

030204.03

26 June 2018

Village of Monroe Planning Board
Attn: Ms. Deborah Proulx, PB Secretary
7 Stage Road
Monroe, NY 10950

RE: Mombasha Fire Company
Village of Monroe, Orange County, NY

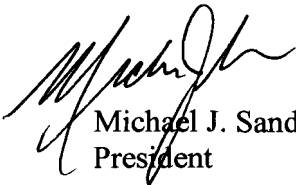
Dear Ms. Proulx:

Pursuant to the previous planning board meeting, the attached plans have been revised to show the sheet flow for the stormwater, revisions to the handicap parking space and the addition of the requested information for the zoning tables.

The public hearing notices have been processed by this office and sent to the adjoining property owners by certified mail according to the list provided by the Accessor's office.

We will be available to answer questions or comments the public and Board may have at the public hearing scheduled for July 16, 2018.

Very truly yours,
MJS Engineering & Land Surveying, PC



Michael J. Sandor, P.E.
President

MJS/mlp
Enc.

cc Mr. Nick Gordon, Mombasha Fire Dept.

Lanc & Tully Engineering and Surveying, P.C.

Goshen, NY 10924

Phone: (845) 294-3700 Fax: (845) 294-8609 E-mail: eng@lanctully.com

Village of Monroe Planning Board Review

Project: Mombasha Fire Company
Tax Lot No. 214-1-59
Reviewed by: John O'Rourke, P.E.
Date of Review: July 5, 2018
Materials Reviewed: Site Plan last revised 6/14/18 prepared by Michael Sandor, PE

The following items are listed to assist you in completing your submission to the Board. It is only a guide; other items may be listed at future meetings. If you need further assistance, please contact this office.

Project Description:

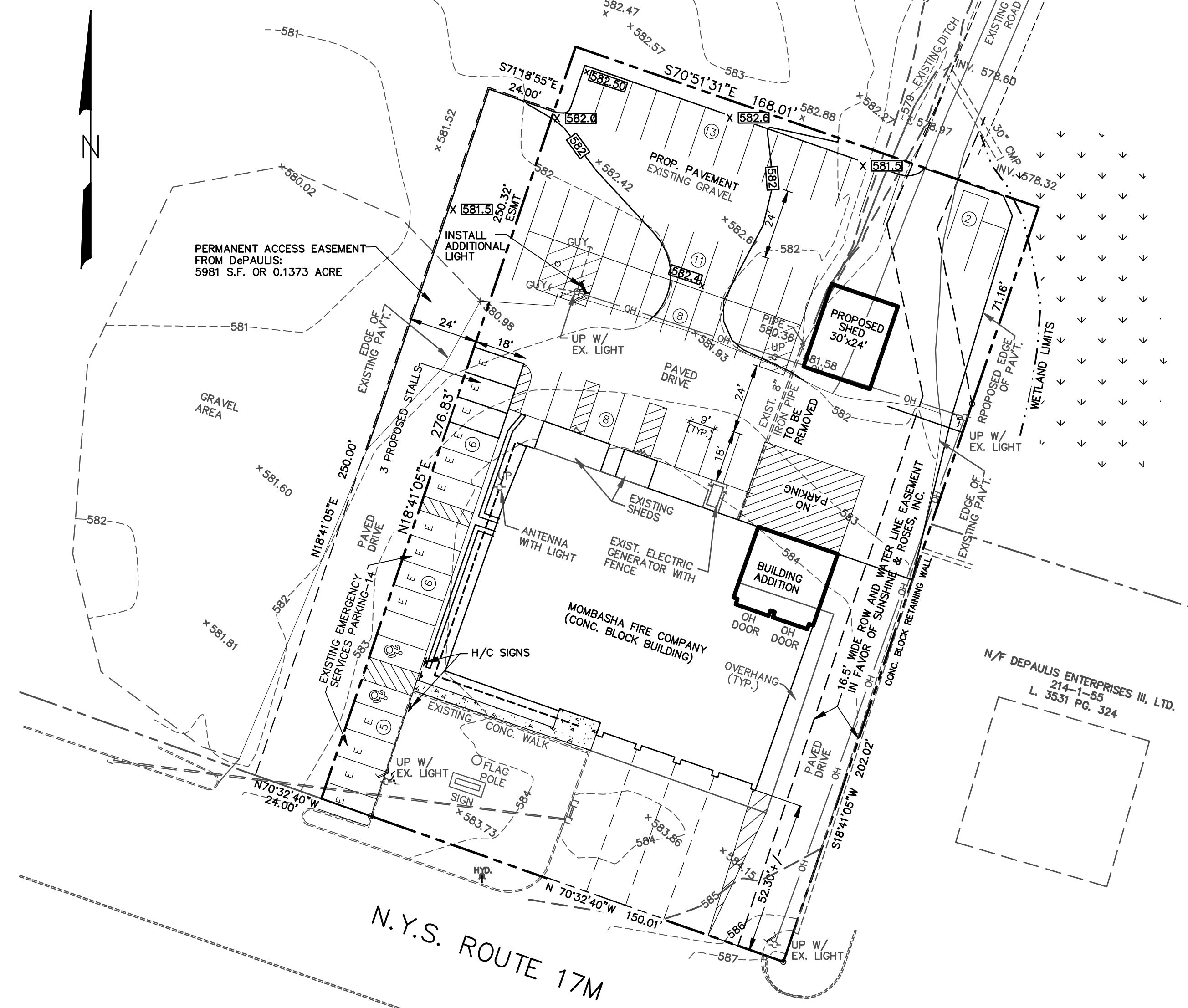
The project proposes a 740 square foot expansion of the existing fire house as well construction of a new shed and 45 additional parking spaces. The site is located in the GB zoning district where the use is permitted as of right. A review of the submitted plan has been provided by this office and the following items are offered:

Items to be Addressed:

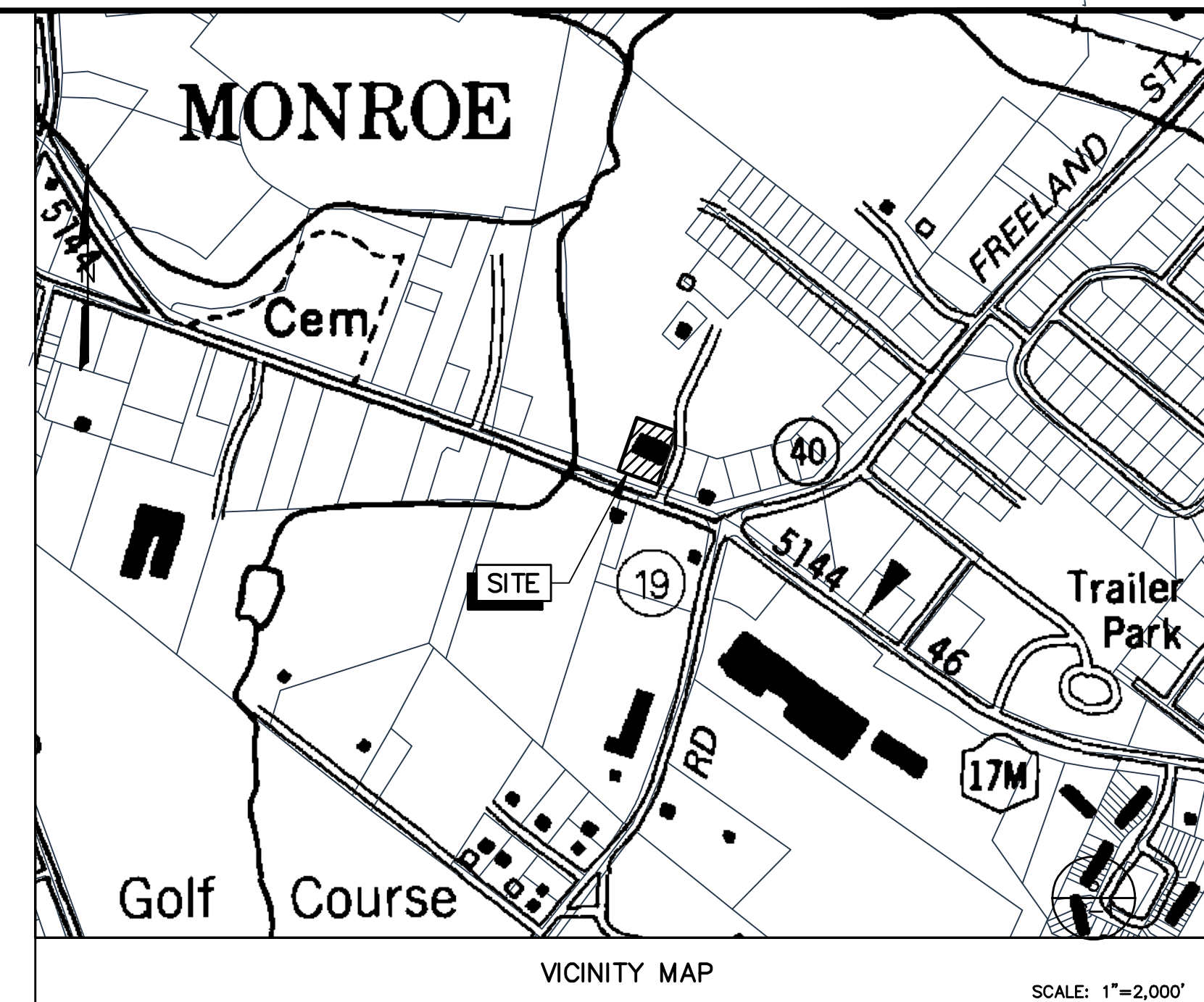
1. A bulk table has been added to the plans as requested.
2. The wetlands located north east of the site are shown in both County and NYSDEC databases as under Federal jurisdiction. The plans do not show any disturbance within this area.
3. Stormwater will now maintain the existing pattern on the site and an existing pipe to the adjacent property will be removed.
4. A referral to Orange County Planning was made at the last meeting. No report has been received.

Applicant is advised that there may be additional comments if additional materials are submitted.

EXISTING LOT: 0.692± ACRES OR 30,151± SF
 ADDITIONAL AREA: 0.6189 ACRES OR 26,960 SF
 TOTAL AREA: 1.3109± ACRES OR 57,111± SF



- LEGEND**
- PROPOSED PROPERTY LINE
 - - - EXISTING PROPERTY LINE
 - - - EXISTING EASEMENT
 - ▨ PROPOSED BUILDING ADDITION
 - PROPOSED STORM PIPE
 - ▭ PROPOSED CATCH BASIN
 - ▭ PROPOSED NEW PAVEMENT
 - - - 583 - - - EXISTING CONTOURS
 - 583 — PROPOSED CONTOURS
 - x 583.88 EXISTING SPOT ELEVATIONS
 - x 583.88 PROPOSED SPOT ELEVATIONS
 - OH — EXISTING POLE MOUNTED LIGHTS
 - OH — EXISTING OVERHEAD UTILITY WIRE



VICINITY MAP SCALE: 1"=2,000'

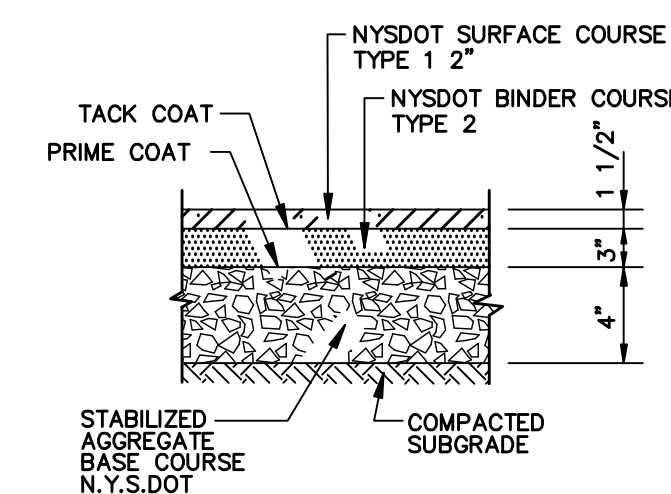
PARKING ANALYSIS:

EXISTING PARKING SPACES: 14
 PROPOSED PARKING SPACES: 45 (INCLUDING 2 H/C)
 TOTAL PARKING SPACES: 59
 AREA OF NEW PAVEMENT:
 14935 S.F. (0.3429 AC.)

GENERAL NOTES:

- 1 RECORD OWNER: MOMBASHA FIRE COMPANY, 526 ROUTE 17M, MONROE, NEW YORK 10950
- 2 TAX MAP NUMBER: SECTION 214, BLOCK 1, LOT 59
- 3 DEED REFERENCE: L. 1750 PG. 902
- 4 AREA: 1.3109 ACRES OR 57111 SF
- 5 ZONING DISTRICT: GB

LOT AREA:	EXISTING	PROPOSED
20,000 SF	57,111 SF	57,111 SF
LOT WIDTH: 50' MIN.	168'	168'
FRONT YARD: 60' MIN.	52'	52'
SIDE YARD: 25' MIN.	26'	26'
BOTH SIDE YARDS: 50' MIN.	53'	53'
REAR YARD: 40' MIN.	134'	134'
BUILDING HEIGHT: 35' MAX.	<35'	<35'
BUILDING COVERAGE: 25%	15.6%	18.3%
- 6 BASE MAP INFORMATION TAKEN FROM THE FOLLOWING SOURCE:
 - A "SURVEY OF PROPERTY FOR MOMBASHA FIRE COMPANY," DATED JANUARY 17, 2002. PREPARED BY ROBERT S. MURRAY, LLS, P.C., 1787 ROUTE 17M, GOSHEN, NY 10924.
 - B "SURVEY FOR LANDS OF GIUSEPPE DePAULIS," DATED MARCH 24, 1997. PREPARED BY DANIEL P. YANOSH, NYS LS, N.Y.S. ROUTE 302 - P.O. BOX 320, CIRCLEVILLE, NY 10919.
 - C "PROPERTY LINE CHANGE, JOSEPH DePAULIS, SR., MOMBASHA FIRE COMPANY, VILLAGE OF MONROE, ORANGE COUNTY, NEW YORK," DATED MARCH 15, 2006. PREPARED BY MJS ENGINEERING & LAND SURVEYING, PC, GOSHEN, NY. MAP FILED IN ORANGE COUNTY CLERK'S OFFICE MAY 28, 2008 AS MAP #366-08.
- 7 CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONSTRUCTION BEFORE PROCEEDING WITH HIS WORK.

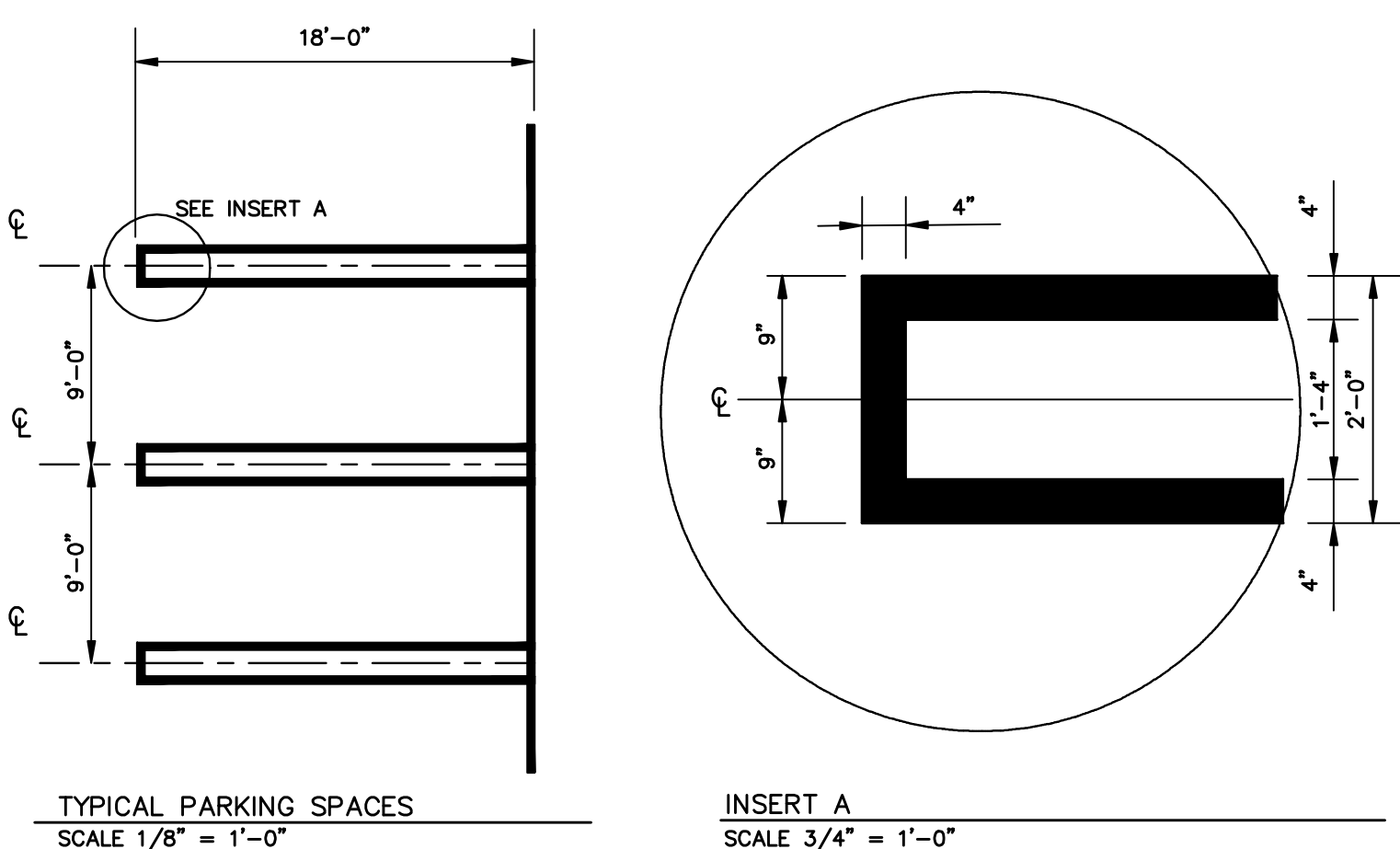


PAVEMENT SECTION

SCALE: 1" = 1'-6" C-1

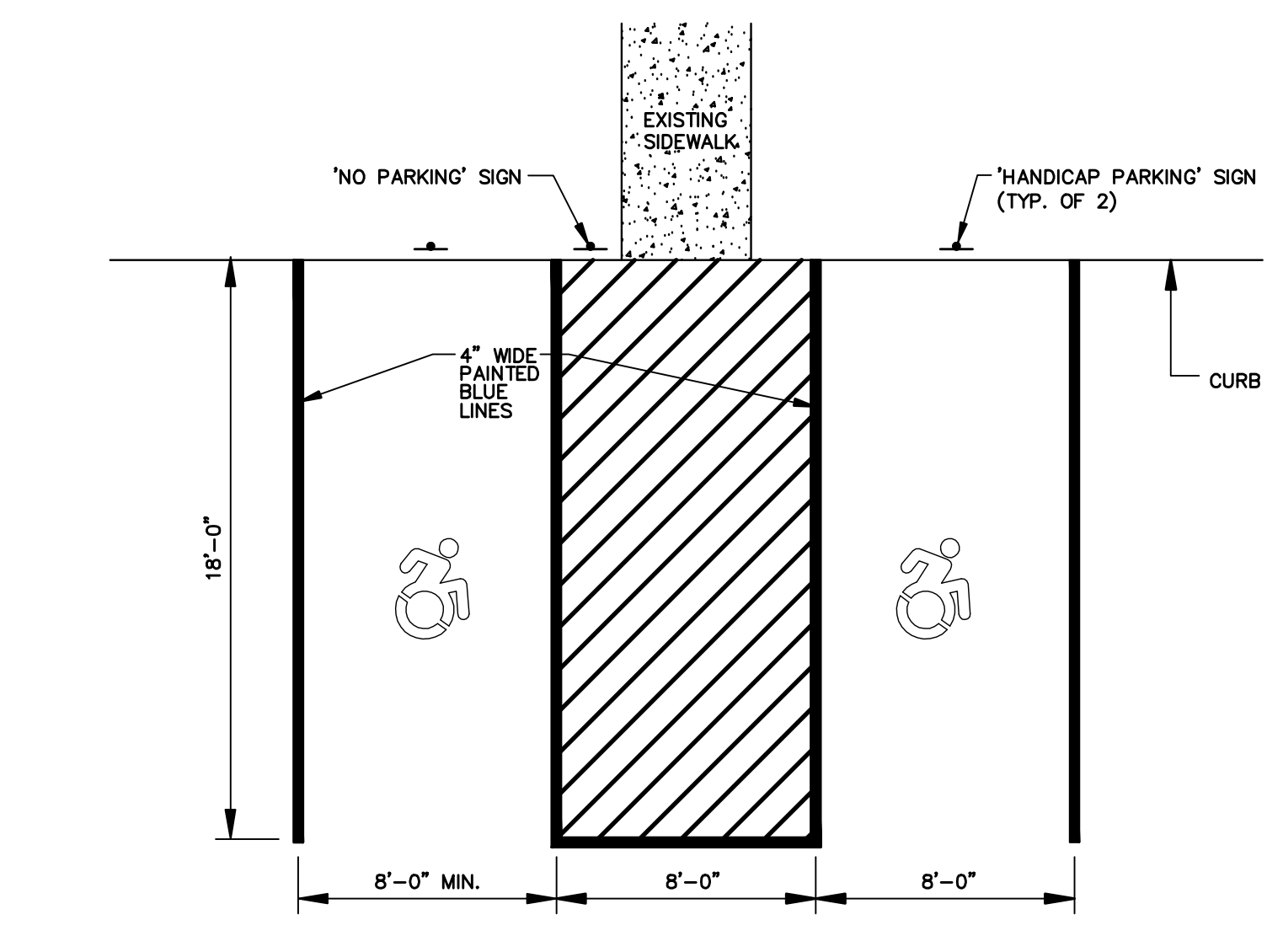
PLAN

SCALE: 1" = 30'



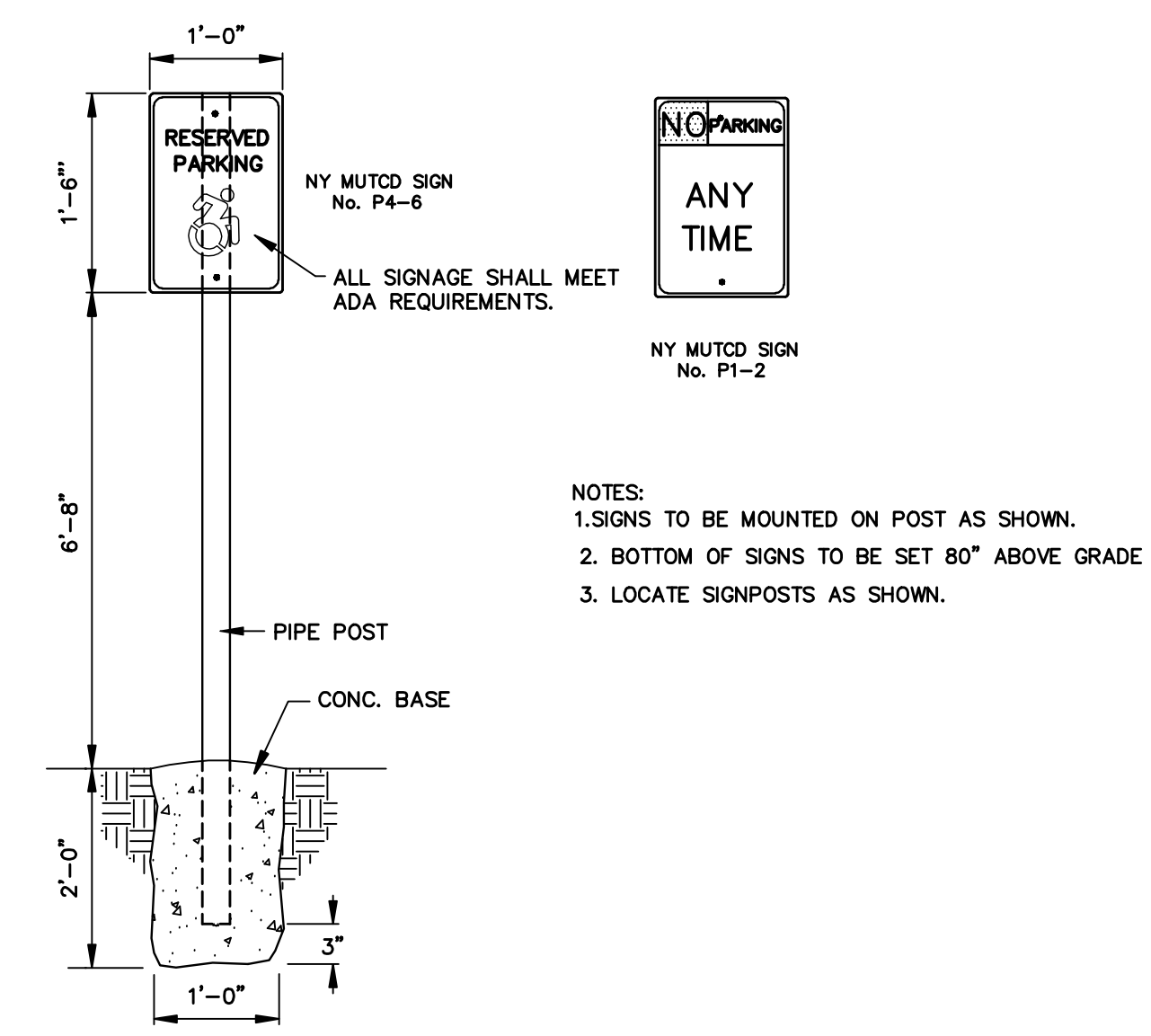
PARKING SPACE DETAIL

SCALE: AS NOTED



ADA PARKING SPACE LAYOUT

SCALE: NTS



ACCESSIBLE PARKING SIGN

SCALE: NTS

APPROVED AND ACCEPTED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF MONROE, ORANGE COUNTY, NEW YORK, AT A MEETING HELD ON _____, 2008.

CHAIRMAN _____

SECRETARY _____

P:\2020\04\01\18\180204.dwg 10/20/2018 10:08:00 AM MJS

NO.	DATE	REVISION	BY	CK.
B	06/14/18	REMOVE CURB & STORM PIPE	BGC	M.S.
A	05/02/18	ISSUED TO CLIENT	JCC	M.S.

MICHAEL J. SANDOR PE
 NY PROFESSIONAL ENGINEER NO. 60445

DRAWN BY: P HUTTON
 DEPT. CK. M. SANDOR
 DEP. APPR.
 COORD. CK.
 P.M. APPR.
 CLIENT APPR.

MJS ENGINEERING & LAND SURVEYING, PC
 261 Greenwich Ave
 Goshen, NY 10924
 845-291-8650
 Fax 845-291-8657

SHEET TITLE: **SITE PLAN**

JOB NAME: **MOMBASHA FIRE COMPANY**
 VILLAGE OF MONROE, ORANGE COUNTY, NEW YORK

DATE: 05/02/18
 JOB NO. **030204**
 SCALE: **1"=30'**

REV. NO. B
 DWG. NO. **C-1**
 SHEET 1 OF 1