



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

**PROJECT NAME:** NEWBURGH TOWNE CENTER- HOME GOODS  
**PROJECT NO.:** 2021-16  
**PROJECT LOCATION:** SECTION 60, BLOCK 3, LOT29.11  
**REVIEW DATE:** 15 OCTOBER 2021  
**MEETING DATE:** 21 OCTOBER 2021  
**PROJECT REPRESENTATIVE:** COLLIERS ENGINEERING – JUSTIN DATES, R.L.A.

1. The project received the variance for single side yard and both side yard setbacks on 23 September 2021 from the Zoning Board of Appeals.
2. The applicant's have identified an increase in the structure at 80-square feet.
3. The Orange County Planning Department has issued a Local Determination with no advisory comments on the application.
4. The applicants are before the Board to request a Public Hearing. The Board may wish to discuss the turn-out at the ZBA's Public Hearing when considering scheduling of a Public Hearing for the amended site plan.
5. We continue to identify that this project was approved requiring a unified site plan for all uses within the shopping center parcels. Multiple parcels exist within the shopping center and underlying unified site plan agreements were required to be filed.

Respectfully submitted,

**MHE Engineering, D.P.C.**

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

Patrick J. Hines  
Principal

**NEW YORK OFFICE**

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October 7, 2021

John P. Ewasutyn, Chairman  
Town of Newburgh Planning Board  
21 Hudson Valley Professional Plaza  
Newburgh, New York 12550

**RE: *Newburgh Towne Center – Home Goods  
Site Plan & Architectural Review Applications***

Dear Chairman Ewasutyn:

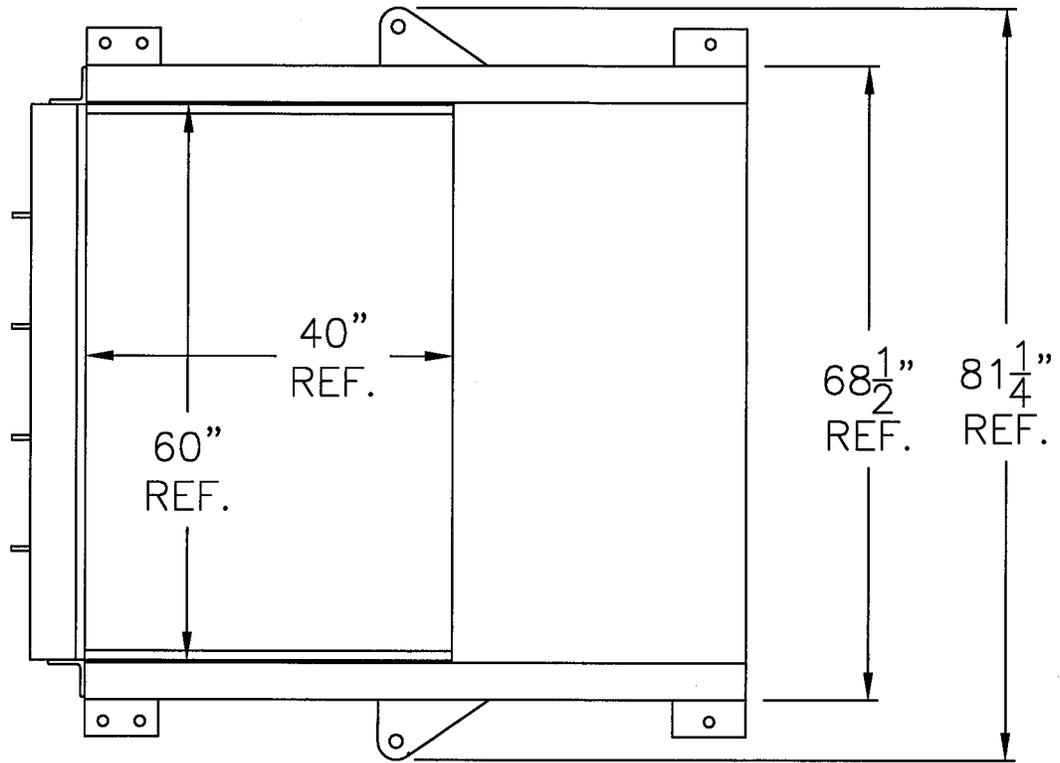
This firm represents Conew, LLC, a Delaware limited liability Company (c/o CoFinance, Inc.) (“CoFinance”), the owner of the Newburgh Towne Center shopping center located at the intersection of Meadow Hill Road and Union Avenue – NYS Route 300 in the Town of Newburgh, New York. G. William Group, LLC is the applicant. CoFinance is proposing to re-fit currently vacant retail space within the shopping center for a new tenant, a Home Goods retail store (the “Project”).

CoFinance was previously before the Planning Board in August 2021 for sketch plan review of the Project. The Board referred the Project to the Orange County Planning Department and to the New York State Department of Transportation. On August 18, 2021, the County Planning Board issued a recommendation deferring to local consideration. In addition, the Board referred the Project to the Town of Newburgh Zoning Board of Appeals for an area variance. On September 23, 2021, the Zoning Board unanimously granted the area variance application.

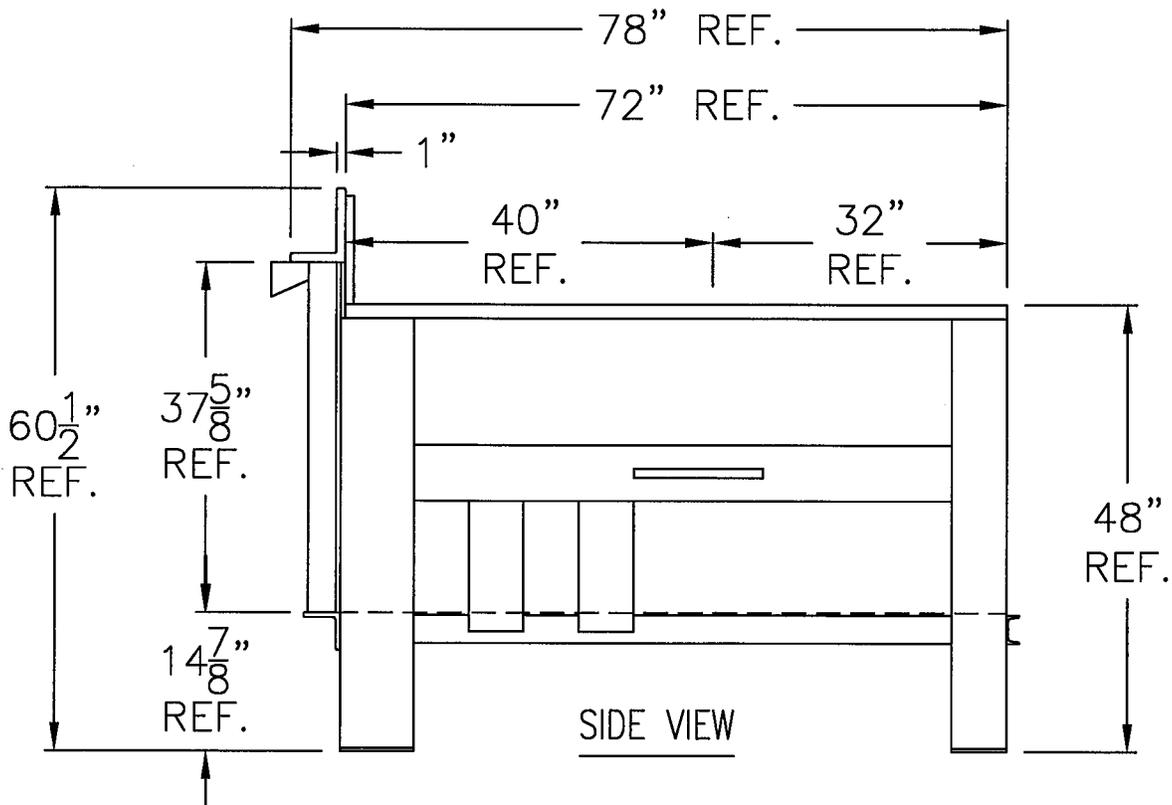
Enclosed for consideration by the Planning Board are the following:

1. Revised site plans, incorporating comments received from the Board;
2. Architectural Plans and Elevations; and
3. Comment response letter to the MHE review memo.

# PTR BALER & COMPACTOR



TOP VIEW



SIDE VIEW

STANDARD COLOR: DARK BROWN 13-938

TITLE:

TP-2000SP

DWG. NO: AC402031

October 7, 2021

John P. Ewasutyn, Chairman  
Town of Newburgh Planning Board  
21 Hudson Valley Professional Plaza  
Newburgh, New York 12550

Technical Review Comments  
Newburgh Towne Center-Home Goods (PB #2021-16)  
Tax Lot 60-3-29.11  
Colliers Engineering & Design Project No. 18006812B

Dear Chairman Ewasutyn,

Below please find our responses to a comment letter received from MHE Engineers, D.P.C., dated August 5, 2021. The comments have been repeated here for clarity:

Comment 1: The proposed project does not meet existing side yard 40.9 foot provided where 50 feet is required. Both side yards -91.4 feet is provided where 100 feet is required. Variances will be required for the project.

**Response 1: Comment noted. The project presented the proposed variances to the Zoning Board of Appeals on September 23, 2021 and the Board granted the variance from the minimum single side yard and both side yard setbacks. This has been noted in the Bulk Compliance Table on Sheet #2 of the Site Plans.**

Comment 2: The Applicants representative are requested to discuss the potential future tenant-Well Now, Tax Lot 60-3-32.11 identified in the off-street parking spaces.

**Response 2: As mentioned during our presentation to the Planning Board at the August 5, 2021 meeting, this is a potential tenant for the former Provident Bank within the Newburgh Towne Center project site.**

Comment 3: The project is required to operate as a unified site plan and certain agreements/ covenants were filed regarding the use of the property as a unified site plan.

**Response 3: Comment noted.**

Comment 4: Details of the proposed retaining wall, curbing and guide rails should be depicted on future plans. Retaining wall modifications are required to provide 24 foot wide lane width to the rear of the structure.

**Response 4: The attached Site Plans now provide additional detail of the site modifications/improvements required for this proposed tenant.**



Engineering  
& Design

If you have any questions regarding the above responses or the project please feel free to call me at 845-564-4495, extension 3804. We look forward to further discussing this project with the Board.

Sincerely,

Colliers Engineering & Design CT, P.C.  
(DBA Maser Consulting Engineering & Land Surveying)

A handwritten signature in black ink, appearing to read "Justin E. Dates".

Justin E. Dates, R.L.A., LEED AP  
Senior Project Manager



Steven M. Neuhaus  
County Executive

# Orange County Department of Planning

124 Main Street  
Goshen, NY 10924-2124  
Tel: (845) 615-3840  
Fax: (845) 291-2533

Alan J. Sorensen, AICP  
Commissioner

[www.orangecountygov.com/planning](http://www.orangecountygov.com/planning)  
[planning@orangecountygov.com](mailto:planning@orangecountygov.com)

## County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, &n

<b>Local Referring Board:</b> Town of Newburgh Planning Board	<b>Referral ID #:</b> NBT34-21M
<b>Applicant:</b> G. William Group, LLC	<b>Tax Map #:</b> 60-3-21-11
<b>Project Name:</b> Newburgh Towne Center-Home Goods	<b>Local File #:</b> 2021-16
<b>Proposed Action:</b> Site Plan for home goods tenant in an existing building	
<b>Reason for County Review:</b> Within 500 feet of State Route 300	
<b>Date of Full Statement:</b> August 10, 2021	

### Comments:

The Department has received the above referenced site plan for the proposed 21,969 sq.ft. home goods tenant in an existing building and the construction of two loading dock bays and trash compactor in the IB zoning district and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We have no advisory comments regarding this application.

### County Recommendation: Local Determination

**Date:** August 18, 2021

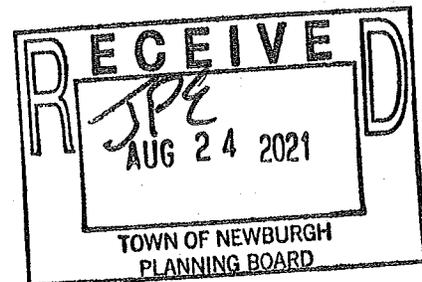
**Prepared by:** Jessica Ridgeway, Planner




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Alan J. Sorensen, AICP  
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning).



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CONSULTANTS



PROFESSIONAL LICENSE NUMBER  
 NY: 40198  
 EXPIRATION DATE: 10/31/22

VERSIONS

NO.	DATE	DESCRIPTION
08.05.2021		PLANNING BOARD
10.05.2021		PLANNING BOARD REVISIONS

PROJECT

**HomeGoods**

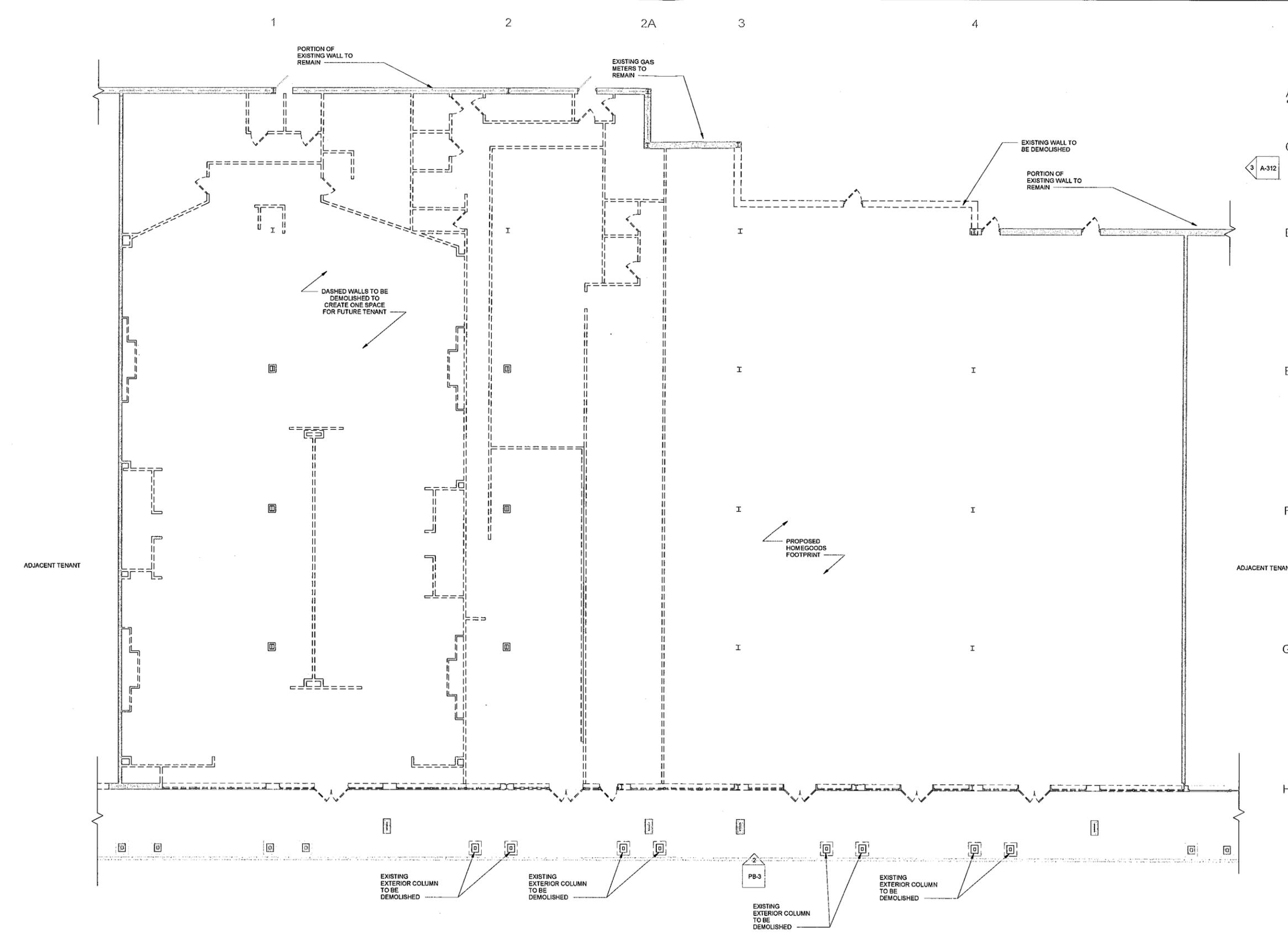
1431 ROUTE 300  
 NEWBURGH, NY 12550

SHEET TITLE

EXISTING PLAN

SQUARE FT.	DRAWN BY	Author
21,868		
SCALE AS NOTED	CHECKED BY	PROJECT #
	MB	21-033
SHEET NO.		

**PB-1**



**1** EXISTING PLAN  
 1/8" = 1'-0"

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CONSULTANTS



PROFESSIONAL LICENSE NUMBER  
 NY: 40188  
 EXPIRATION DATE: 10/31/22

VERSIONS	
NO.	DESCRIPTION
08.05.2021	PLANNING BOARD
10.05.2021	PLANNING BOARD REVISIONS

PROJECT

**HomeGoods**

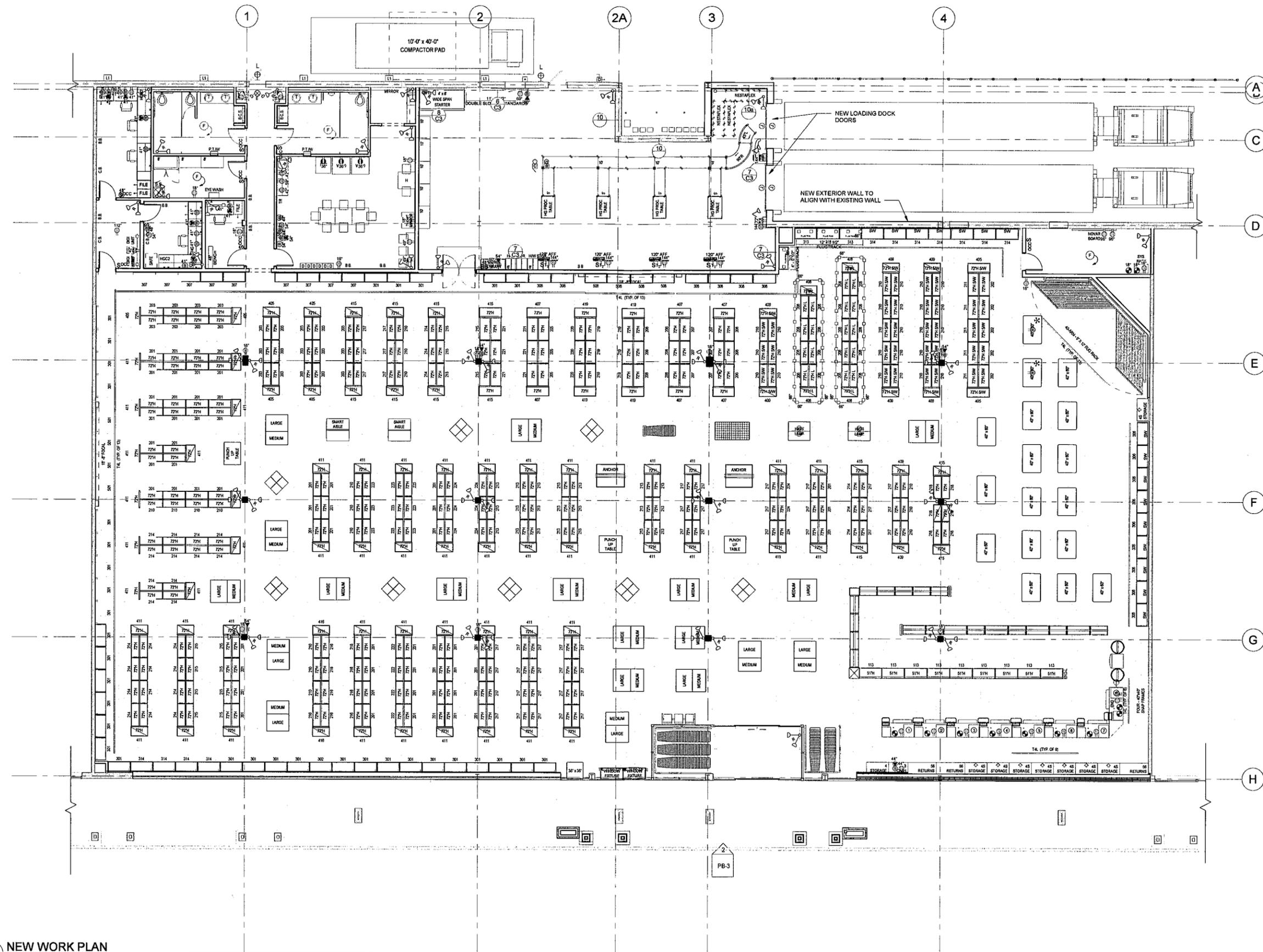
1431 ROUTE 300  
 NEWBURGH, NY 12550

SHEET TITLE

**CONSTRUCTION  
 EXTERIOR WORK PLAN**

SQUARE FT. DRAWN BY  
 21,858 LT  
 SCALE AS NOTED CHECKED BY PROJECT #  
 MB 21-033  
 SHEET NO.

**PB-2**



**1 NEW WORK PLAN**  
 1/8" = 1'-0"



FRONT PARKING LOT RENDERING



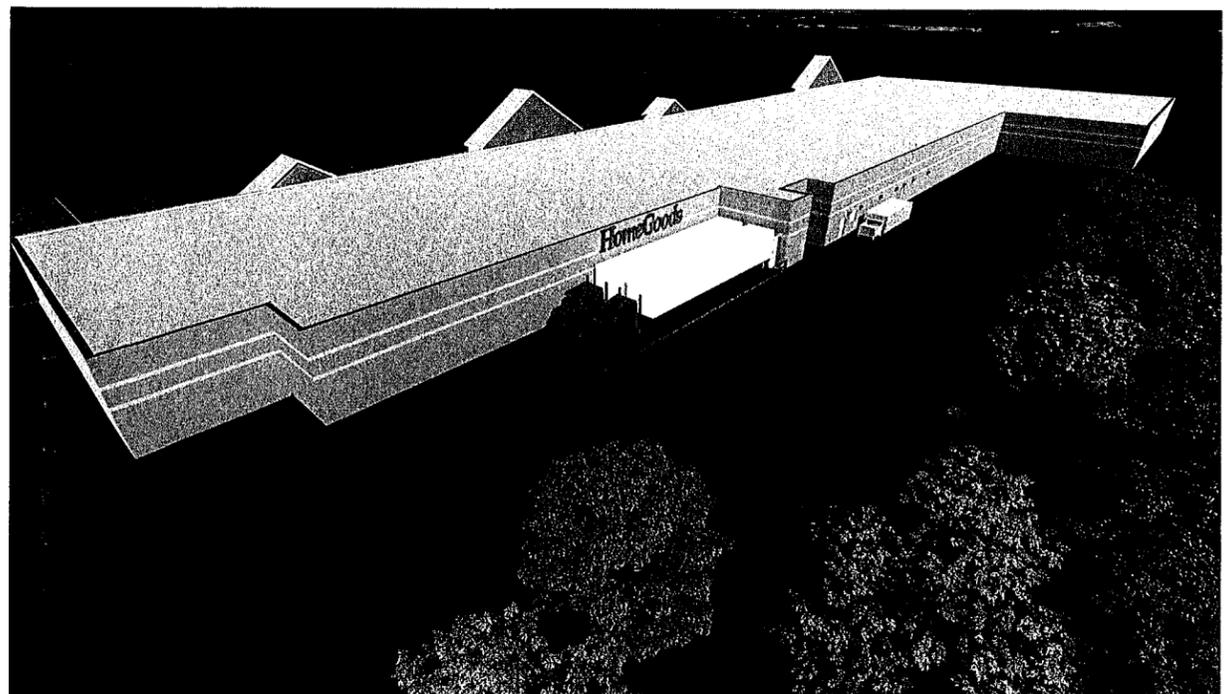
PARKING LOT RENDERING ONE



PARKING LOT RENDERING TWO



REAR RENDERING



**MBA**Architecture  
design

20 MULLER PLACE, FIRST FLOOR SUITE  
LITTLE FALLS, NEW JERSEY 07424  
973-837-8055  
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CONSULTANTS

**G W G**  
Construction Management & Consulting

PROFESSIONAL LICENSE NUMBER  
NY: 40198  
EXPIRATION DATE: 10/31/22

VERSIONS

NO.	DATE	DESCRIPTION
08.05.2021		PLANNING BOARD
10.05.2021		PLANNING BOARD REVISIONS

PROJECT

**HomeGoods**

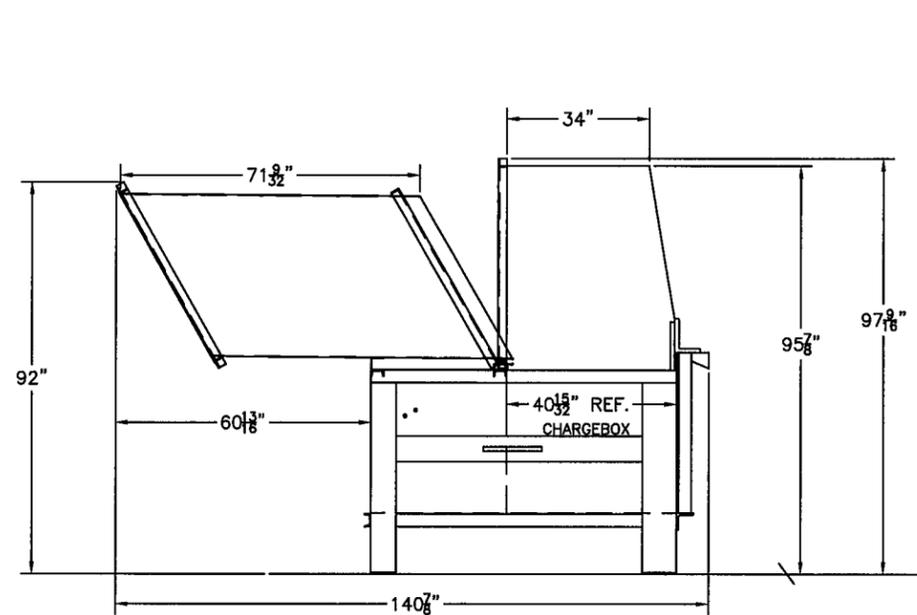
1431 ROUTE 300  
NEWBURGH, NY 12550

SHEET TITLE

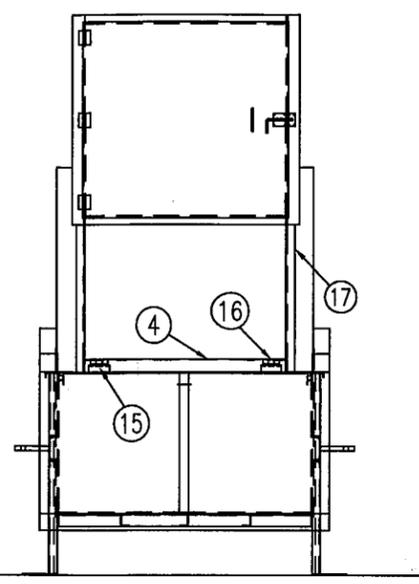
EXTERIOR RENDERINGS

SQUARE FT. DRAWN BY  
21,888 Author  
SCALE AS NOTED CHECKED BY PROJECT #  
MB 21-033  
SHEET NO.

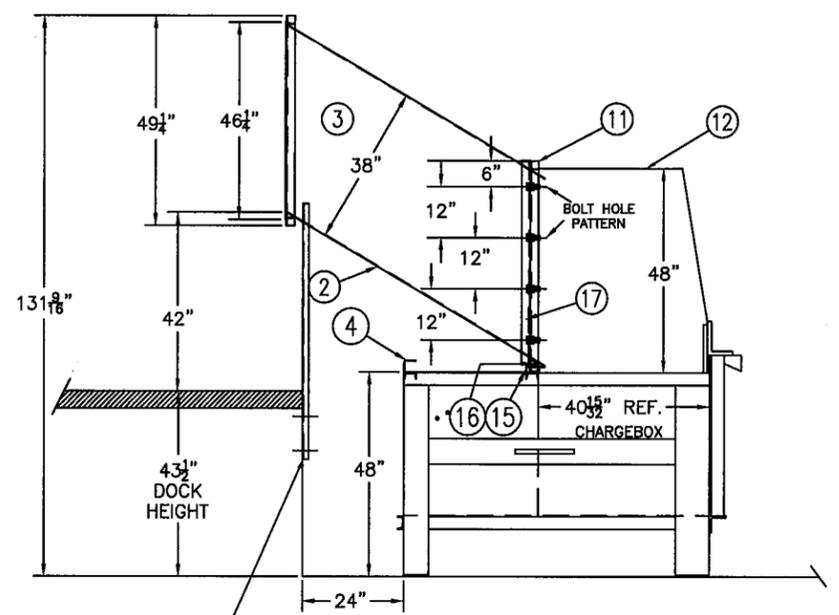
**PB-4**



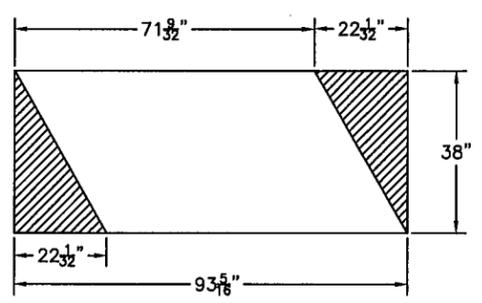
SHIPPING INFO



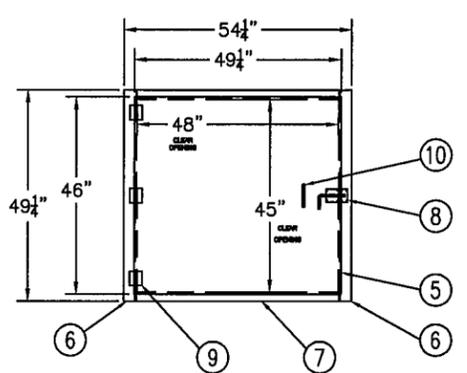
BACK VIEW



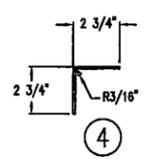
SIDE ELEVATION VIEW



3

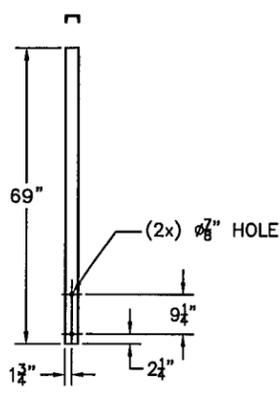


DOOR DETAIL & ASSEMBLY



4

SCALE (4x)



13

NO.	QTY	DESCRIPTION	MATERIAL	RAW MAT'L	DWG#/MXP
11	2	CHUTE, SUPPORT ANGLE	1/4" X 2" X 2" X 47 3/4"	602212-47.75	
16	2	HINGE		500057	
15	2	ANGLE	3/16" X 1 1/2" X 1 1/2" X 61"	601213-54.25	
14	4	ANCHOR BOLT (SHIP LOOSE)	5/8 DIA X 5"	330484	
13	2	CHANNEL (SHIP LOOSE)	C3[ X 4.1 X 60 Lg.	601100-60	
12	REF	TP-2000SP REAR FEED DOGHOUSE			
11	2	CHUTE, SUPPORT ANGLE	1/4" X 2" X 2" X 49 1/4"	602212-49.25	
10	1	DOOR, HANDLE			
9	3	DOOR, HINGE		601707	
8	1	DOOR, LATCH		500903	
7	2	DOOR, SUPPORT ANGLE (HORZ)	1/4" X 2" X 2" X 54 1/4"	602212-54.25	
6	2	DOOR, SUPPORT ANGLE (VERT)	1/4" X 2" X 3" X 49 1/4"	601215-49.25	
5	1	DOOR PLATE	3/16" X 46 1/4" X 49 1/4"	603105-22.78	
4	1	SUPPORT, CHUTE	10 GA X 5 3/16" X 48 1/4"	602390-P250	
3	2	SIDE SHEET, CHUTE	10 GA X 38" X 93 5/16"	602390-P346	
2	1	BOTTOM SHEET, CHUTE	10 GA X 48" X 71 9/32"	602390-P342	
1	1	TOP SHEET, CHUTE	10 GA X 48" X 71 9/32"	602390-P342	

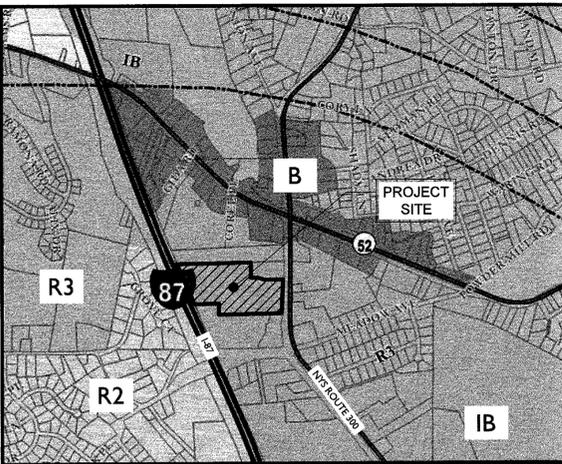
CONTRACT NO. 12-8026

**PTR BALER AND COMPACTOR CO.**  
 SINCE 1965 2207 EAST ONTARIO STREET, PHILADELPHIA, PA. 19134

APPROVALS	DATE
BP	6-12-12
CHECKED	

TP-2000SP CHUTE  
 DETAIL & ASSEMBLY

SIZE	D	DRAWING NO.	DC405344
SCALE		CAD#	



TOWN OF NEWBURGH ZONING MAP

SCALE: 1" = 1,000'

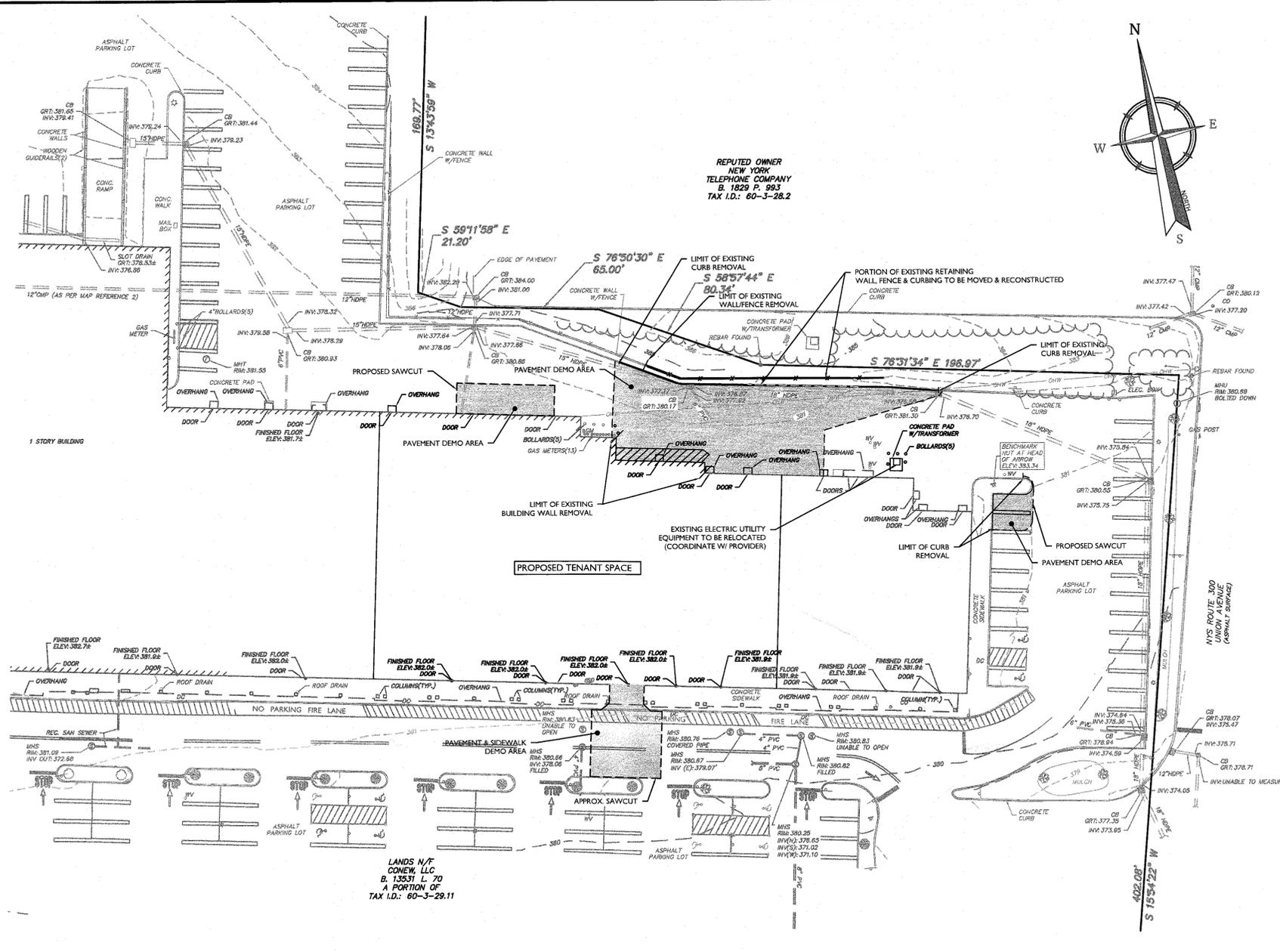
DEMOLITION NOTES:

- IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM IN ADVANCE OF ANY EXCAVATION. DIG SAFELY, NEW YORK, 1-800-962-7962 OR 811. A PRE-DEMOLITION CONFERENCE WILL NEED TO BE ARRANGED WITH DIG SAFELY, NEW YORK AND MUST BE HELD A MINIMUM OF 7 DAYS BEFORE THE START OF ANY DEMOLITION.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
- ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS, AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO COLLIER'S ENGINEERING IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
- PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
  - ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
  - ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
  - PROTECTING AND MAINTAINING IN OPERATION ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
  - FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS (AS REQUIRED).
  - CLEAN THE EXISTING UTILITY STRUCTURES ON-SITE PRIOR TO CONSTRUCTION AND VERIFY THE INVERTS FOR CONNECTION.
- COLLIER'S ENGINEERING & DESIGN IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE O.S.H.A. REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
- THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
- ROCK EXCAVATIONS (AS APPLICABLE) WILL BE PERFORMED BY MECHANICAL MEANS OR EXPLOSIVES. ALL THE REQUIRED PERMITS AND CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES, AS APPLICABLE.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL", AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
- CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY (AS APPLICABLE).
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL O.S.H.A. AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
- DEMOLITION SHALL NOT PROCEED UNTIL THE APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE MARKED IN THE FIELD AND ALL UTILITY CONNECTIONS ARE SUITABLY SHUT OFF AND DISCONNECTED (AS APPLICABLE) AND PROPER DEMOLITION PERMITS ARE IN PLACE WITH THE APPROPRIATE JURISDICTION.
- CONTRACTOR IS RESPONSIBLE TO RESTORE ALL DISTURBED SITE AREAS TO ORIGINAL CONDITION AS DIRECTED BY THE OWNER.
- PROTECT ALL EXISTING UTILITIES TO REMAIN (INCLUDING DRAINAGE STRUCTURES, HYDRANTS, VALVES, SEWER MANHOLES, ETC.) DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIMSELF OR SUB-CONTRACTORS.

DRAWING LEGEND

- PROPERTY BOUNDARY
- EXISTING CURB
- DEPRESSED CURB
- PAVEMENT STRIPING
- OVERHEAD WIRES
- EASEMENTS
- MAJOR CONTOUR
- MINOR CONTOUR
- STORMWATER PIPES
- TREEROW / HEDGE
- TREELINE
- BOUNDARY EVIDENCE
- SIGN
- POST / BOLLARD
- UTILITY POLE
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- ROOF LEADER / OPEN ROOF DRAIN
- TREE PROTECTION FENCING
- SANITARY MANHOLE
- SANITARY CLEANOUT
- DRAINAGE MANHOLE
- CATCH BASIN

TBR = TO BE REMOVED  
 UTP = UTILITY POLE  
 DI = DRAIN INLET  
 CB = CATCH BASIN  
 GR = GRATE  
 CO = CLEANOUT



GENERAL NOTES

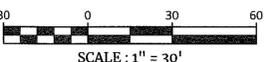
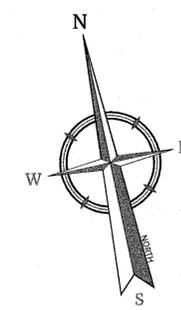
MOD: 10/01/21  
 MCNY-COVR-NOTE-1000 07/01/19

- THE SUBJECT PROPERTY IS KNOWN AS SECTION 60, BLOCK 3, LOT 29.11 IN THE TOWN OF NEWBURGH.
- THE PROPERTY IS LOCATED IN THE IB-INTERCHANGE BUSINESS ZONING DISTRICT AND CONTAINS A TOTAL TRACT AREA OF 12.91 ACRES.
- OWNER: CONEW LLC, A DELAWARE LIMITED LIABILITY COMPANY  
 C/O CORINANCE, INC.  
 60 EAST 42ND STREET, STE 1942  
 NEW YORK, NY 10165
- APPLICANT: G WILLIAM GROUP, LLC  
 55 CARTER DRIVE #104  
 EDISON, NJ 08817
- BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY FOR NEWBURGH TOWNE CENTER - SECTION 60 - BLOCK 3 - LOT 29.11" PREPARED BY COLLIER'S ENGINEERING & DESIGN, DATED 05/19/2021.
- EXISTING CONDITION INFORMATION SHOWN ON "OVERALL SITE PLAN" IS TAKEN FROM A PLAN ENTITLED "ALTA/ACS LAND TITLE SURVEY OF NEWBURGH TOWNE CENTER" DATED 12/14/12 PREPARED BY KC ENGINEERING AND LAND SURVEYORS, P.C.
- NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAP NO. 36071C019E DATED AUGUST 3, 2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- GEOTECHNICAL INFORMATION AND TESTING IS TO BE CONDUCTED BY APPLICANT.
- AN ACOE WETLAND EXISTS ON THE SITE, OUTSIDE THE LIMITS OF THE PROPOSED DEVELOPMENT, PER THE MAP REFERENCES IN NOTE 3.
- THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIER'S ENGINEERING & DESIGN HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME.

- SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
  - THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.
  - DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
  - THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED. ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
  - THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
  - PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT.
- SITE NOTES**
- BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR THE BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS AND VARIANCES GRANTED BY THE TOWN OF NEWBURGH ZONING BOARD OF APPEALS AT THE SEPTEMBER 23, 2021 PUBLIC MEETING.
  - CURBS SHALL BE DEPRESSED FLUSH WITH PAVEMENT, AND HANDICAP ACCESSIBLE RAMPS INSTALLED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME. DETECTABLE WARNING SHALL BE INCLUDED ON HANDICAP ACCESSIBLE RAMPS.
  - TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  - REFUSE AND RECYCLABLES SHALL BE STORED WITHIN OUTSIDE TRASH ENCLOSURES AS NOTED ON THE PLANS, AND PICKED UP BY

- PRIVATE WASTE DISPOSAL HAULER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES.
- THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIALS, TREE BRANCHES, STUMPS, OR OTHER DELETERIOUS MATERIALS.
- MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
  - NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", 2021; AS SUPPLEMENTED.
  - CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.
  - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
  - CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- UTILITIES NOTES
  - EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
  - UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
  - STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED)

- REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOX SUPERSAL OR EQUIVALENT), ADS 11-2 HIGH DENSITY POLYETHYLENE PIPE (HDPE) AS NOTED ON THE PLAN, OR APPROVED EQUAL PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
  - WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER IMPROVEMENTS ON SITE OWNED AND OPERATED BY THE OWNER. EXISTING SERVICES TO THE PROPOSED TENANT SHALL BE UTILIZED.
  - SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRAVITY (FORCE MAIN) CONNECTION TO EXISTING SEWER IMPROVEMENTS ON SITE, OWNED AND OPERATED BY THE OWNER. EXISTING SERVICES TO THE PROPOSED TENANT SHALL BE UTILIZED.
  - AT THE CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE THE WATER LINE SHALL BE ENCASED IN CONCRETE.
  - GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE OR LOCAL UTILITY COMPANY REQUIREMENTS.
  - TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.
- THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.



SCALE: 1" = 30'

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REV	DATE	DESCRIPTION

Justin Eric Dates  
 NEW YORK REGISTERED LANDSCAPE ARCHITECT  
 LICENSE NUMBER: 001964-01  
 COLLIER'S ENGINEERING & DESIGN CT, P.C.

**SITE PLANS OF HOME GOODS**

FOR **G WILLIAMS GROUP, LLC**

**SECTION 60  
 BLOCK 3  
 LOT 29.11**

**TOWN OF NEWBURGH  
 ORANGE COUNTY  
 NEW YORK STATE**

555 Hudson Valley Avenue Suite 101  
 New Windsor, NY 12553  
 Phone: 845.564.4495  
 COLLIER'S ENGINEERING & DESIGN CT, P.C.  
 COLLIER'S ENGINEERING & DESIGN CT, P.C.  
 ENGINEERING & LAND SURVEYING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	10/7/2021	SMB	CDR

PROJECT NUMBER:	DRAWING NAME:
180068128	C.DEMO

SHEET TITLE: **EXISTING CONDITIONS / DEMOLITION PLAN**

SHEET NUMBER: **01 of 05**

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION







