



**TOWN OF NEWBURGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS**

**PROJECT NAME:** 273 ROUTE 17K CHANGE OF USE-RESTAURANT  
**PROJECT NO.:** 23-05  
**PROJECT LOCATION:** 273 ROUTE 17K  
SECTION 90, BLOCK 6, LOT 1  
**REVIEW DATE:** 15 SEPTEMBER 2023  
**MEETING DATE:** 21 SEPTEMBER 2023  
**PROJECT REPRESENTATIVE:** A. HENNESSY ARCHITECTS

1. Comments from the 6 April 2023 Planning Board meeting should be addressed. Copy Attached
2. The project requires a variance identified in the 6 April 2023 comments. Status of the variance should be addressed.
3. At the 6 April 2023 meeting it was identified that variance from the 35 ft. landscape buffer along Route 17K will also be required. The two variances, front yard and the landscape buffer variance were identified at this meeting.
4. At the last meeting a discussion regarding the dumpster enclosure occurred, plans show a detail of this repair.
5. The note has been added to the plans stating that” potholes to be patched and new 1 inch of pavement to be installed”.
6. Parking lot striping should be pursuant to Town of Newburgh requirements. Copy of the Striping Detail is attached to be added to the plans.
7. County Planning referral is required.
8. The front yard setback from Route 17k continues to be depicted at 40 ft. This setback should be depicted at 60 ft. per Town Code for front yards on State Highways.

Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines  
Principal  
PJH/kbw

**NEW YORK OFFICE**

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**TOWN OF NEWBURGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS**

**PROJECT NAME:** 273 ROUTE 17K CHANGE OF USE-RESTAURANT  
**PROJECT NO.:** 22-05  
**PROJECT LOCATION:** 273 ROUTE 17K  
SECTION 90, BLOCK 6, LOT 1  
**REVIEW DATE:** 31 MARCH 2023  
**MEETING DATE:** 6 APRIL 2023  
**PROJECT REPRESENTATIVE:** A. HENNESSY ARCHITECTS

1. The project proposes a change of use from a former dry cleaning establishment to a restaurant use in the B Zoning District.
2. The Disclosure Statement in the application packet is not executed by the property owner/applicant.
3. The project requires a front yard variance for the existing conditions on NYS Route 17K. the applicants have identified a 40 foot front yard setback, while Section 185-18C(4)(b) identifies that front yards abutting all County and State highways shall be at least 60 feet in depth, except when the majority of existing buildings on either side of the road within 300 feet from the intersection of the nearest property line and street line are lesser average depth. In such case the front yard shall be 50 feet or the average of all lot depths within 300 feet, whichever is greater. Since the applicant requires a variance for a front yard setback, the variance request should be for the 60 feet where 35.7 feet is provided. Front yard setback on the plans should be changed to the 60 foot width at the 17K frontage.
4. Plans should be submitted to the NYS Department of Transportation as property accesses Route 17K.
5. The change of use to a restaurant will require the installation of a grease trap on the sanitary sewer line. Sanitary sewer and water locations should be added to the plans.
6. Plans must be submitted to Orange County Department of Planning.
7. Adjoiner's Notices must be sent in compliance with Town Code.
8. Appropriate accessible parking signage should be provided on the plan and in details.
9. Size of the existing parking spaces should be dimensioned.

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Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in blue ink that reads "Patrick J. Hines". The signature is written in a cursive style with a large initial 'P'.

Patrick J. Hines  
Principal  
PJH/kbw



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[www.hennessyarchitects.com](http://www.hennessyarchitects.com)

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March 29, 2023

RE: 273 Route 17k  
Newburgh, New York

Parcel size: .47 acre

Parcel zone: B

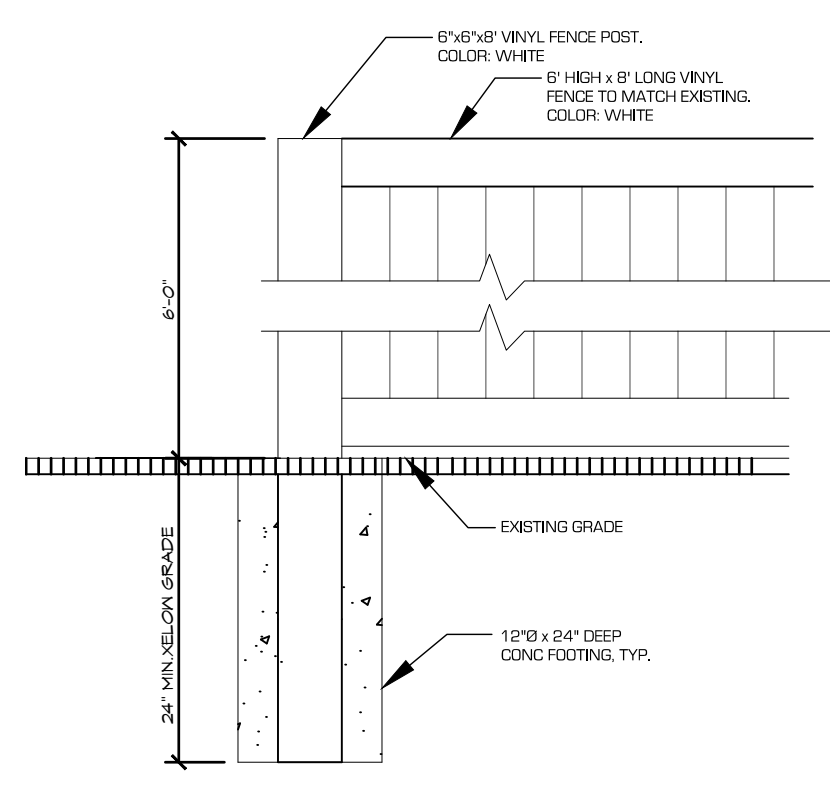
Water/sewer: Town

Zoning board variance: One front yard setback for 4.3'

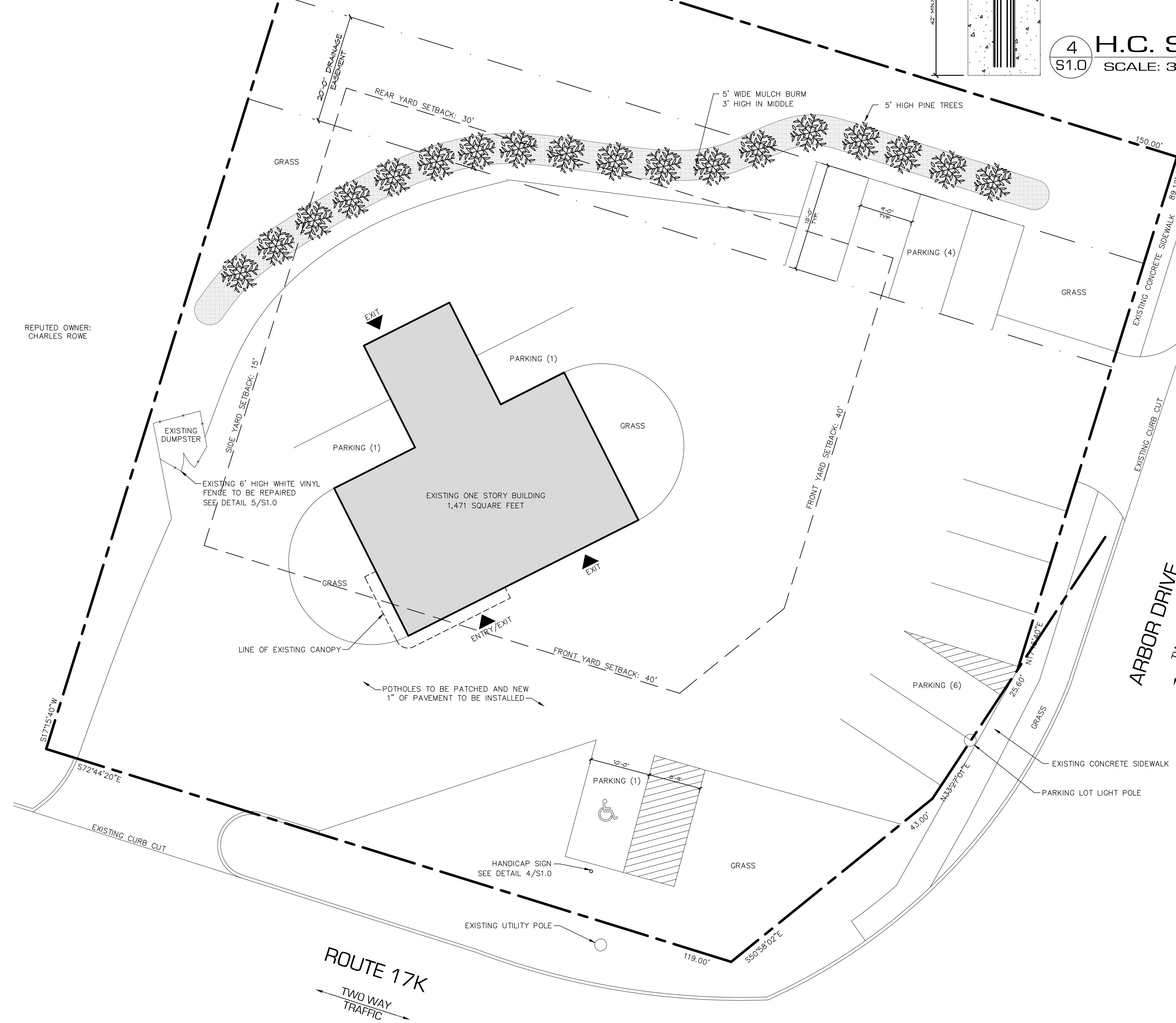
Parcel access: Town roads

The proposed project will consist of a change of use: previous use is a dry cleaners and the proposed new use is a restaurant. There will be no work completed outside of the building or to the property itself. All work will consist of renovating the interior for the new restaurant.

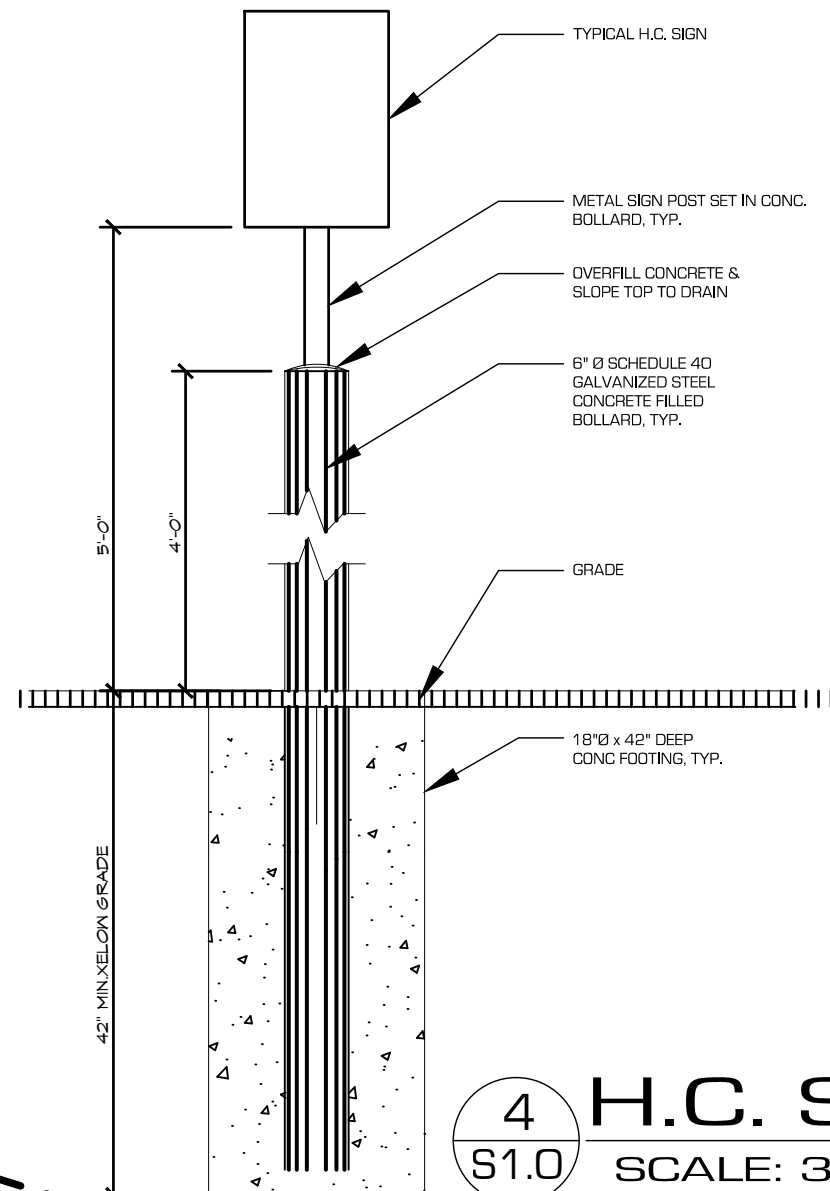
If you have any questions or comments, feel free to contact our office.



**5 FENCE DETAIL**  
S1.0 SCALE: 3/4" = 1'-0"



**1 PROPOSED SITE LAYOUT**  
S1.0 SCALE: 3/16" = 1'-0"

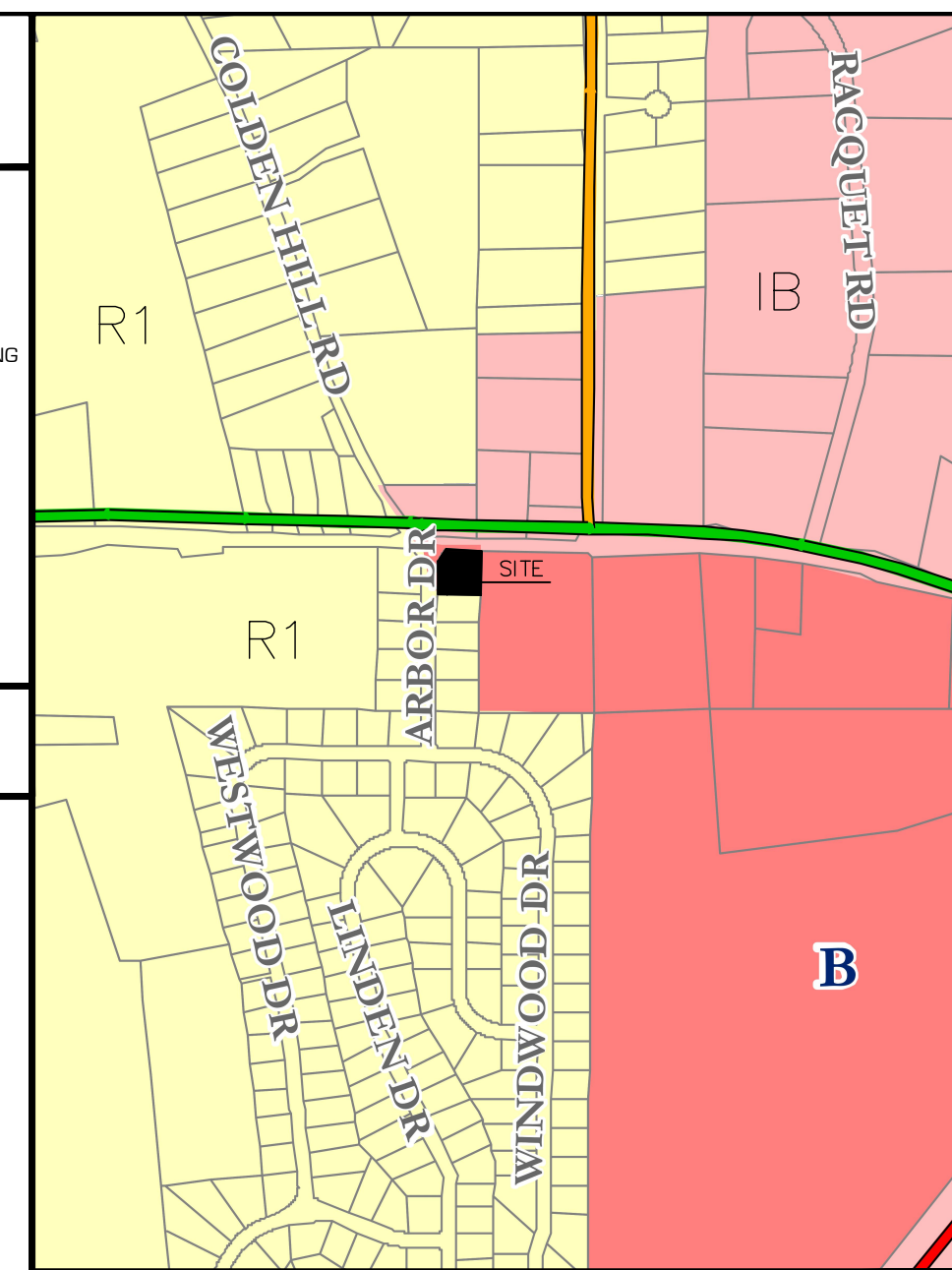


**4 H.C. SIGN**  
S1.0 SCALE: 3/4" = 1'-0"

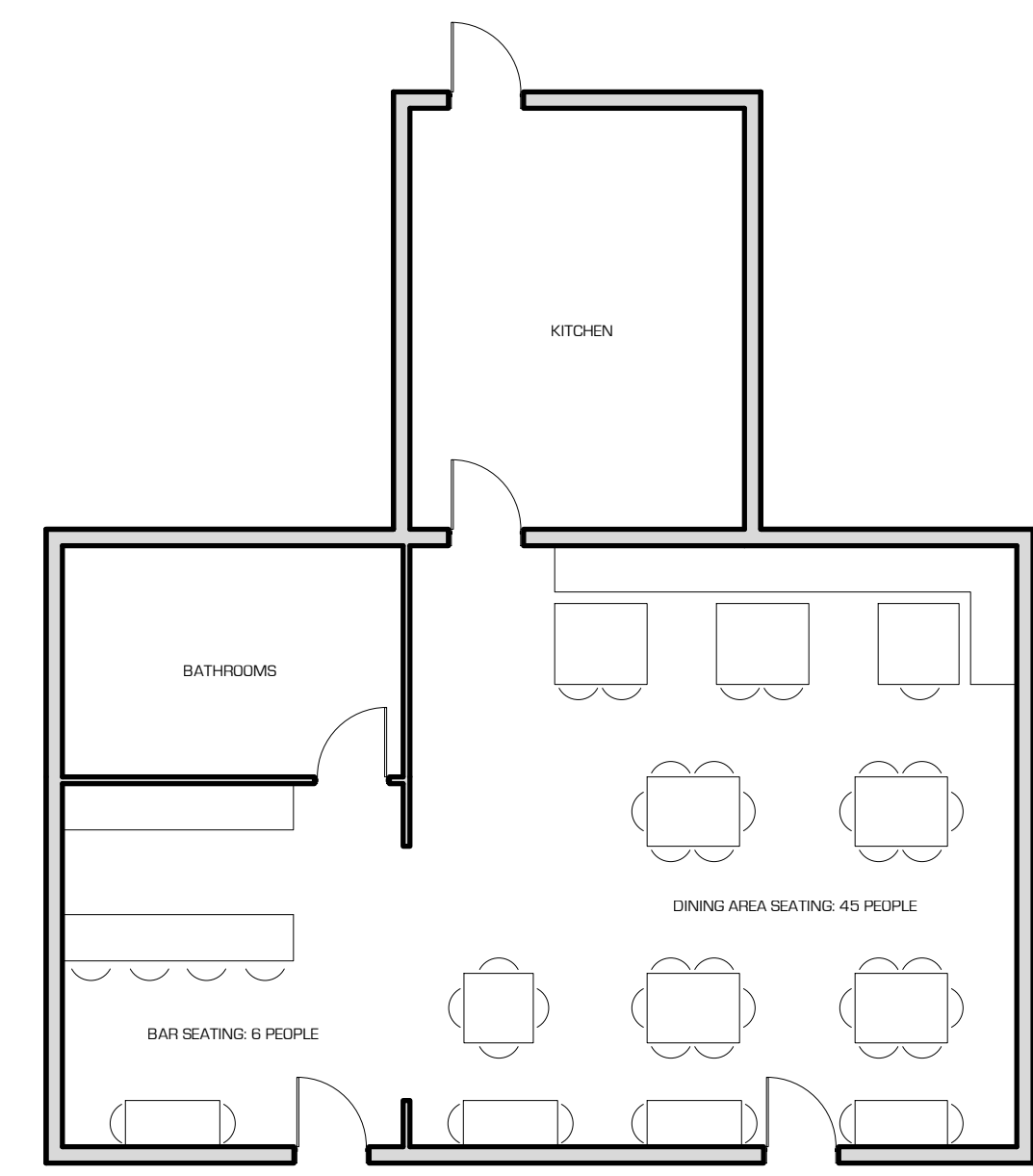
**BULK REQUIREMENTS - ZONE B**  
S: 30' B: 60' L: 1'  
PROPOSED USE: RESTAURANT

ITEM	REQUIRED/ALLOWED	PROVIDED	VARIANCE REQ.
<b>LOT REQUIREMENTS</b>			
LOT AREA	15,000 SF	21,849 SF	NO
LOT WIDTH	100'	119'	NO
LOT DEPTH	125'	149.48'	NO
<b>YARD REQUIREMENTS</b>			
FRONT YARD	50'	35.7' / 64.7'	YES - EXISTING NOT CONFORMING
REAR YARD	30'	52'	NO
SIDE YARD	15'	31'	NO
<b>HEIGHT REQUIREMENTS</b>			
BUILDING HEIGHT - FEET	35'	22'	NO
<b>COVERAGE REQUIREMENTS</b>			
LOT BUILDING COVERAGE	60%	7%	NO
LOT SURFACE COVERAGE	85%	60%	NO
<b>PARKING</b>			
OFF-STREET PARKING	1 PER 4 SEATS 51 SEATS / 4 - 12 SPOTS	13	NO

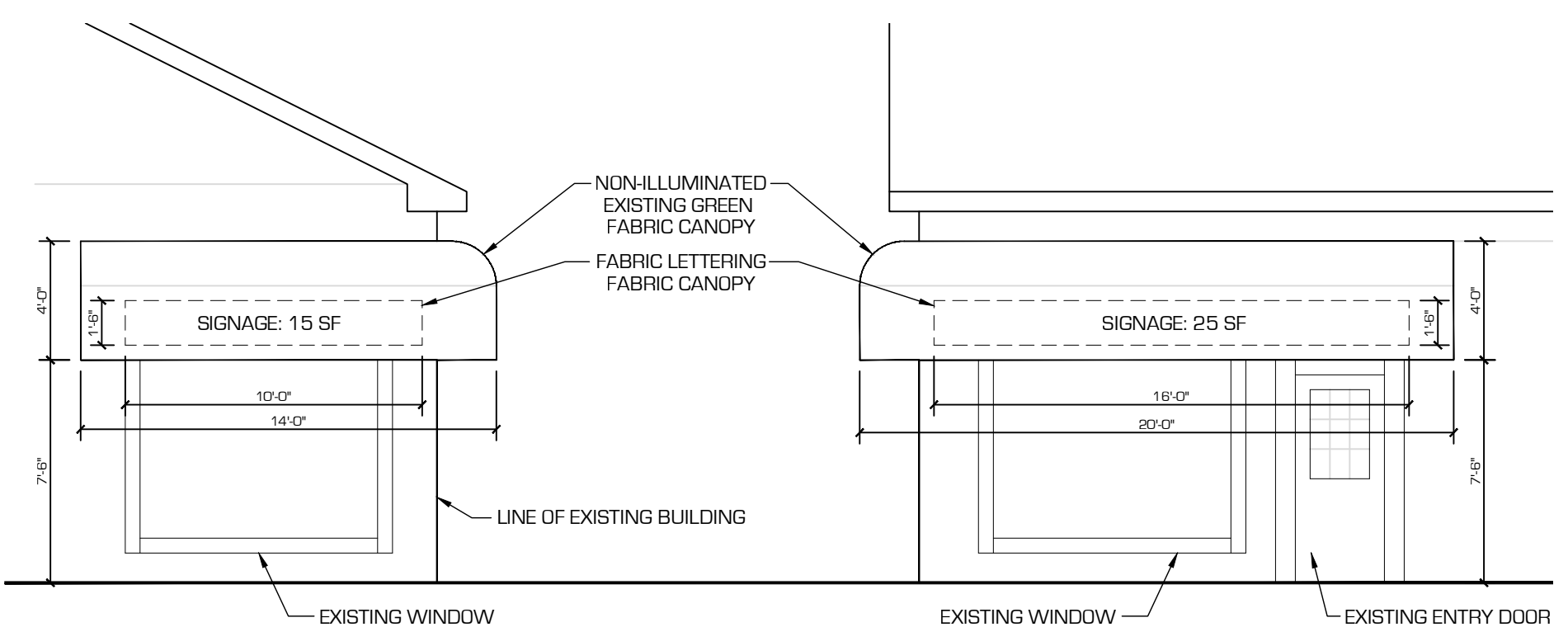
INFORMATION SHOWN AND USED HEREON FOR BASEMAP WAS PROVIDED BY ROBERT L. CAMPBELL, L.S.: NYS REGISTERED LAND SURVEYOR #49307, 21 MOQUIRE LANE, RHINEBECK, NY.; DATED JUNE 18, 2009.



**SITE LOCATION/ZONING MAP**



**2 SEATING PLAN**  
S1.0 SCALE: 1/8" = 1'-0"



STREET FRONTAGE: 28' AND 42'  
TOTAL: 70'  
1 SF PER FOOT OF SIGN PER FOOT OF STREET FRONTAGE  
PERMITTED: 70 SF OF SIGNAGE  
PROPOSED/EXISTING: 40 SF OF SIGNAGE

**3 SIGN ELEVATION - AWNING**  
S1.0 SCALE: 3/16" = 1'-0"



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WWW.HENNESSYARCHITECTS.COM

**CLIENT:**  
CLINTON DAUSWELL  
  
3 NANCY LANE  
NEWBURGH, NY

**PROJECT:**  
CHANGE OF USE  
  
273 ROUTE 17K  
NEWBURGH, NY

**ARCHITECT'S SEAL:**  
  
UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 2303 (2) OF THE NEW YORK STATE EDUCATION LAW.

**BULK REQUIREMENTS SITE PLANS**

**REVISIONS:**

PROJECT NO.: 22012  
SCALE: AS NOTED  
DATE: 1.6.23  
DESIGNER: MH  
CHECKED: AJH  
DRAWN BY: MH  
SHEET NO. **S1.0**