



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

PROJECT NAME: SPARK CAR WASH
PROJECT NO.: 23-23
PROJECT LOCATION: SECTION 96, BLOCK 1, LOT 4 & 5
REVIEW DATE: 9 JULY 2025
MEETING DATE: 17 JULY 2025
PROJECT REPRESENTATIVE: STONEFIELD ENGINEERING

1. In response to previous comments and comments received at the Public Hearing the applicant's representative provided additional information regarding water and sewer use at the facility. Water use is now identified at 31.39 gallons per vehicle, 7.5 gallons being reclaimed water while 23.89 gallons is water introduced into the system. Sewer discharge from the facility was previously identified by the applicant's engineer at 4006 gallons/day a revised City of Newburgh flow acceptance letter will be required based on the updated water use calculations provided. The applicant's representative are requested to provide a letter documenting proposed hydraulic loading from the site such that a modified request can be transmitted to the City of Newburgh.
2. A Long Form EAF submitted should be appropriately revised based on the new hydraulic loading calculations.
3. The trip generation identified at the two other Spark locations in New Jersey and Pennsylvania identify significantly greater than 200 vehicles per day total.
4. The revised information regarding sewer effluent from the site identifies that the final portion of the car wash discharge is directly to the sanitary sewer due to the presence of "tire shine chemicals". The City of Newburgh's previous flow acceptance letter identified the need for an industrial user permit. County Planning comments also noted potential contamination from runoff through improperly contained vehicle fluids and cleaners.
5. Creighton Mannings comments on the proposed traffic should be received by the Planning Board.
6. It is noted the Planning Board has not yet made a SEQRA determination on the project. The Planning Board circulated Notice of Intent for Lead Agency on 30 December 2024.
7. While the Traffic Study identified peak hour usages of the site an estimate of total car washes per day should be provided for the Planning Boards evaluation.
8. The project is identified as the EAF and SWPPP prepared for the project identifying less than 1-acre disturbance. In addition, the site is a re-development site with existing impervious surfaces. It is requested that the plans identify the limits of disturbance corresponding to the EAF and

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SWPPP. This office and the Planning Board requested an SWPPP be prepared due to the location of the project to the Washington Lake Watershed.

9. The SWPPP and EAF should be updated to identify the stream on the site as a Class A Stream as determined by NYSDEC representative.

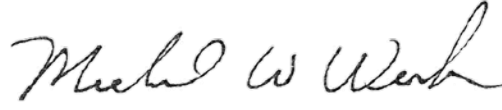
Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal

PJH/kmm



Michael W. Weeks, P.E.
Principal

Spark Car Wash (PB #23-23)

Preliminary & Final Major Site Plan for Proposed Car Wash

Link below for Site Plan:

<https://mhepc.egnyte.com/dl/BvFpCRydfB8V>

Table A1. Spark Car Wash - 2 Haines Street East, Lacey, NJ - Trip Generation Summary

| Time Period | Haines Street East & Eastern Driveway | | | | | | Haines Street East & Western Driveway | | | | | | Site Total | | | | | |
|--|---------------------------------------|------|----------------|------|----------------|------|---------------------------------------|------|----------------|------|----------------|------|------------|------|----------------|------|----------------|------|
| | Cars | | Heavy Vehicles | | Total Vehicles | | Cars | | Heavy Vehicles | | Total Vehicles | | Cars | | Heavy Vehicles | | Total Vehicles | |
| | Enter | Exit | Enter | Exit | Enter | Exit | Enter | Exit | Enter | Exit | Enter | Exit | Enter | Exit | Enter | Exit | Enter | Exit |
| Weekday Morning Peak Hour Thursday, May 1, 2025 (8:00 AM - 9:00 AM) | 20 | 5 | 0 | 0 | 20 | 5 | 4 | 21 | 0 | 0 | 4 | 21 | 24 | 26 | 0 | 0 | 24 | 26 |
| Weekday Midday Peak Hour Thursday, May 1, 2025 (12:30 PM - 1:30 PM) | 38 | 6 | 0 | 0 | 38 | 6 | 7 | 31 | 0 | 0 | 7 | 31 | 45 | 37 | 0 | 0 | 45 | 37 |
| Weekday Evening Peak Hour Thursday, May 1, 2025 (5:00 PM - 6:00 PM) | 38 | 17 | 0 | 0 | 38 | 17 | 9 | 37 | 0 | 0 | 9 | 37 | 47 | 54 | 0 | 0 | 47 | 54 |
| Weekday Daily Thursday, May 1, 2025 (8:00 AM - 8:00 PM) | 371 | 144 | 1 | 1 | 372 | 145 | 66 | 308 | 0 | 1 | 66 | 309 | 437 | 452 | 1 | 2 | 438 | 454 |
| Saturday Morning Peak Hour Saturday, May 3, 2025 (9:00 AM - 10:00 AM) | 65 | 27 | 0 | 0 | 65 | 27 | 6 | 39 | 0 | 0 | 6 | 39 | 71 | 66 | 0 | 0 | 71 | 66 |
| Saturday Midday Peak Hour Saturday, May 3, 2025 (12:30 PM - 1:30 PM) | 85 | 19 | 0 | 0 | 85 | 19 | 11 | 73 | 0 | 0 | 11 | 73 | 96 | 92 | 0 | 0 | 96 | 92 |
| Saturday Evening Peak Hour Saturday, May 3, 2025 (3:15 PM - 4:15 PM) | 53 | 19 | 0 | 0 | 53 | 19 | 3 | 33 | 0 | 0 | 3 | 33 | 56 | 52 | 0 | 0 | 56 | 52 |
| Saturday Daily Saturday, May 3, 2025 (8:00 AM - 8:00 PM) | 695 | 185 | 0 | 0 | 695 | 185 | 71 | 537 | 0 | 0 | 71 | 537 | 766 | 722 | 0 | 0 | 766 | 722 |

Table A2. Spark Car Wash - 1775 MacDade Boulevard, Folsom, PA - Trip Generation Summary

| Time Period | MacDade Boulevard & Site Driveway | | | | | |
|---|-----------------------------------|------|----------------|------|----------------|--------|
| | Cars | | Heavy Vehicles | | Total Vehicles | |
| | Enter | Exit | Enter | Exit | Enter | Exit** |
| Weekday Morning Peak Hour* Thursday, June 5, 2025 (9:00 AM - 10:00 AM) | 35 | 0 | 3 | 0 | 38 | 0 |
| Weekday Midday Peak Hour Thursday, May 1, 2025 (1:00 PM - 2:00 PM) | 90 | 27 | 1 | 1 | 91 | 28 |
| Weekday Evening Peak Hour Thursday, May 1, 2025 (5:00 PM - 6:00 PM) | 88 | 31 | 1 | 1 | 89 | 32 |
| Weekday Daily* Thursday, May 1, 2025 (11:30 AM - 8:00 PM) Thursday, June 5, 2025 (8:00 AM - 11:30 AM) | 761 | 221 | 11 | 6 | 772 | 227 |
| Saturday Morning Peak Hour Saturday, May 3, 2025 (8:00 AM - 9:00 AM) | 84 | 23 | 0 | 0 | 84 | 23 |
| Saturday Midday Peak Hour Saturday, May 3, 2025 (11:00 AM - 12:00 PM) | 87 | 33 | 0 | 0 | 87 | 33 |
| Saturday Evening Peak Hour Saturday, May 3, 2025 (4:15 PM - 5:15 PM) | 74 | 28 | 0 | 0 | 74 | 28 |
| Saturday Daily Saturday, May 3, 2025 (8:00 AM - 8:00 PM) | 780 | 257 | 3 | 1 | 783 | 258 |

*Site driveway was blocked off at the beginning of the day and reopened at 11:21 AM on Thursday, May 1, 2025 - supplemented with data from Thursday, June 5, 2025

**Exiting volumes do not account for the vehicles leaving the site via the Kedron Avenue driveway

Table A3. Spark Car Wash - 2 Haines Street East, Lacey, NJ - Transaction Times Summary

| Time Period | Average Transaction Time | | |
|---|--|--------------------------------|------------|
| | Non-Members & Members Lane (Left Lane) | Members Only Lane (Right Lane) | All Lanes |
| Weekday Morning Period Thursday, May 1, 2025 (8:00 AM - 10:00 AM) | 84 seconds | 7 seconds | 29 seconds |
| Weekday Midday Period Thursday, May 1, 2025 (11:00 AM - 2:00 PM) | 45 seconds | 8 seconds | 25 seconds |
| Weekday Evening Period Thursday, May 1, 2025 (3:00 PM - 6:00 PM) | 78 seconds | 8 seconds | 32 seconds |
| Weekday Daily Thursday, May 1, 2025 (8:00 AM - 8:00 PM) | 64 seconds | 10 seconds | 29 seconds |
| Saturday Morning Period Saturday, May 3, 2025 (8:00 AM - 10:00 AM) | 42 seconds | 16 seconds | 26 seconds |
| Saturday Midday Period Saturday, May 3, 2025 (11:00 AM - 2:00 PM) | 58 seconds | 21 seconds | 37 seconds |
| Saturday Evening Period Saturday, May 3, 2025 (3:00 PM - 6:00 PM) | 81 seconds* | 20 seconds* | 33 seconds |
| Saturday Daily Saturday, May 3, 2025 (8:00 AM - 8:00 PM) | 57 seconds | 17 seconds | 31 seconds |

*Left lane kiosk was closed from 3:33 PM to 4:58 PM after car ran through pay station gate

Table A4. Spark Car Wash - 1775 MacDade Boulevard, Folsom, PA - Transaction Times Summary

| Time Period | Average Transaction Time | | | |
|---|--|--|--------------------------------|------------|
| | Non-Members & Members Lane (Left Lane) | Non-Members & Members Lane (Center Lane) | Members Only Lane (Right Lane) | All Lanes |
| Weekday Morning Period Thursday, June 5, 2025 (8:00 AM - 10:00 AM) | 64 seconds | 45 seconds | 6 seconds | 32 seconds |
| Weekday Midday Period Thursday, May 1, 2025 (11:00 AM - 2:00 PM) | 53 seconds | N/A* | 21 seconds | 36 seconds |
| Weekday Evening Period Thursday, May 1, 2025 (3:00 PM - 6:00 PM) | 38 seconds | N/A* | 12 seconds | 25 seconds |
| Weekday Daily Thursday, May 1, 2025 (8:00 AM - 8:00 PM) | 44 seconds | N/A* | 16 seconds | 29 seconds |
| Saturday Morning Period Saturday, May 3, 2025 (8:00 AM - 10:00 AM) | 55 seconds | 84 seconds | 16 seconds | 38 seconds |
| Saturday Midday Period Saturday, May 3, 2025 (11:00 AM - 2:00 PM) | 58 seconds | 77 seconds | 25 seconds | 45 seconds |
| Saturday Evening Period Saturday, May 3, 2025 (3:00 PM - 6:00 PM) | 54 seconds | 57 seconds** | 24 seconds | 40 seconds |
| Saturday Daily Saturday, May 3, 2025 (8:00 AM - 8:00 PM) | 54 seconds | 76 seconds | 22 seconds | 41 seconds |

*Center lane kiosk was blocked off for the entire day on Thursday, May 1, 2025

**Center lane kiosk was blocked off at 12:38 PM, reopened at 3:31 PM, and blocked off again at 3:37 PM on Saturday

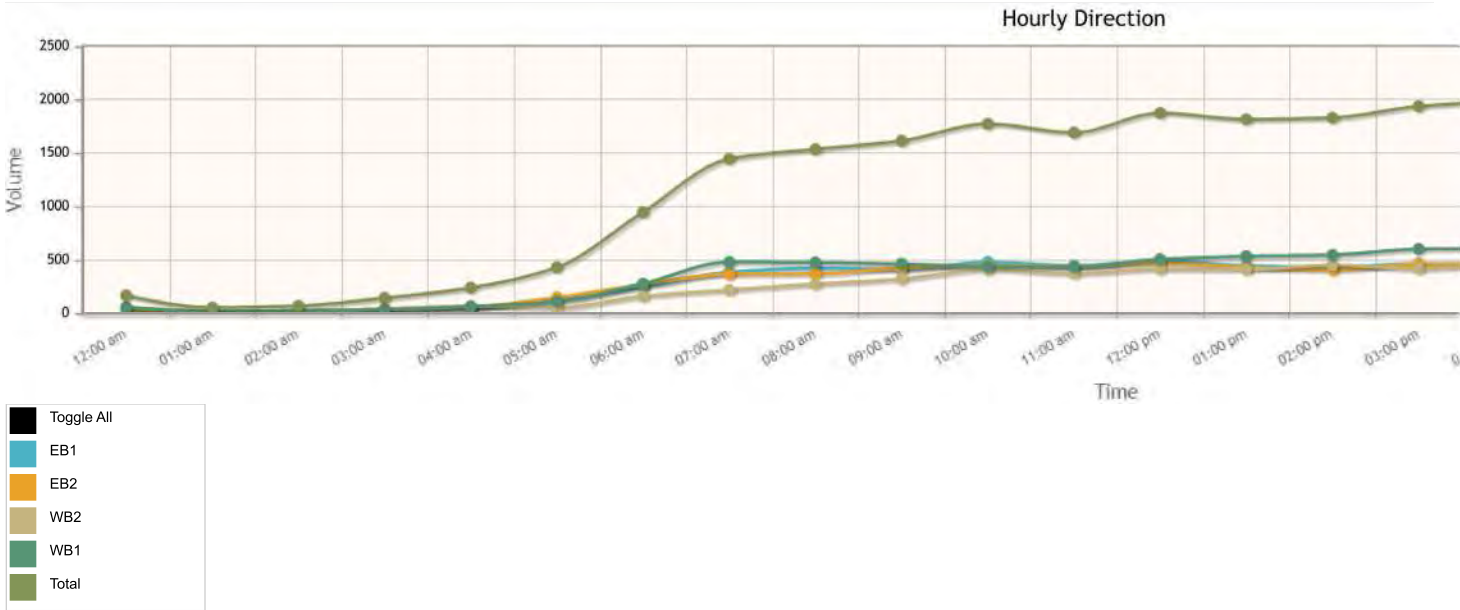
Table A5. Spark Car Wash - 2 Haines Street East, Lacey, NJ - Maximum Queue Length Summary

| Time Period | Maximum Queue Length | | |
|---|--|--------------------------------|-------------------------------|
| | Non-Members & Members Lane (Left Lane) | Members Only Lane (Right Lane) | Total Maximum Potential Queue |
| Weekday Morning Period Thursday, May 1, 2025 (8:00 AM - 10:00 AM) | 2 | 2 | 4 |
| Weekday Midday Period Thursday, May 1, 2025 (11:00 AM - 2:00 PM) | 2 | 2 | 4 |
| Weekday Evening Period Thursday, May 1, 2025 (3:00 PM - 6:00 PM) | 4 | 3 | 7 |
| Weekday Daily Thursday, May 1, 2025 (8:00 AM - 8:00 PM) | 4 | 4 | 8 |
| Saturday Morning Period Saturday, May 3, 2025 (8:00 AM - 10:00 AM) | 3 | 2 | 5 |
| Saturday Midday Period Saturday, May 3, 2025 (11:00 AM - 2:00 PM) | 8 | 5 | 13 |
| Saturday Evening Period Saturday, May 3, 2025 (3:00 PM - 6:00 PM) | 4 | 4 | 8 |
| Saturday Daily Saturday, May 3, 2025 (8:00 AM - 8:00 PM) | 8 | 5 | 13 |

Table A6. Spark Car Wash - 1775 MacDade Boulevard, Folsom, PA - Maximum Queue Length Summary

| Time Period | Maximum Queue Length | | | |
|---|--|--|--------------------------------|-------------------------------|
| | Non-Members & Members Lane (Left Lane) | Non-Members & Members Lane (Center Lane) | Members Only Lane (Right Lane) | Total Maximum Potential Queue |
| Weekday Morning Period Thursday, June 5, 2025 (8:00 AM - 10:00 AM) | 1 | 2 | 2 | 5 |
| Weekday Midday Period Thursday, May 1, 2025 (11:00 AM - 2:00 PM) | 5 | 0 | 4 | 9 |
| Weekday Evening Period Thursday, May 1, 2025 (3:00 PM - 6:00 PM) | 4 | 0 | 4 | 8 |
| Weekday Daily Thursday, May 1, 2025 (8:00 AM - 8:00 PM) | 5 | 0 | 5 | 10 |
| Saturday Morning Period Saturday, May 3, 2025 (8:00 AM - 10:00 AM) | 3 | 2 | 4 | 9 |
| Saturday Midday Period Saturday, May 3, 2025 (11:00 AM - 2:00 PM) | 5 | 4 | 6 | 15 |
| Saturday Evening Period Saturday, May 3, 2025 (3:00 PM - 6:00 PM) | 4 | 4 | 4 | 12 |
| Saturday Daily Saturday, May 3, 2025 (8:00 AM - 8:00 PM) | 5 | 4 | 6 | 15 |

Hourly Direction Report NYSDOT_SC 830078000000 Tuesday, October 3, 2023



Site Name 830078 Site ID 830078000000 Description NY300 from JCT NY17K to START 207/300 OLAP Region 8 County Orange DOTID 100268
County Order 02

Exclude data: None

| | EB1 | EB2 | WB2 | WB1 | Total |
|-------------|----------|----------|----------|----------|----------|
| 12:00 am | 28 | 29 | 55 | 52 | 164 |
| 01:00 am | 8 | 11 | 19 | 13 | 51 |
| 02:00 am | 16 | 17 | 13 | 21 | 67 |
| 03:00 am | 32 | 37 | 40 | 31 | 140 |
| 04:00 am | 53 | 57 | 65 | 61 | 236 |
| 05:00 am | 120 | 146 | 52 | 109 | 427 |
| 06:00 am | 243 | 267 | 157 | 274 | 941 |
| 07:00 am | 382 | 364 | 216 | 477 | 1439 |
| 08:00 am | 418 | 367 | 270 | 473 | 1528 |
| 09:00 am | 407 | 422 | 319 | 459 | 1607 |
| 10:00 am | 477 | 446 | 406 | 436 | 1765 |
| 11:00 am | 444 | 437 | 370 | 433 | 1684 |
| 12:00 pm | 489 | 466 | 410 | 501 | 1866 |
| 01:00 pm | 443 | 427 | 408 | 530 | 1808 |
| 02:00 pm | 429 | 404 | 448 | 542 | 1823 |
| 03:00 pm | 463 | 457 | 413 | 597 | 1930 |
| 04:00 pm | 460 | 449 | 469 | 603 | 1981 |
| 05:00 pm | 415 | 437 | 576 | 613 | 2041 |
| 06:00 pm | 384 | 403 | 488 | 494 | 1769 |
| 07:00 pm | 269 | 260 | 480 | 280 | 1289 |
| 08:00 pm | 188 | 208 | 351 | 207 | 954 |
| 09:00 pm | 138 | 113 | 218 | 134 | 603 |
| 10:00 pm | 74 | 83 | 141 | 107 | 405 |
| 11:00 pm | 49 | 56 | 88 | 72 | 265 |
| 7am-7pm | 5211 | 5079 | 4793 | 6158 | 21241 |
| 6am-10pm | 6049 | 5927 | 5999 | 7053 | 25028 |
| 6am-12am | 6172 | 6066 | 6228 | 7232 | 25698 |
| 12am-12am | 6429 | 6363 | 6472 | 7519 | 26783 |
| am Peak | 10:00 am | 10:00 am | 10:00 am | 07:00 am | 10:00 am |
| Peak Volume | 477 | 446 | 406 | 477 | 1765 |
| pm Peak | 12:00 pm | 12:00 pm | 05:00 pm | 05:00 pm | 05:00 pm |
| Peak Volume | 489 | 466 | 576 | 613 | 2041 |






Event key: QC Failure QC Outlier QC Atypical Events Special Holiday Offline
Weekends and defined holidays Holiday-affected days

Holidays & Events:
None

Data prepared by Drakewell US 12 New York June 19, 2025 3:19:08 PM.

C2-Cloud Traffic Data ©2003-2025 Drakewell Ltd.






Version 25.05.28.152131

| Intersection | | | | | | |
|--------------------------|---|------|---|---|---|---|
| Int Delay, s/veh | 0.9 | | | | | |
| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
| Lane Configurations |  | |  |  |  |  |
| Traffic Vol, veh/h | 0 | 89 | 45 | 852 | 1189 | 44 |
| Future Vol, veh/h | 0 | 89 | 45 | 852 | 1189 | 44 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | - | 25 | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 0 | 97 | 49 | 926 | 1292 | 48 |

| Major/Minor | Minor2 | Major1 | | Major2 | | |
|----------------------|--------|--------|------|--------|---|---|
| Conflicting Flow All | 1877 | 670 | 1340 | 0 | - | 0 |
| Stage 1 | 1316 | - | - | - | - | - |
| Stage 2 | 561 | - | - | - | - | - |
| Critical Hdwy | 6.84 | 6.94 | 4.14 | - | - | - |
| Critical Hdwy Stg 1 | 5.84 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.84 | - | - | - | - | - |
| Follow-up Hdwy | 3.52 | 3.32 | 2.22 | - | - | - |
| Pot Cap-1 Maneuver | 63 | 399 | 510 | - | - | - |
| Stage 1 | 215 | - | - | - | - | - |
| Stage 2 | 535 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 57 | 399 | 510 | - | - | - |
| Mov Cap-2 Maneuver | 149 | - | - | - | - | - |
| Stage 1 | 194 | - | - | - | - | - |
| Stage 2 | 535 | - | - | - | - | - |

| Approach | EB | NB | SB |
|------------------------|-------|------|----|
| HCM Control Delay, s/v | 16.87 | 0.64 | 0 |
| HCM LOS | C | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---------------------------|-------|-----|-------|-----|-----|
| Capacity (veh/h) | 510 | - | 399 | - | - |
| HCM Lane V/C Ratio | 0.096 | - | 0.242 | - | - |
| HCM Control Delay (s/veh) | 12.8 | - | 16.9 | - | - |
| HCM Lane LOS | B | - | C | - | - |
| HCM 95th %tile Q(veh) | 0.3 | - | 0.9 | - | - |

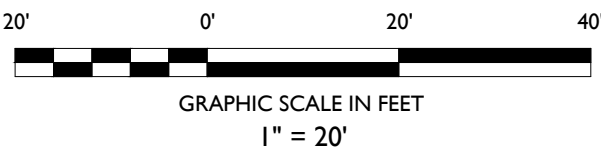
| Intersection | | | | | | |
|--------------------------|---|------|---|---|---|---|
| Int Delay, s/veh | 1 | | | | | |
| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
| Lane Configurations |  | |  |  |  |  |
| Traffic Vol, veh/h | 0 | 96 | 48 | 852 | 1189 | 48 |
| Future Vol, veh/h | 0 | 96 | 48 | 852 | 1189 | 48 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | - | 25 | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 0 | 104 | 52 | 926 | 1292 | 52 |

| Major/Minor | Minor2 | Major1 | | Major2 | | |
|----------------------|--------|--------|------|--------|---|---|
| Conflicting Flow All | 1886 | 672 | 1345 | 0 | - | 0 |
| Stage 1 | 1318 | - | - | - | - | - |
| Stage 2 | 567 | - | - | - | - | - |
| Critical Hdwy | 6.84 | 6.94 | 4.14 | - | - | - |
| Critical Hdwy Stg 1 | 5.84 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.84 | - | - | - | - | - |
| Follow-up Hdwy | 3.52 | 3.32 | 2.22 | - | - | - |
| Pot Cap-1 Maneuver | 62 | 398 | 508 | - | - | - |
| Stage 1 | 214 | - | - | - | - | - |
| Stage 2 | 531 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 56 | 398 | 508 | - | - | - |
| Mov Cap-2 Maneuver | 148 | - | - | - | - | - |
| Stage 1 | 192 | - | - | - | - | - |
| Stage 2 | 531 | - | - | - | - | - |

| Approach | EB | NB | SB |
|-----------------------------|----|------|----|
| HCM Control Delay, s/v17.22 | | 0.69 | 0 |
| HCM LOS | C | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---------------------------|-------|-----|-------|-----|-----|
| Capacity (veh/h) | 508 | - | 398 | - | - |
| HCM Lane V/C Ratio | 0.103 | - | 0.262 | - | - |
| HCM Control Delay (s/veh) | 12.9 | - | 17.2 | - | - |
| HCM Lane LOS | B | - | C | - | - |
| HCM 95th %tile Q(veh) | 0.3 | - | 1 | - | - |

CLUBS&RECREATION\NYC\NYC-220349\SPARK-NEWBURGH\NYC\DOCS\EXHIBITS\2023\4.27.23\AERIAL EXHIBIT OPTION - NEWBURGH, NY.DWG



EXHIBIT

NICHOLAS TORTORELLA, P.E.
NEW YORK LICENSE No. 110507
LICENSED PROFESSIONAL ENGINEER



SCALE: 1" = 20' PROJECT ID: NYC-220349

TITLE:

VEHICLE MANEUVERING
EXHIBIT

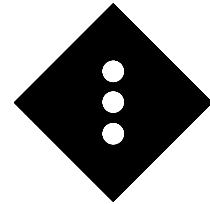
DRAWING:

2 OF 2

AERIAL EXHIBIT

SPARK CAR WASH LLC PROPOSED CAR WASH

BLOCK 96, LOTS 4 & 5
1229 NY-300
TOWN OF NEWBURGH
ORANGE COUNTY, NY



STONEFIELD engineering & design

Rutherford, NJ • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Detroit, MI

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584 Broadway, Suite 310, New York, NY 10012
Phone 718.606.8305

NOT APPROVED FOR CONSTRUCTION

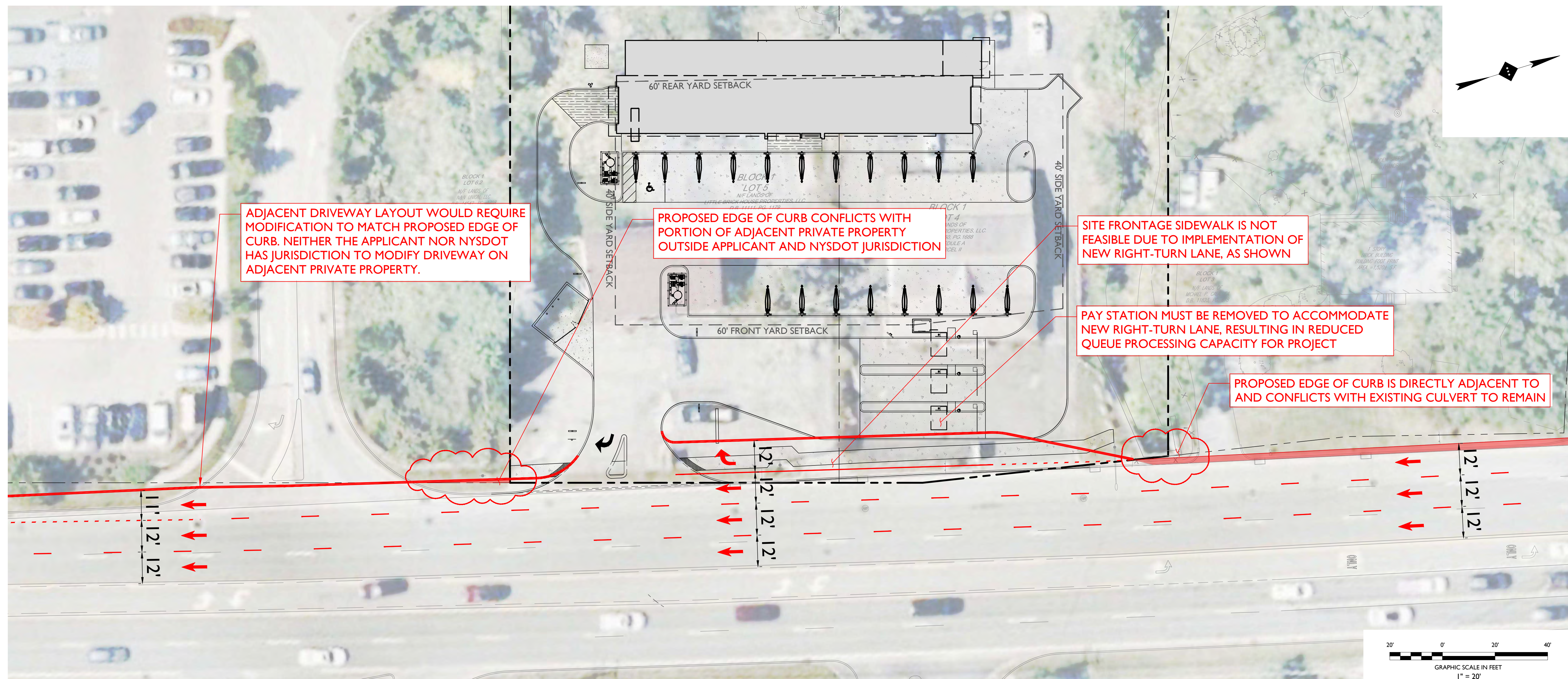
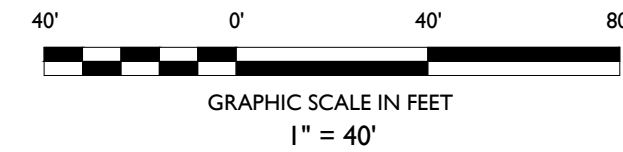
| ISSUE | DATE | BY | DESCRIPTION |
|-------|------------|----|--------------------------|
| 1 | 03/27/2025 | AL | FOR HEARING PRESENTATION |

| TAPER LENGTH REQUIREMENTS PER AASHTO | |
|--------------------------------------|-----------|
| POSTED SPEED LIMIT | 45 MPH |
| DESIGN SPEED | 50 MPH |
| OFFSET | 12 FT |
| REQUIRED | AVAILABLE |
| 600 FT | 348 FT |

WITH EXTENSION OF THE 3-LANE SECTION, REQUIRED 3-TO-2 LANE TRANSITION TAPER WOULD EXTEND BEYOND OLD LITTLE BRITAIN ROAD INTERSECTION, AS SHOWN. SUBSTANDARD MERGING TAPERS MAY INCREASE TRAFFIC CONGESTION AND NEGATIVELY IMPACT SAFETY CONDITIONS.

—600' REQUIRED MERGING DISTANCE—

—348' SUBSTANDARD MERGING DISTANCE



USERS:AC IN HAIDESKTOP:NYC-220149 SPARK NEWYR1RGH NYCA00EXHIBITS0075.01.22 (RS) ARIAL EXHIBIT OPTION 2 NEWYR1RGH NY DWG

[illegible]

NOT APPROVED FOR CONSTRUCTION

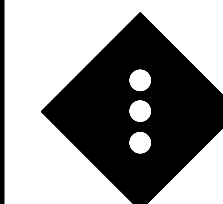
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Phone 718.606.8305



AERIAL EXHIBIT

SPARK CAR WASH LLC

PROPOSED CAR WASH



**BLOCK 96, LOTS 4 & 5
1229 NY-300
TOWN OF NEWBURGH
ORANGE COUNTY NY**

EXHIBIT

NICHOLAS TORTORELLA, P.E.
NEW YORK LICENSE No. 110507
LICENSED PROFESSIONAL ENGINEER



| | | |
|--------|----------|------------------------|
| SCALE: | AS SHOWN | PROJECT ID: NYC-220349 |
|--------|----------|------------------------|

TITLE:
EXTENSION OF 3-LANE
SECTION WITH NEW
RIGHT-TURN LANE

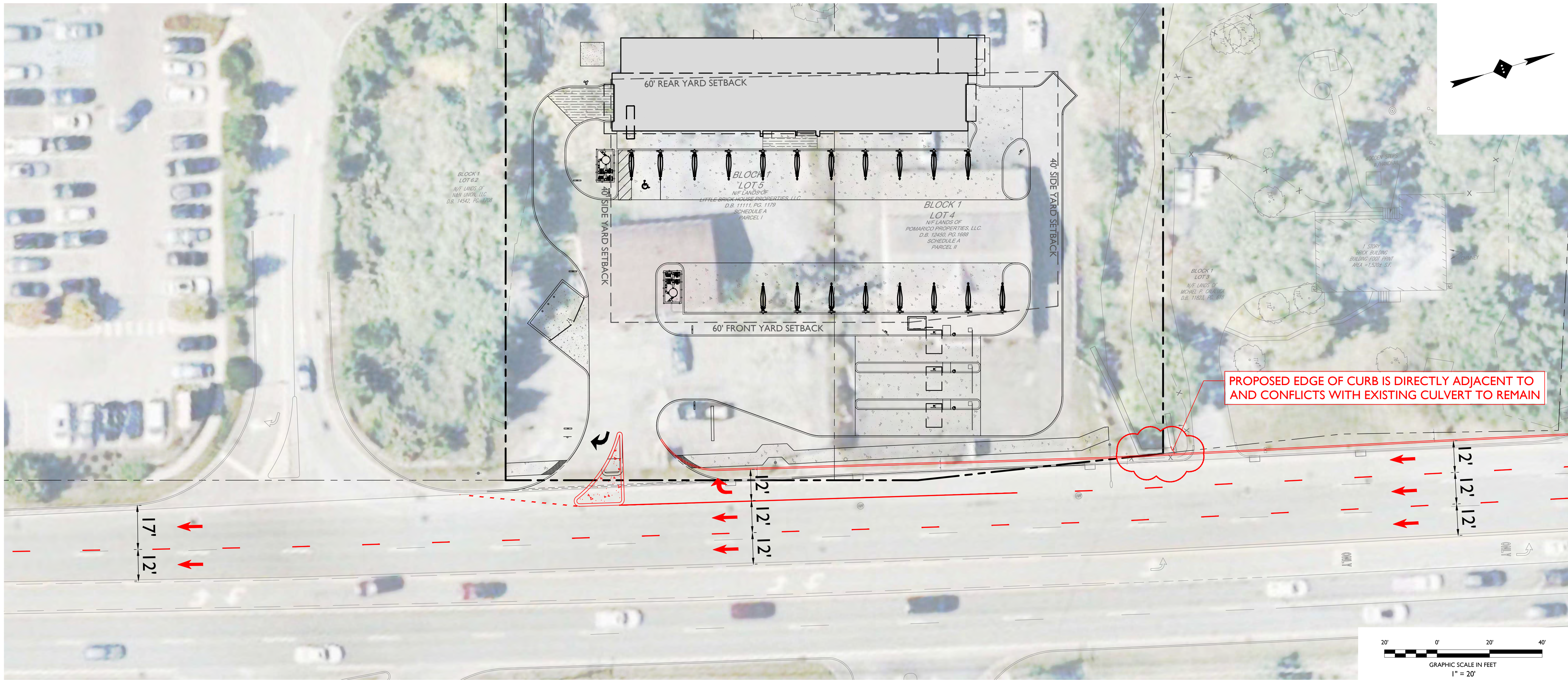
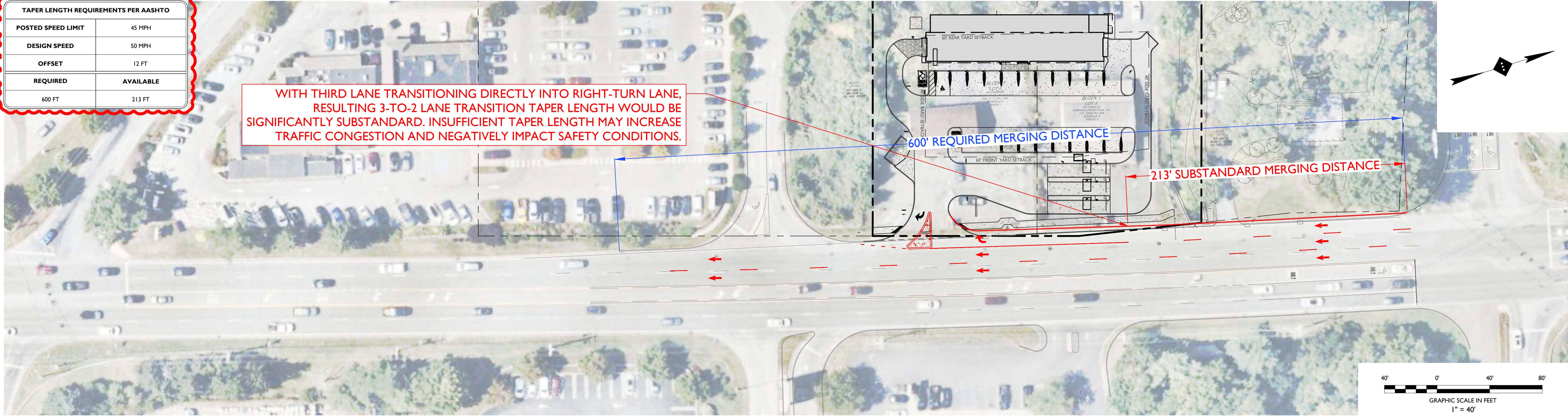
DRAWING:

1 OF 1

CLUBBIESCHWABERDOTNYC-220349 PARK NEWBURGH, NY CAD/EXHIBIT/2023-03-27/05 AERIAL EXHIBIT OPTION 1 NEWBURGH, NY DWG

| TAPER LENGTH REQUIREMENTS PER AASHTO | |
|--------------------------------------|-----------|
| POSTED SPEED LIMIT | 45 MPH |
| DESIGN SPEED | 50 MPH |
| OFFSET | 12 FT |
| REQUIRED | AVAILABLE |
| 600 FT | 213 FT |

WITH THIRD LANE TRANSITIONING DIRECTLY INTO RIGHT-TURN LANE, RESULTING 3-TO-2 LANE TRANSITION TAPER LENGTH WOULD BE SIGNIFICANTLY SUBSTANDARD. INSUFFICIENT TAPER LENGTH MAY INCREASE TRAFFIC CONGESTION AND NEGATIVELY IMPACT SAFETY CONDITIONS.



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Phone 718.606.8305

AERIAL EXHIBIT

SPARK CAR WASH LLC

PROPOSED CAR WASH

BLOCK 96, LOTS 4 & 5
1229 NY-300
TOWN OF NEWBURGH
ORANGE COUNTY, NY

SPARK
CAR WASH

EXHIBIT

NICHOLAS TORTORELLA, P.E.
NEW YORK LICENSE No. 110507
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: AS SHOWN PROJECT ID: NYC-220349

TITLE:
**THIRD LANE
TRANSITIONS INTO
NEW RIGHT-TURN LANE**

DRAWING:

I OF I

FOR HEARING PRESENTATION
AL BY
DATE
ISSUE

NOT APPROVED FOR CONSTRUCTION

Kononiuk, Olivia

From: Zachariah, Siby (DOT) <Siby.Zachariah@dot.ny.gov>
Sent: Tuesday, July 30, 2024 4:18 PM
To: LaRosa, Amanda; Brenner, Jason (DOT); dot.sm.r08.HWPPermits
Cc: Cebollero, John; Kononiuk, Olivia; Mutch, Paul; Seckler, Matthew
Subject: RE: 1229 NY Route 300, Newburgh - Spark Car Wash - NYSDOT HWP application SEQR 23-268

CAUTION: External Email

Good afternoon Amanda,

The Department has reviewed your plans for the subject project, and we find them to be acceptable. You may have your client apply for Highway Work Permits for both utility and non-utility work as soon as they obtain a contractor to perform the work within the NYSDOT ROW. Please have the contractor contact me directly so that I may inform them of all the necessary documents required for the HWP.

Thank you,
Siby

Siby Mary Zachariah-Carbone
Field Permit Engineer

New York State Department of Transportation, East Orange County Residency
112 Dickson Street, Newburgh, NY 12550
(845) 562-8368 | (845) 562-4020 Siby.Zachariah@dot.ny.gov
www.dot.ny.gov



**Department of
Transportation**

From: LaRosa, Amanda <alarosa@stonefieldeng.com>
Sent: Wednesday, July 24, 2024 5:43 PM
To: Zachariah, Siby (DOT) <Siby.Zachariah@dot.ny.gov>; Brenner, Jason (DOT) <Jason.Brenner@dot.ny.gov>; dot.sm.r08.HWPPermits <dot.sm.r08.HWPPermits@dot.ny.gov>
Cc: Cebollero, John <jcebollero@stonefieldeng.com>; Kononiuk, Olivia <okononiuk@stonefieldeng.com>; Mutch, Paul <pmutch@stonefieldeng.com>; Seckler, Matthew <mseckler@stonefieldeng.com>
Subject: RE: 1229 NY Route 300, Newburgh - Spark Car Wash - NYSDOT HWP application SEQR 23-268

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hi Siby – have you completed your review?

Amanda LaRosa, PE

STONEFIELD

584 Broadway, Suite 310, New York, New York 10012
T 718.606.8305 | M 631.877.1425 | F 201.340.4472
alarosa@stonefieldeng.com | stonefieldeng.com

From: LaRosa, Amanda
Sent: Friday, July 19, 2024 11:13 AM
To: Zachariah, Siby (DOT) <Siby.Zachariah@dot.ny.gov>; Brenner, Jason (DOT) <Jason.Brenner@dot.ny.gov>; dot.sm.r08.HWPPermits <dot.sm.r08.HWPPermits@dot.ny.gov>
Cc: Cebollero, John <icebollero@stonefieldeng.com>; Kononiuk, Olivia <okononiuk@stonefieldeng.com>; Mutch, Paul <pmutch@stonefieldeng.com>; Seckler, Matthew <mseckler@stonefieldeng.com>
Subject: RE: 1229 NY Route 300, Newburgh - Spark Car Wash - NYSDOT HWP application SEQR 23-268

Excellent, thank you!

Amanda LaRosa, PE

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584 Broadway, Suite 310, New York, New York 10012
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alarosa@stonefieldeng.com | stonefieldeng.com

From: Zachariah, Siby (DOT) <Siby.Zachariah@dot.ny.gov>
Sent: Friday, July 19, 2024 11:09 AM
To: LaRosa, Amanda <alarosa@stonefieldeng.com>; Brenner, Jason (DOT) <Jason.Brenner@dot.ny.gov>; dot.sm.r08.HWPPermits <dot.sm.r08.HWPPermits@dot.ny.gov>
Cc: Cebollero, John <icebollero@stonefieldeng.com>; Kononiuk, Olivia <okononiuk@stonefieldeng.com>; Mutch, Paul <pmutch@stonefieldeng.com>; Seckler, Matthew <mseckler@stonefieldeng.com>
Subject: RE: 1229 NY Route 300, Newburgh - Spark Car Wash - NYSDOT HWP application SEQR 23-268

CAUTION: External Email

Hi Amanda,

I will have some comments back to you by early next week.

Thank you,
Siby

Siby Mary Zachariah-Carbone
Field Permit Engineer

New York State Department of Transportation, East Orange County Residency
112 Dickson Street, Newburgh, NY 12550
(845) 562-8368 | (845) 562-4020 Siby.Zachariah@dot.ny.gov
www.dot.ny.gov



**Department of
Transportation**

From: LaRosa, Amanda <alarosa@stonefieldeng.com>
Sent: Friday, July 19, 2024 10:35 AM
To: Zachariah, Siby (DOT) <Siby.Zachariah@dot.ny.gov>; Brenner, Jason (DOT) <Jason.Brenner@dot.ny.gov>; dot.sm.r08.HWPPermits <dot.sm.r08.HWPPermits@dot.ny.gov>
Cc: Cebollero, John <icebollero@stonefieldeng.com>; Kononiuk, Olivia <okononiuk@stonefieldeng.com>; Mutch, Paul <pmutch@stonefieldeng.com>; Seckler, Matthew <mseckler@stonefieldeng.com>
Subject: RE: 1229 NY Route 300, Newburgh - Spark Car Wash - NYSDOT HWP application SEQR 23-268

dot.sm.r08.HWPPermits <dot.sm.r08.HWPPermits@dot.ny.gov>

Cc: Cebollero, John <jcebollero@stonefieldeng.com>; Kononiuk, Olivia <okononiuk@stonefieldeng.com>; Mutch, Paul <pmutch@stonefieldeng.com>

Subject: RE: 1229 NY Route 300, Newburgh - Spark Car Wash - NYSDOT HWP application SEQR 23-268

Good morning Siby – would you please confirm that you were able to access the submission items from 2 weeks ago? Please let me know your expected turn around for comments on the engineered plans.

Amanda LaRosa, PE

STONEFIELD

584 Broadway, Suite 310, New York, New York 10012
T 718.606.8305 | M 631.877.1425 | F 201.340.4472
alarosa@stonefieldeng.com | stonefieldeng.com

From: LaRosa, Amanda <alarosa@stonefieldeng.com>

Sent: Thursday, May 23, 2024 1:10 PM

To: Zachariah, Siby (DOT) <Siby.Zachariah@dot.ny.gov>; Brenner, Jason (DOT) <Jason.Brenner@dot.ny.gov>;

dot.sm.r08.HWPPermits <dot.sm.r08.HWPPermits@dot.ny.gov>

Cc: Cebollero, John <jcebollero@stonefieldeng.com>; Kononiuk, Olivia <okononiuk@stonefieldeng.com>; Mutch, Paul <pmutch@stonefieldeng.com>; LaRosa, Amanda <alarosa@stonefieldeng.com>

Subject: RE: 1229 NY Route 300, Newburgh - Spark Car Wash - NYSDOT HWP application SEQR 23-268

Good afternoon Siby,

In connection with SEQR #23-268, please find Stage 2 application material in the link below. In response to your inquiry regarding the sanitary system, a brief memo explaining the reclaim system is included in the link.

Following our last correspondence, Stonefield has explored the feasibility of lengthening the 3-lane southbound section of Route 300, which presently begins transitioning to 2-lanes approximately 100 feet north of the site, across the entirety of the site's frontage. Upon further review of the required taper lengths for lane reductions as published within the MUTCD, extending the 3-lane southbound section would not be feasible. Based on an 11-foot lane width and the posted 45 mph speed limit, a taper length of at least 495 feet is required for a lane reduction. The existing configuration provides the required 495-foot taper length. Extending the 3-lane southbound section would involve shifting the existing 495-foot taper length further south, which would encroach on the private properties to the south of the applicant's property. Therefore, an extension of the 3-lane southbound section is no longer contemplated as part of the subject application.

☐ [2024-05 NYSDOT Stage 2 submission](#)

Kindly confirm you are able to access the documents at your earliest convenience and advise if you would like hard copies of the same at this point.

Best,

Amanda LaRosa, PE

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584 Broadway, Suite 310, New York, New York 10012
T 718.606.8305 | M 631.877.1425 | F 201.340.4472
alarosa@stonefieldeng.com | stonefieldeng.com

From: Zachariah, Siby (DOT) <Siby.Zachariah@dot.ny.gov>

Sent: Monday, January 22, 2024 5:27 PM

To: LaRosa, Amanda <alarosa@stonefieldeng.com>; Brenner, Jason (DOT) <Jason.Brenner@dot.ny.gov>; Gorney, Lance (DOT) <Lance.Gorney@dot.ny.gov>; dot.sm.r08.HWPPermits <dot.sm.r08.HWPPermits@dot.ny.gov>

Cc: Cebollero, John <icebollero@stonefieldeng.com>; Kononiuk, Olivia <okononiuk@stonefieldeng.com>; Mutch, Paul <pmutch@stonefieldeng.com>

Subject: RE: 1229 NY Route 300, Newburgh - Spark Car Wash - NYSDOT HWP application SEQR 23-268

CAUTION: External Email

Thank you Amanda. Yes, after we spoke, I also thought about extending that third lane. Please note that extending that lane may require land donation if there is not adequate ROW.

Siby Mary Zachariah-Carbone
Field Permit Engineer

New York State Department of Transportation, East Orange County Residency

112 Dickson Street, Newburgh, NY 12550

(845) 562-8368 | (845) 562-4020 Siby.Zachariah@dot.ny.gov

www.dot.ny.gov



**Department of
Transportation**

From: LaRosa, Amanda <alarosa@stonefieldeng.com>

Sent: Monday, January 22, 2024 2:08 PM

To: Zachariah, Siby (DOT) <Siby.Zachariah@dot.ny.gov>; Brenner, Jason (DOT) <Jason.Brenner@dot.ny.gov>; Gorney, Lance (DOT) <Lance.Gorney@dot.ny.gov>; dot.sm.r08.HWPPermits <dot.sm.r08.HWPPermits@dot.ny.gov>

Cc: Cebollero, John <icebollero@stonefieldeng.com>; Kononiuk, Olivia <okononiuk@stonefieldeng.com>; Mutch, Paul <pmutch@stonefieldeng.com>; LaRosa, Amanda <alarosa@stonefieldeng.com>

Subject: RE: 1229 NY Route 300, Newburgh - Spark Car Wash - NYSDOT HWP application SEQR 23-268

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hi Siby,

Thanks so much for your time on the phone a moment ago. Please see a summary of our discussion of the application below for our records.

- DOT would like to review the proposed sanitary system
 - Particularly looking to review if there will be a separator system or combined discharge
 - Detail to be provided on any proposed connections to the State's storm water system
- Based on trip projections included in the Stage 1 Perm 33 COM, no further traffic impact analyses are required
- Access is being consolidated from 3 points into a single full-movement access point which is acceptable to DOT
- DOT defers to the Town regarding the necessity for any pedestrian improvements along the highway
- Stonefield to provide the details above along with Stage 2 application and engineered plans

Additionally, in speaking with the site designer following our call I've learned that the Town has asked the applicant to explore the feasibility of lengthening the 3-lane southbound section of Route 300 (presently begins transitioning to 2-lanes ~100' north of the site) across the entirety of the site's frontage. From a quick review of the existing conditions and standard taper lengths, this appears to be feasible. The application is just now proceeding from concept level to fully engineered plans, so Stonefield intends to vet out the 3-lane section extension after obtaining survey and can provide the necessary details with our next submission.

Thanks again,

Thank you,
Siby

Siby Mary Zachariah-Carbone
Field Permit Engineer

New York State Department of Transportation, East Orange County Residency

112 Dickson Street, Newburgh, NY 12550

(845) 562-8368 | (845) 562-4020 Siby.Zachariah@dot.ny.gov

www.dot.ny.gov



**Department of
Transportation**

From: LaRosa, Amanda <alarosa@stonefieldeng.com>

Sent: Wednesday, December 13, 2023 10:23 AM

To: Brenner, Jason (DOT) <Jason.Brenner@dot.ny.gov>; Gorney, Lance (DOT) <Lance.Gorney@dot.ny.gov>;
dot.sm.r08.HWPPermits <dot.sm.r08.HWPPermits@dot.ny.gov>; Zachariah, Siby (DOT) <Siby.Zachariah@dot.ny.gov>

Cc: Cebollero, John <jcebollero@stonefieldeng.com>; Kononiuk, Olivia <okononiuk@stonefieldeng.com>; Mutch, Paul
<pmutch@stonefieldeng.com>

Subject: RE: 1229 NY Route 300, Newburgh - Spark Car Wash - NYSDOT HWP application SEQR 23-268

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Great, thank you!

Siby – please advise if feedback on or before 12/22 seems feasible.

Thanks again,

Amanda LaRosa

STONEFIELD

584 Broadway, Suite 310, New York, New York 10012

T 718.606.8305 | M 631.877.1425 | F 201.340.4472

alarosa@stonefieldeng.com | stonefieldeng.com

From: Brenner, Jason (DOT) <Jason.Brenner@dot.ny.gov>

Sent: Wednesday, December 13, 2023 7:40 AM

To: LaRosa, Amanda <alarosa@stonefieldeng.com>; Gorney, Lance (DOT) <Lance.Gorney@dot.ny.gov>;
dot.sm.r08.HWPPermits <dot.sm.r08.HWPPermits@dot.ny.gov>; Zachariah, Siby (DOT) <Siby.Zachariah@dot.ny.gov>

Cc: Cebollero, John <jcebollero@stonefieldeng.com>; Kononiuk, Olivia <okononiuk@stonefieldeng.com>; Mutch, Paul
<pmutch@stonefieldeng.com>

Subject: RE: 1229 NY Route 300, Newburgh - Spark Car Wash - NYSDOT HWP application SEQR 23-268

CAUTION: External Email

Amanda,

NYSDOT is working on a response for the spark car wash on Route 300. I have included the permit engineer Siby Zachariah (Orange County East) in the email and have removed Cassandra (Putnam/Dutchess South Permit Engineer) and Danielle (does not work with the Traffic Group).

Jason Brenner

Assistant Engineer

New York State Department of Transportation, Hudson Valley

Traffic & Safety Group

4 Burnett Boulevard, Poughkeepsie, NY 12603

(845) 437-5144 | Jason.Brenner@dot.ny.gov | www.dot.ny.gov



Department of
Transportation

From: LaRosa, Amanda <alarosa@stonefieldeng.com>

Sent: Tuesday, December 12, 2023 3:29 PM

To: Gorney, Lance (DOT) <Lance.Gorney@dot.ny.gov>; Brenner, Jason (DOT) <Jason.Brenner@dot.ny.gov>; Rispoli, Danielle N (DOT) <Danielle.Rispoli@dot.ny.gov>; Bibbo, Cassandra (DOT) <Cassandra.Bibbo@dot.ny.gov>; dot.sm.r08.HWPPermits <dot.sm.r08.HWPPermits@dot.ny.gov>

Cc: Cebollero, John <jcebollero@stonefieldeng.com>; Kononiuk, Olivia <okononiuk@stonefieldeng.com>; Mutch, Paul <pmutch@stonefieldeng.com>

Subject: RE: 1229 NY Route 300, Newburgh - Spark Car Wash - NYSDOT HWP application

ATTENTION: This email came from an external source. Do not click on links or open attachments or respond to emails unless you are expecting them.

Good afternoon – the applicant has inquired if DOT feedback can be provided on or before 12/22. Please advise if this is feasible and if not, advise of a reasonable date so the applicant can plan accordingly.

Thank you,

Amanda LaRosa

STONEFIELD

584 Broadway, Suite 310, New York, New York 10012

T 718.606.8305 | M 631.877.1425 | F 201.340.4472

alarosa@stonefieldeng.com | stonefieldeng.com

From: LaRosa, Amanda

Sent: Friday, December 8, 2023 10:19 AM

To: Gorney, Lance (DOT) <Lance.Gorney@dot.ny.gov>; Brenner, Jason (DOT) <Jason.Brenner@dot.ny.gov>; danielle.rispoli@dot.ny.gov; Bibbo, Cassandra (DOT) <Cassandra.Bibbo@dot.ny.gov>; dot.sm.r08.HWPPermits <dot.sm.r08.HWPPermits@dot.ny.gov>

Cc: Cebollero, John <jcebollero@stonefieldeng.com>; Kononiuk, Olivia <okononiuk@stonefieldeng.com>; Mutch, Paul <pmutch@stonefieldeng.com>; LaRosa, Amanda <alarosa@stonefieldeng.com>

Subject: RE: 1229 NY Route 300, Newburgh - Spark Car Wash - NYSDOT HWP application

Good morning DOT – would you please advise when we can expect comments on the Stage I submission for the proposed Spark Car Wash located at 1229 NY Route 300 in Newburgh?

Amanda LaRosa

STONEFIELD

584 Broadway, Suite 310, New York, New York 10012

T 718.606.8305 | M 631.877.1425 | F 201.340.4472

alarosa@stonefieldeng.com | stonefieldeng.com

From: LaRosa, Amanda
Sent: Thursday, November 2, 2023 2:00 PM
To: Gorney, Lance (DOT) <Lance.Gorney@dot.ny.gov>; Brenner, Jason (DOT) <Jason.Brenner@dot.ny.gov>; danielle.rispoli@dot.ny.gov; Bibbo, Cassandra (DOT) <Cassandra.Bibbo@dot.ny.gov>; dot.sm.r08.HWPPermits <dot.sm.r08.HWPPermits@dot.ny.gov>
Cc: Rubinstein, Sébastien <srubinstein@stonefieldeng.com>; Cébilléro, Jöhn <jcebollero@stonefieldeng.com>; Kononiuk, Olivia <okononiuk@stonefieldeng.com>; Mutch, Paul <pmutch@stonefieldeng.com>
Subject: 1229 NY Route 300, Newburgh - Spark Car Wash - NYSDOT HWP application

Good afternoon,

In connection with the proposed Spark Car Wash located at 1229 NY Route 300 in Newburgh, please find Stage 1 Highway Work Permit application materials in the link below. Kindly confirm receipt of the documents, advise of the permit review, and provide the application number.

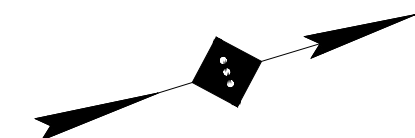
 [2023-11 NYSDOT Stage 1 Submission](#)

Thank you,

Amanda LaRosa

STONEFIELD

584 Broadway, Suite 310, New York, New York 10012
T 718.606.8305 | M 631.877.1425 | F 201.340.4472
alarosa@stonefieldeng.com | stonefieldeng.com

[illegible]

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Princeton, NJ • Tampa, FL • Detroit, MI
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15 Spring Street, Princeton, NJ 08542
Phone 609-362-6900

SECTION 96, BLOCK 1, LOTS 4 & 5
1229 NY-300
TOWN OF NEWBURGH
ORANGE COUNTY, NY



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**CONTINGENCY
QUEUING EXHIBIT**

1 OF 1