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TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT: 128 NORTH DIX AVENUE
PROJECT NO.: 15-22
PROJECT LOCATION: SECTION 73, BLOCK 7, LOT 22.1
PROJECT REPRESENTATIVE: COPPOLA ASSOCIATES
REVIEW DATE: 31 AUGUST 2015
MEETING DATE: 3 SEPTEMBER 2015

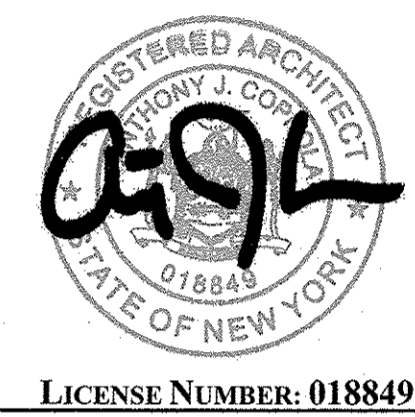
1. ZBA referral of the project is required for insufficient lot area for a 2 family residence.
2. City of Newburgh Flow Acceptance Letter will be required for the increased hydraulic loading based on bedroom count.
3. Details of the proposed parking should be provided.
4. Project will require a Public Hearing at Planning Board level after ZBA has 2 family residences require site plan approval.

Respectfully submitted,

*McGoey, Hauser and Edsall
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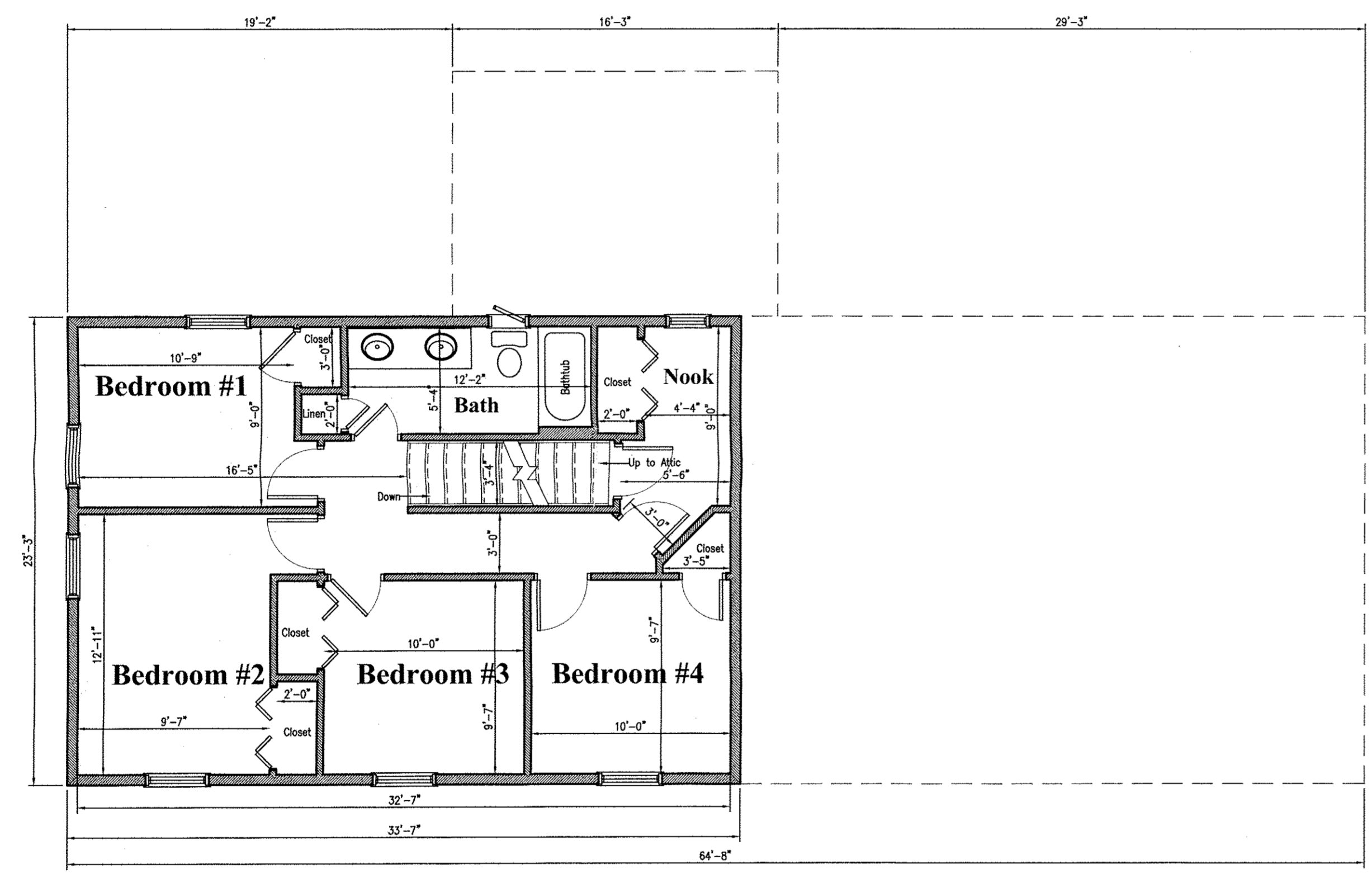
2nd Floor Addition for Delores Wright

128 North Dix Avenue,
 Town of Newburgh,
 NY

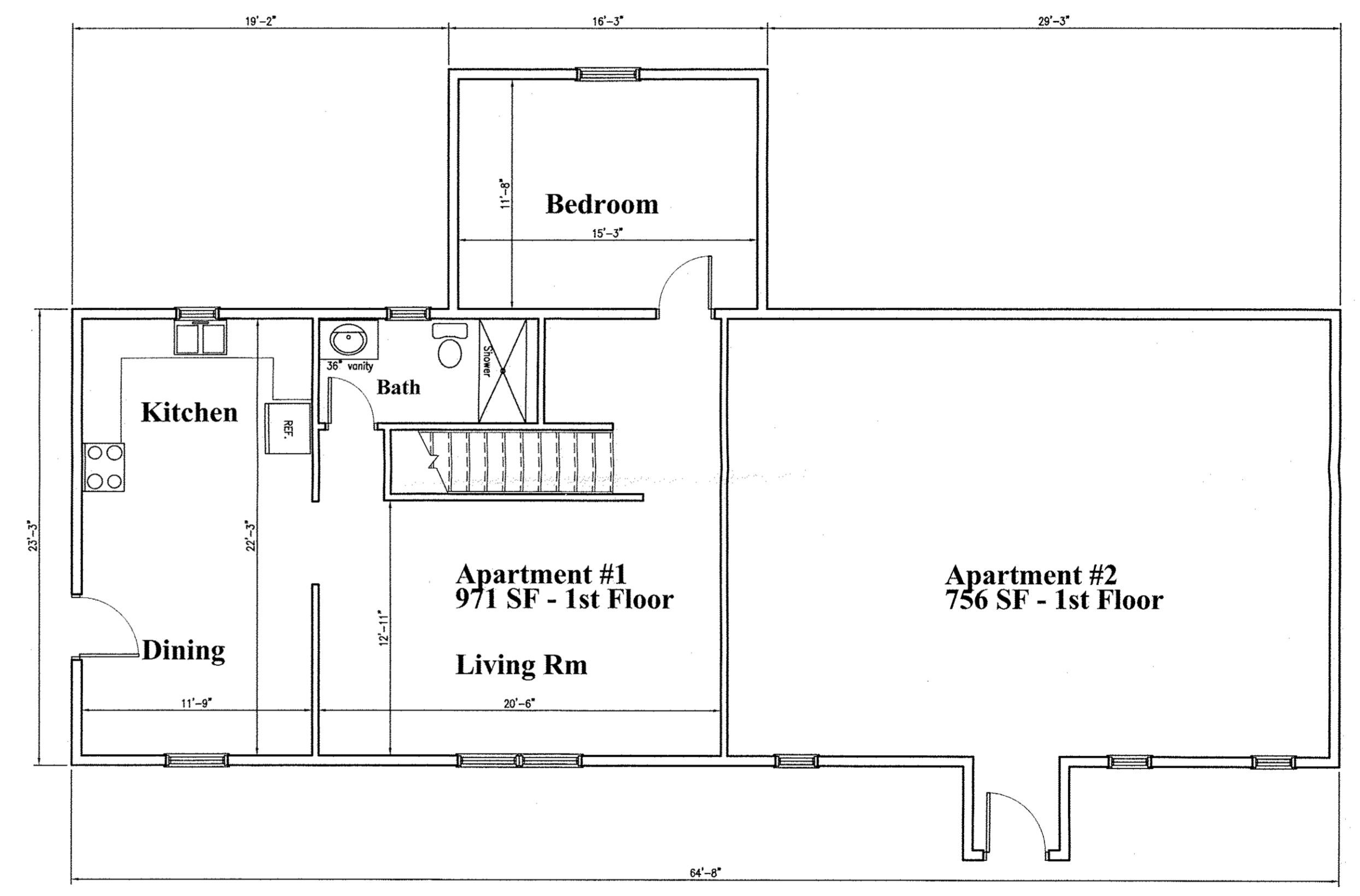
Floor Plans,
 Elevations, and Site
 Plan

REVISIONS	DATE	PROJECT NUMBER	SHEET NUMBER
	12/7/2015	15-21	A1

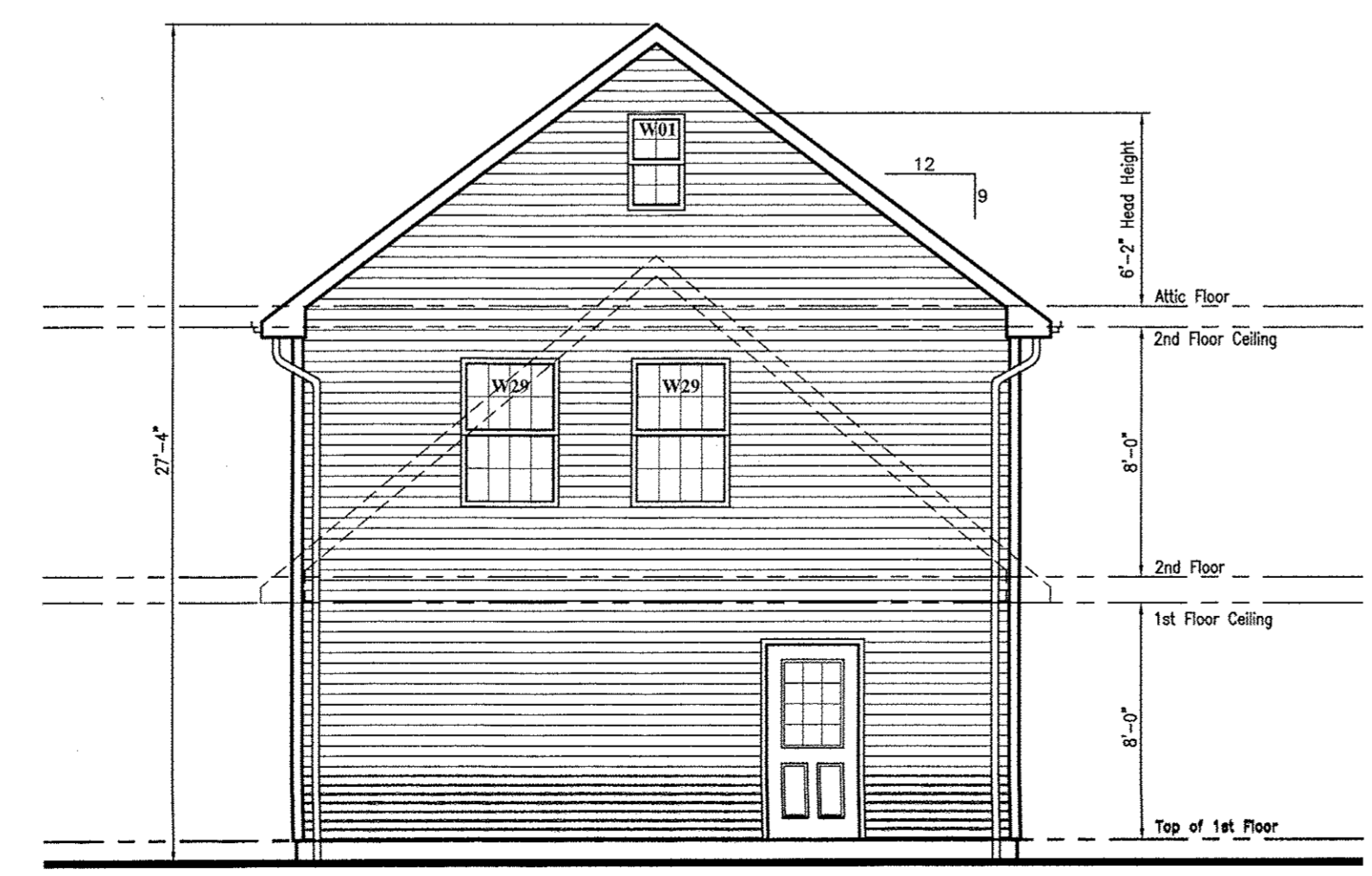
A1



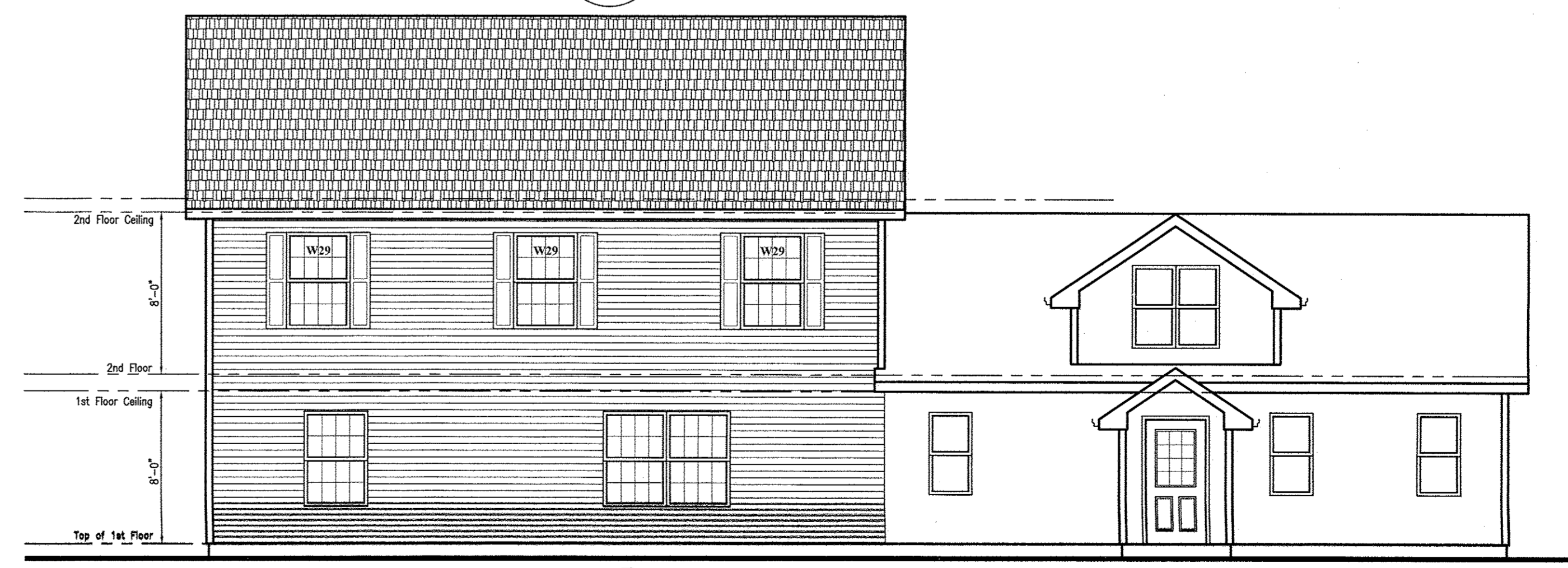
1 2nd Floor Addition Plan - 781 SF
A1 Scale: 3/16"=1'-0"



2 Existing 1st Floor Plan
A1 Scale: 3/16"=1'-0"



4 Side Elevation
A1 Scale: 3/16"=1'-0"



3 Front Elevation
A1 Scale: 3/16"=1'-0"

R-3 District Bulk Requirements for Two Family with public water and sewer

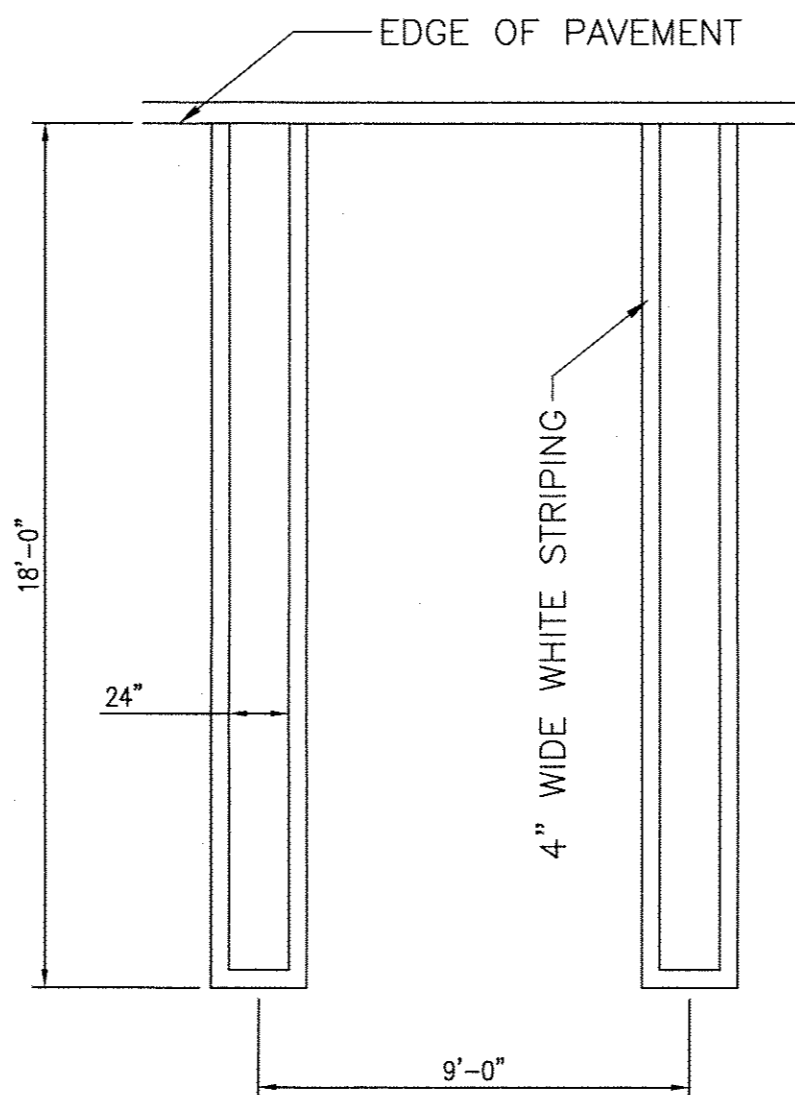
Town of Newburgh, N.Y.

Regulation	Min. Required	Proposed
Lot Area	50,000 SF	48,003 s.f. - ZBA area variance received in November 2015
Lot Width	100 ft.	240 ft.
Lot Depth	125 ft.	200 ft.
Front Yard	40 ft.	101.6 ft.
Rear Yard	500 ft.	63 ft. 9 in
One Side Yard	25 ft.	36 ft. 3 in
Both Side Yards	50 ft.	175 ft.
Habitable Floor Area per Dwelling Unit	900 SF	1752 SF
	Max. Allowed	Proposed
Lot Coverage	20%	4%
Building Height	35 ft.	27 ft. 4 in
Lot Surface Coverage	40%	10%

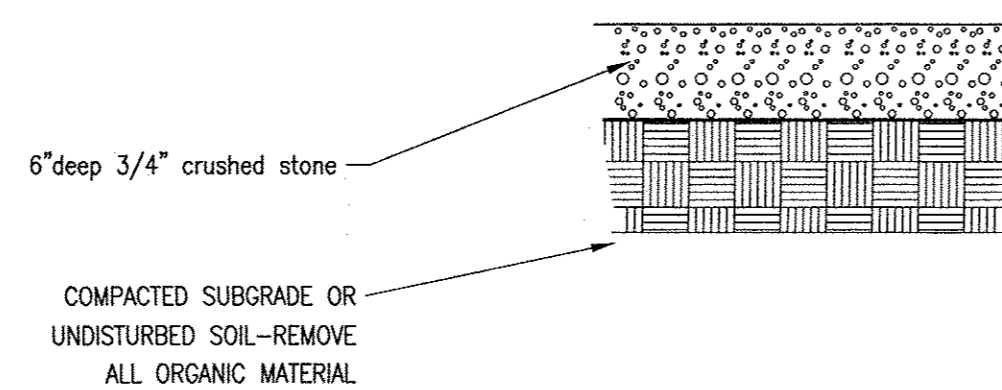
Parking calculations:
2 space3 per dwelling unit = 2 spaces

Site Plan Notes:

- The proposed site plan is for a 781 SF 2nd floor addition to an existing Mother/Daughter accessory apartment. The proposed house will then be a two family house. The footprint of the 1st floor will remain unchanged.
- The existing site is undeveloped.
- The project applicant and owner is Delores Wright, 128 North Dix Avenue, Newburgh, NY 12550
- The existing house is serviced by municipal water and sewer. The existing utilities will also be adequate for the addition.
- Boundary & topographical information based on a survey prepared by Weeden Surveying L.L.S dated 4/28/1998.



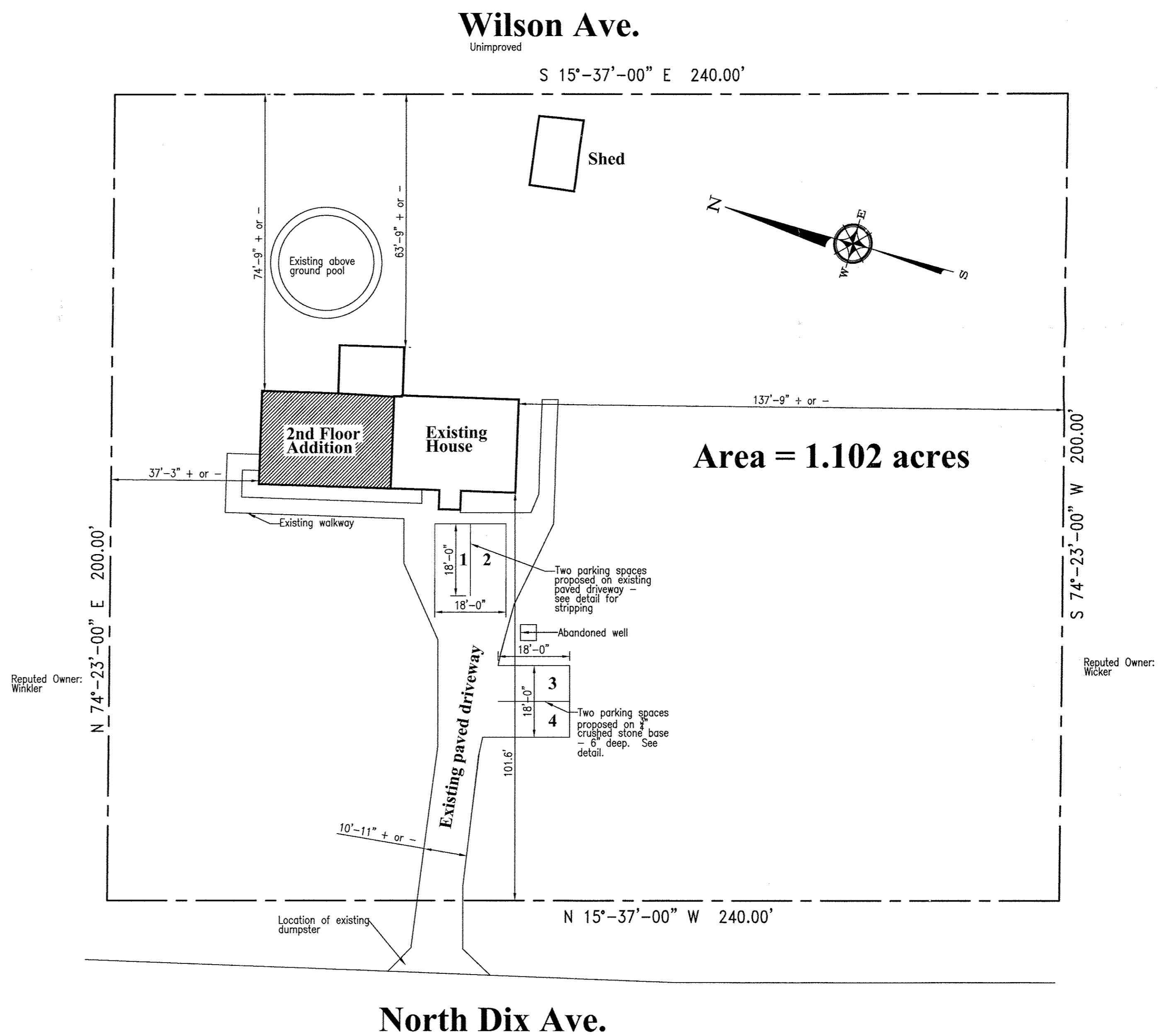
2 Paved Parking Space
SP1 NTS



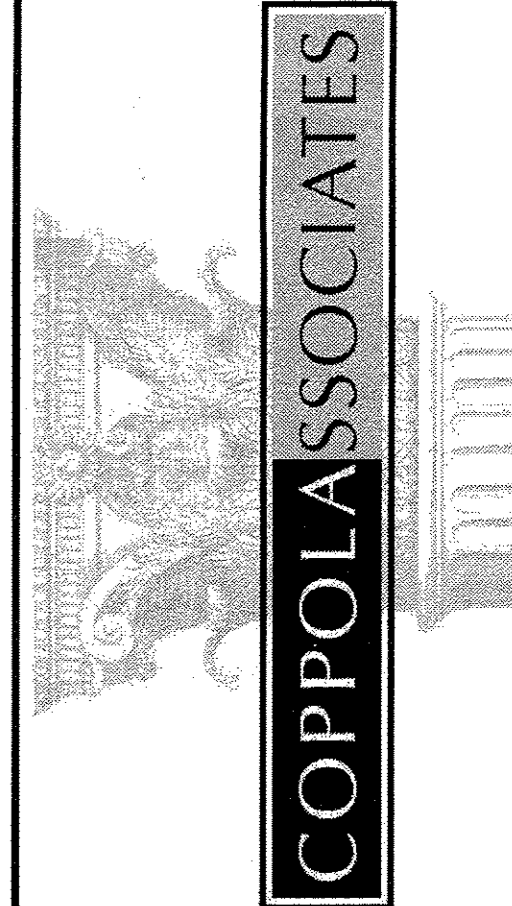
3 Parking Space Detail
SP1 Scale: 1"=1'-0"



1 Location Map
SP1 NTS



5 Site Plan
SP1 Scale: 1"=20'-0"
Survey Reference: Howard W. Weeden LLS
Dated: 4/28/1998



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2nd Floor Addition for Delores Wright

128 North Dix Avenue,
Town of Newburgh,
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Site Plan

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