



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

RICHARD D. McGOEY, P.E. (NY & PA)
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33 Airport Center Drive
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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

**PROJECT: HV PERSONNEL SUPPORT CENTER OF JEHOVAH'S
WITNESSES**
PROJECT NO.: 14-17
PROJECT LOCATION: SECTION 97, BLOCK 2, LOTS 30.1, 30.22, 33
PROJECT REPRESENTATIVE: DOMINIC CORDISCO
REVIEW DATE: 30 JULY 2014
MEETING DATE: 7 AUGUST 2014

1. Lot consolidation is required for proposed use. Each of the three tax map parcels must be consolidated into one.
2. Existing setback non-conformities must be addressed with ZBA for the diner structure and existing hotel.
3. Building height should be identified in the bulk table, currently identified as less than 50. Building height will determine fire access road width.
4. Access road width at southeast corner of the building is identified as 22 feet. It is noted a loading dock service area can be accessed from this driveway, 24 foot minimum should be provided.
5. Location of dumpster enclosure should be depicted on plans.
6. Applicant may wish to consider Section 195-17 corner lots reversing the proposed rear and side yard setbacks noted to reduce the zoning non-conformities identified by placing rear yard setback on north portion of the site and side yard setback on the eastern portion of the site. Proposed 100 room hotel will comply with 60 foot rear yard setback, while variance will be reduced from existing structures with a side yard setback along northern property line.
7. Engineering details provided in future must address SWPPP, combined pump station force main design, fire hydrant locations, grading plans, landscaping requirements and traffic report.

REGIONAL OFFICE

• 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

Respectfully submitted,

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

Patrick J. Hines
Associate

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**



**RETURN TO: Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550**

DATE RECEIVED: _____ **TOWN FILE NO:** 2014-17
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):

Hudson Valley Personnel Support Center of Jehovah's Witnesses

2. Owner of Lands to be reviewed: (and Applicant)

Name Watchtower Bible and Tract Society of New York, Inc.
Address 25 Columbia Heights
Brooklyn, NY 11201
Phone 718.560.5000 Contact: Richard Devine, RDevine@jw.org

3. Applicant Information (If different than owner): Attorney Contact:

Name Drake, Loeb, Heller, Kennedy, Gogerty, Gaba & Rodd, PLLC
Address 555 Hudson Valley Avenue, Suite 100
New Windsor, NY 12553
Representative Dominic Cordisco, Esq.
Phone 845.458.7361
Fax 845.561.1235
Email cordisco@gmail.com

4. Subdivision/Site Plan prepared by:

Name Maser Consulting P.A.
Address 1607 Route 300, Suite 101
Newburgh, NY 12550
Phone/Fax 845.564.4495 / 845.564.0278

5. Location of lands to be reviewed:

Easterly side of Route 300, north of intersection with Route 17K, adjacent to Palmerone Farms

6. Zone IB **Fire District** Orange Lake
Acreage +/- 8.6 **School District** Newburgh

7. Tax Map: Section 97 **Block** 2 **Lot** 30.1 & 30.22

8. Project Description and Purpose of Review:

Number of existing lots 2 Number of proposed lots 1

Lot line change _____

Site plan review For proposed transient hotel with 100 rooms

Clearing and grading _____

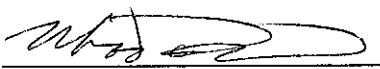
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) NYS DOT slope easement along Route 300 frontage

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature  Title Authorized Agent

Date: 7/3/2014

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Richard Devine

APPLICANT'S NAME (printed)



APPLICANTS SIGNATURE

7/3/2014

DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PROXY

(OWNER) Richard Devine, **DEPOSES AND SAYS THAT HE/SHE**
RESIDES AT 1422 Long Meadow Road, Tuxedo
IN THE COUNTY OF Orange
AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF Representative of the
Tax Lots 97-2-30.1 and 30.22

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND Maser Consulting P.A. **IS AUTHORIZED**
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

Watchtower Bible and Tract Society of New York Inc.

DATED: 7/3/2014


OWNERS SIGNATURE

Dominic Cordisco Esq.
Ken Ross - Architect
Enrique Ford - Architect

Richard Devine
OWNERS NAME (printed)


WITNESS' SIGNATURE

**NAMES OF ADDITIONAL
REPRESENTATIVES**

Jonathan Perez
WITNESS' NAME (printed)

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

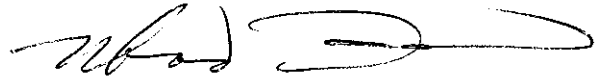
The applicant hereby acknowledges, consents, and agrees to the above.

7/3/2014

DATED

Richard Devine

APPLICANT'S NAME (printed)



APPLICANT'S SIGNATURE

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

 X NONE

_____ **NAME, ADDRESS, RELATIONSHIP OR INTEREST**
(financial or otherwise)


This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

_____ **TOWN BOARD**
_____ **PLANNING BOARD**
_____ **ZONING BOARD OF APPEALS**
_____ **ZONING ENFORCEMENT OFFICER**
_____ **BUILDING INSPECTOR**
_____ **OTHER**

7/3/2014
DATED

INDIVIDUAL APPLICANT

Watchtower Bible and Tract Society of New York Inc.
CORPORATE OR PARTNERSHIP APPLICANT

BY: 
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)
✓(Authorized Agent)

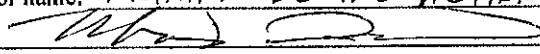
617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Hudson Valley Personnel Support Center of Jehovah's Witnesses			
Project Location (describe, and attach a location map): 1292 Route 300, north of the Route 300/Route 17K intersection (eastern side)			
Brief Description of Proposed Action: See attached Narrative			
Name of Applicant or Sponsor: Watchtower Bible and Tract Society of New York, Inc.		Telephone: 718.560.5000	
		E-Mail: rdevine@jw.org	
Address: 25 Columbia Heights			
City/PO: Brooklyn		State: New York	Zip Code: 11201
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Newburgh - Zoning Board of Appeals (Variance Requests) & Planning Board (Site Plan & Lot Line Revision), Municipal Law 239M and NYSDEC -SPDES permit for Stormwater			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		±8.6 acres	
b. Total acreage to be physically disturbed?		+/- 2.7 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		±8.6 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE WATCHTOWER BIBLE AND TRACT SOCIETY OF NEW YORK INC. Applicant/sponsor name: <u>RICHARD DEVINE AUTHORIZED AGENT</u> Date: <u>7/3/2014</u> Signature: <u></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

1607 Route 300, Suite 101
Newburgh, NY 12550
T: 845.564.4495
F: 845.564.0278
www.maserconsulting.com

NARRATIVE SUMMARY
JULY 10, 2014
HUDSON VALLEY PERSONNEL SUPPORT CENTER OF JEHOVAH'S WITNESSES
SKETCH PLAN
TAX LOTS 97-2-30.1 & 30.22
TOWN OF NEWBURGH, ORANGE COUNTY
PB #2014-17
MC PROJECT NO. 13000398C

Maser Consulting, P.A. (MC) has developed the attached Sketch Plan package for the above referenced project. The existing tax lot 97-2-30.1 is approximately 233,403 square feet (± 5.36 acres) and, has frontage along N.Y.S. Route 300 to its west and along the plaza entry road to its south. It borders New York State Thruway Authority property to the north. This parcel contains the former Gateway Diner and the former Hampton Inn Hotel. Both existing buildings will remain to be used for personnel support by the applicant, Watchtower. East of Lot 30.1 is Lot 30.22, a 140,497 square foot (± 3.23 acre) parcel which is currently vacant with the exception of a stormwater management basin. Lot 30.22 extends north and east to N.Y.S. Thruway Authority property. Both parcels are serviced by the existing plaza entry road from N.Y.S Route 300, approximately 600 feet along the southern boundary of the project site. This entry road is also utilized by the Palmerone Farms development. The ± 8.6 acre site is located within the IB (Interchange Business) zoning district which permits, subject to site plan review by the planning board, Restaurants and Hotels.

The applicant proposes to dissolve the lot line between lots 30.1 and 30.22, creating one, ± 8.6 acre lot, and to construct a new 2-story ($\pm 50,131$ square foot per floor), 100-room hotel for Watchtower personnel. The new hotel and its associated parking, stormwater management areas and other pertinent site improvements will be constructed on the eastern portion of the site. The existing structures will remain and also be utilized by the applicant. All of these facilities will be private, and not open to the public. The site is within the water and sewer districts of the Town of Newburgh and the applicant proposes to connect to the municipal systems for the new facility. As part of this project, the applicant is also seeking access into the southern end of the Palmerone Farms development from NYS Route 17K. The applicant will be seeking this from the NYS Thruway Authority as it traverses their right-of-way.

The proposed project will require an area variance due to pre-existing, non-conforming location of the existing buildings. Within the IB Zoning district, a 60' rear yard setback is required. A variance will be required for the rear yard setback of both the existing diner and hotel structures. The diner exists approximately 47.1' from the rear property line, and the hotel exists approximately 49.5' from the rear property line.

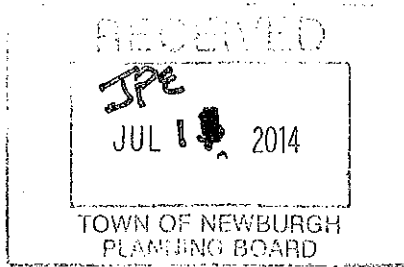
We are requesting to be put on the next available Planning Board agenda for discussion.

JED/abf

\\NBCAD\Projects\2013\13000398C Watchtower\Applications-Permits\Municipal\PB SketchApp\140710 Narrative.docx



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists



FILE COPY

1607 Route 300, Suite 101
Newburgh, NY 12550
T: 845.564.4495
F: 845.564.0278
www.maserconsulting.com

LETTER OF TRANSMITTAL

To:
Orange Lake Fire District
426 South Plank Road
Newburgh, NY 12550

Date: July 11, 2014	Job No.: 13000398C
Attention: Fire Chief Mike Michetti	
Re: Hudson Valley Personnel Support Center of Jehovah's Witnesses	
PB#2014-17	
Via U.S. Mail	

WE ARE SENDING YOU:

Attached

Under separate cover _____ **the following items:**

- Shop Drawings**
- Samples**
- Change order**

- Prints**
- Specifications**

- Plans**
- Copy of Letter**

COPIES	DATE	NO.	Description
1	07/10/14	--	Sketch Plan (Sheet 1 of 1)

THESE ARE TRANSMITTED as checked below:

- For approval**
- For your use**
- As Requested**
- For review and comment**
- FOR BIDS DUE:**

- Approved as submitted**
- Approved as noted**
- Returned for corrections**

- Resubmit copies for approval**
- Submit copies for distribution**
- Returned corrected prints**

PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Per our submission to the Town of Newburgh Planning Board, and at the request of Chairman Ewasutyn, attached please find a Site Plan for the Hudson Valley Personnel Support Center of Jehovah's Witnesses for your review and comment. If you have any questions regarding this project do not hesitate to call me at 845.564.4495, ext. 3804. Thank you.

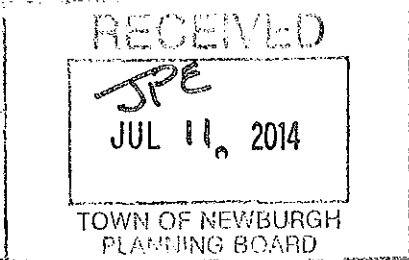
Copy To: Chairman John Ewasutyn, w/o encl; Martin Milano, w/o encl.; File, w/o encl.

Signed: Justin E. Dates, RLA





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 Planners
 Surveyors
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PB #2014-17
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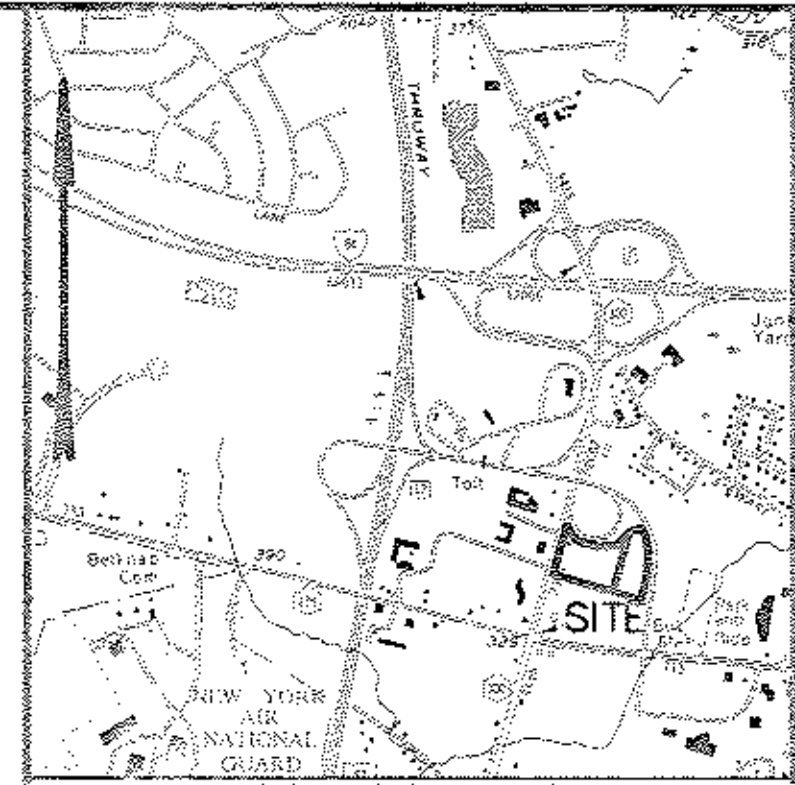
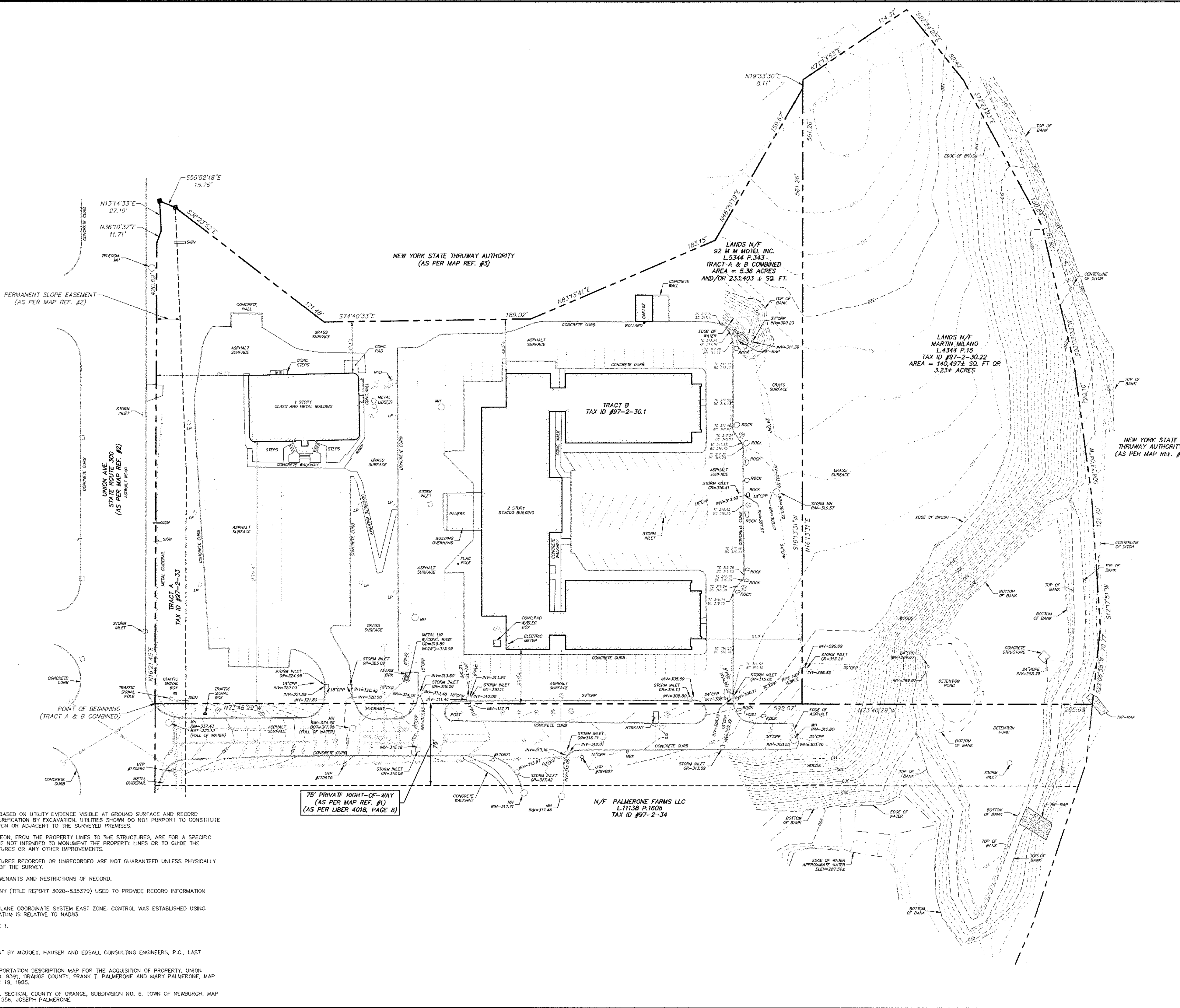
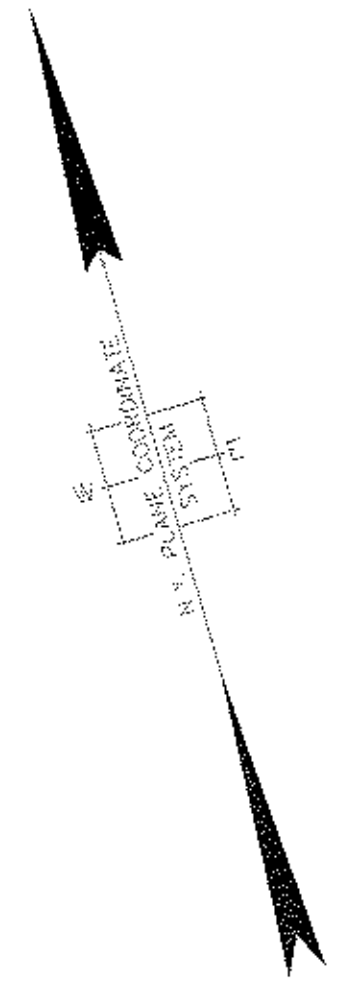
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JED/abf

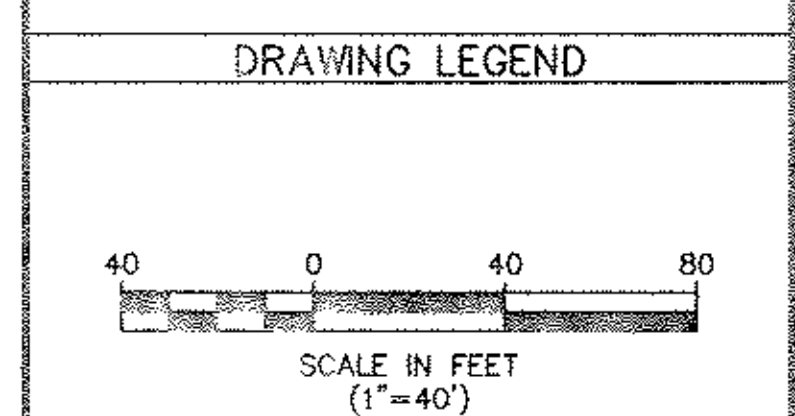
\\NBCAD\Projects\2013\13000398C Watchtower\Applications-Permits\Municipal\PB SketchApp\140710 Narrative.docx





LOCATION MAP

PARCEL BOUNDARY
INT. LOT LINES
EXT. LOT LINES
EASEMENT LINES
OVERHEAD ELEC
GUTTERAIL
ELECTRIC BOX
UTILITY POLE
LIGHT/SIG. POLE
MONUMENT FOUND
SIGN
MANHOLE
HYDRANT
WATER VALVE
CLEAN OUT
ELECTRIC METER
DRAINAGE INLET
DECIDUOUS TREE
CONIFEROUS TREE



REV.	DATE	DRAWN BY	DESCRIPTION

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE, TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

Mark R. Delor

MARK R. DELOR
NEW YORK STATE PROFESSIONAL LAND SURVEYOR LIC. NO. 000478

MASER
CONSULTING P.A.

Consulting, Municipal & Environmental Engineers
Planners • Services • Landscape Architects
State of N.Y. Certificate of Authorization: 0000172

New Jersey • New York • Pennsylvania • Virginia
Customer Loyalty through Client Satisfaction

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NEWBURGH OFFICE
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Newburgh, NY 12550
Phone: 845.564.4995
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email: solutions@maserconsulting.com

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
WATCHTOWER
PARCEL# 97-2-30.22,
97-2-33 & 97-2-30.1
TOWN OF NEWBURGH ORANGE COUNTY NEW YORK STATE

SCALE: 1"=40' DATE: 5/20/14 DRAWN BY: BAS/AMW CHECKED BY: DPS

PROJECT NUMBER: 13000398C
SHEET NUMBER: 1 of 1

- GENERAL NOTES**
- UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
 - THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE; THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
 - EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
 - SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
 - FIRST AMERICAN TITLE INSURANCE COMPANY (TITLE REPORT 3020-635370) USED TO PROVIDE RECORD INFORMATION REGARDING TITLE FOR THIS PROPERTY.
 - BASIS OF BEARING IS NEW YORK STATE PLANE COORDINATE SYSTEM EAST ZONE. CONTROL WAS ESTABLISHED USING KENNET VRS SYSTEM. THE HORIZONTAL DATUM IS RELATIVE TO NAD83.
 - VERTICAL DATUM AS PER MAP REFERENCE 1.
- MAP REFERENCES**
- MAP ENTITLED "MILANO MINOR SUBDIVISION" BY MCCOY, HAUSER AND EDSELL CONSULTING ENGINEERS, P.C., LAST REVISED 5/3/95, M. 205-95.
 - NEW YORK STATE DEPARTMENT OF TRANSPORTATION DESCRIPTION MAP FOR THE ACQUISITION OF PROPERTY, UNION AVENUE, ROUTE 17K CONNECTION, S.H. NO. 9391, ORANGE COUNTY, FRANK T. PALMERONE AND MARY PALMERONE, MAP NO. 18, PARCELS 20 AND 21, DATED JULY 19, 1985.
 - NEW YORK STATE THRUWAY, THE CATSKILL SECTION, COUNTY OF ORANGE, SUBDIVISION NO. 5, TOWN OF NEWBURGH, MAP NO. 411-R-1, PARCELS NOS. 411, 600 & 556, JOSEPH PALMERONE.

75' PRIVATE RIGHT-OF-WAY
(AS PER MAP REF. #1)
(AS PER LIBER 4018, PAGE B)

N/F PALMERONE FARMS LLC
L11139 P.1608
TAX ID #97-2-34

OWNER/APPLICANT:
WATCHTOWER BIBLE AND TRACT SOCIETY OF NEW YORK, INC.
25 COLUMBIA HEIGHTS
BROOKLYN, NY 11201

TAX LOTS:
97-2-30.1
97-2-30.22

SITE AREA:
373,900 SQ. FT.
8,539 ACRES

- NOTES:**
1. FIRE DISTRICT: ORANGE LAKE
 2. SCHOOL DISTRICT: NEWBURGH
 3. THE PROPERTY IS NOT WITHIN ANY ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 38071C0139E

PARKING REQUIREMENTS:

EXISTING DETACHED RESTAURANT PARKING:	REQUIRED	PROVIDED
1 PER 40 SQUARE FEET OF SEATING AREA — APPROX. 3,000 SQUARE FEET OF SEATING	= 75 SPACES	75 SPACES
HANDICAPPED SPACES INCLUDED:	= 3 SPACES	3 SPACES
TOTAL PARKING SPACES	= 78 SPACES	75 SPACES

EXISTING HOTEL PARKING:	REQUIRED	PROVIDED
1 PER GUEST BEDROOM (115 GUEST BEDROOMS)	= 115 SPACES	122 SPACES
1 PER 2 EMPLOYEES ON THE PREMISES AT ANY 1 PERIOD	= 3 SPACES	3 SPACES
1 PER 2 EMPLOYEES ON THE PREMISES AT ANY 1 PERIOD	= 3 SPACES	3 SPACES
HANDICAPPED SPACES INCLUDED:	= 5 SPACES	6 SPACES
TOTAL PARKING SPACES	= 118 SPACES	125 SPACES

PROPOSED HOTEL PARKING:

1 PER GUEST BEDROOM (100 GUEST BEDROOMS)	REQUIRED	PROVIDED
= 100 SPACES		127 SPACES
1 PER 2 EMPLOYEES ON THE PREMISES AT ANY 1 PERIOD	= 3 SPACES	3 SPACES
HANDICAPPED SPACES INCLUDED:	= 5 SPACES	6 SPACES
TOTAL PARKING SPACES	= 108 SPACES	130 SPACES

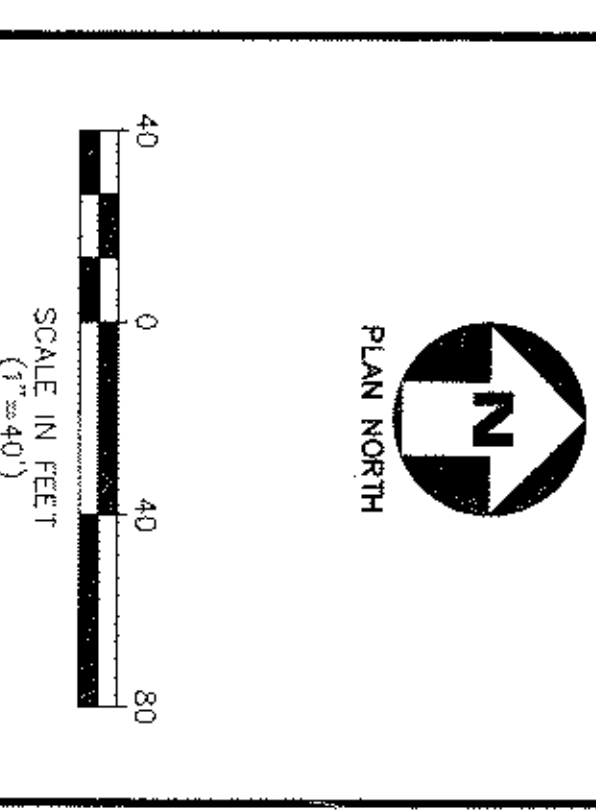
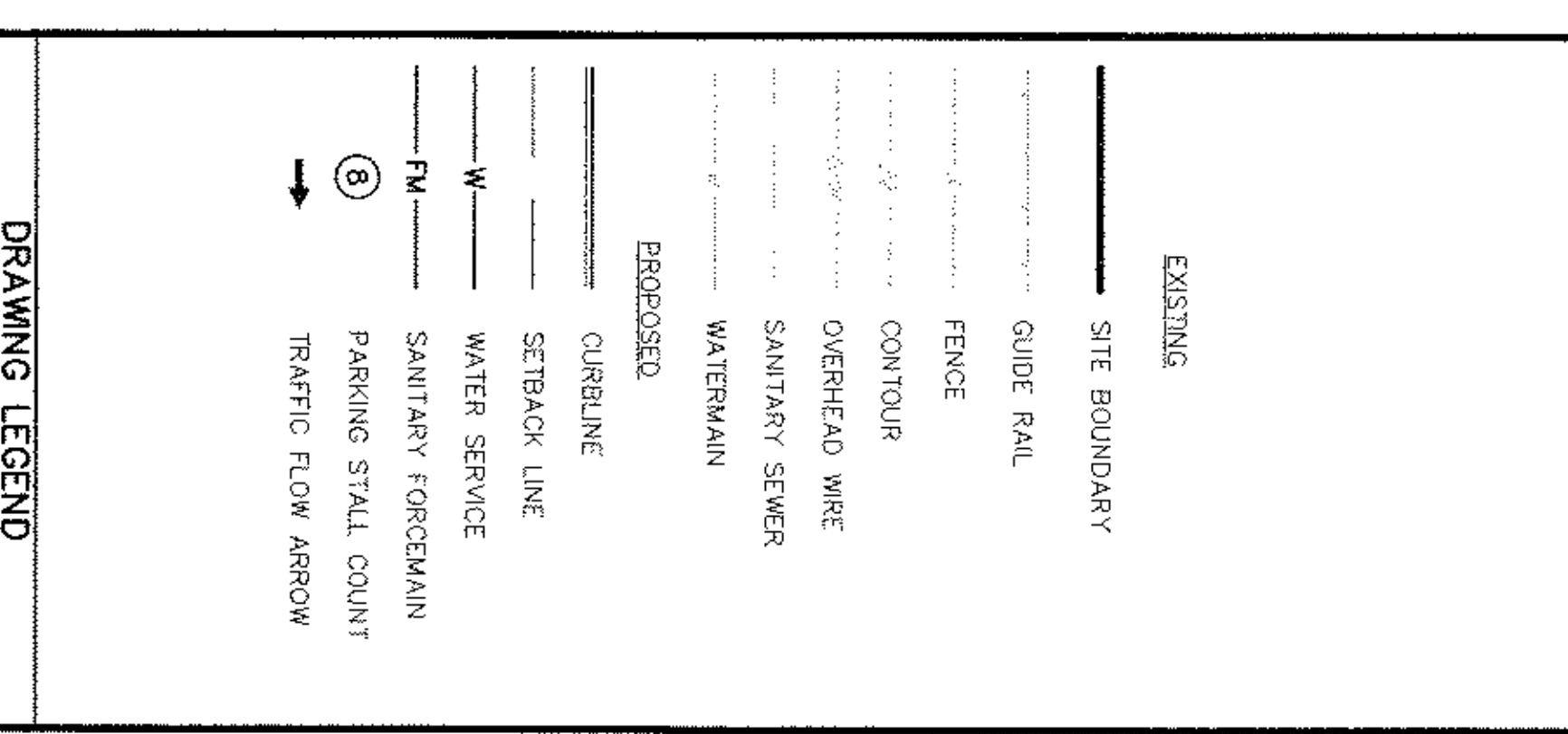
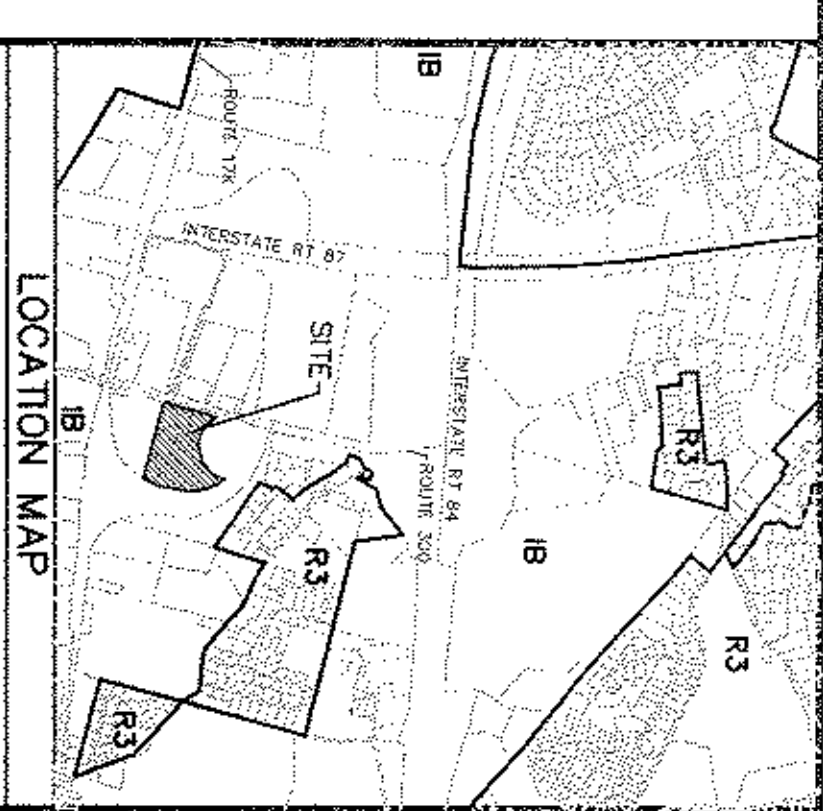
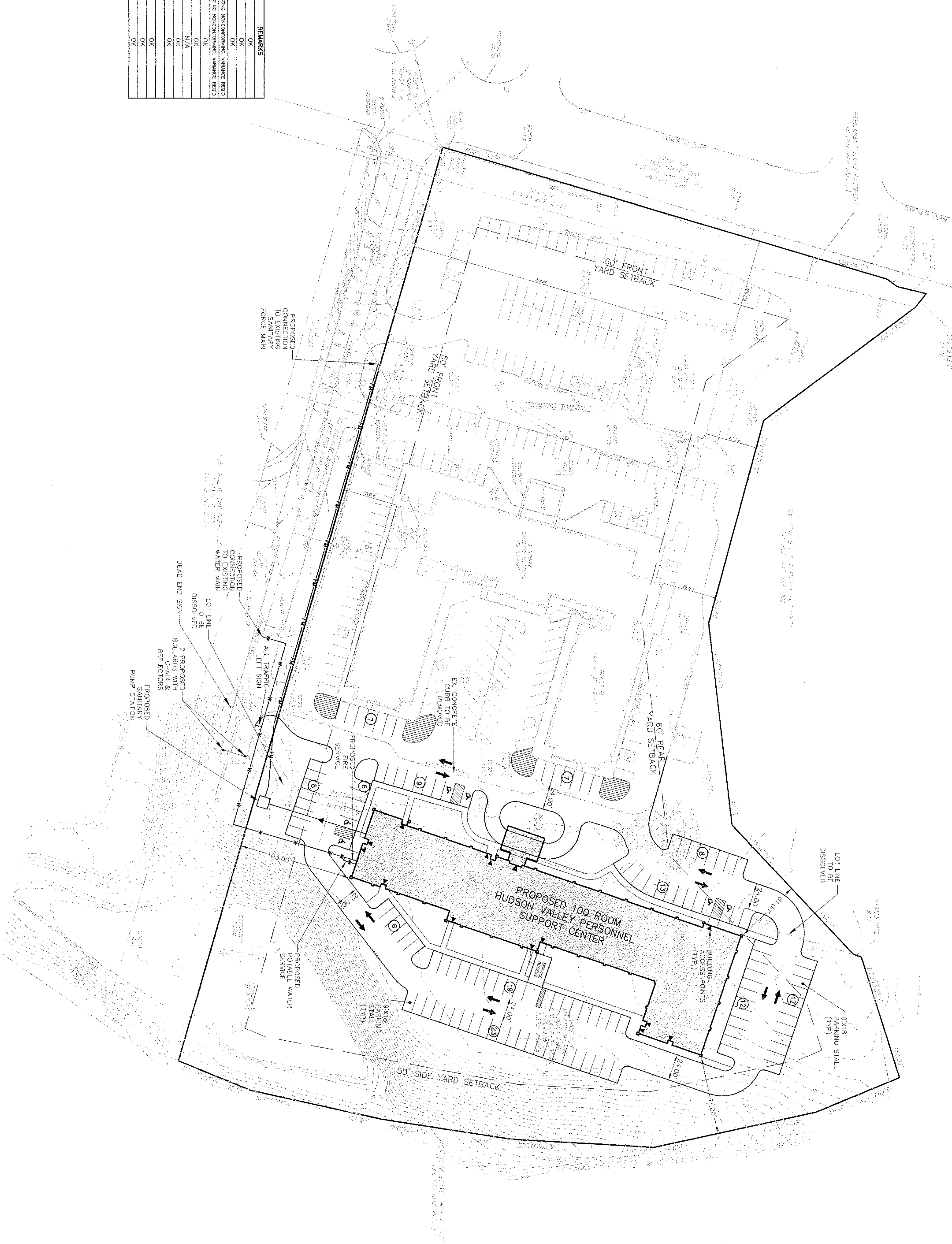
INTERIOR LANDSCAPE REQUIREMENTS:

5% OF TOTAL PARKING AREA SHALL BE DEVOTED TO INTERIOR LANDSCAPING
TOTAL PARKING LOT AREA (PROPOSED BUILDING) = 34,279 S.F.
TOTAL INTERIOR LANDSCAPING REQUIRED = 1,714 S.F.
TOTAL INTERIOR LANDSCAPING PROVIDED = 2,575 S.F.

BULK TABLE

ZONE: IB - INTERCHANGE BUSINESS DISTRICT
PERMITTED USE (SUBJECT TO SITE PLAN REVIEW): HOTELS

MINIMUM:	REQUIRED	PROVIDED	REMARKS
LOT AREA	40,000 SQ. FT.	373,900 SQ. FT.	OK
FRONT YARD (STATE/COUNTY HIGHWAY)	60'	84.3'	OK
FRONT YARD (EXISTING RESTAURANT)	50'	50' (EXISTING HOTEL)	OK
REAR YARD (EXISTING HOTEL)	60'	49.5'	EXISTING NONCONFORMING, VARIANCE REQ'D
REAR YARD (PROPOSED HOTEL)	60'	61'	OK
SIDE YARD (ONE)	50'	N/A	OK
SIDE YARD (TWO)	50'	N/A	OK
SIDE YARD (THREE)	50'	4.20'	OK
LOT DEPTH	200'	844'	OK
MAXIMUM:	PERMITTED	PROVIDED	
BUILDING COVERAGE	25%	17.1%	OK
BUILDING HEIGHT	50'	<50'	OK
LOT SURFACE COVERAGE	60%	58.0%	OK



UNDESIGNED: A SIGNATURE IS A SIGNATURE OF AN ENGINEER OR ARCHITECT. A SIGNATURE OF AN ENGINEER OR ARCHITECT IS REQUIRED FOR ALL PLANS AND SPECIFICATIONS. A SIGNATURE OF AN ENGINEER OR ARCHITECT IS NOT VALID UNLESS IT IS ACCOMPANIED BY A PROFESSIONAL SEAL AND EXPIRES 180 DAYS AFTER THE DATE OF ISSUANCE. A SIGNATURE OF AN ENGINEER OR ARCHITECT IS NOT VALID UNLESS IT IS ACCOMPANIED BY A PROFESSIONAL SEAL AND EXPIRES 180 DAYS AFTER THE DATE OF ISSUANCE.

ANDREW BERENSON
NEW YORK STATE REGISTERED PROFESSIONAL ENGINEER
NO. 100,000,000

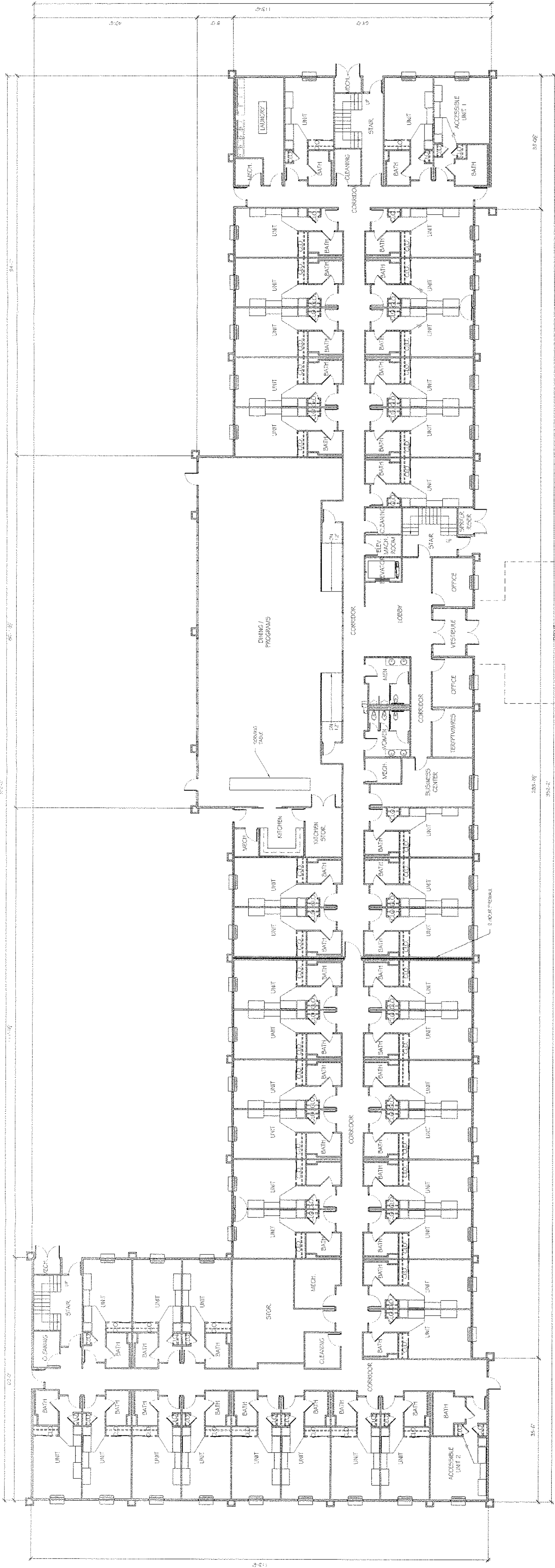
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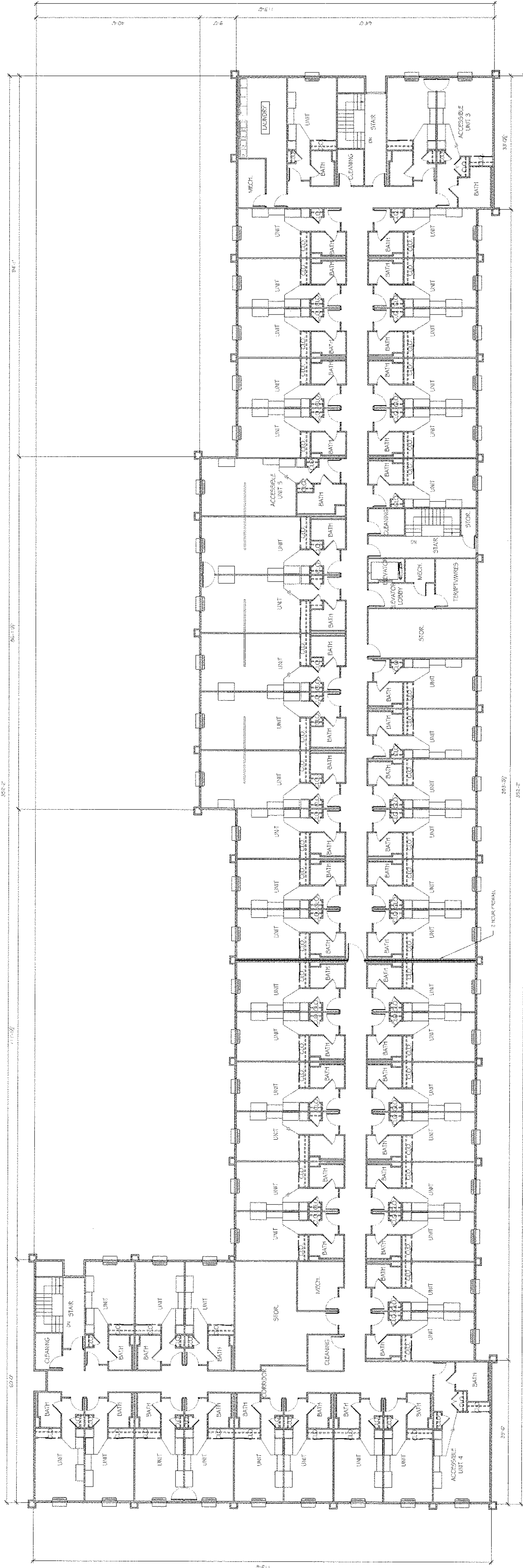
**Hudson Valley Regional Support Center of
WATCHTOWER BIBLE & TRACT SOCIETY OF NEW YORK, INC.**
TAX LOTS 97-2-30.1 & 30.22
TOWN OF NEWBURGH
ORANGE COUNTY, N.Y.

PROJECT NUMBER: 13000398C
SHEET NUMBER: 1 of 1

REFERENCE:
1. BOUNDARY, TOPOGRAPHIC AND PLANNING INFORMATION SHOWN HEREBY IS TAKEN FROM A SURVEY CONDUCTED BY MASER CONSULTING, P.A. AND TOPOGRAPHIC SURVEY FOR WATCHTOWER, PREPARED BY MASER CONSULTING, P.A. DATED MAY 20, 2014.



SCHEMATIC LOWER LEVEL FLOOR PLAN
 SCALE: 3/32" = 1'-0"

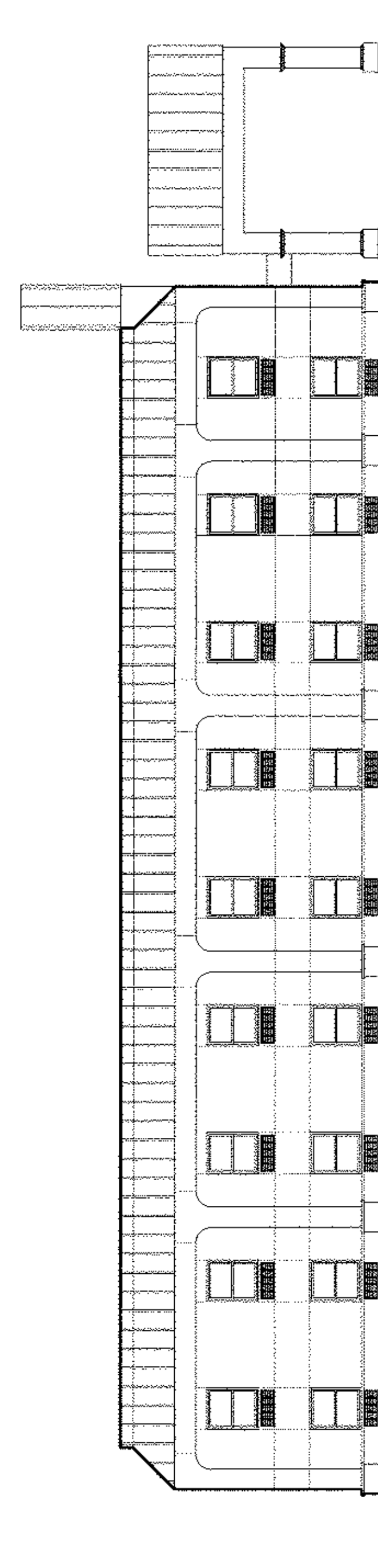


SCHEMATIC UPPER LEVEL FLOOR PLAN
 SCALE: 3/32" = 1'-0"

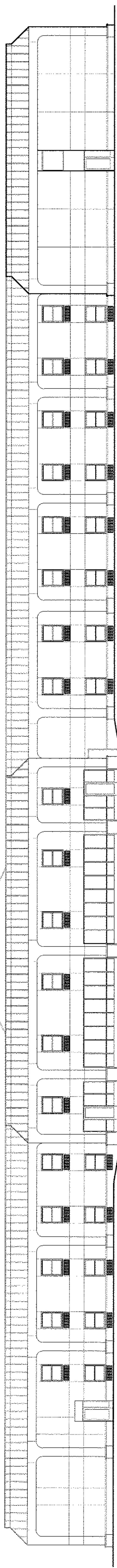
HUDSON VALLEY PERSONNEL
SUPPORT CENTER
OF JEHOVAH'S WITNESSES

NEW YORK

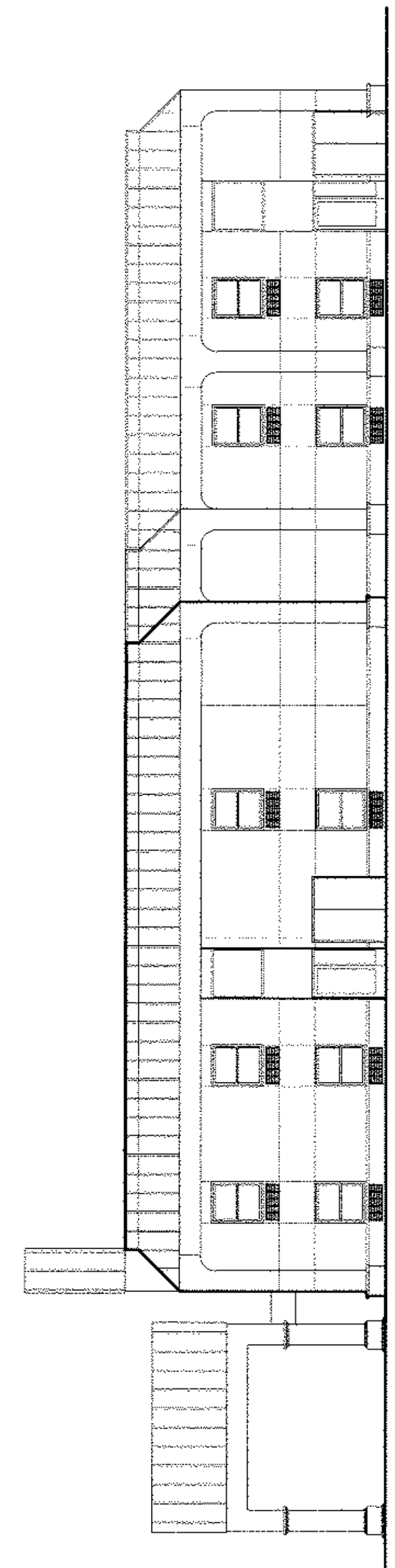
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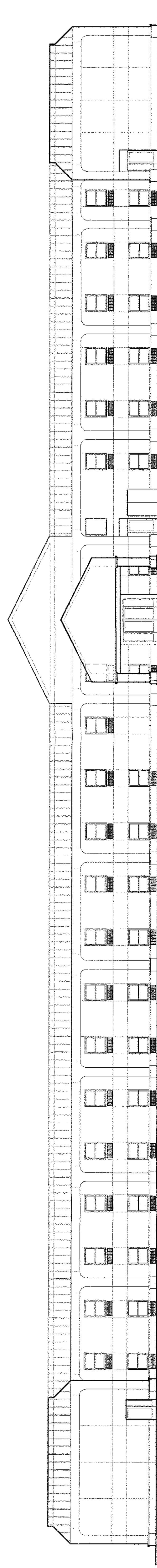
NORTH ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"