



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

**PROJECT NAME:** ORANGE LAKE  
**PROJECT NO.:** 21-17  
**PROJECT LOCATION:** SECTION 47, BLOCK 1, LOT 39.2  
**REVIEW DATE:** 11 MARCH 2022  
**MEETING DATE:** 17 MARCH 2022  
**PROJECT REPRESENTATIVE:** MANOJKUMAR B. PATEL, P.E

1. Orange County Planning Referral was submitted 2 February 2022. Response time for County Planning has lapsed.
2. This office takes no exception to the Planning Board granting Final Approval for the Site Plan.

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**

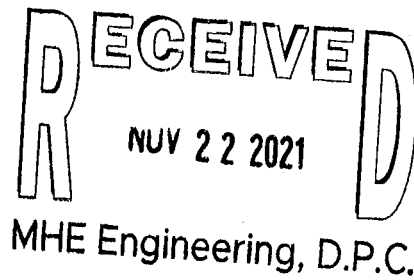
33 Airport Center Drive, Suite 202, New Windsor, NY 12553  
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

**PENNSYLVANIA OFFICE**

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

Date: 11/19/2021

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



**PROJECT: ORANGE LAKE RENTALS      PLANNING BOARD PROJECT No. 21-17**

**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,

As referred to by the Planning Board during the meeting on August 5, 2021, the applicant has been granted the Variances by the Zoning Board at their meeting on October 28, 2021. Please accept this package for reconsideration in the matter of 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, lighting or fencing are proposed in connection with this request.

We look forward to appearing before the Planning Board on Thursday, December 02, 2021.

Thank you for your consideration.

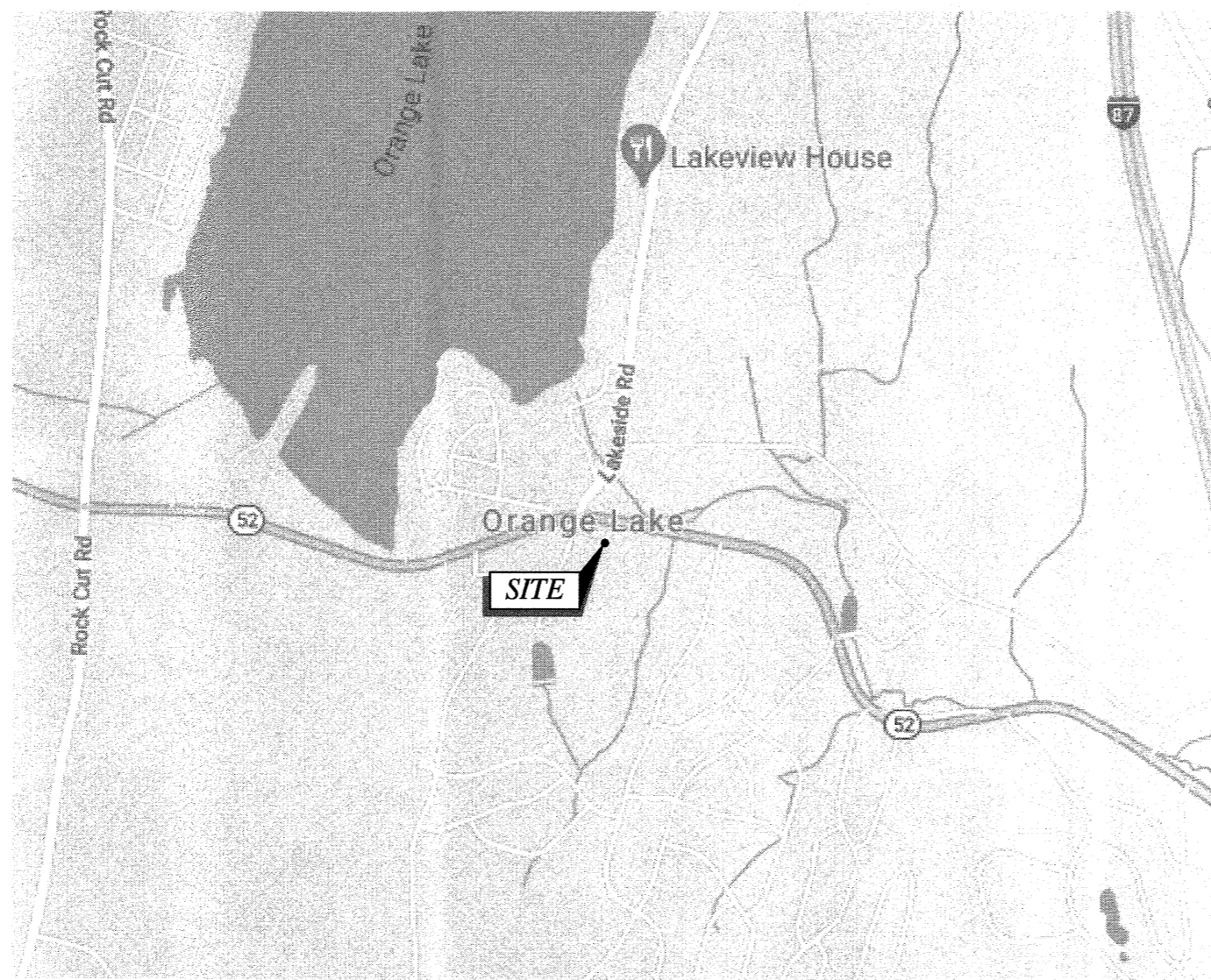
Sincerely,

A handwritten signature in cursive script that reads "Sanil Shah".

Sanil Shah

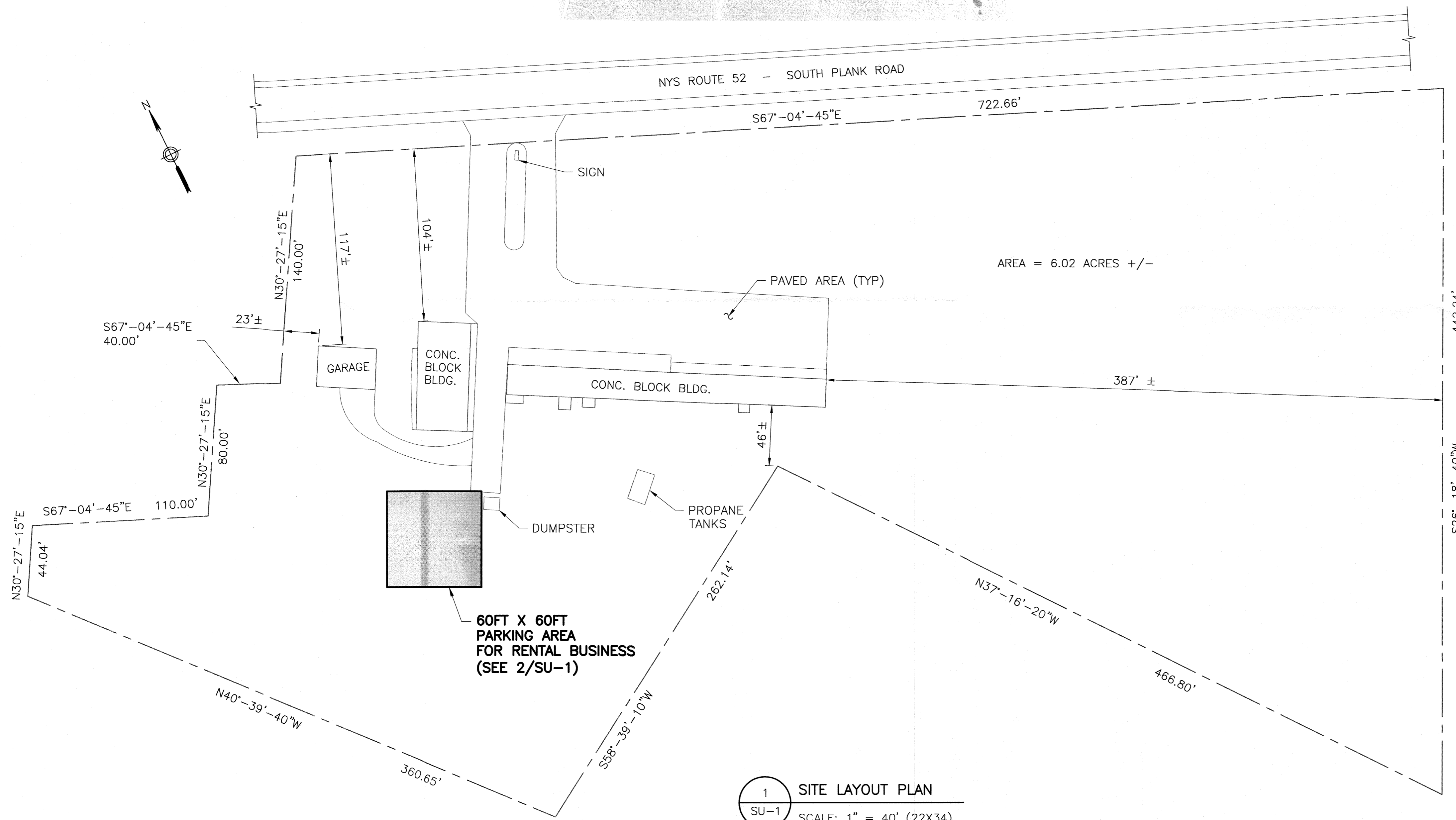
CC:     Dominic Cordisco, Drake Loeb PLLC  
        Patrick J Hines, McGoey, Hauser and Edsall Consulting Engineers, D.P.C.

- 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  
 4. NO NEW STRUCTURES, FENCE OR SIGNS PROPOSED.

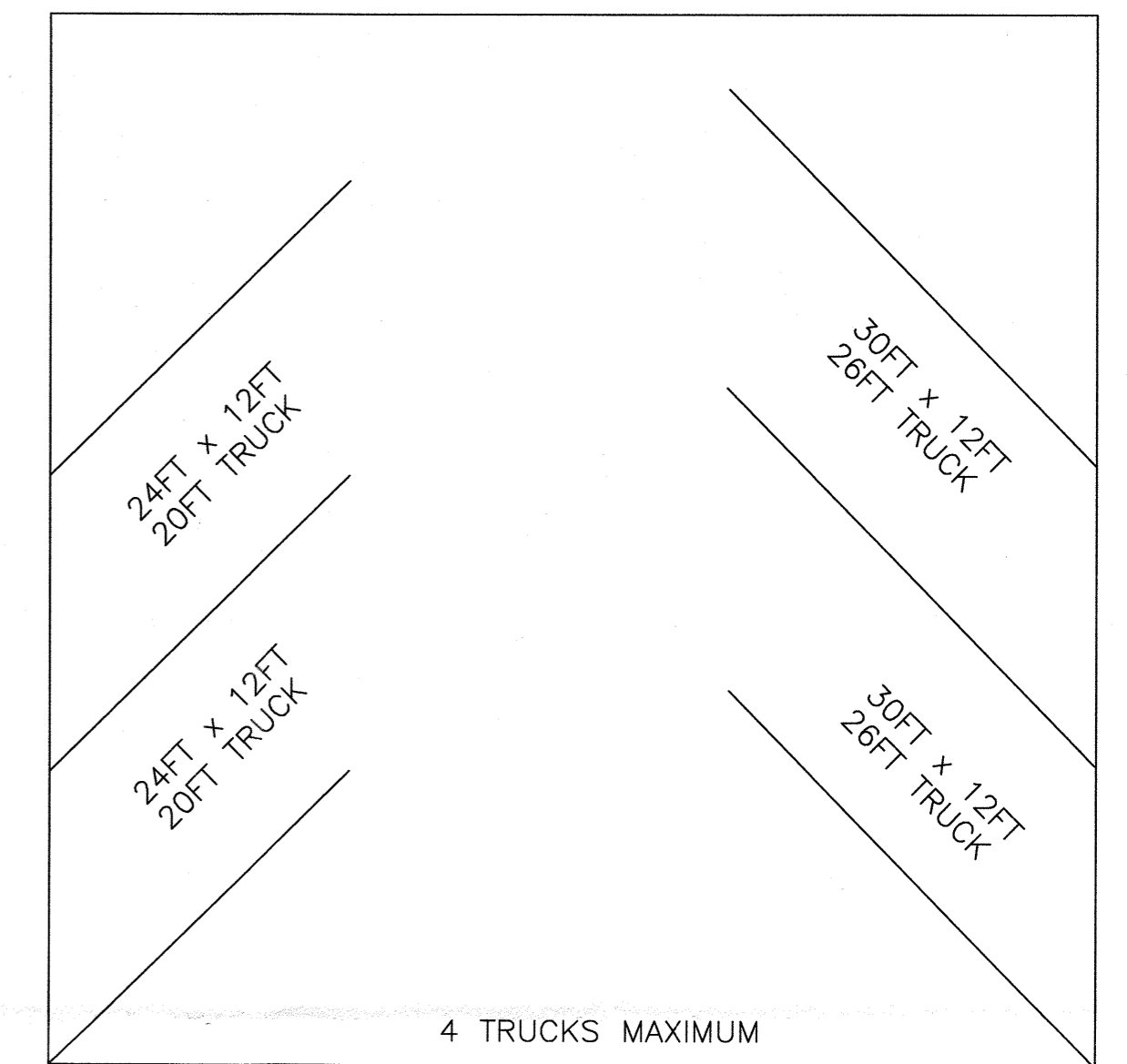


BULK Requirements (HOTELS & MOTELS – SECTION 185-27)	Minimum Required	Existing	Proposed
LOT Area	5 Acres	6.02 Acres +/-	No Change
LOT Width	200 feet	872 feet +/-	No Change
LOT Depth	200 feet	442 feet +/-	No Change
Front Yard	50 feet	104 feet +/-	No Change
Rear Yard *	60 feet	46 feet +/-	No Change
1 Side Yard *	50 feet	23 feet +/-	No Change
Both Side Yards	100 feet	410 feet +/-	No Change

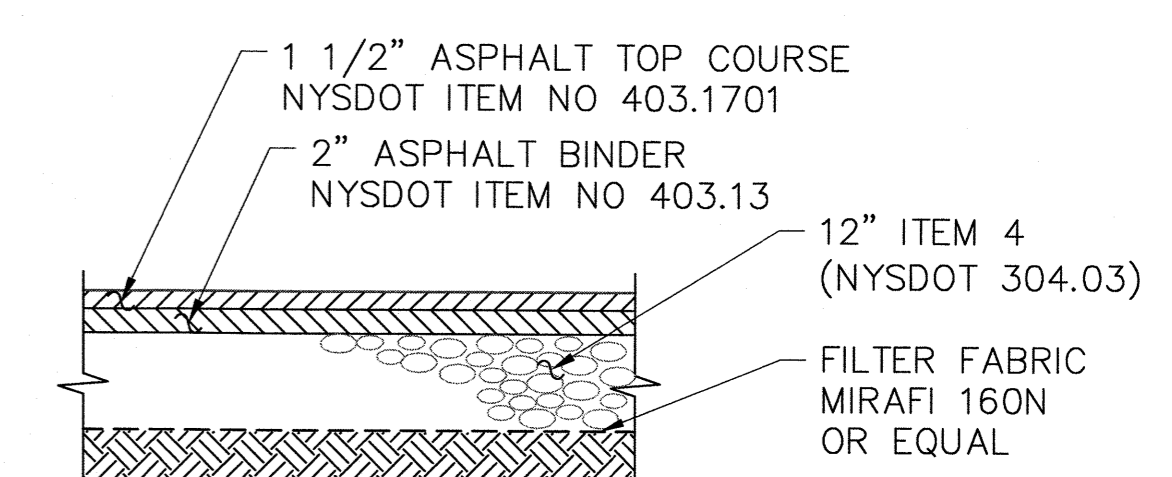
\*REQUIRES VARIANCE



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



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



3 PAVEMENT DETAIL  
 SU-1 SCALE: NTS

REV.	DESCRIPTION	DATE
0	FOR APPROVAL	06/30/21
1	UPDATED	09/10/21
2	ADDED DTL	11/12/21

APPLICANT:  
**SANIL SHAH**  
**ORANGE LAKE RENTALS**  
 SEC-BLK-LOT:  
**47-1-39.2**  
 ADDRESS:  
**427 SOUTH PLANK RD**  
**NEWBURGH, NY 12550**

