



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

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)
MATTHEW J. SICKLER, P.E. (NY & PA)
PATRICK J. HINES

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

Principal Emeritus:
RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

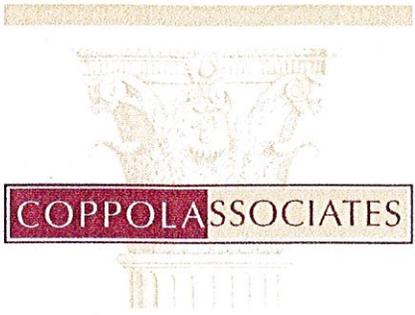
PROJECT: COMFORT INN AMENDED SITE PLAN
PROJECT NO.: 09-13
PROJECT LOCATION: SECTION 86, BLOCK 1, LOT 39.21
PROJECT REPRESENTATIVE: ANTHONY COPPOLA, RA
REVIEW DATE: 29 MAY 2015
MEETING DATE: 4 JUNE 2015

1. Plans identify proposed dining addition which was part of the 2010 approval. Applicant's Representative is requested to confirm that this has been constructed and is not part of the proposal at this time.
2. Site lighting modifications identify 23 foot high light poles. The Planning Board should review the pole height with regard to the size of the parking lot. Based on the amount of parking, the height of the poles appears appropriate.
3. The pole mounted light fixture identified as "Fixture G" appears to be labeled as "Fixture C" on the plan. This should be corrected.
4. The overall changes to the site plan do not result in any technical issues.

Respectfully submitted,

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

Patrick J. Hines
Principal



COPPOLASSOCIATES

May 22, 2015

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



RE: Comfort Inn, Four Points by Sheraton

Dear John,

We wish to file an amended site plan to our approved plan (attached) dated 6/22/2010 and signed on 8/9/2010. The planning board application number is 2009-13.

Since 2010 construction had started on the original front and rear additions. This work was part of an effort to expand the common space in the original hotel which was constructed in the early 1990's. The entire exterior façade has also been upgraded. Sometime during 2012 the ownership decided to change the corporate flag from a Comfort Inn to a Four Points by Sheraton brand. Four Points is under the Starwood umbrella (Sheraton, Westin, St. Regis, etc.) It is very well respected and much more upscale than the Comfort Inn flag – Choice Hotels. As part of the conversion Starwood required a much more extensive site renovation than the Comfort Inn flag.

We spent 2013-2014 redesigning the hotel inside and out. Construction began again in the summer of 2014 and we hope to have it completed within the next month.

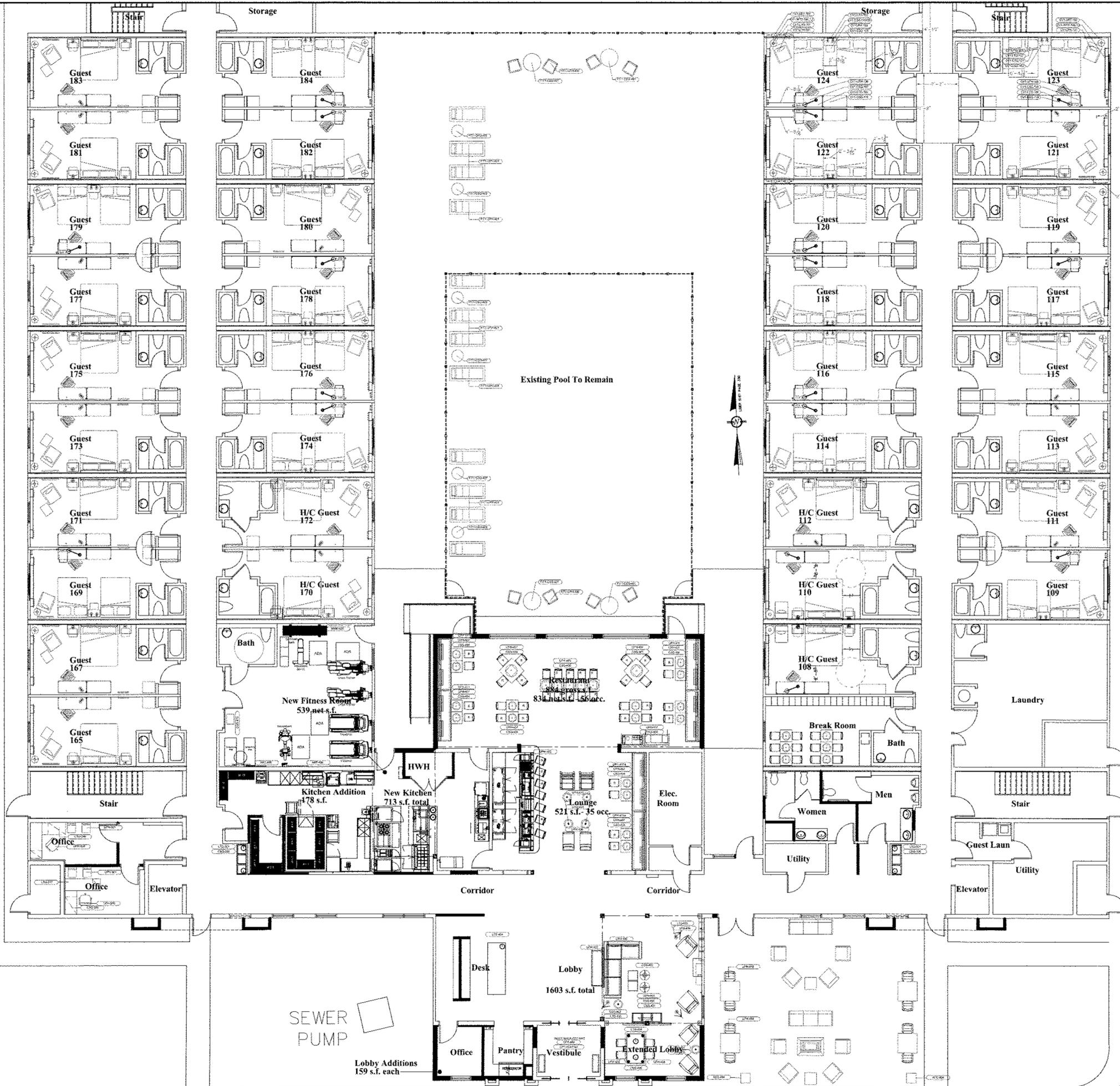
The building department referred us back to the planning board for the construction of a new exterior Patio area to the right side of the front entrance, at the southeast corner. The Patio will be a nice site amenity and feature tables, umbrellas, and a fire pit. It is an upgrade that Starwood has asked for as part of the construction.

There are also other site upgrades including new landscaping and site lighting shown on the attached drawings. The existing parking lot, including the storm drainage system will not be changed – although the parking lot will be re-surfaced. New signage will also be installed – this has already received a permit from the building department.

Please feel free to call with any questions.

Sincerely,

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



Design, Architecture & Planning
 6 Old North Plank Road
 Suite 101
 Newburgh, NY 12550
 TEL: 845-561-3559
 FAX: 845-561-2051
 ajcoppola@coppola-associates.com

LICENSE NUMBER: 018849

ADDITIONS & ALTERATIONS AT

**FOUR POINTS
 BY
 SHERATON**

5 LAKESIDE ROAD
 NEWBURGH, NY

**FIRST FLOOR
 INTERIOR
 FURNITURE PLAN**

REVISIONS	
7/20/12	2/24/14
12/6/12	7/1/14
1/21/13	
4/29/13	
12/18/13	

DATE	
8/19/2010	
PROJECT NUMBER	
08-58B	
SHEET NUMBER	

1 First Floor Plan
 ID100 Scale: 1/8"=1'-0" **ID100**

