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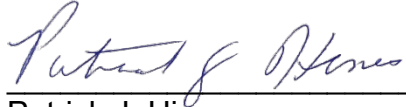
**TOWN OF NEWBURGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS**

**PROJECT: ORANGE LAKE MOTEL-UHAUL**  
**PROJECT NO.: 21-17**  
**PROJECT LOCATION: SECTION 47, BLOCK 1, LOT 39.2**  
**REVIEW DATE: 27 JULY 2021**  
**MEETING DATE: 5 AUGUST 2021**  
**PROJECT REPRESENTATIVE: MANOJKUMAR B. PATEL, P.E.**

1. The Bulk Table requirements identified on the sketch plans submitted are incorrect. Minimum lot size for Motels is 5 acres. Motel front yard is identified as 40 feet however front yards on state highways should be identified as 60 feet. Rear yard is 60 feet, one side yard is 50 feet – both side yards 100 feet. The hotel is the principal permitted use on the site. Based on that review it appears that a rear yard setback variance would be required. 46 feet provided where 60 feet is required. Side yard variance would be required. 23 feet provided where 50 feet is required.
2. Town Code Section 185-27D(3)(f) Motor Vehicle Rental Agency, identifies that motor vehicle rental agencies are accessory uses to the hotel/ motel use. Not more than 10 vehicles can be stored at any one time. The area used for parking or storage of rental vehicles must be specified by the Planning Board and such areas shall not be considered meeting off street parking requirements.
3. The surface area for the rental vehicles should be identified on the plans. Parking layout for the area should be depicted in detail. Applicants representative are requested to discuss whether the area will be fenced for security.
4. Any signage proposed should be reviewed by the Planning Board.
5. Project fronts on NYS Route 52. NYSDOT review of the project should be received.
6. Orange County Planning Dept. review is required due to proximity to state highway.
7. Any proposed lighting should be shown on the plans.

Respectfully submitted,

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

A handwritten signature in blue ink, appearing to read "Patrick J. Hines", written over a horizontal line.

Patrick J. Hines  
Principal

PJH/kbw

**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:** 21-17  
(Application fee returnable with this application)

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

ORANGE LAKE RENTALS

**2. Owner of Lands to be reviewed:**

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

**3. Applicant Information (If different than owner):**

Name SANIL SHAH

Address 427 S. PLANK RD

NEWBURGH, NY 12550

Representative \_\_\_\_\_

Phone \_\_\_\_\_

Fax \_\_\_\_\_

Email \_\_\_\_\_

**4. Subdivision/Site Plan prepared by:**

Name MANOJKUMAR PATEL

Address \_\_\_\_\_

Phone/Fax \_\_\_\_\_

**5. Location of lands to be reviewed:**

427 S. PLANK RD, NEWBURGH, NY 12553

**6. Zone** B

Acreeage 6.02 ± AC

Fire District ORANGE LAKE

School District NEWBURGH

**7. Tax Map: Section** 47

Block 1

Lot 39.2

8. Project Description and Purpose of Review:

Number of existing lots   1   Number of proposed lots   1  

Lot line change \_\_\_\_\_

Site plan review \_\_\_\_\_

Clearing and grading \_\_\_\_\_

Other   CHANGE OF USE, U-HAUL RENTAL  

**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   Saul Shelr   Title \_\_\_\_\_

Date: \_\_\_\_\_

**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).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

TOWN OF NEWBURGH PLANNING BOARD

ORANGE LAKE RENTALS  
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. N/A 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. NA Surveyor,s Certification
12. NA Surveyor's seal and signature
13. NA Name of adjoining owners
14. NA Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. NA Flood plain boundaries
16. NA 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. NA 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. NA Show existing or proposed easements (note restrictions)
20. NA Right-of-way width and Rights of Access and Utility Placement
21. NA 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. NA Show any existing waterways
25. NA A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. NA Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. NA Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. NA Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. NA Show topographical data with 2 or 5 ft. contours on initial submission

30. NA Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. NA 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. NA Number of acres to be cleared or timber harvested
33. NA Estimated or known cubic yards of material to be excavated and removed from the site
34. NA Estimated or known cubic yards of fill required
35. NA The amount of grading expected or known to be required to bring the site to readiness
36. NA 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. NA 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.
- \_\_\_\_\_
- \_\_\_\_\_
38. \_\_\_\_\_ List of property owners within 500 feet of all parcels to be developed (see attached statement).

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

By:   
 Licensed Professional

Date: 5-20-21

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 (insert date):

**Tectonic**

**Mike Patel, P.E.**  
Managing Director

845 567 6656 tel  
845 567 8703 fax  
914 475 4638 cell

[mpatel@tectonicengineering.com](mailto:mpatel@tectonicengineering.com)  
[tectonicengineering.com](http://tectonicengineering.com)

1279 Route 300  
Newburgh, NY 12550



Date: 06/30/2021

To:

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

**PROJECT: ORANGE LAKE RENTALS**

**APPLICANT:** Sanil Shah

**ADDRESS:** 427 South Plank Road, Newburgh, NY 12550

**SBL:** 47-1-39.2

**Zoning District :** B

**Existing USE:** Hotel-Motel

**Proposed USE:** Hotel-Motel + U-Haul Rental (Motor Vehicle Rental)

Dear Chairman Ewasutyn,

Please accept this application and supporting material for the proposed change of use at the above noted parcel.

A 60ft by 60ft area will be designated for parking of the rental vehicles in the existing vacant land behind the building. The designated area will be paved and striped to accommodate four (4) rental trucks with the maximum sizes as listed below and depicted on the submitted plan:

(2) 26ft Box trucks

(2) 20ft Box trucks

No new signs or structures are proposed in connection with this request.

Thank you for your consideration.

Sincerely,



Sanil Shah

**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.

SANIL SHAH  
**APPLICANT'S NAME (printed)**

Sanil Shah  
**APPLICANTS SIGNATURE**

6/30/2021  
**DATE**

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

**PROXY**

(OWNER) SANIL SHAH, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 427 S PLANK ROAD, NEWBURGH  
IN THE COUNTY OF ORANGE  
AND STATE OF NEW YORK.

AND THAT HE/SHE IS THE OWNER IN FEE OF ORANGE LAKE RENTALS

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING  
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH  
PLANNING BOARD AND MANDJ PATEL IS AUTHORIZED  
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 7/3/2021

Sanil Shah  
OWNERS SIGNATURE

SANIL SHAH  
OWNERS NAME (printed)

Shankh Shah  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

SHAJLESH SHAH  
WITNESS' NAME (printed)

617.20  
Appendix B  
Short Environmental Assessment Form

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <b>Orange Lake Rentals</b>			
Project Location (describe, and attach a location map): <b>427 South Plank Road, Newburgh, NY 12550</b>			
Brief Description of Proposed Action: <b>Proposed U-haul(Motor Vehicle) Rental business at an existing business, improve existing vacant area with a 60ft x 60ft paved parking area. No new building structure or facility proposed.</b>			
Name of Applicant or Sponsor: <b>Sanil Shah</b>		Telephone: 845-234-8867	
		E-Mail: orangelakerentals@gmail.com	
Address: <b>427 South Plank Road</b>			
City/PO: <b>Newburgh</b>		State: <b>NY</b>	Zip Code: <b>12550</b>
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 <b>X</b>
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 <b>X</b>
<b>Town of Newburgh Planning Board, Building Dept</b>			
3.a. Total acreage of the site of the proposed action?		6.02 +/- acres	
b. Total acreage to be physically disturbed?		0.083 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6.02 +/- 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?		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO		YES
		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO		YES
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO		YES
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X	
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: _____	NO		YES
	X		
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO		YES
	X		
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO		YES
	X		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO		YES
b. Is the proposed action located in an archeological sensitive area?		X	
		X	
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?	NO		YES
	X		
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: _____		X	
		X	
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 type="checkbox"/> Urban <input checked="" 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?	NO		YES
	X		
16. Is the project site located in the 100 year flood plain?	NO		YES
	X		
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	NO		YES
	X		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____			

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	YES
	X	
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	YES
	X	
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	YES
	X	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <b>Sanil Shah</b> Date: _____		
Signature: _____		

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

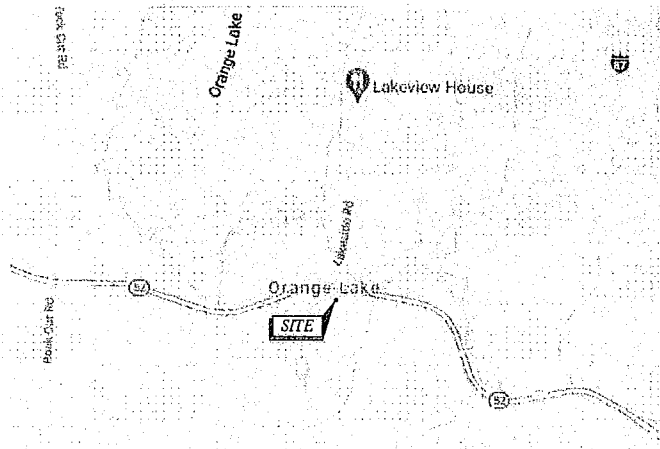
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

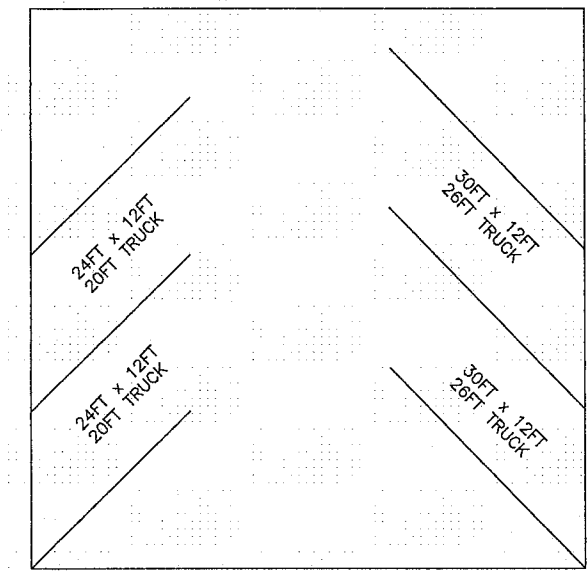
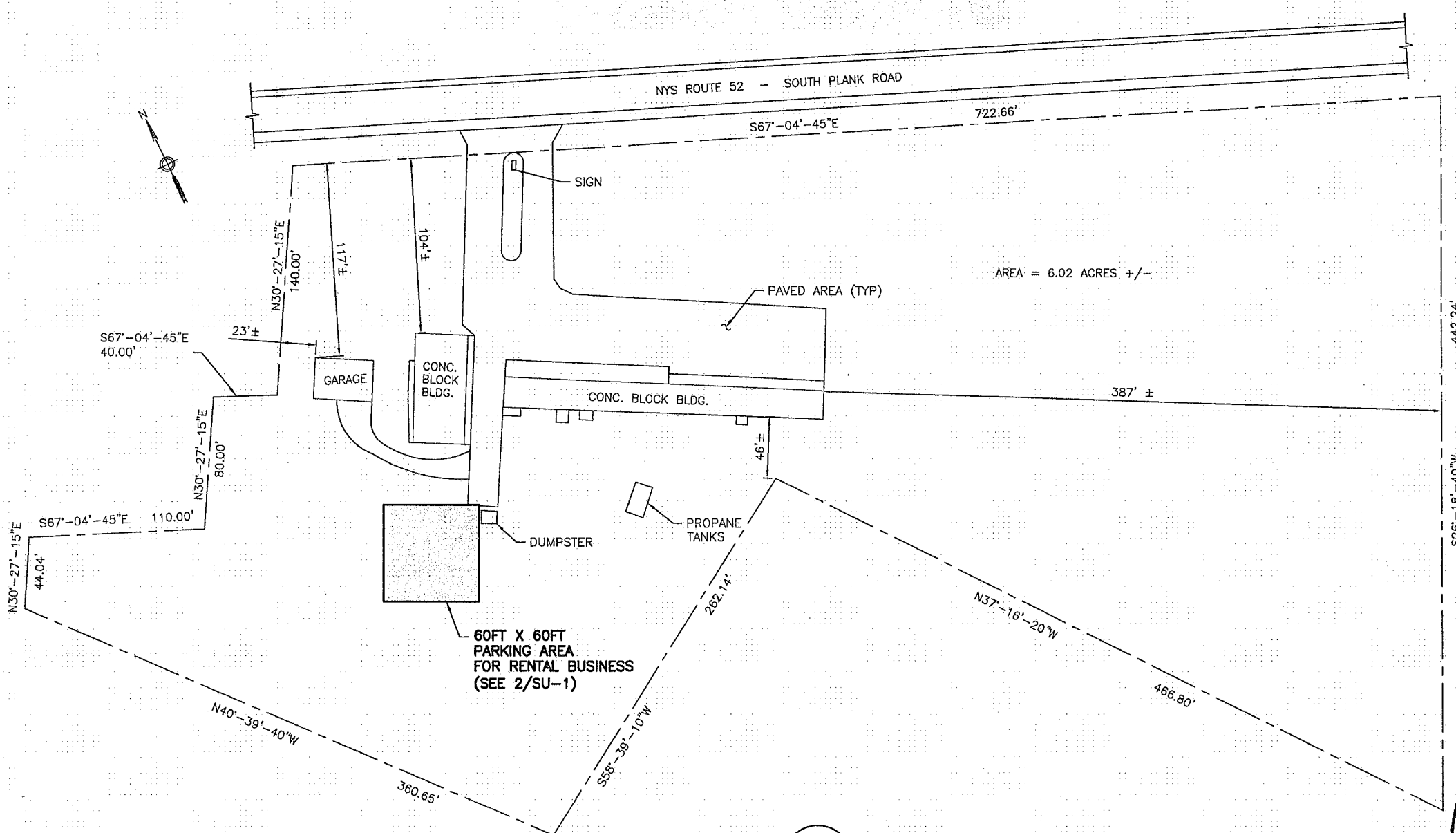
**Part 3 - Determination of significance.** The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	No, or small impact may occur	Moderate to large impact may occur
11. Will the proposed action create a hazard to environmental resources or human health?		

- NOTES:  
 1. SITE LAYOUT PLAN BASED ON A CERTIFICATION SURVEY DATED 6/1/1998 PREPARED BY VINCENT J. DOCE ASSOCIATES AND LIMITED VISUAL INSPECTION IN 04/2021.  
 2. TAX MAP DATA: SECTION 47, BLOCK 1, LOT 39.2  
 3. ZONING DISTRICT: B

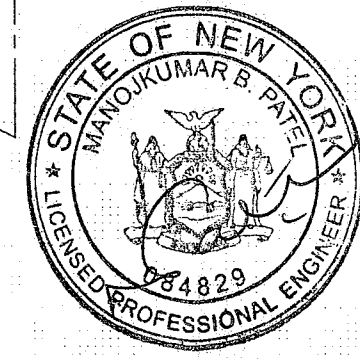


BULK Requirements (PROPOSED ACCESSORY USE)	Minimum Required	Existing	Proposed
LOT Area	20,000 Sq Ft	6.02 Acres +/-	No Change
LOT Width	100 feet	872 feet +/-	No Change
LOT Depth	125 feet	442 feet +/-	No Change
Front Yard	40 feet	104 feet +/-	No Change
Rear Yard	30 feet	46 feet +/-	No Change
1 Side Yard	15 feet	23 feet +/-	No Change
Both Side Yards	30 feet	410 feet +/-	No Change



2 PARKING LAYOUT  
 SU-1  
 SCALE: 1" = 10' (22X34)  
 1" = 20' (11X17)

1 SITE LAYOUT PLAN  
 SU-1  
 SCALE: 1" = 40' (22X34)  
 1" = 80' (11X17)



REV.	DESCRIPTION	DATE
0	FOR APPROVAL	06/30/21

APPLICANT:  
**SANIL SHAH**

**ORANGE LAKE RENTALS**

SEC-BLK-LOT:  
**47-1-39.2**

ADDRESS:  
**427 SOUTH PLANK RD  
 NEWBURGH, NY 12550**