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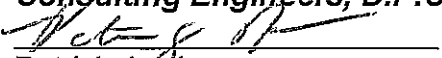
**TOWN OF NEWBURGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS**

**PROJECT: ROYAL POOLS & SPAS**  
**PROJECT NO.: 19-13**  
**PROJECT LOCATION: SECTION 100, BLOCK 5, LOT 1**  
**REVIEW DATE: 30 MAY 2019**  
**MEETING DATE: 6 JUNE 2019**  
**PROJECT REPRESENTATIVE: LEWIS SIGN CO., LLC**

1. Comments from the Code Enforcement Department should be received regarding compliance with the electronic message center sign proposed.
2. Planning Board Attorney's comments regarding the need to submit an ARB sign approval to County Planning and NYSDOT should be received.
3. No additional technical comments exist as proposed, sign location will remain the same.

Respectfully submitted,

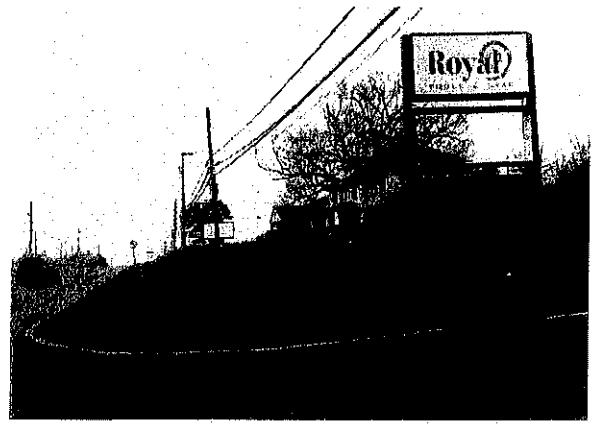
**McGoey, Hauser and Edsall  
Consulting Engineers, D.P.C.**

  
Patrick J. Hines  
Principal  
PJH/lcr

POT

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 845-355-2651

Town of Newburgh  
 Planning Board  
 308 Gardnertown Road  
 Newburgh NY 12550



May 8, 2019

PB 2019-13

To the Members of the Planning Board,

Please see the enclosed application regarding our submission on behalf of Royal Pools & Spas located at 49 Route 17K. Our customer is seeking permission from the board to add an Electronic Message Center to the bottom portion of their existing pylon sign. Attached to this letter is a photo of their existing sign that is currently without any message board. We will be re-facing the top portion with a fresh panel and would like to propose to the board the addition of the 29"H X 87" W= 17.5 sq. ft. EMC which can be seen on our renderings provided. We are seeking a special exception use permit in our application for this installation.

Messages will not be scrolling or changing continuously, and illuminated as per the building code specifications. We kindly ask your consideration of this project and any questions or additional information can be referenced back to our office.

- Marci Wade

- Permit Agent Lewis Sign Co LLC  
 - permits@lewissigns.com

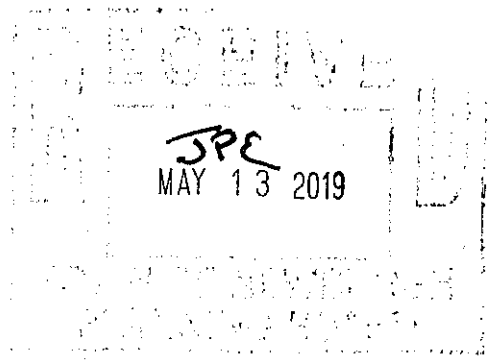
Stamp: JPE  
 MAY 13 2019

FLAGPOLES & FLAGS— ELECTRONIC SIGNS — VEHICLE WRAPS & LETTERING — LED SIGNS - SCOREBOARDS  
 INTERIOR & EXTERIOR SIGNS — PARKING LOT LIGHTING SERVICE — CRANE SERVICE - BILLBOARDS

26 FLUORESCENT DRIVE SLATE HILL, N.Y. 10973



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: 2019-13  
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):  
Royal Pools & Spas - 49 Route 17K
  
2. Owner of Lands to be reviewed:  
Name Boyle, Boyle & DuPuy LLC  
Address PO Box 363  
New Hampton, NY 10958  
Phone 845-565-7665
  
3. Applicant Information (If different than owner):  
Name Maxei Wade - Agent Lewis Sign Company LLC  
Address 26 Fluorescent Drive  
Slate Hill, NY 10973  
  
Representative Maxei Wade  
Phone 845-355-2651  
Fax \_\_\_\_\_  
Email permits@lewisigns.com
  
4. Subdivision/Site Plan prepared by:  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
  
Phone/Fax \_\_\_\_\_
  
5. Location of lands to be reviewed:  
49 Route 17K, Newburgh
  
6. Zone 04 Fire District Goodwill FD029  
Acreage 1.10 School District Newburgh
  
7. Tax Map: Section 100 Block 5 Lot 1

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 Adding electronic message center to existing sign

Special Use permit: 29" x 81" = 19.5 sq. ft

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 [Handwritten Signature]

Title Permit Coordinator Lewis Sign Co.

Date: 5-8-19

**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

49 Rt. 17K - Royal Pools  
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. ~~N/A~~ 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. ~~N/A~~ 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. ~~N/A~~ 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. ~~N/A~~ Date of plan preparation and/or plan revisions
9. ~~N/A~~ Scale the plan is drawn to (Max 1" = 100')
10. ~~N/A~~ North Arrow pointing generally up

N/A

11.  Surveyor,s Certification
12.  Surveyor's seal and signature
13.  Name of adjoining owners
14.  Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15.  Flood plain boundaries
16.  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.  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.  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.  Show topographical data with 2 or 5 ft. contours on initial submission

30.  Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31.  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.  Number of acres to be cleared or timber harvested
33.  Estimated or known cubic yards of material to be excavated and removed from the site
34.  Estimated or known cubic yards of fill required
35.  The amount of grading expected or known to be required to bring the site to readiness
36.  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.  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). *Requested from Assessors office*

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

By: \_\_\_\_\_  
 Licensed Professional

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

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):

## **FEE LAW SUMMARY**

### **PENDING APPLICATIONS**

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

### **SEVERABILITY**

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

### **EFFECTIVE DATE:**

This local law shall take effect immediately upon filing in the Office of the Secretary of State.



**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.

Mark Wade agent Lewis SignColl  
APPLICANT'S NAME (printed)

  
APPLICANT'S SIGNATURE

5-8-19  
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).

**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.

5-8-19

DATED

Marci Wade agent Lewis Sign Co  
APPLICANT'S NAME (printed)

  
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:

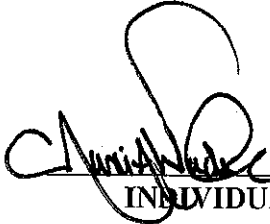
  ✓   NONE

                   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

  5-8-19    
DATED

 agent Lewis Sign Co.  
INDIVIDUAL APPLICANT

\_\_\_\_\_  
CORPORATE OR PARTNERSHIP APPLICANT

BY: \_\_\_\_\_  
(Pres.) (Partner) (Vice-Pres.)  
(Sec.) (Treas.)

**ARCHITECTURAL REVIEW FORM**  
**TOWN OF NEWBURGH PLANNING BOARD**

DATE: 5-8-19

NAME OF PROJECT: 49 Route 17K Royal Dads & Spas EMC panel addition

The applicant is to submit in writing the following items prior to signing of the site plans.

**EXTERIOR FINISH (skin of the building):**

Type (steel, wood, block, split block, etc.)

---

**COLOR OF THE EXTERIOR OF BUILDING:**

---

**ACCENT TRIM:**

Location: \_\_\_\_\_

Color: \_\_\_\_\_

Type (material): \_\_\_\_\_

**PARAPET (all roof top mechanicals are to be screened on all four sides):**

---

**ROOF:**

Type (gabled, flat, etc.): \_\_\_\_\_

Material (shingles, metal, tar & sand, etc.): \_\_\_\_\_

Color: \_\_\_\_\_

**WINDOWS/SHUTTERS:**

Color (also trim if different): \_\_\_\_\_

Type: \_\_\_\_\_

**DOORS:**

Color: \_\_\_\_\_

Type (if different than standard door entrée): \_\_\_\_\_

**SIGN:**

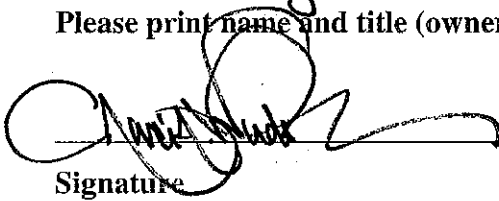
Color: Black

Material: Electronic

Square footage of signage of site: Royal Pools existing sign - 32 sq. ft  
Proposed EMC panel - 17.5 sq. ft

Marcus Wade agent Lewis Sign Co LLC

Please print name and title (owner, agent, builder, superintendent of job, etc.)

  
Signature

PROXY

(OWNER) Elizabeth A Boyle, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 49 Route 17K Newburgh  
IN THE COUNTY OF Orange  
AND STATE OF New York  
AND THAT HE/SHE IS THE OWNER IN FEE OF Royal Pools and Spas

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING  
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH  
PLANNING BOARD AND Named listed agent James S. Boyle IS AUTHORIZED  
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 5/9/19

Elizabeth A Boyle  
OWNERS SIGNATURE

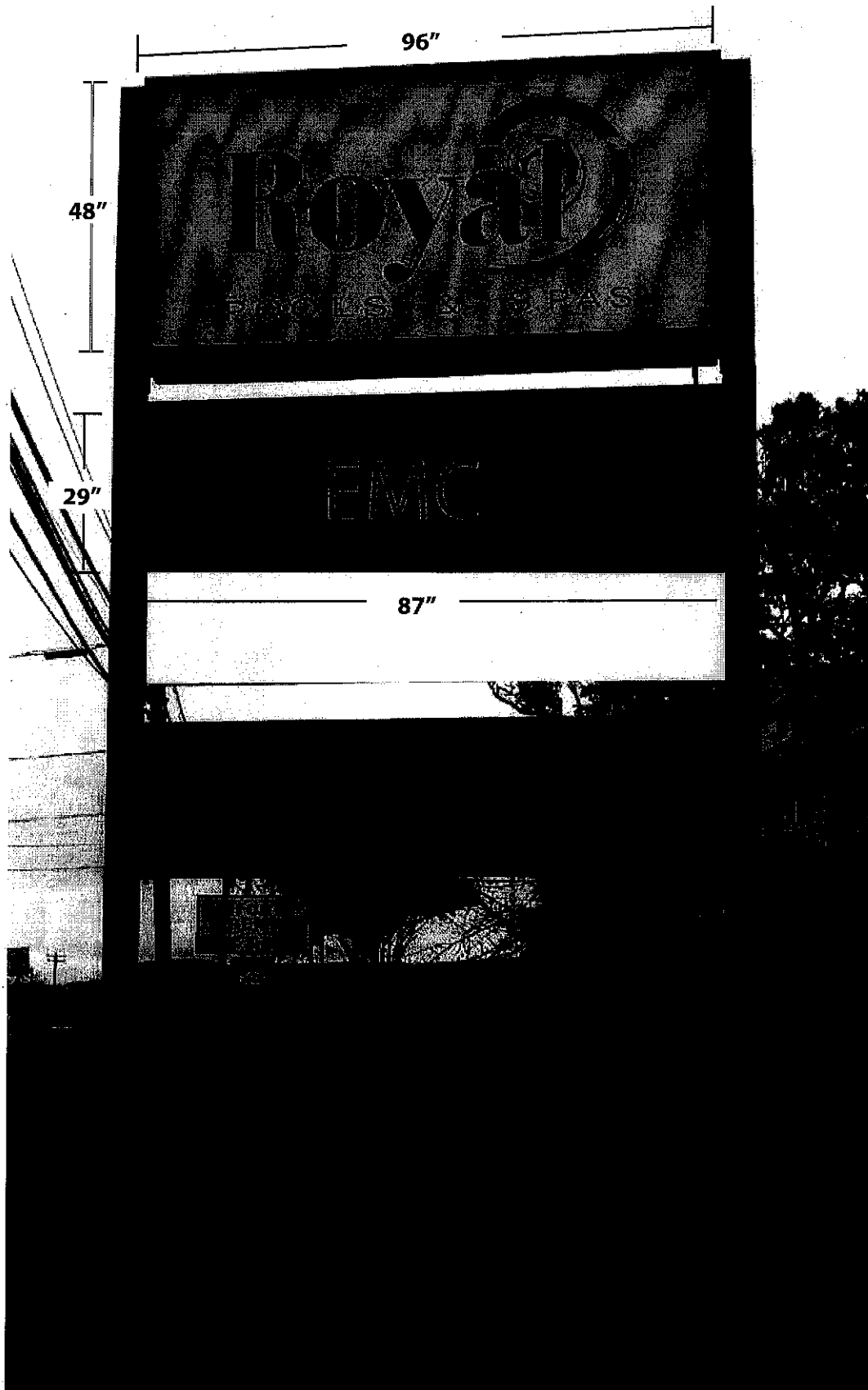
Matthew D. Boyle

Elizabeth A. Boyle  
OWNERS NAME (printed)

\_\_\_\_\_  
\_\_\_\_\_  
NAMES OF ADDITIONAL REPRESENTATIVES

J. Matthew Pilger  
WITNESS SIGNATURE

J. Matthew Pilger  
WITNESS NAME (printed)



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 There is no charge for the first revision, any customer changes after that are subject to a \$55.00 per half hour artwork fee.  
 Through vigilance, we can save the expense of corrections later.

Date: 3/29/19  
 Client: Royal Pools  
 Descriptive: EMC  
 File name: EMC-layout-1

APPROVAL Signature \_\_\_\_\_



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