



**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: 14 FEBRUARY 2025
MEETING DATE: 20 FEBRUARY 2025
PROJECT REPRESENTATIVE: COLLIERS ENGINEERING AND DESIGN

1. Compliance with the Tree Preservation Ordinance, Chapter 172 of the Zoning Code is required.
2. Project proposes stormwater management facilities within the NYSDEC regulated buffer area for on-site wetlands. NYSDEC wetlands permit will be required.
3. Show NYSDEC wetland buffer on the utility plans to clearly demarcate impacted areas.
4. A Preliminary SWPPP has been submitted and is under review by this office.
5. This office circulated Notice of Intent for Lead Agency on 27 November 2024. The Planning Board would be in a position to declare its self-lead agency for SEQRA review.
6. The utility plans identify a 3,000-gallon septic tank prior to the pump station. A grinder type pump station should be proposed in order not to discharge anaerobic septic effluent into the Town sewer system.
7. Dominic Cordisco's comments regarding access across the private roadway should be received.
8. Plans were submitted to the Coldenham Fire District during the Lead Agency circulation.
9. Comments from jurisdictional Fire Department should be received.
10. A City of Newburgh flow acceptance letter will be required. Hydraulic loading from the site should be calculated. The applicant's representative should submit a letter to the Town identifying anticipated hydraulic loading rate. The Town will coordinate with the City of Newburgh.

NEW YORK OFFICE

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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

11. A Stormwater Facilities Maintenance Agreement will be required.
12. Health Department approval of the water main extension w/hydrants will be required. Design report should be submitted to Town when transmitted to Health Department.
13. Design for the sewer pump station should be submitted.

Respectfully submitted,

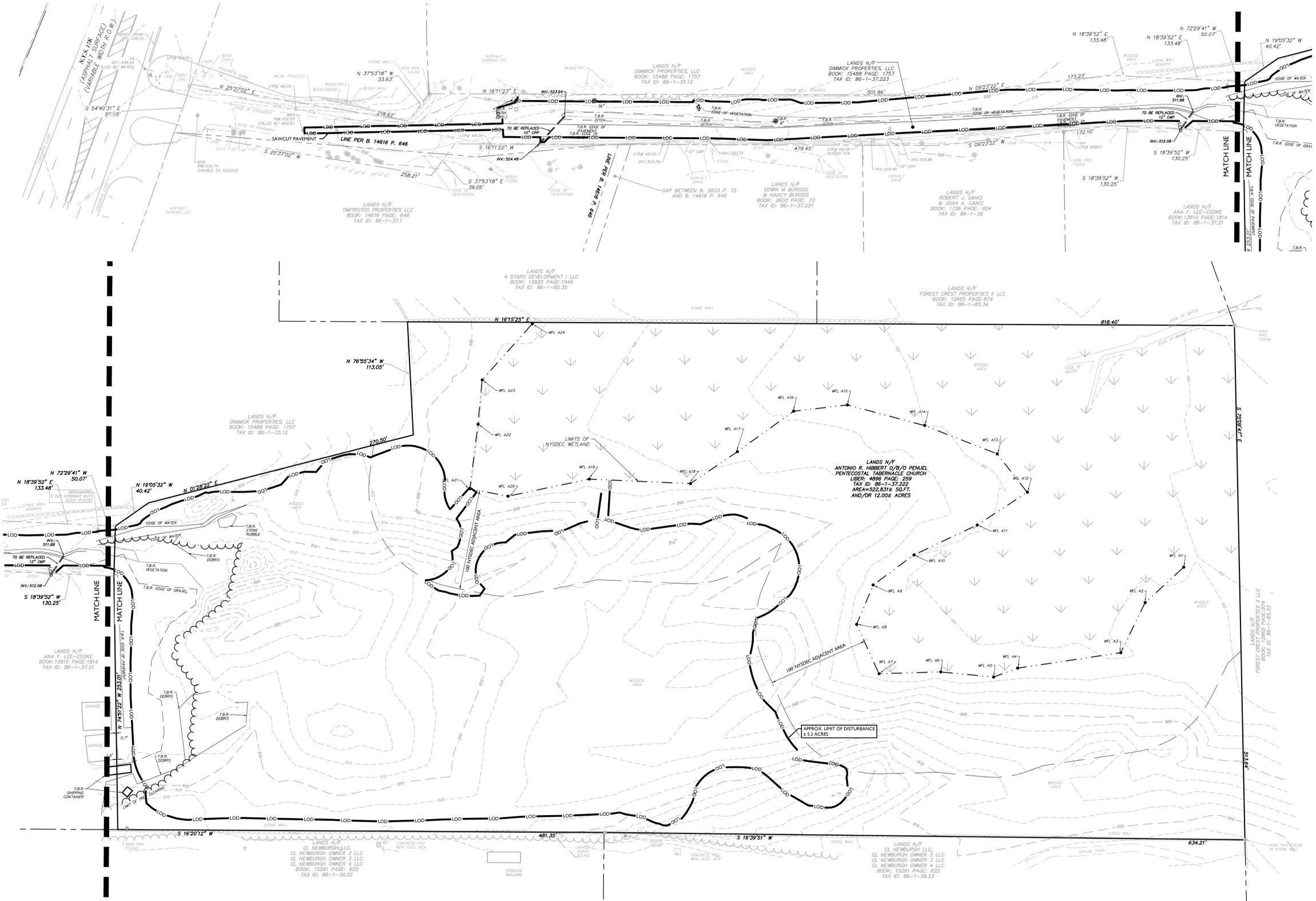
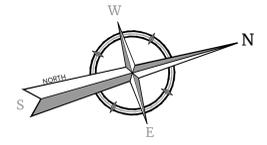
MHE Engineering, D.P.C.



Patrick J. Hines
Principal
PJH/kmm



Michael W. Weeks, P.E.
Principal

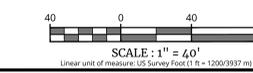


DEMOLITION NOTES:

- 1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION, UDIG NY, 811 OR WWW.UDIGNY.ORG. A RE-DEMOLITION CONFERENCE WILL NEED TO BE ARRANGED WITH UDIG NY AND MUST BE HELD A MINIMUM OF 7 DAYS BEFORE THE START OF ANY DEMOLITION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
3. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
4. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS, AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO COLLIERS ENGINEERING & DESIGN IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
5. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR:
A. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW (SEE 'EVIDENCE AND SEDIMENT CONTROL PLAN' THIS DRAWING SET).
B. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
C. ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
D. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
E. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER, AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
F. CLEAN THE EXISTING UTILITY STRUCTURES ON-SITE PRIOR TO CONSTRUCTION AND VERIFY THE INVERTS FOR CONNECTION.
6. COLLIERS ENGINEERING & DESIGN IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE O.S.H.A. REQUIREMENTS, TO INSURE PUBLIC AND CONTRACTOR SAFETY.
7. THE CONTRACTOR SHALL PROVIDE ALL THE 'MEANS AND METHODS' NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
8. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE 'MANUAL ON UNIFORM TRAFFIC CONTROL', AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.

- 9. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS NOT BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY (AS APPLICABLE).
10. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
11. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL O.S.H.A. AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
13. DEMOLITION SHALL NOT PROCEED UNTIL THE APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE MARKED IN THE FIELD AND ALL UTILITY CONNECTIONS ARE SUITABLY SHUT OFF AND DISCONNECTED AND PROPER DEMOLITION PERMITS ARE IN PLACE WITH THE APPROPRIATE JURISDICTION.
14. PROTECT ALL EXISTING UTILITIES TO REMAIN (INCLUDING DRAINAGE STRUCTURES, HYDRANTS, VALVES, SEWER MANHOLES, ETC.) DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIMSELF OR SUB-CONTRACTORS.
15. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIERS ENGINEERING & DESIGN HAS PERFORMED NO EXPLORATORY OR TESTING SERVICE, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF POTENTIAL FOR CHEMICAL, TOXIC, OR RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAW AND REGULATIONS.
16. TREE CLEARING AND REMOVAL SHALL OCCUR BETWEEN OCTOBER 1ST AND MARCH 31ST TO MITIGATE POTENTIAL IMPACTS TO THE INDIANA BAT.

DEMOLITION LEGEND table with columns for symbols and descriptions: TO BE REMOVED (T.B.R.), TO BE RELOCATED, TO REMAIN, TO BE DEMOLISHED, SAWCUT LINE.



Revision table with columns: REV, DATE, DRAWN BY, DESCRIPTION.

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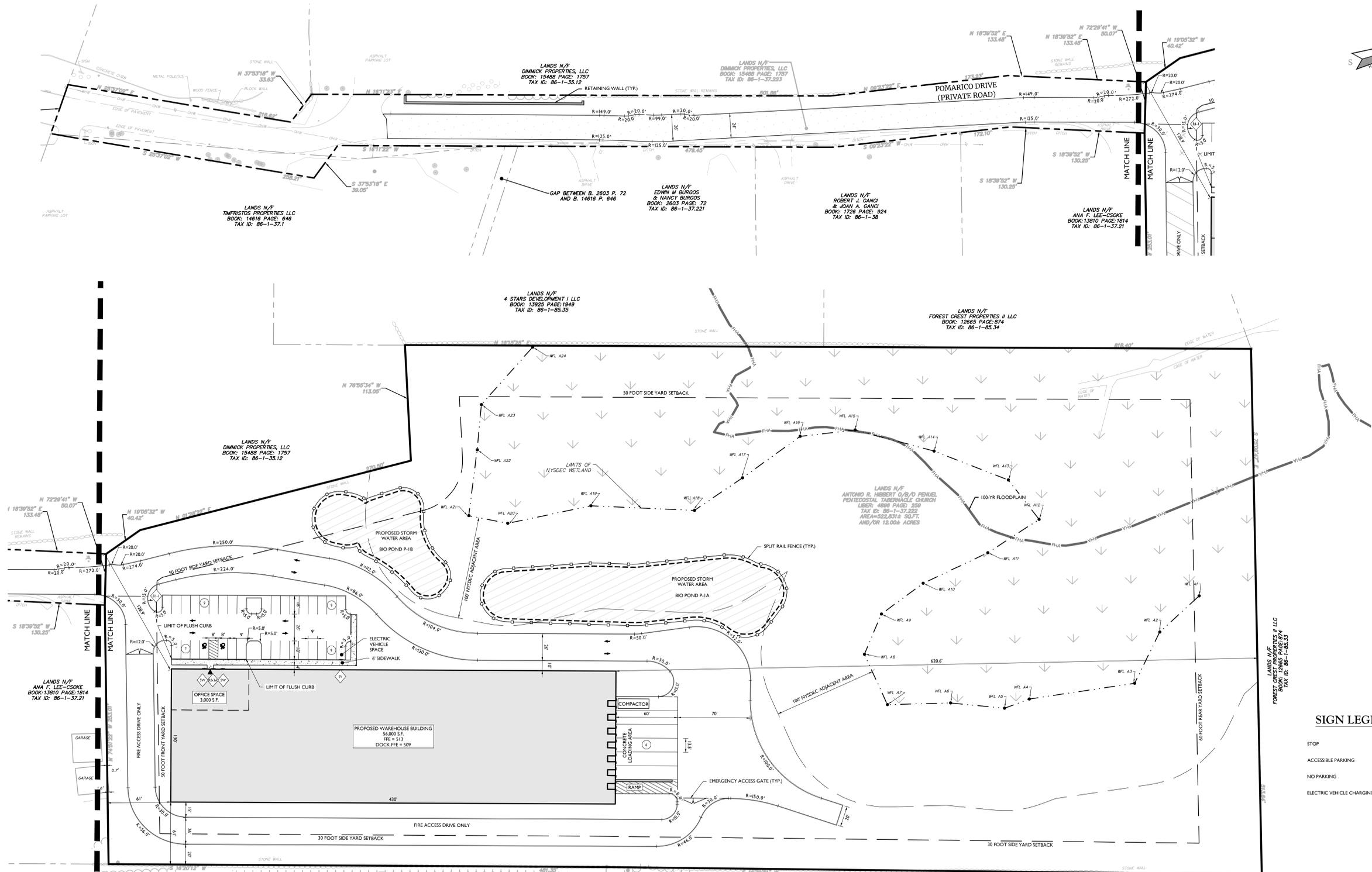
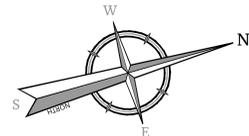
Professional Engineer seal for Connor Patrick McCormack, License Number: 109756, State of New York.

PRELIMINARY SITE PLAN FOR AVION VENTURES POMARICO DRIVE SECTION 86 BLOCK 1 LOTS 37.222 & 37.223 TOWN OF NEWBURGH ORANGE COUNTY NEW YORK STATE

Project information including Colliers Engineering & Design logo, project number 24002169A, drawing name C-DEM0, and sheet number C-200.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



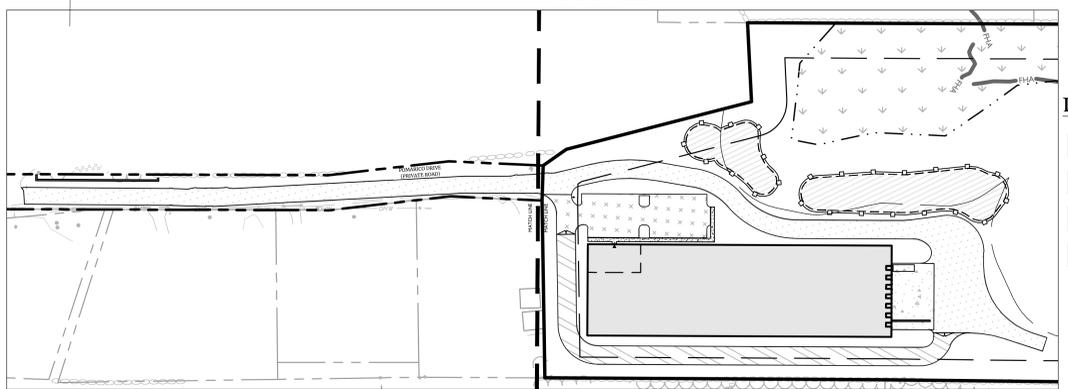
SIGN LEGEND:

- STOP (R-1)
- ACCESSIBLE PARKING (R-2)
- NO PARKING (R-3)
- ELECTRIC VEHICLE CHARGING (EV)

EXISTING	LEGEND	PROPOSED
12+00	TRAVERSE LINE, CENTER LINE	12+00
13+00	OR BASELINE LABEL AS SUCH	13+00
---	RIGHT OF WAY LINE	---
---	PROPERTY LINE	---
---	EDGE OF PAVEMENT	---
---	CURB	---
---	DEPRESSED CURB	---
---	SIDEWALK	---
---	FENCES	---
---	TREELINE	---
---	ROADWAY SIGNS	---
---	WETLAND LINE	---
---	MUNICIPAL BOUNDARY LINE	---
---	STALL COUNT	10
---	ADA ACCESSIBLE STALL	♿
---	DEPRESSED CURB AND ADA RAMP	HC
---	DIRECTION OF TRAFFIC FLOW	→

PAVEMENT LEGEND:

- CONCRETE LOADING AREA
- HEAVY DUTY ASPHALT PAVEMENT
- EMERGENCY ASPHALT PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT



PAVEMENT KEY MAP

SCALE: 1" = 100'



SCALE: 1" = 40' Linear unit of measure: US Survey Feet (1 ft = 1200/3937 mm)

OWNER:

(86-1-37-222) PENTECOSTAL TABERNACLE CHURCH P.O. BOX 10694 NEWBURGH, NY 12552

APPLICANT:

AVION VENTURES 491 RT 308 MONROE, NY 10950

TAX LOT:

SBL 86-1-37-222 452,881 S.F. 11.23 ACRES

PARKING REQUIREMENTS:

OFFICE BUILDING: 1 PER 200 S.F. OF FLOOR AREA FOR THE FIRST 20,000 S.F. OF FLOOR AREA, THEN 1 PER 300 S.F. OF ADDITIONAL FLOOR AREA. WAREHOUSE: 2 PER 3 EMPLOYEES ON THE PREMISES AT ANY ONE TIME. 3,000 S.F. OFFICE SPACE PROPOSED. 3,000 / 200 = 15 SPACES REQUIRED. 17 EMPLOYEES PER SHIFT / 3 EMPLOYEES X 2 = 12 SPACES REQUIRED. TOTAL REQUIRED SPACES = 27 PARKING SPACES. TOTAL SPACES PROVIDED 34 PARKING SPACES.

ZONING INFORMATION:

ZONING DISTRICT: IB (INTERCHANGE BUSINESS) WAREHOUSE USE SUBJECT TO SITE PLAN REVIEW BY THE PLANNING BOARD.

TABLE OF BULK REQUIREMENTS

MINIMUM	REQUIRED	PROPOSED	REMARKS
LOT AREA	40,000 S.F.	152,281 S.F.	OK
LOT WIDTH	150 FEET	231 FEET	OK
LOT DEPTH	150 FEET	11,114 FEET	OK
FRONT YARD	50 FEET	24.0 FEET	OK
REAR YARD	40 FEET	142.0 FEET	OK
1 SIDE YARD	20 FEET	24.0 FEET	OK
BOTH SIDE YARDS	80 FEET	1,189.37 FEET	OK
MAXIMUM			
LOT BUILDING COVERAGE	40%	11%	OK
BUILDING HEIGHT	40 FEET	40 FEET	OK
LOT SURFACE COVERAGE	60%	23.5%	OK

LOADING REQUIREMENTS:

2 SPACES UP TO THE FIRST 40,000 S.F. OF BUILDING SPACE AND 1 EXTRA SPACE FOR EACH ADDITIONAL 40,000 S.F. INITIAL 40,000 S.F. = 2 SPACES. REMAINING 16,000 S.F. = 1 SPACE. TOTAL REQUIRED LOADING = 3 SPACES. TOTAL PROVIDED LOADING = 6 SPACES.

SITE NOTES:

- THE PROPERTY IS WITHIN A ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 360703138E DATED AUGUST 3, 2009.
- SCHOOL DISTRICT: VALLEY CENTRAL SCHOOL DISTRICT
- FIRE DEPARTMENT: COLDENHAM FIRE
- NO PROPOSED WORK WITHIN THE NEW YORK STATE RIGHT-OF-WAY AT THIS TIME.

PRELIMINARY SITE PLAN

FOR AVION VENTURES POMARICO DRIVE

SECTION 86 BLOCK 1 LOTS 37.222 & 37.223

TOWN OF NEWBURGH ORANGE COUNTY NEW YORK STATE

NEWBURGH 555 Hudson Valley Avenue Suite 101 New Windsor, NY 12553 Phone: 845.564.4495

SCALE: AS SHOWN 06/06/2024 DATE: 24002169A PROJECT NUMBER: C-LAYT DRAWING NAME: CPM CHECKED BY: CPM

OVERALL DIMENSION PLAN

C-300

