



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

**PROJECT NAME:** GOLD'S GYM AMENDED SITE PLAN  
**PROJECT NO.:** 2022-07  
**PROJECT LOCATION:** SECTION 86, BLOCK 1, LOT 26.21  
**REVIEW DATE:** 1 APRIL 2022  
**MEETING DATE:** 7 APRIL 2022  
**PROJECT REPRESENTATIVE:** MAURI ARCHITECTS

1. The project proposes a 837 square foot interior modification to provide for chiropractic services within the existing two story fitness center. The project is located in the IB Zone, Bulk Chart D-5 provides for offices for business, research and professional use, and banks.
2. The modifications to the site are completely within the building with no exterior modifications proposed.
3. Code Enforcement Department's comments regarding the proposed use within the fitness center should be received.
4. The project site complies with all underlying Bulk Tables in the IB Zoning District.
5. The entire site is located greater than 500 feet from NYS Route 17K. No County Planning referral is required.
6. It is unclear if any signage for the use is proposed.
7. The Board may wish to discuss whether a Public Hearing will be required for the change of use within the existing structure.

Respectfully submitted,

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

A handwritten signature in dark ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines  
Principal

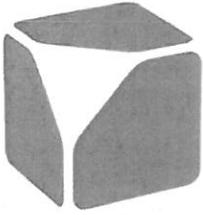
PJH/kbw

**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



MARTIN J DIESING AIA  
RICHARD K TOMPKINS AIA

March 24, 2022

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

**Re: New Chiropractic Suite At:  
Gold's Gym - 15 Racquet Road, Newburgh, NY  
Town of Newburgh File # 2022-08**

Dear Chairman Ewasutyn,

Gold's Gym, located at the above referenced address, is proposing interior alterations and renovations to their existing building. Their existing parcel is approximately 7.2 acres and is located within the IB (Interchange Business) zoning district.

This proposal includes interior alterations and renovations to approximately 837 square feet of the interior first floor of the existing building for a new chiropractic suite.

Attached for your review and consideration is an Amended Site Plan, Short Environmental Assessment Form and related applications. I look forward to meeting with you and the Planning Board to discuss this project further. Should you have any questions prior to the Planning Board meeting, please do not hesitate to contact my office.

Sincerely,

Martin J. Diesing RA AIA

**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:** 2022-08  
(Application fee returnable with this application)

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

Interior Alterations & Renovations at Gold's Gym

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

**Name** Players Airport / Limited Partnership

**Address** 260 Route 17K

Newburgh, NY 12550

**Phone** \_\_\_\_\_

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

**Name** Mauri Architects PC

**Address** 73 Mansion Street

Poughkeepsie, NY 12601

**Representative** Jay Diesing, RA AIA

**Phone** 845.452.1030

**Fax** N/A

**Email** Jay@mauri-architects.com

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

**Name** Mauri Architects PC

**Address** 73 Mansion Street

Poughkeepsie, NY 12601

**Phone/Fax** 845.452.1030

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

15 Racquet Road, Newburgh NY 12550

**6. Zone** IB

**Fire District** Coldenham Fire

**Acreeage** 7.2

**School District** Valley Central

**7. Tax Map: Section** 86 **Block** 1 **Lot** 26.21

**8. Project Description and Purpose of Review:**

Number of existing lots 1 Number of proposed lots 1  
Lot line change N/A  
Site plan review Amended Site Plan for Interior Alterations & Renovations  
Clearing and grading N/A  
Other N/A

**PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT**

**9. Easements or other restrictions on property:**

(Describe generally) None

**10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:**

Signature  Title Architect

Date: 24 March 2022

**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**

Interior Alterations & Renovations at Gold's Gym

**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.  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.  Surveyor,s Certification
12.  N/A Surveyor's seal and signature
13.  Name of adjoining owners
14.  N/A Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15.  N/A Flood plain boundaries
16.  N/A 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.  N/A Show existing or proposed easements (note restrictions)
20.  N/A Right-of-way width and Rights of Access and Utility Placement
21.  N/A 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.  N/A Number of lots including residual lot
24.  N/A Show any existing waterways
25.  N/A 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.  N/A Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28.  N/A Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29.  N/A Show topographical data with 2 or 5 ft. contours on initial submission

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


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- 37. N/A 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.  


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- 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: Jay Desing  
 Licensed Professional

Date: 24 March 2022

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 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.

Jay Diesing, RA AIA

\_\_\_\_\_  
**APPLICANT'S NAME (printed)**



\_\_\_\_\_  
**APPLICANTS SIGNATURE**

24 March 2022

\_\_\_\_\_  
**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.

24 March 2022

**DATED**

Jay Diesing, RA AIA

**APPLICANT'S NAME (printed)**

JAY DIESING

**APPLICANT'S SIGNATURE**



**PROXY**

(OWNER) Don Murphy, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 299 Lakeside Road, Newburgh, NY 12550  
IN THE COUNTY OF Orange  
AND STATE OF New York  
AND THAT HE/SHE IS THE OWNER IN FEE OF \_\_\_\_\_  
Players Airport / Limited Partnership

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING  
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH  
PLANNING BOARD AND Jay Diesing, RA AIA IS AUTHORIZED  
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

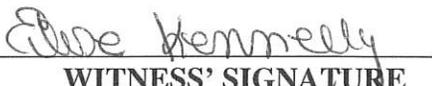
DATED: 3/23/22

  
OWNERS SIGNATURE

\_\_\_\_\_

Don Murphy  
OWNERS NAME (printed)

Elise Kennelly

  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

Elise Kennelly  
WITNESS' NAME (printed)

# Short Environmental Assessment Form

## Part 1 - Project Information

### 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: Interior Alterations & Renovations at Gold's Gym			
Project Location (describe, and attach a location map): 15 Racquet Road, Newburgh, NY 12550			
Brief Description of Proposed Action: Interior Alterations & Renovations of a 837 sf area within Gold's Gym for a new chiropractic suite.			
Name of Applicant or Sponsor: Jay Diesing, RA AIA - Mauri Architects PC		Telephone: 845.452.1030	
		E-Mail: Jay@mauri-architects.com	
Address: 73 Mansion Street			
City/PO: Poughkeepsie		State: New York	Zip Code: 12601
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 <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Newburgh Building Dept. - Building Permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 7.2 acres	
b. Total acreage to be physically disturbed?		_____ 0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 7.2 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input checked="" 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? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?  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: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



Project:

Date:

**Short Environmental Assessment Form  
Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

**Short Environmental Assessment Form  
Part 3 Determination of Significance**

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.

- 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.
- 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

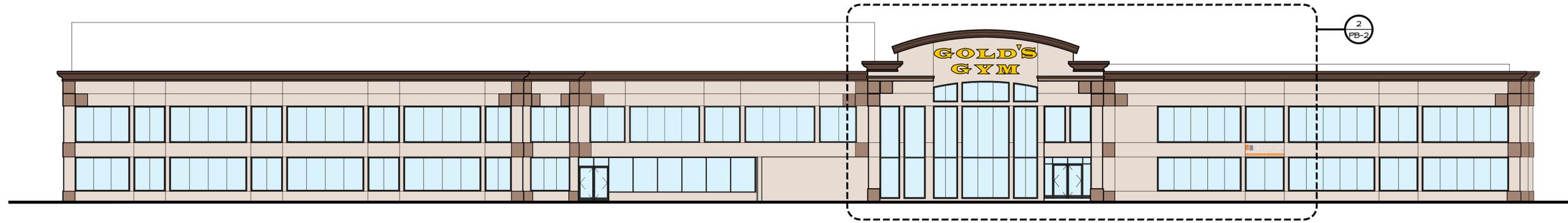
\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**



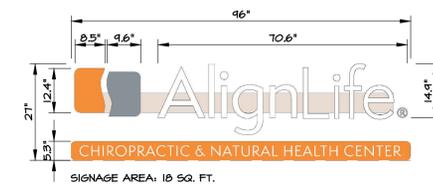


1 EAST ELEVATION  
SCALE: 3/32" = 1'-0"



2 PARTIAL ENLARGED EAST ELEVATION  
SCALE: 3/16" = 1'-0"

SIGN DATA CHART		TOWN OF NEWBURGH SBL # 86-1-26.21	
ZONING DISTRICT	IB	PERMITTED	PROPOSED
WALL MOUNTED SIGNS: TOTAL ALLOWABLE SIGN AREA, EXCEPT FREESTANDING SIGNS: IF THERE IS A FREESTANDING SIGN, THEN 1 SF OF SIGN AREA PER LINEAR FOOT OF BUILDING WALL THAT FRONTS A STREET. NO LIMIT TO NUMBER OF SIGNS ON A SITE SO LONG AS THEIR AGGREGATE SQUARE FOOTAGE IS WITHIN THE TOTAL ALLOWABLE AREA LIMIT.	MAX	EAST ELEV. 230'-TJE  248 SF MAX TOTAL	EAST ELEV. (2) SIGNS: GOLD'S GYM = 120 SF ALIGN LIFE = 18 SF  (2) SIGNS = 138 SF TOTAL



- ILLUMINATE CHANNEL LETTERS & CHANNEL CAPSULE - RACEWAY MOUNT
- FACES 3/16" ACRYLIC #1328 WHITE FOR 'ALIGNLIFE' & #2447 FOR THE REMAINDER
  - FACES OF LOGO BUS AND CAPSULE TO HAVE DIGITALLY PRINTED VINYL APPLIED, COLORS TO MATCH PANTONE 715-C ORANGE AND PANTONE 7544-C GREY
  - 1" BLACK TRIM CAP
  - 3" RETURNS, 240° ALUMINUM, PRE-FINISHED BLACK
  - WHITE LED ILLUMINATION W/ ELECTRONIC POWER SOURCE
  - RACEWAY COLOR TO MATCH EXISTING EIF.S.
  - RACEWAY EQUIPPED W/ EXTERNAL SERVICE SWITCH
  - CAPSULE TO BE MOUNTED TO ON A RACEWAY
  - ALL ELECTRICAL COMPONENTS ARE UL LISTED
  - REQUIRES UL & MANUFACTURERS LABELS

3 SIGN DETAIL  
SCALE: 1/2" = 1'-0"

INTERIOR ALTERATIONS & RENOVATIONS AT:  
**GOLD'S GYM**  
NEWBURGH, NY  
15 RACQUET ROAD

EAST ELEVATION, SIGN DATA CHART AND SIGN DETAIL

**MAURI ARCHITECTS PC**  
73 MANSION STREET FOUCHERKEEPSIE NY 12601 945-4521030 mauri-architects.com

PROJECT NO.  
**PB-2**

PURSUANT TO SECTION 245 (b) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW.

