

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT, VA & CT)
PATRICK J. HINES
LYLE R. SHUTE, P.E. LEED-AP (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

Principal Emeritus: RICHARD D. McGOEY, P.E. (NY & PA) WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

TOWN OF NEWBURGH PLANNING BOARD TECHNICAL REVIEW COMMENTS

PROJECT: A PLUS AUTO

PROJECT NO.: 18-17

PROJECT LOCATION: SECTION 53, BLOCK 4, LOT 4.21

REVIEW DATE: 15 FEBRUARY 2019 MEETING DATE: 21 FEBRUARY 2019

PROJECT REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES, PC

- 1. The project has received a front yard variance from the Town of Newburgh Zoning Board. Previously identified rear yard setback issue will be addressed by combining the two lots.
- 2. In response to previous comments the Applicants have identified "the property owner is in discussion with the Building Department with regard to the use of the residential building." Status of this review should be addressed with the Board.
- **3.** Zoning Bulk Table should be modified in the lot surface coverage identified as 75% consolidation of the lots will significantly reduce the lot surface coverage.
- **4.** Planning Board should discuss whether curbing is required for commercial sites. Planning Board typically requires commercial sites to be curbed to control traffic flow and drainage.
- **5.** It is noted that Motor Vehicle Service Station notes have been added to the plans. Note #4 should be revised with the word "Parked" in lieu of "Parking".
- **6.** Applicants representative requested to address the dumpster enclosure currently a dumpster is depicted without benefit of an enclosure.
- **7.** It is noted that the site lighting is proposed to be upgraded to an LED flood light. The flood light is proposed to be designed with a motion activated sensor.
- **8.** Submission to Orange County Planning is required due to proximity to New York State highway. In addition project will be submitted to NYSDOT for SEQRA coordination.



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

February 7, 2019

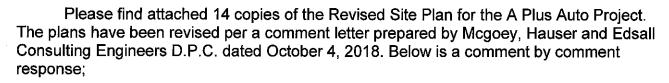
Town of Newburgh Planning Board 308 Gardnertown Road Newburgh, NY 12550 ATTN: John Ewasutyn, Chairman

RE: APPLICATION #2018-17

A PLUS AUTO 12 LITTLE LANE ROAD

TAX LOT # 53-4-4.21

Dear Mr. Ewasutyn:



- 1. A front yard variance was granted on January 24, 2019 by the Town of Newburgh Zoning Board. To achieve compliance with the rear yard setback the property owner is proposing to combine the subject parcel with the adjacent parcel to the rear in the same ownership. (lots 53-4-4.21 & 53-4-4.22). Proof of the lot consolidation will be provided prior to signature of the plans.
- 2. The Town of Newburgh Sewer Department has confirmed that the site is serviced by town sewer.
- 3. This plan reflects an updated survey which located an existing fence, the date of the installation is unknown.
- 4. Spaces 9 & 10 are located in an existing gravel area (to be used by the residential tenants).
- 5. Limits of proposed asphalt paving are shown on the plan. A detail for the pavement cross section is also included.
- The existing dumpster location is shown on the plan and labeled "to remain".
- 7. The property owner is in discussion with the building department with regards to the use of the residential building.
- 8. The entrance has been revised to indicate a width in accordance with Section 185-28, in addition "Motor Vehicle Service Station Notes" have been added to sheet C-1.
- 9. Proposed landscaping has been added to the plan.
- 10. Dimensions and areas for the structures have been added to the plan. The property owner is pursuing a variance from requiring a sprinkler system.
- 11. An existing sign frame is located on the property. An insert for the A Plus Auto Business is proposed to be placed on the existing sign frame. A detail of the existing and proposed features of this sign are shown on the details sheet.

- 12. Parking spaces 1 through 8 will be painted in accordance with the detail on sheet C-2. Spaces 9 & 10 are depicted to show compliance with the Town parking requirements but will not be painted as they are located within an existing gravel area.
- 13. Lighting details and footcandle levels have been added to the plans.

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

Sincerely,

j."

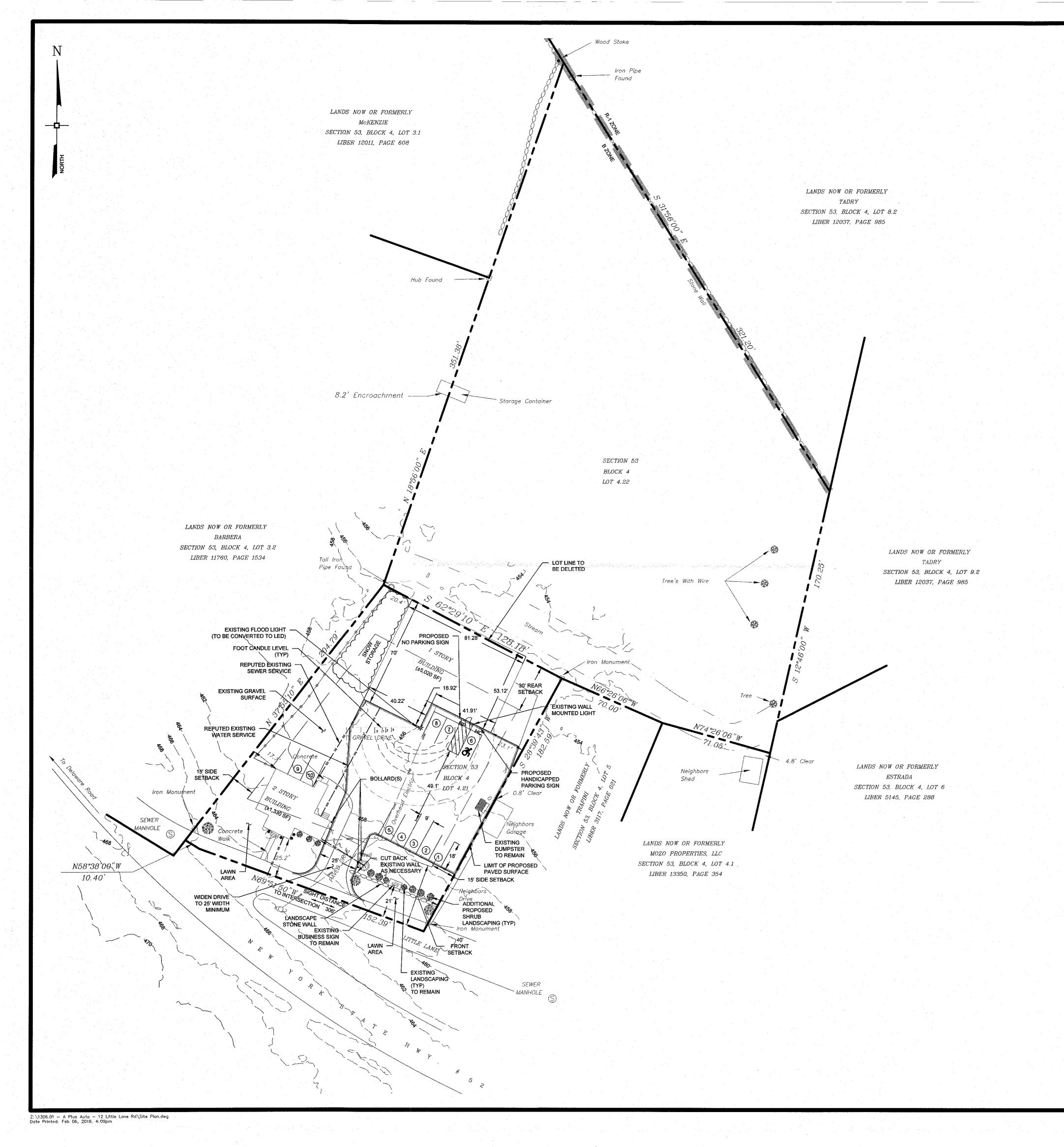
Engineering & Surveying Properties, PC

Jay Samuelson, P.E.

Principal

CC: Michael Donnelly, Esq.

file



GENERAL NOTES

- 1. TAX MAP IDENTIFICATION NUMBER: SECTION 53, BLOCK 4, LOT 4.21
- 2. TOTAL AREA OF SUBJECT PARCEL: 0.64± ACRES.
- 3. BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY DANIEL P. YANOSH NYS, LS ON SEPTEMBER 4, 2012.
- MOZO PROPERTIES, LLC PO BOX 2699 NEWBURGH, NY 12550 4. OWNER:
- 5. APPLICANT: A PLUS AUTO AND TRUCK, LLC 12B LITTLE LANE ROAD NEWBURGH, NY 12550
- 6. PARKING (EXCEPT HANDICAPPED STALL AND AISLE) SHOWN FOR ZONING COMPLIANCE ONLY. ACTUAL PARKING STALLS WILL NOT BE STRIPED AS PARKING SURFACE IS GRAVEL.
- 7. HOURS OF OPERATION: MONDAY FRIDAY 8 AM 5 PM SATURDAY 8 AM 12 PM SUNDAY/HOLIDAYS CLOSED

BULK REQUIREMENTS

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	20,000 SF	27,770 SF
LOT WIDTH	100 FEET	156.3 FEET
LOT DEPTH	125 FEET	192.4 FEET
FRONT YARD	60 FEET	25.2 FEET *
REAR YARD	30 FEET	219.0 FEET
SIDE YARD (ONE/BOTH)	15/30 FEET	17.7 / 38.1 FEET
MAXIMUM ALLOWABLE		
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT
MAXIMUM BUILDING COVERAGE	40%	23 %
MAXIMUM LOT SURFACE COVERAGE	80%	75 %

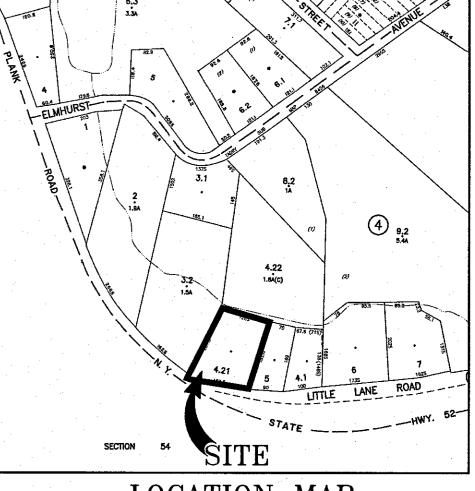
PARKING CALCUATIONS

USE:	# OF UNITS:	REQUIREMENT:	SPACES REQUIRED:
REPAIR GARAGE	2 STORAGE	1 SPACE / BAY PLUS 5 ADDITION 1 SPACE / RESIDENTIAL UNIT	ONAL 7
RESIDENTIAL	1 UNIT	1 SPACE / RESIDENTIAL UNIT	2
TOTAL:	. *		_

TOTAL SPACES PROVIDED: 10 SPACES TOTAL

MOTOR VEHICLE SERVICE STATION NOTES

- VEHICLES, LIFTS OR PITS, DISMANTLED VEHICLES, ALL PARTS AND SUPPLIES, INCLUDING TIRES AND OTHER ACCESSORIES FOR SALE AND DEBRIS FROM DISMANTLED VEHICLES, SHALL BE LOCATED WITHIN A BUILDING
- 2. ALL SERVICE OR REPAIR ACTIVITIES, OTHER THAN EMERGENCY REPAIR OR SUCH MINOR SERVICING AS THE CHANGE OF TIRES SHALL BE CONDUCTED IN A BUILDING ENCLOSED ON ALL SIDES. THIS REQUIREMENT SHALL NOT BE CONSTRUED TO MEAN THAT THE DOORS TO ANY REPAIR SHOP MUST BE KEPT CLOSED AT ALL TIMES.
- 3. NO MORE THAN THREE MOTOR VEHICLES LICENSED FOR OPERATION ON THE PUBLIC HIGHWAYS MAY BE STORED ON A TEMPORARY BASIS FOR SERVICE OR REPAIR ONLY.
- 4. ANY SUCH MOTOR VEHICLES BEING STORED SHALL BE PARKING IN A LINE AND IN AN ORDERLY FASHION WITH NOT LESS THAN FOUR FEET BETWEEN ANY PARTS OF ANY TWO VEHICLES.
- 5. NO SUCH MOTOR VEHICLES BEING STORED SHALL BE PARKED WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR WITHIN 10 FEET OF ANY PROPERTY LINE.



LOCATION MAP SCALE: 1" = 250'

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NYSDOT APPROVAL	N/A	OF	N/A	
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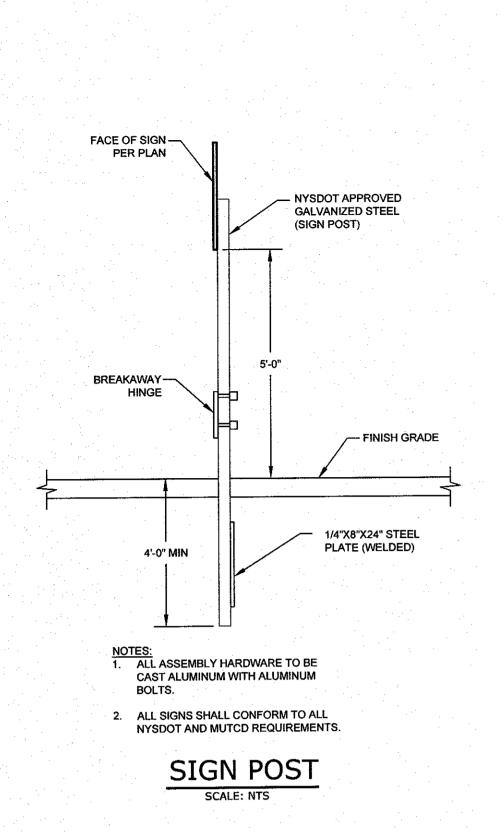
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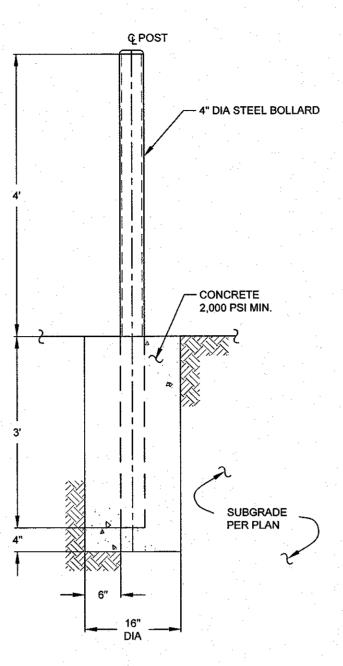
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BOLLARD

2 ½" BINDER COURSE TYPE 1 - EXISTING SUB-BASE 1. ITEM NUMBERS REFER TO NYSDOT SPECIFICATIONS.

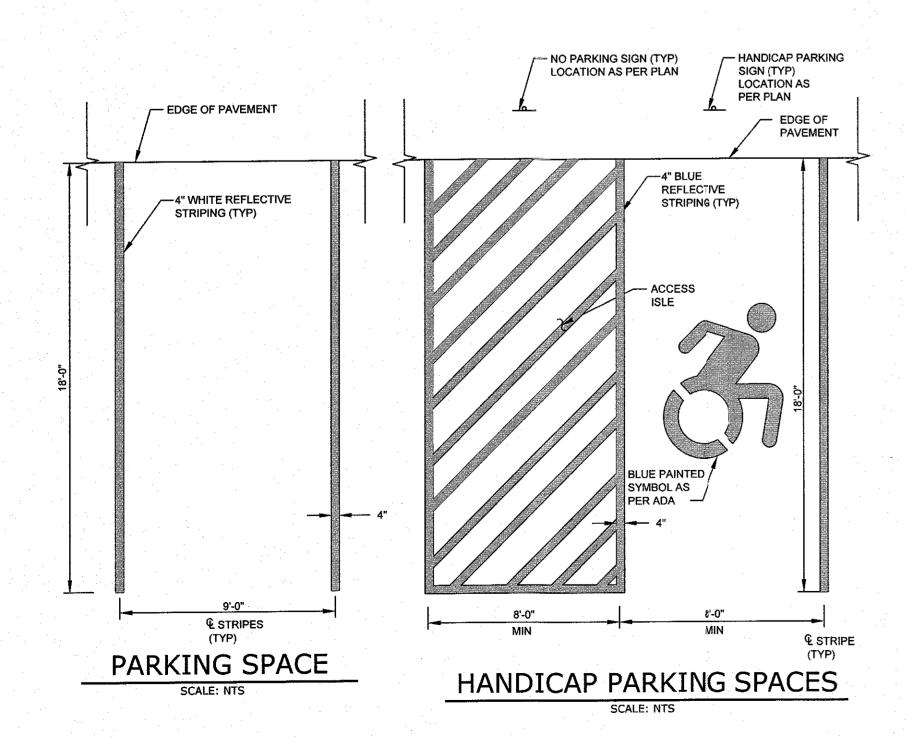
PARKING LOT

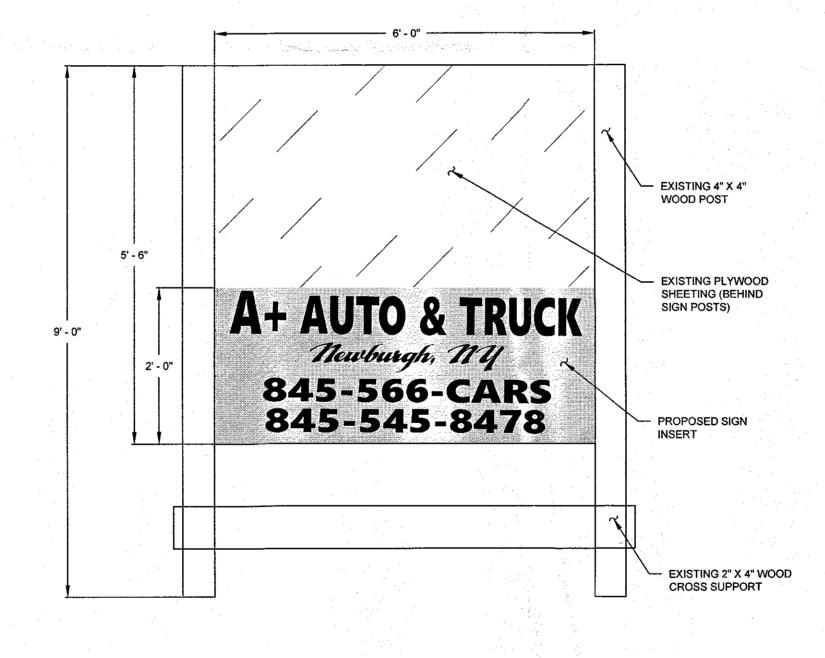
PAVEMENT CROSS SECTION



SIGN	TEXT	M.U.T.C.D. No.	SIZE OF SIGN	TYPE OF MOUNT	DESCRIPTION
NP	NO PARKING ANY TIME	P1-1C	12" x 18"	GR MTD	WHITE BACKGROUND RED LETTERING
НС	PERMIT PARKING ONLY TOW AWAY ZONE	M12-1	12" x 18"	GR MTD	BLUE BACKGROUND BLACK SYMBOL WHITE LETTERING

ON-SITE SIGN SCHEDULE





BUSINESS SIGN

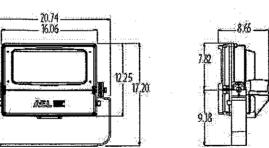


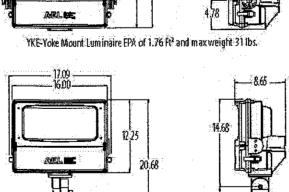
PRODUCT OVERVIEW

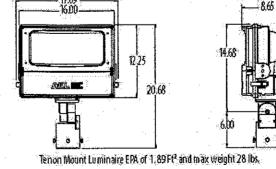
ACPOLED Series American Compact LED Floodlight

Applications:

Auto dealerships Schools Churches Industrial sites







an expected life of 100,000 hours at a 25C ambient.

distortion (THD) of 20% and is ROHS compliant.

beam ratios, uniformity, and spacing.

Low copper content die cast aluminum housings has integral heat sink fins to optimize thermal management through conductive and convective cooling. Bolted or optional stainless steel latch disengages top electrical cover for easy access to LED driver, surge protection, and terminal block. The yoke mount unit is shipped prewired with specified cord type and cord length to facilitate easy wiring of luminaire. The tenon mount unit is prewired to luminaire wiring chamber. Luminaire is vibration rated to 3G per ANSI C136.31-2001 and rated IP66 per IEC60068-2-3,

Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber per ASTM B117.

Yoke shall be painted steel or galvanized steel. Knuckle mount shall be adjustable

LED light engine is rated minimum 100,000 hours at 25C, L70. Electronic driver has

Robust surge protection: Three different surge protection options provide a minimum IEEE/ANSI C62.41 category C (10kV/5kA) protection. Extreme 20kV/10kA

Driver power factor is 90% minimum. Driver meets maximum total harmonic

PCB mounted LED technology comprised of multi-cluster LEDs on single metal

core board. Segmented Miro Internal reflectors are designed for superior field to

NEMA optical pattern choice of medium flood (4X4), flood (5x5) wide flood (6x6), and wide flood rectangle (6x5). The luminaire is available with 3000K, 4000K, and 5000K with minimum CRI of 70.

Optional shielding available to control light trespass and uplight. Optical enclosure

Optional premium solid state locking-style photocontrol – DSS (10 year rated life).

Optional extreme long life solid state locking -tyle photocontrol - DLL (20 year

Electrical

protection is also available.

Features:

Parking lots Substations

Shopping centers Building facades

YK-Yoke Mount Luminaire EPA of 1.76 Ft² and max weight 30 lbs.

shall be glass lens.

Optional onboard adjustable output module (AO) allows the light output and input wattage to be modified to meet site specific requirements.

NEMA photocontrol receptacle 3 pin (P3) or 7 pin (P7) available.

Suitable for ambient temperature -40C to 40C.

CSA Certified to U.S. and Canadian standards.

DesignLights Consortium® (DLC) Premium qualfied product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified. Products List at www.designlights.org/QPL to confirm which versions are qualified.

AEL Electric Lighting

 EACH FLOOD LIGHT SHALL BE MOUNTED TO THE BUILDING AND OPERATED BY MOTION DETECTION WITH A MINIMUM ON TIME OF 1 MINUTE AND A MAXIMUM ON TIME OF 5 MINUTES. SEE PLAN FOR MOUNTING HEIGHTS.

FLOODLIGHT SPECIFICATION

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OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
NYSDEC APPROVAL	N/A	OF	N/A
NYSDOT APPROVAL	N/A	OF	N/A
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53-4-4.21

09/06/18 AS NOTED

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