



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

**PROJECT NAME:** 273 ROUTE 17K CHANGE OF USE-RESTAURANT  
**PROJECT NO.:** 23-05  
**PROJECT LOCATION:** 273 ROUTE 17K  
SECTION 90, BLOCK 6, LOT 1  
**REVIEW DATE:** 10 NOVEMBER 2023  
**MEETING DATE:** 16 NOVEMBER 2023  
**PROJECT REPRESENTATIVE:** A. HENNESSY ARCHITECTS

1. Plans should be revised to depict a grease trap for the proposed restaurant.
2. Zoning Variances have been issued for the pre-existing non-conformities on the lot.
3. Maintenance of the parking lot is required. The plans identify a 1 inch pavement overlay. Parking lot striping should be compliant with Town of Newburgh Standard Detail. Copy Attached.
4. A neighboring property owner has identified a storm drain which is not depicted on the plans. The applicant's representative are requested to evaluate the existence of the storm drain and depict the same on the plans.
5. Photos documenting the parking area inconsistent with what is depicted on the plans that have been submitted. Existing limits of the asphalt surface on the site should be depicted on the Site Plan.
6. No changes to site lighting have been identified on the plans. The applicants are requested to confirm that existing lighting on the site is to remain unchanged.
7. This office submitted the plans to the NYS Department of Transportation on 18 October 2023. As of the date of these comments no response has been received.
8. At the 21 September 2023 Planning Board meeting the applicant's representative identified the berm would be created using mulch. The berm should be constructed of earth material and not mulch. Planning Board may wish to have the Landscape Architect Consultant review the plantings and methodology.
9. Accessible parking spaces should be identified on the plans with compliant signage.
10. This has been submitted to Orange County Planning, however, based on recent Intermunicipal Agreement with County Planning the change of use does not require County Planning review.

**NEW YORK OFFICE**

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11. The Planning Board was awaiting any response from NYSDOT prior to determining whether a Public Hearing should be held.
12. The discussion regarding landscaping identified the landscaping requirement to mix the species of trees proposed. The mix of species should be identified as well as a detail of the berm provided.

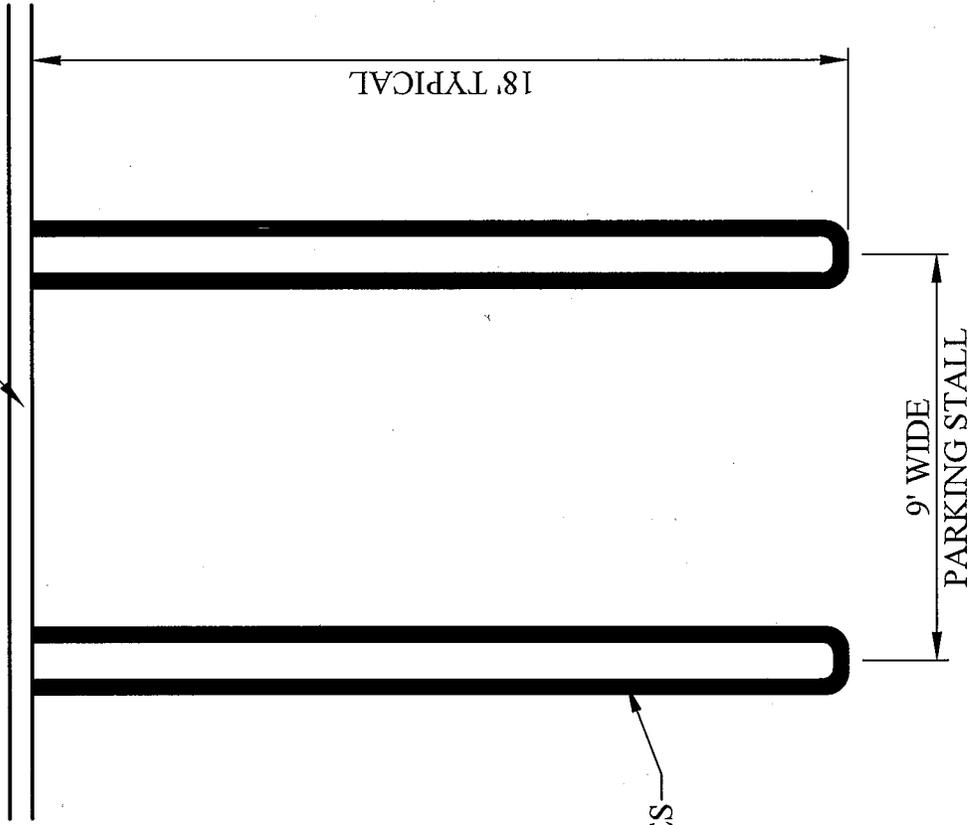
Respectfully submitted,

**MHE Engineering, D.P.C.**



Patrick J. Hines  
Principal  
PJH/kbw

CONCRETE CURB



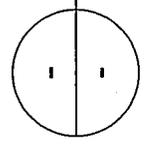
18' TYPICAL

9' WIDE  
PARKING STALL

4" WHITE LINES  
14" O.C. (TYP.)

# TYPICAL PARKING SPACE DETAIL

SCALE: N.T.S.





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March 29, 2023

RE: 273 Route 17k  
Newburgh, New York

Parcel size: .47 acre

Parcel zone: B

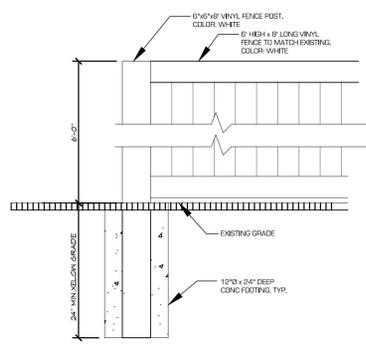
Water/sewer: Town

Zoning board variance: One front yard setback for 4.3'

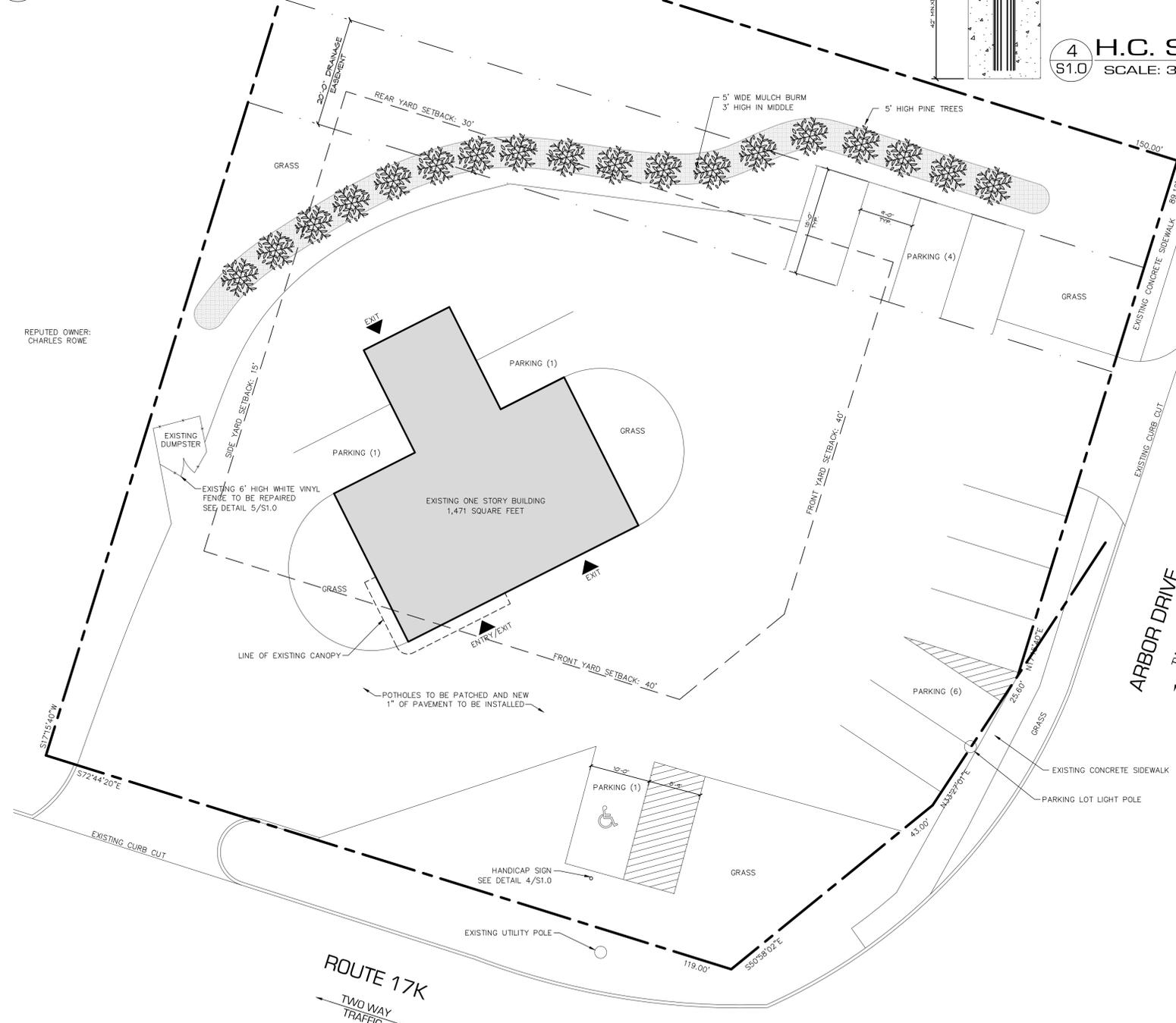
Parcel access: Town roads

The proposed project will consist of a change of use: previous use is a dry cleaners and the proposed new use is a restaurant. There will be no work completed outside of the building or to the property itself. All work will consist of renovating the interior for the new restaurant.

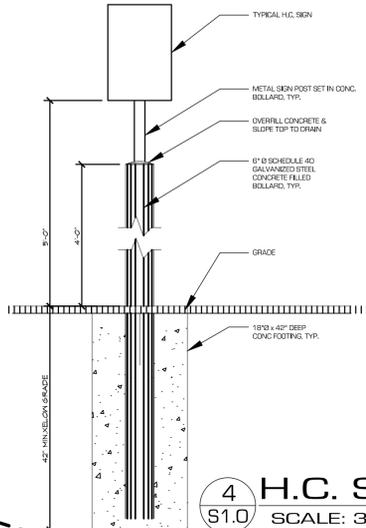
If you have any questions or comments, feel free to contact our office.



**5 FENCE DETAIL**  
S1.0 SCALE: 3/4" = 1'-0"



**1 PROPOSED SITE LAYOUT**  
S1.0 SCALE: 3/16" = 1'-0"

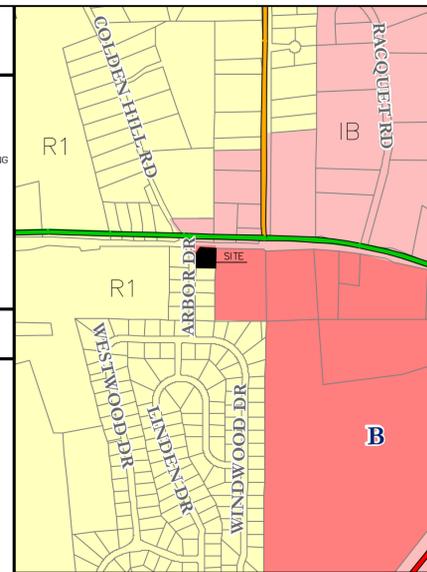


**4 H.C. SIGN**  
S1.0 SCALE: 3/4" = 1'-0"

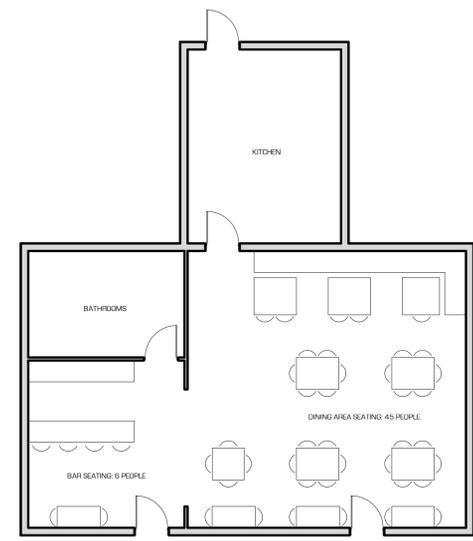
**BULK REQUIREMENTS - ZONE B**  
S: 30 B: 60 L: 1  
PROPOSED USE: RESTAURANT

ITEM	REQUIRED/ALLOWED	PROVIDED	VARIANCE REQ.
<b>LOT REQUIREMENTS</b>			
LOT AREA	15,000 SF	21,849 SF	NO
LOT WIDTH	100'	119'	NO
LOT DEPTH	125'	149.48'	NO
<b>YARD REQUIREMENTS</b>			
FRONT YARD	50'	35.7'/64.7'	YES- EXISTING NOT CONFORMING
REAR YARD	30'	52'	NO
SIDE YARD	15'	31'	NO
<b>HEIGHT REQUIREMENTS</b>			
BUILDING HEIGHT - FEET	35'	22'	NO
<b>COVERAGE REQUIREMENTS</b>			
LOT BUILDING COVERAGE	60%	7%	NO
LOT SURFACE COVERAGE	85%	60%	NO
<b>PARKING</b>			
OFF-STREET PARKING	1 PER 4 SEATS 51 SEATS/ 4 - 12 SPOTS	13	NO

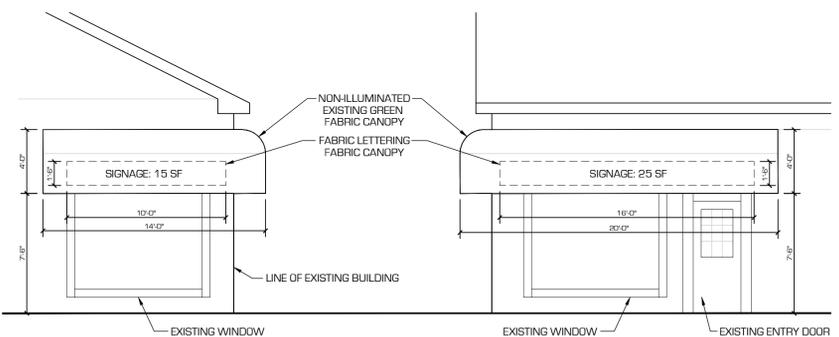
INFORMATION SHOWN AND USED HEREON FOR BASEMAP WAS PROVIDED BY ROBERT L. CAMPBELL, L.S.: NYS REGISTERED LAND SURVEYOR #49307, 21 MCGUIRE LANE, RHINEBECK, NY.; DATED JUNE 18, 2009.



**SITE LOCATION/ZONING MAP**



**2 SEATING PLAN**  
S1.0 SCALE: 1/8" = 1'-0"



**3 SIGN ELEVATION - AWNING**  
S1.0 SCALE: 3/16" = 1'-0"



**A. HENNESSY ARCHITECTS, P.C.**  
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**CLIENT:**  
CLINTON DAUSWELL  
  
3 NANCY LANE  
NEWBURGH, NY

**PROJECT:**  
CHANGE OF USE  
  
273 ROUTE 17K  
NEWBURGH, NY

**ARCHITECT'S SEAL:**  
  
UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 2303 (2) OF THE NEW YORK STATE EDUCATION LAW.

**BULK REQUIREMENTS  
SITE PLANS**

**REVISIONS:**

PROJECT NO.: 22012  
SCALE: AS NOTED  
DATE: 1.6.23  
DESIGNER: MH  
CHECKED: AJH  
DRAWN BY: MH

SHEET NO.  
**S1.0**