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**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** ECONOLOGDE SITE PLAN  
(PROPOSED ADDITIONAL 10 UNITS)  
**PROJECT LOCATION:** NYS ROUTE 32 (WINDSOR HIGHWAY)  
SECTION 35 – BLOCK 1 – LOT 57  
**PROJECT NUMBER:** 03-27  
**DATE:** 24 SEPTEMBER 2003  
**DESCRIPTION:** THE APPLICATION PROPOSES AN ADDITIONAL TEN (10) MOTEL UNITS AT THE EXISTING 39-UNIT FACILITY. THE PLAN WAS REVIEWED ON A CONCEPT BASIS.

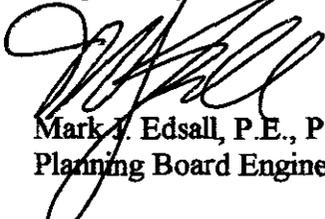
1. The property is located in the C and PI (and maybe R-5) zones of the Town. The use is a use permitted by right #8 in the C zone, and currently extends into the PI zone. The use is not permitted in the PI zone. The bulk requirements listed appear correct, with the exception of the following corrections:
  - The Total Yard Setback row is not applicable
  - Required handicapped parking is not 5% for this use/site.
  - Provided side yard values should be checked.
  
2. The zone line is set 200' back from the highway right-of-way. The existing motel extends approximately 45 ft. into the PI zone. Section 48-6 D of the zoning law allows extension of the use 30' into the adjoining zone. It extends more than that now. The board should confirm that, if it does not extend any further into the PI than currently exists, the increase in units with the same extension will be acceptable.
  
3. I have reviewed this initial plan and have the following additional comments:
  - The plan should include a tax map based location plan to more clearly depict the property location.

**REGIONAL OFFICES**

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- It is unclear if this application is just for lot 57, or if the site also includes lot 59.1 (adjoining tax lot to the south). If both lots are involved, a lot combination (dissolution of lot line) will be required.
  - The plan indicates that the new enlarged island will have the drainage ditch. I suggest the pipe run under the entire island and the island be improved and landscaped.
  - The width of the proposed sidewalk should be discussed.
  - The plan should include full metes and bounds of the involved property. A note should reference the source of the boundary survey (reference licensed surveyor on plan, provide copy of survey if possible).
  - The plan should be clearer to distinguish between existing and proposed.
  - The board will need to determine the extent of review for site lighting.
4. This application requires DOT approval but is for an existing site. An uncoordinated review under SEQRA may be appropriate. If this is acceptable, the Board may wish to assume the position of Lead Agency for the Site Plan application.
  5. I suggest the Board authorize a referral of this plan to the NYSDOT Newburgh permit office.
  6. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.

Respectfully Submitted,



Mark T. Edsall, P.E., P.P.  
Planning Board Engineer