



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

PROJECT NAME: IRON CHEF AMENDED SITE PLAN
PROJECT NO.: 22-09
PROJECT LOCATION: 101 NORTH PLANK ROAD
SECTION 75, BLOCK 1, LOT 8
REVIEW DATE: 30 SEPTEMBER 2022
MEETING DATE: 6 OCTOBER 2022
PROJECT REPRESENTATIVE: BURNS ENGINEERING SERVICES, PC

1. City of Newburgh Flow Acceptance letter has been received.
2. Project has been submitted to County Planning. County Planning submission will be timed out at the time of the meeting.
3. NYSDOT responded that since no change to the access road no permit from NYSDOT is required.
4. The applicant has identified that no residential use of the second floor exists. Area is used as an office/staff lounge. The approval should identify that no residential use of the second floor is permitted.
5. The Planning Board should determine if a Public Hearing for the project will be held.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines
Principal

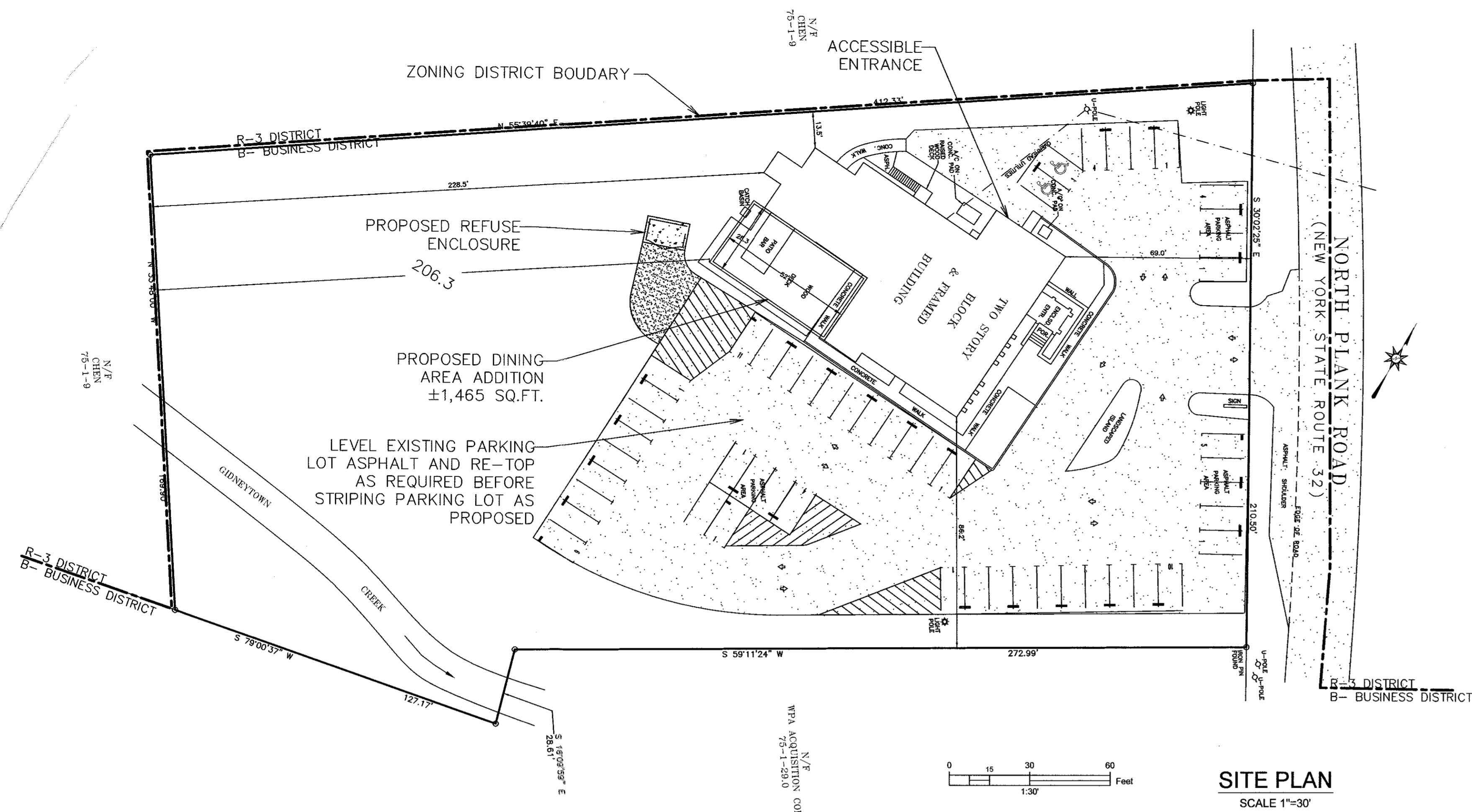
PJH/kbw

NEW YORK OFFICE

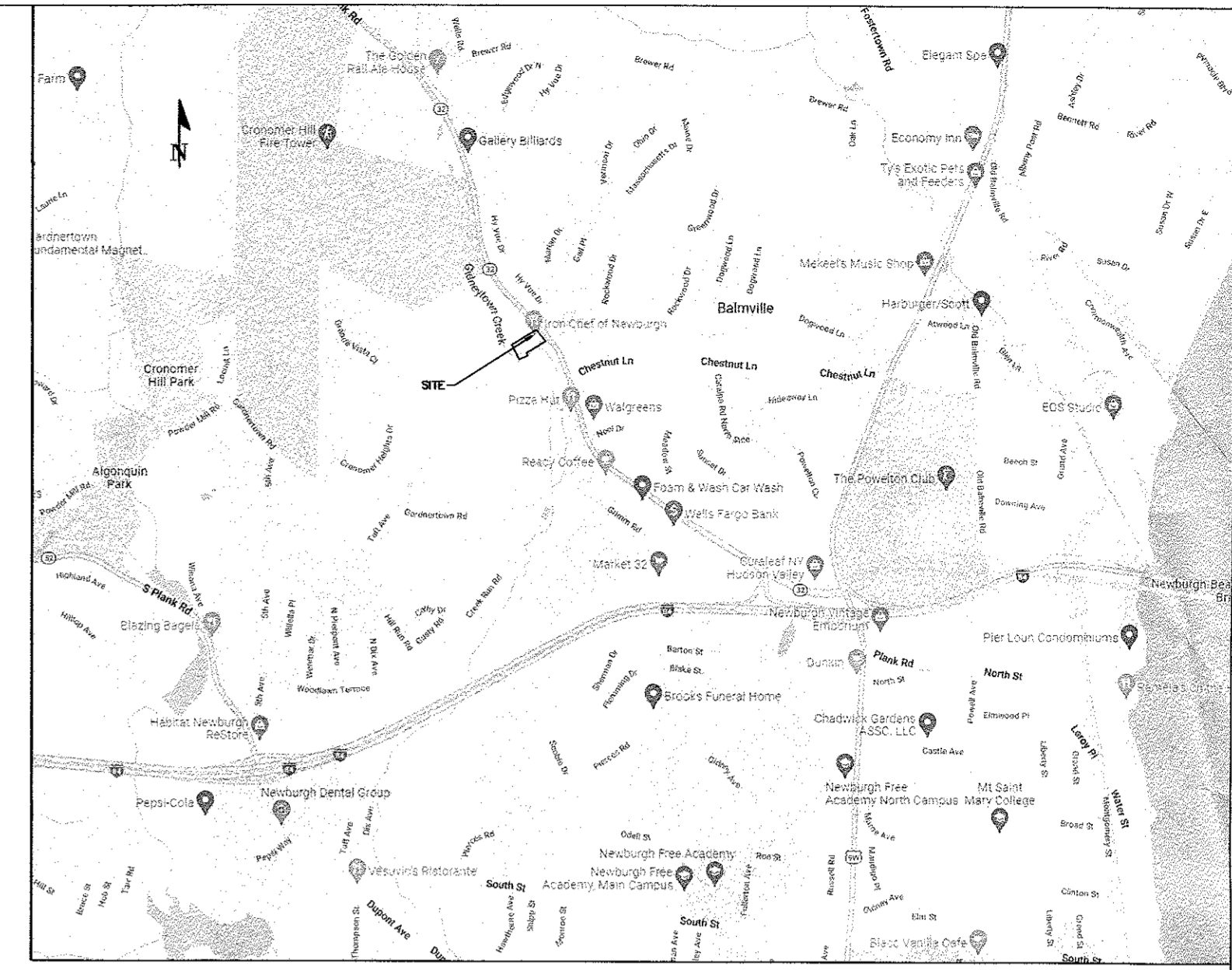
33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com



SITE PLAN
SCALE 1"=30'



LOCATION MAP
SCALE 1"=2,000'

SITE INFORMATION	
ZONING DISTRICT	B - BUSINESS
SITE AREA	±1.86 ACRES
SITE LOCATION	101 N. PLANK ROAD
OWNER/APPLICANT	CHEN GROUP LLC - C/O DAVID CHEN 101 NORTH PLANK ROAD NEWBURGH, NEW YORK 12550
GRID #	75-1-8

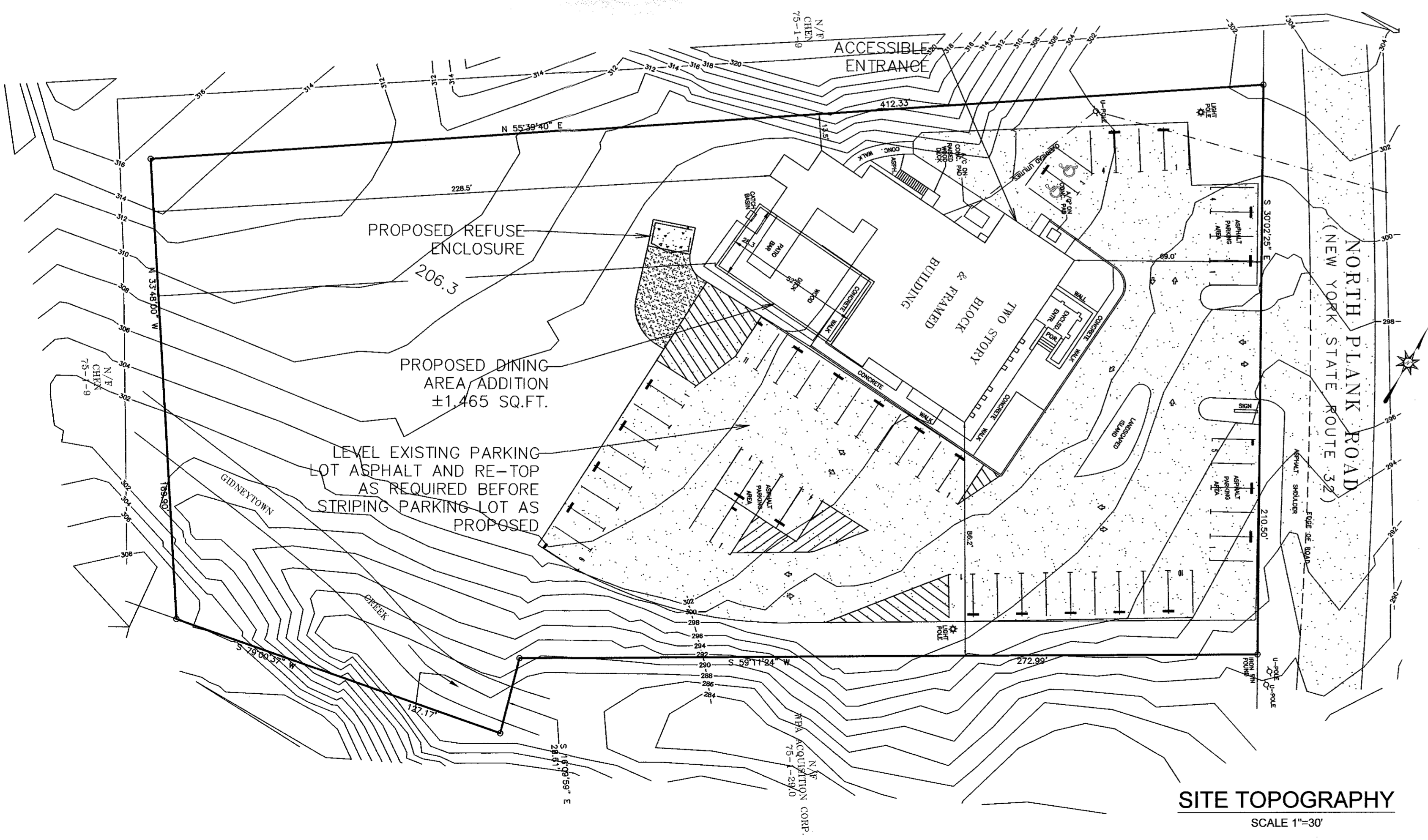
PROPOSED SEWER FLOW INCREASE

PER "NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEM", MARCH 5, 2014 STATES A DESIGN RATE OF 35 GALLONS PER DAY PER SEAT FOR AN ORDINARY RESTAURANT
57 NEW SEATS PROPOSED @35 GPD = 1995 GPD ADDITION SEWAGE LOADING.

RESTAURANT PARKING REQUIREMENT

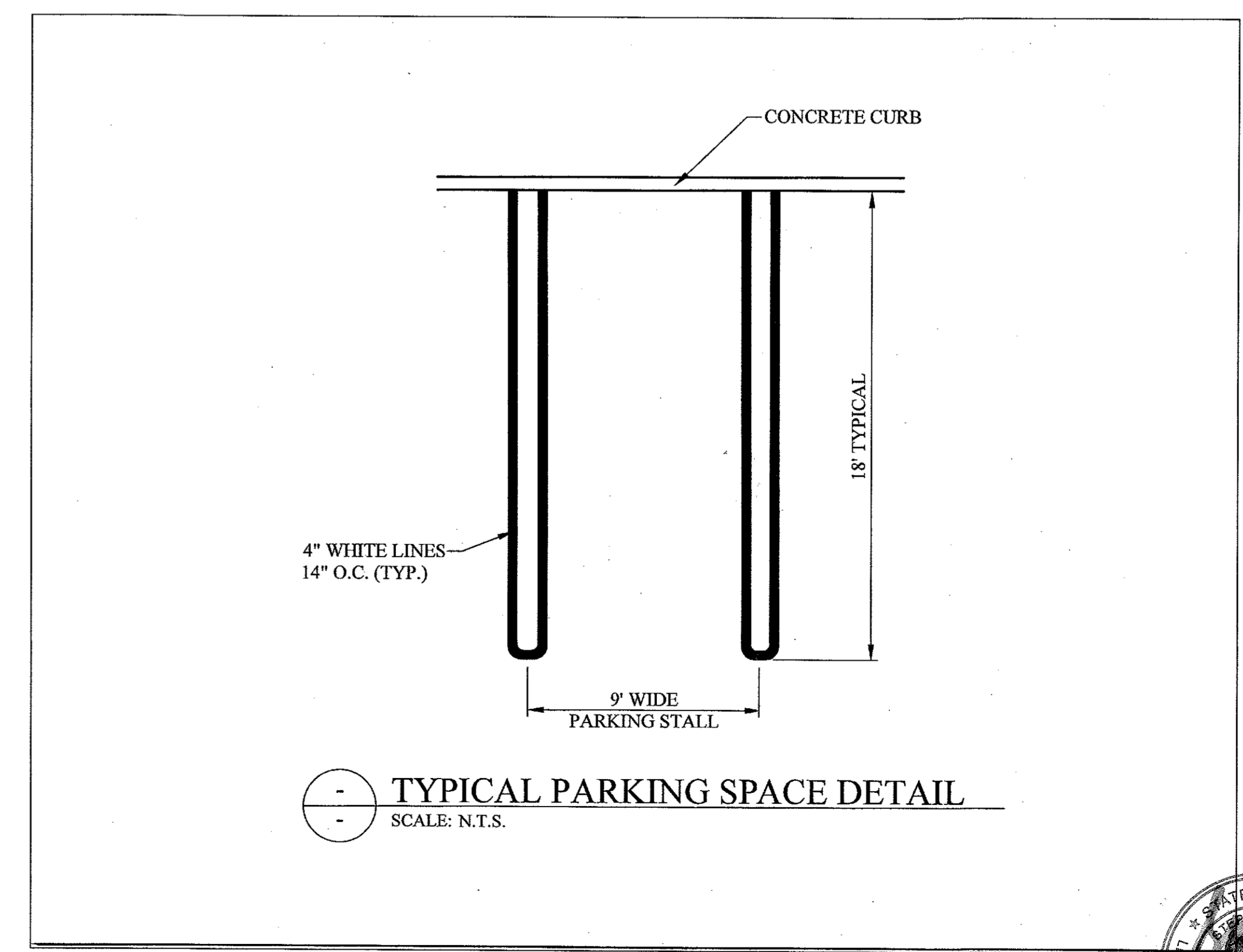
1 PER 4 SEATS, OR PER 40 SQUARE FEET OF SEATING AREA OR AS REQUIRED BY THE PLANNING BOARD FOR RESTAURANTS DEMONSTRATING GREATER PARKING SPACE NEEDS IN THE JUDGMENT OF THE PLANNING BOARD
EXISTING SEATING CAPACITY - 138 SEATS = 35 PARKING SPACES REQUIRED
PROPOSED SEATING - 57 SEATS = 15 PARKING SPACES REQUIRED
PROPOSED TOTAL - 195 SEATS = 49 PARKING SPACES TOTAL

EXISTING PARKING SHOWN - 49 SPACES
HANDICAP PARKING - 2 SPACES
TOTAL PARKING SPACES - 51 SPACES (49 REQUIRED)



SITE TOPOGRAPHY
SCALE 1"=30'

RESTAURANT	B - BUSINESS DISTRICT ZONING SCHEDULE									
	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	FRONT YARD	1 SIDE YARD	BOTH SIDE YARDS	REAR YARD	LOT BUILDING COVERAGE	BUILDING HEIGHT	LOT SURFACE COVERAGE
REQUIRED	40,000 SQ.FT.	150'	150'	50'	15'	30'	30'	< 40%	35'	< 45%
EXISTING	81,049 SQ.FT.	210 FEET	412 FEET	69'	13.5 FEET	98.7 FEET	228.5 FEET	28%	< 35 FEET	45%
PROPOSED	81,049 SQ. FT.	210	412	69	13.5	98.7	208 FEET	28%	< 35 FEET	45%



TYPICAL PARKING SPACE DETAIL
SCALE: N.T.S.

RECEIVED
AUG 12 2022
MHE Engineering, D.P.C.

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREBY STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

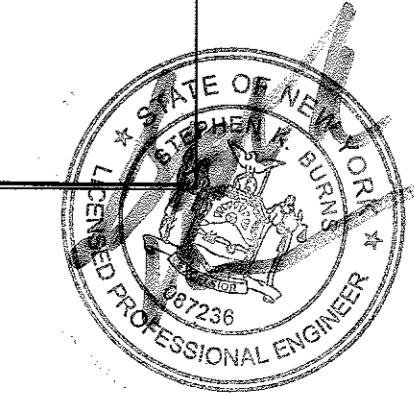
[Signature]

April 1, 2022

Burns Engineering Services, P.C.

58 Teller Ave.
Beacon, NY 12508

SBurns@BurnsEngineeringServices.com
(845) 546-3310
Fax (845) 440-7343



AMENDED SITE PLAN
FOR
"Iron Chef" Restaurant
101 North Plank Road

TOWN OF NEWBURGH
SCALE 1"=30'
Orange County
MARCH 31, 2022
JULY 28, 2022
AUGUST 10, 2022



CITY OF NEWBURGH

Office of the Engineer

83 Broadway, Newburgh, New York 12550

(845) 569-7448/Fax (845) 569-7349

www.cityofnewburgh-ny.gov

Jason Morris, P.E.

Commissioner of Public Works &
City Engineer

jmorris@cityofnewburgh-ny.gov

Elizabeth Garrison

Administrative Assistant to the City Engineer

egarrison@cityofnewburgh-ny.gov

Chad M. Wade, R.L.A.

Assistant City Engineer

cwade@cityofnewburgh-ny.gov

Thomas Jenkins

Engineering Technician

tjenkins@cityofnewburgh-ny.gov

September 6, 2022

Patrick J. Hines

Town of Newburgh

1496 Route 300

Newburgh, New York 12550

Re: Crossroads S.D. - City/Town of Newburgh Intermunicipal Agreement

Iron Chef Amended Site Plan Restaurant Addition - Flow Acceptance Letter

City of Newburgh Sewer Connection Approval (1,995 gpd)

Mr. Hines,

Pursuant to the terms and conditions of the City-Town of Newburgh Intermunicipal Sewer Agreement dated May 6, 2004, permission is hereby granted for a connection and increase in sewer flow to the Town of Newburgh's sewer main to serve the proposed Restaurant Addition associated with the Iron Chef Amended Site Plan located at 101 North Plank Road. The anticipated sewer flow increase of 1,995 gallons per day from this proposed project will be counted toward the 3.8 million gallons per day capacity allocated to the Town, as stated in the City-Town Sewer Agreement. Please be advised that a properly sized grease trap shall be designed and installed for this restaurant use.

Please notify this office via email at least 48 hours prior to the commencement of sewer flows from this proposed project. If you have any questions regarding this approval, please contact this office at your convenience.

Sincerely,

Jason Morris, PE

Commissioner of Public Works & City Engineer

cc: Todd Venning, City Manager
Michelle Kelson, Corporation Counsel
George Garrison, DPW Superintendent
Michael Batz, INFRAMARK
Gilbert Piaquadio, Town Supervisor
John P. Ewastuyn, Planning Board Chairman
James Osborne, Town Engineer
Mark Taylor, Attorney for the Town
Stephen Burns, PE, Applicant's Engineer



TOWN OF NEWBURGH

1496 Route 300, Newburgh, New York 12550

6 September 2022

City of Newburgh
83 Broadway
Newburgh, NY 12550

Attn: Jason Morris, PE – City of Newburgh Engineer

RE: City of Newburgh Flow Acceptance
Iron Chef Amended Site Plan-Restaurant Addition
101 North Plank Road, Newburgh, NY 12550
Town of Newburgh Project (PB# 2022-09)

Dear Jason,

The Town of Newburgh Planning Board is reviewing a proposed amended site plan adding 57 additional seats to the Iron Chef restaurant located at 101 North Plank Road. The project is known on the Town of Newburgh Tax Maps as Section 75, Block 1, Lot 8. The Town of Newburgh has assigned the project #2022-09. The applicants propose to add a building addition to the rear of the existing structure which is currently used as an outside deck space. The applicant's representatives have identified that the project will add 57 dining seats to the existing restaurant facility resulting in an increase flow rate calculated at 35 gallons per day, per seat times 57 equals 1,995 gallons per day.

In compliance with the requirements of the Crossroads Sewer District/ City of Newburgh Intermunicipal Sewer Agreement, I am writing to request approval for the increased flow from the subject facility. A copy of the applicant's engineer's hydraulic loading calculation is provided for you. Should you have any questions or require any additional information please do not hesitate to contact this office.

Respectfully submitted,

Patrick J. Hines
Rep. Engineer's for Town of Newburgh

Attachment: Project Hydraulic Loading Calculation

Cc: Gilbert Piaquadio, Supervisor
Mark Taylor, Attorney for the Town
John P. Ewastuyn, Planning Board Chairman
Stephen Burns, P.E., Applicants Rep.



August 10, 2022

Town of Newburgh Planning Board
Attn: John P. Ewasutyn, Chairman
21 Hudson Valley Professional Plaza
Newburgh, New York 12550

Re Amended Site Plan for "Iron Chef" - Sewage Flow Acceptance Letter
101 N. Plank Road
Town of Newburgh, Orange County, New York

To Whom it May Concern;

On behalf of the applicant I am requesting a "Flow Acceptance Letter" from the City of Newburgh for the additional sewage flow that will be generated by the addition to the existing restaurant.

Using the "New York State Design Standards for Intermediate Sized Wastewater Treatment System", March 5, 2014 it provides a design rate of 35 gallons per day per seat for an ordinary restaurant. Using the flow design rate of 35 gallons per day per seat we have calculated that the sewage flows will be increased by 1,995 gallons per day for the 57 proposed seats.

If you have any further questions or comments please email or call me.

Truly Yours,

A handwritten signature in black ink that reads "Stephen K. Burns".

Stephen Burns, P.E.
Professional Engineer
Burns Engineering Services, P.C.

Sburns@BurnsEngineeringServices.com
(845) 546-3310
58 Teller Ave.
Beacon, NY 12508



RECEIVED
SEP 23 2022

MHE Engineering, D.P.C.

August 10, 2022

Town of Newburgh Planning Board
John P. Ewasutyn, Chairman
21 Hudson Valley Professional Plaza
Newburgh, New York 12550

Re Amended Site Plan for "Iron Chef"
101 N. Plank Road
Town of Newburgh, Orange County, New York

Dear Chairman and Board Members;

On behalf of the applicant we have revised the amended site plan with respect to the comments outlined in MHE Engineering's August 26, 2022 memo. We have included the comments below with our response followed in **bold**.

1. Adjoiners Notices have been sent to surrounding property owners. **Noted**
2. County Planning referral is required. **Noted.**
3. The applicants have identified an increase hydraulic loading from the site of 1,995 gallons. A City of Newburgh Flow Acceptance Letter for this increase loading is required. **A copy of the flow acceptance letter has been included with this submission.**
4. The applicants have identified that a variance from the Zoning Board of Appeals has been received. **The variance is noted below the bulk table on the site plan.**
5. Details of the proposed refuse enclosure should be provided. **Refuse enclosure details have been provided on the site plan.**
6. Specific paving details should be added to the plans. Currently a note states "level existing parking lot asphalt and repave as required be for striping parking lot as proposed." Parking lot paving details should be added. **A pavement detail has been added along with notes on how the settlement should be treated before repaving.**
7. Submission to NYS Department of Transportation should be provided. Applicants response letter identifies they have submitted to DOT. Response from DOT should be received.

8. Accessible parking detail should be added to plans including signage and universal blue

Sburns@BurnsEngineeringServices.com

(845) 546-3310

58 Teller Ave.

Beacon, NY 12508

Painted symbols. **A Handicap parking space detail has been provided.**

9. ZBA decision should be noted on the Bulk Table with date of ZBA variance. **The Variance and date have been noted on the Bulk Table.**

We look forward to presenting our application to you and the board on the next available Planning Board Agenda. If you have any questions please feel free to contact me at my office at (845)546-3310.

Truly Yours,



Stephen Burns, P.E.
Professional Engineer
Burns Engineering Services, P.C.