENTER-EXPANSION
PROJECT NO.: 20-10
PROJECT LOCATION: SECTION 51, BLOCK 10, LOT 11.1
REVIEW DATE: 28 AUGUST 2020
MEETING DATE: 3 SEPTEMBER 2020
PROJECT REPRESENTATIVE: ASHLEY TORRE

1. Orange County Planning Department comments are outstanding. If comments are not received by the meeting night no action can be taken.
2. Plans were to be modified to incorporate replacement of the concrete bumper blocks.
3. Pavers were requested at the access points to the 575 +/- square foot building in order to delineate access points.
4. Planning Board requested the accessible parking sign be modified on the site.

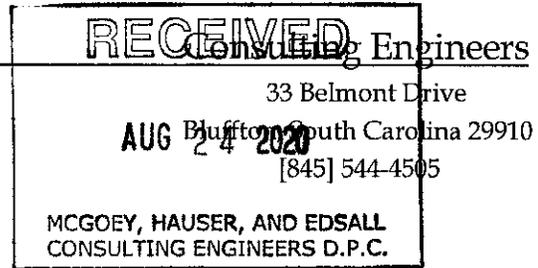
Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw

SHAW ENGINEERING



August 19, 2020

Chairman John P. Ewasutyn and
Members of the Planning Board
TOWN OF NEWBURGH
21 Hudson Valley Professional Plaza
Newburgh, New York 12550

Planning Board Project No. 2020-10

Re: Amended Site Plan For Expansion Of Building Blocks Child Care Center
248 Lakeside Road

Dear Chairperson Ewasutyn and Planning Board Members:

Enclosed please find the following drawings for the above referenced project which are being submitted to your Planning Board for an Amended Site Plan Approval:

- 11 copies of the drawings entitled "Amended Site Plan – Expansion Of Building Blocks Child Care Center" that consists of 2 Sheets and that contains an issue date of July 20, 2020 and a latest revision date of August 19, 2020.

Revisions to the Drawings since its initial presentation on August 7, 2020, based upon the Board's and its Consultant's Comments, are as follows:

1. Pavers walks and ramps have been added to the south, west and north side of the building that is proposed for expansion.
2. A note has been added to replace all concrete wheelstops.
3. A note has been added to repair the handicap signs.

We respectfully request to be placed on the next available agenda of the Planning Board.

Respectfully submitted,

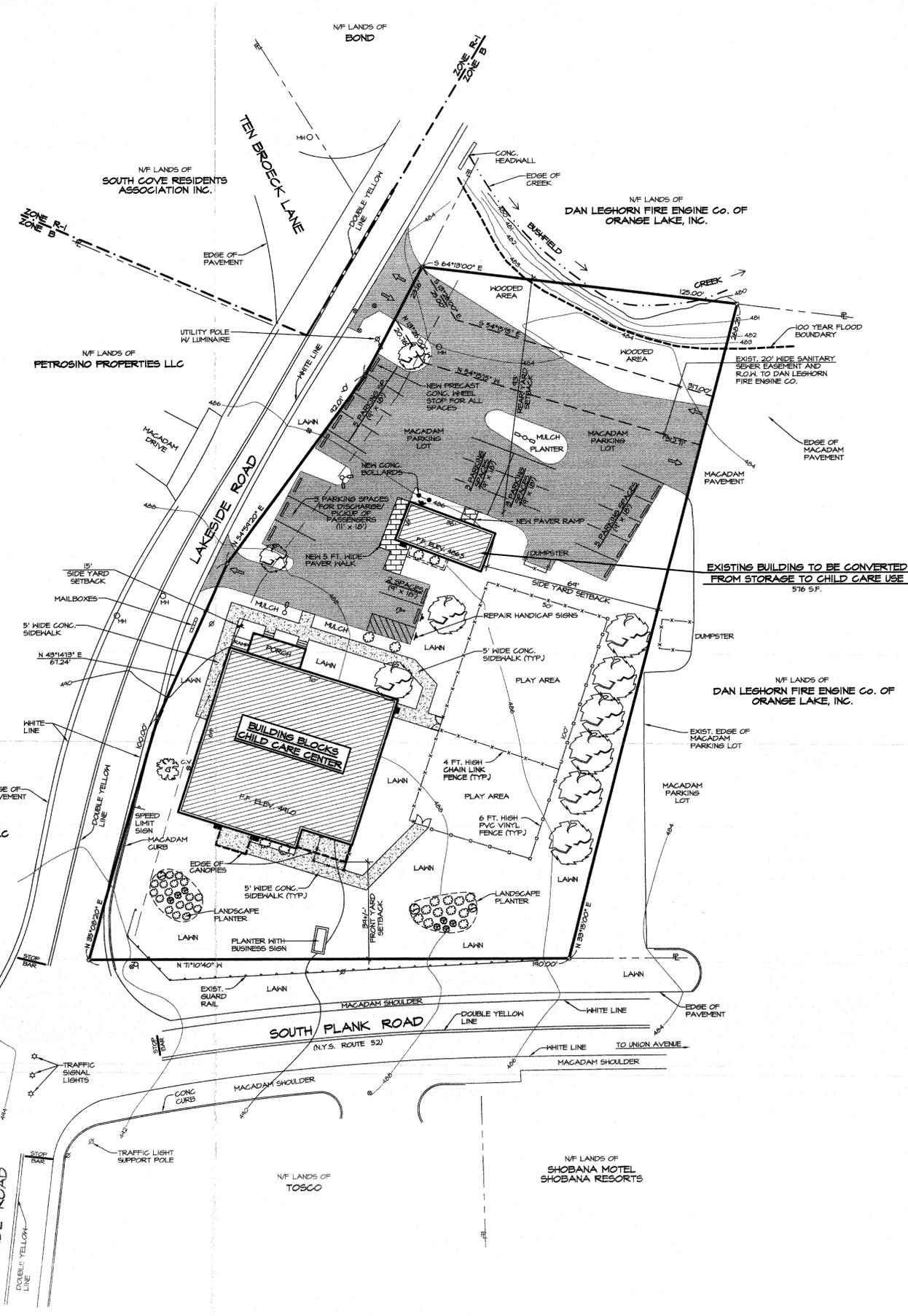
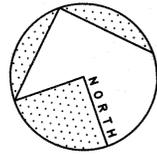
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A handwritten signature in black ink, appearing to read 'Gregory J. Shaw', written in a cursive style.

Gregory J. Shaw, P.E.
Principal

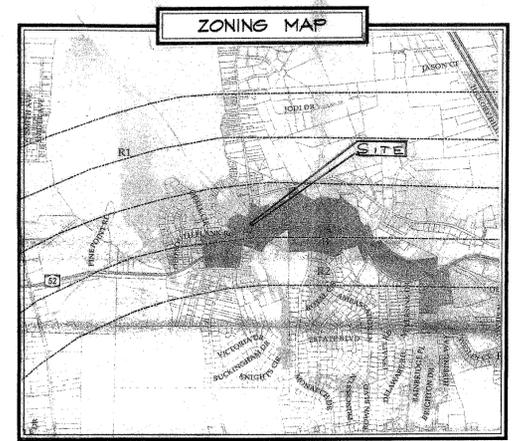
GJS:mmv
Enclosure

cc: Pat Hines, McGoey, Hauser & Edsall PC w/Enclosure
Dominic Cordisco, Esq., w/Enclosure
Maria Marino, Director, Building Blocks Child Care Center w/Enclosure
Ashley Torre, Esq., w/Enclosure



LEGEND

	EXISTING 2' CONTOUR		HALLPAK LIGHTING
	EXISTING 10' CONTOUR		
	BOUNDARY		
	ADJ. PROPERTY LINE		
	CATCH BASIN		
	SANITARY MANHOLE		
	UTILITY POLE		
	WATER VALVE		
	HYDRANT		
	SANITARY CLEANOUT		
	LIGHT POLE W/ LUMINAIRE		
	MACADAM PAVEMENT		



ZONING SCHEDULE

PROPERTY IS LOCATED IN THE B DISTRICT
 USE IS PERMITTED IN THE B DISTRICT
 USE GROUP D-10: NURSERY SCHOOLS FOR PRE-SCHOOL CHILDREN AND DAY CARE CENTER

	B DISTRICT REQUIRED	PROVIDED	VARIANCES OBTAINED ON OCT. 24, 1996
LOT AREA (MIN)	1 ACRE	1.05 ACRES	0.95 ACRES
LOT WIDTH (MIN)	150 FT.	100 FT.	
LOT DEPTH (MIN)	150 FT.	271 FT.	
FRONT YARD SETBACK (MIN)	50 FT.	34 FT.	11 FT.
SOUTH FLANK ROAD			
SIDE YARD SETBACK - ONE (MIN)	40 FT.	15 FT.	35 FT. *
LAKESIDE ROAD			
SIDE YARD SETBACK - BOTH (MIN)	80 FT.	24 FT.	
REAR YARD DEPTH (MIN)	50 FT.	43 FT.	
BUILDING HEIGHT (MAX)	35 FT.	< 35 FT.	

* AT THE TIME OF GRANTING THE VARIANCES IN 1996, THE ZONING BOARD OF APPEALS CONSIDERED LAKE SIDE ROAD AS A SIDE YARD AND GRANTED A VARIANCE OF 35 FT. FROM THE 50 FT. SIDE YARD REQUIREMENT TO ALLOW A SETBACK OF 15 FT. OFF OF LAKESIDE ROAD.

	REQUIRED	PROVIDED
LOT BUILDING COVERAGE (MAX)	20 %	11.4 %
LOT SURFACE COVERAGE (MAX)	40 %	42 %
		3 %

CLEARING & GRADING

NUMBER OF ACRES TO BE CLEARED	0.00 ACRES
ESTIMATED CUBIC YARDAGE OF MATERIAL TO BE EXCAVATED	0 C.Y.
ESTIMATED CUBIC YARDAGE OF FILL REQUIRED	0 C.Y.
AMOUNT OF GRADING EXPECTED	0 ACRES

	REQUIRED	PROVIDED
OFF-STREET PARKING:		
EMPLOYEES: 1 SPACE PER EMPLOYEE	14 SPACES	14 SPACES
SPACES RESERVED FOR PARENTS MEETING WITH ADMINISTRATORS	4 SPACES	4 SPACES
SPACES RESERVED FOR DISCHARGE/PICKUP OF PASSENGERS	3 SPACES 21 SPACES	3 SPACES 21 SPACES

- ### NOTES
- RECORD OWNER: VINCENT T. & MARIA MARINO
61 HIGHVIEW AVENUE
BERNARDSVILLE, NJ 07124
 - RECORD APPLICANT: BUILDING BLOCKS CHILD CARE CENTER, INC.
248 LAKESIDE ROAD
NEWBURGH, NEW YORK 12550
 - TOTAL PARCEL AREA: 45,626 S.F. (1.05 ACRE)
 - TAX MAP DESIGNATION: SECTION 51, BLOCK 10, LOT III
 - BOTH BUILDINGS ARE CONNECTED TO THE TOWN OF NEWBURGH WATER AND SANITARY SEWER SYSTEMS.
 - SELECTION OF BRICK PAVERS SHALL BE SUITABLE FOR HANDICAP ACCESS.
 - TOPOGRAPHIC AND PLANIMETRIC SURVEY INFORMATION OBTAINED BY WILLIAM B. HILDRETH, L.S., IN SEPTEMBER OF 2006. PLANIMETRIC AND UTILITY SURVEY INFORMATION OBTAINED BY ROBERT D. KALAKA, L.S., IN SEPTEMBER OF 1996.
 - THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED APPROXIMATE, AND THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS AND ELEVATIONS PRIOR TO EXCAVATION. NEW YORK STATE INDUSTRIAL CODE REQUIRES TWO (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING, OR BLASTING. UNDERGROUND UTILITIES CENTER TELEPHONE No. 1-800-245-2828.

PLANNING BOARD PROJECT NO. 2020-10
 TOWN OF NEWBURGH PLANNING BOARD
 STAMP OF APPROVAL

Shaw Engineering
 Consulting Engineers
 33 Belmont Drive Bluffton, S.C. 29910

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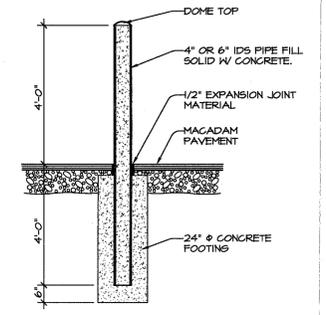
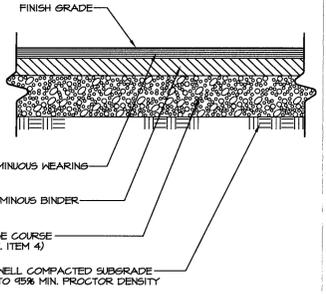
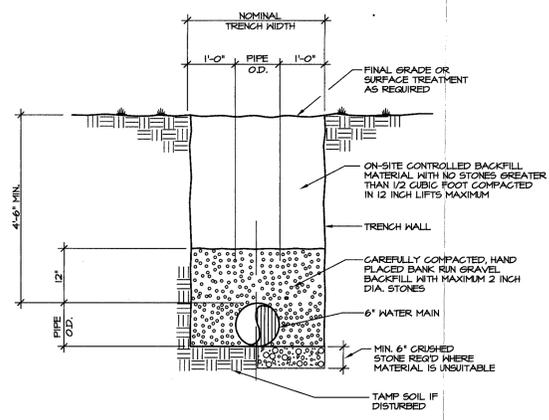
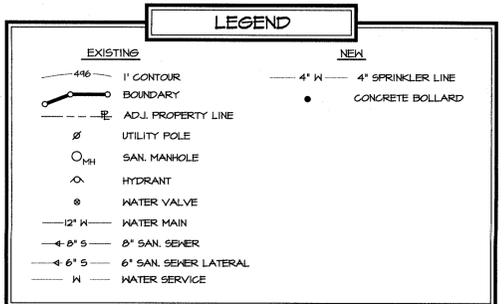
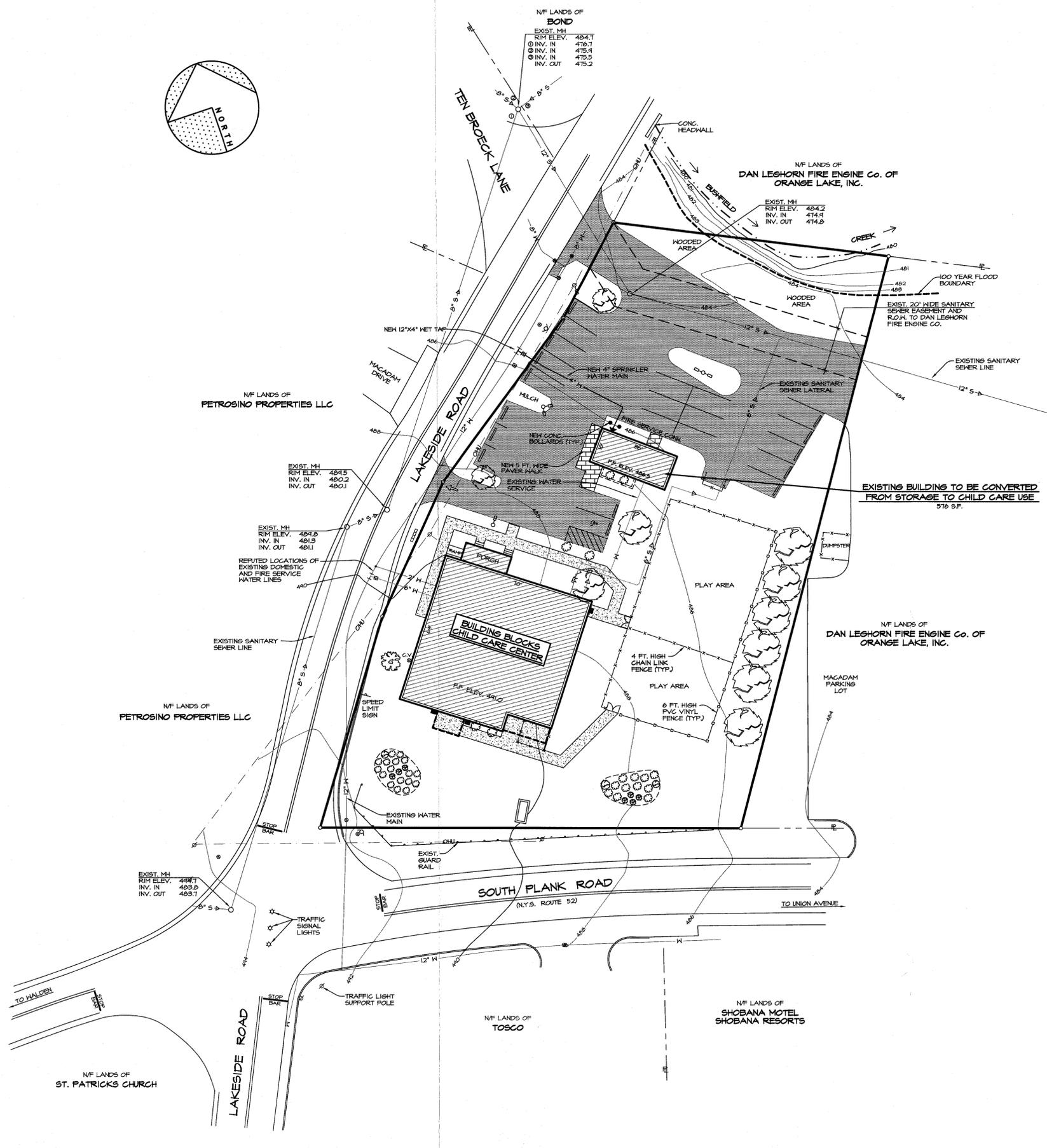
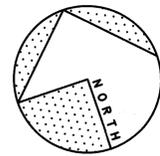
ISSUE	PLANNING BOARD AND CONSULTANTS COMMENTS	DATE
1		8-14-2020

Drawn By: G.J.S.
 Checked By: G.J.S.
 Scale: 1"=20'

Project: AMENDED SITE PLAN
 EXPANSION OF BUILDING BLOCKS CHILD CARE CENTER
 248 LAKESIDE ROAD TOWN OF NEWBURGH, N.Y.

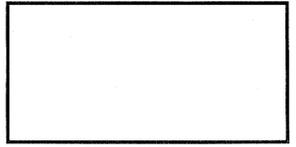
Date: 7-20-2020

1 OF 2
Project No. 2022



- ### UTILITIES NOTES
- GENERAL NOTES
 - THE EXISTING STORAGE BUILDING IS PRESENTLY SERVICED BY THE TOWN OF NEBURGH WATER AND SANITARY SEWER SYSTEMS.
 - WATER SYSTEM NOTES
 - CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEBURGH WATER DEPARTMENT. ALL REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE N.Y.S.D.C.H. AND THE TOWN OF NEBURGH. PROVIDE CATALOG CUTS OF ALL WATER MAIN APPURTANANCES TO TOWN OF NEBURGH WATER SEPT. AT TIME OF PERMIT APPLICATION.
 - ALL WATER MAINS SHALL BE CEMENT LINED CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSI / ANNA GIS/A21.51. JOINTS SHALL BE MECHANICAL JOINT WITH THE REQUIRED RETAINER GLANDS.
 - THRUST RESTRAINT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT. THRUST BLOCKS ARE NOT ACCEPTABLE. JOINT RESTRAINT SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RETAINER GLANDS. ALL FITTINGS AND VALVES SHALL ALSO BE INSTALLED WITH RETAINER GLANDS FOR JOINT RESTRAINT. RETAINER GLANDS SHALL BE EBBA IRON MEGALUS SERIES 1100 OR APPROVED EQUAL. THE USE OF A MANUFACTURED RESTRAINED JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT.
 - THE SPRINKLER WATER MAIN SHALL BE RESTAINED WITH MECHANICAL JOINT PIPING AND METAL RETAINER GLANDS FROM THE MET TAP TO, AND INTO THE BUILDING'S FOUNDATION.
 - ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI / ANNA C110 / A21.10 FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI / ANNA C153 / A21.53, FOR DUCTILE IRON COMPACT FITTINGS.
 - ALL VALVES SHALL BE RESILIENT WEDGE, MECHANICAL JOINT GATE VALVES CONFORMING TO ANSI / ANNA C500 SUCH AS MUELLER A-2561-20 OR APPROVED EQUAL.
 - TAPPING SLEEVES SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL. TAPPING VALVE SHALL BE DOUBLE DISC, MECHANICAL JOINT BY FLANGED END SUCH AS MUELLER H-661 OR EQUAL. ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 PSI MINIMUM. TESTING OF THE TAPPING SLEEVE AND VALVE MUST BE WITNESSED AND ACCEPTED BY THE TOWN OF NEBURGH WATER DEPARTMENT PRIOR TO CUTTING INTO THE PIPE.
 - ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEBURGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEBURGH WATER DEPARTMENT. ALL PIPE, VALVES AND COUPLINGS SHALL BE TESTED TO 150 PSI MINIMUM.
 - THE WATER MAINS SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE TOWN OF NEBURGH REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEBURGH WATER DEPARTMENT PRIOR TO FITTING THE WATER MAIN IN SERVICE. SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF NEBURGH WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE WATER DEPARTMENT.
 - AS-BUILT DRAWINGS OF THE NEW WATER MAIN SHALL BE REQUIRED SHOWING LOCATION TIES TO ALL VALVES AND FITTINGS.

PLANNING BOARD PROJECT NO. 2020-10
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1			8-19-2020

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Scale: 1"=20'
Date: 7-20-2020

Project:
BUILDING BLOCKS CHILD CARE CENTER
248 LAKESIDE ROAD TOWN OF NEBURGH, N.Y.

2 OF 2
Project No. 2022