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

PROJECT NAME: AUTOZONE SITE PLAN
PROJECT LOCATION: N.Y.S. ROUTE 94 (Opposite Price Chopper Plaza)
SECTION 69 – BLOCK 4 – LOT 26.13
PROJECT NUMBER: 08-19
DATE: 29 APRIL 2009
DESCRIPTION: THE APPLICATION PROPOSES THE CONSTRUCTION OF A 6779 S.F. RETAIL (AUTOMOTIVE PARTS STORE) ADJACENT TO THE EXISTING “PLAY IT AGAIN SPORTS RETAIL BUILDING”. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 10 DECEMBER 2008 PLANNING BOARD MEETING.

1. The property is located in the C Zoning District of the Town. The bulk information shown on the plan is correct for the zone and use. The application complies with the minimum bulk requirements, with the exception of the off-street parking required. The application was referred to the ZBA and the applicant has received the necessary variance.
2. The application involves non-single family development with what appears to be disturbance greater than one acre and, as such, the application is subject to the State and Town regulations as they pertain to Stormwater Pollution Prevention Plans (SWPPPs). A full submittal is required.
3. We have reviewed the revised plan submitted and have the following comments:
 - Sewer and water services for the existing “Play it Again Sports” building should be shown on the Utility Plan”.
 - Sidewalk dimension on bollard detail (sheet 4) calls for 8 ft. sidewalk in front of new building. The 8 ft. dimension should also appear on site plan.
 - Entrance Profiles on Sheet 5 should indicate slopes proposed (both within DOT right-of-way and on site)

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- The plan symbol for the light poles (sheet 8) appear to indicate a duplex fixture (ie two lamps per pole); however the schedule indicates one lamp. Clarify. Verify basis of isolux plan data.
 - Additional lighting at the entrances may be warranted, unless there is existing street lighting at those locations.
4. It is my understanding the only involved agency is the NYSDOT. 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. As per New York State General Municipal Law (GML 239), this plan was referred to the OCPD for review. A response "Local Determination" was returned with date of 3-10-09.
 6. Submittal of this application/plan to the NYSDOT will be required for technical review of the curb-cut reconstruction and utility services into NYS Rt. 94. If acceptable to the Board, we will make a referral following this meeting.
 7. This site is utilized for access to the Towns Sewer Pump Station just south of this property. Also, an existing force main exists in the area (to be replaced as part of an upcoming project). Existing facilities should be shown, and future configurations also. Access easements should be shown (or reconfigured). I will work with the applicant's engineer in this regard.
 8. 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.

Respectfully Submitted,



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