

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

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT, VA & CT)
PATRICK J. HINES
LYLE R. SHUTE, P.E. LEED-AP (NY, NJ, PA)

Main Office
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

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

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

PROJECT: GARDNER RIDGE
PROJECT NO.: 02-29
PROJECT LOCATION: SECTION 75, BLOCK 1, LOT 4.12
REVIEW DATE: 31 AUGUST 2020
MEETING DATE: 3 SEPTEMBER 2020
PROJECT REPRESENTATIVE: DOCE ASSOCIATES

1. Project proposes a change in the main access road from NYS Route 32 to Gardnertown Road. The internal layout of the buildings has been modified as well, based on the change of access points.
2. Sight distance should be depicted at the access drive.
3. Extensive grading for the access road will be required. No grading plan has been prepared depicting site disturbance for the proposed access road.
4. Grading plans should take into account the 100-year floodplain located at the vicinity of the proposed access drive.
5. The area for the proposed access drive is currently heavily wooded and will require extensive tree clearing to construct the access road as proposed.
6. Grading for the emergency access road should also be addressed on any plans.
7. The applicant's representative is requested to discuss the change in access which previously entered off of NYS Route 32 at Chestnut Lane.
8. Previous plans identify utilities running out to NYS Route 32 including the sanitary sewer system and water lines serving the parcel. Changes in the utilities should be addressed.

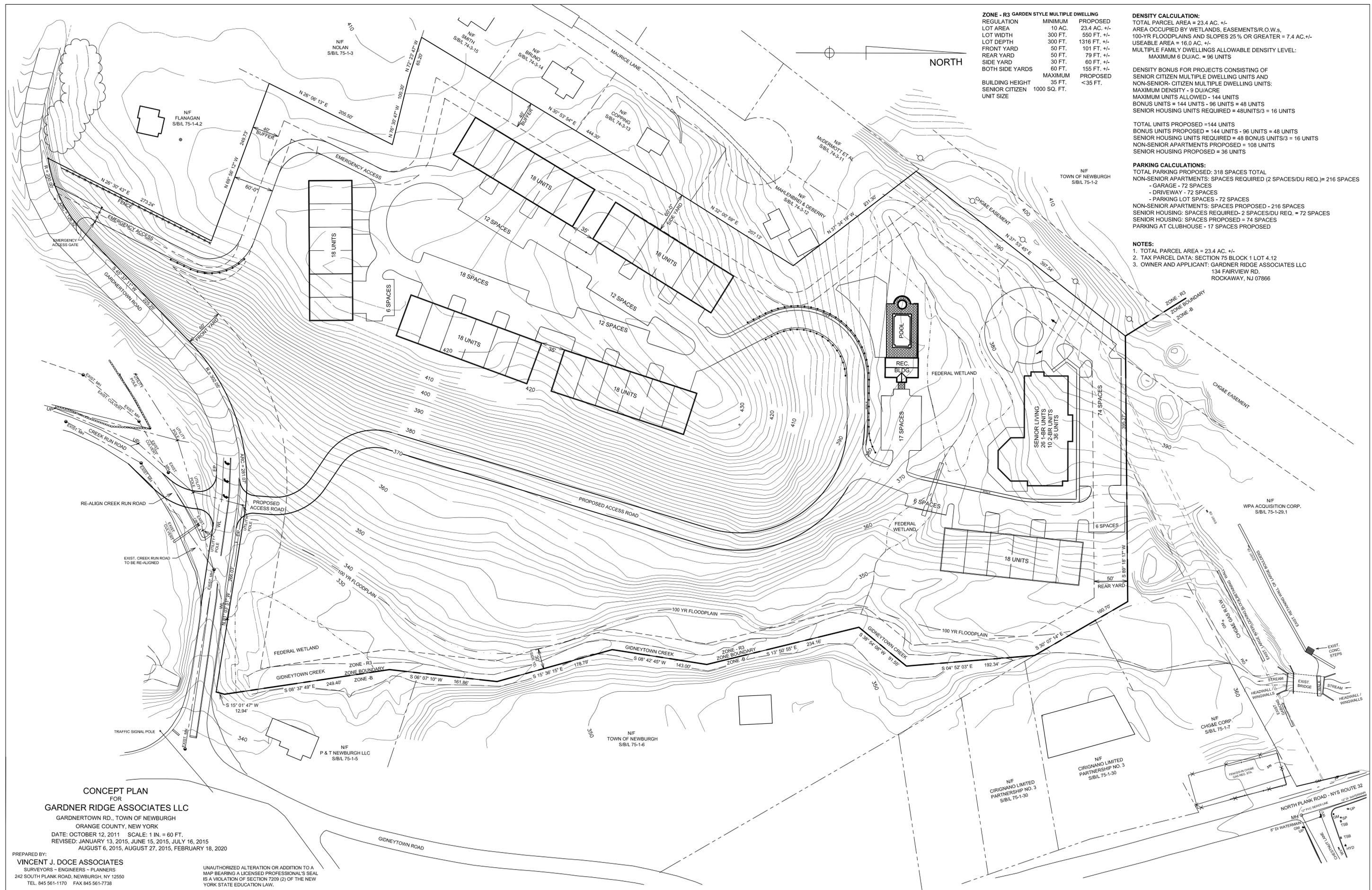
9. The revised concept plan does not address stormwater management from the site.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/dns



ZONE - R3 GARDEN STYLE MULTIPLE DWELLING REGULATION

REGULATION	MINIMUM	PROPOSED
LOT AREA	10 AC.	23.4 AC. +/-
LOT WIDTH	300 FT.	550 FT. +/-
LOT DEPTH	300 FT.	1316 FT. +/-
FRONT YARD	50 FT.	101 FT. +/-
REAR YARD	50 FT.	79 FT. +/-
SIDE YARD	30 FT.	60 FT. +/-
BOTH SIDE YARDS	60 FT.	155 FT. +/-
BUILDING HEIGHT	MAXIMUM	PROPOSED
SENIOR CITIZEN	35 FT.	<35 FT.
UNIT SIZE	1000 SQ. FT.	

DENSITY CALCULATION:
 TOTAL PARCEL AREA = 23.4 AC. +/-
 AREA OCCUPIED BY WETLANDS, EASEMENTS/R.O.W.S., 100-YR FLOODPLAINS AND SLOPES 25% OR GREATER = 7.4 AC. +/-
 USEABLE AREA = 16.0 AC. +/-
 MULTIPLE FAMILY DWELLINGS ALLOWABLE DENSITY LEVEL: MAXIMUM 6 DU/AC. = 96 UNITS

DENSITY BONUS FOR PROJECTS CONSISTING OF SENIOR CITIZEN MULTIPLE DWELLING UNITS AND NON-SENIOR-CITIZEN MULTIPLE DWELLING UNITS:
 MAXIMUM DENSITY - 9 DU/ACRE
 MAXIMUM UNITS ALLOWED - 144 UNITS
 BONUS UNITS = 144 UNITS - 96 UNITS = 48 UNITS
 SENIOR HOUSING UNITS REQUIRED = 48UNITS/3 = 16 UNITS

TOTAL UNITS PROPOSED = 144 UNITS
 BONUS UNITS PROPOSED = 144 UNITS - 96 UNITS = 48 UNITS
 SENIOR HOUSING UNITS REQUIRED = 48 BONUS UNITS/3 = 16 UNITS
 NON-SENIOR APARTMENTS PROPOSED = 108 UNITS
 SENIOR HOUSING PROPOSED = 36 UNITS

PARKING CALCULATIONS:
 TOTAL PARKING PROPOSED: 318 SPACES TOTAL
 NON-SENIOR APARTMENTS: SPACES REQUIRED (2 SPACES/DU REQ.) = 216 SPACES
 - GARAGE - 72 SPACES
 - DRIVEWAY - 72 SPACES
 - PARKING LOT SPACES - 72 SPACES
 NON-SENIOR APARTMENTS: SPACES PROPOSED - 216 SPACES
 SENIOR HOUSING: SPACES REQUIRED- 2 SPACES/DU REQ. = 72 SPACES
 SENIOR HOUSING: SPACES PROPOSED = 74 SPACES
 PARKING AT CLUBHOUSE - 17 SPACES PROPOSED

NOTES:
 1. TOTAL PARCEL AREA = 23.4 AC. +/-
 2. TAX PARCEL DATA: SECTION 75 BLOCK 1 LOT 4.12
 3. OWNER AND APPLICANT: GARDNER RIDGE ASSOCIATES LLC
 134 FAIRVIEW RD.
 ROCKAWAY, NJ 07866

CONCEPT PLAN
 FOR
GARDNER RIDGE ASSOCIATES LLC
 GARDNERTOWN RD., TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK
 DATE: OCTOBER 12, 2011 SCALE: 1 IN. = 60 FT.
 REVISED: JANUARY 13, 2015, JUNE 15, 2015, JULY 16, 2015
 AUGUST 6, 2015, AUGUST 27, 2015, FEBRUARY 18, 2020

PREPARED BY:
VINCENT J. DOCE ASSOCIATES
 SURVEYORS - ENGINEERS - PLANNERS
 242 SOUTH PLANK ROAD, NEWBURGH, NY 12550
 TEL. 845 561-1170 FAX 845 561-7738

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.