

CIRO INTERRANTE, ARCHITECT
85 MARKET STREET
POUGHKEEPSIE, NEW YORK 12601

RECEIVED

APR 21 2009

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12553

BUILDING DEPARTMENT

April 20, 2009

PROJECT NAME: DUNKIN DONUTS(GEORGALLAS) SITE PLAN
PROJECT LOCATION: NYS ROUTE 207
SECTION 33 - BLOCK 2 - LOT 4
PROJECT NUMBER: 09-13
DATE: 20 APRIL, 2009
DESCRIPTION: DEMOLISH HOUSE AND CONSTRUCT NEW DUNKIN DONUTS

Dear Planning Board:

This letter accompanies the latest submitted drawings for the above referenced project with a revision date of 26 March, 2009. This letter is a response to Review Comments dated 11 March, 2009 made by Mark Edsall. The responses in this letter are numbered to correspond to the numbered comments the letter from Mark Edsall.

1. All items have been revised and have been shown on the site plan.
2. A new drawing, sheet T-1, showing movements for cars and trucks on the site has been added. As discussed with the Board and the adjoining property owner, we have shown a contract limit line on the site plan for this project. As agreed by the Board and the adjoining property owner all design and construction work on the adjacent property is the responsibility of the adjoining property owner and will not be covered under this site plan application.
3. All items have been revised and have been shown on the site plan. Per NYS Building Code, the building does not require a sprinkler system. Consultants from two different manufacturers have advised me that a modular block retaining wall will be adequate for the vehicle loads on this project. I have requested engineered drawings from them and hope to have submittals for the next meeting.
4. This item has been completed. The required drawings and environmental form were given to the planning board secretary.
5. This item requires no reply
6. This item requires no reply.
7. I met with the NYSDOT permit engineer at the site to discuss the project. I am in the process of preparing the DOT application and drawings.
8. An engineer was engaged to design the erosion prevention and sediment control plan.

Thank you for your consideration on this project. If any additional information is needed, please contact me.

Very truly yours,


Ciro Interrante, Architect



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

RICHARD D. MCGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 AIRPORT CENTER DRIVE
SUITE 202
NEW WINDSOR, NEW YORK 12553
(845) 867-3100
FAX: (845) 867-3232
E-MAIL: MHENY@MHEPC.COM
WRITERS EMAIL: MJE@MHEPC.COM



**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: DUNKIN DONUTS (GEORGALLAS) SITE PLAN
PROJECT LOCATION: NYS ROUTE 207
SECTION 33 – BLOCK 2 – LOT 4
PROJECT NUMBER: 09-13
DATE: 11 MARCH 2009
DESCRIPTION: THE APPLICATION PROPOSES THE DEMOLITION OF THE EXISTING RESIDENCE ON THE SITE AND THE DEVELOPMENT OF THE .85 ACRE SITE WITH A RETAIL RESTAURANT. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the NC zoning district of the Town. The bulk information shown on the plan appears correct, with the following corrections being made:
 - Proposed total side yard value should be corrected (appears to be 69.9 ft)
 - Indicated proposed height value in feet, not stories
 - Lot coverage is all impervious area. Please revise.
 - Add FAR value
 - Delete Lot Depth from table (not part of NW code)

2. The site is a fairly narrow property which somewhat limits development. The building and parking all fit as depicted. Turning movements are tight in the rear of the site, although they appear manageable by cars and smaller delivery trucks. The Board may wish to discuss, with the applicant, the type delivery trucks which will visit the site, to insure no problems will develop.

I recommend that the Board require a separate vehicle movement plan depicting turning radius and movements thru the site, and from the proposed adjoining access (see next paragraph).

REGIONAL OFFICES

• 111 WHEATFIELD DRIVE • SUITE 1 • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

The plan also includes an access connection to the adjoining gas station on the west. Some concerns which will need to be further investigated regarding this connection are the following:

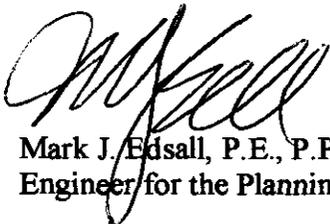
- It is assumed this is a one-way connection into this site; it will need to be appropriately marked.
- Turning radius of vehicles accessing should verify no conflict with the corner of the building.
- The use of the lands on the gas station property is not indicated, and it must be verified against that approved site plan. Does it eliminate parking ?
- There is a 6 ft. elevation difference shown on the plan, over roughly a 20 ft distance (30% slope). How is this being handled?
- An agreement of some sort should be prepared between the two property owners, to be reviewed by the Board and its consultants.

3. We have reviewed the site plans submitted and have the following initial comments:

- Please reconfigure the title block such that the project name is in the bottom right fold. Also, please add application number (above) in approval box.
- It is assumed that the "Order Menu" shown includes an outdoor speaker for orders. Confirm and discuss with Board.
- The wall on the east side of the site appears to vary in height up to approximately 8 ft. I am concerned about the modular block wall being used at this height with direct vehicle loads. This will require further review.
- Applicant should clarify if the building is sprinklered. If yes, specific water service details apply.
- Sewer lateral should be minimum 6" diameter and should include a grease trap. Connection to the Town sewer should be via a saddle in the main, not a direct connection to the manhole.
- We recommend that the applicant consider 15" HDPE pipe for all stormwater piping on site.
- Consistent with the entire run of "Freedom Road", the Board may wish to request a flagpole with American flag.

- Applicant should verify that dumpster size is adequate for this business.
 - Dumpster enclosure detail should note that exterior finish should match mail building finish and color. Also recommend protective bollards at front corners.
 - Detail for handicapped parking should be corrected as follows:
 - All striping for the handicapped space must be blue.
 - When a standard space adjoins a handicapped space, a double line should be installed, one blue, one white.
4. The Planning Board may wish to authorize the issuance of a Lead Agency Coordination letter for the project, to begin the SEQRA review process. The applicant should submit six (6) sets of drawings (folded) and the environmental form for this purpose.
 5. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 300-86 (C) of the Town Zoning Local Law.
 6. This project is adjacent to NYS Route 207 and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).
 7. Submittal of this application/plan to the NYSDOT will be necessary. Our office will prepare the referral form and coordinate with the Planning Board office.
 8. The application involves non-single family development with disturbance less than one acre and, as such, the application does not require a full SWPPP. A soil erosion prevention & sediment control plan should be prepared. Design sizing for the basin should be submitted, and the outlet should be shown on the plan.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board