



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

**PROJECT NAME:** IRON CHEF AMENDED SITE PLAN  
**PROJECT NO.:** 22-09  
**PROJECT LOCATION:** 101 NORTH PLANK ROAD  
SECTION 75, BLOCK 1, LOT 8  
**REVIEW DATE:** 26 AUGUST 2022  
**MEETING DATE:** 1 SEPTEMBER 2022  
**PROJECT REPRESENTATIVE:** BURNS ENGINEERING SERVICES, PC

1. Adjourners Notices have been sent to surrounding property owners.
2. County Planning referral is required.
3. The applicants have identified an increase hydraulic loading from the site of 1,995 gallons. A City of Newburgh Flow Acceptance Letter for this increase loading is required.
4. The applicants have identified that a variance from the Zoning Board of Appeals has been received.
5. Details of the proposed refuse enclosure should be provided.
6. Specific paving details should be added to the plans. Currently a note states "level existing parking lot asphalt and repave as required be for striping parking lot as proposed." Parking lot paving details should be added.
7. Submission to NYS Department of Transportation should be provided. Applicants response letter identifies they have submitted to DOT. Response from DOT should be received.
8. Accessible parking detail should be added to plans including signage and universal blue painted symbols.
9. ZBA decision should be noted on the Bulk Table with date of ZBA variance.

Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in black ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines  
Principal

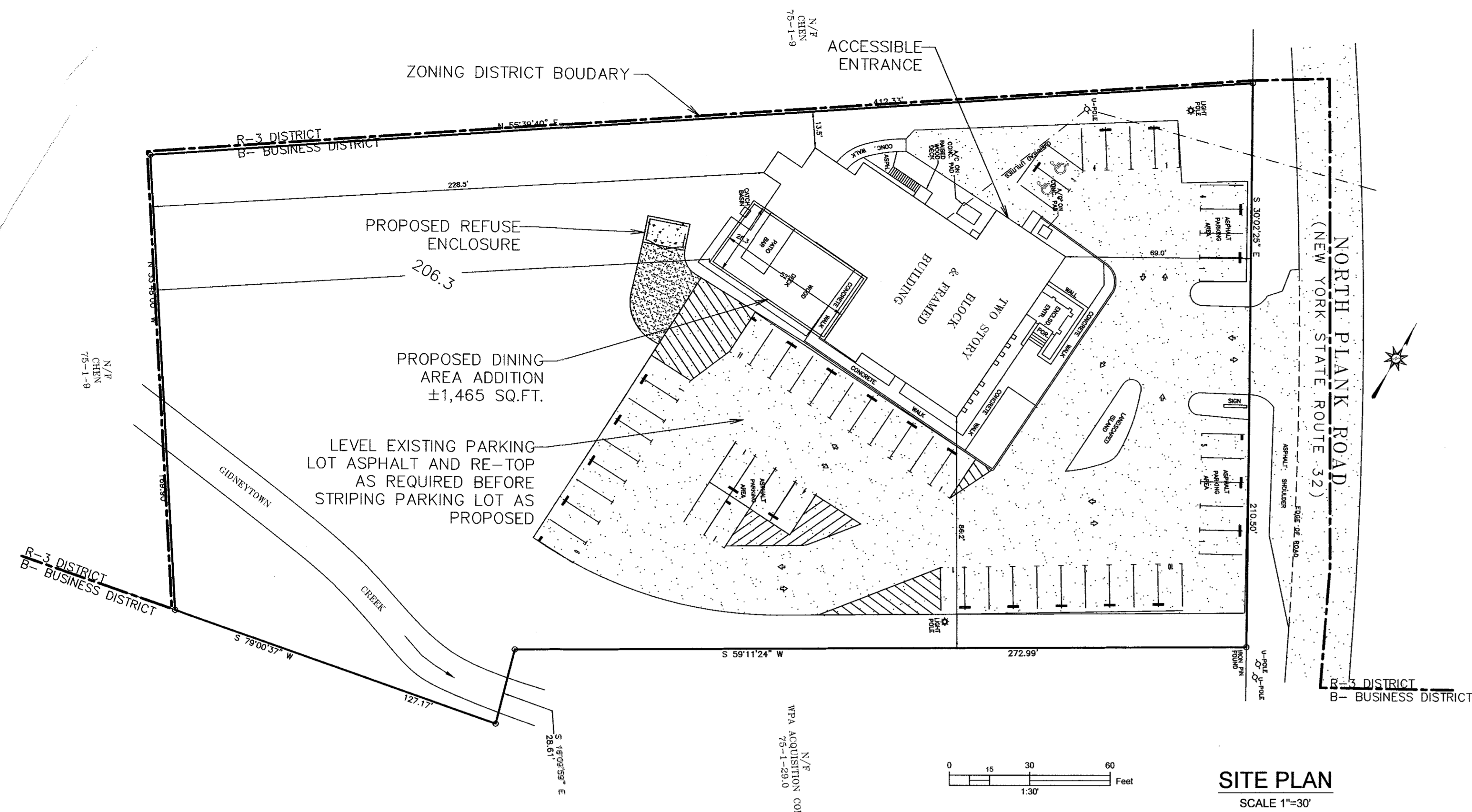
PJH/em

**NEW YORK OFFICE**

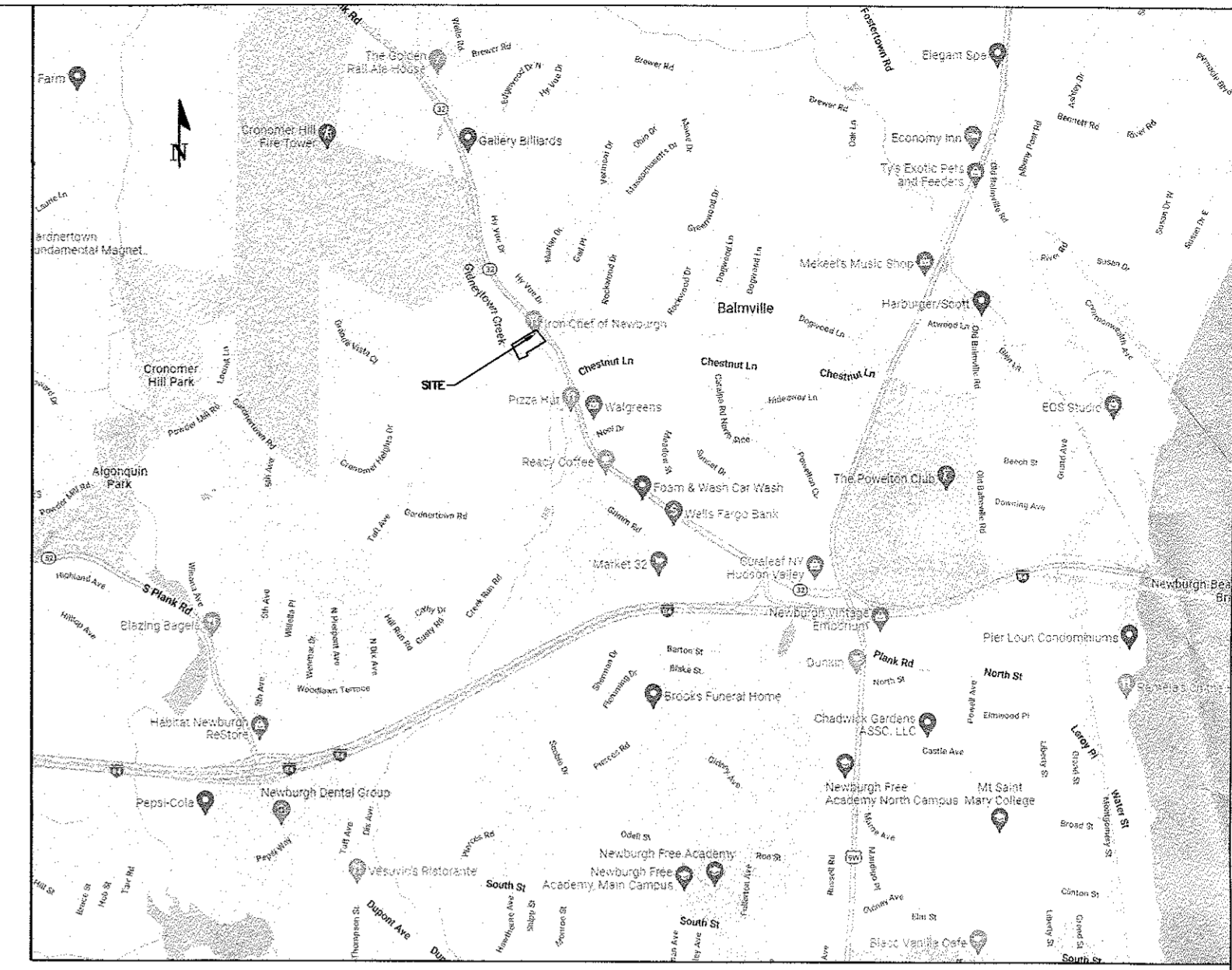
33 Airport Center Drive, Suite 202, New Windsor, NY 12553  
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

**PENNSYLVANIA OFFICE**

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**SITE PLAN**  
SCALE 1"=30'



**LOCATION MAP**  
SCALE 1"=2,000'

SITE INFORMATION	
ZONING DISTRICT	B - BUSINESS
SITE AREA	±1.86 ACRES
SITE LOCATION	101 N. PLANK ROAD
OWNER/APPLICANT	CHEN GROUP LLC - C/O DAVID CHEN 101 NORTH PLANK ROAD NEWBURGH, NEW YORK 12550
GRID #	75-1-8

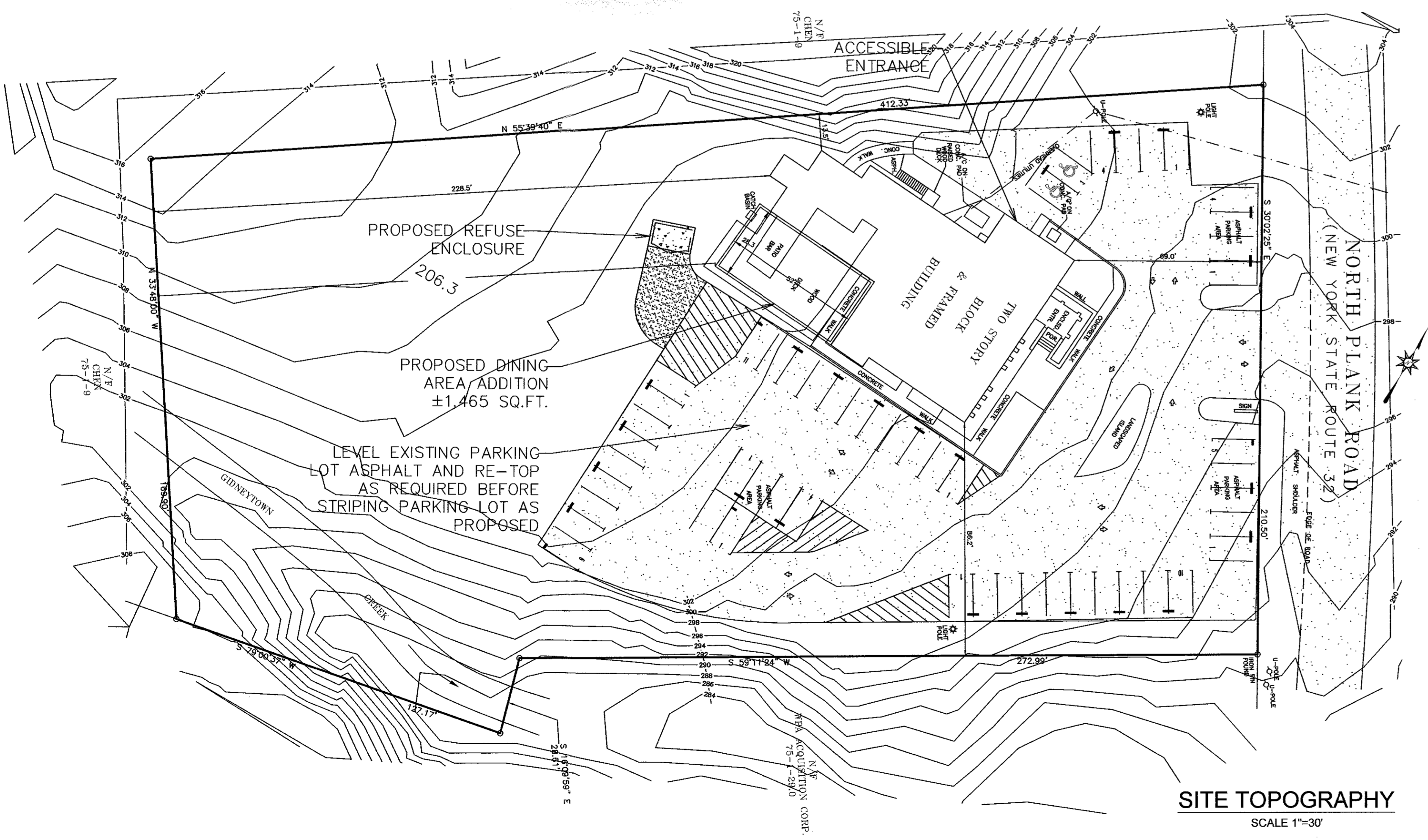
**PROPOSED SEWER FLOW INCREASE**

PER "NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEM", MARCH 5, 2014 STATES A DESIGN RATE OF 35 GALLONS PER DAY PER SEAT FOR AN ORDINARY RESTAURANT  
57 NEW SEATS PROPOSED @35 GPD = 1995 GPD ADDITION SEWAGE LOADING.

**RESTAURANT PARKING REQUIREMENT**

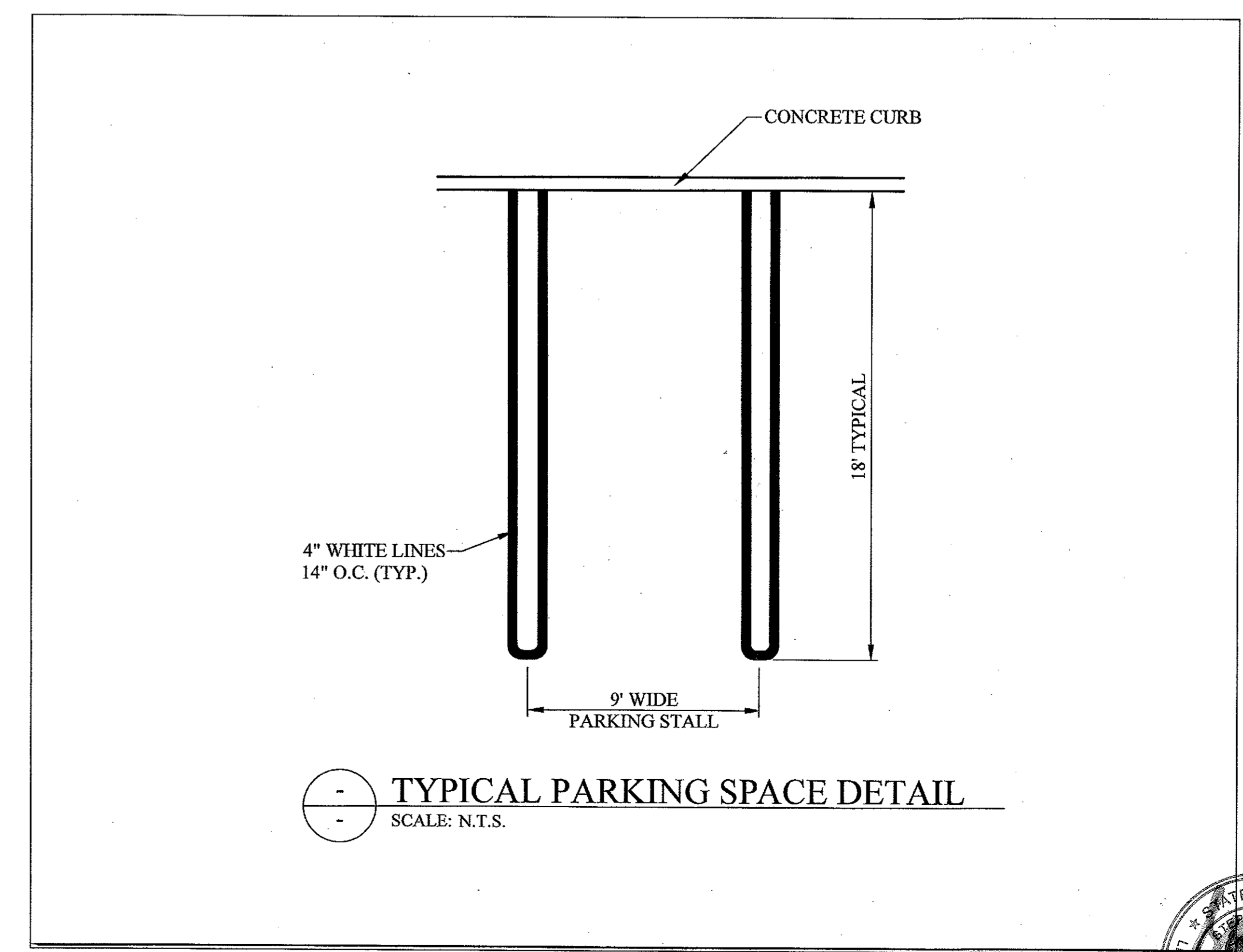
1 PER 4 SEATS, OR PER 40 SQUARE FEET OF SEATING AREA OR AS REQUIRED BY THE PLANNING BOARD FOR RESTAURANTS DEMONSTRATING GREATER PARKING SPACE NEEDS IN THE JUDGMENT OF THE PLANNING BOARD  
EXISTING SEATING CAPACITY - 138 SEATS = 35 PARKING SPACES REQUIRED  
PROPOSED SEATING - 57 SEATS = 15 PARKING SPACES REQUIRED  
PROPOSED TOTAL - 195 SEATS = 49 PARKING SPACES TOTAL

EXISTING PARKING SHOWN - 49 SPACES  
HANDICAP PARKING - 2 SPACES  
TOTAL PARKING SPACES - 51 SPACES (49 REQUIRED)



**SITE TOPOGRAPHY**  
SCALE 1"=30'

RESTAURANT	B - BUSINESS DISTRICT ZONING SCHEDULE									
	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	FRONT YARD	1 SIDE YARD	BOTH SIDE YARDS	REAR YARD	LOT BUILDING COVERAGE	BUILDING HEIGHT	LOT SURFACE COVERAGE
REQUIRED	40,000 SQ.FT.	150'	150'	50'	15'	30'	30'	< 40%	35'	< 45%
EXISTING	81,049 SQ.FT.	210 FEET	412 FEET	69'	13.5 FEET	98.7 FEET	228.5 FEET	28%	< 35 FEET	45%
PROPOSED	81,049 SQ. FT.	210	412	69	13.5	98.7	208 FEET	28%	< 35 FEET	45%



**TYPICAL PARKING SPACE DETAIL**  
SCALE: N.T.S.

**RECEIVED**  
AUG 12 2022  
MHE Engineering, D.P.C.

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREBY STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

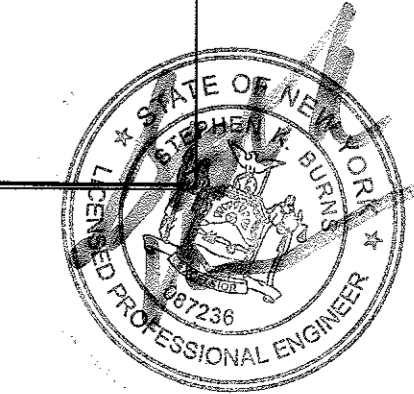
*[Signature]*

April 1, 2022

**Burns Engineering Services, P.C.**

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Beacon, NY 12508

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**AMENDED SITE PLAN**  
**FOR**  
**"Iron Chef" Restaurant**  
**101 North Plank Road**

TOWN OF NEWBURGH  
SCALE 1"=30'  
Orange County  
MARCH 31, 2022  
JULY 28, 2022  
AUGUST 10, 2022