

McGOEY, HAUSER and EDSALL CONSULTING ENGINEERS D.P.C.

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA) MICHAEL W. WEEKS, P.E. (NY, NJ & PA) MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT, VA & CT) PATRICK J. HINES LYLE R. SHUTE, P.E. LEED-AP (NY, NJ, PA) Main Office 33 Airport Center Drive Suite 202 New Windsor, New York 12553

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

Principal Emeritus: RICHARD D. McGOEY, P.E. (NY & PA) WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

TOWN OF NEWBURGH PLANNING BOARD TECHNICAL REVIEW COMMENTS

PROJECT:RAM HOTEL, INC.PROJECT NO.:16-21PROJECT LOCATION:SECTION, 97, BLOCK 2, LOT 37REVIEW DATE:29 JANUARY 2018MEETING DATE:01 FEBRUARY 2018PROJECT REPRESENTATIVE:MECURIO-NORTON-TAROLLI-MARSHALL

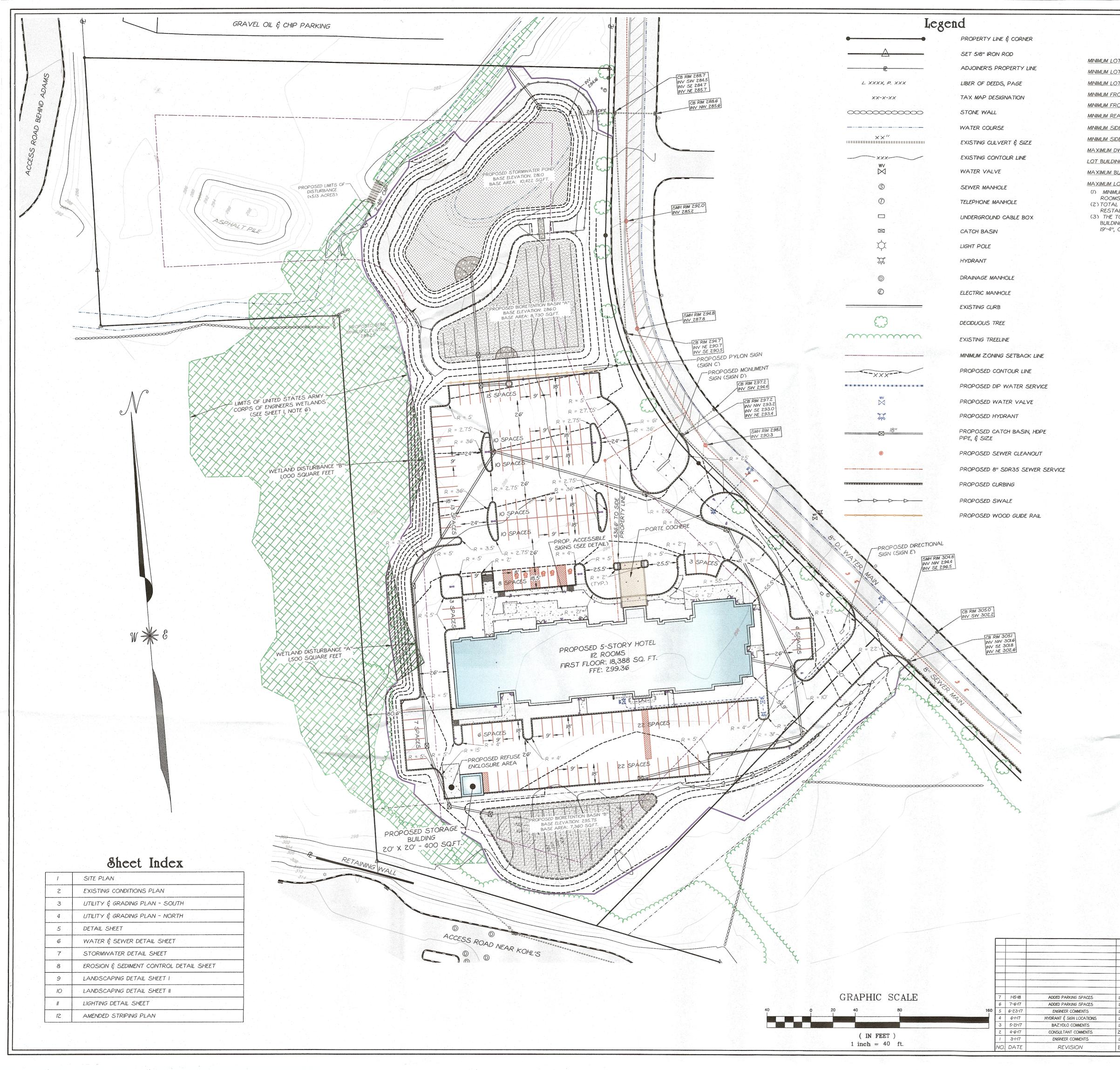
- **1.** Ken Wersted's comments regarding the calculation of the 143 parking spaces should be received.
- 2. The Storm Water Pollution Prevention Plan previously prepared by the Applicant and accepted by the Town addressed the "land bank" parking spaces. No additional impervious surfaces are proposed.
- **3.** Status of the approval from the Army Corp of Engineers permit should be addressed by the Applicant's representative.

Respectfully submitted,

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

Patrick J. Hines Principal

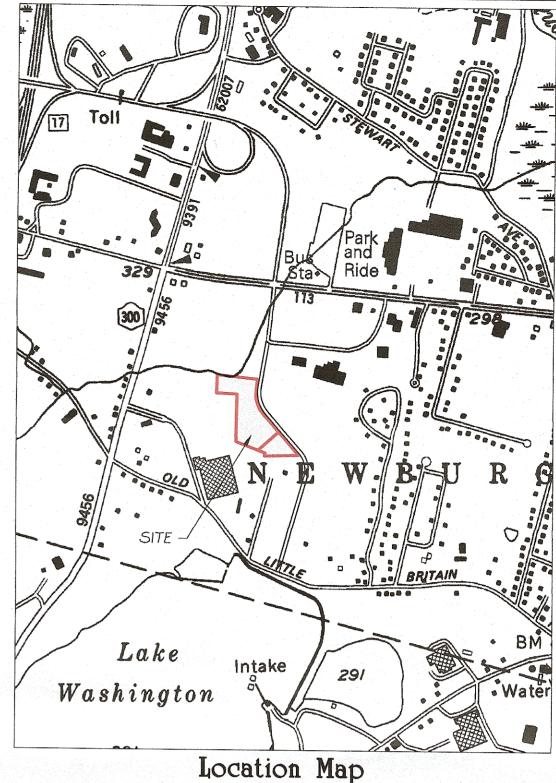




Zoning Legend: IB

USE	; HOTEL	REQUIRED	BBOVIDED
DT AREA		5 ACRES	PROVIDED 6.43 AC
DT WIDTH		200'	639.1
DT DEPTH		200'	416'
ONTAGE		-	-
ONT SETBACK		50'	56.2'
AR SETBACK		60'	83.6'
DE SETBACK (ONE)		50'	55.5'
DE SETBACK (BOTH)		100'	492.1
WELLING UNITS PER ACRE (I)		168,000 SF	271,691 SF
NG COVERAGE		25%	±7.5%
UILDING HEIGHT (2)		50'	69'-4"
OT COVERAGE		60%	±30.0%

ROOMS X 1,500 SQUARE FEET = 168,000 SQUARE FEET
(2) TOTAL SITE AREA IS EQUIVALENT TO TOTAL PARCEL AREA LESS RESTAURANT, CONFERENCE AND BANQUET FACILITIES (+8,200 SQUARE FEET)
(3) THE TOWN OF NEWBURGH ZONING BOARD OF APPEALS ISSUED A MAXIMUM BUILDING HEIGHT VARIANCE FOR A TOTAL HEIGHT OF 69'-4", A VARIANCE OF 19'-4", ON OCTOBER 27, 2016



SCALE: |" = 1,000'

Survey Notes:

- I.) THE RECORD OWNER OF TAX MAP PARCEL 97-2-37 IS: NEWBURGH AUTO PARK PLACE, LLC. 800 AUTO PARK PLACE NEWBURGH, NY 12550
- 2.) SUBJECT TO ANY FACTS AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT, MAY REVEAL.
- 3.) VERTICAL DATUM IS NAVD88.

4.) SUBJECT TO ALL NOTE AND DETAILS PERTAINING TO LOT A3 OF A MAP ENTITLED "SUBDIVISION AND LOT LINE CHANGE, PROPOSED LOTS FOR WEBB, YU, TIGHE" FILED NOV. 7, 2001 IN THE ORANGE COUNTY CLERK'S OFFICE AS FILED MAP NO. 236-01.

5.) SUBJECT TO ANY LANDS WITHIN THE BOUNDS OF UNITY PLACE FOR USE AS A PUBLIC HIGHWAY.

6.) LIMITS OF UNITED STATES ARMY CORPS OF ENGINEERS (FEDERAL) WETLANDS ARE SHOWN BASED UPON A FIELD DELINEATION COMPLETED BY JAMES BATES, CPESC, CPSWQ ON DECEMBER 15, 2016.

Site Plan Notes:

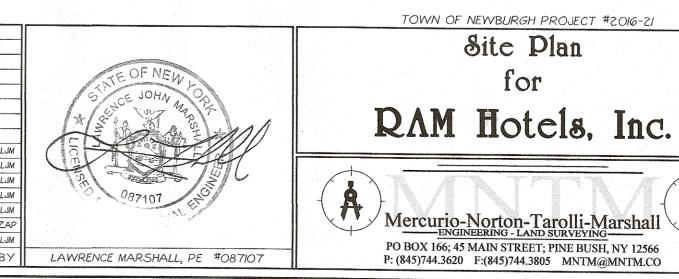
- 1.) THE RECORD OWNER OF TAX MAP PARCEL 97-2-37 (8.50 ACRES) IS: NEWBURGH AUTO PARK PLACE, LLC. 800 AUTO PARK PLACE NEWBURGH, NY 12550
- 2.) THE APPLICANT FOR THE SITE PLAN IS: RAM HOTELS, INC 1600 CENTRAL AVE.
- ALBANY, NY 12205-2404

3.) THE CUSTOMER PARKING AND ACCESS AISLES ENCOMPASS APPROXIMATELY 67,662 SQUARE FEET OF THE PROJECT SITE. WITHIN THE PARKING AREA, THE LANDSCAPED AREAS WITHIN THE PARKING LOT ENCOMPASS A TOTAL AREA OF 3,421 SQUARE FEET. THE LANDSCAPED AREAS WITHIN THE PARKING LOT ENCOMPASSES 5.1% OF THE CUSTOMER PARKING AREA.

4.) THE TOTAL NUMBER OF PARKING SPACES PROPOSED ON THE SITE IS 143, INCLUDING 5 ACCESSIBLE PARKING SPACES.

5.) THE WETLAND DISTURBANCES (A & B) TOTAL 2,500 SQUARE FEET. PRIOR TO MAKING ANY DISTURBANCE OF THIS AREA A PRE-CONSTRUCTION NOTIFICATION (PCN) MUST BE FILED WITH THE UNITED STATES ARMY CORPS OF ENGINEERS AND THE APPROPRIATE PERMITS AND/OR PERMISSIONS SHALL BE OBTAINED.

Parking Requirements					
USE:	TOWN PARKING REQUIREMENT:	PROPOSED CRITERIA:	SPACES REQUIRED:	SPACES PROVIDED	
HOTEL	I SPACE PER HOTEL ROOM + I PER 2 EMPLOYEES	IIZ ROOMS 8 EMPLOYEES	116	116	
CONFERENCE ROOM	I SPACE PER 4 OCCUPANTS	96 OCCUPANTS	24	24	
BOARD ROOM	I SPACE PER 4 OCCUPANTS	12 OCCUPANTS	3	3	
TOTAL PARKING	F REQUIRED			143	
TOTAL PARKING	F PROVIDED			143	



JAN 2 / 2018

