



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

PROJECT NAME: MILLER ENVIRONMENTAL GROUP-SITE PLAN/LOT LINE CHANGE
PROJECT NO.: 2019-27
PROJECT LOCATION: SECTION 98, BLOCK 1, LOT 27.2
REVIEW DATE: 26 AUGUST 2021
MEETING DATE: 2 SEPTEMBER 2021
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING- CHARLIE BROWN, P.E.

1. County 239 review has been received with a local determination recommendation and no comments .

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines
Principal

PJH/kbw

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
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Steven M. Neuhaus
County Executive

Orange County Department of Planning

124 Main Street
Goshen, NY 10924-2124
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Alan J. Sorensen, AICP
Commissioner

www.orangecountygov.com/planning
planning@orangecountygov.com

County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-1, m, & n

Local Referring Board: Town of Newburgh Planning Board

Applicant: Miller Environmental Group

Project Name: Miller Environmental Site Plan

Proposed Action: Site Plan for two prefabricated steel structures and two lot line changes.

Reason for County Review: Within 500 feet of State Road

Date of Full Statement: August 10, 2021

Referral ID #: NBT32-21M

Tax Map #: 98-1-27.32,
98-1-18, 98-1-20.1

Local File #: 2019-27

Comments:

The Department has received the above referenced site plan for the proposed prefabricated steel buildings (3,540 sq. ft. and 3,612 sq. ft.) and two lot line changes to eliminate encroachment in the IB zoning district and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We have no advisory comments regarding this application.

County Recommendation: Local Determination

Date: August 19, 2021

Prepared by: Jessica Ridgeway, Planner

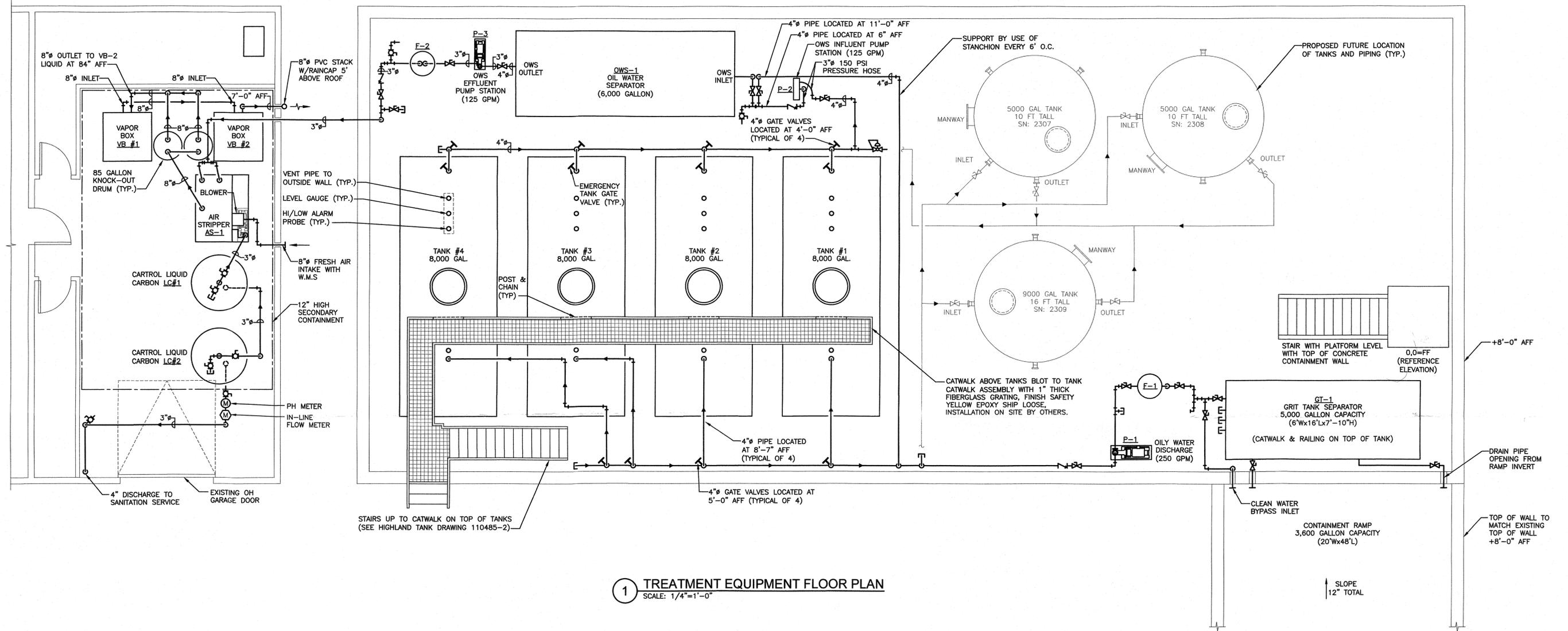


Alan J. Sorensen, AICP
Commissioner of Planning

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.

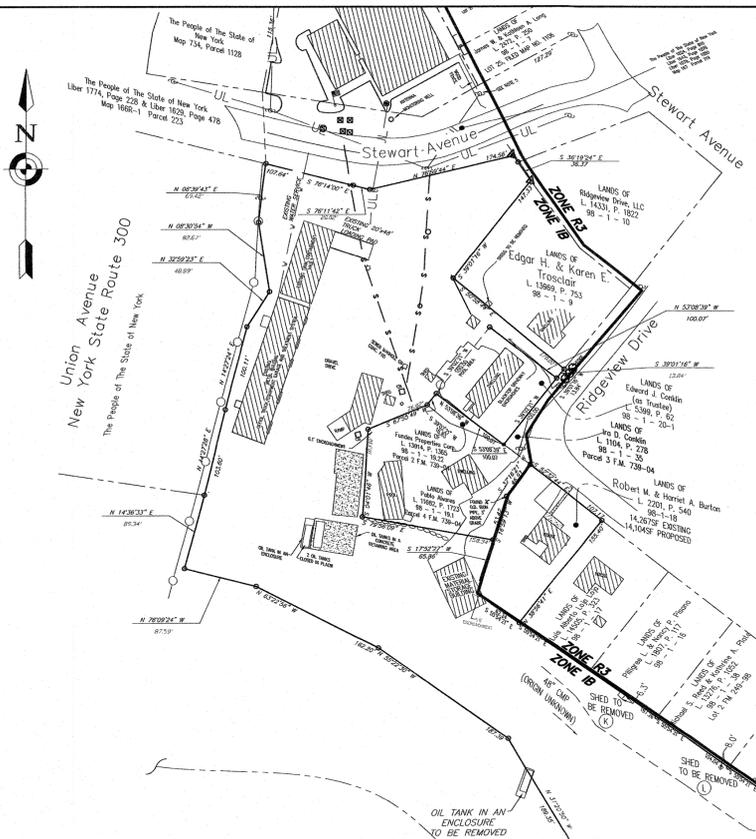


File Name: F:\2019\19-254 MILLER ENVIRONMENTAL GROUP\M-101.dwg (Layout: M-101)
Date: Wed, Oct 30, 2019 - 3:46 PM (Name: bjp)



1 TREATMENT EQUIPMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

REV #	DATE	REMARKS:	ISSUE #	DATE	ISSUED FOR:
				10/30/19	AS BUILTS
<p>REFERENCE SCALE</p>					
<p>UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.</p>					
<p>FELLENZER ENGINEERING LLP</p>					
22 Mulberry St., Suite 2A, Middletown, NY 10940 t 845-343-1481 fx 845-343-4986		181 Church St., Suite 100, Poughkeepsie, NY 12601 t 845-454-8704 fx 855-320-8735			
MARK D. FELLENZER, P.E. 		PROJECT TITLE: MILLER ENVIRONMENTAL GROUP, INC. TREATMENT SYSTEM 77 STEWART AVE., NEWBURGH, NY			
DRAWING TITLE: TREATMENT EQUIPMENT FLOOR PLAN					
DESIGNED BY:	DRWN BY:	APPROVED BY P.M.:	APPROVED BY P.E.:	DRAWING #:	
MF	BJP	MDF	MDF	M-101	
DATE:	SCALE:	FE PROJECT #:	PAGE 1 OF 2		
10/30/2019	AS SHOWN	19-254			



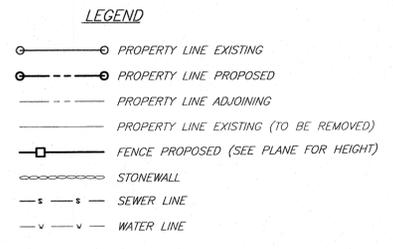
ZONING SCHEDULE
 ZONE: IB (8 MANUFACTURING W/ ACCESSORY PETROLEUM BULK STORAGE)

	REQUIRED	(A) ENCLOSED DRUM CONTAINMENT PAD PROPOSED	(B) ENCLOSED TANK VALT PROPOSED	(C) OFFICE/GAGARGE EXISTING	(D) RAMP EXISTING	(E) STORAGE EXISTING	(F) SHED EXISTING
MINIMUM LOT AREA	40,000sf.	473,397SF/10.86AC	473,397SF/10.86AC	473,397SF/10.86AC	473,397SF/10.86AC	473,397SF/10.86AC	473,397SF/10.86AC
MINIMUM YARDS (feet)							
FRONT	50'	338'	54'	149'	223'	80'	-
REAR	60'	63'	164'	329'	164'	-	225'
SIDE							
ONE	30'	**14'	**11'	**9'	*6'	*-2.8'	*-13'
BOTH	80'	142'	161'	128'	131'	289'±	240'±
MINIMUM LOT WIDTH (feet)	150'	176'	176'	176'	176'	176'	176'
MINIMUM LOT DEPTH (feet)	150'	493'	493'	493'	493'	493'	493'
MAXIMUM LOT BUILDING COVERAGE (%)	40%	6%	6%	6%	6%	6%	6%
MAXIMUM SURFACE COVERAGE (%)	80%	%15	%15	%15	%15	%15	%15

* EXISTING NON CONFORMING
 ** NON CONFORMING, VARIANCE GRANTED 02/28/2021

MILLER ENVIRONMENTAL NARRATIVE

1. THE SITE IS IN THE IB ZONING DISTRICT WHICH PERMITS PETROLEUM BULK STORAGE.
2. THE SITE IS A PROCESSING FACILITY WITH ACCESSORY BULK STORAGE.
3. THE PURPOSE OF THE PROJECT IS TO PROVIDE BUILDINGS FOR BULK STORAGE TANKS.
4. FACILITY DEC PERMITS (10 3-3346-00020/00003) SHALL BE KEPT CURRENT AND ON SITE.



ZONING SCHEDULE WITH SEWER AND WATER
 ZONE: R-3

	REQUIRED	S-B-L- 98-1-18 EXISTING	S-B-L- 98-1-18 PROPOSED
MINIMUM LOT AREA	15,000sf.	14,267sf.	**14,107sf.
MINIMUM YARDS (feet)			
FRONT	40'	*39'	**39'
REAR	40'	76'	76'
SIDE			
ONE	15'	*14'	**14'
BOTH	30'	63'	63'
MINIMUM LOT WIDTH (feet)	100'	105'	105'
MINIMUM LOT DEPTH (feet)	125'	155'	155'
MAXIMUM LOT BUILDING COVERAGE	15%	12%	12%
MAXIMUM LOT SURFACE COVERAGE	30%	14%	14%

* EXISTING NON CONFORMING
 ** NON CONFORMING, VARIANCE GRANTED 2/28/2021

ZONING SCHEDULE WITH SEWER AND WATER
 ZONE: IB (EXISTING RESIDENCE)

	REQUIRED	S-B-L- 98-1-20-1 EXISTING	S-B-L- 98-1-20-1 PROPOSED
MINIMUM LOT AREA	15,000sf.	10,000sf.	14,000sf.
MINIMUM YARDS (feet)			
FRONT	40'	41'	41'
REAR	40'	*29'	69'
SIDE			
ONE	15'	*9'	**9'
BOTH	30'	*15'	**15'
MINIMUM LOT WIDTH (feet)	100'	100'	100'
MINIMUM LOT DEPTH (feet)	125'	*100'	140'
MAXIMUM LOT BUILDING COVERAGE	25%	25%	17%
MAXIMUM LOT SURFACE COVERAGE	50%	*54%	39%

* EXISTING NON CONFORMING
 ** NON CONFORMING, VARIANCE GRANTED 2/28/2021

NOTE 1. SMALLEST LOT SIZE FOR PERMITTED COMMERCIAL USE IS 40,000SF.

PERMANENT DRAINAGE EASEMENT NEW YORK STATE THRUWAY CATSKILL SECTION SUBDIVISION 5 MAP NO. 411-R-1 PARCEL 556

CALL BEFORE YOU DIG... IT'S THE LAW
 WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY - TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 811

EXISTING LAYOUT
 1"=100'

APPLICANT:
 ATTN: NOEL RUSS
 MILLER ENVIRONMENTAL GROUP, INC
 538 EDWARDS AVE, NY 11933
 CALVERTON, NY 12550

OWNER OF SBL 98-1-27.2
 FIRST STATE WATER LLC
 C/O MARK MILLER
 100 PARADISE POINT
 SOUTHOLD, NY 11871

MAP REFERENCE:
 EXISTING FEATURES INCLUDING PROPERTY LINES, FENCES AND BUILDING PER A SURVEY ENTITLED "FIRST STATE WATER" PERFORMED BY JOHN TAROLLI LS REVISED 10/11/19

DEC PERMITTED HOURS OF OPERATION
 (ACTUAL HOURS MAY VARY)

SUNDAY - CLOSED
 MONDAY - 7AM-7PM
 TUESDAY - 7AM-7PM
 WEDNESDAY - 7AM-7PM
 THURSDAY - 7AM-7PM
 FRIDAY - 7AM-7PM
 SATURDAY - 7AM-7PM

NUMBER OF EMPLOYEES & ONSITE EQUIPMENT

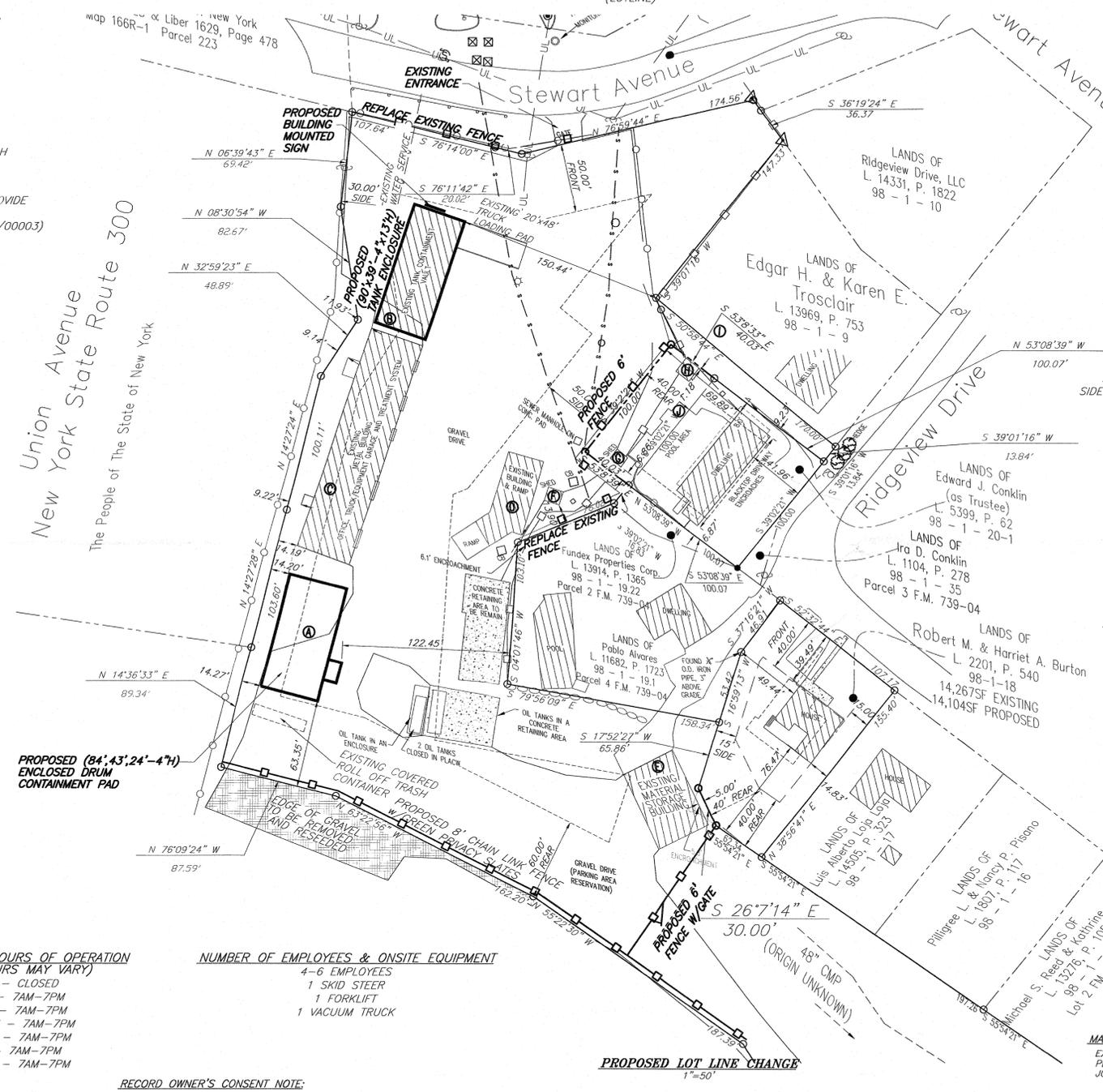
4-6 EMPLOYEES
 1 SKID STEER
 1 FORKLIFT
 1 VACUUM TRUCK

RECORD OWNER'S CONSENT NOTE:
 THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

RECORD OWNER'S SIGNATURE
 FIRST STATE WATER LLC
 C/O MARK MILLER
 100 PARADISE POINT
 SOUTHOLD, NY 11871

REVISIONS

REV.:	DATE:	BY:	DESCRIPTION:
8	06/10/21	RBM	PLANNING BOARD COMMENTS
7	10/16/20	RBM	ZONING BOARD APPLICATION
6	08/28/20	RBM	PLANNING BOARD COMMENTS
5	06/02/20	RBM	PLANNING BOARD APPLICATION
4	12/12/19	RBM	PLANNING BOARD APPLICATION
3	06/04/19	RBM	REVISED PER OWNER
2	05/09/19	RBM	REVISED PER OWNER
1	03/28/19	RBM	REVISED PER CODE COMPLIANCE COMMENTS

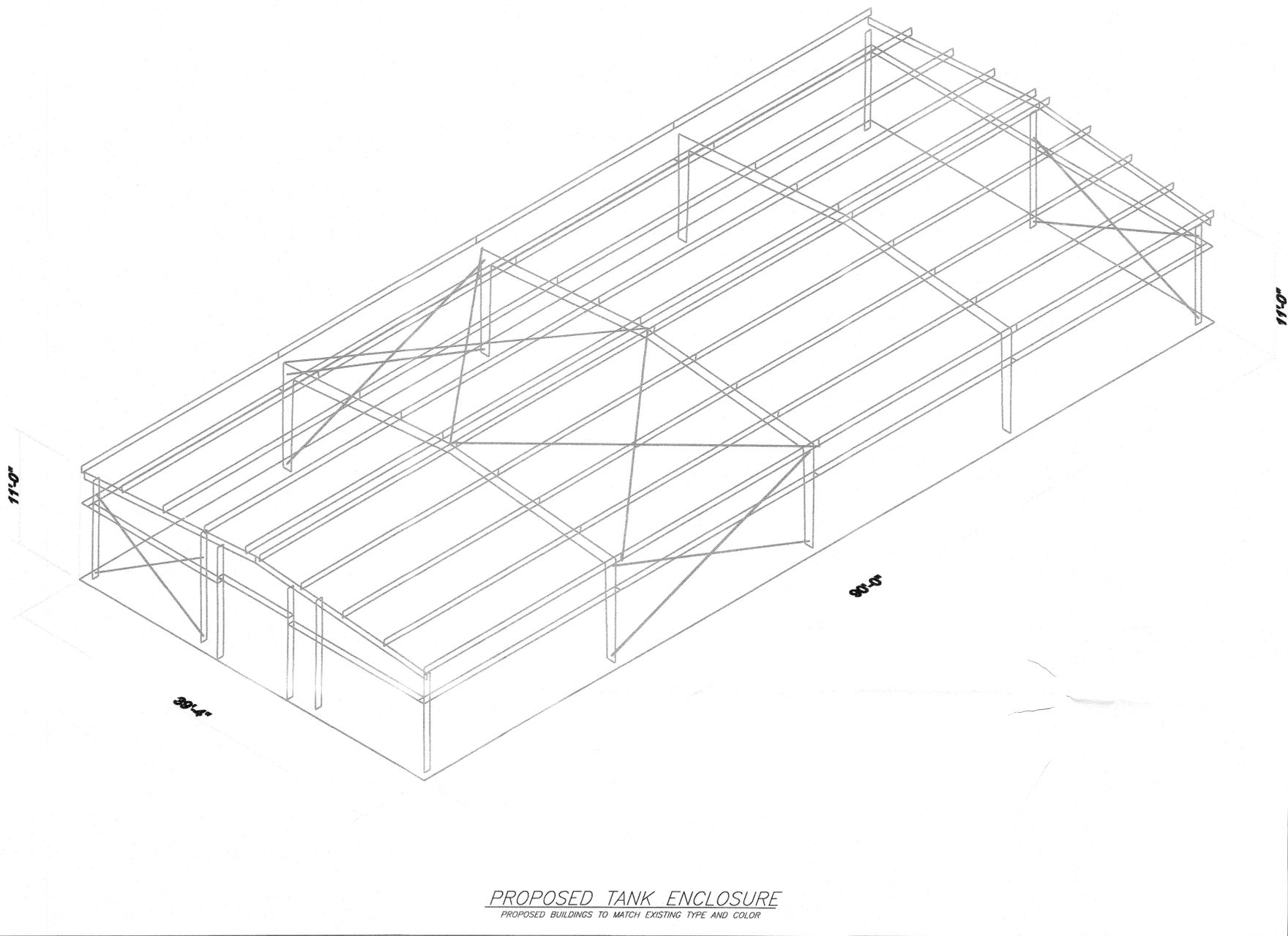


- (C) SHED EXISTING CONKLIN
 SBL: 98-1-20-1
 20' ENCROACHMENT/CORRECTED WITH LOTLINE CHANGE
- (H) SHED EXISTING CONKLIN
 SBL: 98-1-20-1
 20' ENCROACHMENT/CORRECTED WITH LOTLINE CHANGE
 SIDE SETBACK 1'(5' REQUIRED)/VARIANCE GRANTED 2/28/2021
- (J) POOL EXISTING CONKLIN
 SBL: 98-1-20-1
 21' ENCROACHMENT/CORRECTED WITH LOTLINE CHANGE
- (K) SHED EXISTING Pisano
 SBL: 98-1-16
 6' ENCROACHMENT TO BE REMOVED
- (L) SHED EXISTING Plate
 SBL: 98-1-38
 8' ENCROACHMENT TO BE REMOVED

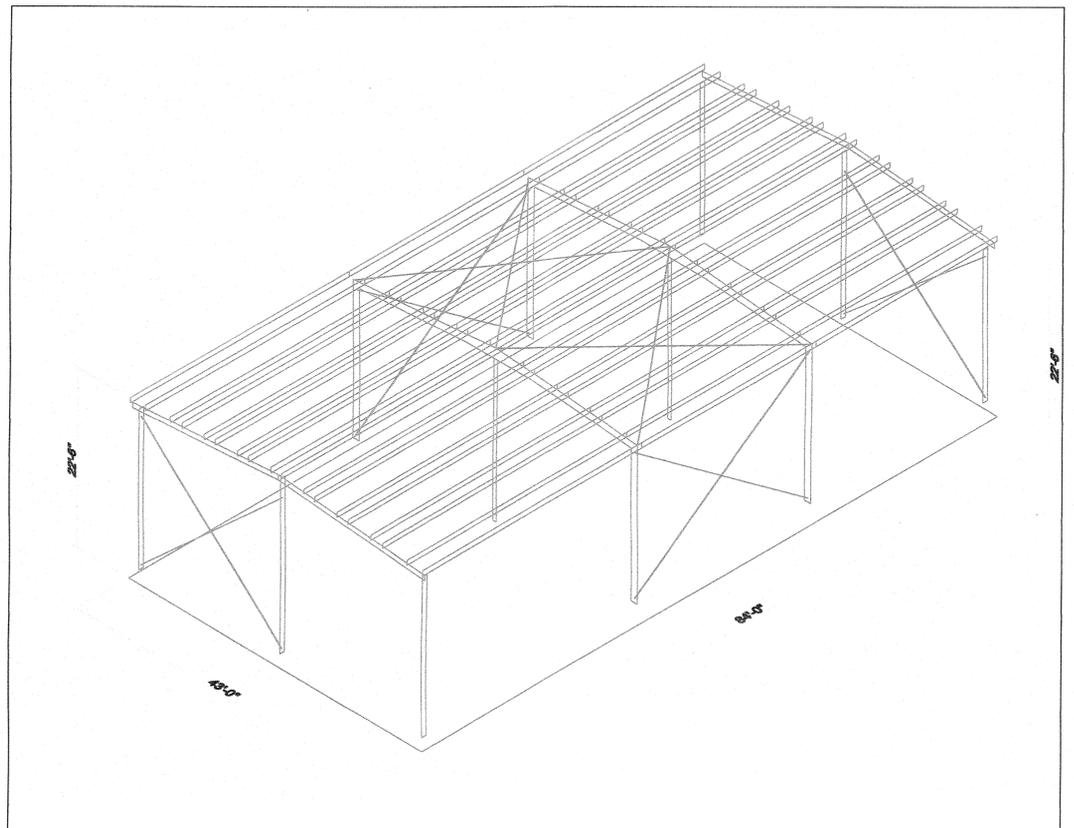
MAP REFERENCE:
 EXISTING FEATURES INCLUDING PROPERTY LINES, FENCES AND BUILDING PER A SURVEY ENTITLED "FIRST STATE WATER" PERFORMED BY JOHN TAROLLI LS REVISED 10/11/19

TOWN PROJECT #2019-27
 THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

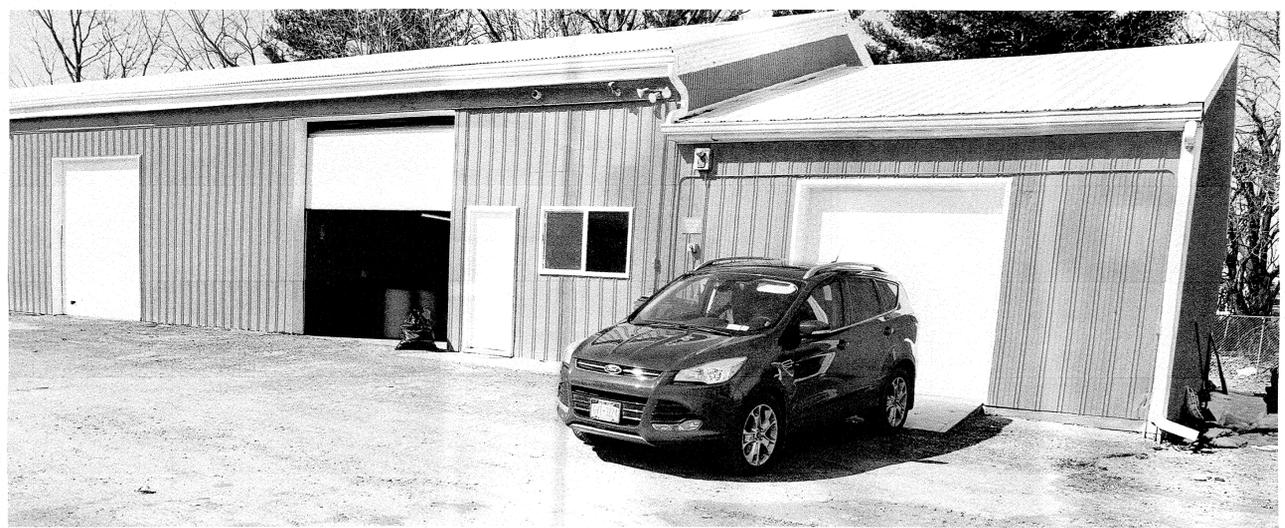
SURVEYOR	ENGINEER	TALCOTT ENGINEERING DESIGN PLLC	
		1 GARDNERTOWN ROAD NEWBURGH, NY 12550 (845)-569-8400 (FAX) (845)-569-4583 TALCOTTDESIGN12@GMAIL.COM	
SITE PLAN & LOT LINE CHANGE FOR: MILLER ENVIRONMENTAL GROUP 77 STEWART AVE, SBL 98-1-8.222, 20-1, 18 TOWN OF NEWBURGH, ORANGE COUNTY, NY			
DATE	SCALE	JOB NUMBER	SHEET NUMBER
03/22/19	AS NOTED	19036-MEV	1 OF 3



PROPOSED TANK ENCLOSURE
 PROPOSED BUILDINGS TO MATCH EXISTING TYPE AND COLOR

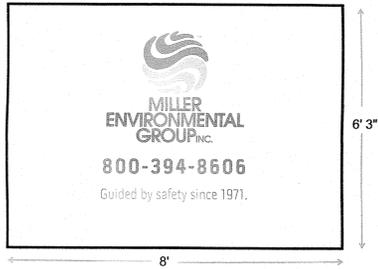


PROPOSED DRUM CONTAINMENT
 PROPOSED BUILDINGS TO MATCH EXISTING TYPE AND COLOR



EXISTING BUILD AND EQUIPMENT COLOR

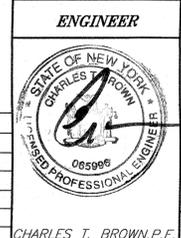
MILLER ENVIRONMENTAL GROUP - PROPOSED SIGN



PROPOSED BUILDINGS COLOR. TO MATCH EXISTING BUILDING

TOWN PROJECT #2019-27
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REVISIONS			
REV.:	DATE:	BY:	DESCRIPTION:



ENGINEER
TALCOTT ENGINEERING DESIGN PLLC
 1 GARDNERTOWN ROAD
 NEWBURGH, NY 12550
 (845) 569-8400
 (FAX) (845) 569-4583
 TALCOTTDESIGN12@GMAIL.COM

SITE PLAN & LOT LINE CHANGE FOR:
MILLER ENVIRONMENTAL GROUP
 77 STEWART AVE, SBL 98-1-27.2, 20, 28
 TOWN OF NEWBURGH, ORANGE COUNTY NY

DATE: 06/29/2021 SCALE: AS NOTED JOB NUMBER: 19036-MEV SHEET NUMBER: 3 OF 3