

May 10, 2013

Mr. John Ewasutyn
Planning Board Chairman
Town of Newburgh
308 Gardnertown Road
Newburgh, NY 12550

RE: Site Plan Review for Valon & Vatou Steakhouse, 34 North Plank Road, Town of Newburgh, NY; Town Project No. 2012-26, CM Project No. 113-103.

Dear Mr. Ewasutyn:

Creighton Manning Engineering, LLP (CM) is in receipt of the site plan dated April 3, 2013, prepared by Talcott Engineering Design, PLLC, and the resident comment letter dated April 18, 2013 from Ms. Christine Pearl. After reviewing the referenced materials and conducting a field visit, we offer the following comments:

1. Two driveways are proposed from the site to Stone Street. The sight distance looking right is clear all the way to Plank Road. The sight distance looking left towards West Stone Street is limited by arborvitae and vegetation planted in the wall of the residence at 15 West Stone Street (Tax Lot 84-3-1). Removal of this vegetation would improve sight distance but appears to be on private property. Although the sight distance exiting the driveway is adequate for a low-volume, low speed road, the sight distance for a left turn into the parking lot is very limited. As such, it is recommended that no lefts entering the northern parking lot (250 Lake Street) be allowed.



2. Curve warning signs should be added to the each side of the 90 degree turn in the street. The advisory speed should be based on a ball banking speed survey.



W1-1a

3. Parking demand for restaurants typically peak on Saturday according to the Institute of Transportation Engineers *Parking Generation, 4 Edition*, for a "Quality Restaurant." Fridays are approximately 90% of the peak day, while Sunday through Thursday varies from 50 to 75% of the peak day. The peak

time of day for a restaurant is usually 7 to 9 PM. At 80 seats, the average peak parking demand is 38 vehicles (weekdays and Saturday). Although the site plan exceeds the parking requirements according to zoning (20 spaces for 80 seats), parking demand could potentially exceed the supply of 27 spaces. As such, use of the 250 Lake Street property should be considered for overflow parking if needed.

4. Stone Street is presently narrow, varying in width from 17 feet to 20 feet. We are aware that patrons of the Tavern use Stone Street for parking when the existing lot is full, further narrowing the street. Therefore, we concur with the widening proposed, providing 24 feet of travel lanes, with the parking restricted on the west side (site side) of Stone Street.
5. Truck access to the parking lot will be limited to single-unit box trucks (SU) or short tractor-trailers (WB-40). It will be very difficult for anything larger to navigate Stone Street and park. Deliveries will require trucks to back out onto Stone Street to exit south to Plank Road. It is recommended that deliveries of food, linens, etc., be scheduled during off-peak periods. Trucks should not be directed to exit east through the adjacent neighborhood.

If you have any questions regarding these comments or recommendations, please feel free to contact our office.

Respectfully submitted,
Creighton Manning Engineering, LLP



Kenneth Wersted, P.E.
Project Manager

Cc: Bryant Cocks – Planning Consultant
Michael Donnelly – PB Attorney
Jim Osborne – Town Engineer
Jerry Canfield – Fire Inspector
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Karen Arent – KALA