

Esposito & Associates

Landscape Architecture

Site Planning

Golf Course Design



April 20, 2021
Via Email

RECEIVED

APR 21 2021

VILLAGE OF WOODBURY

Mayor Timothy Egan and
Village of Woodbury Board of Trustees
Post Office Box 546
Central Valley, New York 10917

Re: **Courtyard by Marriott**
Tax ID: 226-1-6.1, 7, 8

Dear Mayor Egan and Village Board Members:

With this letter, we are requesting a spot on the Village Board's next available agenda to further discuss the enclosed Preliminary Site Plans prepared for the referenced project. As a result of our recent resubmittal to the Village of Woodbury Planning Board, we were advised by the Planning Board Attorney that we must obtain confirmation from your Board that proceeding with the realignment of Turner Road is acceptable. The Plan would include the dedication of a portion of land to the Village currently owned by the Applicant (see green highlighted area on attached plan). These Plans have been developed in conjunction with NYS DOT, the Village's Traffic Consultant and ESOs with regard to site access, Turner Road right-of-way (ROW) and NYS Route 32 ROW. Modifications to Turner Road and its ROW are under the jurisdiction of the Village Board; therefore, we request an opportunity to review the plans with the Board.

Thank you for your attention to this matter. Should you have any questions, please do not hesitate to call our office.

Very truly yours,
ESPOSITO & ASSOCIATES


Steven T. Esposito, RLA

STE:skr
Enclosure

ecc: Desiree Potvin, Village Clerk
Christopher Gerver, Planning Board Chair
Richard B. Golden, Esq.
Phillip Grealy, PE
Bilal Ahmad
William Frank, Esq.
Carlito Holt, PE
Jay Samuelson, PE

262 Greenwich Avenue, Suite B, Goshen, New York 10924 845.294.0558 Fax 845.294.0580
E-mail EandA@espositoandassociates.net



LOCATION MAP

DENSITY CALCULATIONS

PROPOSED: 100,000 SQ. FT. AREA
 PROPOSED DENSITY: 100,000 / 100,000 = 1.00
 PERMITTED DENSITY: 100,000 / 100,000 = 1.00

PARKING REQUIREMENTS

PROPOSED: 100,000 SQ. FT. AREA
 PERMITTED: 100,000 SQ. FT. AREA

BULK REQUIREMENTS

VILLAGE OF WOODBURY - ZONING DISTRICT (NO OVERLAY)
 MAXIMUM BUILDING HEIGHT: 35 FEET
 MAXIMUM BUILDING AREA: 100,000 SQ. FT.

ITEM	REQUIREMENT	PROPOSED	PERMITTED
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET	35 FEET
MAXIMUM BUILDING AREA	100,000 SQ. FT.	100,000 SQ. FT.	100,000 SQ. FT.
MINIMUM SETBACK	5 FEET	5 FEET	5 FEET
MINIMUM FRONT SETBACK	10 FEET	10 FEET	10 FEET
MINIMUM SIDE SETBACK	5 FEET	5 FEET	5 FEET
MINIMUM REAR SETBACK	5 FEET	5 FEET	5 FEET
MINIMUM CORNER SETBACK	5 FEET	5 FEET	5 FEET
MINIMUM DRIVEWAY SETBACK	5 FEET	5 FEET	5 FEET
MINIMUM DRIVEWAY WIDTH	10 FEET	10 FEET	10 FEET
MINIMUM DRIVEWAY CLEARANCE	7 FEET	7 FEET	7 FEET
MINIMUM DRIVEWAY GRADE	AS SHOWN	AS SHOWN	AS SHOWN
MINIMUM DRIVEWAY CURB	AS SHOWN	AS SHOWN	AS SHOWN
MINIMUM DRIVEWAY SLOPE	AS SHOWN	AS SHOWN	AS SHOWN
MINIMUM DRIVEWAY WIDTH	AS SHOWN	AS SHOWN	AS SHOWN
MINIMUM DRIVEWAY CLEARANCE	AS SHOWN	AS SHOWN	AS SHOWN
MINIMUM DRIVEWAY GRADE	AS SHOWN	AS SHOWN	AS SHOWN
MINIMUM DRIVEWAY CURB	AS SHOWN	AS SHOWN	AS SHOWN
MINIMUM DRIVEWAY SLOPE	AS SHOWN	AS SHOWN	AS SHOWN

GENERAL NOTES

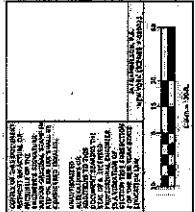
1. FOLLOW ALL APPLICABLE REGULATIONS AND ORDINANCES.
2. THIS PLAN IS A CONCEPTUAL SITE PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE VILLAGE OF WOODBURY ZONING BOARD AND THE VILLAGE OF WOODBURY ZONING DISTRICT (NO OVERLAY).
4. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE VILLAGE OF WOODBURY ZONING BOARD AND THE VILLAGE OF WOODBURY ZONING DISTRICT (NO OVERLAY).
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7. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE VILLAGE OF WOODBURY ZONING BOARD AND THE VILLAGE OF WOODBURY ZONING DISTRICT (NO OVERLAY).

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CONCEPTUAL SITE PLAN

ENGINEERING PROJECTS
 1000 ROUTE 22 EAST
 SUITE 200
 HUNTSVILLE, ALABAMA 35894
 PHONE: (256) 891-1111
 FAX: (256) 891-1112
 WWW: WWW.ENRPROJ.COM

TRAINING GROUP OF CENTRAL VALLEY, INC.
 100 ROUTE 22 EAST, SUITE 200
 HUNTSVILLE, ALABAMA 35894
 PHONE: (256) 891-1111
 FAX: (256) 891-1112
 WWW: WWW.ENRPROJ.COM

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