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

**PROJECT NAME:** BUDGET INN AMENDED SITE PLAN  
**PROJECT NO.:** 15-05  
**PROJECT LOCATION:** SECTION 27, BLOCK 2, LOT 21.2  
**REVIEW DATE:** 12 JUNE 2015  
**MEETING DATE:** 18 JUNE 2015  
**REPRESENTATIVE:** MEDENBACH & EGGERS, P.C.

1. The project has received Zoning Board of Appeals approval for the existing conditions. The variance should be reviewed to determine if the signage was included in the variance.
2. A dumpster enclosure should be addressed on the project site.
3. The Applicant's Representative is requested to clarify the use of the existing stockade fence enclosure area on the plan.
4. Notes should be added to the plan stating the addition is strictly used for dry storage.

Respectfully submitted,

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

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Patrick J. Hines  
Principal

**NOTES**

1. Premises subject to all rights of the State of New York, for highway purposes, to any lands adjacent to or lying in the bed of NYS Route 9W.
2. Premises subject to all rights of way, utility grants or easements of record, if any.
3. Subsurface structures and easements, if any, not visible or readily apparent are not shown and their location and extent are not certified.
4. Survey based upon deeds and physical evidence as noted hereon and is subject to any state of facts a complete title search may reveal.
5. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Professional Land Surveyors as adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.

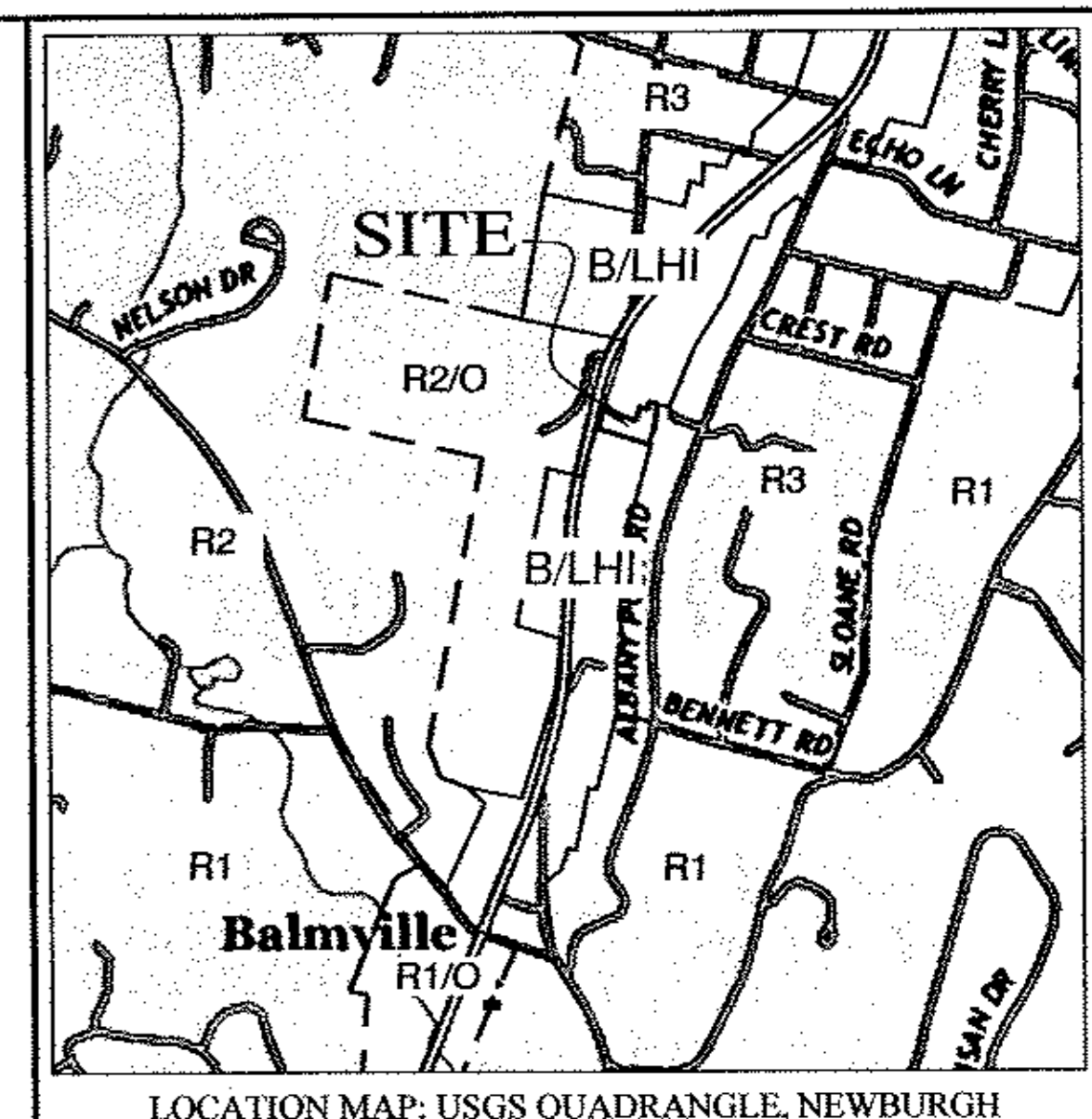
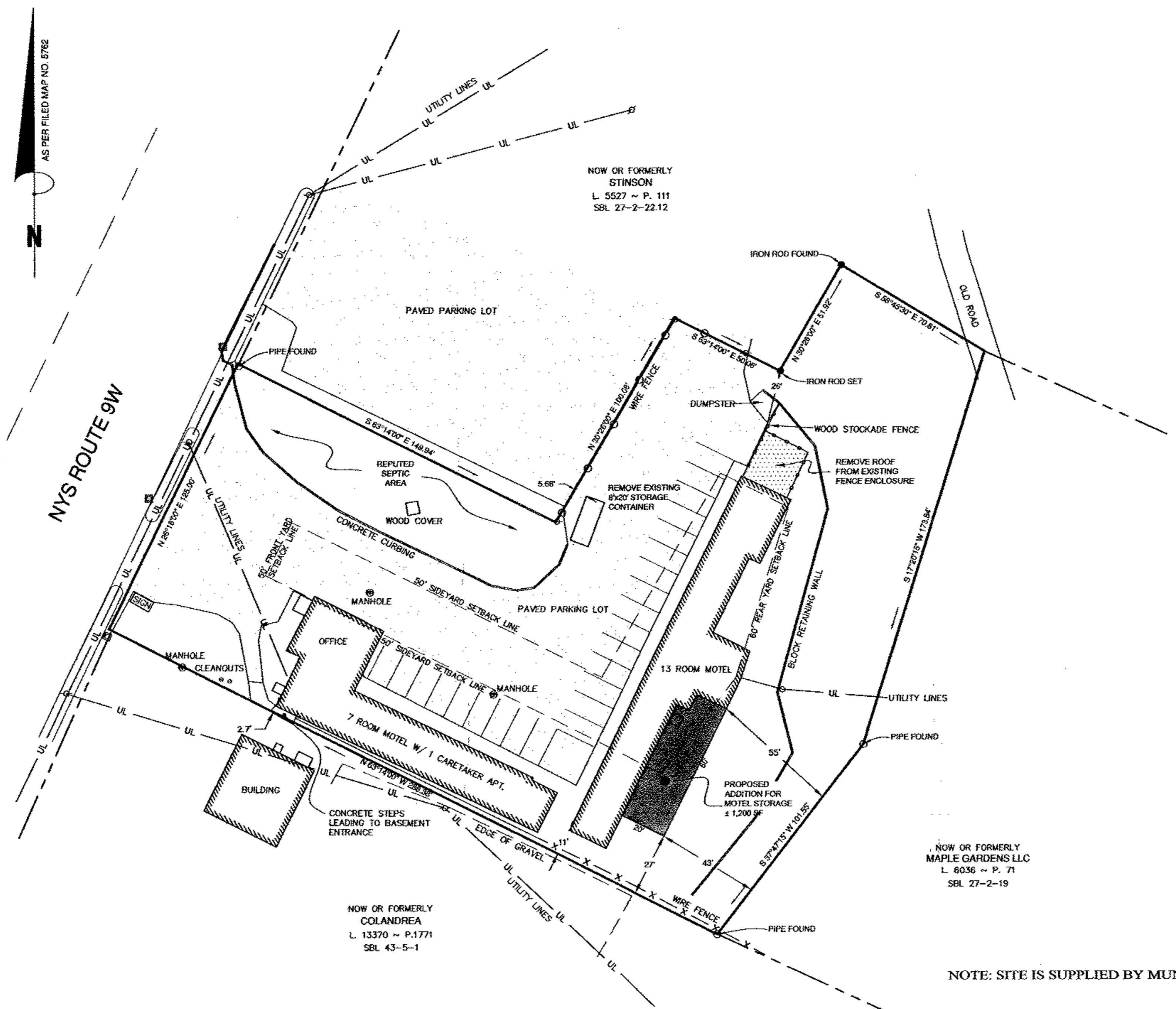
**MAP REFERENCE**

"Final Plan Lot Line Change for William and Irene Stinson & Harshidhi, INC." dated May 02, 2003 and recorded in the Orange County Clerk's Office on July 31, 2003 as Filed Map No. 319-03.

"Subdivision Map of Lands of Joseph & Antoinette C. Rhoda" recorded in the Orange County Clerk's Office on October 4, 1982 as Filed Map No. 6039.

**TAX MAP REFERENCE**

Section 27 - Block 2 - Lot 21



**ZONING REQUIREMENTS FOR TOWN OF NEWBURGH ZONE B DISTRICT/LHI OVERLAY MOTEL**

MINIMUM		REQUIRED EXISTING PROPOSED		
		5 AC	1.28 AC*	1.28 AC**
Lot Area		5 AC	1.28 AC*	1.28 AC**
Lot Width		200 FT	125 FT*	125 FT**
Lot Depth		200 FT	407 FT	407 FT
Front Yard		50 FT	72 FT	72 FT
Rear Yard		60 FT	55 FT*	43 FT**
1 Side Yard		50 FT	2.7 FT*	2.7 FT**
Both Side Yards		100 FT	29 FT*	29 FT**
Sign		15 FT	2.8 FT*	2.8 FT**
MAXIMUM	Lot Building Coverage	25%	13%	14%
	Building Height	50 ft	< 20 FT	< 20 FT
	Lot Surface Coverage	60%	53%	54%

\* Site is a Pre-existing, Non-conforming Lot.  
\*\* Variance is required for Proposed Storage Area & Sign. APPROVED BY ZBA ON 05/28/2015

**APPROVED BY THE TOWN OF NEWBURGH PLANNING BOARD**

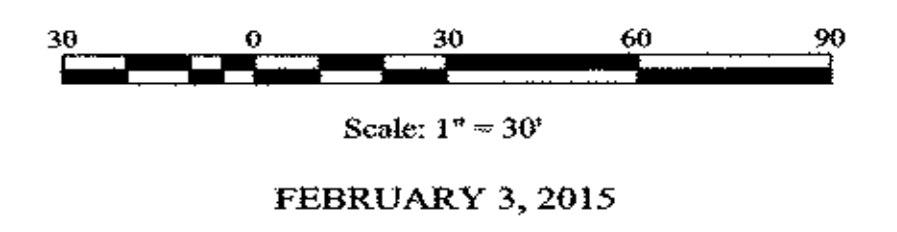
DATE \_\_\_\_\_  
CHAIRMAN \_\_\_\_\_  
MEMBER \_\_\_\_\_

**ENDORSEMENT OF PROPERTY OWNER**

I hereby grant my approval to this plat and consent to the filing of it in the office of the Orange County Clerk.  
OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER & APPLICANT** C/O JAY MODWHADIA HARSHIDHI, INC 5202 US RTE 9W NEWBURGH, NY 12550 (914) 500-3075  
**TAX MAP SBL** 27-2-21.2  
**LOT AREA** ± 1.28 ACRES

**SITE PLAN FOR BUDGET INN TOWN OF NEWBURGH ORANGE COUNTY - NEW YORK**



Scale: 1" = 30'  
FEBRUARY 3, 2015  
**MEDENBACH & EGGERS**  
CIVIL ENGINEERING & LAND SURVEYING, P.C.  
STONE RIDGE, NEW YORK (845) 687-0047  
*Barry Medenbach*  
BARRY MEDENBACH, P.E.  
NEW YORK LIC. NO. 60142

MAP REVISION DATES		
DATE	REVISION	BY
03/25/2015	ADDED SEPTIC AREA	HG
06/11/2015	ADDED MUNICIPAL WATER NOTE	HG

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on December 4, 2014 in accordance with the existing code of practice for land surveys as adopted by the New York State Association of Professional Land Surveyors. Further use of this document by others not a party to this agreement as of this date cannot be certified.

*William Robert Eggers*  
William Robert Eggers, L.S.  
License No. 42785

NOTE: SITE IS SUPPLIED BY MUNICIPAL WATER.