



**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: 19 AUGUST 2026
MEETING DATE: 3 SEPTEMBER 2026
PROJECT REPRESENTATIVE: COLLIERS ENGINEERING AND DESIGN – CONNOR McCORMACK, P.E.

1. The applicants have submitted design plans for work within the Route 17K corridor. Ken Wersted's comments on the design plans should be received. Timing of the State Highway roadway improvements should be addressed with the Board. Status of the NYSDOT approval for the roadway improvements depicted should be addressed with the Board.
2. The SWPPP should be revised to incorporate work within the State Highway right-of-way.
3. The NYSDEC permit for the project has an expiration date of 1/1/2027.
4. A detailed design sanitary sewer pump station should be provided. Previous comments identified manhole "filled with waste". Confirmation of the inverts, pipe size and flow from this manhole were requested. Coordination with the Town Sewer Department may be required.
5. A Stormwater Facilities Control Agreement will be required prior to final approval of the plans.
6. A final SWPPP must be provided once outstanding comments are addressed. The preliminary SWPPP identifies soil testing was outstanding while a response letter identifies that one of the bioretention areas would be provided with a liner, while the other would be further evaluated. Final design of the bioretention area should be incorporated in the updated SWPPP.
7. Stormwater erosion sediment control securities and inspection escrows are required to be established by the Town Board.
8. Landscaping securities and escrow deposits are required to be established by the Town Board.
9. Tree preservation securities and inspection fees are required.
10. Securities for roadway improvements within Pomarico Drive must be provided.
11. The Orange County Planning Department in their response to the Negative Declaration recommended the applicant explore options for integrating roof top solar panels. In response to previous County

NEW YORK OFFICE

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845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

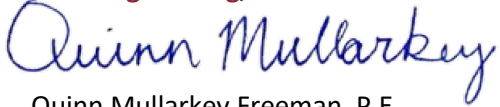
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Planning comments the applicants identified that the proposed roof of the buildings are to be constructed to support the installation of solar panels in the future. A note to the same has been added to the plans.

12. A note should be added to the plans requiring a preconstruction meeting prior to any site disturbance on the site. Preconstruction meeting must include representatives of the Town water, sewer, building, and engineering consultants.
13. Limits of disturbance should be demarcated in the field with orange construction fencing prior to any clearing or grading on the site in compliance with the Towns Tree Preservation Ordinance. It is recommended that the limits of the NYSDEC wetlands also be marked in the field.
14. The project has tree clearing time frame restrictions to protect bat species.

Respectfully submitted,

MHE Engineering, D.P.C.



Quinn Mullarkey Freeman, P.E.
Senior Engineer

QMF/kmm

Town of Newburgh Planning Board

Avion Warehouse (PB #24-16)

Link for Highway Improvement Plans

<https://mhepc.egnyte.com/dl/R8mRpgMgPvKm>



DEPARTMENT OF HEALTH

Dr. Jennifer L. Roman, DO

Acting Commissioner

124 Main Street
Goshen, New York 10924

Environmental Health

Phone: (845) 291-2331

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www.orangecountygov.com

Steven M. Neuhaus

County Executive

April 8, 2026

Avion Ventures
491 NY 208 – Suite 112
Monroe, NY 10950

Re:

Approval of plans & specs for:

Pomarico Drive Warehouse

Water Main Extension

CWS - ID#3503578

Town of Newburgh

CGN#11150

Dear Applicant:

We have this day approved the plans and specifications submitted by Colliers Engineering & Design, dated March 20, 2025, last revised April 02, 2026, for the above-mentioned project.

Application for this project was duly made by you and received in this office on March 21, 2025.

We are enclosing a Certificate of Approval. A copy of the approved plans is being retained in our files and the remaining sets are being returned to your engineer.

Regards,

Steven Gagnon, M.P.H., P.E.

Principal Public Health Engineer

SG
SG/MA/AR

cc: Engineer
BPWSP: Albany
Town of Newburgh
File

Enc.

NEW YORK STATE DEPARTMENT OF HEALTH

Bureau of Public Water Supply Protection
547 River St.
Troy, NY 12180-2216

**Approval of Plans for
Public Water Supply Improvement**

This approval is issued under the provisions of 10 NYCRR, Part 5:

CGN# 11150

1. Applicant Avion Ventures	2. Location of Works (C, V, T) Town of Newburgh	3. County Orange	4. Water District (Specific Area Served) Town of Newburgh – WME – ID#3503578
5. Type of Project			XXX7. Distribution
☐ 1. Source	☐ 3. Pumping Units	☐ 5. Fluoridation	☐ 8. Storage
☐ 2. Transmission	☐ 4. Chlorination	☐ 6. Other Treatment	☐ 9. Other
Remarks: Installation of 1,510 +/- linear feet of 8" D.I.P. watermain to service a proposed warehouse/ distribution facility that connects to the existing 8" watermain on Pomarico Drive. Improvements will include (4) fire hydrants, 6" D.I.P. fire service connections for the building, line valves, and other associated appurtenances.			

By Initiating improvement of the approved supply, the applicant accepts and agrees to abide by and conform with the following:

- a. THAT the proposed works be constructed in complete conformity with the plans and specifications approved on this day or approved amendments thereto.
- b. THAT this application/acceptance is granted only for the review conducted for compliance with regulations under the jurisdiction of the Orange County Department of Health. It does not supersede and/or provide any additional approval that may be required to be issued by other agencies, including but not limited to local municipalities; Orange County Departments of Planning and Public Works; New York State Departments of Environmental Conservation; Health and Transportation; and/or U.S. Army Corps of Engineers.

(SEE ATTACHMENT)

ISSUED FOR THE STATE COMMISSIONER OF HEALTH

April 8, 2026

Date



Designated Representative

, P.E.

Steven Gagnon, M.P.H., P.E., Principal Public Health Engineer

Name and Title

O.C. Dept. of Env. Health
124 Main St., Third Floor
Goshen, NY 10924

General

6. Type of Ownership		☒ 68 Private – Other	☐ 1 Authority	☐ 30 Interstate
☐ Municipal	☐ Commercial	☐ Private – Institutional	☐ 19 Federal	☐ 40 International
☐ Industrial	☐ 9 Water Works Corp.	☐ 26 Board of Education	☐ 20 State	☐ 18 Indian Reservation
7. Estimated Total Cost \$245,350.00		8. Population Served 51 employees		9. Drainage Basin Hudson River
10. Federal Aid Involved?		11. WSA Project?		
☐ 1 Yes XXX2 No		☐ 1 Yes XXX2 No		

Source N/A

12. ☐ Surface Name Class		13. Est. Source Development Cost
☐ Ground Name Class		
14. Safe Yield GPD	15. Description	

Treatment N/A

16. Type of Treatment			
☐ 1 Aeration	☐ 4 Sedimentation	☐ 7 Iron Removal	☐ 10 Softening
☐ 2 Microstrainers	☐ 5 Clarifiers	☐ 8 Chlorination	☐ 11 Corrosion Control
☐ 3 Mixing	☐ 6 Filtration	☐ 9 Fluoridation	☐ 12 Other
17. Name of Treatment Works	18. Max. Treatment Capacity GPD	19. Grade of Plant Operator Req.	20. Est. Cost
21. Description			

Distribution

22. Type of Project		23. Type of Storage N/A		24. Est. Distribution Cost
☐ 1 Cross Connection	☐ 3 Transmission	Elevated Gals.	Gals.	\$245,350.00
XXX2 Interconnection	☐ 4 Fire Pump Cl ₂	Underground		
25. Anticipated System Demand: 612 GPD (Dom) 1,001 GPM (Fire flow)			26. Designed for fire flow? XXX 1 Yes ☐ 2 No	
27. Description See item #5 on page 1 of form.				



Steven M. Neuhaus
County Executive

DEPARTMENT OF HEALTH

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APPROVAL OF PLANS & SPECS FOR:
WATER MAIN EXTENSION
POMARICO DRIVE WAREHOUSE
CWS – ID#3503578
TOWN OF NEWBURGH

CGN#11150

Additional Conditions to Approval:

- c. THAT only notes and details provided on the plans associated with the construction, disinfection and testing of the proposed water mains, hydrants, and associated appurtenances shall be subject to the review and approval of the Orange County Department of Health.
- d. THAT prior to placing the new works in service, the finished water shall be tested for bacteria in accordance with the AWWA Standards and verified by the Orange County Department of Health. Two (2) consecutive days of satisfactory total coliform results will be required.
- e. THAT any backflow prevention device(s) determined to be required by the water supplier or the Orange County Department of Health shall be designed in accordance with New York State Department of Health and Orange County Department of Health requirements and shall be submitted under separate application to the Orange County Department of Health for review and approval.
- f. THAT UDIG NY shall be contacted prior to any excavation (Dial 811 or www.udignyny.org).
- g. THAT once constructed, the design engineer shall certify to the Orange County Department of Health and the water supplier that the installation was performed in complete conformity with the plans and specifications approved on this day or with approved amendments thereto. Certification is to include submission of copies of all hydrostatic pressure tests and bacteriological test reports.
- i. THAT this project has indicated the intent to provide adequate fire flow by the proposed installation of sprinkler systems meeting NFPA requirements, and is, therefore, exempt from the needed fire flow guidelines of the Insurance Services Office (ISO). The proposed sprinkler system design has not been evaluated by the Orange County Department of Health for compliance with NFPA requirements.

April 8, 2026
Date


Steven Gagnon, M.P.H., P.E.,
Principal Public Health Engineer