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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: 27 JANUARY 2017
MEETING DATE: 2 FEBRUARY 2017
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING

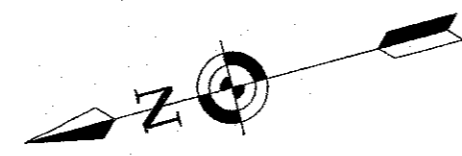
1. The Applicant has received variances required from the Zoning Board of Appeals.
2. Discussions regarding parking on the site were held with the Zoning Board. Additional parking has been identified on the plans meeting the required number of parking spaces.
3. NYSDOT comments regarding the change of use on the State Highway should be received.
4. The Applicants have confirmed that the project is served by Town water and an onsite subsurface sanitary sewer disposal system.
5. The Planning Board should consider whether they wish to hold a Public Hearing on the project. It is noted that no public comments were received at the Zoning Board of Appeals.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw



PIOTROWSKI
43-1-5

ZONING SCHEDULE

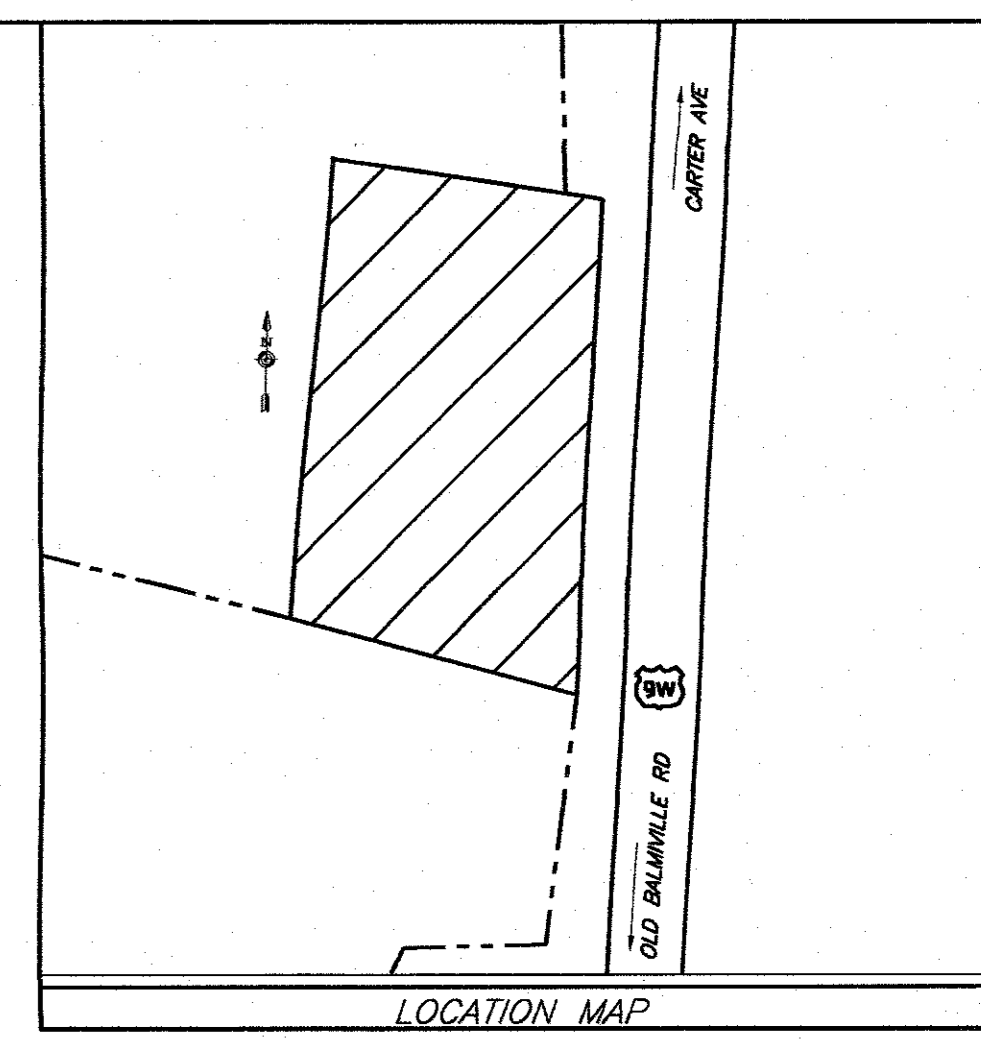
ZONE: B "TOWN WATER PER PROPERTY REPORT"

REQUIRED	PROVIDED
MINIMUM LOT AREA	15,000sf.
MINIMUM YARDS (feet)	
FRONT	40'
REAR	40'
SIDE	
ONE	15'
BOTH	30'
MINIMUM LOT WIDTH (feet)	100'
MINIMUM LOT DEPTH (feet)	125'
MAXIMUM LOT BUILDING COVERAGE (%)	40/60%
MAXIMUM LOT SURFACE COVERAGE (%)	80/85%
MAXIMUM HEIGHT	35'
SIGN FROM PROPERTY LINE	15'

* VARIANCE GRANTED 12/22/16

LOT # 1

REQUIRED	PROVIDED
MINIMUM LOT AREA	21,687sf.
FRONT	58'
REAR	*19'
SIDE	
ONE	35'
BOTH	100'
MINIMUM LOT WIDTH (feet)	177'
MINIMUM LOT DEPTH (feet)	115'
MAXIMUM LOT BUILDING COVERAGE (%)	13%
MAXIMUM LOT SURFACE COVERAGE (%)	70%
MAXIMUM HEIGHT	35'
SIGN FROM PROPERTY LINE	*4'

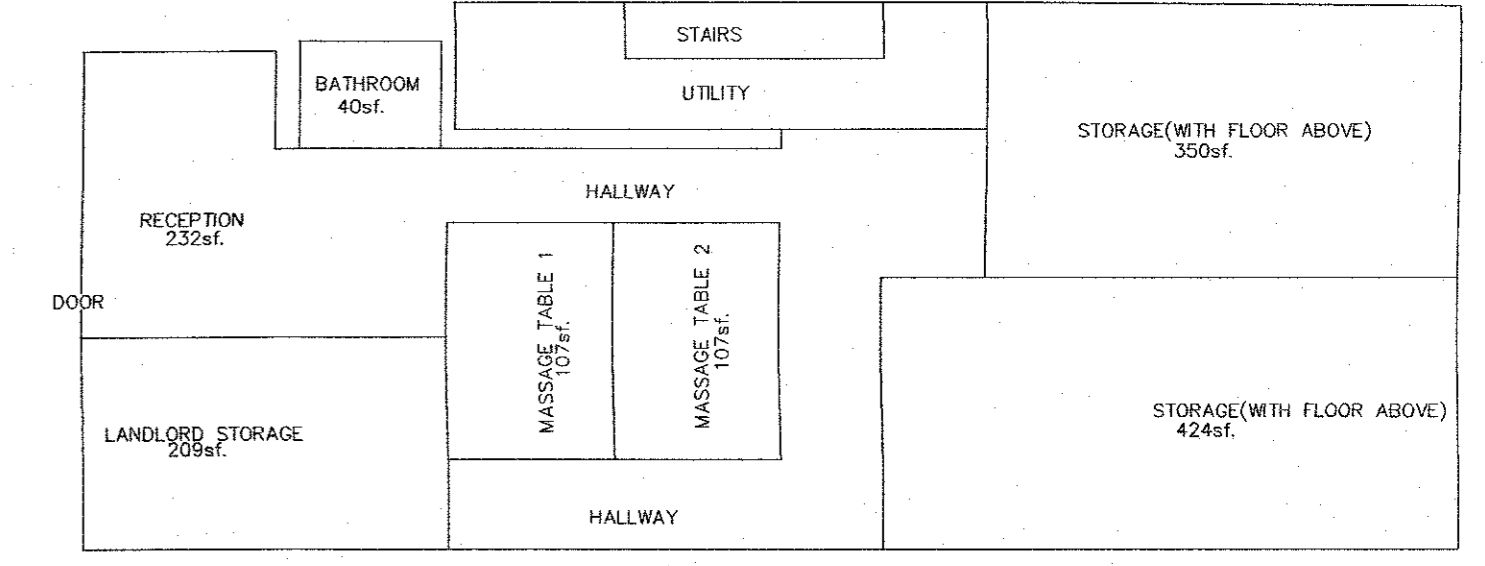
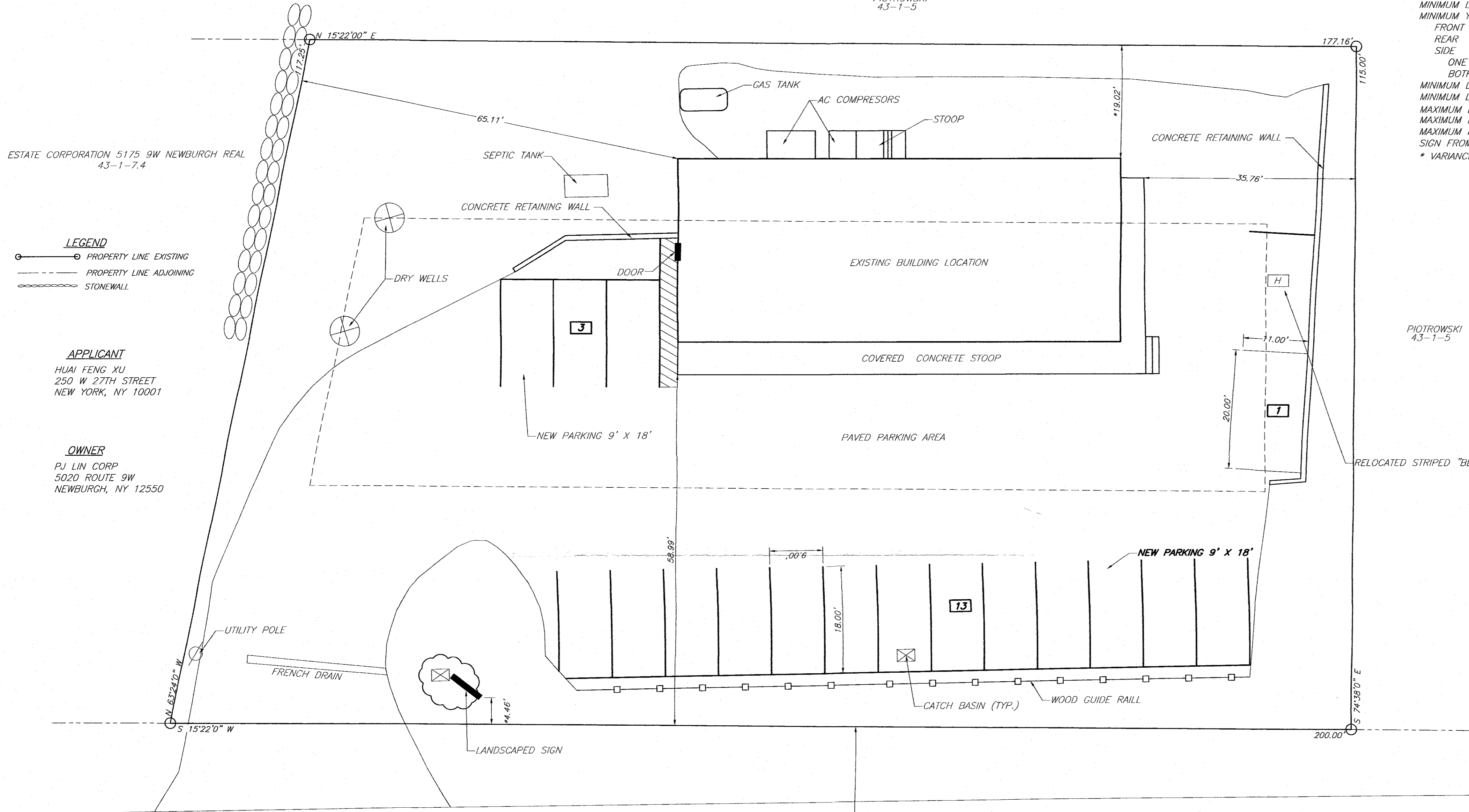


ESTATE CORPORATION 5175 9W NEWBURGH REAL
43-1-7.4

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



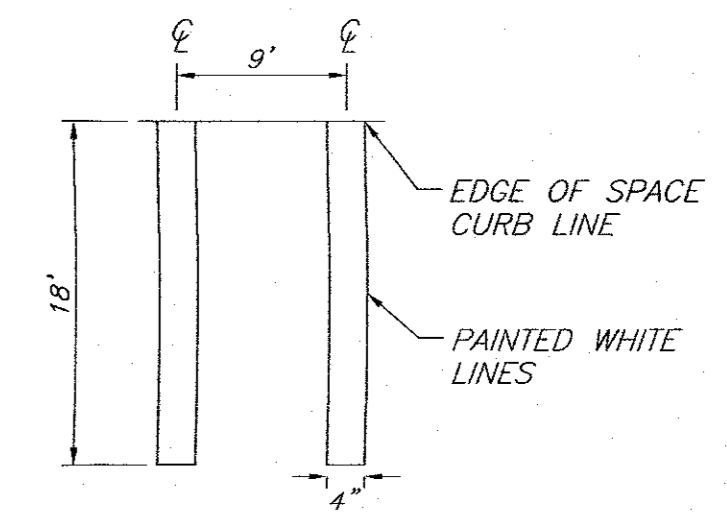
EXISTING BASEMENT LAYOUT

PARKING SCHEDULE
 1 SPACE PER 150 OF LEASEABLE SPACE

UPSTAIRS 2250SF= 15 SPACES
 BASEMENT 486SF= 3 SPACES
 18 SPACES REQUIRED
 18 SPACES PROPOSED (INCLUDING 1 HANDICAPPED)

MAP REFERENCE

- EXISTING FEATURES INCLUDING PROPERTY LINES, PARKING, BUILDING AND SEPTIC LOCATIONS ARE PER A SURVEY ENTITLED "PJ LIN CORP" PERFORMED BY DONALD R. STEDJE LC LAST REVISED 03/29/1995. FIELD VERIFIED BY TALCOTT ENGINEERING 10/13/16
- NEW PARKING STRIPPING IS THE ONLY MODIFICATION TO THE EXISTING PLOT PLAN



PARKING SPACE DETAIL
 SCALE: N.T.S.

ROUTE 9W

TOWN PROJECT # 2016-17
 THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

	ENGINEER TALCOTT ENGINEERING DESIGN PLLC 1 GARDINERTOWN ROAD NEWBURGH, NY 12550 (845)-569-8400 (FAX)(845)-569-4583 TALCOTTDESIGN12@GMAIL.COM		JAN 16 2017
	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

REVISIONS

REV.	DATE	BY	DESCRIPTION
3	01/03/17	RBM	REVISED PARKING
2	12/27/16	RBM	REVISED PER RESOLUTION OF APPROVAL
1	11/04/16	RBM	ZONING BOARD APPLICATION

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