



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

PROJECT NAME: AVION VENTURES-WAREHOUSE
PROJECT NO.: 24-16
PROJECT LOCATION: SECTION 86, BLOCK 1, LOT 37.222
REVIEW DATE: 2 MARCH 2026
MEETING DATE: 5 MARCH 2026
PROJECT REPRESENTATIVE: COLLIERS ENGINEERING AND DESIGN – CONNOR MCCORMACK, PE

1. The applicants have identified they received Phase I conceptual approval from the NYSDOT. In response to the DOT approval the applicants have identified that “highway improvement plans and highway work permits shall be prepared once a tenant has been identified”. In addition, the DOT response identifies “that DOT will work with Newburgh and Pilot on the proposed signal and phasing changes that have been previously requested”. The applicants’ representatives are requested to discuss these changes with the Planning Board. Any future approval resolution should address the potential changes to DOT comments upon final design. Any significant modifications to the entry drive should require re-approval.
2. NYSDEC has issued an Article 24 Permit for potential wetland impacts. Permit term is limited and the permit expires on 1 January 2027.
3. Approval for water main extension from Orange County Health Department remains outstanding.
4. Final comments were received from the jurisdictional Fire Department and identifying no outstanding comments.
5. This office remains concerned about the manhole identified as “filled with waste”. Confirmation that the sanitary sewer drains via gravity should be provided. Inverts for this manhole can be secured upon identifying gravity flow within the manhole. This may require coordination with Town Sewer Department.
6. The applicants have submitted cost estimates required for certain securities and fees which must be addressed by the Town Board.
7. Coverage under the NYSDEC Construction Stormwater Permit is required prior to stamping of the plans.

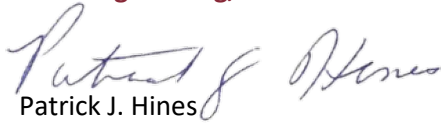
NEW YORK OFFICE

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

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

Respectfully submitted,
MHE Engineering, D.P.C.



Patrick J. Hines

Principal



Michael W. Weeks, P.E.

Principal

Town of Newburgh Planning Board

[Link for Site Plan for Avion Pomarico Drive \(PB #24-16\)](#)

<https://mhepc.egnyte.com/dl/9cVMfPbV4Hjh>

1. Drainage				
Item	Units	Quantity	Unit Price	Totals
Catch Basin 4'	EA	5	\$3,600.00	\$ 18,000.00
Drain Inlet 4'	EA	1	\$3,600.00	\$ 3,600.00
Stormwater Manhole 4'	EA	3	\$3,068.00	\$ 9,204.00
Stormwater Manhole 4' (connect to existing CMP)	EA	0	\$3,836.00	\$ -
Outlet Control Structure	EA	2	\$4,000.00	\$ 8,000.00
Stormtech SC-740 Chamber System	CF	0	\$5.00	\$ -
Contech Filterra Device	EA	0	\$30,000.00	\$ -
HDPE - 10"	LF	110	\$30.00	\$ 3,300.00
HDPE - 12"	LF	35	\$40.00	\$ 1,400.00
HDPE - 15"	LF	735	\$42.25	\$ 31,053.75
HDPE - 18"	LF	879	\$52.00	\$ 45,708.00
HDPE - 24"	LF	17	\$57.50	\$ 977.50
HDPE -36"	LF	0	\$105.00	\$ -
HDPE End Section (various sizes)	EA	5	\$535.00	\$ 2,675.00
Roof leader cleanout (10-12")	EA	3	\$300.00	\$ 900.00
Rip-Rap	SY	300	\$110.00	\$ 33,000.00
Bioretention Area	SY	954	\$28.36	\$ 27,055.44
Connect to Existing Basin	EA	0	\$768.00	\$ -
Connect new basin to existing CMP	EA	0	\$768.00	\$ -
Connect new pipe to existing CMP (10" to 48")	EA	0	\$350.00	\$ -
Manhole 60" (connect to exist CMP)	EA	0	\$4,500.00	\$ -
Manhole 72" (connect to exist CMP)	EA	0	\$5,500.00	\$ -
SUBTOTAL				\$ 184,873.69

2. Erosion & Sediment Control

Item	Units	Quantity	Unit Price	Totals
Erosion & Sediment Control	AC	5.2	\$2,455.00	\$ 12,766.00
SUBTOTAL				\$ 12,766.00

3. Tree Preservation

Item	Units	Quantity	Unit Price	Totals
Tree Preservation (see Sheet C-201)	LS	-	\$1,125.00	\$1,125.00
SUBTOTAL				\$ 1,125.00

4. Pomarico Drive Roadway Improvements

Item	Units	Quantity	Unit Price	Totals
Standard Asphalt Pavement (1.5" top)	SY	1,983	\$26.75	\$53,054.17
SUBTOTAL				\$ 53,054.17

Avion Pomarico Drive
 Town of Newburgh:
 Estimate
 February 19, 2026

CED
 555 Hudson Valley Ave.
 Suite 101
 New Windsor, NY 12553

Project No. 24002169A

CONSTRUCTION SUMMARY

ITEMS	<u>SUBTOTALS</u>
1) Drainage	\$ 184,873.69
2) Erosion & Sediment Control	\$ 12,766.00
3) Tree Preservation	\$ 1,125.00
4) Pomarico Drive Roadway Improvements	\$ 53,054.17
TOTAL CONSTRUCTION COST	\$ 251,818.86
4% INSPECTION FEE	\$ 10,072.75

NOTE: Quantities taken from site plans designed by Colliers Engineering & Design entitled "Site Plan for Avion Pomarico Drive" last revised 02/19/2026.

Unit Key:			
LS	Lump Sum	LF	Linear Foot
EA	Each	CY/CF	Cubic Yard / Cubic Foot
SY	Square Yard	TON	Ton