



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: LOT LINE CHANGE – MARTIN MILANO
PROJECT NO.:
PROJECT LOCATION: SECTION 97, BLOCK 2, LOT 30.1, 30.22 AND 33
PROJECT REPRESENTATIVE: MASER CONSULTING
REVIEW DATE: 3 SEPTEMBER 2013
MEETING DATE: 5 SEPTEMBER 2013

1. Three existing tax maps are proposed to be realigned to create two lots at the existing Hampton Inn/Diner site. The Diner was originally part of the hotel site plan and approved as an accessory use to the hotel. The Applicant currently wishes to create a separate lot for the Diner parcel. Tax Lot 33 was a result of a survey gore identified based on NYSDOT taking/easement maps.
2. Access to the site is via an existing commercial private roadway similar to other uses in the town including Crossroads Court, Northeast Business Park and the Stony Brook commercial/residential site plan.
3. Section 185-27 Hotels/Motels and Accessory Restaurants, B. Ownership, states the entire property occupied by hotel, motel, accessory restaurants structures shall be maintained and common ownership and control throughout the life of the development. The existing hotel will meet zoning requirements for lot area independent of the proposed lot #1 which will also meet lot area requirements for the use.
4. Section 195-27 C (1.) Site shall have principal frontage on a state or county highway. Access to the hotel property is via a private road which directly accesses the state highway at a traffic control signal similar to the facilities located at Crossroads Court.
5. Based on review of the plans, the following variances will be required.
 - a. Lot #1 rear yard setback, 60 foot required, 47.1 provided
 - b. Lot #2, rear yard setback, 60 foot required, 49.5 provided

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- 111 Wheatfield Drive • Milford, Pennsylvania 18337 • 570-296-2765 •
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- c. Use variance for separate restaurant/fast food establishment as a principal use on a lot in the IB zone.
- d. Possible use variance from Section 185-27 ownership and 185-27 C (1.) principal permitted frontage.

Respectfully submitted,

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

Patrick J. Hines, Associate