



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

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

PROJECT: ELEGANT SPA
PROJECT NO.: 2016-17
PROJECT LOCATION: SECTION 43, BLOCK 1, LOT 6
REVIEW DATE: 8 SEPTEMBER 2016
MEETING DATE: 15 SEPTEMBER 2016
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING

1. Location map should be adjusted to provide larger scale referencing cross streets.
2. Base map references a survey dated 1995. Updated survey should be provided to identify any changes on the site or adjoining properties.
3. Bulk compliance issues exist. Existing rear yard set back is identified as 19.02 feet where 40 feet is required.
4. Sign location appears to be less than the 15 foot required off the property line.
5. Zoning Bulk Table identifies building coverage and surface coverage, both at 13%. Surface coverage would be significantly more than 13%.
6. Information pertaining to the increased hydraulic loading for the proposed use should be identified in an Engineering report for the subsurface sanitary sewer disposal system.
7. Location of potable water supply for the structure should be depicted.
8. The Planning Board should address existing landscaping on the site as well as compliance with design guidelines.
9. Submission to the NYSDOT and Orange County Planning are required due to access from state highway.

Respectfully submitted,

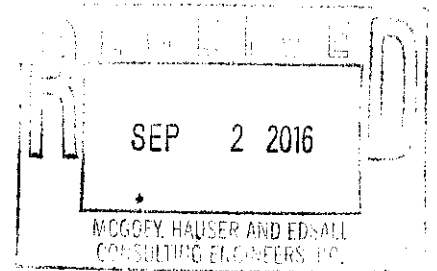
***McGoey, Hauser and Edsall
Consulting Engineers, D.P.C.***

Patrick J. Hines
Principal

PJH/kbw

Talcott Engineering DESIGN, PLLC

1 GARDNERTOWN ROAD ~ NEWBURGH, NY 12550
(845) 569-8400* ~ (fax) (845) 569-4583



September 2, 2016

Town of Newburgh
Planning Board
308 Gardnertown Road
Newburgh, NY 12550

Attn: John Ewasutyn, Chairman

Re: Project Narrative
Elegant Spa
Town Project No. 2016-17
S-B-L: 43-1-6
Job No. 16162-SHG

ELEGANT SPA SITE PLAN PROJECT NARRATIVE

The subject parcel is 0.50 acres, owned by P.J. Lin Corp., located at 5177 Route 9W. The property is located in the B (Business) Zone, and contains an existing office building which is serviced by an existing well and onsite septic system.

The applicant wants to use the vacant lower level space, which was offices, for a personal service store (Message Therapy).

As this proposal is a change of use, this project may require an area variance from the ZBA (rear yard) for the existing building.

Attached please find 14 sets of prints, applications, and EAF Short Form along with the applicants' checks for escrow (\$3,200.00), application fees (\$ 1,750.00), and public hearing fee (\$ 150.00).

Respectfully yours,

Charles T. Brown, P.E. – President
Talcott Engineering Design, PLLC

Pc: Huai Feng XI, Client
John J. Lease, Owner

Talcott Engineering

DESIGN, PLLC

1 GARDNERTOWN ROAD ~ NEWBURGH, NY 12550
(845) 569-8400* ~ (fax) (845) 569-4583

Town of Newburgh
Planning Board
308 Gardnertown Road
Newburgh, NY 12550

August 30, 2016

Attn: John Ewasutyn, Chairman

Re: Project Narrative
Elegant Spa
Town Project No. 2016-XX
S-B-L: 43-1-6
Job No. 16162-SHG

ELEGANT SPA SITE PLAN PROJECT NARRATIVE

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As this proposal is a change of use, this project may require an area variance from the ZBA (rear yard) for the existing building.

We have prepared 14 sets of prints, applications, and EAF Short Form along with the applicants' checks for escrow (\$3,200.00), application fees (\$ 1,750.00), and public hearing fee (\$ 150.00) for delivery upon your authorization.

Respectfully yours,

Charles T. Brown, P.E. – President
Talcott Engineering Design, PLLC

Pc: Huai Feng XI, Client
John J. Lease, Owner

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: _____
(Application fee returnable with this application)

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

2. Owner of Lands to be reviewed:
Name PJ Lin Corp
Address 5020 Route 9W
Newburgh, NY 12550
Phone _____

3. Applicant Information (If different than owner):
Name _____ Huai Feng Xu
Address _____ 250 W 27th street
New York, NY 1001

Representative Talcott Engineering Design, PLLC / CHARLES T. BROWN, PE
Phone 845-569-8100
Fax 845-569-4583
Email talcottdesign12@gmail.com

4. Subdivision/Site Plan prepared by: CHARLES T. BROWN, PE
Name Talcott Engineering Design, PLLC
Address 1 Gardnertown Rd
Newburgh, NY 12550
Phone/Fax 845-569-8900/4583

5. Location of lands to be reviewed:
5177 Route 9W

6. Zone B Fire District Middlehope
Acreage 0.50 School District Newburgh

7. Tax Map: Section 43 Block 1 Lot 6

8. Project Description and Purpose of Review:

Number of existing lots _____ Number of proposed lots _____
Lot line change _____
Site plan review _____ ✓ _____
Clearing and grading _____
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) _____

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

Signature Quaiferz Su Title _____

Date: 8/25/16

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).

TOWN OF NEWBURGH PLANNING BOARD

Elegant Spa
PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees
4. Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

1. Name and address of applicant
2. Name and address of owner (if different from applicant)
3. Subdivision or Site Plan and Location
4. Tax Map Data (Section-Block-Lot)
5. Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. Date of plan preparation and/or plan revisions
9. Scale the plan is drawn to (Max 1" = 100')
10. North Arrow pointing generally up

11. N/A Surveyor,s Certification
12. N/A Surveyor's seal and signature
13. Name of adjoining owners
14. N/A Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. N/A Flood plain boundaries
16. N/A Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. Metes and bounds of all lots
18. Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. Show existing or proposed easements (note restrictions)
20. Right-of-way width and Rights of Access and Utility Placement
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. Lot area (in sq. ft. for each lot less than 2 acres)
23. Number of lots including residual lot
24. Show any existing waterways
25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. N/A Show topographical data with 2 or 5 ft. contours on initial submission

30. N/A Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. N/A If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. 0 Number of acres to be cleared or timber harvested
33. 0 Estimated or known cubic yards of material to be excavated and removed from the site
34. 0 Estimated or known cubic yards of fill required
35. 0 The amount of grading expected or known to be required to bring the site to readiness
36. N/A Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.

37. N/A Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: 
 Licensed Professional

Date: 8/30/16

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared 8/11/05
 STATEMENT TO APPLICANTS

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.

Huairong SU
APPLICANT'S NAME (printed)

Huairong SU
APPLICANT'S SIGNATURE

08/25/16
DATE

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

PROXY

(OWNER) JOHN J. LEASE III, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 5800 ROUTE 9W, NEWBURGH, NY 12550
IN THE COUNTY OF ORANGE
AND STATE OF NY 43-1-6
AND THAT HE/SHE IS THE OWNER IN FEE OF 5177 Route 9W
5/19/16

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND Huai Feng Xu and Charles Talcott Brown IS AUTHORIZED
Talcoth Engineering Design
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 08/25/16

[Signature]
OWNERS SIGNATURE

JOHN LEASE III
OWNERS NAME (printed)

[Signature]
WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

Raymond B McKeiver
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.

08/25/16
DATED

Huairong Su
APPLICANT'S NAME (printed)

Huairong Su
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**

 8/25/16
DATED

 Huifeng Du
INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

BY: _____
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)

Short Environmental Assessment Form

Part 1 - Project Information

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.

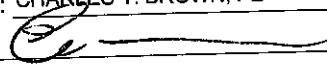
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

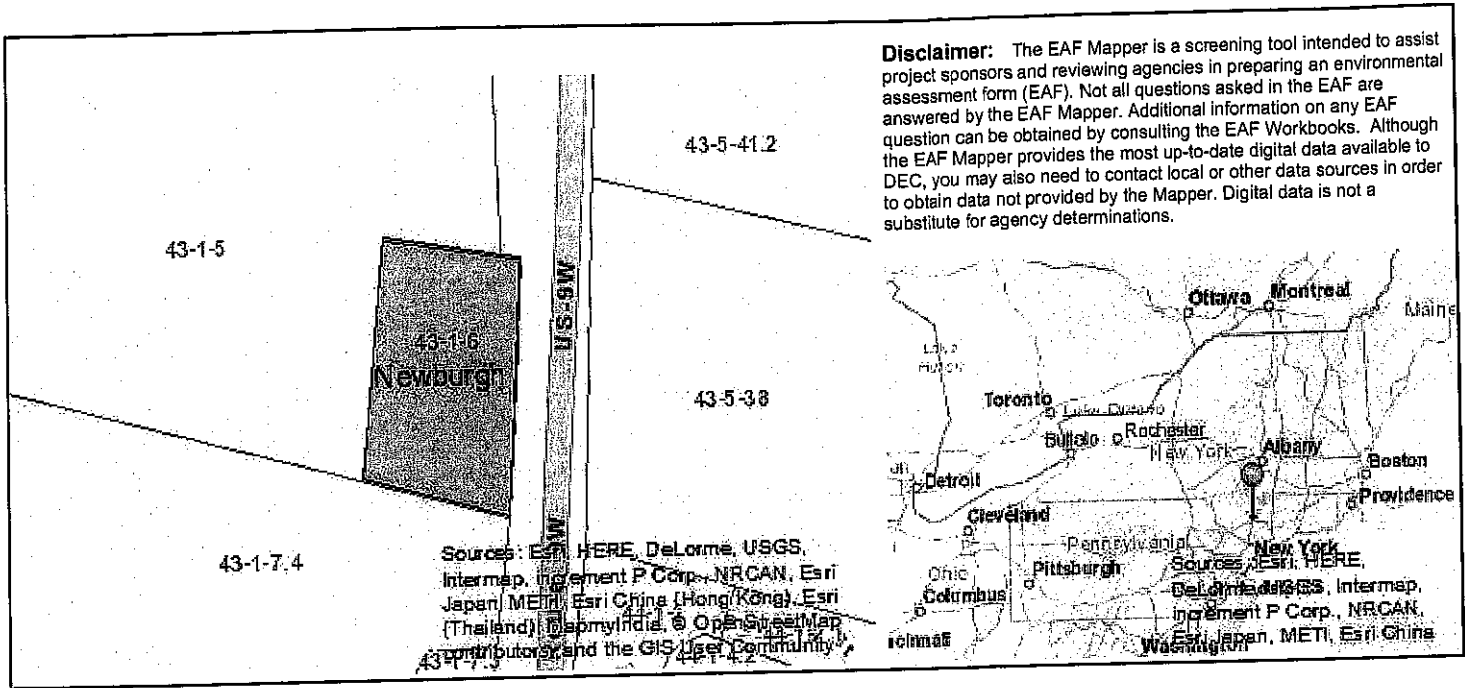
Part 1 - Project and Sponsor Information			
Name of Action or Project: ELEGANT SPA SITE PLAN		JOB #16162-SGH	
Project Location (describe, and attach a location map): 5177 ROUTE 9W			
Brief Description of Proposed Action: SITE PLAN APPROVAL FOR A CHANGE OF USE FROM OFFICE TO PERSONAL SERVICE USE			
Name of Applicant or Sponsor: HUAI FENG XU		Telephone: 347-601-0218	
		E-Mail:	
Address: 250 WEST 27TH STREET, APARTMENT 1A			
City/PO: NEW YORK		State: NY	Zip Code: 10001
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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____		0.5 acres	
b. Total acreage to be physically disturbed? _____		0.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____		0.5 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 checked="" 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

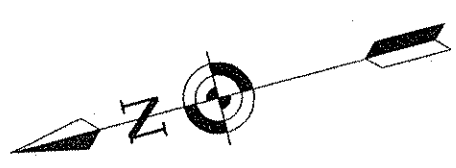
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: CHARLES T. BROWN, PE Date: 8/30/2016
 Signature: 



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

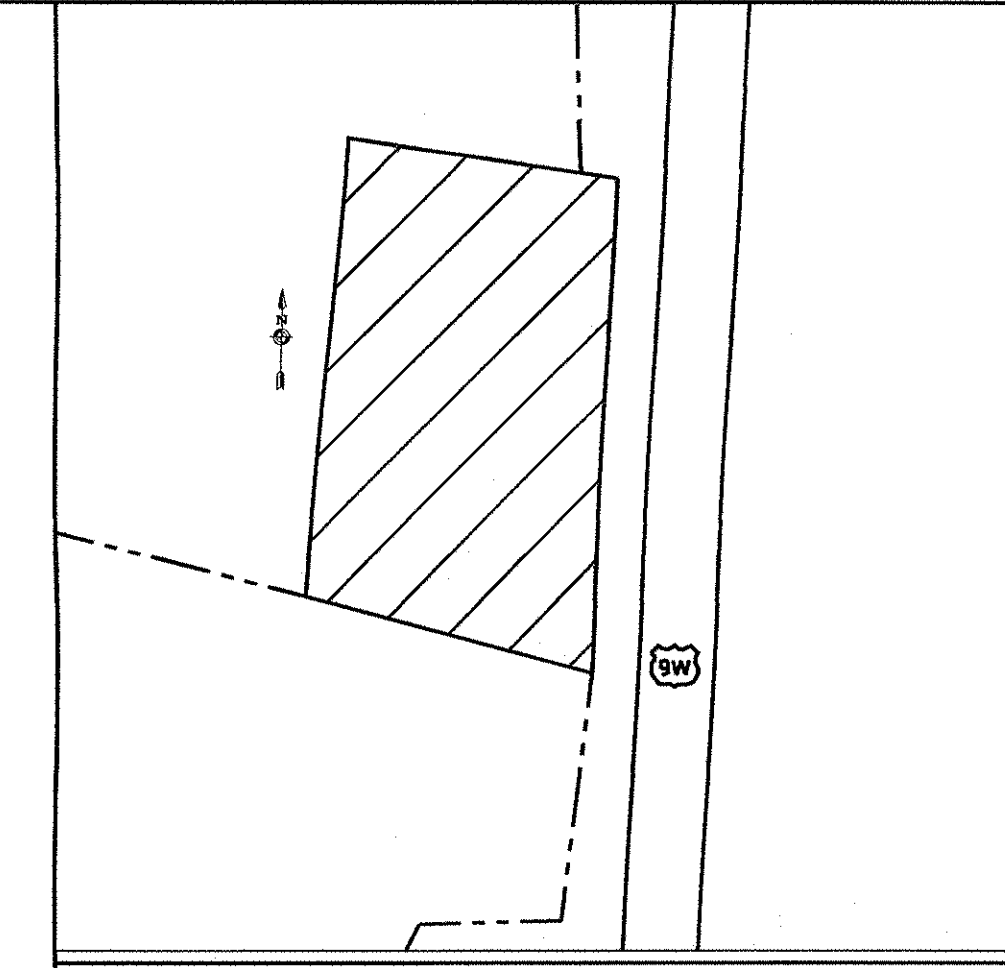


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43-1-5

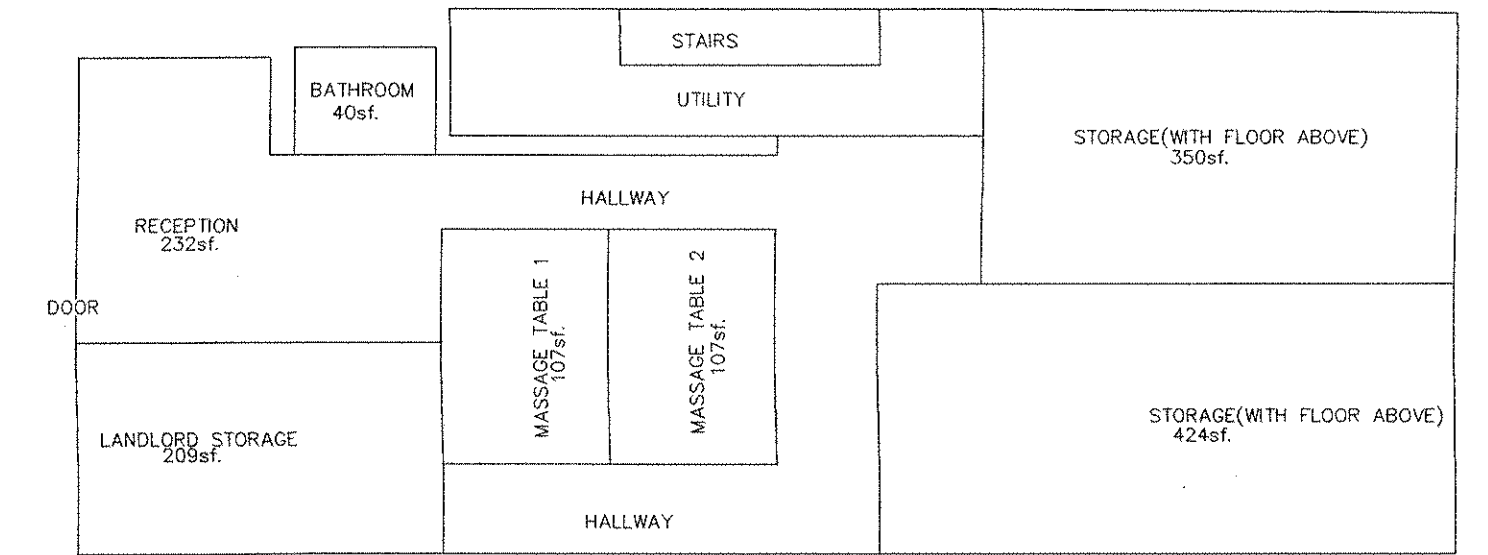
ZONING SCHEDULE

	REQUIRED	LOT # 1 PROVIDED
ZONE:	B	
MINIMUM LOT AREA	15,000sf.	21,687sf.
MINIMUM YARDS (feet)		
FRONT	40'	58'
REAR	40'	*19'
SIDE		
ONE	15'	35'
BOTH	30'	100'
MINIMUM LOT WIDTH (feet)	100'	177'
MINIMUM LOT DEPTH (feet)	125'	115'
MAXIMUM LOT BUILDING COVERAGE (%)	40/60%	1.3%
MAXIMUM LOT SURFACE COVERAGE (%)	80/85%	1.3%
MAXIMUM HEIGHT	35'	35'

* EXISTING NON CONFORMING



LOCATION MAP



EXISTING BASEMENT LAYOUT

PARKING SCHEDULE

1 SPACE PER 150 OF LEASEABLE SPACE

UPSTAIRS 2250SF= 15 SPACES
BASEMENT 486SF= 3 SPACES
18 SPACES REQUIRED
12 SPACES EXISTING

MAP REFERENCE

EXISTING FEATURES INCLUDING PROPERTY LINES, PARKING, BUILDING AND SEPTIC LOCATIONS ARE PER A SURVEY ENTITLED "PJ LIN CORP" PERFORMED BY DONALD R. STEDGE LC LAST REVISED 03/29/1995.

LEGEND

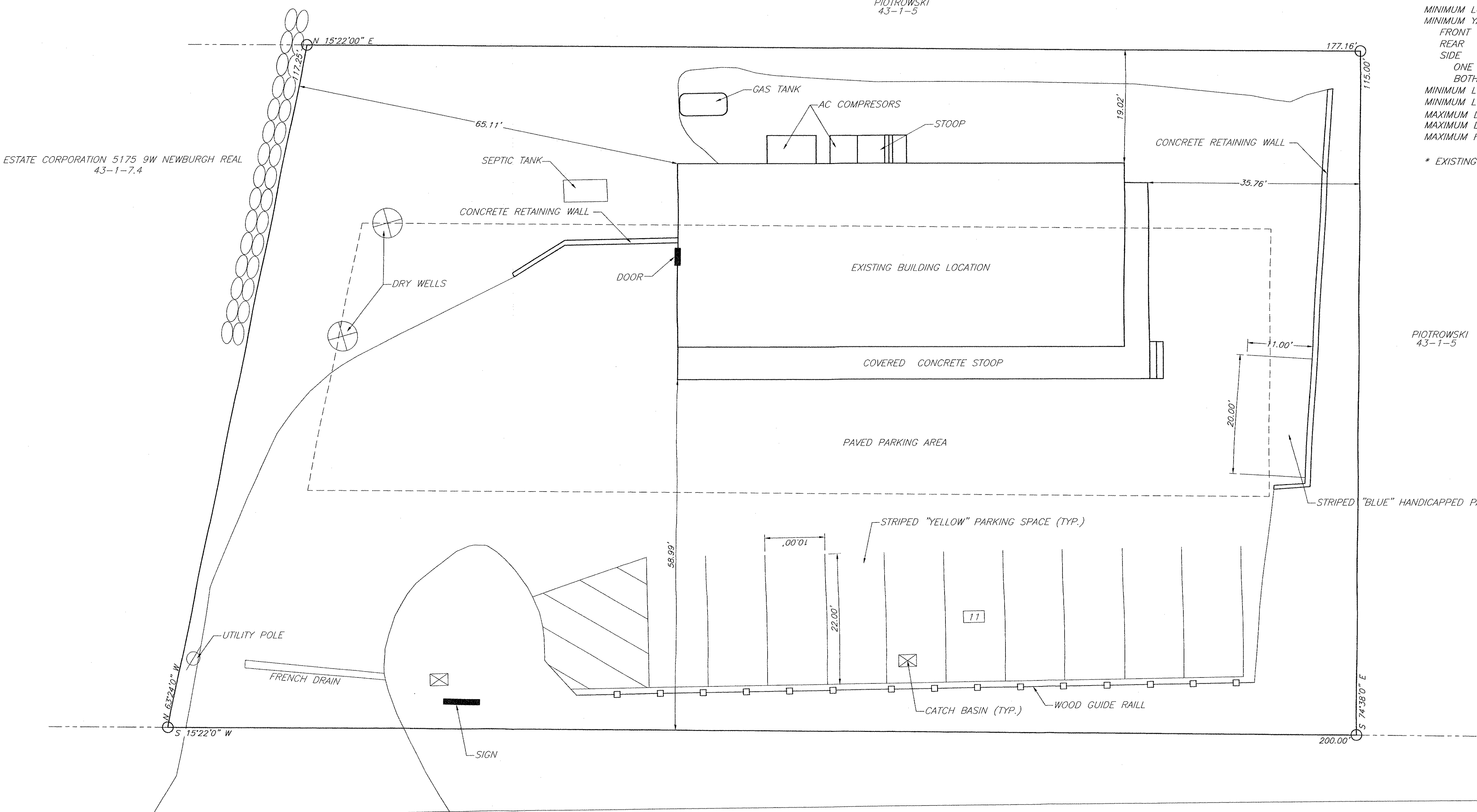
- PROPERTY LINE EXISTING
- PROPERTY LINE ADJOINING
- ⊖ STONEWALL

APPLICANT

HUAI FENG XU
250 W 27TH STREET
NEW YORK, NY 10001

OWNER

PJ LIN CORP
5020 ROUTE 9W
NEWBURGH, NY 12550



ROUTE 9W

CALL BEFORE YOU DIG... IT'S THE LAW

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY - TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 811

REVISIONS			
REV.:	DATE:	BY:	DESCRIPTION:

THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

	ENGINEER TALCOTT ENGINEERING DESIGN PLLC 1 GARDNERTOWN ROAD NEWBURGH, NY 12550 (845)-569-8400 (FAX)(845)-569-4583 TALCOTTDESIGN12@GMAIL.COM	SEP 2 2016 <small>WOODY HULSEY AND EDGELL PROFESSIONAL ENGINEERS, P.C.</small>
	AMMENDED SITE PLAN FOR: ELEGANT SPA 5177 RT 9W, SBL: 43-1-6 TOWN OF NEWBURGH, ORANGE COUNTY NY	
CHARLES T. BROWN, P.E. DATE: 08/31/16 SCALE: 1"=10'	JOB NUMBER: 16162-SHG SHEET NUMBER: 1 OF 1	