



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

PROJECT NAME: MIDDLEHOPE VETERINARY
PROJECT NO.: 23-20
PROJECT LOCATION: SECTION 9, BLOCK 3, LOT 22.2 & 23 / 5349 Route 9W
REVIEW DATE: 12 JANUARY 2024
MEETING DATE: 18 JANUARY 2024
PROJECT REPRESENTATIVE: MARTIN PASSANTE

1. A report has been submitted regarding the existing sanitary sewer treatment facility for the site. Report identified very low water readings from the Vet Hospital facility. The undersigned supplied these readings to the Water Department. The Water Department has recently changed the meter, as the meter on the site was not functioning for multiple quarters. An updated engineering evaluation regarding flow from the site should be provided based on typical water use of the facility.
2. The northerly most parking lot on the adjoining lot does not have any site lighting. This parking lot is in complete darkness during evening hours. The applicant's representative are requested to address lighting for safety and security on this lot.
3. Details for upgrading the northerly most parking lot should be added to the plans.
4. Details for modifications to the asphalt parking serving the Vet Hospital and addition should be provided.
5. a Landscaping Plan should be submitted identifying the number, type and distribution of the landscape plantings.
6. Orange County Planning submission is required.
7. NYSDOT referral is required.
8. Code Compliance comments regarding the need to have a fire suppression sprinkler system in the addition and/or the entire structure based on the proposed improvements should be received.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines
Principal
PJH/kbw

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December 8, 2023

Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, New York 12550

Re: Middlehope Veterinary Hospital
Pet Hotel & Day Care Facility
SBL: 9-2-22.1

We have been retained by the Middlehope Veterinary Hospital to reanalyze their flow tributary to their pump station and their recently constructed wastewater treatment facility on the noted property. The treatment facility was designed in 2019 to handle both the veterinarian hospital and the pet hotel and day care facility. The facility consists of three septic tanks which are collected to a single point and pumped to a two stage sand filter which has a chlorine contact tank, tablet chlorinator and cascade aerator and eventually discharges to a small stream adjacent to the project. The treatment plant was approved by NYSDEC and is covered by SPDES Permit No.: 0281093. When initially analyzed, we were conservative with the unit flows and projected additional employees to occupy the facility. We have attached Table 1 of the original report which indicated the overall design flow to be 5,000 GPD. As indicated, we were conservative with that projection since there was not much flow data for veterinarian hospitals and pet hotels.

Both the veterinarian hospital and pet hotel are serviced by Town of Newburgh water system which is metered and recorded on a quarterly basis. Attached is the fourth quarter of 2022 and the first three quarters of 2023 water bills for both the veterinarian hospital and pet hotel and day care facility. A flow analysis of this information is shown in Tables A and B. This indicates that the veterinarian hospital's average daily flow is 7.5 GPD and the pet hotel is 291.3 GPD. The addition to the veterinarian hospital will include employment of 2 additional veterinarians and additional staff, basically doubling what is presently at the veterinarian hospital. Taking the historical information into account, this would increase the veterinarian hospital to 15 GPD flow. Adding this projected flow to the average daily flow of the pet hotel results in a 292.3 GPD. Applying an average daily flow to peak daily flow multiplier of 2.5 indicates the worse case scenario to be 730.75 GPD which is far below the design flow of 5,000 gallons for the treatment facility. The addition to the veterinarian hospital will have little effect on the existing wastewater treatment facility.

Very truly yours,

THOMAS M. DEPUY, PE/LS

TMD/sld
Attachments

TABLE 1
PROJECTED WASTEWATER FLOW

TOTAL DESIGN FLOW Phase 1			
Unit Flow Breakdown			
Unit	No.	Unit Flow Rate	Total Flow (GPD)
Dog/Pet Grooming Station	2	500	1,000
Vet Office / Vet	3	200	600
Office / Employee	13	15	195
Kennel / Dog	102	20	2,040
Laundry / Machine	2	580	1,160
			4,995
			Say 5,000

TABLE A

MIDDLEHOPE VETERINARIAN HOSPITAL FLOW ANALYSIS				
Quarter	Dates	Flow (Gallons)	Number of Working Days*	Average Daily Flow (GPD)
4 TH Quarter 2022	10/1/22 – 12/31/22	423	65	6.5
1 st Quarter 2023	1/1/23 – 3/31/23	287	65	4.4
2 nd Quarter 2023	4/1/23 – 6/30/23	581	65	8.9
3 rd Quarter 2023	7/1/23 – 9/30/23	657	65	10.1

*Open 5 days per week

TABLE B

MIDDLEHOPE PET HOTEL & DAY CARE FACILITY FLOW ANALYSIS				
Quarter	Dates	Flow (Gallons)	Number of Working Days**	Average Daily Flow (GPD)
4 TH Quarter 2022	10/1/22 – 12/31/22	27,700	92	301.1
1 st Quarter 2023	1/1/23 – 3/31/23	25,000	90	277.8
2 nd Quarter 2023	4/1/23 – 6/30/23	29,000	91	318.7
3 rd Quarter 2023	7/1/23 – 9/30/23	24,600	92	267.4

** Open 7 days per week

**TOWN OF NEWBURGH
WATER & SEWER BILL**
845-564-4553

Usage Period : 10/1/2022 to 12/31/2022
 Water District : Gidney - 012
 Account Number : 121050
 SERVICE :
 SBL: 9-3-22.1
 Bill Number : 00957896
 Billing Date : 2/6/2023
 MIDDLEHOPE VET HOSP
 5349 RT 9W KENNEL
 NEWBURGH, NY 12550

*** CURRENT USAGE SECTION ***

Code	Current Reading	Previous Reading	Consumption	Amount Charged
WA	1574200R	1546500	27700	\$121.27

A = Actual
E = Estimated

*** ACCOUNT SUMMARY SECTION ***

PREVIOUS PAST DUE BALANCE....:	\$0.00
PENALTY ON PAST DUE BALANCE..:	\$0.00
TOTAL OF CURRENT CHARGES....:	<u>\$121.27</u>
TOTAL AMOUNT DUE.....:	<u>\$121.27</u>
PAYMENT DUE DATE.....:	3/10/2023
PENALTY FOR PAYMENTS AFTER 3/10/2023:	\$6.06
TOTAL DUE AFTER 3/10/2023...:	\$127.33

4TH Q 2022 OCT THRU DECEMBER WATER/SEWER BILLING
ANNUAL WATER REPORT AVAILABLE <https://bit.ly/TownOfNewburghAWQR2021>

TOWN OF NEWBURGH
 WATER & SEWER BILL

845-564-4553

Usage Period : 1/1/2023 to 3/31/2023 Bill Number : 00972626
 Water District : Gidney - 012 Billing Date : 4/28/2023
 Account Number : 121050 SERVICE : MIDDLEHOPE VET HOSP
 SBL: 9-3-22.1 5349 RT 9W KENNEL
 NEWBURGH, NY 12550

*** CURRENT USAGE SECTION ***

Svc Code	Current Reading	Previous Reading	Consumption	Amount Charged
WA	1599200R	1574200	25000	\$111.70

A = Actual
 E = Estimated

*** ACCOUNT SUMMARY SECTION ***

PREVIOUS PAST DUE BALANCE...	\$0.00
PENALTY ON PAST DUE BALANCE..	\$0.00
TOTAL OF CURRENT CHARGES.....	\$111.70
TOTAL AMOUNT DUE.....	\$111.70
PAYMENT DUE DATE.....	5/30/2023
PENALTY FOR PAYMENTS AFTER 5/30/2023:	\$5.59
TOTAL DUE AFTER 5/30/2023...	\$117.29

1ST Q 2023 JANUARY THRU MARCH WATER/SEWER BILLING
 ANNUAL WATER REPORT AVAILABLE <https://bit.ly/TownOfNewburghAWQR2022>

TOWN OF NEWBURGH
 WATER & SEWER BILL
 845-564-4553

Usage Period : 4/1/2023 to 6/30/2023 Bill Number : 00994756
 Water District : Gidney - 012 Billing Date : 8/1/2023
 Account Number : 121050 SERVICE : MIDDLEHOPE VET HOSP
 SBL: 9-3-22.1 5349 RT 9W KENNEL
 NEWBURGH, NY 12550

*** CURRENT USAGE SECTION ***

Svc Code	Current Reading	Previous Reading	Consumption	Amount Charged
WA	1628200R	1599200	29000	\$133.30

A = Actual
 E = Estimated

*** ACCOUNT SUMMARY SECTION ***

PREVIOUS PAST DUE BALANCE...	\$0.00
PENALTY ON PAST DUE BALANCE..	\$0.00
TOTAL OF CURRENT CHARGES.....	\$133.30
TOTAL AMOUNT DUE.....	\$133.30
PAYMENT DUE DATE.....	8/31/2023
PENALTY FOR PAYMENTS AFTER 8/31/2023:	\$6.67
TOTAL DUE AFTER 8/31/2023...	\$139.97

2ND Q 2023 APRIL THRU JUNE WATER/SEWER BILLING
 ANNUAL WATER REPORT AVAILABLE <https://bit.ly/TownOfNewburghAWQR2022>

WBURGH
WATER BILL

TOWN OF NEWBURGH
WATER & SEWER BILL
845-564-4553

Usage Period : 1/1/2023 to 3/31/2023 Bill Number : 00976179
Water District : Nob Hill Billing Date : 4/28/2023
Account Number : 231640 SERVICE : RANNE LLC
SBL: 9-3-22.2 5349 RT 9W
NEWBURGH, NY 12550

*** CURRENT USAGE SECTION ***

Svc Code	Current Reading	Previous Reading	Consumption	Amount Charged
WA	2484R	2197	287	\$24.00

A = Actual
E = Estimated

*** ACCOUNT SUMMARY SECTION ***

PREVIOUS PAST DUE BALANCE...	\$0.00
PENALTY ON PAST DUE BALANCE..:	\$0.00
TOTAL OF CURRENT CHARGES.....:	<u>\$24.00</u>
TOTAL AMOUNT DUE.....:	<u>\$24.00</u>
PAYMENT DUE DATE.....:	5/30/2023
PENALTY FOR PAYMENTS AFTER 5/30/2023:	\$1.20
TOTAL DUE AFTER 5/30/2023...:	\$25.20

1ST Q 2023 JANUARY THRU MARCH WATER/SEWER BILLING
ANNUAL WATER REPORT AVAILABLE <https://bit.ly/TownOfNewburghAWQR2022>

TOWN OF NEWBURGH
 WATER & SEWER BILL

845-564-4553

Usage Period : 4/1/2023 to 6/30/2023 Bill Number : 00998313
 Water District : Nob Hill Billing Date : 8/1/2023
 Account Number : 231640 SERVICE : RANNE LLC
 SBL: 9-3-22.2 5349 RT 9W
 NEWBURGH, NY 12550

*** CURRENT USAGE SECTION ***

Svc	Current	Previous Consum-	Amount
Code	Reading	ption	Charged
WA	3065R	2484 581	\$24.00

A = Actual
 E = Estimated

*** ACCOUNT SUMMARY SECTION ***

PREVIOUS PAST DUE BALANCE....:	\$0.00
PENALTY ON PAST DUE BALANCE..:	\$0.00
TOTAL OF CURRENT CHARGES.....:	\$24.00
TOTAL AMOUNT DUE.....:	\$24.00
PAYMENT DUE DATE.....:	8/31/2023
PENALTY FOR PAYMENTS AFTER 8/31/2023:	\$1.20
TOTAL DUE AFTER 8/31/2023...:	\$25.20

2ND Q 2023 APRIL THRU JUNE WATER/SEWER BILLING
 ANNUAL WATER REPORT AVAILABLE <https://bit.ly/TownOfNewburghAWQR2022>

TOWN OF NEWBURGH
WATER & SEWER BILL
845-564-4553

Usage Period : 7/1/2023 to 9/30/2023 Bill Number : 01005696
Water District : Nob Hill Billing Date : 11/1/2023
Account Number : 231640 SERVICE : PRANNE LLC
SBL: 9-3-22.2 5349 RT 9W
NEWBURGH, NY 12550

*** CURRENT USAGE SECTION ***

Svc Code	Current Reading	Previous Reading	Consumption	Amount Charged
WA	3722R	3065	657	\$24.00

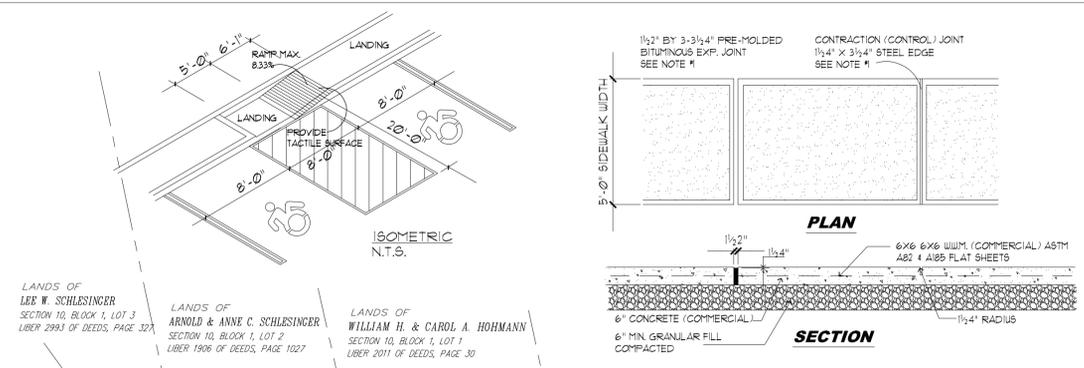
A = Actual
E = Estimated

*** ACCOUNT SUMMARY SECTION ***

PREVIOUS PAST DUE BALANCE....:	\$0.00
PENALTY ON PAST DUE BALANCE..:	\$0.00
TOTAL OF CURRENT CHARGES.....:	<u>\$24.00</u>
TOTAL AMOUNT DUE.....:	<u>\$24.00</u>
PAYMENT DUE DATE.....:	12/4/2023
PENALTY FOR PAYMENTS AFTER 12/4/2023:	\$1.20
TOTAL DUE AFTER 12/4/2023...:	\$25.20

3RD Q 2023 JULY THRU SEPT WATER/SEWER BILLING

ANNUAL WATER REPORT AVAILABLE <https://bit.ly/TownOfNewburghAWQR2022>



TYP. Concrete Walk Detail
SCALE: Not to Scale

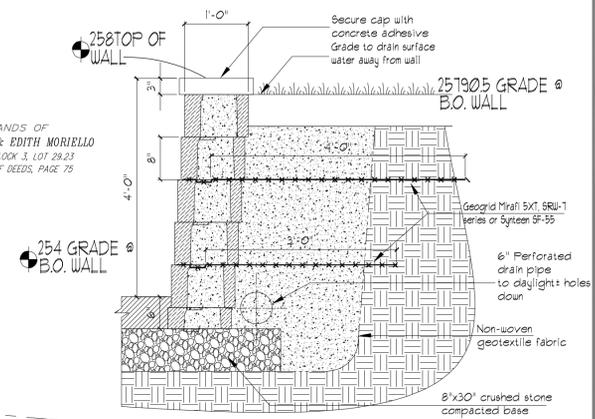
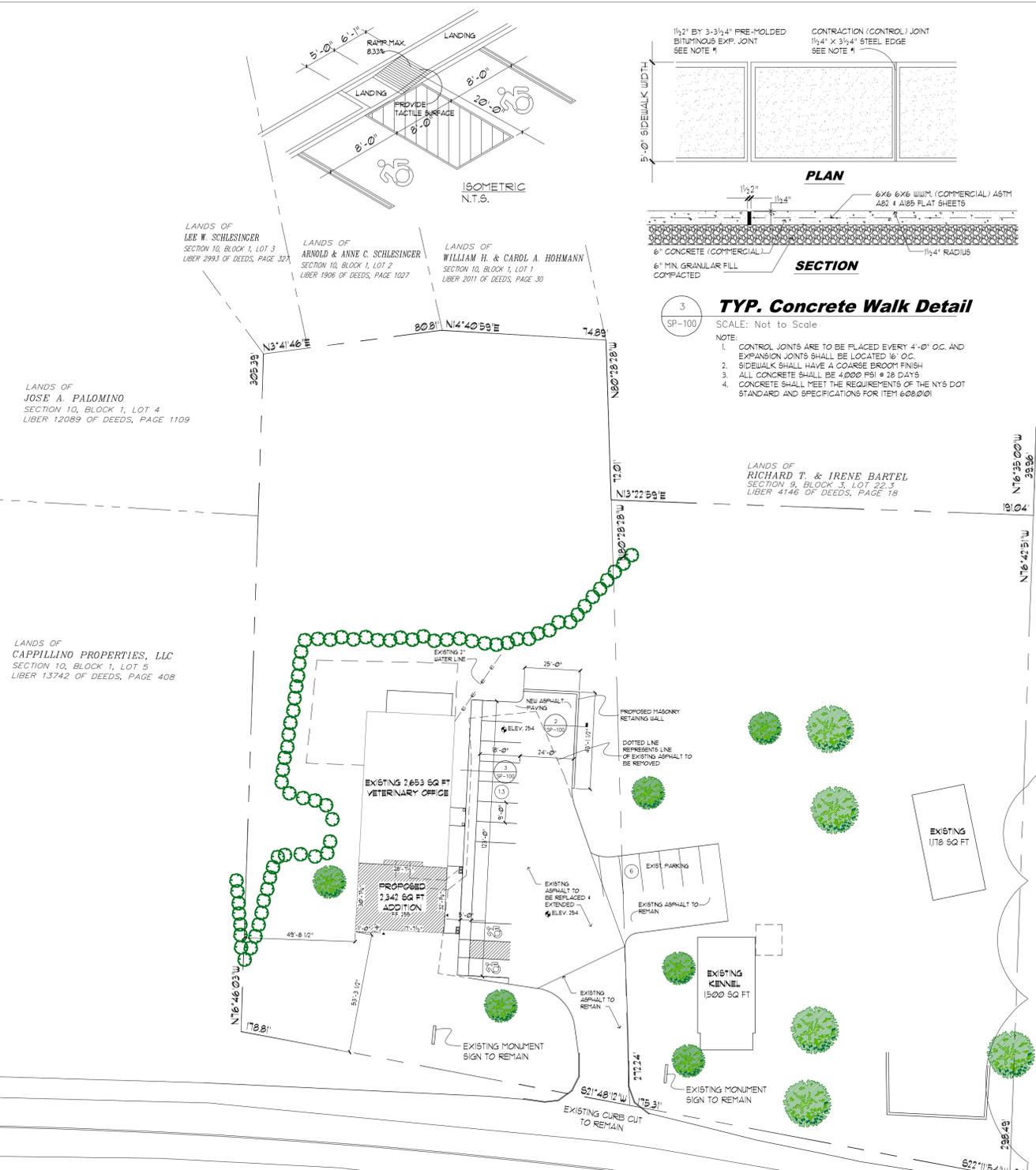
- NOTE:
- CONTROL JOINTS ARE TO BE PLACED EVERY 4'-0" O.C. AND EXPANSION JOINTS SHALL BE LOCATED 16" O.C.
 - SIDEWALK SHALL HAVE A COARSE BROOM FINISH
 - ALL CONCRETE SHALL BE 4000 PSI @ 28 DAYS
 - CONCRETE SHALL MEET THE REQUIREMENTS OF THE NYS DOT STANDARD AND SPECIFICATIONS FOR ITEM 608.0201

ZONING DATA TABLE			
TOWN OF NEWBURGH - (B) BUSINESS ZONE			
ITEM	REQUIREMENTS	PARCEL 1	PARCEL 2
1. BUILDING USE	D-17 VET OFFICE / RELATED SERVICES	EXISTING KENNEL	VETERINARY HOSPITAL
2. LOT AREA	40,000 S.F.	2,899 ACRES (126,313 S.F.)	1,147 ACRES (49,956 S.F.)
3. LOT WIDTH	150'	399.5'	156'
4. LOT DEPTH	150'	272'	305'
5. BUILDING SETBACKS			
o FRONT YARD	40'	30' (EXIST)	85' (EXIST)
o SIDE YARD	30'	30' (PROPOSED)	51' (EXIST)
o REAR YARD	40'	85'	158' (EXIST)
6. BUILDING HEIGHT	35 FEET	LESS THAN 35'	LESS THAN 35'
7. OFF STREET PARKING (B185-13)	ONE SPACE PER 200 S.F. GFA 2,342 SF (NEW) = 11.7 1 SPACE / 200 SF 2,730 SF (HOSP.) = 13.7 1 SPACE / 200 SF 1,500 SF (KENNEL) = 7.5 1 SPACE / 200 SF 1,178 SF (E.A.) = 1.2 1 SPACE / 1000 SF 34.1 = 34	39 TOTAL SHARED SPACES (INC'D 2 ACCESSIBLE)	
8. LOT BUILDING COVERAGE	MAXIMUM 30%	1,500 SF X 100 = 1.2%	4,995 SF X 100 = 10%
		126,313 SF	49,956 SF
9. LOT SURFACE COVERAGE	MAXIMUM 60%	1,900 SF X 100 = 1.5%	13,460 SF X 100 = 27%
		126,313 SF	49,956 SF



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Retaining Wall Dtl.
SCALE: 3/4"=1'-0"

PARCEL / OWNER DATA	
APPLICANT:	MARTIN A PASSANTE 178 BAYVIEW AVE. NORTHPORT, NY 11768 (631)747-1114
RECORD OWNERS:	RICHARD SOLOMONS 5349 U.S. ROUTE 9W NEWBURGH, NY 12550 (9-3-22.2)
	RANNE, LLC 5349 U.S. ROUTE 9W NEWBURGH, NY 12550 (9-3-22.1, 23)
TAX MAP REFERENCE:	SECTION 9, BLOCK 3, LOT 22.2 SECTION 9, BLOCK 3, LOT 23
PARCEL ADDRESS:	5351 U.S. ROUTE 9W NEWBURGH, NY 12550
PARCEL AREA:	1.245 ACRES (9-3-22.1) 1.189 ACRES (9-3-22.2) 1.612 ACRES (9-3-23) 4.046 ACRES TOTAL THREE PARCELS
DEED REFERENCE:	LIBER 12149, PAGE 1362 (9-3-22.1) LIBER 12176, PAGE 1838 (9-3-22.2) LIBER 13717, PAGE 1584 (9-3-23)
EXISTING ZONING:	B (BUSINESS)

Site Plan
SCALE: 1"=20'-0"

REVISED AS PER P COMMENTS 11/29/2023

REVISION / MARK DATE

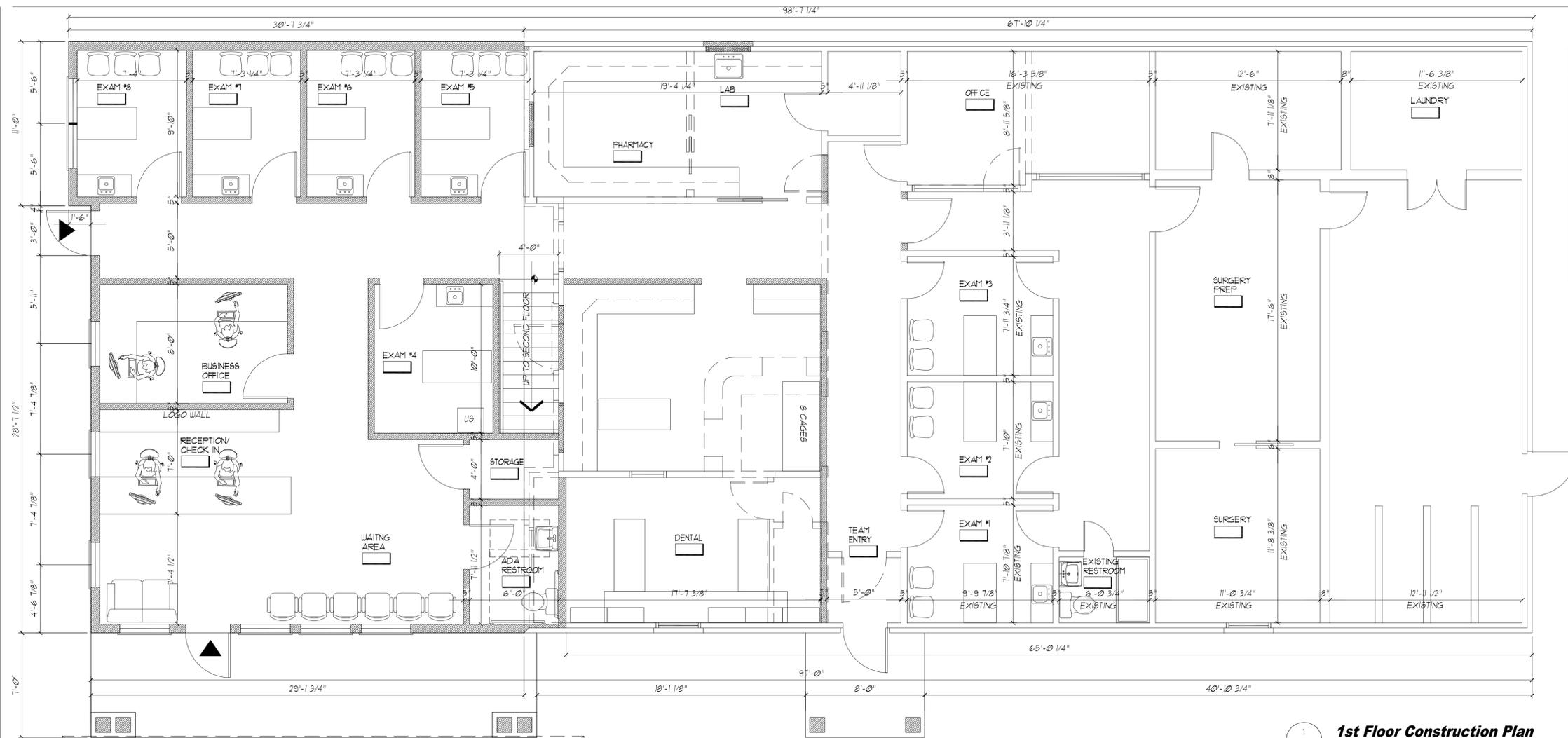
PROJECT
Middle Hope Veterinary

DRAWING TITLE:
Proposed Site Plan

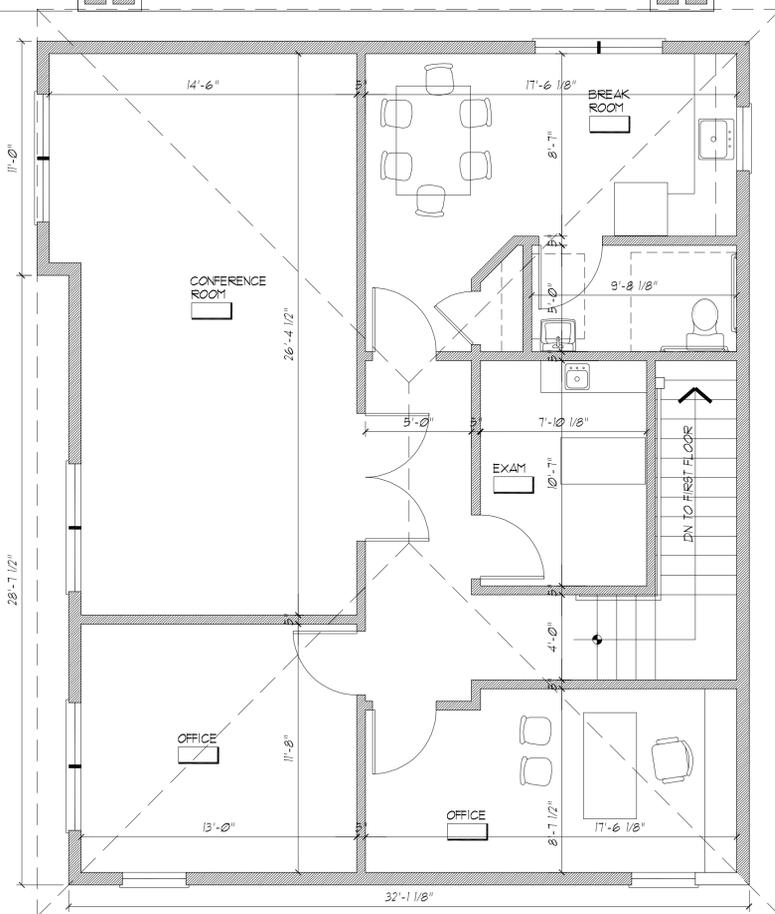
SEAL & SIGNATURE FILE NO.
MARTIN A. PASSANTE
REGISTERED ARCHITECT
STATE OF NEW YORK
023114

PAGE NO.
DWG NO.
SP-100

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E-Mail: martyp@mparchitects.com



1
A-100
1st Floor Construction Plan
SCALE: 1/4"=1'-0" 2654 SQ FT EXISTING
1/11 SQ FT PROPOSED



1
A-100
2nd Floor Construction Plan
SCALE: 1/4"=1'-0" 1/11 SQ FT PROPOSED

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PROJECT
Middle Hope Veterinary

DRAWING TITLE:
1st & 2nd Floor
Construction Plans

SEAL & SIGNATURE FILE NO.
PAGE NO.
DWG NO.

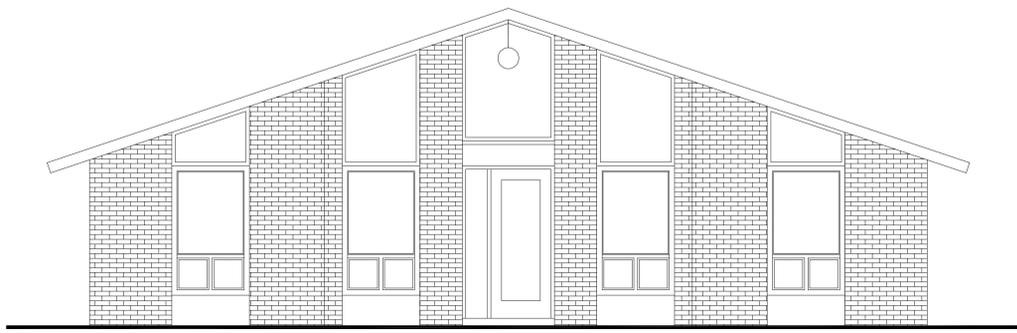


A-100

ARCHITECTS

MP3
Architecture

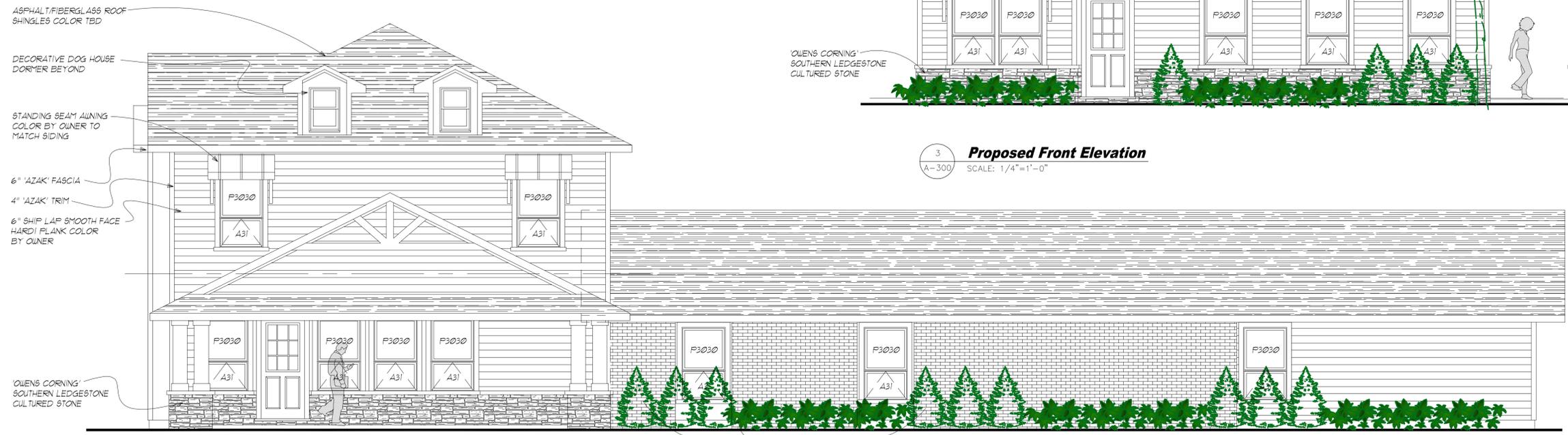
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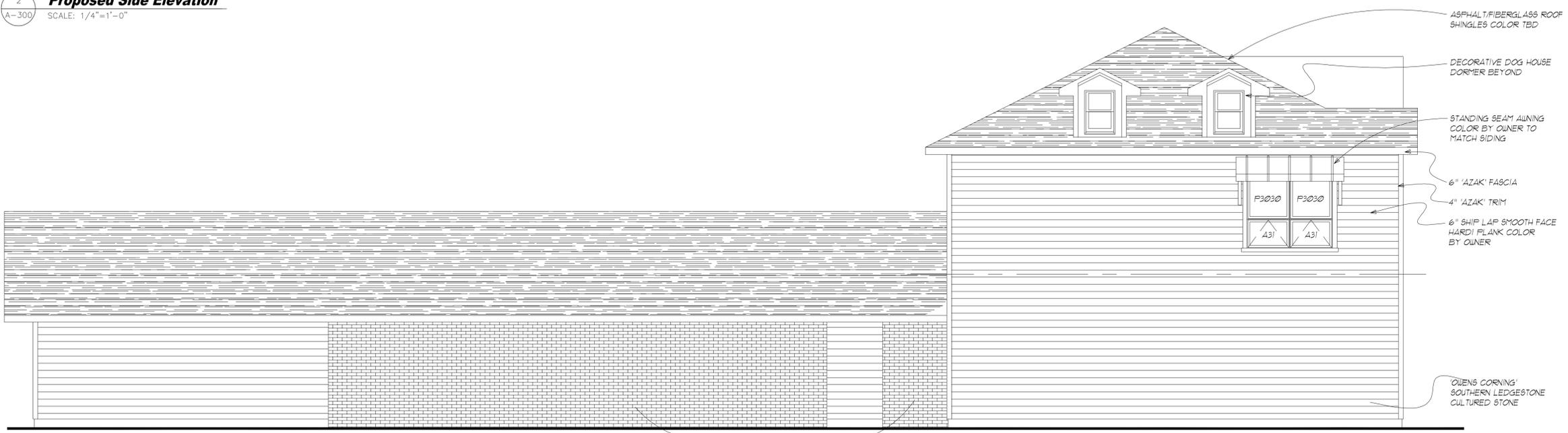
1 **Existing Front Elevation**
A-300 SCALE: 1/4"=1'-0"



3 **Proposed Front Elevation**
A-300 SCALE: 1/4"=1'-0"



2 **Proposed Side Elevation**
A-300 SCALE: 1/4"=1'-0"



4 **Proposed Side Elevation**
A-300 SCALE: 1/4"=1'-0"

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PROJECT
Middle Hope Veterinary

DRAWING TITLE:
Exterior Elevations

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 FILE NO.
 PAGE NO.
 DWG NO. **A-300**

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