



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

PROJECT NAME: NEWBURGH COMMONS
PROJECT NO.: 23-24
PROJECT LOCATION: SECTION 9, BLOCK 1, LOT 53.1 & 13
REVIEW DATE: 12 JULY 2024
MEETING DATE: 18 JULY 2024
PROJECT REPRESENTATIVE: JMC PLANNING ENGINEERING

1. The Town of Newburgh Planning Board issued a Negative Declaration on 20 June 2024.
2. The project is before the Board for a Public Hearing for the site plan. Any substantive comments received by the Planning Board should be addressed by the applicant's representative.
3. Several design items are outstanding. A flood study regarding impacts to the floodplain and installation of the large diameter culvert pipe must be submitted. A floodplain development permit must be received from the Code Enforcement Office.
4. NYSDEC approval for relocation of the stream, including a water quality certification and US Army Corp of Engineers approval must be received.
5. Design of the sub-surface sanitary sewer disposal system must be submitted for the Town's record. Orange County Department of Health approval of the septic system is required. NYSDEC SPDES permit is also required.
6. Orange County Department of Health approval for watermain extension with hydrants is required.
7. NYSDOT approval for all access drives and utility connections will be required.
8. The applicant has been requested to relocate the fire hydrant in the proposed vicinity of the convenient store with gas station.
9. The applicants are requested to address the existing issue of sediment within the culvert under NYS Route 9w.
10. Stormwater facilities maintenance agreement will be required.
11. Security for stormwater management facilities will be required.

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12. Signoff from the Town's Landscape Architect Consultant will be required. Security for landscaping and inspection fees for landscaping will be required.
13. Water system design should provide additional valving to terminate potable water if fire flow water to the structure is terminated.
14. Any grading in the area of the existing gas main must be coordinated with Central Hudson. Approval from Central Hudson is required.
15. The application was circulated to the Orange County Department of Planning on 22 May 2024. The County issued a 27 June 2024 letter acknowledging the Planning Board's Notice of Intent for Lead Agency and advisory comments. The County notes that they are not issuing a determination under the 239 review at this time and are awaiting receipt of supplemental information, including the traffic study, SWPPP, landscape plan, agricultural data statement and final site plan. An additional submission to County Planning will be required based on the 7 July 2024 response to the 239 circulation.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal

PJH/ltn