



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

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

MAIN OFFICE
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS

PROJECT: 261 NORTH PLANK ROAD, LLC
PROJECT NO.: 14-18
PROJECT LOCATION: SECTION 34, BLOCK 3, LOTS 23.2
PROJECT REPRESENTATIVE: LANC & TULLY, PC
REVIEW DATE: 30 JULY 2014
MEETING DATE: 7 AUGUST 2014

1. The Application is before the Board for a change of use from retail (Winnie & Knickers) to a professional office building. Existing site has bulk table compliance issues requiring referral to the Zoning Board of Appeals including lot area, front yard and rear yard.
2. Referral to County Planning and NYSDOT is required.

Respectfully submitted,

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

Patrick J. Hines
Associate

REGIONAL OFFICES

• 111 Wheatfield Drive • Milford, Pennsylvania 18337 • 570-296-2765 •

SURVEY NOTES:

- SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
- REFERENCE:
L. 5329 OF DEEDS AT PAGE 24 AS RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE. TITLE REPORT NO. HM 51676, HAVING AN EFFECTIVE DATE OF JUNE 6, 2014, PREPARED BY HILL-N-DALE ABSTRACTERS, INC.
- CONTOURS SHOWN ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY LANC & TULLY ENGINEERING AND SURVEYING, P.C., ON JULY 17, 2014. ELEVATIONS SHOWN ARE BASED ON NAVD 83 DATUM.



LOCATION PLAN
1 INCH = 2000 FEET

GENERAL NOTES:

- SITE PLAN FOR PROPOSED CHANGE OF USE FROM RETAIL STORE (PERMITTED USE) TO PROFESSIONAL OFFICE (PERMITTED USE).
- THERE ARE NO MODIFICATIONS TO THE EXISTING SITE IMPROVEMENTS OR BUILDINGS PROPOSED FOR THE CHANGE OF USE.
- THE EXISTING PARCEL AND IMPROVEMENTS ARE PRE-EXISTING, NON-CONFORMING TO THE BULK REQUIREMENTS OF THE B ZONING DISTRICT WITH REGARD TO LOT AREA, FRONT YARD SETBACK, AND REAR YARD SETBACK. THE CHANGE OF USE MAY REQUIRE VARIANCES FOR THE PRE-EXISTING, NON-CONFORMING ITEMS.

TABLE OF ZONING REQUIREMENTS
B DISTRICT (INTERCHANGE BUSINESS)

MINIMUM	REQUIRED	PROVIDED
LOT AREA	40,000 SF	31,958.02 SF*
LOT DEPTH	150 FT	207.1 FT
LOT WIDTH	150 FT	208.1 FT*
FRONT YARD	50 FT	199.01 FT
SIDE YARD (MIN)	30 FT	48.51 FT
SIDE YARD (MAX)	60 FT	57.6 FT
REAR YARD	60 FT	6.361 FT*
MAXIMUM		
LOT BUILDING COVERAGE	40%	7.39%
LOT SURFACE COVERAGE	80%	11.84%
BUILDING HEIGHT	40 FT	20.8 FT

* DENOTES PRE-EXISTING, NON-CONFORMING CONDITIONS

TABLE OF PARKING REQUIREMENTS:

EXISTING USE	PARKING REQUIRED	PARKING PROVIDED
RETAIL (1,800 SF)	12	25+
1/150 SF GLFA		
PROPOSED USE		
PROFESSIONAL OFFICE (1,800 SF)	9	25+
1/200 SF GLFA		

APPLICANT:

261 NORTH PLANK ROAD LLC
2 ROSALYN DRIVE
NEWBURGH, NEW YORK 12550

RECORD OWNER:

KATHY LIGHT
3189 NEW PROSPECT ROAD
PINE BUSH, NEW YORK 12566
L. 5329 P. 24
34 - 3 - 23.2

AREA:

0.7342 AC.

COPYRIGHT 2014, LANC & TULLY, P.C.

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.
P.O. Box 887, Rt. 207
Goshen, N.Y. 10924
(845) 294-3700

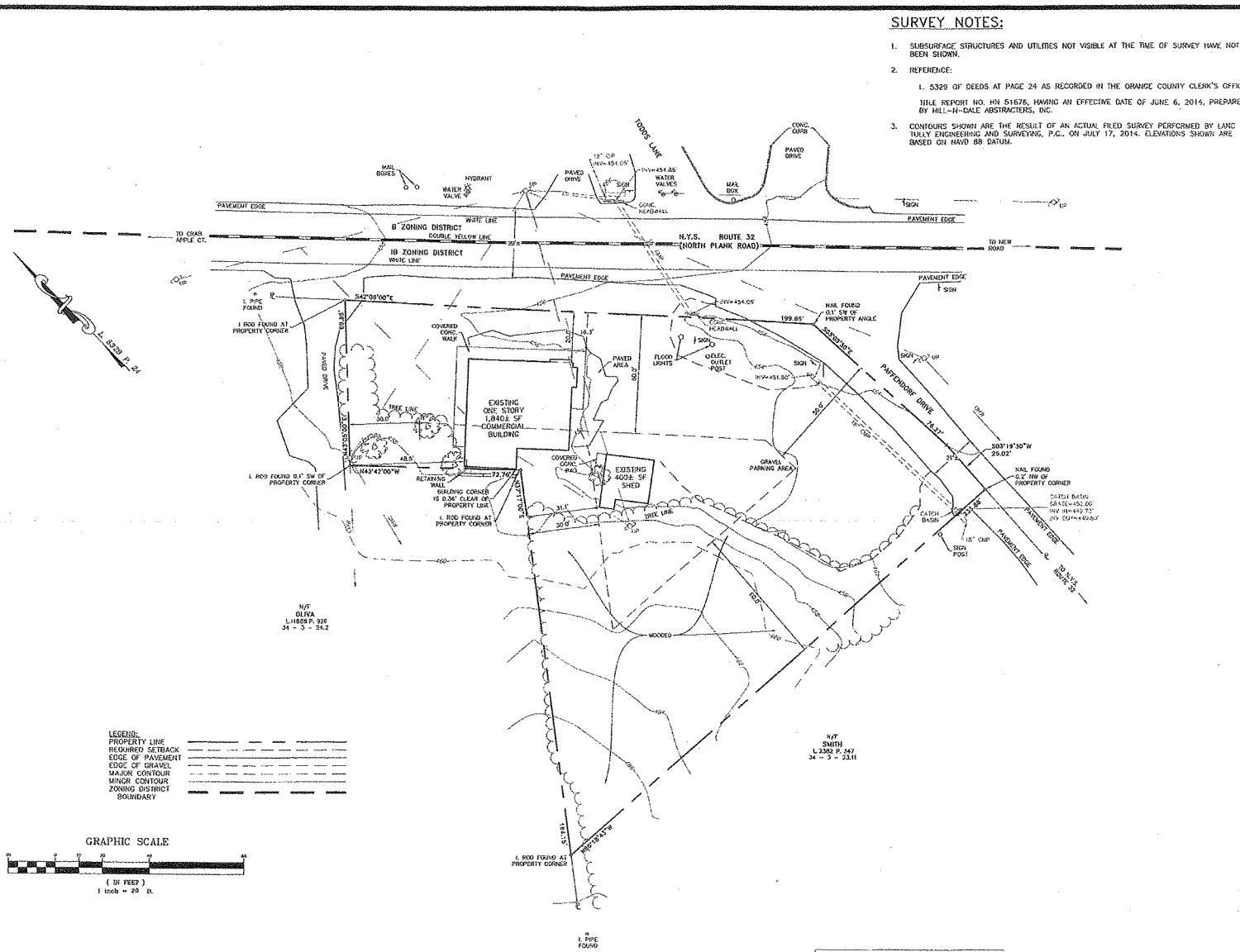
**SITE PLAN FOR CHANGE OF USE
PREPARED FOR**

**261 NORTH
PLANK ROAD LLC**

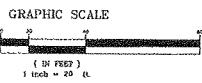
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

DATE: MAY 23, 2014
BY: [Signature]
SCALE: 1" = 40'

Sheet No. 1 of 1
Drawing No. 14 - 0560 - 01



- LEGEND:**
- PROPERTY LINE
 - REQUIRED SETBACK
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - ZONING DISTRICT
 - BOUNDARY



COPIES FROM THE ORIGINAL OF THIS DOCUMENT NOT MARKED WITH AN ORIGINAL OF THE PROFESSIONAL ENGINEER'S AND/OR LAND SURVEYOR'S STAMP OR EMBOSSED SEAL, SHALL NOT BE CONSIDERED VALID, TRUE COPIES.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

TOWN OF NEWBURGH
PLANNING BOARD NO. 2014-18

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON JULY 17, 2014.

BY: [Signature] L.S.
NEW YORK STATE LICENSE NO. 00276