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## TOWN OF NEWBURGH PLANNING BOARD TECHNICAL REVIEW COMMENTS

PROJECT:THE POLO CLUB SENIOR HOUSINGPROJECT NO.:2018-12PROJECT LOCATION:SECTION 39, BLOCK1, LOT 1 & 2.12REVIEW DATE:31 JANUARY 2019MEETING DATE:7 FEBRUARY 2019PROJECT REPRESENTATIVE:ENGINEERING & SURVEYING PROPERTIES

- The Applicants have provided responses to all previous comments. Several outstanding items are identified in those responses including a wetland jurisdictional determination from the Army Corps of Engineers, revised Traffic Report, Stormwater Management report, Sanitary Sewer Treatment System Design, Water System Pressure & Flow Analysis.
- **2.** Dimension, the distance between the Buildings#240 & 256 identified as 48 and 64 and 96 and 80 for compliance with required separation distances based on building heights.
- 3. If buildings are proposed to have decks, the decks should be depicted on the plans.
- 4. The Planning Board should review the SEQRA Consistency document provided, which identifies the original SEQRA review versus the proposed plan. The Applicants are proposing to provide supplemental information to address potential impacts associated with the proposed project versus the previously reviewed project.
- **5.** The plan should address landscaped islands within the parking areas. Parking lot landscaping in compliance with 185-13(9)(a) should be provided on the plans.
- 6. The Senior Bonus Density must be referred to the Town Board. The Town Board will most likely not take action until the Planning Board as Lead Agency has made a SEQRA determination.
- **7.** An emergency access drive has been provided on the southern portion of the Route 300 frontage. This access drive also provides a bus shelter for transportation of school age children.

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- **8.** As project progresses the Applicants are requested to address the Construction Phasing of the project.
- **9.** Further Technical Review will be undertaken once detailed design plans and reports have been submitted.

Respectfully submitted,

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

Patrick J. Hines Principal

PJH/kbw



www.EngineeringPropertiesPC.com 71 Clinton Street Montgomery, NY 12549 phone: (845) 457-7727 fax: (845) 457-1899

January 25, 2019

Town of Newburgh Planning Board 308 Gardnertown Road Newburgh, NY 12550

# RE: POLO CLUB – AMENDED SITE PLAN TOWN OF NEWBURGH COMMENT RESPONSE

Dear Planning Board:

Attached hereto is the revised Sketch Plan for the above referenced project. Revisions have been made to this plan in accordance with the comments from the Planning Board meeting of December 20, 2018, letters from the Board's planning board consultant dated June 28, 2018 and December 18, 2018 from McGoey, Hauser and Edsall Consulting Engineers, PC and a summary of the Fire Department meeting of September 25, 2018. These revisions are as follows:

## Comments of the Planning Board and Applicant

- 1. A sidewalk has been added to the emergency access/school bus pick up location.
- 2. Based on preliminary grading plans, buildings 132, 152, 172 and 192 will be walkout buildings with 20 units each. This change has allowed us to remove the southern building on interior of the loop road at the rear of the site.

## Comments of M,H & E dated June 28th, 2018

- 1. The proposed plan is to have an on-site private sewer treatment plant that will be designed to meet municipal standards. We have contacted the NYSDEC and confirmed that the plant can be held individually, and a Transportation Corporation is not required.
- 2. In review of our files we did not find a Sewer Flow Acceptance Letter. There was a draft outside user agreement but as the plan never proceed beyond preliminary approval this was not finalized.
- 3. An updated traffic analysis dated September 18, 2018 was previously submitted to the Town. This analysis confirmed that traffic generated from the project will be less than that previously analyzed and that there will be no significant impact on level services at the studied intersections.
- 4. Federal Wetlands have been re-delineated, and the flags are currently being survey located. According to your wetlands consultant the wetland boundary is consistent with the original delineation. The updated wetlands boundary will be added to the plan for the next submission and an ACOE Jurisdictional Determination will be requested.

- The Planning Board declared their intent to be lead agency at the December 20, 2018 Planning Board Meeting. To date we have not received any responses. We would respectfully request that the Board confirm lead agency status at the February 7<sup>th</sup>, 2019 meeting.
- 7. A detailed landscape plan will be developed as part of the site plan design documents.
- 8. The EAF notes that the site is in area designated as sensitive for archeological sites. A Phase 1 Cultural Resource Investigation was completed as part of the original DEIS. This document confirmed that there is no potential impacts to archeological resources on the site.
- 9. Upon completion of the grading plan. An analysis of the potential for blasting will be provided.

## Summary of meeting with the Fire Department

- 1. Access to the onsite buildings was discussed. It was recommended that additional breaks in the boulevard be added. These have now been included.
- 2. The emergency access was also discussed as the original plan did not call out this improvement and only showed it schematically. This has been further detailed on the plans.
- 3. Sewer plant access was discussed as the initial concept did not detail the access driveway. The driveway has now been shown,
- 4. Recommended locations of fire hydrants was discussed. These will be detailed on the design plans and confirmed with the Fire Department.
- 5. The detailed architectural design of the buildings was discussed. It was noted that the buildings will be sprinkled. It was also discussed that the detailed architecture will be part of the building permit process.
- 6. A follow up meeting with the Fire Department will be held as part of the detailed design.

If you have any additional questions and/or comments, please don't hesitate to contact this office.

Sincerely, Engineering & Surveying Properties, PC

Ross Winglovitz, P.E.

Principal

Polo Club

Sanitary Services     29,550 gpd - proposed outside user agreement     Private Sewage Treatment Plant     New Study for STP       Community Services     Image: Services     Image: Services     Gazebo provided near parking for parents       Population     379 total; 30 school age     551 total; 36 school age     gazebo provided near parking for parents       Fire     No mitigation measures required     No anticipated additional needs     Image: Services       Police     No mitigation measures required     No anticipated additional needs     Image: Services       EMS     No mitigation measures required     No anticipated additional needs     Image: Services       Cultural Resources     Phase 1A Study showed no impacts     No change to cultural resources     Image: Service	Project Design	DEIS	2019	Notes
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Sanitary Services       29,550 gpd - proposed outside user agreement       Private Sewage Treatment Plant       New Study for STP         Community Services       Image: Sevices       Severe Study for STP       Severe Study for STP         Community Services       Severe Study for Street       Gazebo provided near parking for parents       Gazebo provided near parking for parents         Population       379 total; 30 school age       551 total; 36 school age       parents         Fire       No mitigation measures required       No anticipated additional needs       Image: Severe Study Study for Street         Police       No mitigation measures required       No anticipated additional needs       Image: Severe Study Study for Street         Recreation       Proposed onsite recreational facilities       Proposed onsite recreational facilities       Image: Severe Study Study for Street         Vitural Resources       Phase 1A Study showed no impacts       No change to cultural resources       Image: Severe Study Study for Street         Visual Resources       Rear of buildings visible to Route 300       Same       Preserve buffer trees; Preserve study for Street study study for Stre	Water	29,550 gpd - municipal water	41,325 gpd - municipal water	New water main engineer's report
Community Services       Gazebo provided near parking for parents         Population       379 total; 30 school age       551 total; 36 school age       Gazebo provided near parking for parents         Fire       No mitigation measures required       No anticipated additional needs       parents         Police       No mitigation measures required       No anticipated additional needs       parents         EMS       No mitigation measures required       No anticipated additional needs       parents         Recreation       Proposed onsite recreational facilities       Proposed onsite recreational facilities       proposed onsite recreational facilities         Cultural Resources       Phase 1A Study showed no impacts       No change to cultural resources       preserve buffer trees; Preserve s         /isual Resources       Rear of buildings visible to Route 300       Same       wall; Supplemental landscaping         Seologic and Soils       Same       New grading plan       same         opography       No severe slopes; minimal impacts       same       Same Mitigation Measures proputereres         wubsurface Exploration       Potential need for blasting       same       Same Mitigation Measures proputereres		29,550 gpd - proposed outside user		
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Population       379 total; 30 school age       551 total; 36 school age       Gazebo provided near parking for parents         Fire       No mitigation measures required       No anticipated additional needs       parents         Police       No mitigation measures required       No anticipated additional needs       parents         EMS       No mitigation measures required       No anticipated additional needs       parents         EMS       No mitigation measures required       No anticipated additional needs       parents         EMS       No mitigation measures required       No anticipated additional needs       parents         EMS       No mitigation measures required       No anticipated additional needs       parents         EMS       No mitigation measures required       No anticipated additional needs       parents         EMS       Proposed onsite recreational facilities       proposed onsite recreational facilities       parents         Cultural Resources       Phase 1A Study showed no impacts       No change to cultural resources       preserve buffer trees; Preserve s         Visual Resources       Rear of buildings visible to Route 300       Same       wall; Supplemental landscaping         Soils       Disturbed during construction       same       New grading plan         Soubsurface Exploration       Potential need for blasting <td></td> <td></td> <td>- 1//2</td> <td></td>			- 1//2	
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	/egetation	Vegetation removed for construction	same	Same Mitigation Measures proposed
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	ZONE: R3 25' SIDE YARD	
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		6" CEDAR MULC GROUNDCOVE
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· · ·		AVED MERGENCY CCESS
	BUS STOP GAZEBO	25' SIDE YAR
• •	GENERAL NOTES	i hun
	1. TAX MAP IDENTIFICATION NUMBER: SECTION 39, BLOCK 1, LOTS 1, & 2.12	
•	2. OWNER: SPRUCE CREEK, LLC 56 FAR HORIZONS DRIVE NEWBURGH, NY 12550	
	3. APPLICANT: MEADOW CREEK DEVELOPMENT, LLC 56 FAR HORIZONS DRIVE NEWBURGH, NY 12550	
	4. PROPOSED NUMBER OF UNITS: 256 5. AREA = $\pm$ 36.74 Ac.	
	<ol> <li>ALL PROPOSED UNITS SHALL BE SERVICED BY TOWN OF NEWBURGH WATER AND AN ONSITE PRIVATE SEWER TREATMENT PLANT.</li> <li>BOUNDARY AND TOPOGRAPHICAL INFORMATION BASED UPON AN ACTUAL FIELD SURVEY AS PERFORMED BY TECTONIC ENGINEERING &amp; SURVEYING, PC ON 2/24/03. ACOE WETLANDS DELINEATED BY ALPINE ENVIRONMENTAL CONSULTANTS IN AUGUST 2003 AND JURISDICTIONAL DETERMINATION ISSUED ON JANUARY 26, 2006.</li> </ol>	
	LEGEND	
	BUILDING LINE EXI	STING BUILDING LINE STING MAJOR CONTOUR

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Drawing Name: Z: \114.01 — The Polo Club (Muthig)\Site Plan.dwg Date Printed: Jan 25, 2019, 11:34am

---- BUILDING GARAGE LINE BUILDING ROOF LINE CONCRETE PAD LINE CONCRETE HATCH MAJOR CONTOUR LINE MINOR CONTOUR LINE EDGE OF CURBED PAVEMENT LINE LIMIT OF DISTURBANCE LINE DRIVEWAY LINE SILT FENCE LINES MATCHLINES PARKING STALL STRIPE SWPPP (CONSTRUCTION) PHASING LINE PROPERTY LINE ROAD CENTERLINE EDGE OF SIDEWALK LINES LIMIT OF WETLAND MITIGATION LINE DRAINAGE SWALE

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EXISTING EASEMENT LINE EXISTING SILT FENCE LINES EXISTING FENCE LINES EXISTING GUIDERAIL LINES ADJACENT PROPERTY LINE EXISTING PROPERTY LINE EXISTING ROAD CENTERLINE

EXISTING CURB LINE

EXISTING EDGE OF SIDEWALK LINES EXISTING STORM DRAIN LINES EXISTING LIMIT OF TREE LINES EXISTING WATER MAIN LINES EXISTING WATER SERVICE LINES LIMIT OF ACOE WETLAND ZONING BOUNDARY LINE



BULK	REQUIREMENTS

LOT AREA	174,240 SF	±1,600,438 SF
LOT WIDTH	150 FEET	>943 FEET
LOT DEPTH	150 FEET	>1,881 FEET
FRONT YARD	40 FEET	40 FEET
REAR YARD	50 FEET	50 FEET
SIDE YARD (ONE/BOTH)	25/50 FEET	25/50 FEET
LIVABLE FLOOR AREA	900 SF	> 900 SF
MAXIMUM ALLOWABLE		
MAXIMUM BUILDING HEIGHT	35 % 35 FT	12.45 % ≤ 35 FT
LOT SURFACE COVERAGE	60 %	28.76 %
DENSITY CAL	CULATIO	)N
TOWN OF NEWBURGH - Z	ONING DISTRIC	T R-3
MINIMUM BUILDING REQUIREMENTS		

TOTAL UNIT COUNT: 256 UNITS
TOTAL PARKING REQUIRED:
2 SPACES PER UNIT x 256 UNITS = 512 SPACES REQUIR
PROVIDED:
SURFACE PARKING = 496 SPACES CLUBHOUSE PARKING = 21 SPACES