



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

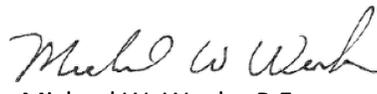
**PROJECT NAME:** 5148 ROUTE 9W – OFFICE BUILDING  
**PROJECT NO.:** 24-18  
**PROJECT LOCATION:** SECTION 43, BLOCK 2, LOT 14 & 15  
**REVIEW DATE:** 10 OCTOBER 2025  
**MEETING DATE:** 16 OCTOBER 2025  
**PROJECT REPRESENTATIVE:** DAVID NIEMOTKO ARCHITECTS, P.C.

1. The location of the septic tank and wells have been added to the revised plan. A report by a septic evaluation company has been provided.
2. The access and parking easement has been prepared. This document should be reviewed by the Planning Board Attorney prior to stamping of the plans.
3. A complete survey of the additional lot site has been prepared.
4. Orange County Planning Department issued a local determination for the project. It is noted that previously proposed parking which was identified as backing into or out of Route 9W has been eliminated from the site plan and shared parking between the two lots is proposed to the rear of the commercial structures.
5. Parking lot striping details have been added to the plans.
6. Based on the limited amount of construction activity proposed on the site and a review of the EAF submitted this office would recommend a Negative Declaration.
7. The Planning Board should consider whether to hold a Public Hearing on the amended site plans.
8. ARB referral is required.

Respectfully submitted,

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

  
Patrick J. Hines  
Principal

  
Michael W. Weeks, P.E.  
Principal

PJH/kmm

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Steven M. Neuhaus  
County Executive

## Orange County Department of Planning

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**Alan J. Sorensen, FAICP**  
**Commissioner**

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### County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, &n

**Local Referring Board:** Town of Newburgh Planning Board

**Applicant:** JCH Expanding LLC

**Project Name:** 5148 Route 9W Office Building

**Proposed Action:** Proposed site plan for a building conversion.

**Reason for County Review:** Within 500 feet from US Route 9W and County Route 86.

**Date of Full Statement:** 8/29/2025

**Referral ID #:** NBT42-25M

**Tax Map #:** 43-2-14; 15

**Local File #:** 2024-18

#### Comments:

The Department has received the above referenced site plan and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to offer the following advisory comments:

#### Site Plan

1. The applicant should coordinate with New York State Department of Transportation (NYSDOT) regarding the proposed work along US Route 9W. Ideally, parking spaces would not be designed to back out onto a road because such a layout increases the potential for vehicular accidents.

**County Recommendation:** Local Determination

**Date:** 9/9/2025

**Prepared by:** V. Fernandez-Rogers

  
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**Alan J. Sorensen, FAICP**  
**Commissioner of Planning**

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning).