



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

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)
MARK J. EDSALL, P.E. (NY, NJ & PA)

MAIN OFFICE
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

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

TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS

PROJECT: **WEBB PROPERTIES**
PROJECT NO.: **14-10**
PROJECT LOCATION: **SECTION 97, BLOCK 2, LOTS 35 & 43**
PROJECT REPRESENTATIVE: **A. DIACHISHIN & ASSOCIATES**
REVIEW DATE: **29 MAY 2014**
MEETING DATE: **5 JUNE 2014**

1. The Applicant's Representatives have provided a narrative which identifies the project as a potential two phased project. If project is proposed to be phased, phasing plans must be provided such that Phase 1 can stand alone and be issued a certificate of occupancy, should Phase 2 not occur. Phase 1 plans must address the Phase 2 area as to site development, visual impacts and landscaping in the interim.
2. The Applicant's Representatives must address Section 185-18C(4)(c) regarding the requirement of the first 35 feet of front yards or 45 feet of front yards within 350 feet of an intersection to be landscaped.
3. Zoning compliance with the existing structure on Lot 43 (identified as Lot 2) must be identified. It appears the existing front yard setback is non-compliant and would require a variance due to the proposed lot line change.
4. The Applicant's Representatives are requested to evaluate the proposed site plan with regard to the Town of Newburgh's design guidelines. Any inconsistencies with the design guidelines must be identified and waivers of the design guidelines received from the Planning Board if found acceptable.
5. Proposed vehicle display pads/pylans cannot be permitted across the lot lines and into the state right of way as depicted. These result in a zoning compliance, as well as, use issue.
6. The Applicant's Representative should discuss the proposed access drive off of NYS Route 17K with NYSDOT. NYSDOT may have concerns regarding an additional access drive at that location.

REGIONAL OFFICES

• 111 Wheatfield Drive • Milford, Pennsylvania 18337 • 570-296-2765 •
• 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

7. The Applicants are requested to provide a plan documenting lot coverage on both lots as they are at or near zoning compliance limits.
8. Compliance with NYSDEC and Town Storm Water Management Regulations will be required. Plans do not depict any areas currently dedicated to storm water management.
9. Future plan review will be undertaken upon submission of complete design plans.

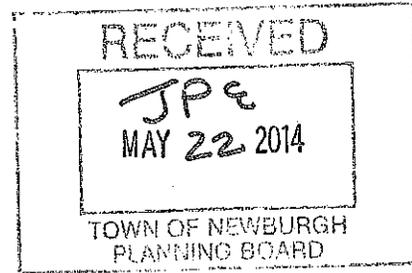
Respectfully submitted,

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

Patrick J. Hines
Associate

ADA

A. DIACHISHIN AND ASSOCIATES, P.C.
Consulting Engineers and Land Surveyors
115 Yankee Folly Road New Paltz, N.Y. 12561
(845) 419-2305 ph.
(845) 419-2306 fax
e-mail: adapc@bestweb.net



May 20, 2014

**Narrative for project known as Preliminary Site Plan and Lot Line Revision for
Webb Properties, Inc., s-b-l: 97-2-35, and 43 located at Route 17K, and Auto Park Place
Town of Newburgh Planning Board Project Number 2014-10**

This project involves the potential construction of a new auto dealership building approximately 18,000 s.f. in size to be built on a 4.7 acre parcel (s-b-l: 97-2-35). This will be the new location of Barton Chevrolet and Birks Cadillac showrooms and service drive through area. There will be a paved parking lot associated with the building having a total of approximately 247 parking spaces (72 customer, 175 storage). The total site disturbance will be about 4 acres, and impervious coverage of about 80%. There is a future expansion (18,600 s.f.) of the building to include a new service center shop, and parts department. The future expansion may be performed close in time to the new showroom building. **Therefore the total footprint for the purposes of site plan review will be 36,600 s.f.**

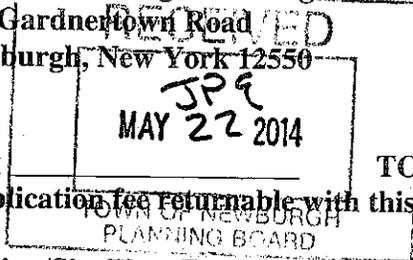
The site cover is currently a mowed grass field or lawn. It is not likely that the site grades will change significantly from the current topography. Site grading plans to be submitted at a later date. There will be a new entrance to the site from Route 17K. The new entrance is to be located directly across from the "Shortline" bus terminal / park and ride.

The proposed building will be connected to existing municipal utilities (water, sewer, tel., etc.). The site will drain toward existing stormwater detention facilities, and to the existing storm drainage system in Auto Park Place.

The lot line revision portion of this project will add about 0.2 acres to the 4.7 acre parcel for a total of about 4.9 acres, and this 0.2 acres is taken from tax lot 97-2-43 leaving approximately 1.5 acres for the lot that was formerly used as a bank. There will be a road connection between the bank parcel and the new dealership parcel.

TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW

RETURN TO: Town of Newburgh Planning Board
308 Gardner Road
Newburgh, New York 12550



DATE RECEIVED:

TOWN FILE NO: 2014-10

(Application fee returnable with this application)

- Title of Subdivision/Site Plan (Project name):
SITE PLAN AND LOT LINE REVISION FOR WEBB PROPERTIES, INC.
- Owner of Lands to be reviewed:
Name WEBB PROPERTIES, INC.
Address 800 AUTO PARK PLACE
NEWBURGH, N.Y. 12550
Phone (845) 561-7600
- Applicant Information (If different than owner):
Name _____
Address _____
Representative RONALD K. BARTON
Phone (845) 561-7600
Fax _____
Email rbarton@BARTONBIRKS.COM
- Subdivision/Site Plan prepared by:
Name A. DIACHISHIN AND ASSOCIATES, P.C.
Address 115 YANKEE POLLY ROAD
NEW PALTZ, N.Y. 12561
CONTACT: ROBERT J. JAMES
Phone/Fax (845) 419-2305
- Location of lands to be reviewed:
ROUTE 17K AND AUTO PARK PLACE
- Zone IB Fire District GOODWILL
Acreage 4.7± School District NEWBURGH
- Tax Map: Section 97 Block 2 Lot 35 & 43

8. Project Description and Purpose of Review:

Number of existing lots NA Number of proposed lots NA
Lot line change BETWEEN TAX LOTS 35 & 43 (0.2 ACRE CHANGE)
Site plan review FOR PROPOSED AUTO DEALERSHIP
Clearing and grading GRADING FOR BUILDING AND PARKING AREAS
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) NA

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature

[Handwritten Signature]

Title

[Handwritten Title]

Date:

5-21-14

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

TOWN OF NEWBURGH PLANNING BOARD

SITE PLAN & LOT LINE REVISION FOR WEBB PROPERTIES, INC.
PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees
4. Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

1. Name and address of applicant
2. Name and address of owner (if different from applicant)
3. Subdivision or Site Plan and Location
4. Tax Map Data (Section-Block-Lot)
5. Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. NA Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. Date of plan preparation and/or plan revisions
9. Scale the plan is drawn to (Max 1" = 100')
10. North Arrow pointing generally up

TBD = TO BE DETERMINED

11. TBD Surveyor,s Certification
12. Surveyor's seal and signature
13. Name of adjoining owners
14. NA Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. NA Flood plain boundaries
16. NA Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. Metes and bounds of all lots
18. TBD Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. NA Show existing or proposed easements (note restrictions)
20. TBD Right-of-way width and Rights of Access and Utility Placement
21. TBD Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. Lot area (in sq. ft. for each lot less than 2 acres)
23. Number of lots including residual lot
24. NA Show any existing waterways
25. NA A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. TBD Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. TBD Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. TBD Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. TBD Show topographical data with 2 or 5 ft. contours on initial submission

30. Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. TBD If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. TBD Number of acres to be cleared or timber harvested
33. TBD Estimated or known cubic yards of material to be excavated and removed from the site
34. TBD Estimated or known cubic yards of fill required
35. TBD The amount of grading expected or known to be required to bring the site to readiness
36. NA Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
-
37. NA Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
-
38. TBD List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By:  ROBERT JAMES, P.E.
Licensed Professional

Date: 5/20/14

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date): 5/20/14

STATEMENT TO APPLICANTS

RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW

The Town of Newburgh Clearing and Grading Control Law requires a separate permit for most site preparation activities, including clearing, grading, tree cutting, excavating and filling. Site preparation activities performed following site plan or subdivision approval by the Planning Board may be exempt from the permit application, public hearing, fee and bonding requirements of the law provided the subdivision or site plan application has been reviewed for conformance with the clearing and grading law and the approval conditioned on compliance with the standards set forth in the law. Completion of the attached form will enable the Planning Board to review your application for conformance with the law's requirements. In the event it is not completed you may be required to apply for a separated permit for your site preparation activities. A sediment and erosion control plan and a plan showing the areas to be cleared, filled, graded or subjected to tree cutting, the types of vegetation affected and the proposed disposition of the destroyed vegetation must accompany the form. A SEQRA long form or full EAF should be utilized to discuss any environmental impacts and must accompany the application.

TOWN OF NEWBURGH
APPLICATION FOR CLEARING AND GRADING

Name of applicant: WEBB PROPERTIES, INC

Name of owner on premises: RON BARTON

Address of owner: 800 AUTO PARK PLACE NEWBURGH, N.Y. 12550

Telephone number of owner: (845) 561-7600

Telephone number of applicant: " " "

State whether applicant is owner lessee, agent, architect, engineer or contractor:
OWNER

Location of land on which proposed work will be done: ROUTE 17K AND
AUTO PARK PLACE

Section: 97 Block: 2 Lot: 35443 Sub. Div.: _____

Zoning District of Property: IB Size of Lot: 4.9 AC.

Area of lot to be cleared or graded: 3.9 AC. ±

Proposed completion of date: TO BE DETERMINED

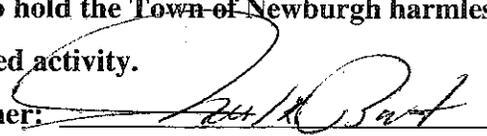
Name of contractor/agent, if different than owner: SAME

Address: _____

Telephone number: _____

Date of Planning Board Approval: _____ (if required)

I hereby agree to hold the Town of Newburgh harmless from any claims arising from the proposed activity.

Signature of owner:  Date: 5-21-14

Signature of applicant (if different than owner): _____

TOWN ACTION:

Examined: _____ 20 _____

Approved: _____ 20 _____

Disapproved: _____ 20 _____

FEE LAW SUMMARY

PENDING APPLICATIONS

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

SEVERABILITY

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

EFFECTIVE DATE:

This local law shall take effect immediately upon filing in the Office of the Secretary of State.

FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Ron Barton

APPLICANT'S NAME (printed)

[Handwritten Signature]

APPLICANTS SIGNATURE

5-21-14

DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PROXY

WEBB PROPERTIES, INC.

(OWNER) RONALD K. BARTON, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 32 old mill Rd Wallkill, NY 12589

IN THE COUNTY OF ORANGE

AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF S-B-L: 97-2-35 (4.7AC.)
AND 97-2-43 (1.7AC) LOTS FRONTING ON 17K, AND AUTO PARK PLACE

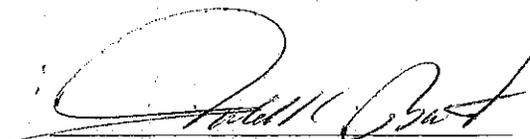
WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND ROBERT J. JAMES, P.E. IS AUTHORIZED

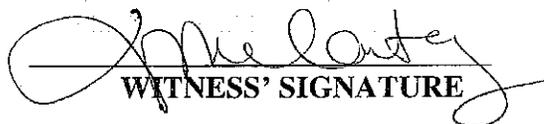
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 5-21-14


OWNERS SIGNATURE

Kenneth Syrentsen

Ron Barton
OWNERS NAME (printed)


WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

John McCarty
WITNESS' NAME (printed)

AGRICULTURAL NOTE

(Required to be placed on all plans where property lies within 500 feet of land in active agricultural production or operation)

Property adjacent to lots (1) is in active agricultural operation and production and residents must be aware that such property is protected by New York State "Right to Farm Laws" as regulated by the Department of Agriculture and Markets. From time to time during and prior to the normal growing season land and crops may be sprayed from the ground or by air, manure may be applied, and periodic noise may occur from machinery operation at various times throughout the day. Residents should be aware of this action by the adjacent property owners.

(1) Specific lots adjacent to the active farming area which are impacted shall be inserted in this space.

AGRICULTURAL DATA STATEMENT

(Required pursuant to Agricultural and Markets Law §305-a for applications for site plan approvals, use variances and subdivision approvals that will occur on property within a County Agricultural District containing an active farm operation or on property with boundaries within five hundred feet of an active farm operation located in a County Agricultural District)

Name and address of the applicant: _____

Description of the proposed project: _____

Location of the proposed project: _____

Name(s) and address(es) of any owner(s) of land within a County Agricultural District containing active farming operations and located within five hundred feet of the boundary of the project property: _____

A tax map or other map showing the site of the proposed project relative to the location of the identified farm operations must be attached to this form.

APPLICANT'S SIGNATURE

DATE

ARCHITECTURAL REVIEW

The Town of Newburgh Planning Board had been authorized to act as the Architectural Review Board for all: site plans, projects involving ten or more dwelling units, and any construction that would affect the character of a neighborhood under Section §185-59 of the Town Code (Zoning Law).

In order to perform this task, at some point prior to final approval, the applicant shall provide the Planning Board with elevations of buildings for all sides and a written (separately or on drawings) description of the materials, colors and textures to be used in construction. Plans shall also include topographical information and any screening of portions of the buildings, either existing or proposed.

Samples of the material and colors to be used shall either be submitted to the Planning Board or brought to the meeting at which architectural review will be discussed.

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: 5/21/14 SITE PLAN
NAME OF PROJECT: WEBB PROPERTIES, INC.

The applicant is to submit in writing the following items prior to signing of the site plans.

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.)

SPLIT BLOCK

COLOR OF THE EXTERIOR OF BUILDING:

WHITE, BEIGE, BROWN

ACCENT TRIM:

Location: FRONT

Color: BLUE

Type (material): METAL

PARAPET (all roof top mechanicals are to be screened on all four sides):

DETAILS TO BE DETERMINED

ROOF:

Type (gabled, flat, etc.): FLAT

Material (shingles, metal, tar & sand, etc.): METAL & EPDM

Color: BLACK

WINDOWS/SHUTTERS:

Color (also trim if different): _____

Type: _____

DOORS:

Color: _____

Type (if different than standard door entrée): _____

SIGN:

Color: _____

Material: _____

Square footage of signage of site: _____

Ron Barton

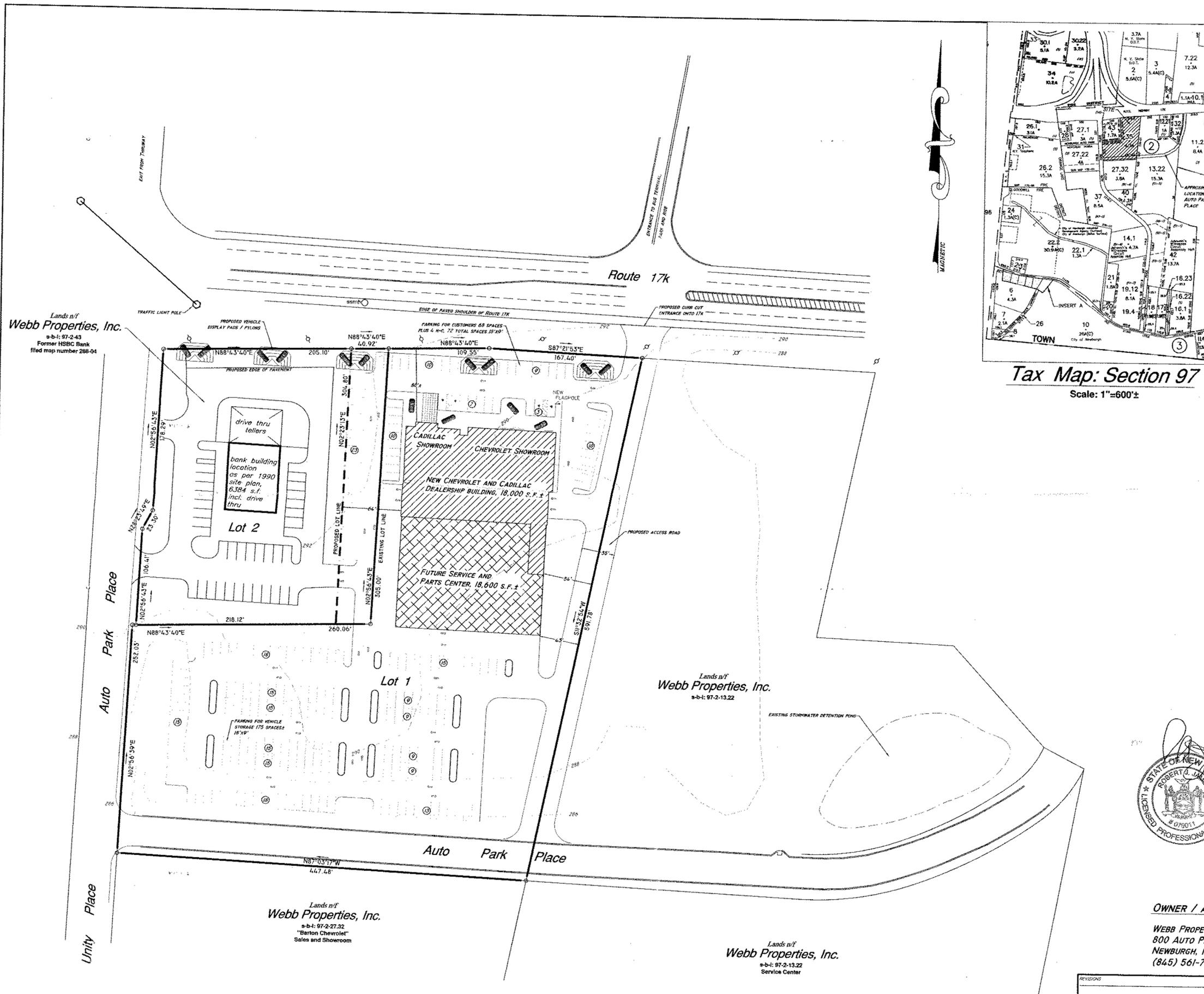
Please print name and title (owner, agent, builder, superintendent of job, etc.)

Ronald K. Barton

Signature

LIST OF ADJACENT PROPERTY OWNERS

Within ten business days following the applicant's first appearance before the Planning Board, the applicant shall forward a letter prepared by the Planning Board or an authorized agent of the Planning Board to all property owners within 500 feet of the land involved in the application, as the names of such owners appear on the last completed assessment roll of the Town, notifying the property owners of the receipt of the plat and application, by first class mail. **The list of property owners shall be provided to the applicant from the Planning Board, through the Town Assessor's office.** The applicant shall thereafter submit a duly executed, notarized affidavit of mailing to the Planning Board. Further appearances before the Planning Board shall be prohibited until an affidavit meeting the requirements has been delivered. In the event a modification to an application proposes an increase in the number of lots or the relocation of a proposed road or drainage basin to a location adjacent to an adjoining property, then a supplementary letter shall be required to be forwarded in the same manner advising of the modification.

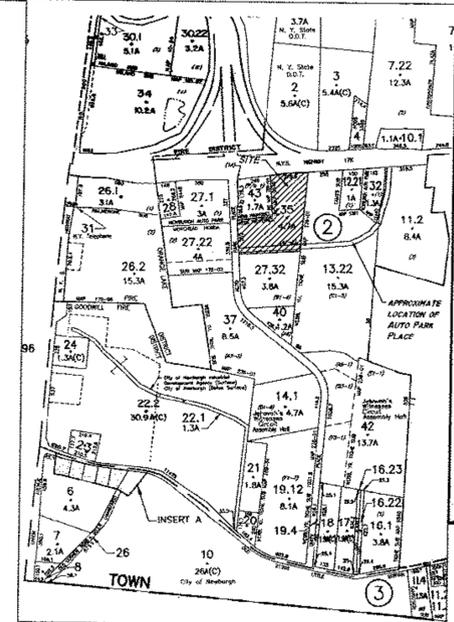


Lands n/f
Webb Properties, Inc.
 s-b-l: 97-2-43
 Former HSBC Bank
 filed map number 288-04

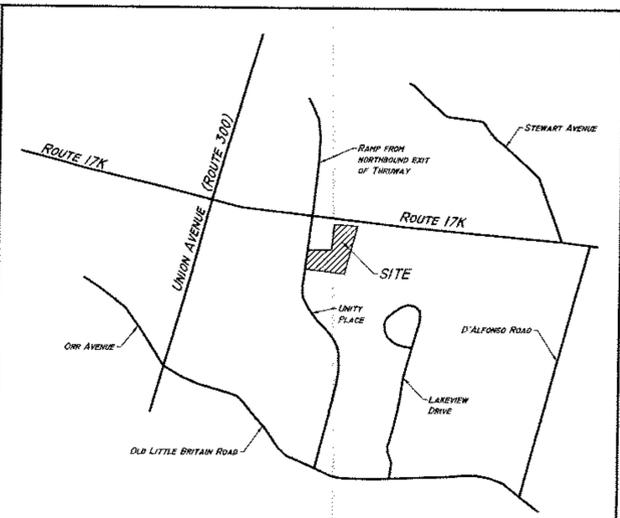
Lands n/f
Webb Properties, Inc.
 s-b-l: 97-2-13.22

Lands n/f
Webb Properties, Inc.
 s-b-l: 97-2-27.32
 "Barton Chevrolet"
 Sales and Showroom

Lands n/f
Webb Properties, Inc.
 s-b-l: 97-2-13.22
 Service Center



Tax Map: Section 97
 Scale: 1"=600'



Location Map
 Scale: 1"=1000'

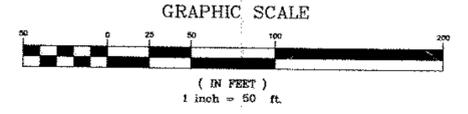
ZONING DISTRICT: 1B (INTERCHANGE BUSINESS)

	LOT 1 (97-2-35)		LOT 2 (97-2-43)	
	EXISTING	PROPOSED	EXISTING	PROPOSED
MINIMUM LOT AREA WITH OR WITHOUT PUBLIC WATER OR SEWER (SQUARE FEET)	40,000 S.F.	4.66 ACRES (202,990 S.F.)	4.94 ACRES (215,200 S.F.)	1.74 ACRES (76,000 S.F.)
MINIMUM YARDS				
FRONT YARD (FEET)	50	80' (17x)	75'	75'
REAR YARD (FEET)	60	33'	10'	75'
SIDE YARD (FEET)	30/60	64' / 107'	105' / 226'	103' / 226'
MINIMUM LOT WIDTH	150'	277'	318'	307'
MINIMUM LOT DEPTH	150'	584'	584'	240'
MAXIMUM BUILDING COVERAGE (PERCENT)	40%	8.5% INITIAL 18.6% FUTURE	8.5%	10%
MAXIMUM LOT SURFACE COVERAGE (PERCENT)	80%	8%	79%	80%
MAXIMUM HEIGHT (FEET)	2.5	2	1	1
STORIES	35	25'	20'	20'

NOTES:
 1. SEE FOLLOWING FILED MAP NUMBERS:
 WEBB PROPERTIES: MAP NUMBER 288-04, LOT 1
 WEBB, YU, TIGHE: MAP NUMBER 226-01, LOT 2
 WEBB PROPERTIES: MAP NUMBERS 994-9, LOT 2
 2. TOTAL PARKING SPACES: CUSTOMER + STORAGE = 247 SPACES



Preliminary Site Plan and Lot Line Revision
 for
Webb Properties, Inc.
 Auto Park Place
 Tax Map: Section 97, Block 2, Lot 35, and Lot 43
 Town of Newburgh Orange County New York State
 Scale: 1"=50' Date: May 9, 2014

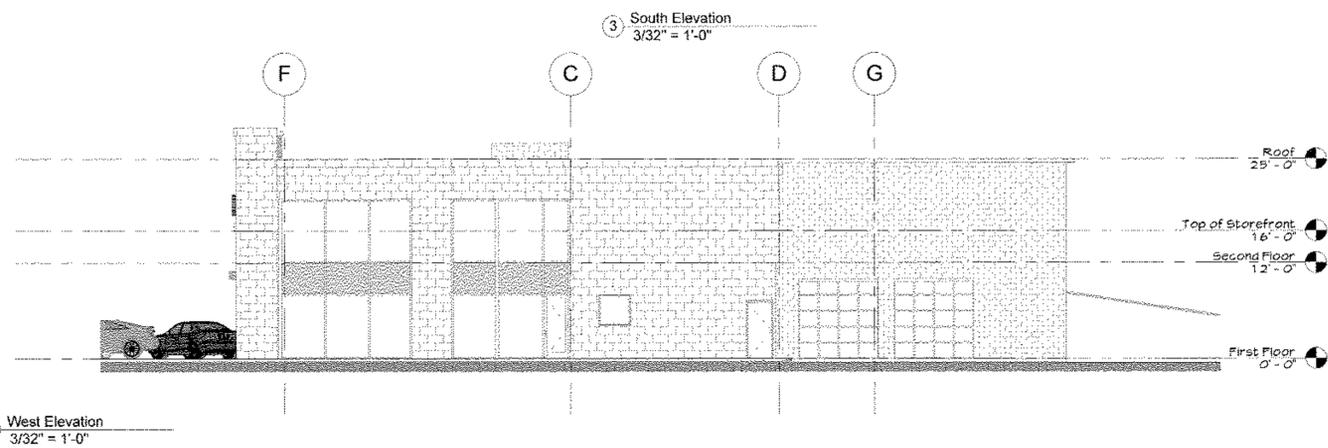
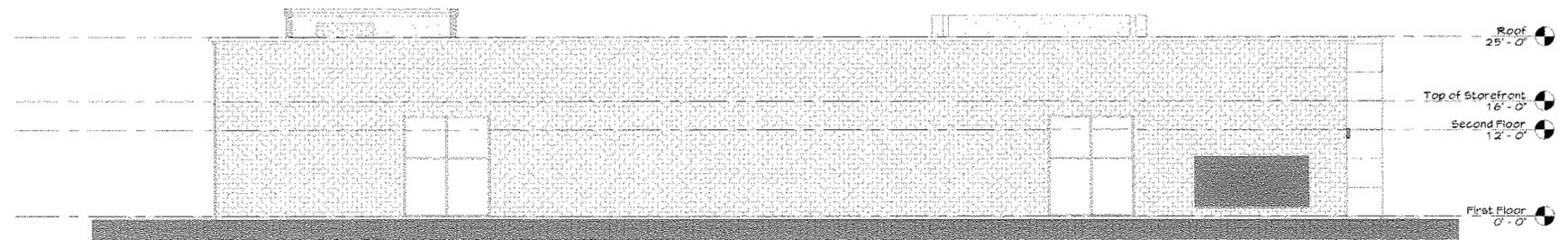
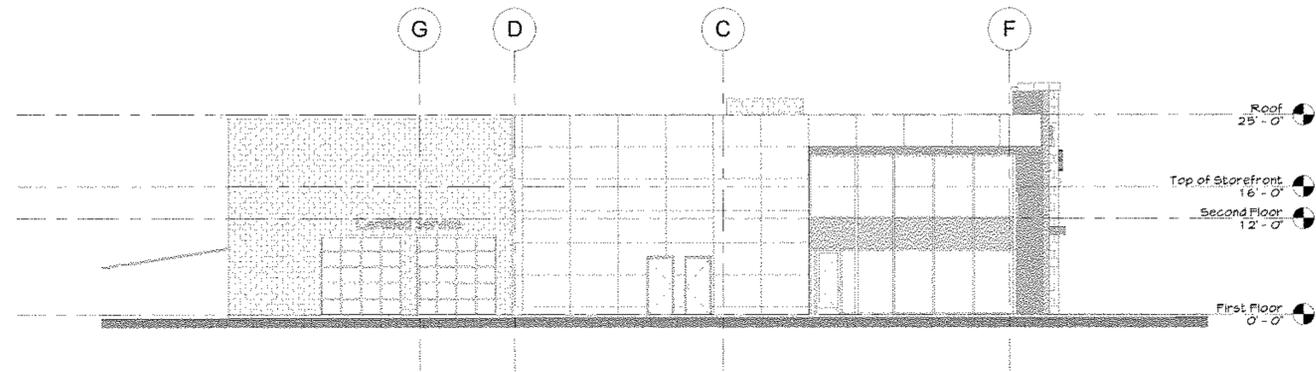
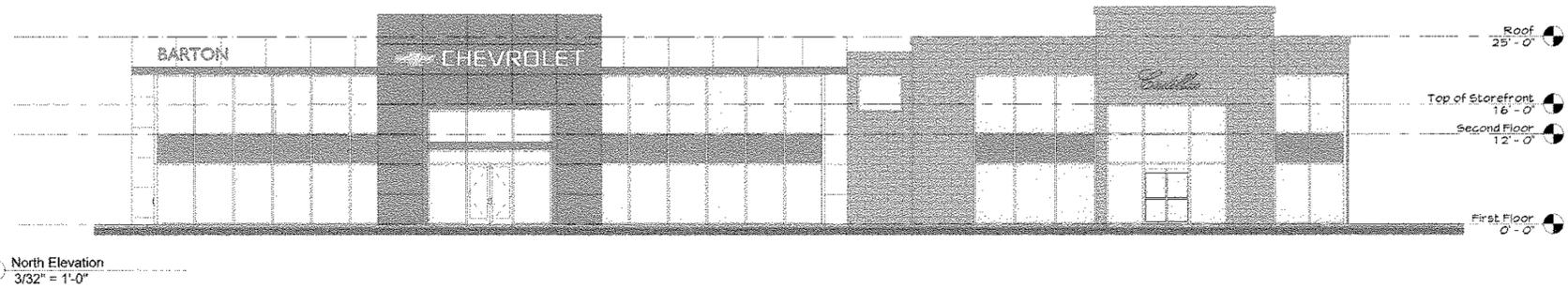


OWNER / APPLICANT
 WEBB PROPERTIES, INC.
 800 AUTO PARK PLACE
 NEWBURGH, N. Y. 12551
 (845) 561-7600

A. DIACHISHIN AND ASSOCIATES, P.C.
 LAND SURVEYORS & CONSULTING ENGINEERS
 115 Yankee Folly Road New Paltz, N. Y. 12561
 PHONE # (845) 419-2305 FAX # (845) 419-2306

REVISIONS	DATE	BY	DESCRIPTION

PROJECT NO.	14G1834
DATE	5/20/2014
SCALE	1"=50'
SHEET	209
TOTAL SHEETS	1 of 2



Option B