



**CONSULTING ENGINEERS, D.P.C.**

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Principal Emeritus:  
RICHARD D. MCGOEY, P.E. (NY & PA)

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

**PROJECT: RESORTS WORLD HUDSON VALLEY**  
**PROJECT NO.: 21-11**  
**PROJECT LOCATION: SECTION 60, BLOCK 3, LOT 41.21**  
**REVIEW DATE: 28 MAY 2021**  
**MEETING DATE: 3 JUNE 2021**  
**PROJECT REPRESENTATIVE: JCM ENGINEERING**

1. The Town Board as Lead Agency has issued a Negative Declaration for the zone change and the specific project. The Planning Board may wish to adopt the Town Boards Negative Declaration as their SEQRA findings as well.
2. Revised plans have been submitted addressing the previous comments from this office as well as comments from the Planning Board. The generator as well as three proposed transformer pads have been incorporated into the fenced area with landscaping around the enclosure proposed. A bus loading area has been delineated with cross walks from the rear mall entrance. A note regarding sidewalks to be coordinated with DOT has been placed on the plans. The Planning Board may wish to consider a time frame for the installation of the sidewalks. An interconnect between the mall facility and the adjoining " Wild Wings" property now or formerly MALJA Corporation is also proposed.
3. This office has forwarded a City of Newburgh Flow Acceptance letter for their review and concurrence.
4. The Board should confirm that the new local law has been filed with the Department of State prior to taking any action.
5. Response to Planning Board comments the mechanical units are identified as being screened on the roof with color to match the newly painted exterior façade.

Respectfully submitted,

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

Patrick J. Hines  
Principal  
PJH/kbw

**BURKE, MIELE, GOLDEN & NAUGHTON, LLP**

40 MATTHEWS STREET  
SUITE 209

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FAX (845) 294-7673

RICHARD B. GOLDEN  
KELLY M. NAUGHTON\*  
ROBERT M. MIELE\*\*  
ASHLEY N. TORRE\*\*  
PATRICK T. BURKE

-----  
JOSEPH P. MCGLINN (1941-2000)

\* ADMITTED IN NEW YORK & MASSACHUSETTS

\*\* ADMITTED IN NEW YORK & NEW JERSEY

May 24, 2021

Honorable John P. Ewasutyn, Chairman  
Town of Newburgh Planning Board  
21 Hudson Valley Professional Plaza  
Newburgh, New York 12550

Re: Resorts World Hudson Valley  
Revised Site Plans  
Project No. 2021-11

Dear Chairman Ewasutyn:

Enclosed please find fifteen copies of the revised site plans submitted in connection with the Resorts World Hudson Valley application to address the concerns of the Planning Board and its consultants. We respectfully request to be placed on the Planning Board's next available agenda.

Should you have any questions or comments, please do not hesitate to contact me.

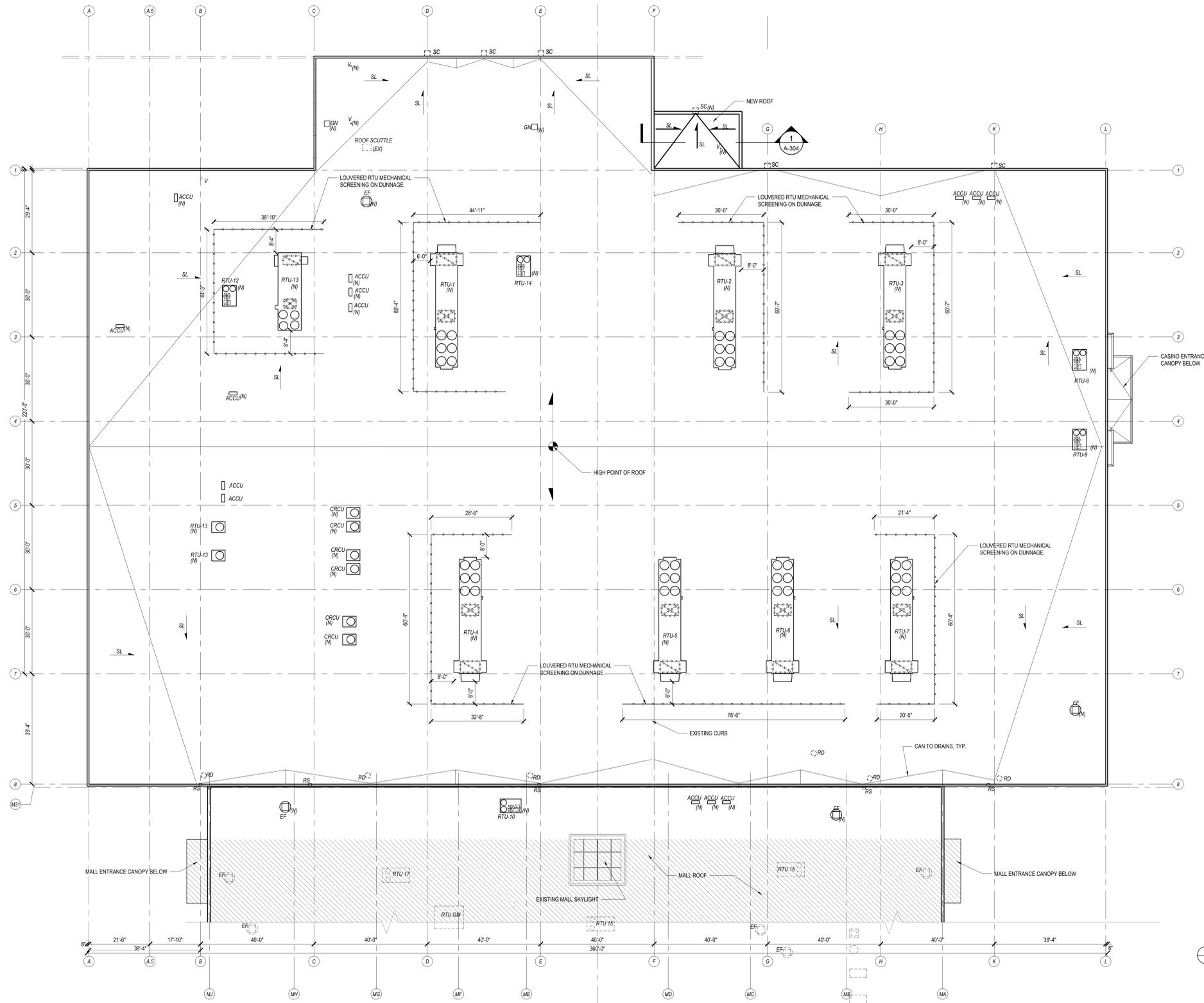
Very truly yours,

  
KELLY M. NAUGHTON

KMN:la  
Enclosures

Cc: Dominic Cordisco, Esq. (via email)  
Pat Hines (via email)  
Ken Werstad (via email)





1 ROOF PLAN  
SCALE: 1/16"=1'-0"

**GENERAL NOTES:**

1. SHOULD THE GC ENCOUNTER ANY POTENTIAL ASBESTOS, MATERIALS, PCB OR OTHER TOXIC SUBSTANCES, THE CONTRACTOR SHOULD REPORT THE FINDINGS IMMEDIATELY IN WRITING TO THE OWNER. PRIOR TO CONTINUING WITH ANY WORK IN THE AREA, WORK SHALL NOT BE RESUMED EXCEPT BY WRITTEN AUTHORIZATION OR AGREEMENT FROM OWNER.
2. ALL EXISTING HVAC EQUIPMENT, PLUMBING, DRAIN AND FIRE PROTECTION LINES SHALL REMAIN UNLESS NOTED OTHERWISE OR PRESENT A CONFLICT WITH THE NEW CONSTRUCTION. EXTENSION AND REWORKING OF THESE LINES IS RESPONSIBILITY OF THE GC. CONTRACTOR SHALL VERIFY EXISTING ITEMS WITH ARCHITECT / ENGINEER / DESIGNER. COORDINATE WITH PROPERTY PRIOR TO INTERFERING WITH EXISTING UTILITIES.
3. TERM "INSTALL" MEANS "INSTALL, OWNER FURNISHED ITEMS." TERM "PROVIDE" MEANS "FURNISH AND INSTALL."
4. ALL EGRESS ROUTES TO REMAIN OPEN & ACCESSIBLE DURING CONSTRUCTION.

**CONSTRUCTION NOTES:**

- SEE DRAWING A-200.

**ROOF LEGEND:**

- EF EXHAUST FAN
  - SC SCUPPER
  - RS RELIEF SCUPPER
  - V VENT
  - SL SLOPE TO DRAIN
  - RTU ROOF TOP UNIT - SEE MECHANICAL DWG'S
  - ACCU HVAC UNIT - SEE MECHANICAL DWG'S
  - CRU
  - (N) NEW
  - (EX) EXISTING
- AREA NOT IN CONTRACT

WARNING:  
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THE PLANS IN ANY WAY. IF ALTERATIONS TO THESE PLANS ARE MADE, THE ALTERATION SHALL BE MADE IN ACCORDANCE WITH ARTICLE 145-SUBSECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

|     |                                    |           |
|-----|------------------------------------|-----------|
| NO. | Respond to Planning Board Comments | DATE      |
| 1   |                                    | 5/24/2021 |

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**Resorts World Casino**  
New York City  
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TEL: (888) 888-8881 WWW.RESORTSWORLD.COM/NEW-YORK-CASINO

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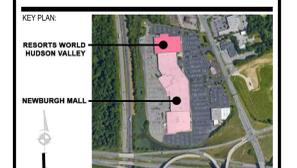
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KEY PLAN  
RESORTS WORLD HUDSON VALLEY  
NEWBURGH MALL

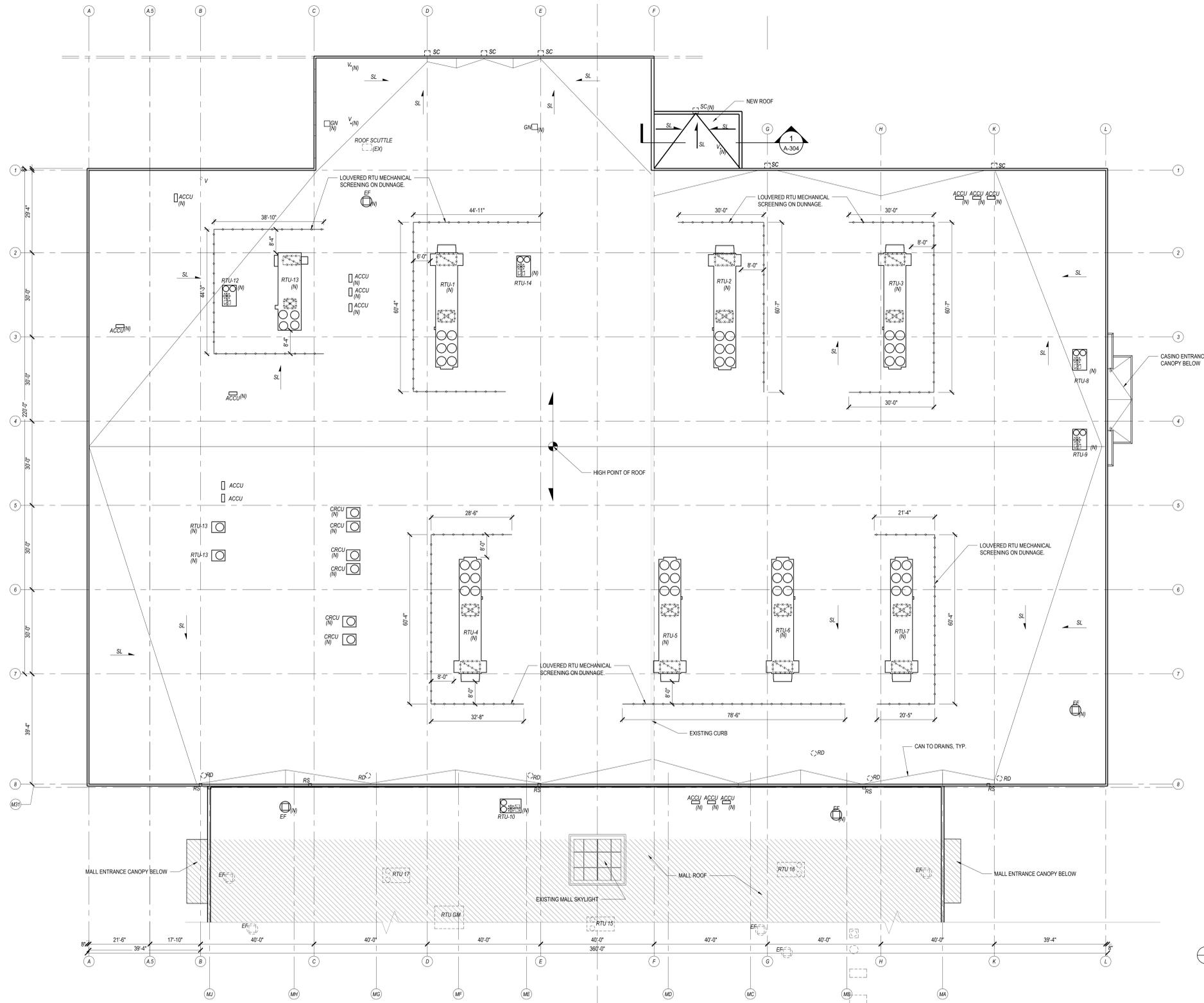


RECORD SET  
OGS PROJECT # SDXXX

PROJECT  
**RESORTS WORLD HUDSON VALLEY**  
1401 NY-300 Newburgh, NY 12550

DRAWING TITLE  
**ROOF PLAN**

SEAL & SIGNATURE  
DATE: 4/23/2021  
SCALE: 1/16"=1'-0"  
PROJECT No:  
DRAWN BY:  
DWG No:  
**A-203.00**  
JOB No: SHEET No: X OF XX



1 ROOF PLAN  
SCALE: 1/16"=1'-0"

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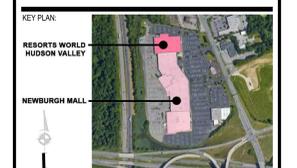
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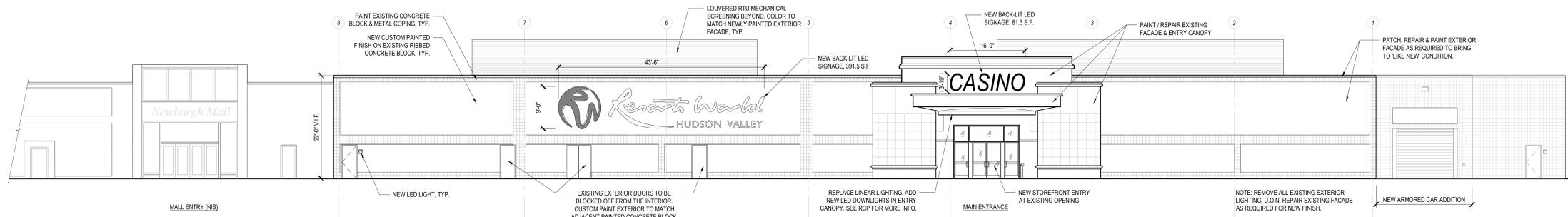
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1401 NY-300 Newburgh, NY 12550

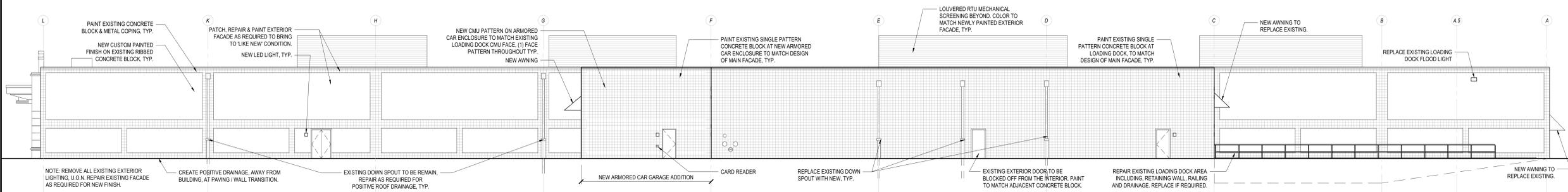
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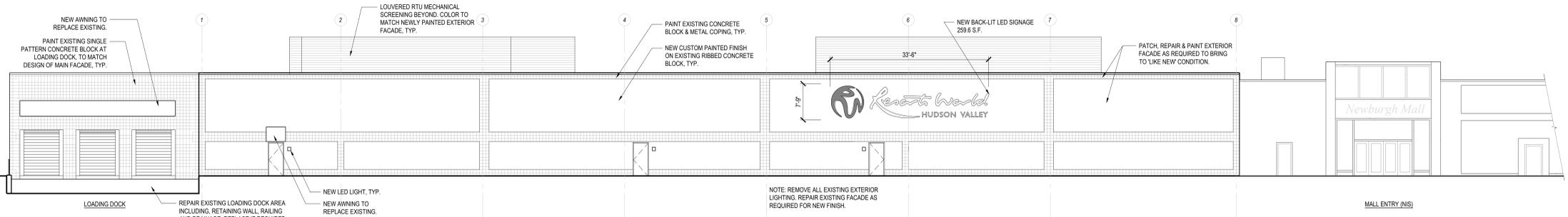
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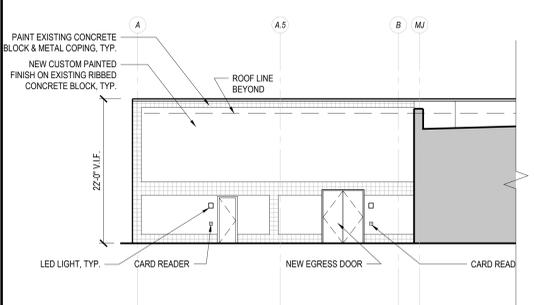
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A-301 SCALE: 3/32"=1'-0"



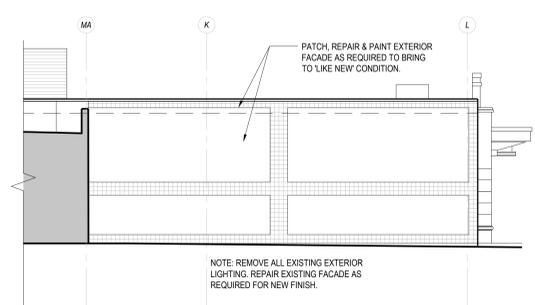
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A-301 SCALE: 3/32"=1'-0"



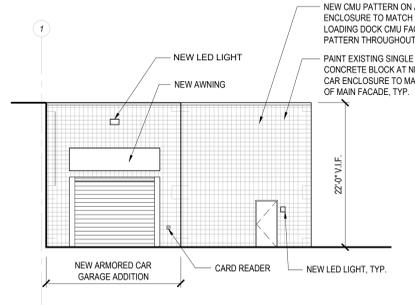
**3 BACK ELEVATION (WEST)**  
A-301 SCALE: 3/32"=1'-0"



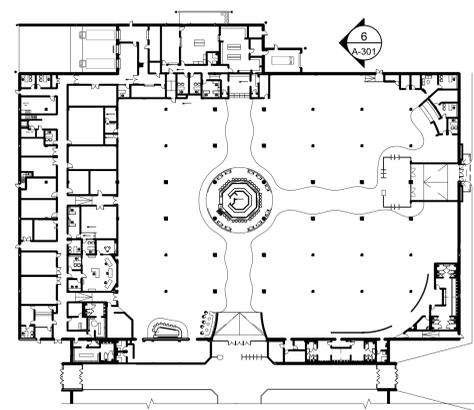
**4 SIDE ELEVATION (SOUTH)**  
A-301 SCALE: 3/32"=1'-0"



**5 SIDE ELEVATION (SOUTH)**  
A-301 SCALE: 3/32"=1'-0"



**6 ARMOR GARAGE ELEVATION (EAST)**  
A-301 SCALE: 3/32"=1'-0"



**0 KEY PLAN**  
A-301 SCALE: NONE

**SIGNAGE NOTES:**

AS PER TOWN OF NEWBURGH CODES §185-14.1. SIGN REGULATIONS FOR SHOPPING CENTERS:  
EAST ELEVATION:  
ALLOWABLE: 2 SF x (220-40) LF = 2 x 260 = 520 SF  
PROPOSED: (Resorts World Casino Logo) 391.5 SF + ("CASINO") 61.3 SF = 452.8 SF (Complies)  
WEST ELEVATION:  
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PROPOSED: (Resorts World Casino Logo) 259.6 SF (Complies)

**EXTERIOR NOTES:**

1. ALL PROPOSED SIGNS ARE INTERNALLY BACK-LIT USING CONCEALED LEDES

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KEY PLAN  
RESORTS WORLD - HUDSON VALLEY  
NEWBURGH MALL

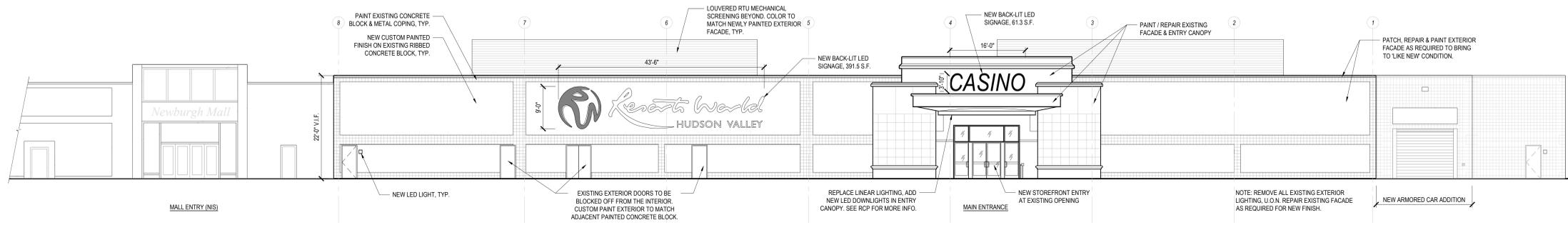
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**RESORTS WORLD HUDSON VALLEY**  
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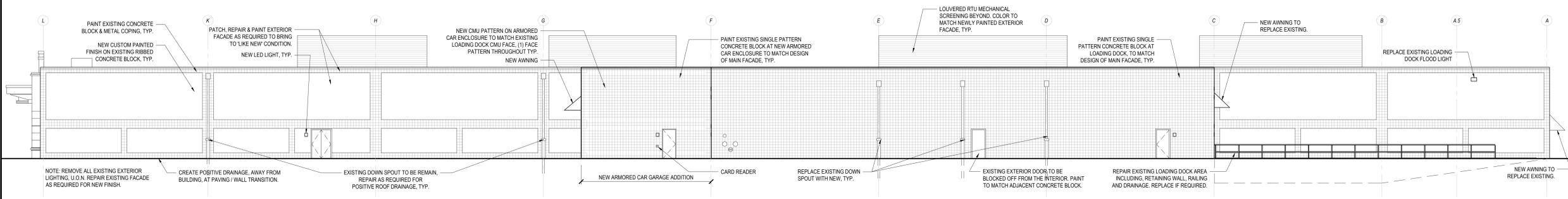
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**OVERALL BUILDING ELEVATIONS**

SEAL & SIGNATURE  
DATE: 4/23/2021  
SCALE: AS NOTED  
PROJECT No:  
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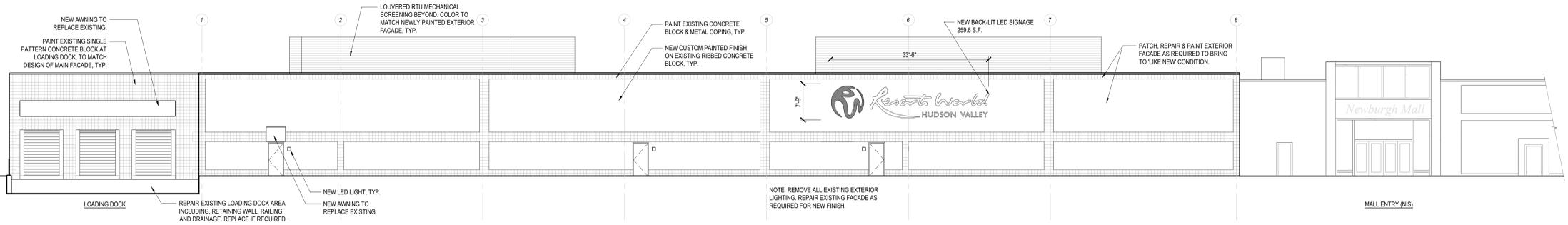
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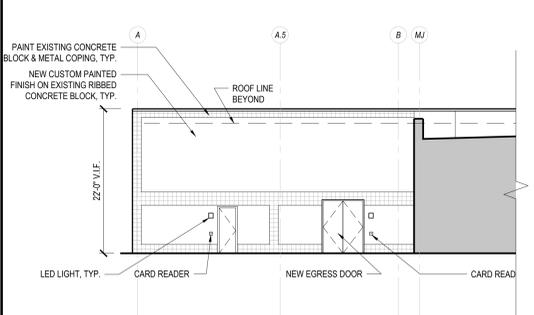
**1 FRONT ELEVATION (EAST)**  
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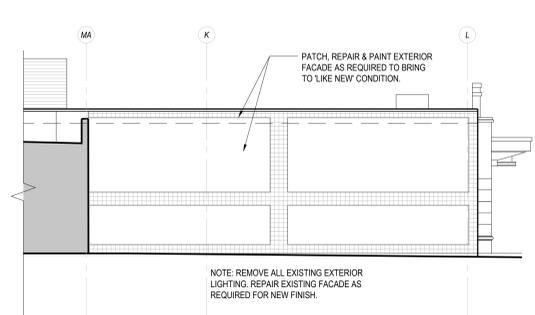
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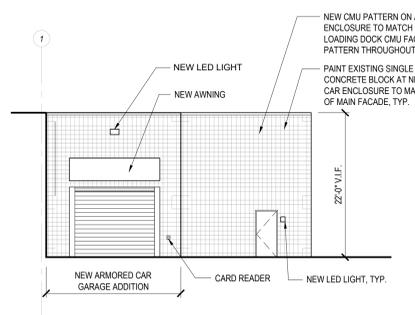
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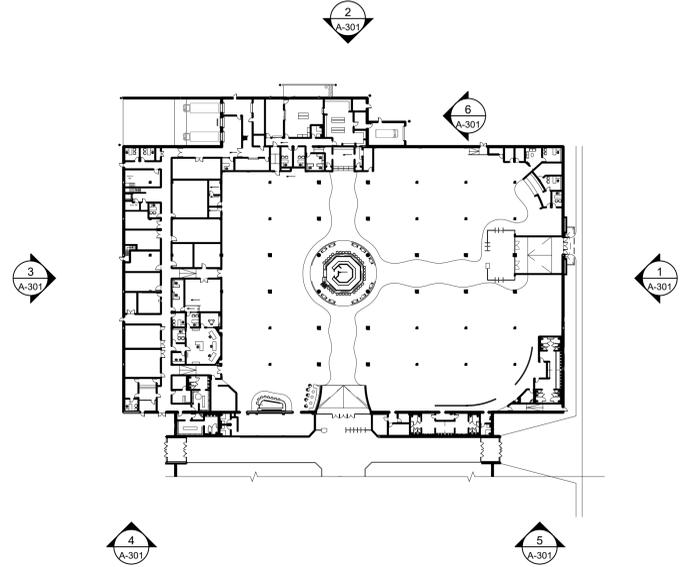
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**5 SIDE ELEVATION (SOUTH)**  
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**6 ARMOR GARAGE ELEVATION (EAST)**  
A-301 SCALE: 3/32"=1'-0"



**0 KEY PLAN**  
A-301 SCALE: NONE

**SIGNAGE NOTES:**

AS PER TOWN OF NEWBURGH CODES §185-14.1. SIGN REGULATIONS FOR SHOPPING CENTERS:  
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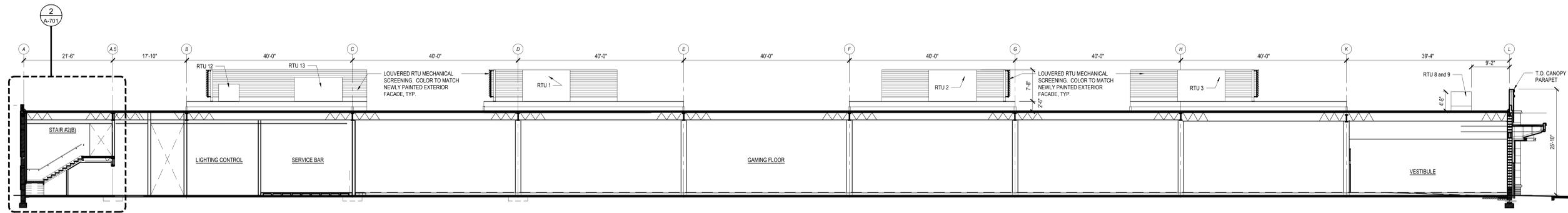
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PROJECT  
**RESORTS WORLD HUDSON VALLEY**  
1401 NY-300, Newburgh, NY 12550

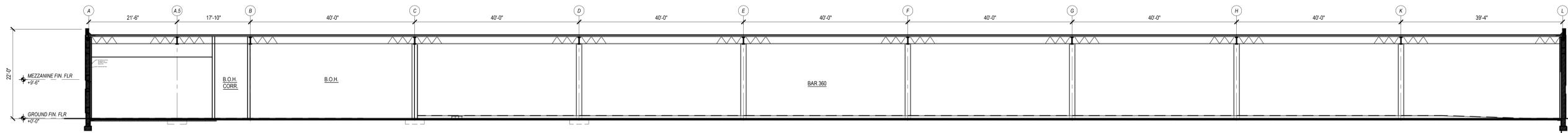
DRAWING TITLE  
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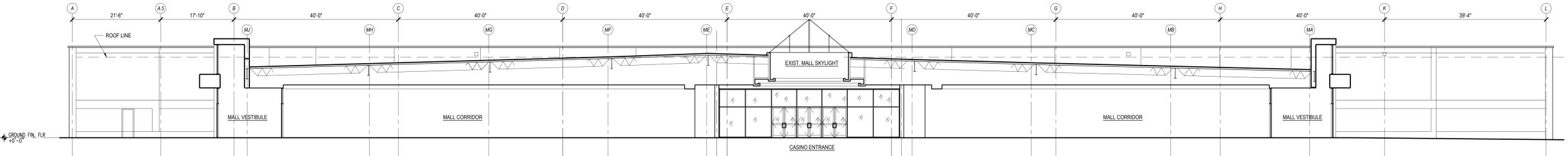
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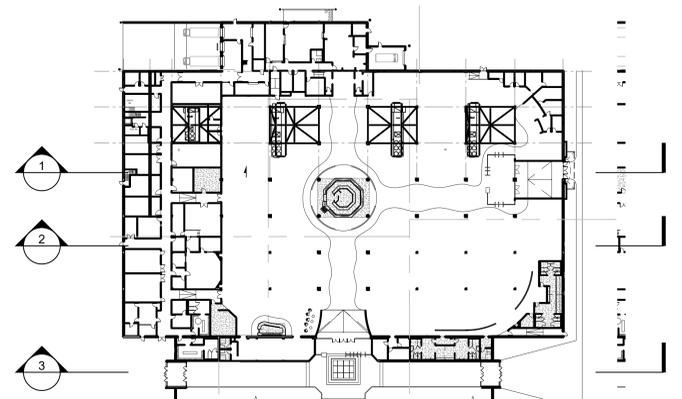
**1 OVERALL SECTION**  
A-302 SCALE: 3/32"=1'-0"



**2 OVERALL SECTION**  
A-302 SCALE: 3/32"=1'-0"



**3 OVERALL SECTION**  
A-302 SCALE: 3/32"=1'-0"



**X KEY PLAN**  
A-302 SCALE: NONE

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Engineering Associates, PC  
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TEL: 203-431-6844 FAX: 203-431-6877

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**DESIMONE CONSULTING ENGINEERS**  
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TEL: 203-495-8270 x1514 WWW.DE-SIMONE.COM

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**reveal design group**

KITCHEN CONSULTANT  
**KITCHENCONCEPTS**  
TEL: 917-814-4712

AV CONSULTANT  
**Creative Multimedia Designs**

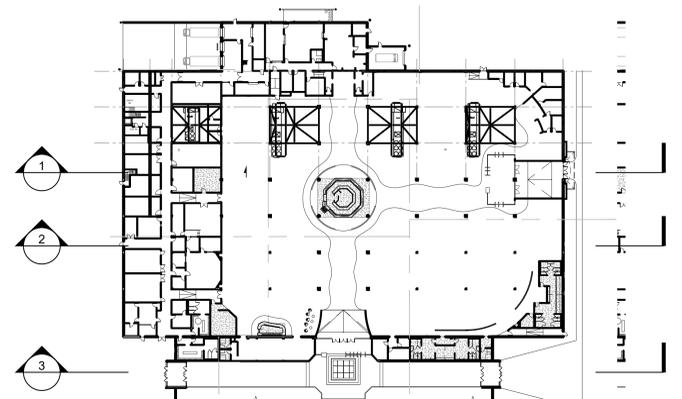
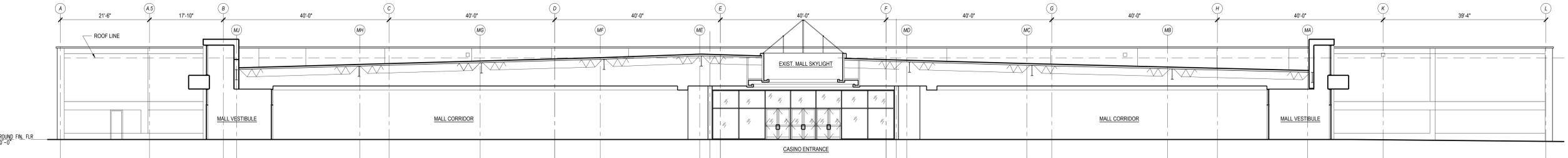
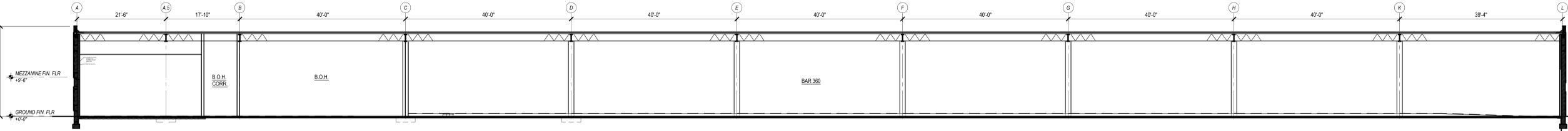
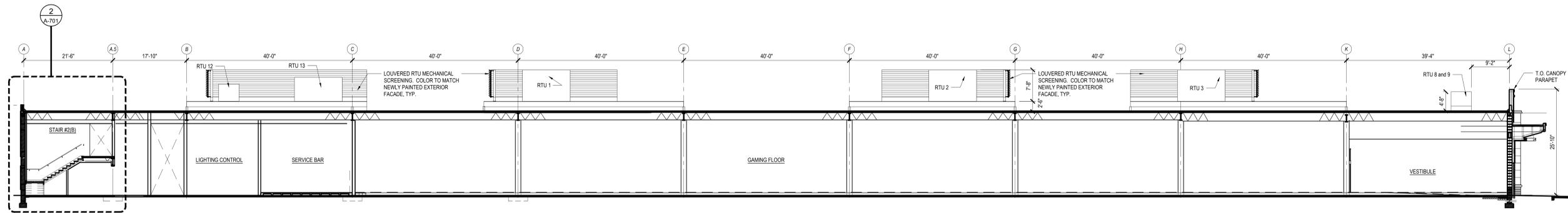
KEY PLAN:  
RESORTS WORLD HUDSON VALLEY  
NEWBURGH MALL

RECORD SET:

PROJECT  
**RESORTS WORLD HUDSON VALLEY**  
1401 NY-300 Newburgh, NY 12550

DRAWING TITLE:  
**OVERALL BUILDING SECTIONS**

SEAL & SIGNATURE  
DATE: 4/23/2021  
SCALE: AS NOTED  
PROJECT No:  
DESIGN BY:  
DWG No:  
**A-302.00**  
JOB No: SHEET No:  
X OF XX



WARNING:  
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THE PLANS IN ANY WAY. IF ALTERATIONS TO THESE PLANS ARE MADE, THE ALTERATION SHALL BE MADE IN ACCORDANCE WITH ARTICLE 145-SUBSECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.  
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|    |                                    |           |
|----|------------------------------------|-----------|
| 1  | Respond to Planning Board Comments | 5/24/2021 |
| NO |                                    | DATE      |

OWNER  
Resorts World Casino  
New York City  
110-00 ROCKAWAY BOULEVARD, JAMAICA, NY 11420  
TEL: (888) 888-8881 WWW.RWNEWYORK.COM/NEW-YORK-CASINO

ARCHITECT OF RECORD  
William B. Tabler  
ARCHITECTS  
158 W. 29TH STREET NEW YORK, NY 10001  
TEL: 212 369 8990 WWW.WILLIAMBTABLER.COM

CONSULTING ARCHITECT  
LUCAS  
architecture & planning  
25 LAFAYETTE AVENUE KINGSTON, NY 12401  
TEL: 845-339-4009

INTERIOR DESIGN  
dashdesign  
43-40 34TH STREET LONG ISLAND CITY, NY 11105  
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RESORTS WORLD - HUDSON VALLEY  
NEWBURGH MALL

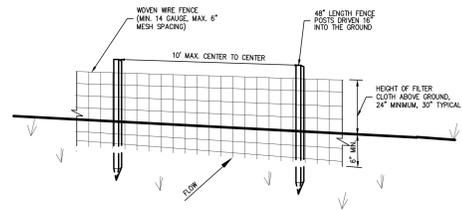
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1401 NY-300 Newburgh, NY 12550

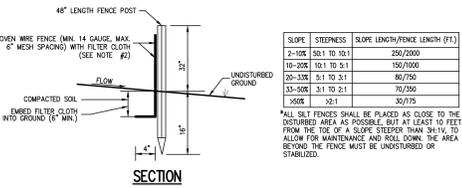
DRAWING TITLE:  
OVERALL BUILDING  
SECTIONS

SEAL & SIGNATURE  
DATE: 4/23/2021  
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A-302.00



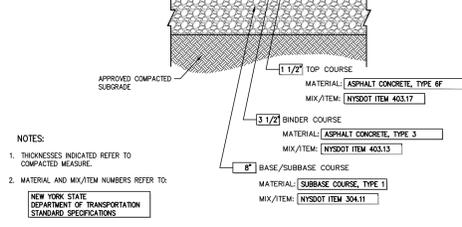
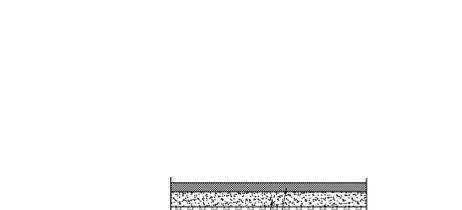
PERSPECTIVE VIEW



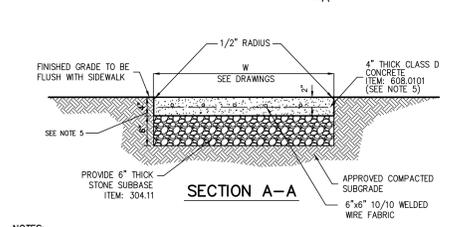
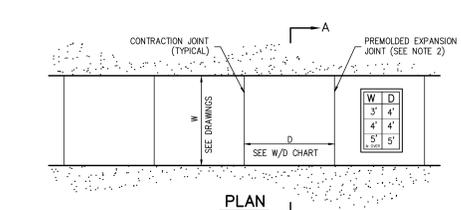
SECTION

| SLOPE | STEEPNESS | SLOPE LENGTH/ FENCE LENGTH (F/L) | 250/2000 |
|-------|-----------|----------------------------------|----------|
| 2:1   | 50% (1:1) | 10:1                             | 150/1000 |
| 3:1   | 33% (1:3) | 15:1                             | 100/750  |
| 4:1   | 25% (1:4) | 20:1                             | 75/550   |
| 5:1   | 20% (1:5) | 25:1                             | 60/450   |

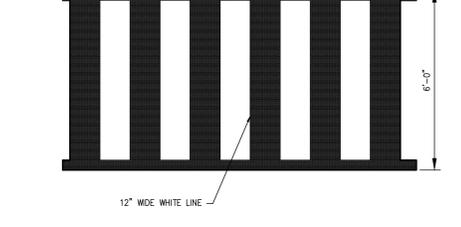
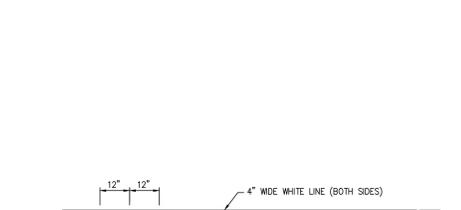
- NOTES:
- WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HARDWOOD.
  - FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
  - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 24" INCHES AND TIED. FILTER CLOTH SHALL BE EITHER FILTER X, MESH 100, STABLANKA T140, OR APPROVED EQUAL.
  - PREFABRICATED UNITS SHALL BE GEOTAB, ENVIROFORCE, OR APPROVED EQUAL.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



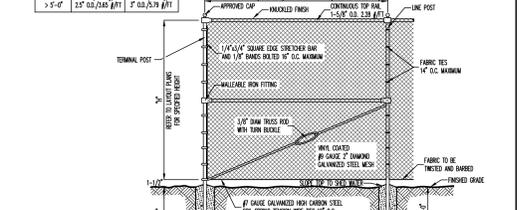
- NOTES:
- THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
  - MATERIAL AND MIX/ITEM NUMBERS REFER TO:
    - NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS



- NOTES:
- SIDEWALK CROSS SLOPE SHALL BE 1.5% MAXIMUM FOR DESIGN AND LAYOUT, AND 2% MAXIMUM FOR WORK ACCEPTANCE.
  - PROVIDE 1/2" PREMOLDED EXPANSION JOINTS AT 20' INTERVALS UNLESS OTHERWISE DIRECTED.
  - REINFORCING SHALL NOT EXTEND THROUGH EXPANSION JOINTS.
  - SIDEWALK SHALL HAVE LIGHT BROOM FINISH.
  - ANY PORTLAND CEMENT CONCRETE SIDEWALK WHICH CROSSES A DRIVEWAY SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES AND INCLUDE STEEL MESH REINFORCEMENT WITH 3 INCHES OF TOP COVER.

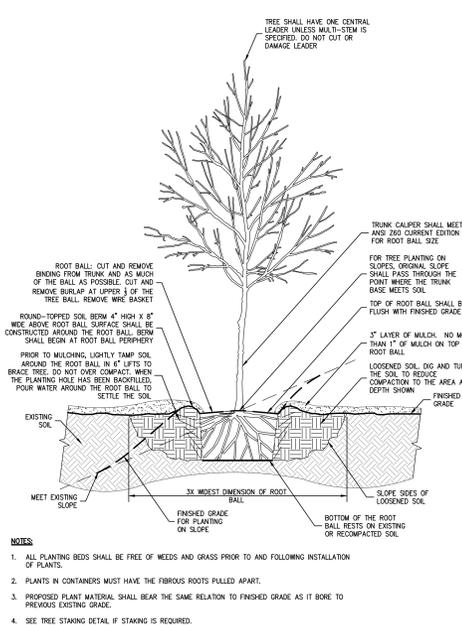


- NOTES:
- ALL POSTS, RAILS, FABRIC AND ACCESSORIES SHALL BE VINYL COATED. COLOR OF VINYL COATING SHALL BE BLACK.
  - POST AND RAILS SHALL BE STANDARD FULL WEIGHT WIRE COATED GALVANIZED SCHEDULE 40 PIPE MANUFACTURED AND GALVANIZED IN ACCORDANCE WITH ASTM A-135. ALL MATERIALS SHALL BE NEW AND FIRST CLASS AND SHALL NOT INCLUDE RECONDITIONED OR REBUILT PIPE.
  - FITTINGS SHALL BE VINYL COATED WALLEABLE IRON FITTINGS CONFORMING TO THE REQUIREMENTS OF ASTM A-47 GALVANIZED IN ACCORDANCE WITH ASTM A-135.
  - FABRIC SHALL BE 2 GAUGE GALVANIZED 2" MESH WHICH SHALL BE VINYL CLAD IN CONFORMANCE WITH THE REQUIREMENTS OF ASTM A-181. TYPE B VINYL COATING SHALL BE FIRMLY AND CONTINUOUSLY EXTRUSION BONDED TO THE GALVANIZED STEEL WIRE. TOP SURFACE SHALL HAVE KNOBBED FINISH.
  - TENSION WIRE SHALL BE VINYL COATED 7 GAUGE MEETING THE REQUIREMENTS OF ASTM A-441 AS WOVEN HEREIN. THE TENSILE STRENGTH SHALL BE AT LEAST 80,000 PSI WITH A GALVANIZED COATING OF NOT LESS THAN 0.1 OZ. PER SQUARE FOOT.
  - FABRIC TIES SHALL BE MINIMUM 9 GAUGE VINYL COATED GALVANIZED STEEL OR ALUMINUM. MINIMUM SPACING SHALL BE AS FOLLOWS:
    - A. 14" O.C. AT LINE POSTS
    - B. 24" O.C. AT TOP RAIL
    - C. 32" O.C. AT TENSION WIRE
  - WHERE CHAIN LINK FENCE IS TO BE INSTALLED ON WALLS, THE FENCE POSTS SHALL BE BRIDGED A MINIMUM OF THREE (3) INCHES IN THE WALL. NEWLY CONSTRUCTED WALLS SHALL BE PROVIDED WITH PROPER JOIST SPACING TO ACCOMMODATE FENCE POSTS. FENCE POSTS SHALL BE SECURELY GROUTED IN PLACE USING AN APPROVED HIGH STRENGTH, NON-SHRINKING, NON-STAINING GROUT.
  - THE CONTRACTOR WILL BE REQUIRED TO SUBMIT SHOP AND ERECTION DRAWINGS INDICATING MATERIALS, SIZES AND DIMENSIONS OF FENCING TO THE OWNER'S FIELD REPRESENTATIVE PRIOR TO ORDERING MATERIALS FOR HIS REVIEW AND APPROVAL.
  - PRIOR TO INSTALLATION OF THE FENCE, THE CONTRACTOR SHALL CHECK THE FENCE LAYOUT WITH THE OWNER'S FIELD REPRESENTATIVE WHO MUST APPROVE THE LAYOUT BEFORE ANY OF THE WORK IS TO BE DONE.



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|            |   |                            |   |                          |   |                     |   |                  |   |
|------------|---|----------------------------|---|--------------------------|---|---------------------|---|------------------|---|
| SILT FENCE | 1 | SITE PAVEMENT (Heavy Duty) | 2 | NYSDOT CONCRETE SIDEWALK | 3 | PEDESTRIAN CROSSING | 4 | CHAIN LINK FENCE | 5 |
|------------|---|----------------------------|---|--------------------------|---|---------------------|---|------------------|---|



TREE PLANTING

- NOTES:
- ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
  - PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
  - PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.
  - SEE TREE STAKING DETAIL IF STAKING IS REQUIRED.

|  |  |  |   |  |   |  |   |  |   |
|--|--|--|---|--|---|--|---|--|---|
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|  |  |  |   |  |   |  |   |  |   |
|--|--|--|---|--|---|--|---|--|---|
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|  |  |  | X |  | X |  | X |  | X |

|     |            |         |    |
|-----|------------|---------|----|
| No. | Date       | Revised | By |
| 1.  | 05/24/2021 |         | AT |

APPLICANT: MONTRELLA RACEWAY MANAGEMENT, INC.  
 D/O M RESORTS WORLD HUDSON VALLEY  
 C/O MONTRELLA OPERATIONS COMPANY LLC  
 888 RESORTS WORLD DRIVE  
 MONTICELLO, NEW YORK 12701

ARCHITECT: WILLIAM B. TABLER ARCHITECTS  
 158 W 29TH STREET  
 NEW YORK, NY 10001

JMC Planning, Engineering, Landscape Architecture & Land Surveying, LLC  
 JMC Site Development Consultants, LLC  
 John Meyer Consulting, Inc.  
 120 BEAUFORT ROAD - AUBURN, NY 13024  
 VOICE 315 233 5525 - FAX 315 233 2722  
 www.jmcplc.com

CONSTRUCTION DETAILS  
 RESORTS WORLD HUDSON VALLEY  
 NEWBURGH, NY

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn: JJ Approved: AG  
 Scale: NOT TO SCALE  
 Date: 04/26/2021  
 Project No: 21014  
 NY-0161 | C-900  
 Drawing No: C-900

NOT FOR CONSTRUCTION