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# TOWN OF NEWBURGH PLANNING BOARD TECHNICAL REVIEW COMMENTS

PROJECT:

**DOMINOS PIZZA** 

PROJECT NO.:

17-25

PROJECT LOCATION:

SECTION 77, BLOCK 2, LOT 2.1

**REVIEW DATE:** 

**29 DECEMBER 2017** 

**MEETING DATE:** 

**4 JANUARY 2018** 

PROJECT REPRESENTATIVE: TALCOTT ENGINEERING

- 1. The project has received required variances for lot coverage and front yard setback.
- 2. NYSDOT has responded that no additional review of the project is required as it is an existing structure with existing permits.
- 3. This office continues to be concerned with the location of the dumpster at a very visible location on the site.
- **4.** More detailed information pertaining to landscaping proposed should be provided. Plans currently identify proposed shrubs however no species, planting detail or number to be planted are identified.
- **5.** Detail of proposed signage should be included on the plans. Code Compliance Department's information pertaining to allowable and existing signage should be received.
- 6. One additional light is proposed under an existing overhang.
- 7. Project must be submitted to Orange County Planning for review.
- 8. Planning Board should discuss whether a Public Hearing for the project is to be held.

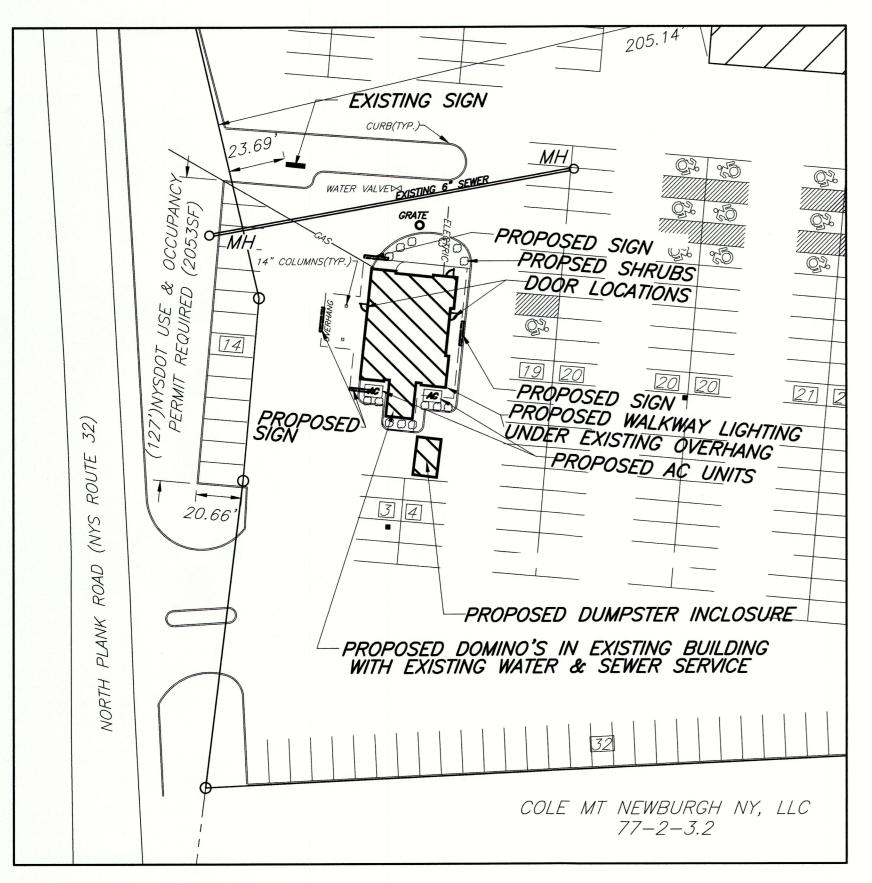
Respectfully submitted,

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

Patrick J. Hines Principal

• Regional Office • 111 Wheatfield Drive • Suite 1 • Milford, Pennsylvania 18337 • 570-296-2765 •





ZONE: B D.8 SHOPPING CENTER W/ ACCESSORY USE A.17 EATING AND DRINKING FACILITY

		SHOPPING CENTER	DOMINO'S
	<u>REQUIRED</u>	<u>PROVIDED</u>	<u>PROVIDED</u>
MINIMUM LOT AREA	5ac.	5.5ac.	5.5ac.
MINIMUM LOT WIDTH (feet)	300'	468'	468'
MINIMUM LOT DEPTH (feet)	300'	<i>390'</i>	<i>390'</i>
MINIMUM YARDS (feet)			
FRONT (STATE ROAD)	<i>60'</i>	205'	*27.26
FRONT	<i>60'</i>	*42.20'&*47.34'	263'
REAR	60'	<u> -</u>	
SIDE			
ONE	<i>50'</i>	120'	131'
BOTH	100'	<u> </u>	_
TOTAL SITE BUILDING COVERAGE	80%	*100%	*100%

\*VARIANCE GRANTED 11/21/17

PROPOSED DOMINO'S PARKING SCHEDULE

RESTAURANT: 1 PER 4 SEATS 20 SEATS = 5 SPACES REQUIRED

EXISTING SHOPPING CENTER

PARKING SCHEDULE

SHOPPING CENTER OVER 25,000SF: 1/200sf. x52,898sf. = 264 SPACES REQUIRED

TOTAL SPACES REQUIRED ON SITE = 269 INCLUDING 10 HANDICAPPED SPACES TOTAL SPACES PROVIDED ON SITE = 294 INCLUDING 14 HANDICAPPED SPACES

APPLICANT:

LOU ONEILL 100 PROSPECT ST S410 STAMFORD CT 06901

RECORD OWNER'S CONSENT NOTE:

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

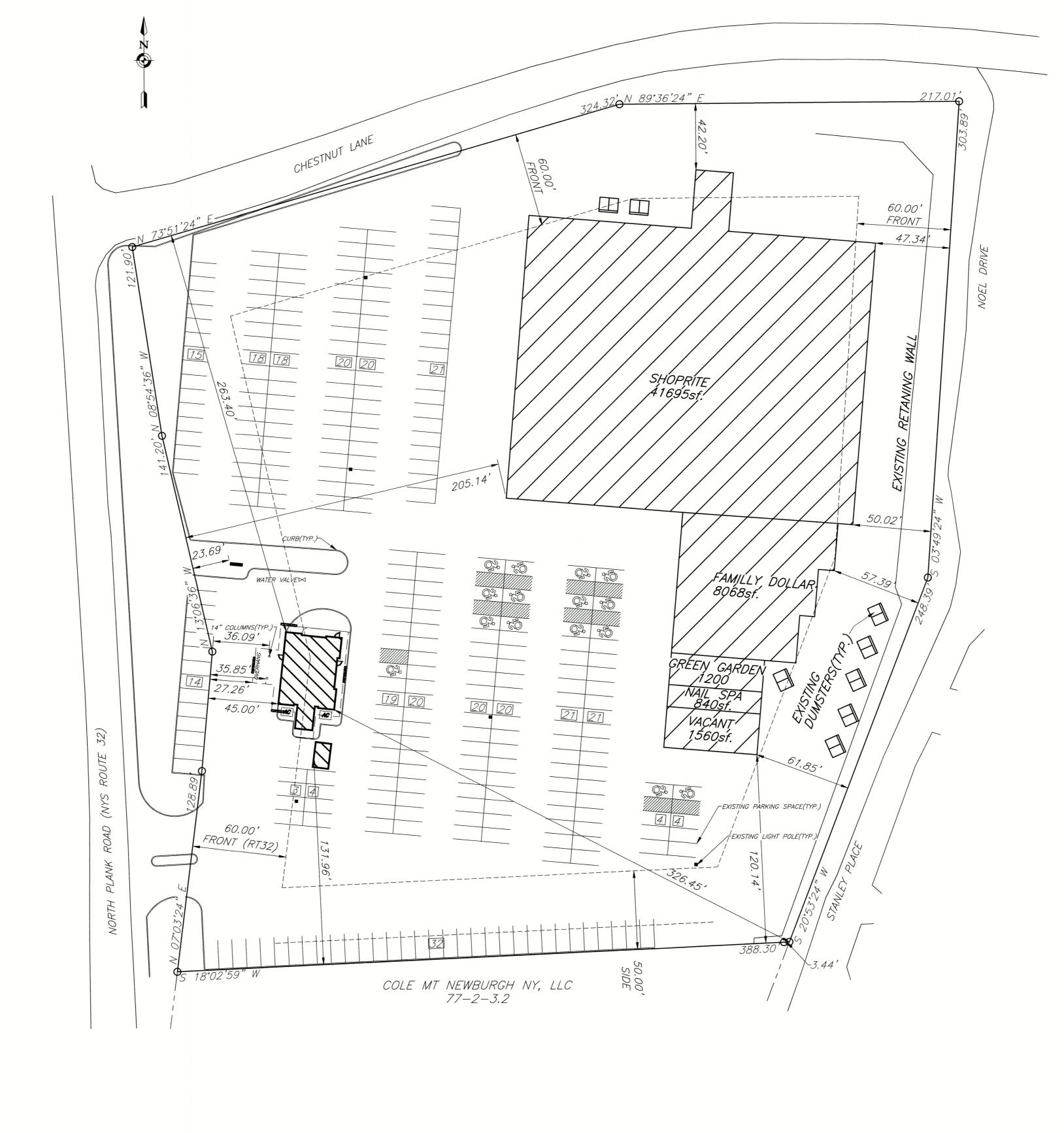
> RECORD OWNER'S SIGNATURE THE LIVANOS GROUP LLC, THEODORE C. LIVANOS PO BOX 501 MASPETH 11378

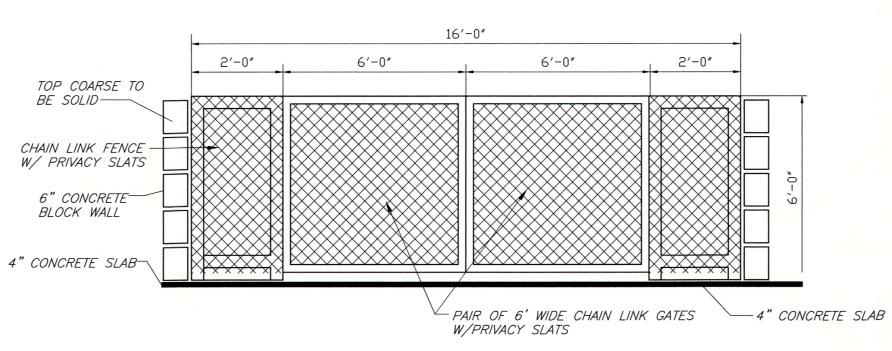
SIGN CALCULATIONS:

TOTAL FRONTAGE= 1,562.09LF/2 = 781SF MAXIMUM SIGNAGE
- SHOP RITE SIGNAGE: 342SF
- FAMILY DOLLAR SIGNAGE: 68SF
- NAIL & SPA SIGNAGE: 40SF
- GREEN GARDEN SIGNAGE: 51SF
- UNUSED/ EMPTY SIGNAGE: :98SF
- PROPOSED DOMINO'S SIGNAGE: 128SF
- TOTAL FRONTAGE W/ PROPOSED SIGNAGE: 727SF

#### CALL BEFORE YOU DIG.... IT'S THE LAW

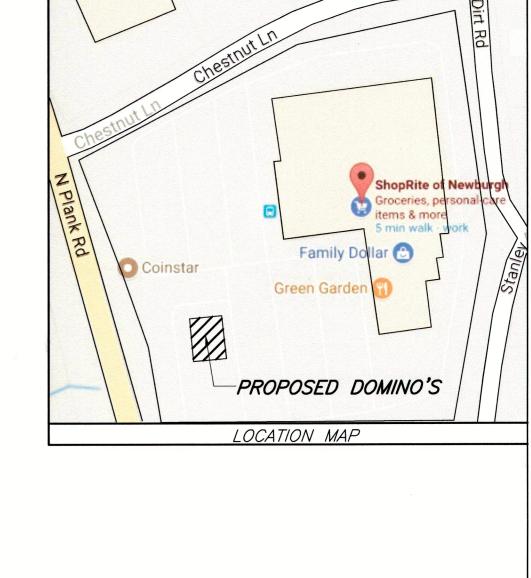
WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY- TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 811





DUMPSTER ENCLOSURE DETAIL

RE	VISIONS		
REV.:	DATE:	BY:	DESCRIPTION:
3	12/21/17	RBM	REVISED PER PB COMMENTS
2	11/30/17	RBM	SUMMIT NYDOT USE & OCCUPANCY PERMIT
1	10/27/17	RBM	ZBA APPLICATION



#### <u>LEGEND</u>

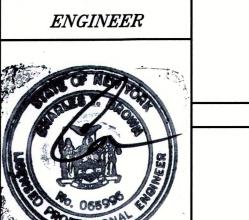
—— PROPERTY LINE EXISTING ---- SETBACKS

----- PROPERTY LINE ADJOINING

CATCH BASIN PROPOSED

LIGHT POLES EXISTING

NEWBURGH TOWN PROJECT #17-25



## TALCOTT ENGINEERING DESIGN PLLC

1 GARDNERTOWN ROAD NEWBURGH, NY 12550 (845)-569-8400 (FAX)(845)-569-4583 TALCOTTDESIGN12@GMAIL.COM

LAYOUT PLAN

AMMENDED SITE PLAN FOR DOMINO'S #3311 88 NORTH PLANK ROAD, SBL: 77-2-2.21 TOWN OF NEWBURGH, ORANGE COUNTY, NY

1"=40' 17240-DOS 1 OF 1 10/03/17