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

PROJECT: **COMFORT INN AMENDED SITE PLAN** 

PROJECT NO.: 09-13

PROJECT LOCATION: **SECTION 86, BLOCK 1, LOT 39.21** 

PROJECT REPRESENTATIVE: ANTHONY COPPOLA, RA

**REVIEW DATE:** 29 MAY 2015 MEETING DATE: 4 JUNE 2015

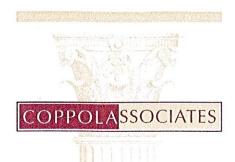
- 1. Plans identify proposed dining addition which was part of the 2010 approval. Applicant's Representative is requested to confirm that this has been constructed and is not part of the proposal at this time.
- 2. Site lighting modifications identify 23 foot high light poles. The Planning Board should review the pole height with regard to the size of the parking lot. Based on the amount of parking, the height of the poles appears appropriate.
- 3. The pole mounted light fixture identified as "Fixture G" appears to be labeled as "Fixture C" on the plan. This should be corrected.
- 4. The overall changes to the site plan do not result in any technical issues.

Respectfully submitted,

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

Principal



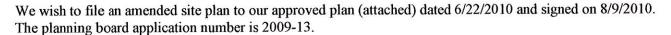


May 22, 2015

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



Dear John,



TOWN OF NEWBURGH PLANNING BOARD

Since 2010 construction had started on the original front and rear additions. This work was part of an effort to expand the common space in the original hotel which was constructed in the early 1990's. The entire exterior façade has also been upgraded. Sometime during 2012 the ownership decided to change the corporate flag from a Comfort Inn to a Four Points by Sheraton brand. Four Points is under the Starwood umbrella (Sheraton, Westin, St. Regis, etc.) It is very well respected and much more upscale than the Comfort Inn flag – Choice Hotels. As part of the conversion Starwood required a much more extensive site renovation than the Comfort Inn flag.

We spent 2013-2014 redesigning the hotel inside and out. Construction began again in the summer of 2014 and we hope to have it completed within the next month.

The building department referred us back to the planning board for the construction of a new exterior Patio area to the right side of the front entrance, at the southeast corner. The Patio will be a nice site amenity and feature tables, umbrellas, and a fire pit. It is an upgrade that Starwood has asked for as part of the construction.

There are also other site upgrades including new landscaping and site lighting shown on the attached drawings. The existing parking lot, including the storm drainage system will not be changed – although the parking lot will be re-surfaced. New signage will also be installed – this has already received a permit from the building department.

Please feel free to call with any questions.

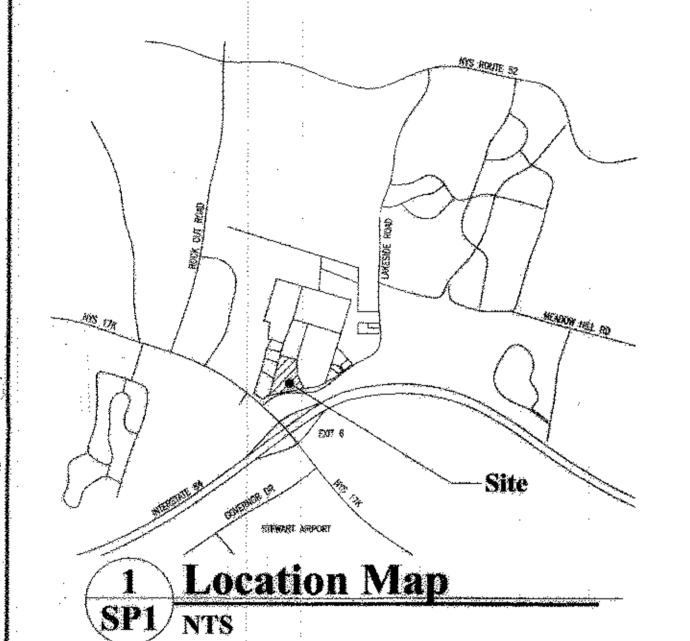
Sincerely,

0494

A.J. Coppola, R.A. LEED AP BD+C Principal Coppola Associates

	IB Bulk Regulations	
Town of Newburgh, N.Y.		
Regulation	Required Value	Proposed Value
Minimum Lot Area	5 acres	6.71 Acres*
Minimum Lot Width	200 ft	629'-6"+/-*
Minimum Lot Depth	200 ft	545'-0"+/-*
Minimum Front Yard	so ft	50.25" (To Porte Cochere)
Minimum Side Yard/Both	50/100 ft	53.6" / 127.4" *
Minimum Rear Yard	60 ft	368.66* *
Maximum Building Height	50 ft	<42 ft.
Dwelling Units Per Acre	1	· 0*
Lot Building Coverage	25% Mas.	7.5%
Lot Surface Coverage	60% Max.	44.5%
Parking	1 Per Guest Bedroom(126) + 1 Per 2 Employees=136	139 *

\*EXISTING CONDITION UNCHANGED



SITE PLAN NOTES:

THE PROPOSED SITE PLAN IS FOR A REAR ADDITION OF 884 S.F., & (2) SECOND FLOOR ADDITIONS OF 107 S.F. EACH- TO AN EXISTING HOTEL. (2) NEW PILASTERS WITH ROOF STRUCTURES WILL ALSO BE ADDED FOR AESTHETICS ONLY.

2. THIS IS A PRE-EXISTING, CONFORMING USE IN THE IB ZONING

THE 'AX LOT IS 86-1-39.21.

THE PROJECT APPLICANT IS COMFORT INN (J. LIFSCHUTZ) 5

LAKESIDE ROAD, NEWBURGH, NY 12550.

5. ALL EXISTING UTILITIES TO REMAIN UNDISTURBED, NO NEW UTHATY WORK IS PROPOSED.

EXISTING PARKING COUNT WILL REMAIN.

EXISTING BUSINESS SIGNAGE TO REMAIN. BUILDING MOUNTED SIGNAGE WILL BE MOVED AT THE NEW EASTERLY ROOF STRUCTURE.

EXISTING LANDSCAPING TO REMAIN. (2)HOTEL UNITS WILL BE REMOVED IN CONJUNCTION WITH

INTERIOR ALTERATIONS AND THE SECOND FLOOR ADDITIONS. 16. FACADE IMPROVEMENTS ARE PROPOSED, AND ARCHITECTURAL REVIEW DRAWINGS ARE INCLUDED WITH THIS APPLICATION.

11. BOUNDARY & TOPOGRAPHICAL INFORMATION BASED ON APPROVED SITE PLAN BY: MAURI ASSOCIATES ARCHITECTS.PC DATED: AUGUST 11 1989

12. ADDITIONAL SURVEY WORK PREPARED BY BILL HILDRETH P.L.S. DATED APRIL 20, 2009.

BEFORE UNDERTAKING ANY DIGGING, DRILLING, BLASTING, OR DISTURBANCE TO THE GROUND IN ANY WAY, FOR ANY REASON, ALL INDIVIDUALS

