



## TOWN OF NEWBURGH

1496 Route 300, Newburgh, New York 12550

# 13 D

TO: Gilbert Piaquadio, Town Supervisor and Town Board

FROM: Patrick J. Hines, Representative, MHE Engineers

DATE: 24 November 2025

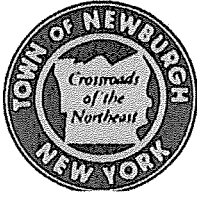
RE: Newburgh Towne Center – Chipotle (PB #25-30)  
Landscape Security

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At the 20 November 2025 Planning Board meeting the amended site plan/change of use for the Chipotle Restaurant occupancy at the easterly most portion of the Newburgh Towne Center was conditionally approved. One of the conditions is the posting of security for landscaping proposed in the area of the outdoor seating. The applicant's representative provided a cost estimate for the landscaping of \$3,005.00.

Establishment of landscape security requires Town Board approval. Based on the minimum amount of security it is recommended the applicant post the security in the form of cash with the Building Department to be released upon completion of the landscaping.

Cc: John P. Ewasutyn, Chairman  
Jerry Canfield, Code Compliance Supervisor  
Michael Weeks, PE, MHE  
Quinn Mullarkey, PE, MHE



# TOWN OF NEWBURGH

1496 Route 300, Newburgh, New York 12550

#13E

TO: Gilbert Piaquadio, Town Supervisor and Town Board  
FROM: Patrick J. Hines, Representative, MHE Engineers  
DATE: 24 November 2025  
RE: Newburgh Towne Center – Chipotle (PB #25-30)  
Change of Use

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At the 20 November 2025 Planning Board meeting the subject project received conditional final approval. One of the conditions is the establishment of security for the placement of a sidewalk along New York State Route 300 from the location where the sidewalk terminated where the WellNow Facility to the northly entrance of Newburgh Towne Center at NYS Route 300. The sidewalks will be placed within the NYSDOT right-of-way. The Planning Board granted a 1-year timeframe for installation of the sidewalks after issuance of the Certificate of Occupancy. This timeframe was granted based on the need to obtain NYSDOT approval for installation of the sidewalks within the right-of-way and internal to the site from the driveway.

Town Planning Board has precedence in past projects such as Resorts World, WellNow and the Mid-Valley Mall site for sidewalks to be installed within the DOT right-of-way after approval. The Planning Board required that the applicant post security in order to allow the sidewalks to be installed within the timeframe identified above. The other aspects of the site plan must be complete prior to the issuance of Certificate of Occupancy.

The applicant's representative have provided a cost estimate in the amount of \$57,295. Recommend security in the amount of 1.5 times the estimated construction cost be posted to assure that the project is completed in a timely manner. A total security in the amount of \$85,943.00 be required. Establishment of the amount of security requires Town Board approval.

I am available to discuss this should you require additional information.

Cc: John P. Ewasutyn, Chairman  
Jerry Canfield, Code Compliance Supervisor  
Michael Weeks, PE, MHE  
Quinn Mullarkey, PE, MHE

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 ENGINEER'S COST ESTIMATE - SIDEWALK  
 NEWBURGH TOWNE CENTER - CHIPOTLE TENANT  
 NYS ROUTE 300 (S.H. 9455)  
 TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

ITEM NUMBER	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
203.02	UNCLASSIFIED EXCAVATION AND DISPOSAL	CY	\$ 120.00	40	\$ 4,800.00
304.11000008	SUBBASE COURSE (MODIFIED)	CY	\$ 140.00	23	\$ 3,220.00
608.0101	CONCRETE SIDEWALKS AND DRIVEWAYS	CY	\$ 1,100.00	16	\$ 17,600.00
608.01050109	CURB RAMP CONFIGURATION TYPE 1	EA	\$ 6,000.00	3	\$ 18,000.00
	SIGNAGE W/BREAKAWAY POSTS	EA	\$ 475.00	6	\$ 2,850.00
685.11	WHITE EPOXY REFLECTORIZED PAVEMENT STRIPES - 20 MILS	LF	\$ 3.00	275	\$ 825.00
619.01	BASIC WORK ZONE TRAFFIC CONTROL	LS	\$ 5,000.00	1	\$ 5,000.00
MISC	MOBILIZATION	LS	\$ 5,000.00	1	\$ 5,000.00
<b>TOTAL</b>					<b>\$ 57,295.00</b>