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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: 15 JANUARY 2016
MEETING DATE: 21 JANUARY 2016

1. City of Newburgh Flow Acceptance Letter is required.
2. The variance has been granted conditioned on compliance of outstanding code issues to the satisfaction of the Town Code Compliance office.
3. 4 Parking spaces have been depicted on the plan consistent with the two family requirements.
4. The Planning Board should review the Building Plans with regard to architectural review consistent with section 185-48.2 Two Family Dwellings.
5. The Planning Board should consider scheduling a Public Hearing for the two family use.

Respectfully submitted,

***McGoey, Hauser and Edsall
Consulting Engineers, D.P.C.***

Patrick J. Hines
Principal



COPPOLASSOCIATES

November 12, 2015

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

RE: 128 North Dix Avenue – 2015-22

Dear John,

Please accept this updated narrative letter regarding the proposed two family house at 128 North Dix Avenue for Delores Wright.

Since our first planning board meeting last September we have received our ZBA area variance at the November meeting.

In addition we have addressed Pat Hines' review comments:

1. I spoke to Jim Osborne today. He is issuing the flow letter to the City of Newburgh today and will copy the planning board.
2. Details of the proposed parking areas are updated on the drawings.

I would appreciate it if you would place our project on the January 21, 2016 agenda since we are not available for the January 7th meeting.

Thank you for your review. Please feel free to call with any questions.

Sincerely,



A.J. Coppola, R.A.
LEED AP BD+C
Principal
Coppola Associates



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 space/3 per dwelling unit = 2 spaces

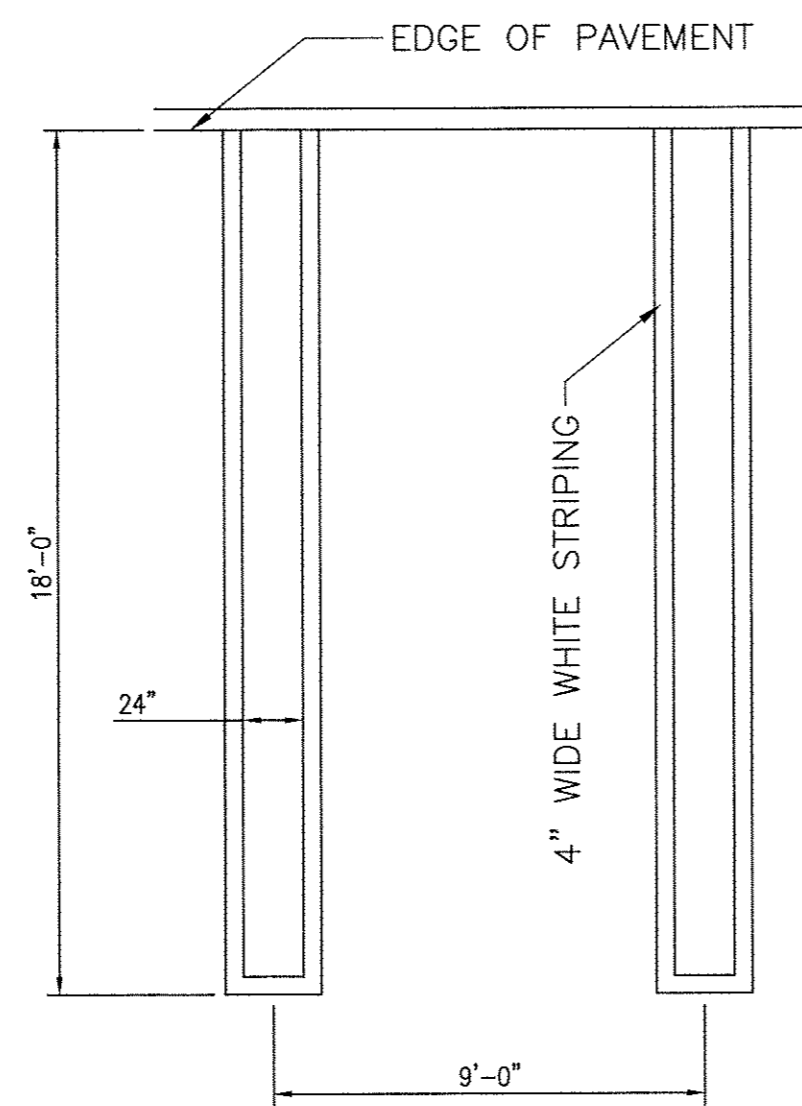
Site Plan Notes:

- 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 LLS dated 4/28/1998.



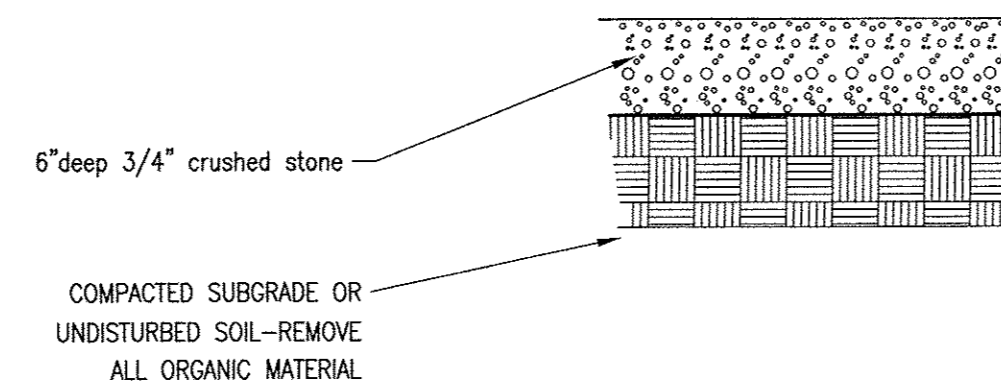
1 Location Map

SP1 NTS



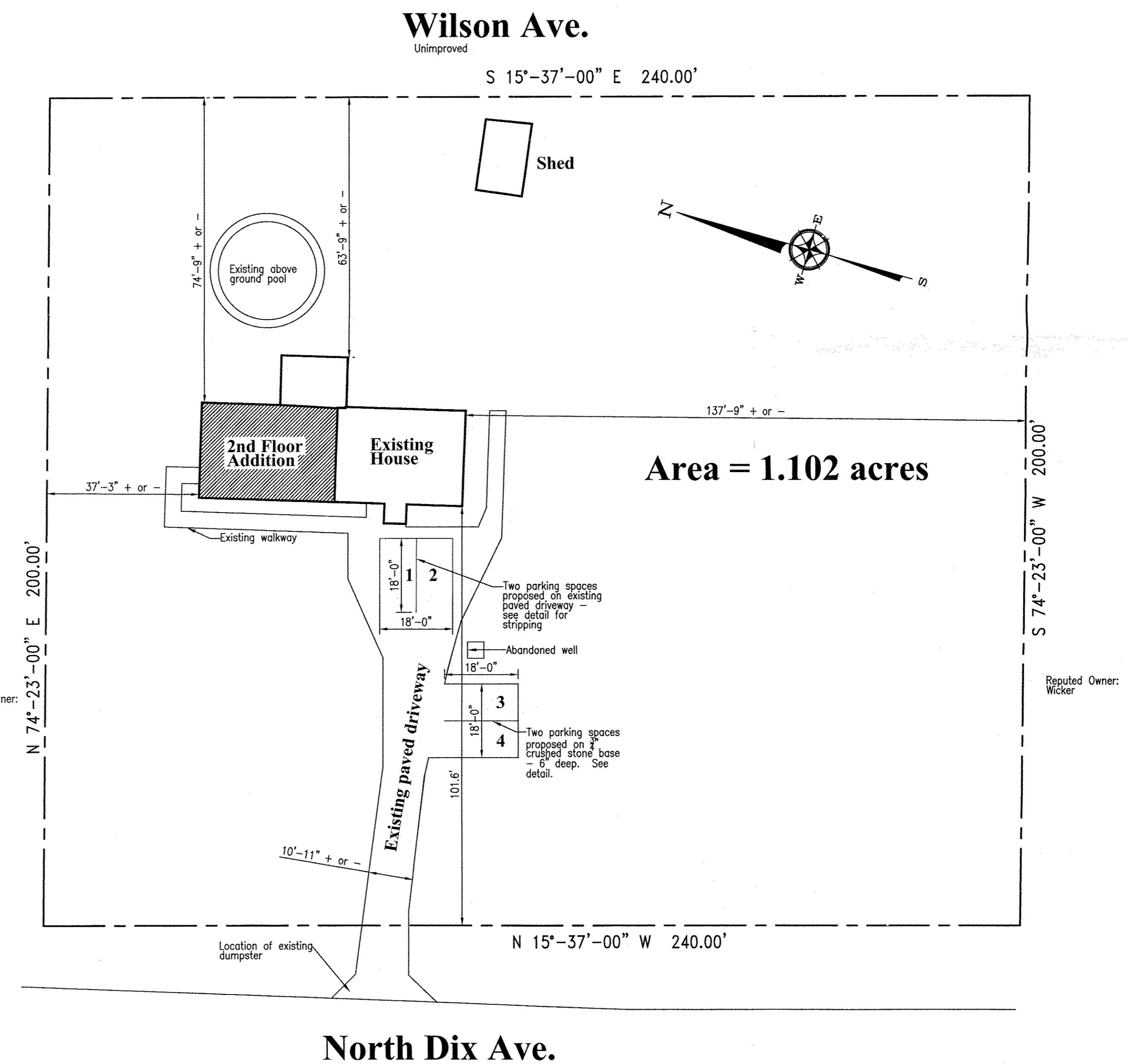
2 Paved Parking Space

SP1 NTS



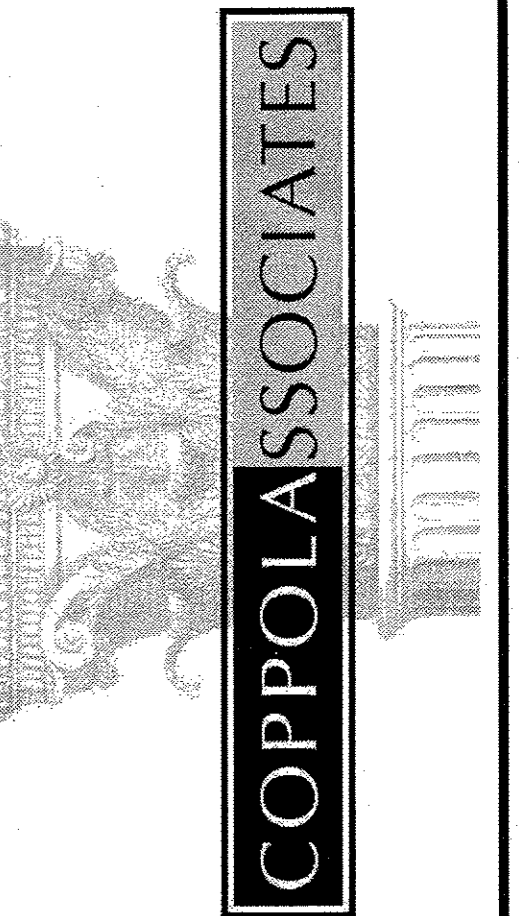
3 Parking Space Detail

SP1 Scale: 1"=1'-0"



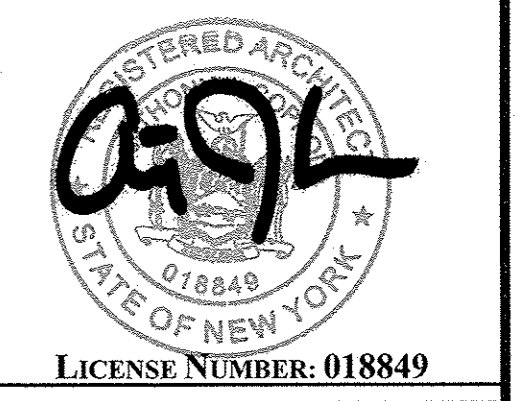
5 Site Plan

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



Design, Architecture & Planning

6 Old North Plank Road
Suite 101
Newburgh, NY 12550
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FAX: 845-561-2051
ajcoppola@coppola-associates.com



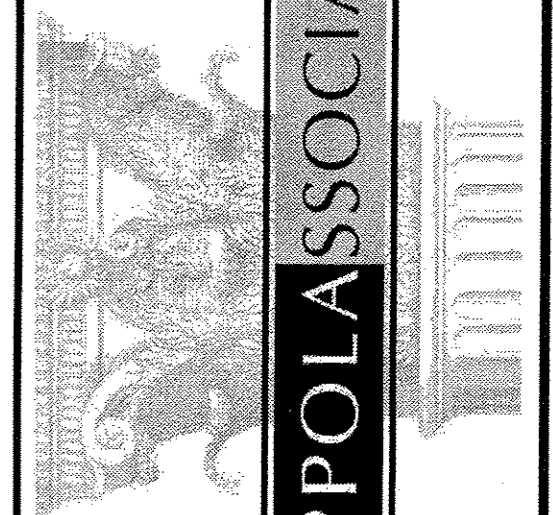
2nd Floor Addition for Delores Wright

128 North Dix Avenue,
Town of Newburgh,
NY

Site Plan

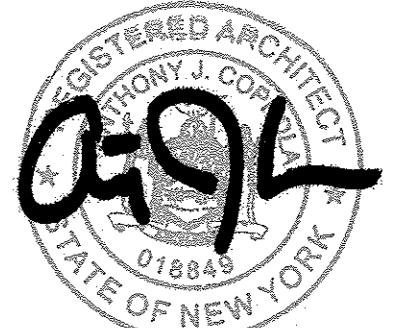
REVISIONS
DATE
12/7/2015
PROJECT NUMBER
15-21
SHEET NUMBER

SP1



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LICENSE NUMBER: 018849

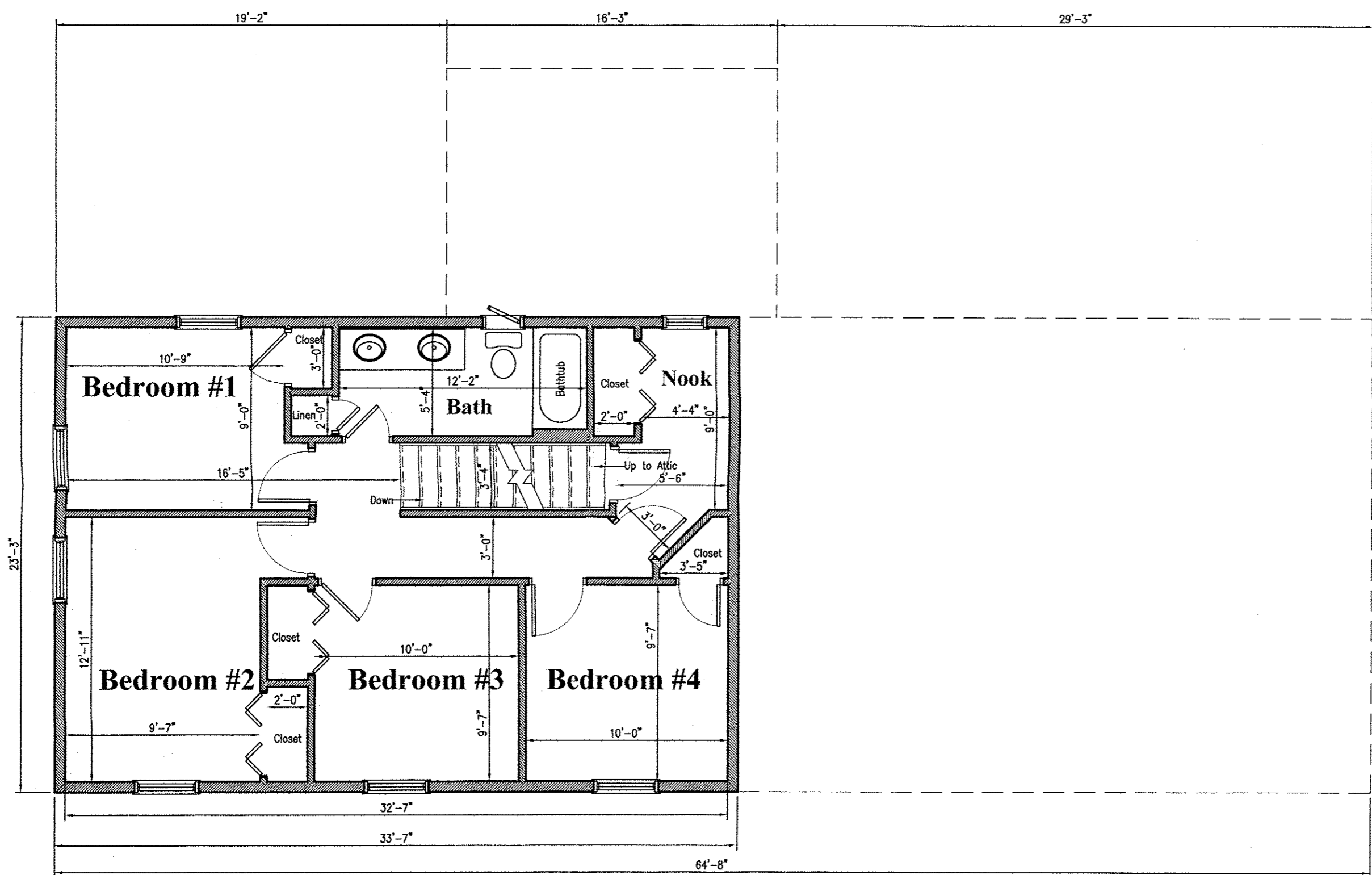
**2nd Floor
Addition for
Delores Wright**

128 North Dix Avenue,
Town of Newburgh,
NY

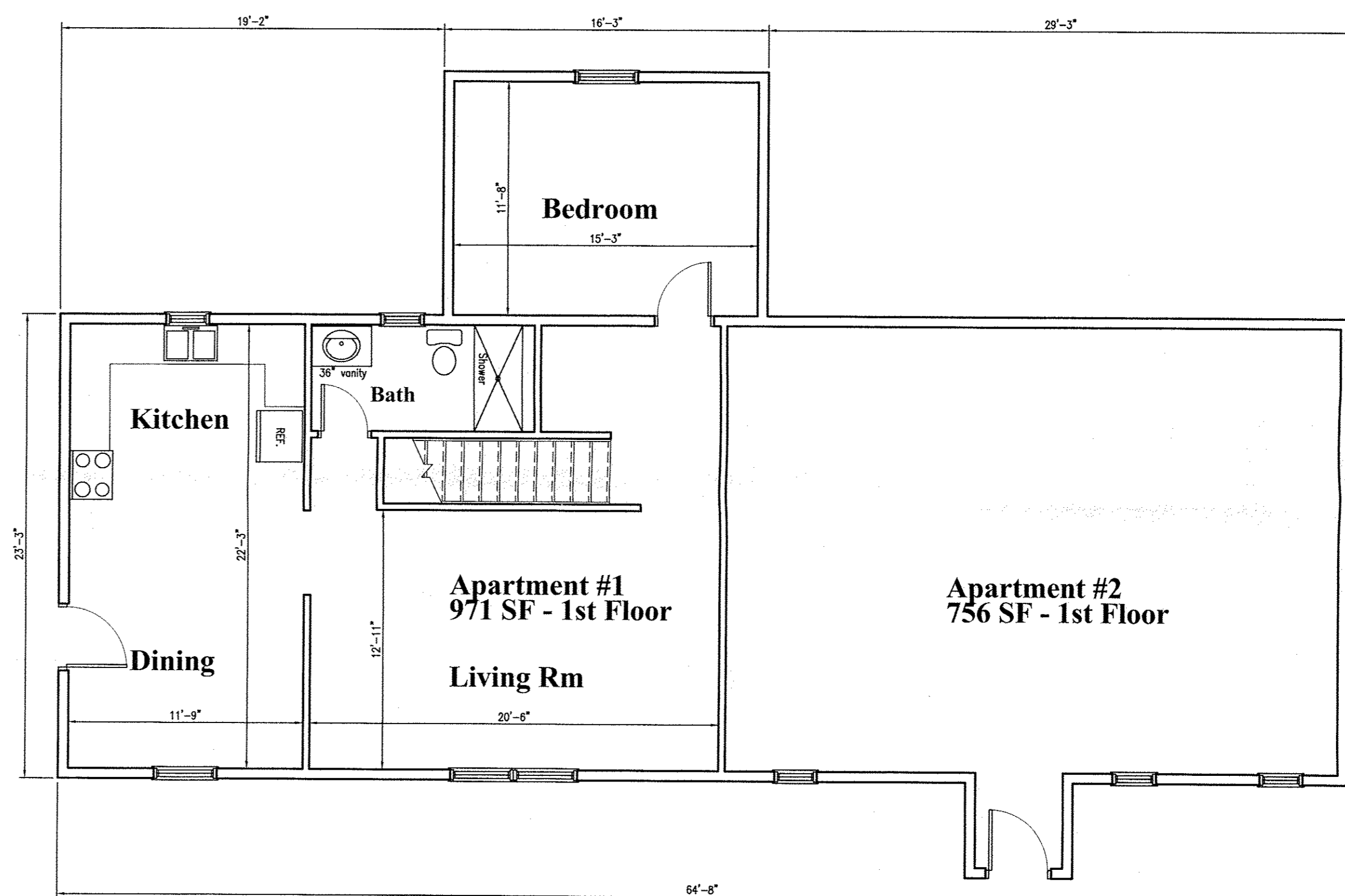
Floor Plans,
Elevations, and Site
Plan

REVISIONS

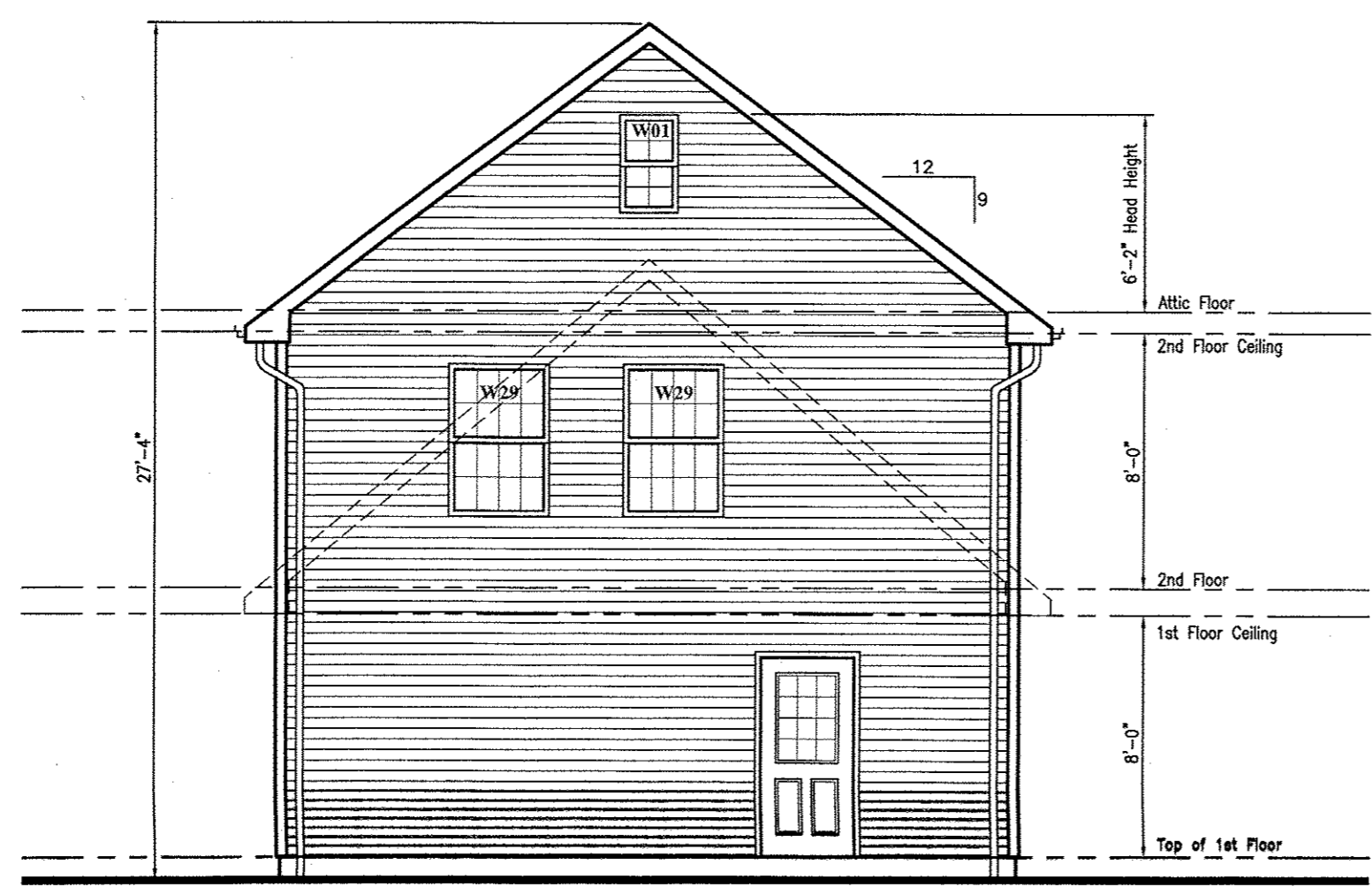
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1 2nd Floor Addition Plan - 781 SF
A1 Scale: 3/16"=1'-0"



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"