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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: 31 MARCH 2017
MEETING DATE: 6 APRIL 2017
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING

1. Plans have been revised pursuant to NYSDOT comments. The Highway Work Permit will be required to undertake work within the State right of way.
2. The well servicing the site has been depicted on the plans.
3. Handicap accessible space should be provided with proper signage and striping. Signage and striping detail should be added to plan.
4. The Planning Board should determine whether a Public Hearing is to held on the amended site plan.

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

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

March 20, 2017

Attn: John Ewasutyn, Chairman

Re: Response to comments
Town Project No. 2016-17
Elegant Spa
Rte. 9W
SBL: 43-1-6
B Zone
Job No. 16162-SHG

Response to Town of Newburgh Planning Board Review Comments review dated 1/27/17

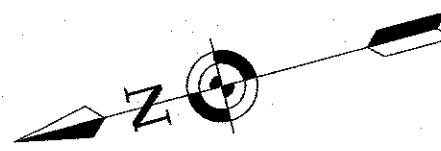
- 1) (No response required)
- 2) (No response required)
- 3) Plans have been revised per the DOT adding modifications to the driveway entrance. DOT signoff has been received (see attached).
- 4) The existing well has been added to the plans.
- 5) (No response required)

On your authorization, I will deliver 14 sets of prints, I will FedEx 1 copy to Michael Donnelly, and deliver 1 copy to Pat Hines.

Respectfully yours,

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

Pc: Huai Feng XI, Client
John J. Lease, Owner
Michael Donnelly
Pat Hines



PIOTROWSKI
43-1-5

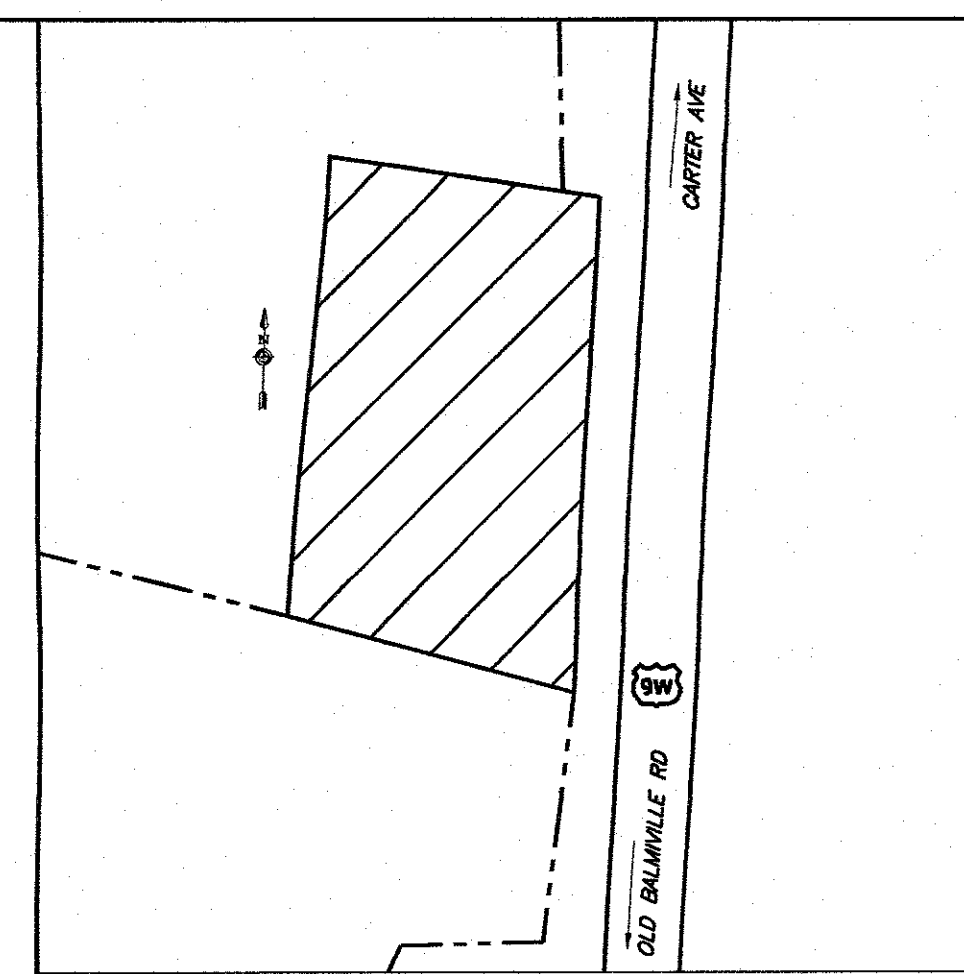
ZONING SCHEDULE

ZONE: B "TOWN WATER PER PROPERTY REPORT"

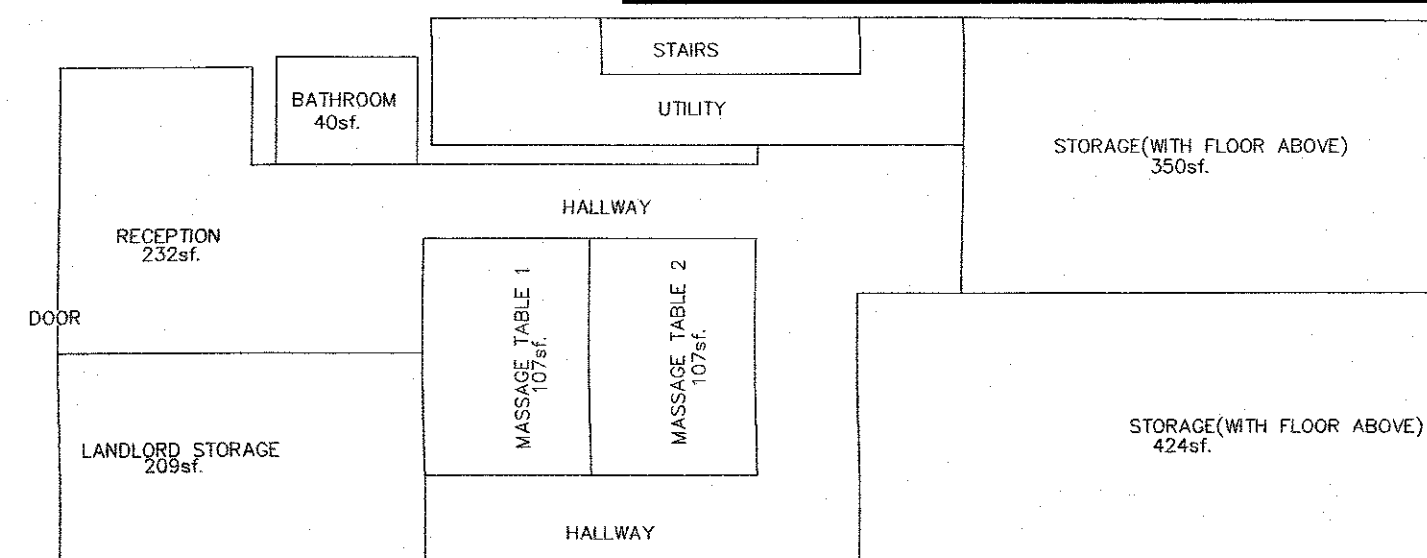
REQUIRED	PROVIDED
MINIMUM LOT AREA	15,000sf.
MINIMUM YARDS (feet)	
FRONT	40'
REAR	40'
SIDE	
ONE	15'
BOTH	30'
MINIMUM LOT WIDTH (feet)	100'
MINIMUM LOT DEPTH (feet)	125'
MAXIMUM LOT BUILDING COVERAGE (%)	40/60%
MAXIMUM LOT SURFACE COVERAGE (%)	80/85%
MAXIMUM HEIGHT	35'
SIGN FROM PROPERTY LINE	15'

* VARIANCE GRANTED 12/22/16

LOT # 1
PROVIDED
21,687sf.



LOCATION MAP



EXISTING BASEMENT LAYOUT

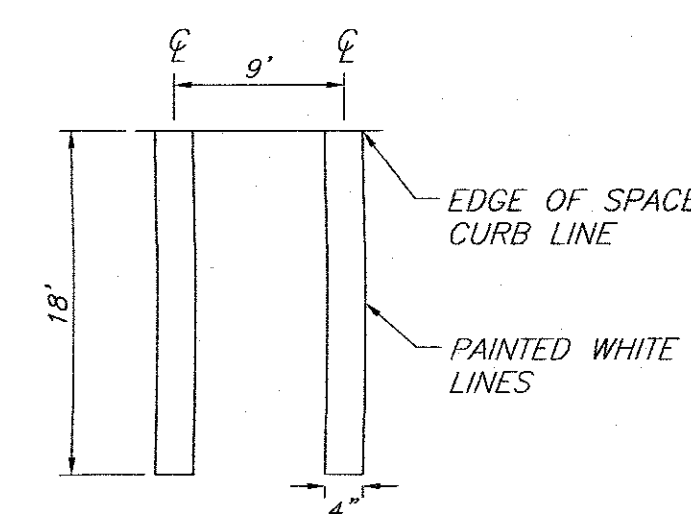
PARKING SCHEDULE

1 SPACE PER 150 OF LEASEABLE SPACE

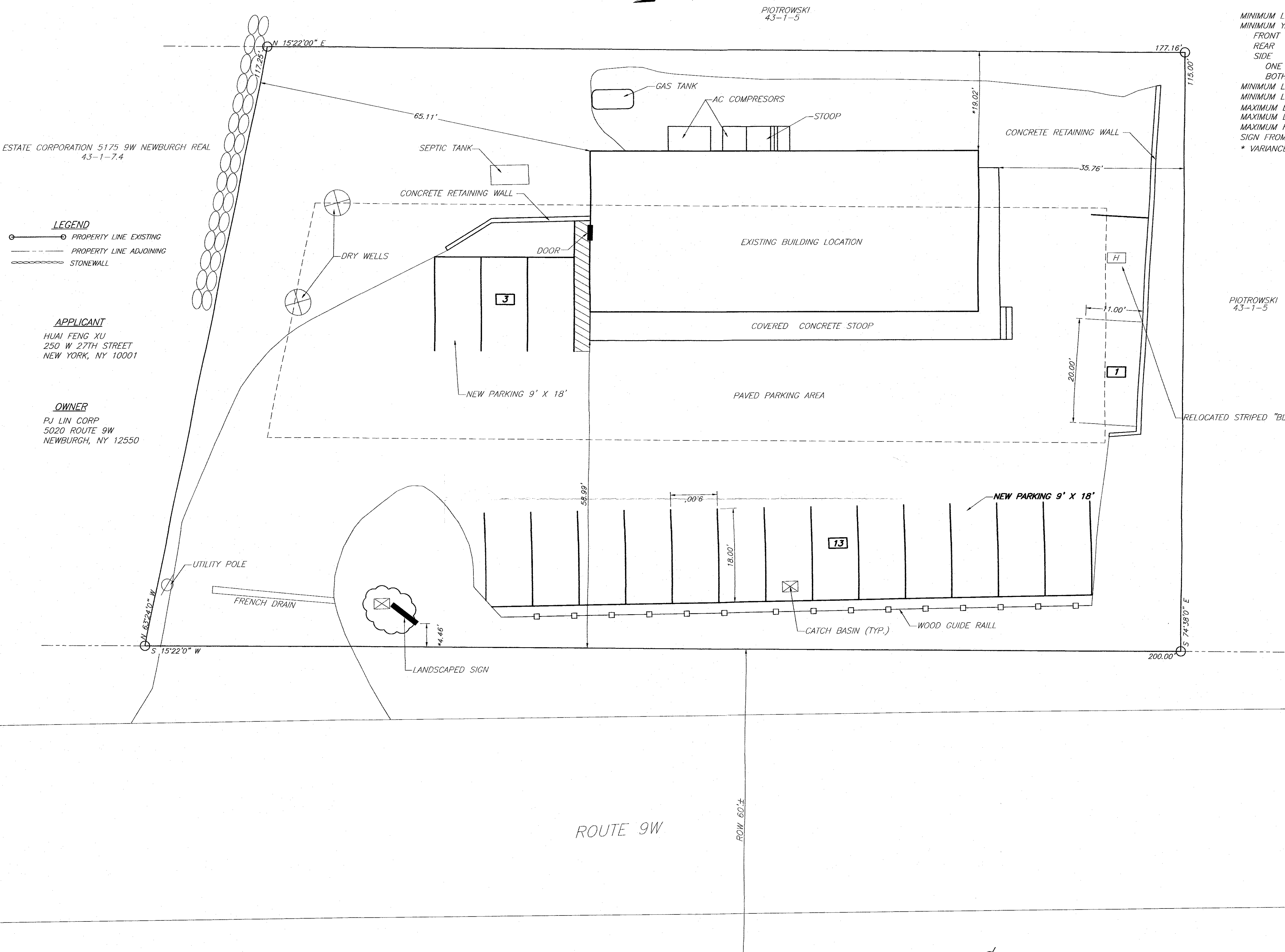
UPSTAIRS 2250SF = 15 SPACES
 BASEMENT 4865SF = 32 SPACES
 18 SPACES REQUIRED
 18 SPACES PROPOSED (INCLUDING 1 HANDICAPPED)

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.



LEGEND
 ○ PROPERTY LINE EXISTING
 - - - PROPERTY LINE ADJOINING
 ○ STONEWALL

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

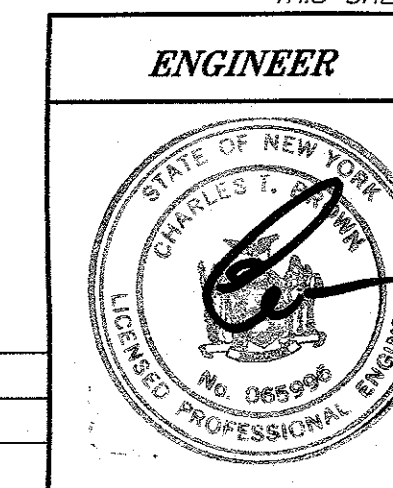
OWNER
 PJ LIN CORP
 5020 ROUTE 9W
 NEWBURGH, NY 12550

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

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



ENGINEER
TALCOTT ENGINEERING DESIGN PLLC
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 NEWBURGH, NY 12550
 (845)-569-8400
 (FAX)(845)-569-4583
 TALCOTTDDESIGN12@GMAIL.COM
 JAN 16 2017

AMMENDED SITE PLAN FOR:
ELEGANT SPA
 5177 RT 9W, SBL: 43-1-6
 TOWN OF NEWBURGH, ORANGE COUNTY NY

DATE	SCALE	JOB NUMBER	SHEET NUMBER
08/31/16	1"=10'	16162-SHG	1 OF 1

CHARLES T. BROWN, P.E.