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

PROJECT: DIAMOND PROPERTIES-OC CHOPPERS
PROJECT NO.: 17-20
PROJECT LOCATION: SECTION 95, BLOCK 1, LOT 74
SECTION 95, BLOCK 1, LOT 47.2
REVIEW DATE: 31 AUGUST 2017
MEETING DATE: 07 SEPTEMBER 2017
PROJECT REPRESENTATIVE: CUDDY & FEDDER, ESQ. & MICHAEL GALLIN, R.A.

1. A 10 August 2017 letter from NYSDOT has been received by the Planning Board. Comments from the NYSDOT should be addressed by the Applicant's representatives.
2. Response from Orange County Planning is outstanding. Orange County Planning comments would have timed out on 28 August 2017. 239 and lead agency submittal was sent via FedEx from this office on 27 August 2017.
3. The existing City of Newburgh flow acceptance letter from the facility is acceptable. The facility has provided an analysis of hydraulic loading for the existing and proposed uses which is below the original approved sewer flow from the site.
4. Mike Donnelly's request for legal documents regarding the parking on the adjoining parcel should be addressed.

5. A modified traffic pattern has been suggested utilizing Orr Avenue and the existing light at Orr Avenue for access to the parking and the site. This should be addressed with the Applicant's representatives.

Respectfully submitted,

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

Patrick J. Hines
Principal

NEW YORK STATE ROUTE 17K
VARIOUS WIDTH PUBLIC RIGHT OF WAY

CROSSROADS COURT
50' WIDE PRIVATE RIGHT OF WAY
EASEMENT
BK. 5254 PG. 307

ORR AVENUE
VARIOUS WIDTH PUBLIC RIGHT OF WAY
EXPANSION TERMS & HOME LOTS 21-22
PER FILED MAP #180-06

NOW OR FORMERLY
O & M ORANGE, LLC
BK. 12688 PG. 281
LOT 3 - FILED MAP #180-06

DP 66, LLC
(DIAMOND PROPERTIES)
Book 13294 Page 1303
Tax Parcel 95-1-47.2
LOT 2 - FILED MAP #180-06
142,386 sq. ft.
32687 square feet

NOW OR FORMERLY
COUNTY OF ORANGE
BK. 12097 PG. 1971
LOT 1 - FILED MAP #180-06

NOW OR FORMERLY
WATCHTOWER BIBLE & TRACT
SOCIETY OF NEW YORK, INC.
BK. 13833 PG. 369

- ⊕ = UTILITY POLE
- ⊙ = LIGHT POLE
- ⊙ = LIGHT PEDESTAL
- ⊕ = HYDRANT
- ⊕ = FIRE DEPT. CONNECTION
- ⊕ = WATER VALVE
- ⊕ = CATCH BASIN
- ⊕ = DRAINAGE MANHOLE
- ⊕ = MANHOLE
- ⊕ = SANITARY MANHOLE
- ⊕ = TRANSFORMER
- ⊕ = GENERATOR
- ⊕ = SIGN
- EM = ELECTRIC METER
- GM = GAS METER
- ⊕ = BOLLARD
- ⊕ = HANDICAP SPACE
- ⊕ = FLAG POLE
- ⊕ = MONUMENT
- ⊕ = IRON ROD
- ⊕ = PROPERTY LINE
- ⊕ = RECORD
- ⊕ = ADJACENT PROPERTY LINE

1 Proposed Site Plan
SCALE 1" = 40'

ZONING INFORMATION - IB DISTRICT			
Tax Map #: 95-1-74 (Property with Building)			
Bulk Requirements	Required	Existing	Compliant
Min. Lot Area	40,000sf	142,386sf	Yes
Min. Lot Width	150'	494.2'	Yes
Min. Lot Depth	150'	302'	Yes
Min. Front Yard	50'	52.3'	Yes
Min. Rear Yard	60'	±60'	Yes
Min. One Side Yard	50'	53.4'	Yes
Min. Both Side Yards	100'	100.7'	Yes
Max. Building Height	35'	35'	Yes
Max. Bldg. Lot Coverage	40%	26.81%	Yes
Max. Lot Surf. Coverage	80%	69%	Yes

Tax Map #: 95-1-47.2 (Property with Parking Lot)			
Bulk Requirements	Required	Existing	Compliant
Min. Lot Area	40,000sf	43,565sf	Yes
Min. Lot Width	150'	221.4'	Yes
Min. Lot Depth	150'	195.5'	Yes
Min. Front Yard	NA	NA	Yes
Min. Rear Yard	NA	NA	Yes
Min. One Side Yard	NA	NA	Yes
Min. Both Side Yards	NA	NA	Yes
Max. Building Height	NA	NA	Yes
Max. Bldg. Lot Coverage	NA	NA	Yes
Max. Lot Surf. Coverage	80%	75%	Yes

Existing Off-Street Parking Analysis

Use	Use Area and/or Employees	Parking Space Requirements	Required Parking Spaces
Manufacturing	34,097 sf / 16 employees	0.66 spaces per employee	10.56
Retail, Shopping, & Personal Service	13,130 sf	1 space per 150 sf	87.53
Restaurant	2,500 sf (seating area)	1 space per 40 sf of seating area	62.50
Bowling	4 lanes	3 spaces per alley	12
TOTAL PARKING SPACES REQUIRED			173
TOTAL PARKING SPACES PROVIDED			260*
PARKING SURPLUS			89

Proposed Off-Street Parking Analysis **

Use	Use Area and/or Employees / Users	Parking Space Requirements	Required Parking Spaces
Manufacturing	29,079 sf / 16 employees	0.66 spaces per employee	10.56
Retail, Shopping, & Personal Service	13,130 sf	1 space per 150 sf	87.53
Restaurant	2,500 sf (seating area)	1 space per 40 sf of seating area	62.50
Bowling	4 lanes	3 spaces per alley	12
Laser Tag	5,183 sf / 48 users	1 space per 4 users***	12
Go Kart Track	34,289 sf / 32 users	1 space per 4 users***	8
TOTAL PARKING SPACES REQUIRED			193
TOTAL PARKING SPACES PROVIDED			202****
PARKING SURPLUS			9

* Existing Parking consists of 202 parking spaces on the lots and 58 Parking Spaces in the Basement 8 parking spaces are accessible

** Town Code does not provide for parking requirements for "Indoor Amusement Establishment"

*** Proposed Off-Street Parking Space Requirements for Laser Tag & Go Kart Track assume the majority of users are going to the facility for multiple entertainment uses and therefore will share parking. Additionally, employee parking does not increase since manufacturing and entertainment employees typically do not work the same days and hours.

**** 58 Basement Parking Spaces lost to Go Kart Track

Project Name
GRAND PRIX
ORANGE COUNTY

Project Address
14 Crossroads Ct, Newburgh, NY 12550

Property Owner
DP 66, LLC (Diamond Properties)
333 North Bedford Road
Mt. Kisco, NY 10549

Design Professional
Gallin Beeler Design Studio, PLLC
23 Washington Avenue
Pleasantville, NY 10570

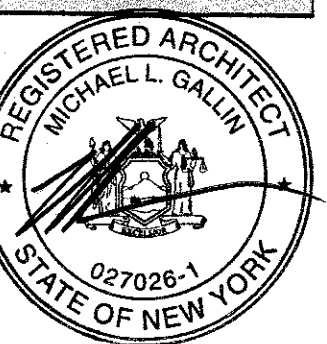
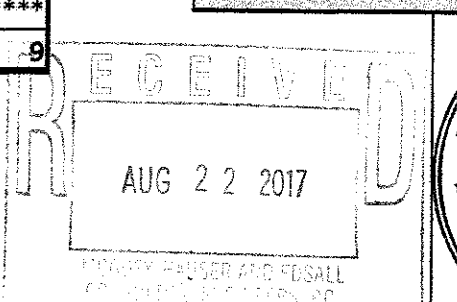
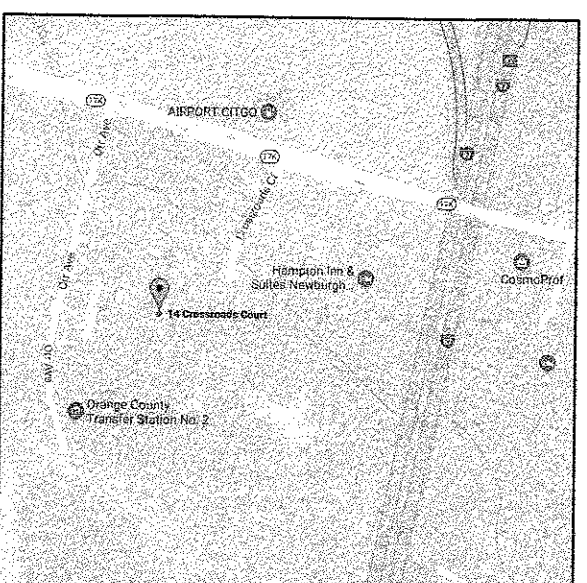
SHEET LIST

- SP1 - EXISTING SITE PLAN
- MP1 - MASTER PLAN: EXISTING & PROPOSED
- MP2 - PROPOSED BASEMENT TRACK PLAN
- S1 - SIGN INFORMATION
- S2 - SIGN IMAGES

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PLANNING BOARD SUB.

Vicinity Map:



Town of Newburgh Planning Board

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF NEWBURGH, NEW YORK ON THE _____ DAY OF _____, 2017
SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL.

TOWN OF NEWBURGH PLANNING BOARD
SIGNED THIS _____ DAY OF _____, 2017

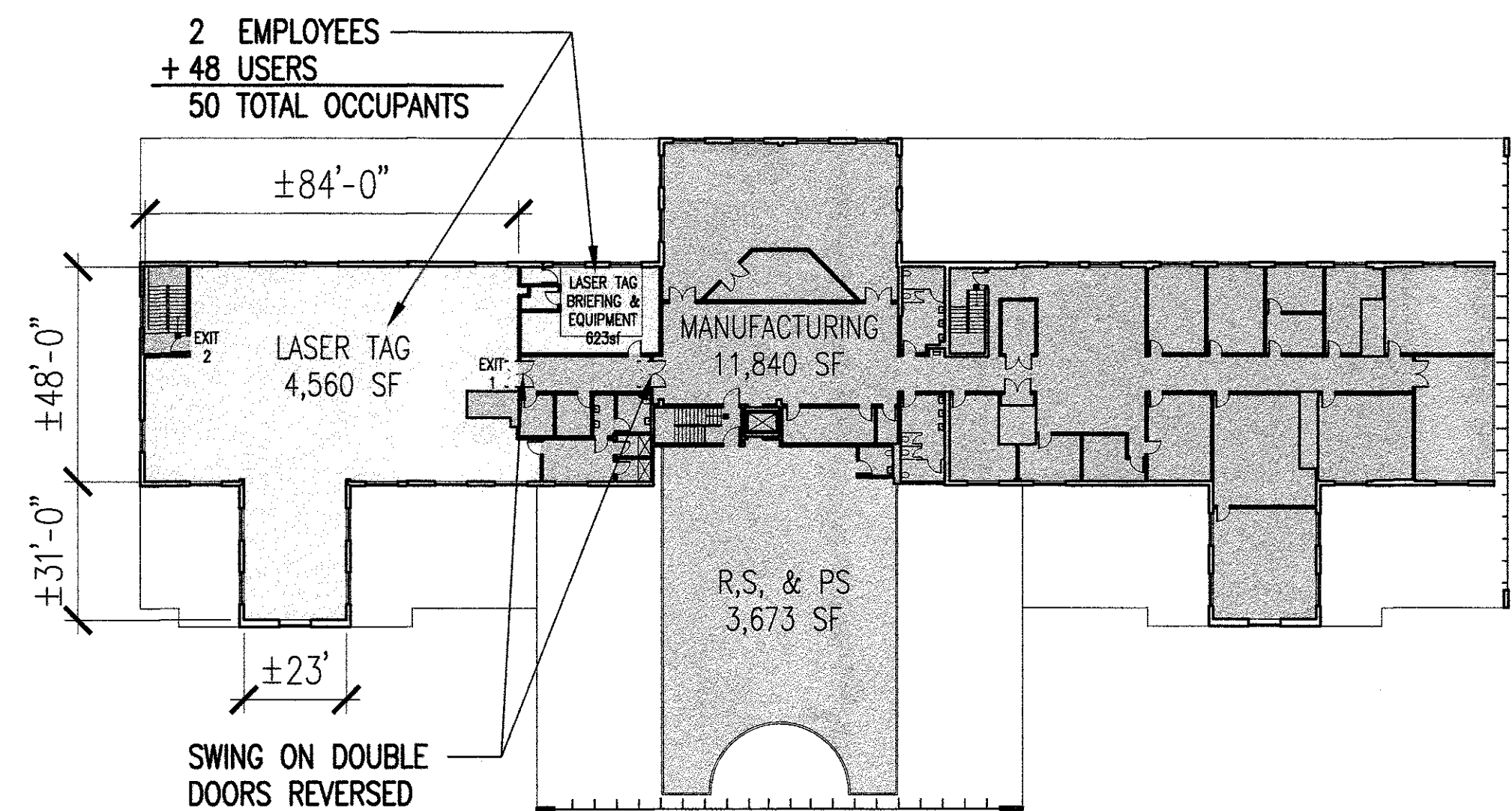
TOWN OF NEWBURGH PLANNING BOARD CHAIRMAN

8/17/17	Planning Board Sub.
Rev.	Date Description

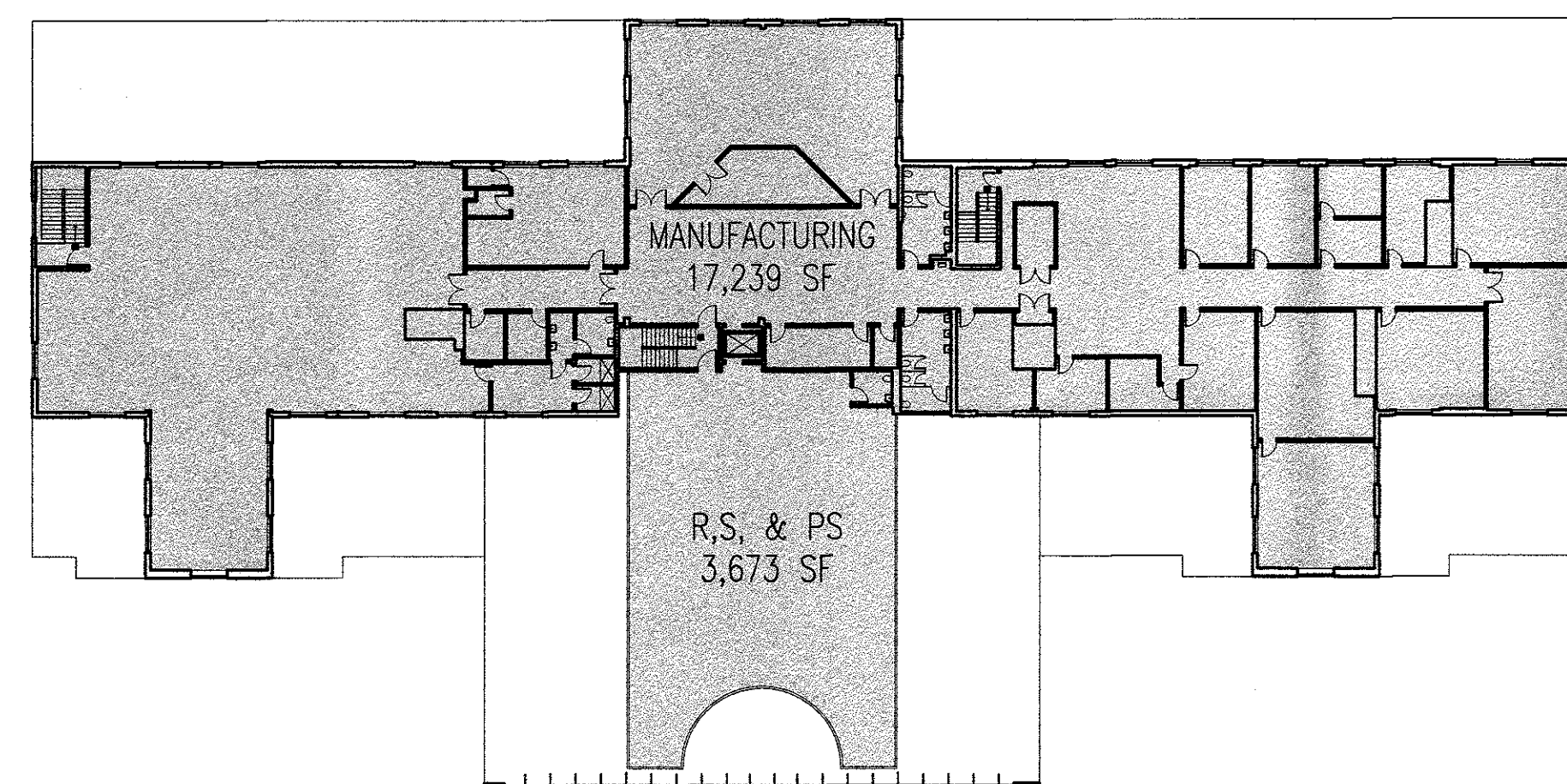
Existing Site Plan

Project #: 1638
Drawn: FS
Checked: MLG
Print Date: 8/17/17

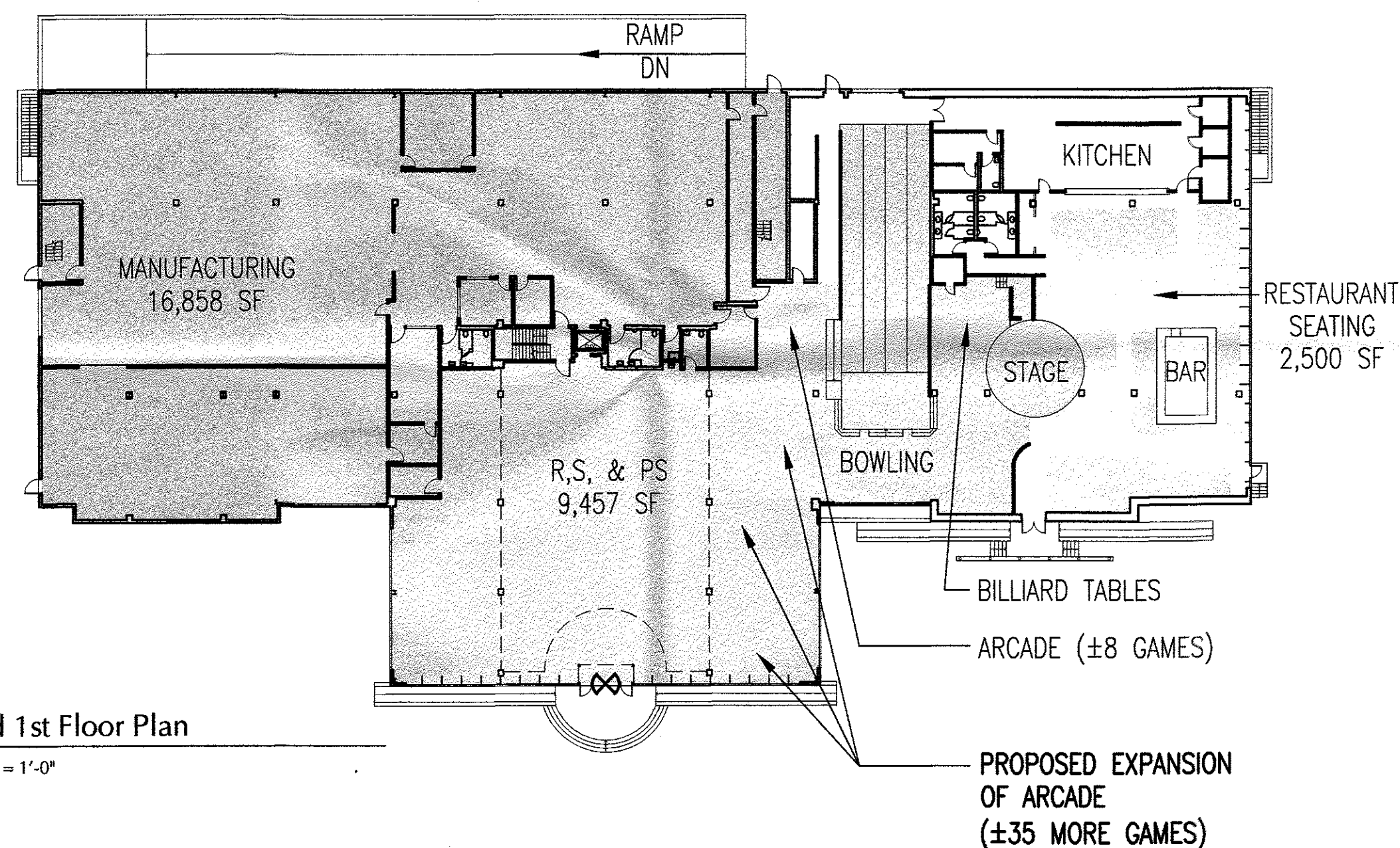
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SP1



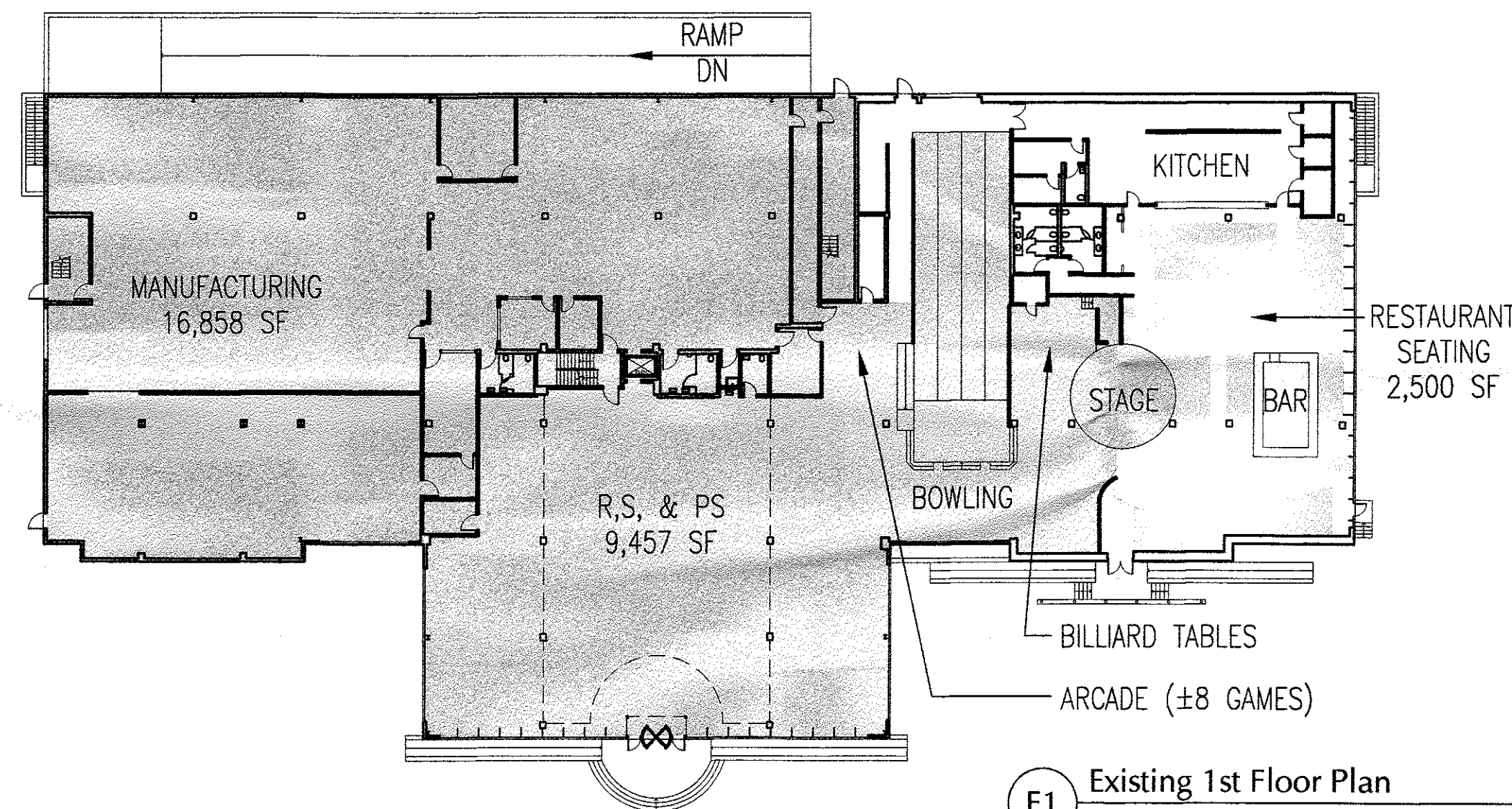
P2 Proposed 2nd Floor Plan
 SCALE 1/32" = 1'-0"



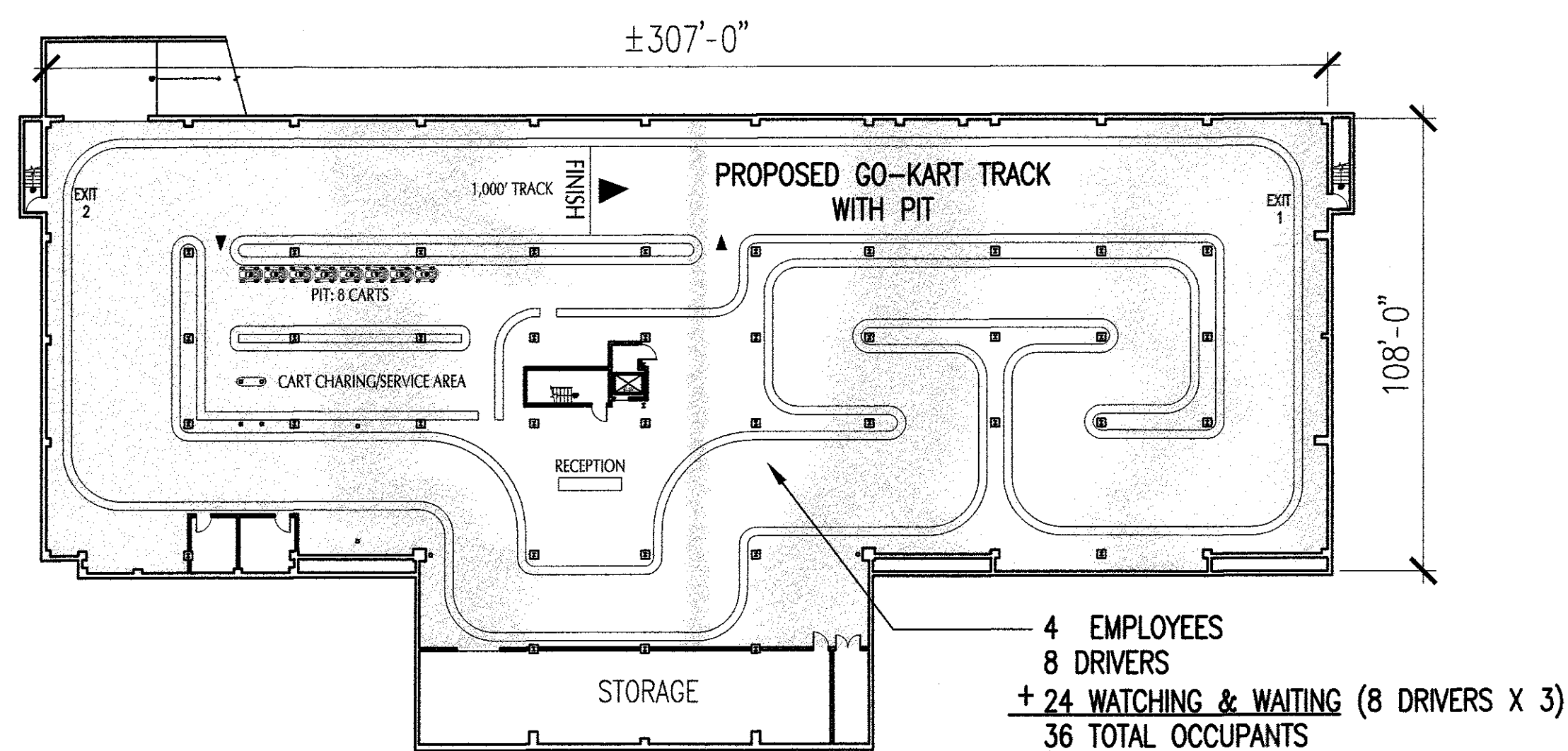
E2 Existing 2nd Floor Plan
 SCALE 1/32" = 1'-0" 20,912 G.S.F.



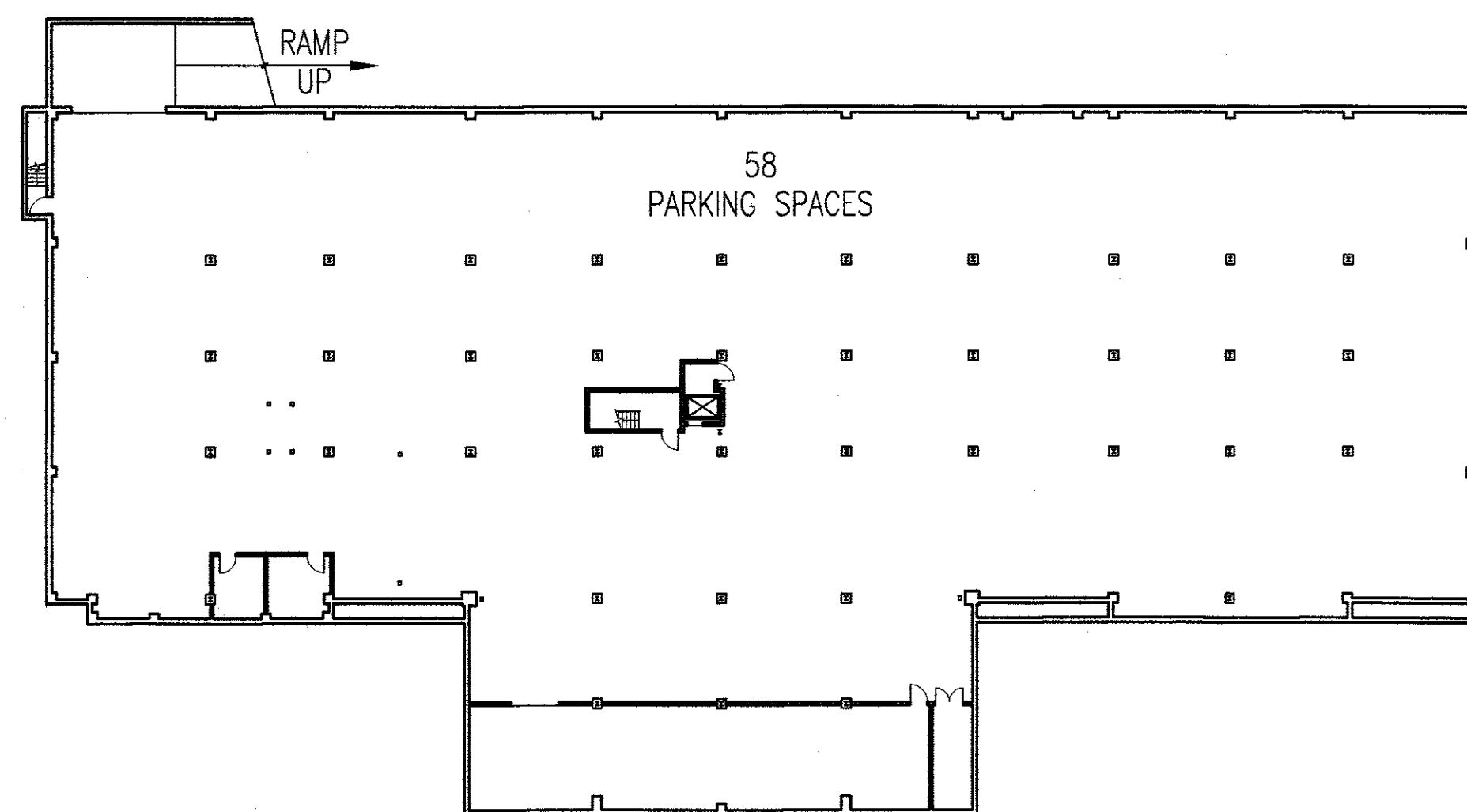
P1 Proposed 1st Floor Plan
 SCALE 1/32" = 1'-0"



E1 Existing 1st Floor Plan
 SCALE 1/32" = 1'-0" 37,370 G.S.F.



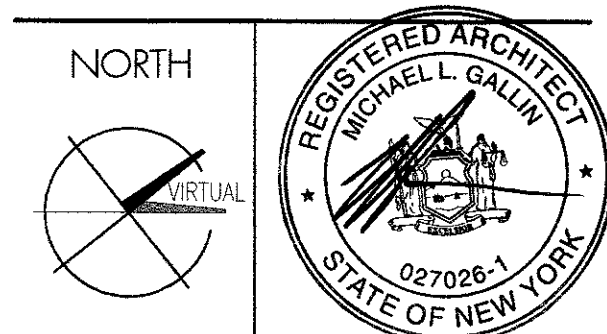
P0 Proposed Basement Plan
 SCALE 1/32" = 1'-0" 37,538 G.S.F.



E0 Existing Basement Plan
 SCALE 1/32" = 1'-0" 37,538 G.S.F.

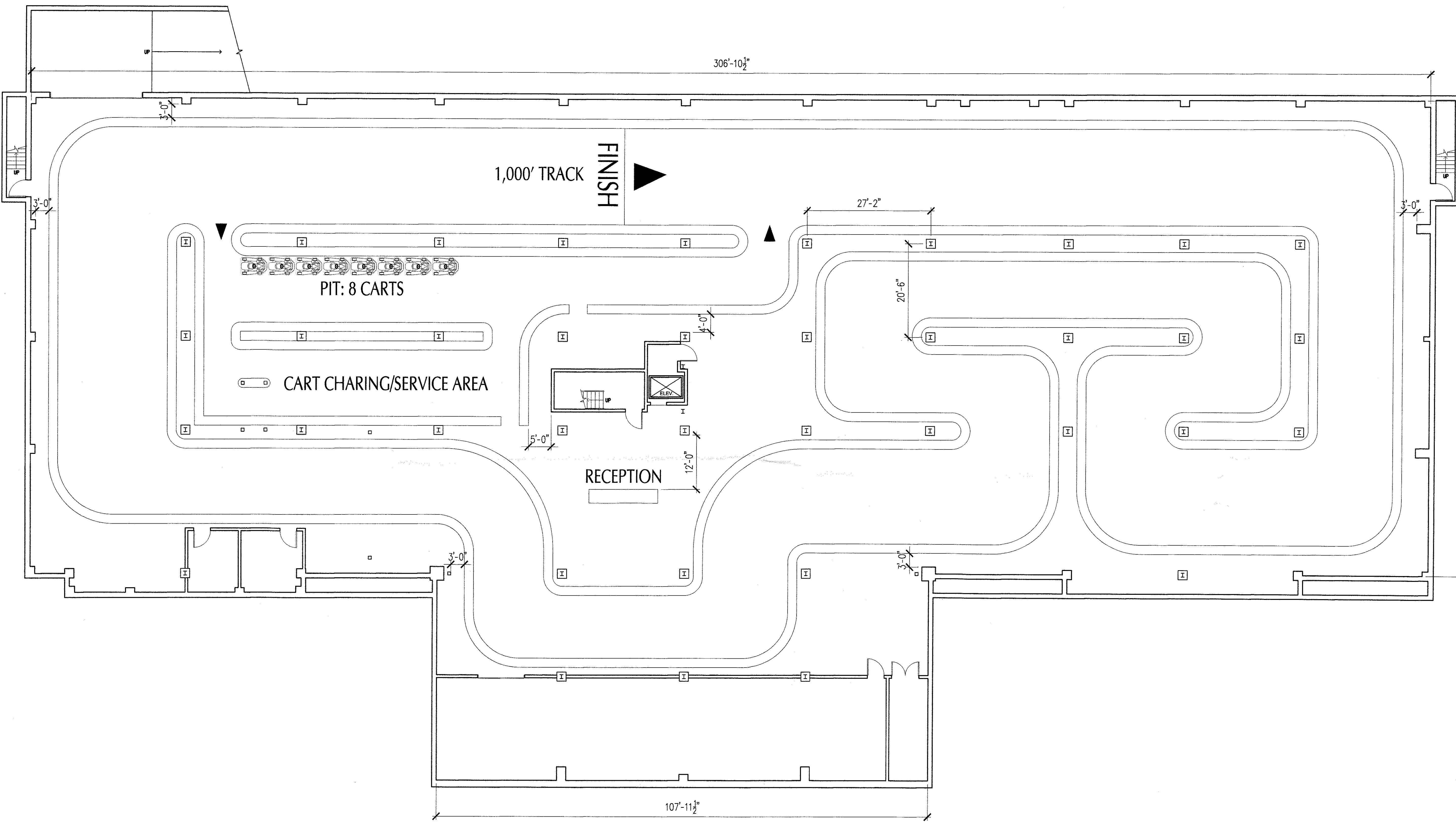
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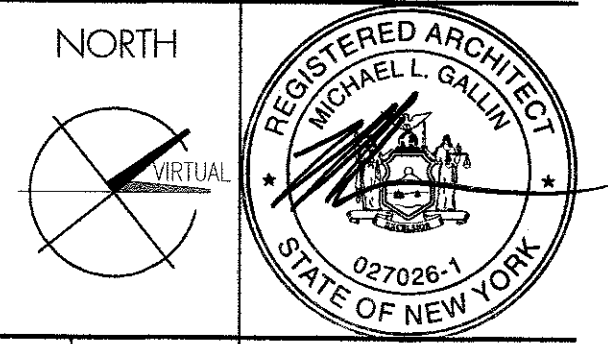
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Sheet Title:
Master Plan:
Existing & Proposed



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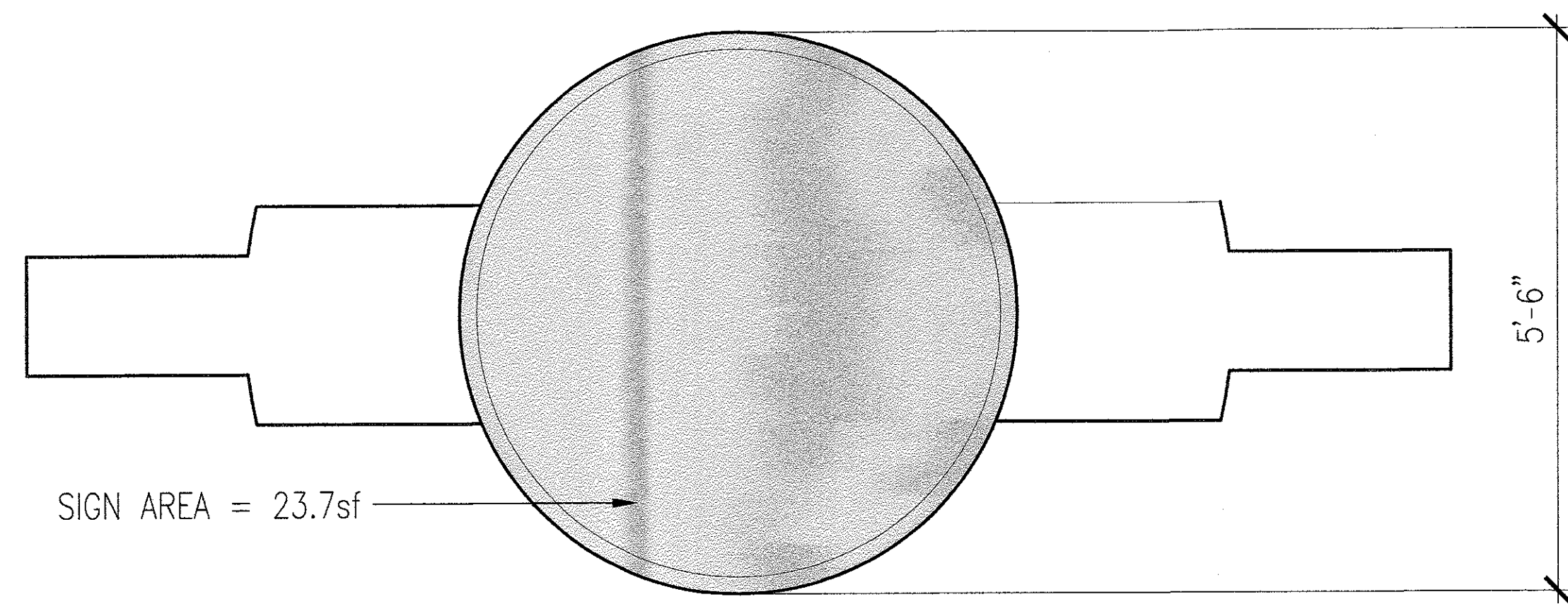
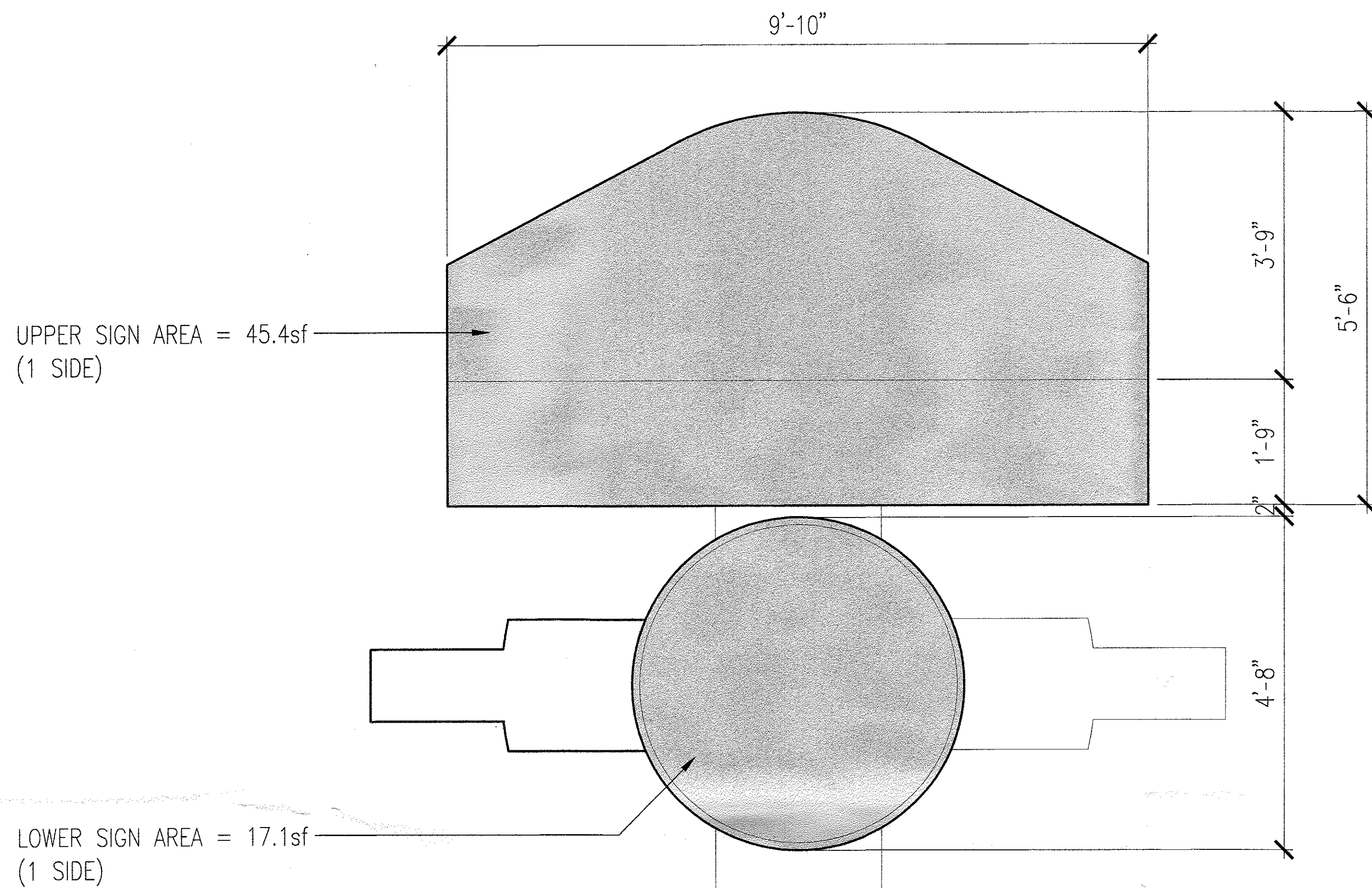


Rev.	Date	Description
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0 Proposed Basement Track Plan
 SCALE 3/32" = 1'-0"

SIGNS ON LOT CALCULATION	
FREE STANDING SIGN AREA	=125.0sf (BOTH SIDES COMBINED)
BLDG. MOUNT SIGN AREA	= 23.7sf
TOTAL SIGN AREA	=148.7sf
ALLOWABLE SIGN AREA	=176.5sf* (COMPLIANT)

*176.5sf IS HALF OF THE 353' OF STREET FRONT OF THE SITE.
 ORR AVENUE = 221.4' AND CROSSROAD COURT = 131.6'.



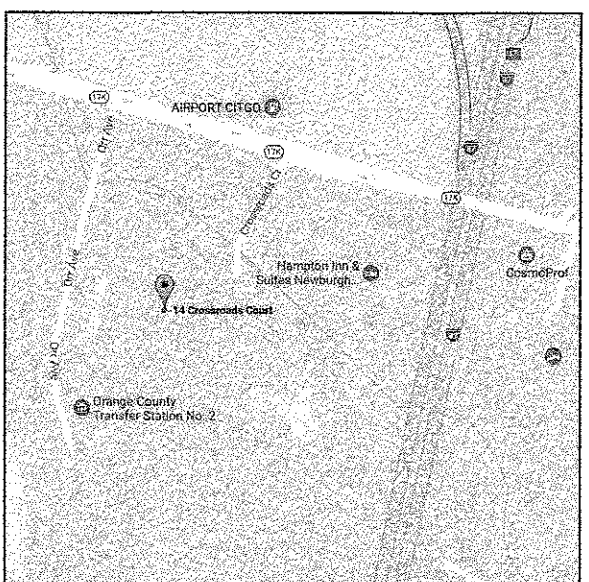
BUILDING MOUNT SIGN WITH 1 SIDE
 ELEVATION SCALE = $\frac{3}{4}$ "=1'-0"

FREE STANDING SIGN WITH 2 SIDES
 ELEVATION SCALE = $\frac{3}{4}$ "=1'-0"

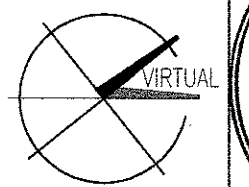
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PLANNING BOARD SUB.

Vicinity Map:



NORTH



Rev.	Date	Description
-	8/17/17	Planning Board Sub.

Sheet Title:

Sign Information

Project Name
GRAND PRIX
ORANGE COUNTY

Project Address
 14 Crossroads Ct, Newburgh, NY 12550

Property Owner
 DP 66, LLC (Diamond Properties)
 333 North Bedford Road
 Mt. Kisco, NY 10549

Design Professional
 Gallin Beeler Design Studio, PLLC
 23 Washington Avenue
 Pleasantville, NY 10570



Existing Building Sign



Existing Free Standing Sign



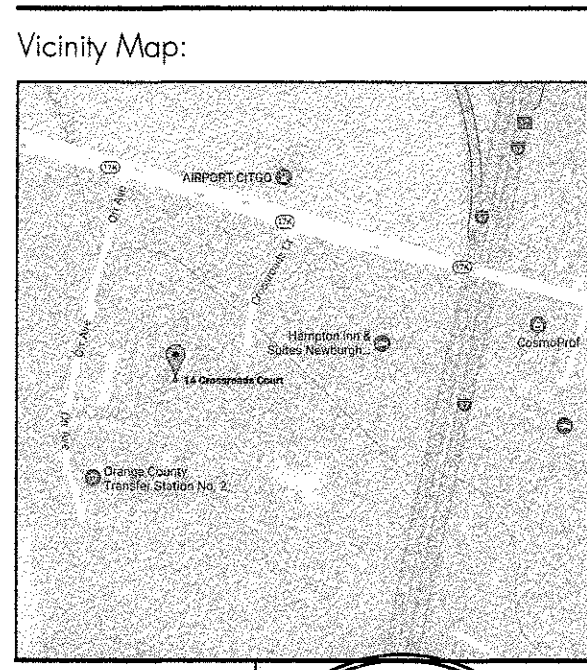
Proposed Building Sign



Proposed Free Standing Sign

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PLANNING BOARD SUB.



NORTH

Rev.	Date	Description
-	8/17/17	Planning Board Sub.

Sheet Title:
Sign Images