



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

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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: LANDS OF JIN KANJANAKIRITUMRONG
PROJECT NO.: 14-08
PROJECT LOCATION: SECTION 6, BLOCK 2, LOT 3
PROJECT REPRESENTATIVE: VINCENT J. DOCE ASSOCIATES
REVIEW DATE: 7 MAY 2014
MEETING DATE: 15 MAY 2014

1. The project requires multiple variances for the proposed change of use in the IB Zone including the following:
 - a. lot area 40,000 feet required, 16,200 provided
 - b. lot width 150 feet required, 90 feet provided
 - c. side yard 50 feet required, 6 feet provided
 - d. both side yards 100 feet required, 45 feet provided
 - e. accessory structure 10 feet required, 1.7 feet provided
2. The proposed personal service business does not appear in the IB Zone bulk tables. Such uses are allowed in the B Zone.
3. Topography on the site should be confirmed. A drainage swale is depicted flowing against the topography identified.
4. Proposed parking in front yard does not comply with design guidelines.
5. Site development details will be required on future submission.
6. If project is located in existing water district, connection to Town water system should be provided.
7. Buffer requirements between the IB and the R3 Zone along the rear property line are required; a 75 foot buffer is depicted.
8. Future submission should address site lighting.

REGIONAL OFFICES

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Town of Newburgh
Lands of Jin Kanjanakiritumrong

2

May 15, 2014

Respectfully submitted,

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

Patrick J. Hines
Associate



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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: WTF NY LOT LINE CHANGE
PROJECT NO.: 14-07
PROJECT LOCATION: SECTION 2, BLOCK 1, LOTS 42 & 46
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING DESIGN, LLC
REVIEW DATE: 7 MAY 2014
MEETING DATE: 15 MAY 2014

1. The lot geometry has been modified to provide a 16.14 foot strip of land providing access to existing Tax Lot 46 to the state highway. Mike Donnelly's comments regarding this should be received as actual access is located on adjoining lot, Tax Lot 47.
2. Right of way language identified for Griffins Lane should be provided to the Planning Board Attorney.
3. Project requires variance for lot width where 200 feet is required and 147 feet is identified as being provided.

Respectfully submitted,

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

Patrick J. Hines, Associate

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