



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

PROJECT NAME: NEWBURGH TOWNE CENTER - CHIPOTLE
PROJECT NO.: 25-30
PROJECT LOCATION: 1433 ROUTE 300
SECTION 60, BLOCK 3, LOT 29.11
REVIEW DATE: 12 NOVEMBER 2025
MEETING DATE: 20 NOVEMBER 2025
PROJECT REPRESENTATIVE: COLLIERS ENGINEERING & DESIGN, JUSTIN DATES, RA

1. The project was submitted to Orange County Planning Department on October 2025. County Planning recommended a local determination with no comments.
2. Adjoiner's Notices were circulated.
3. Discussions at the 2 October 2025 Planning Board meeting identified the need for crosswalks. A crosswalk has been provided on the plans in front of the proposed Chipotle Restaurant. Two additional crosswalks have been identified further west on the site.
4. The outdoor seating area has been further detailed on the plans. Landscape plan has been provided for landscaping between the outdoor seating and asphalt parking lot. Site lighting has been modified to provide lighting in the exterior seating area.
5. A 1500-gallon grease trap is identified on the plans. A permit from the Town of Newburgh Sewer Department is required prior to construction of the grease trap.
6. The applicant's representative are requested to evaluate the 90-degree bend in the proposed building sanitary line in the vicinity of the grease trap.
7. The Planning Board had discussions whether to hold a Public Hearing on the project. At the 2 October 2025 meeting this decision was deferred until the current meeting date.
8. A masonry dumpster enclosure is proposed. Confirm material for the swing gates. Planning Board discussed screening of the swing gates utilizing slats in the fencing or solid wall gates.
9. Three designated parking spaces for pickup are identified on the plans with signage.

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10. ARB approval for any exterior modifications to the structure is required.

Respectfully submitted,

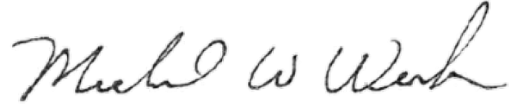
MHE Engineering, D.P.C.



Patrick J. Hines

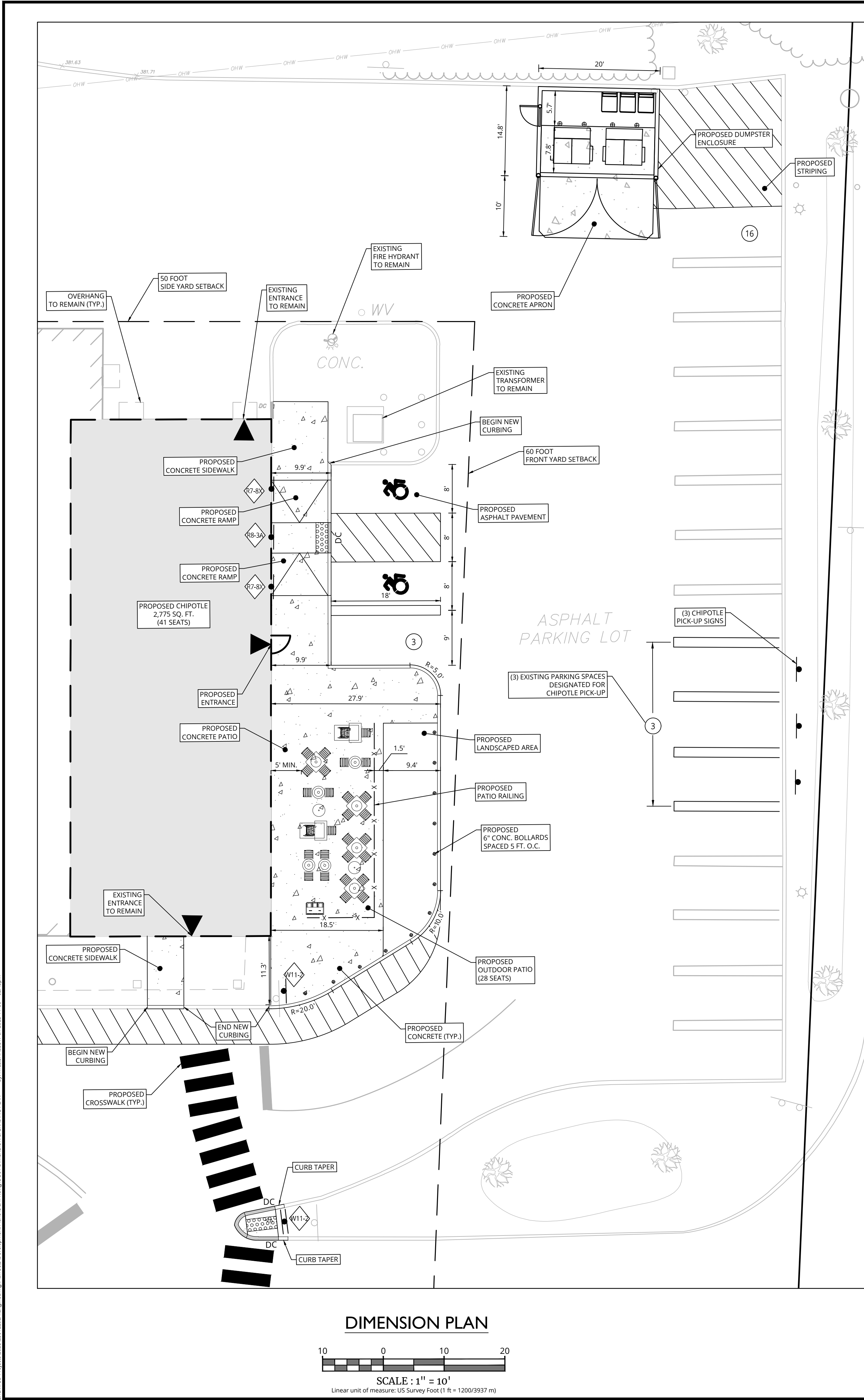
Principal

PJH/kmm

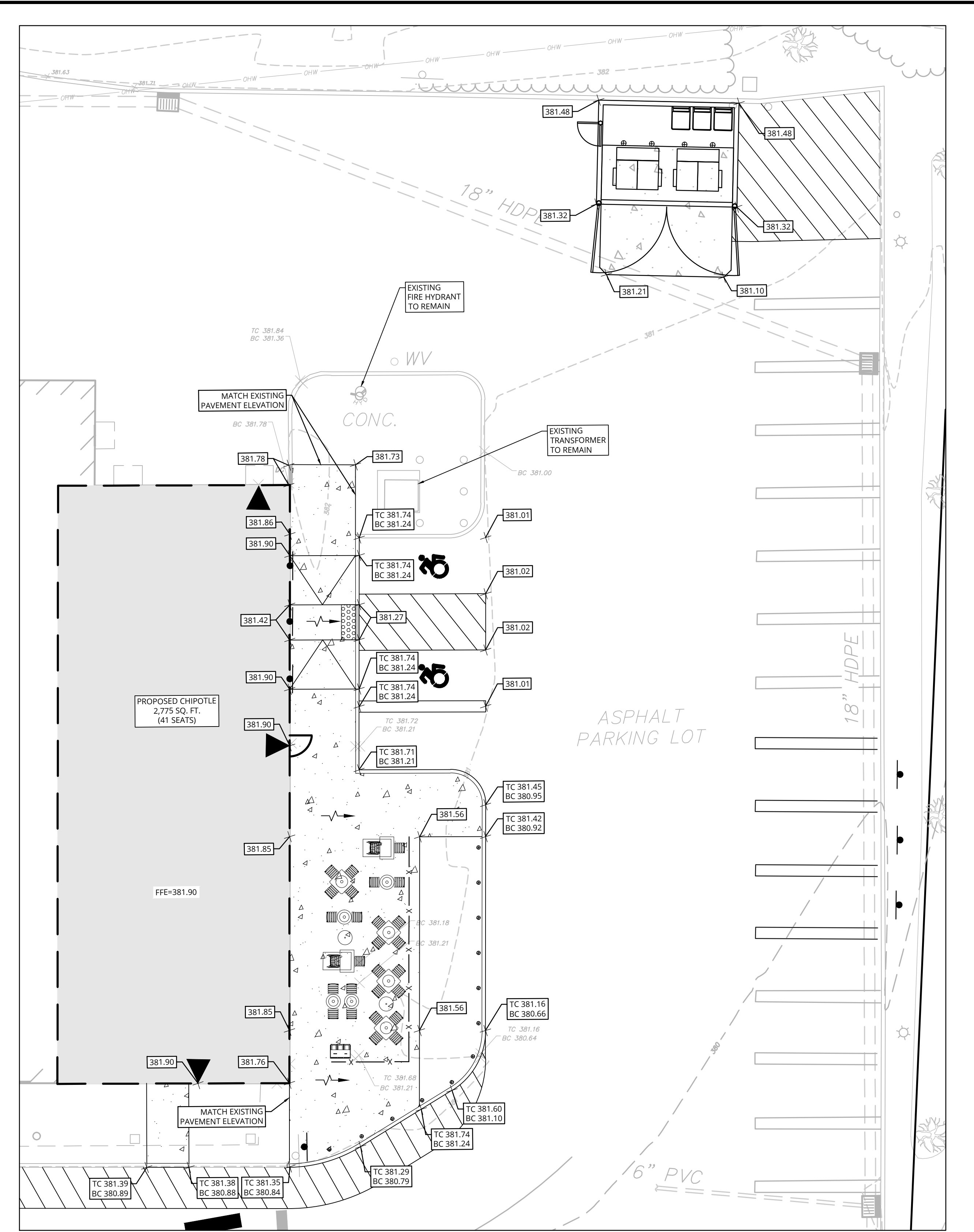
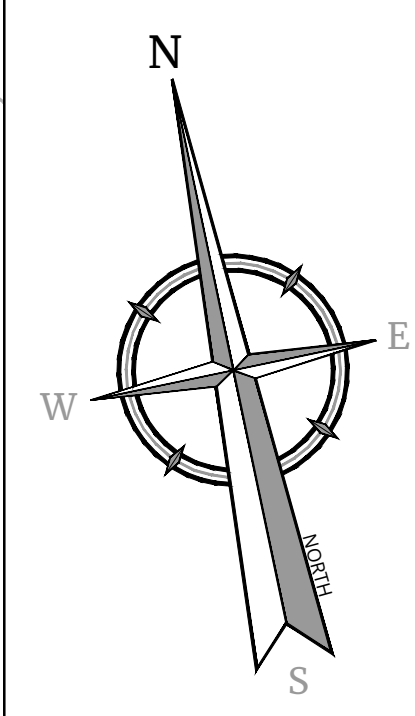
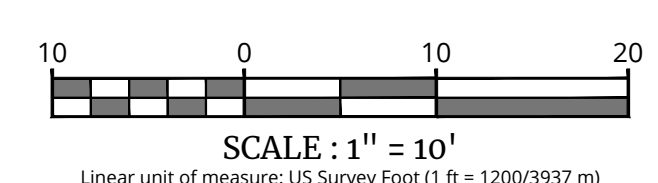


Michael W. Weeks, P.E.

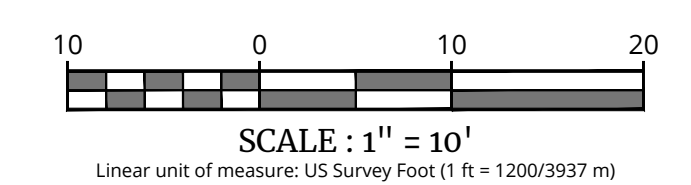
Principal



DIMENSION PLAN



GRADING PLAN



SIGN LEGEND:

- STOP
- ACCESSIBLE PARKING
- NO PARKING
- PEDESTRIAN CROSSWALK

EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	EDGE OF PAVEMENT	---
---	CURB	---
---	DEPRESSED CURB	---
---	SIDEWALK	---
---	FENCES	---
---	TREELINE	---
---	ROADWAY SIGNS	---
---	STALL COUNT	---
---	ADA ACCESSIBLE STALL	---
---	DEPRESSED CURB AND ADA RAMP	---
---	DIRECTION OF TRAFFIC FLOW	---
---	CONTOURS	---
---	SPOT ELEVATION	---
---	DIRECTION OF OVERLAND FLOW	---
---	TOP OF CURB ELEVATION	---
---	BOTTOM OF CURB ELEVATION	---

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 By: JKH,HALLOW on 2025-11-06 09:30am
 DIMENSION & GRADING PLAN

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EQUITIES
 SITE PLAN

CHIPOTLE
NEWBURGH TOWNE
CENTER
 TOWN OF NEWBURGH
 ORANGE COUNTY
 NEW YORK STATE



Justin Eric Dates
 NEW YORK REGISTERED LANDSCAPE ARCHITECT
 LICENSE NUMBER: 001964-01
 COLLIER'S ENGINEERING & DESIGN CT, P.C.

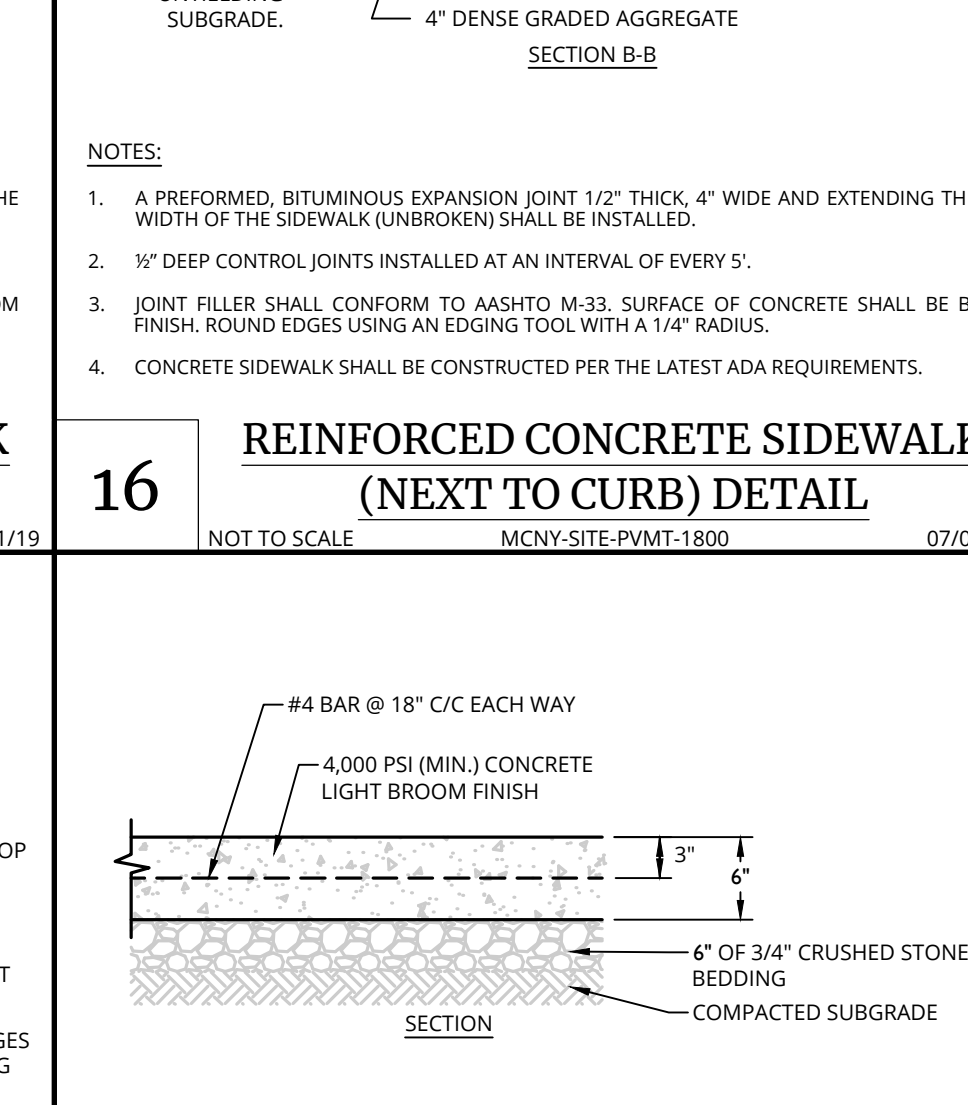
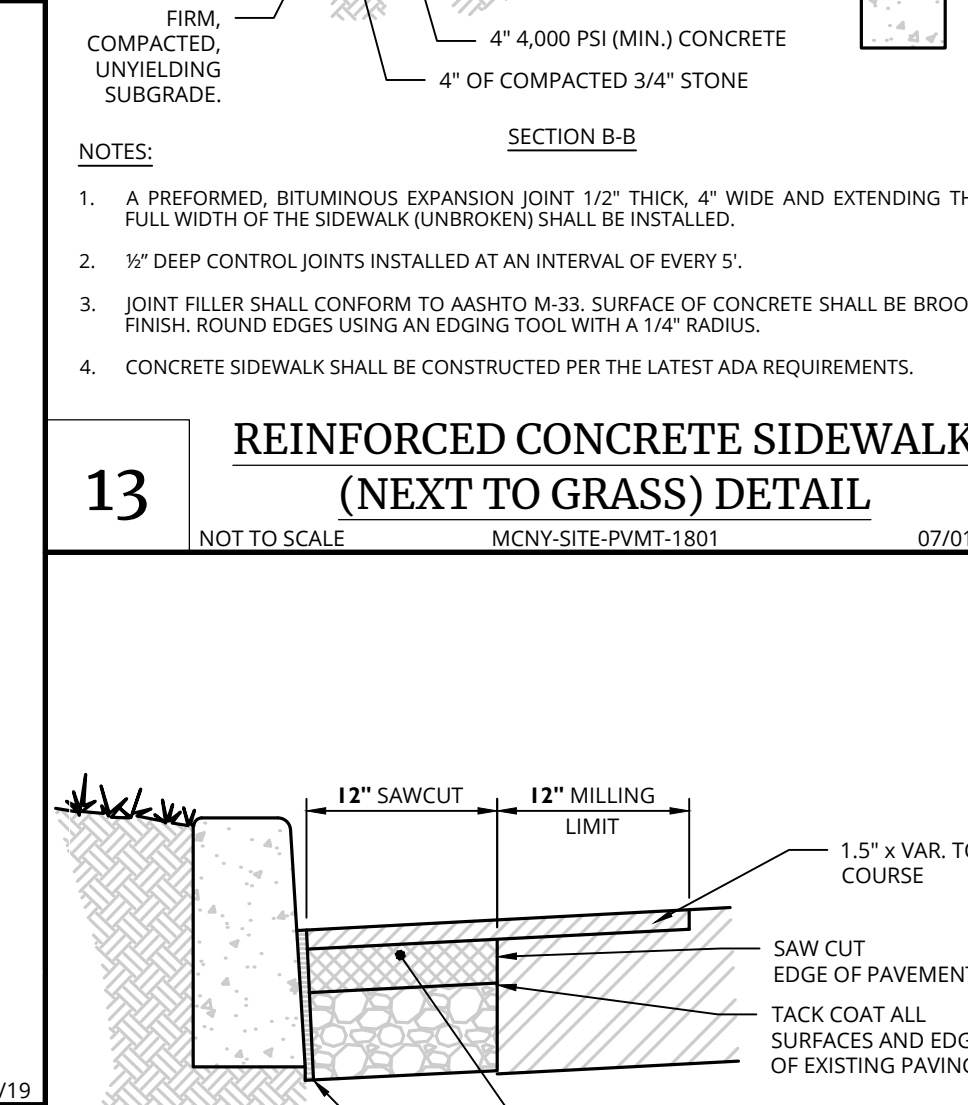
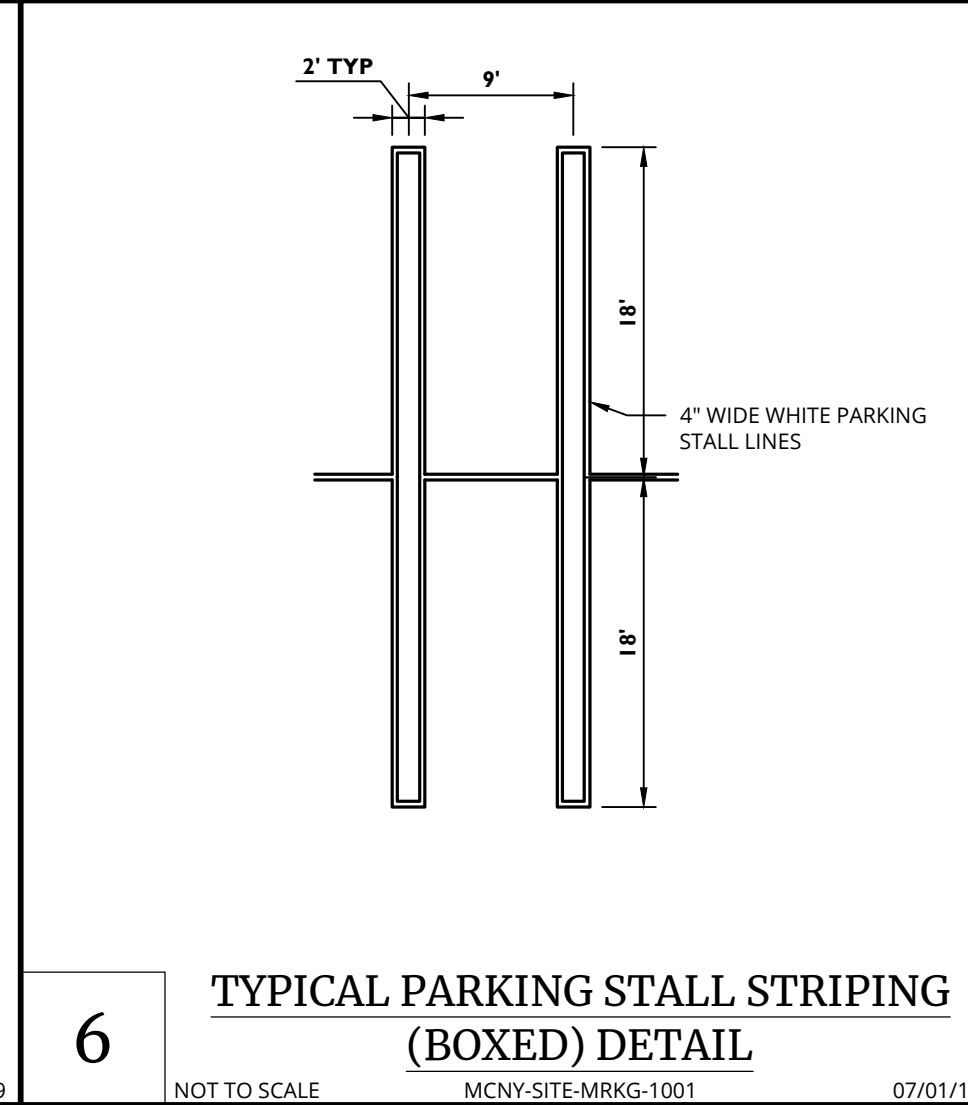
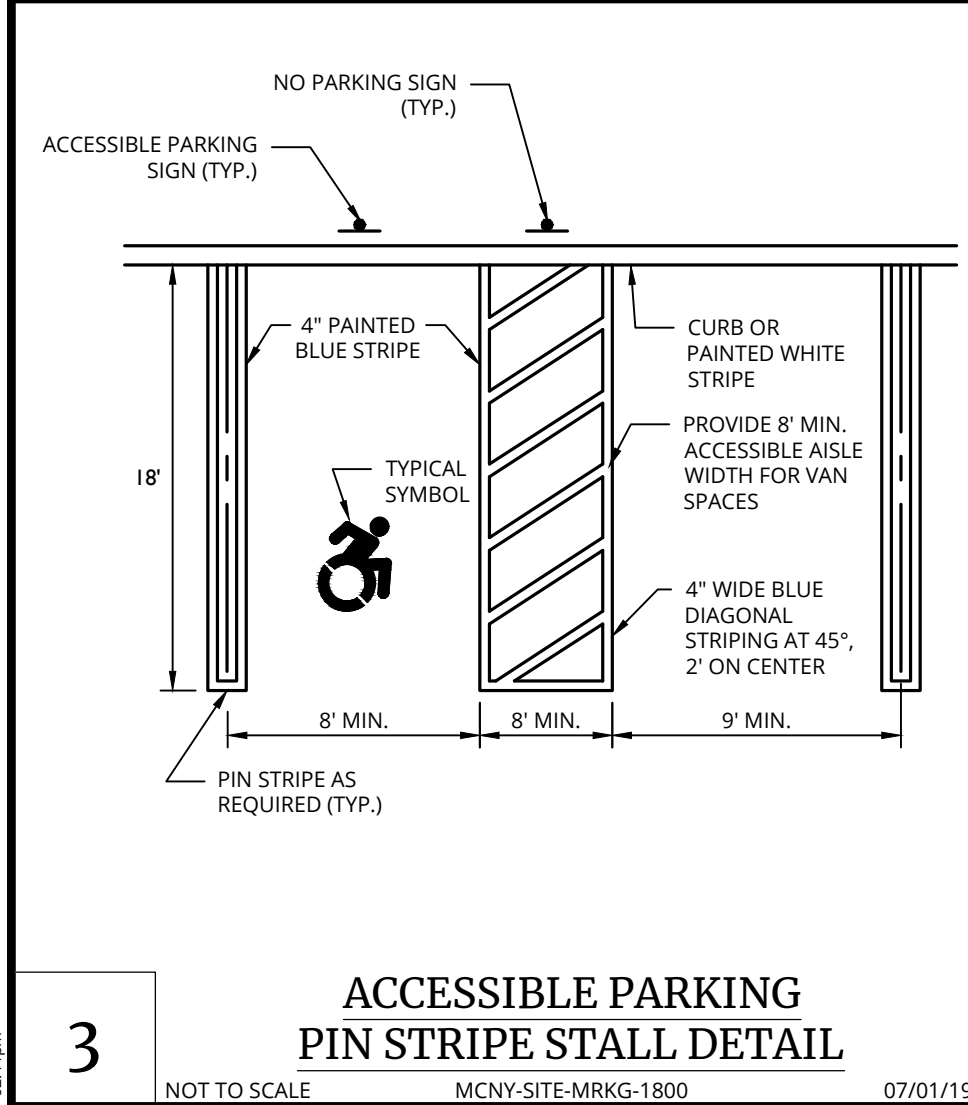
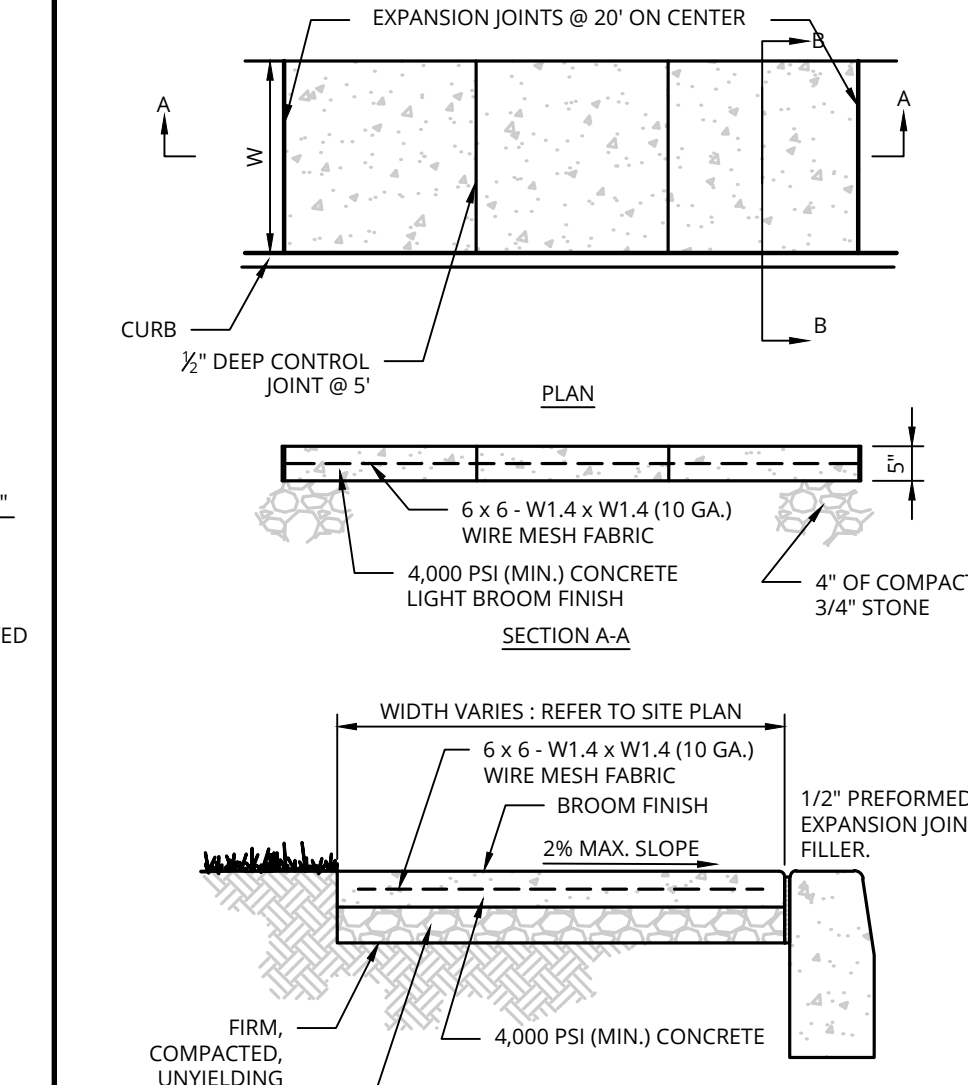
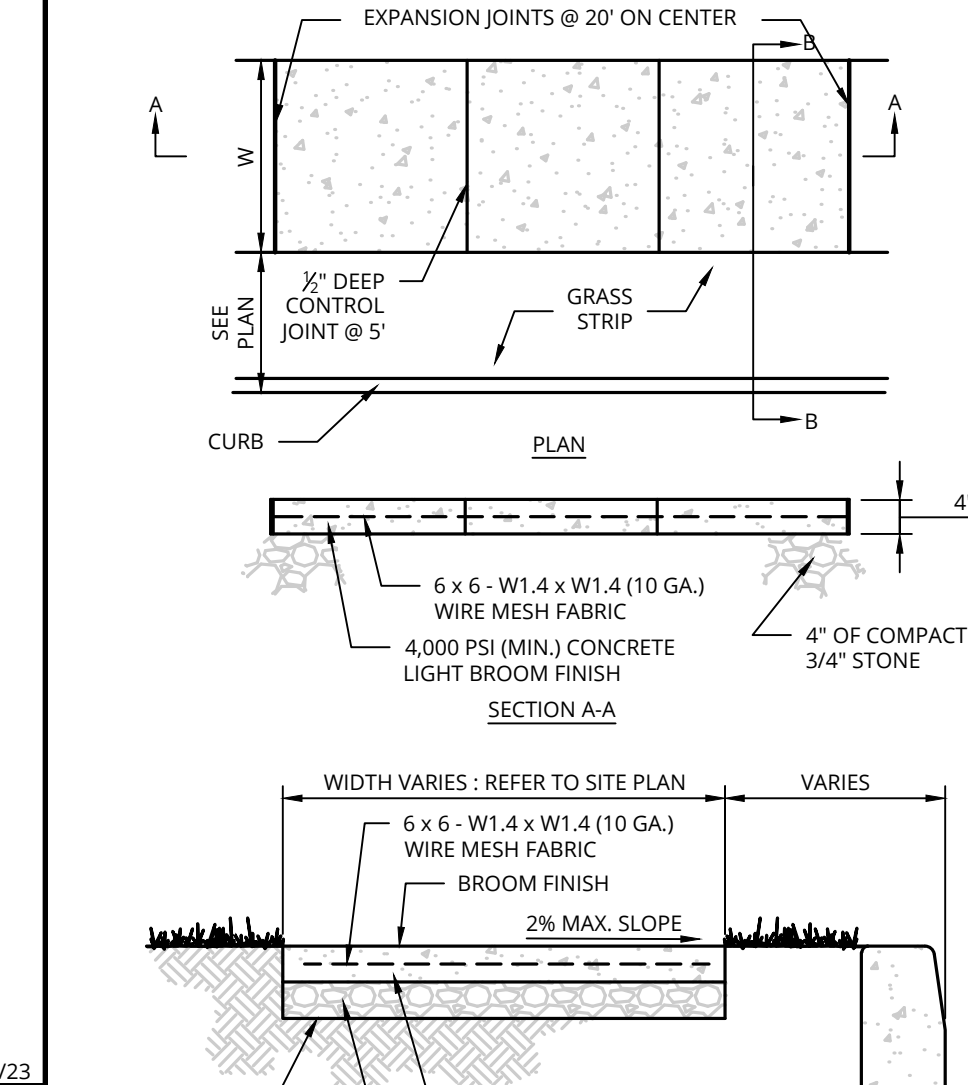
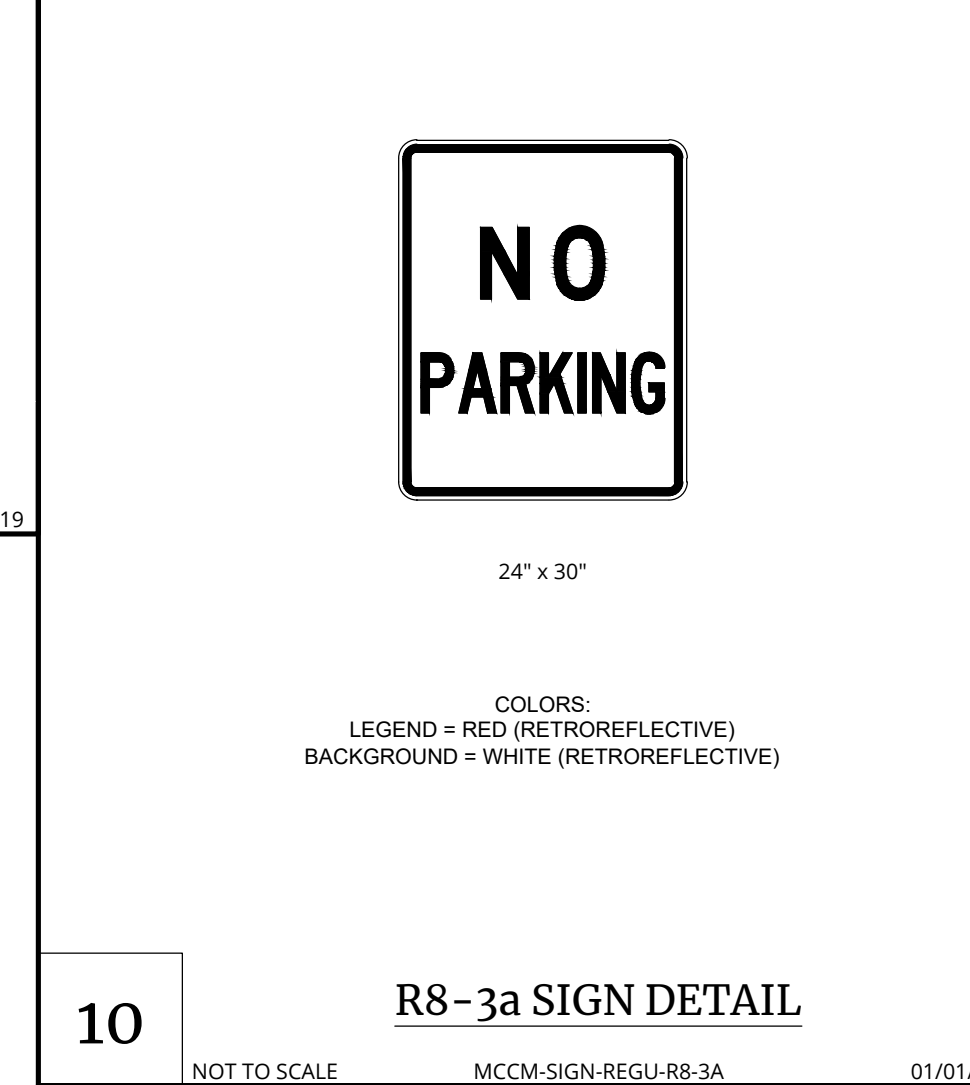
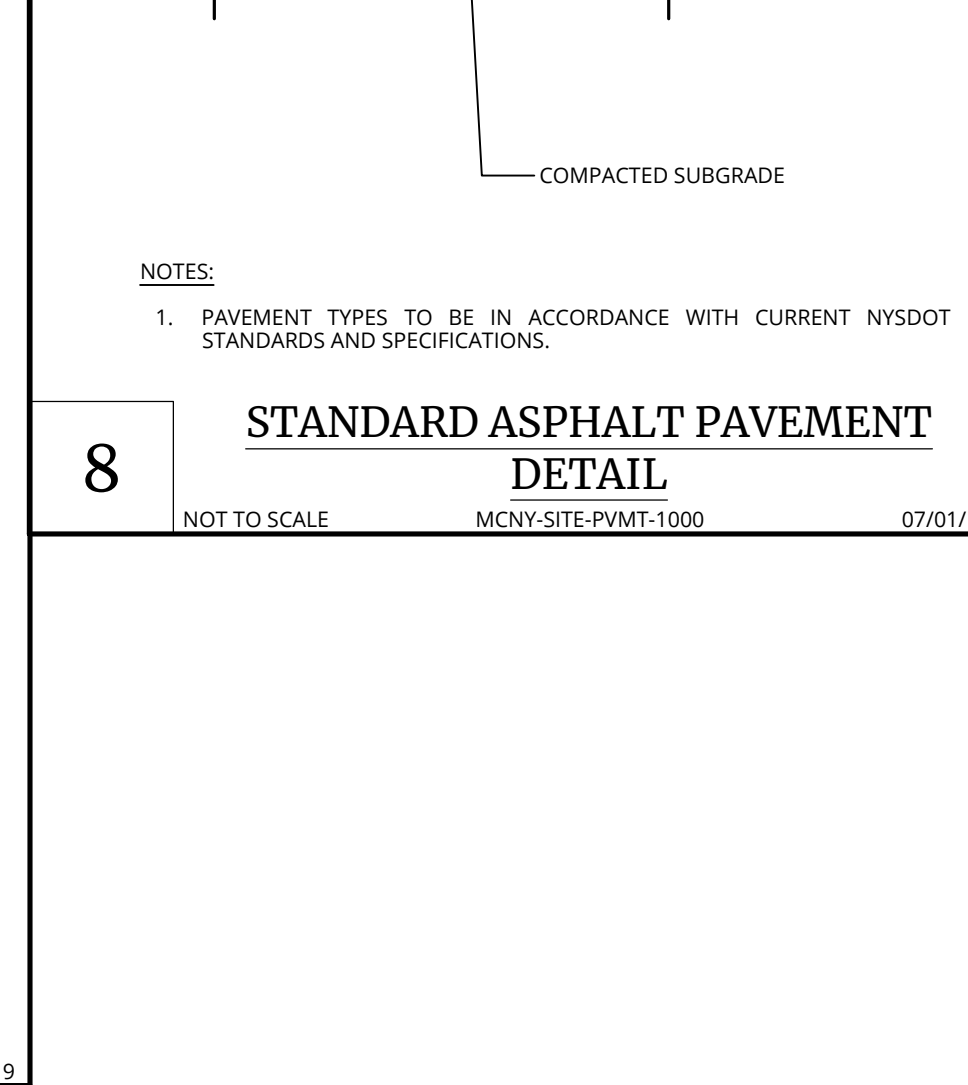
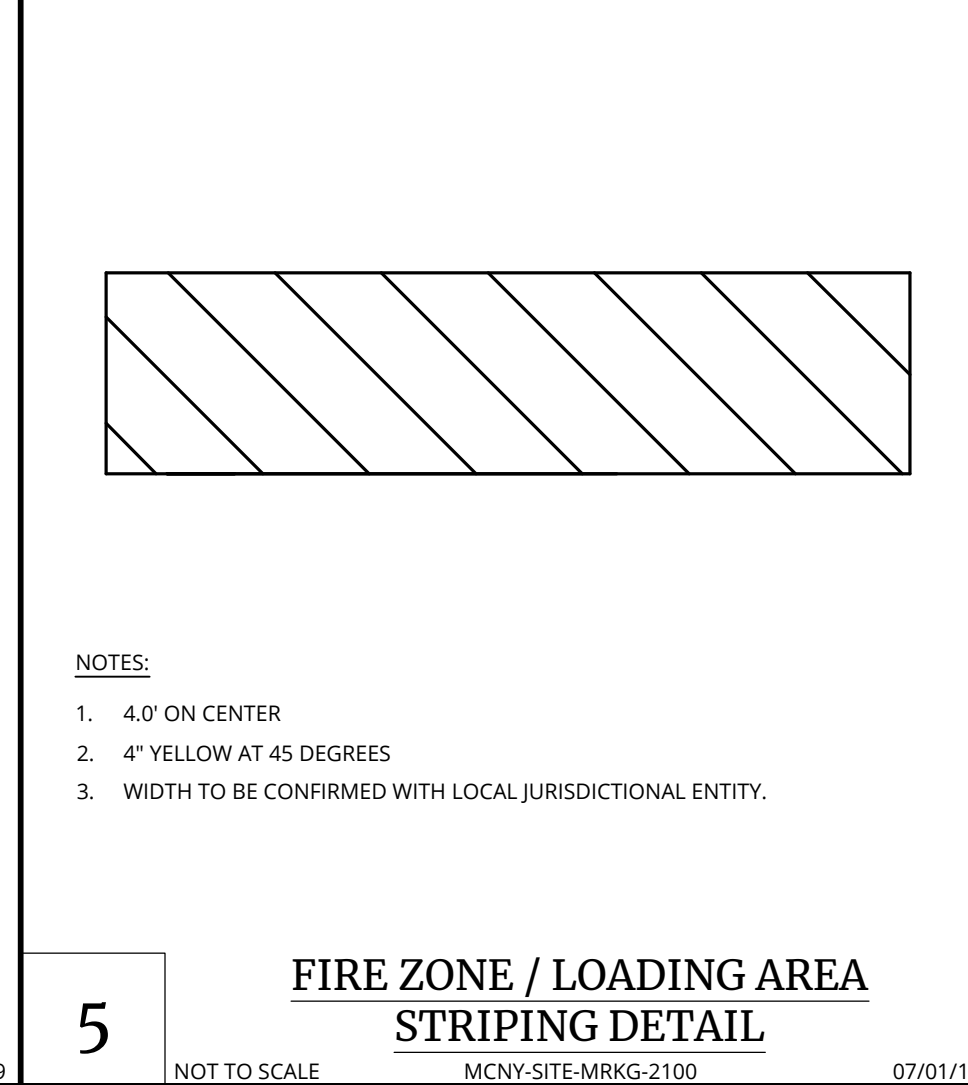
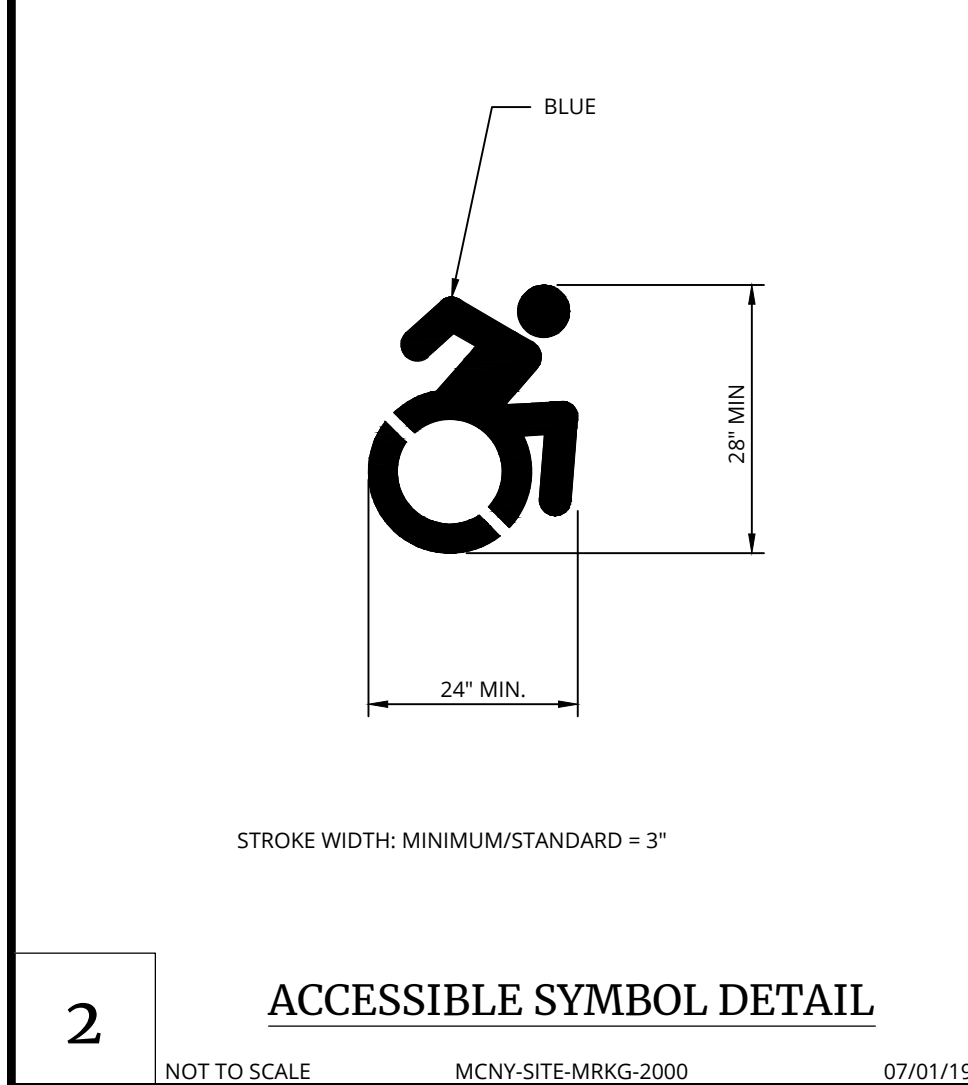
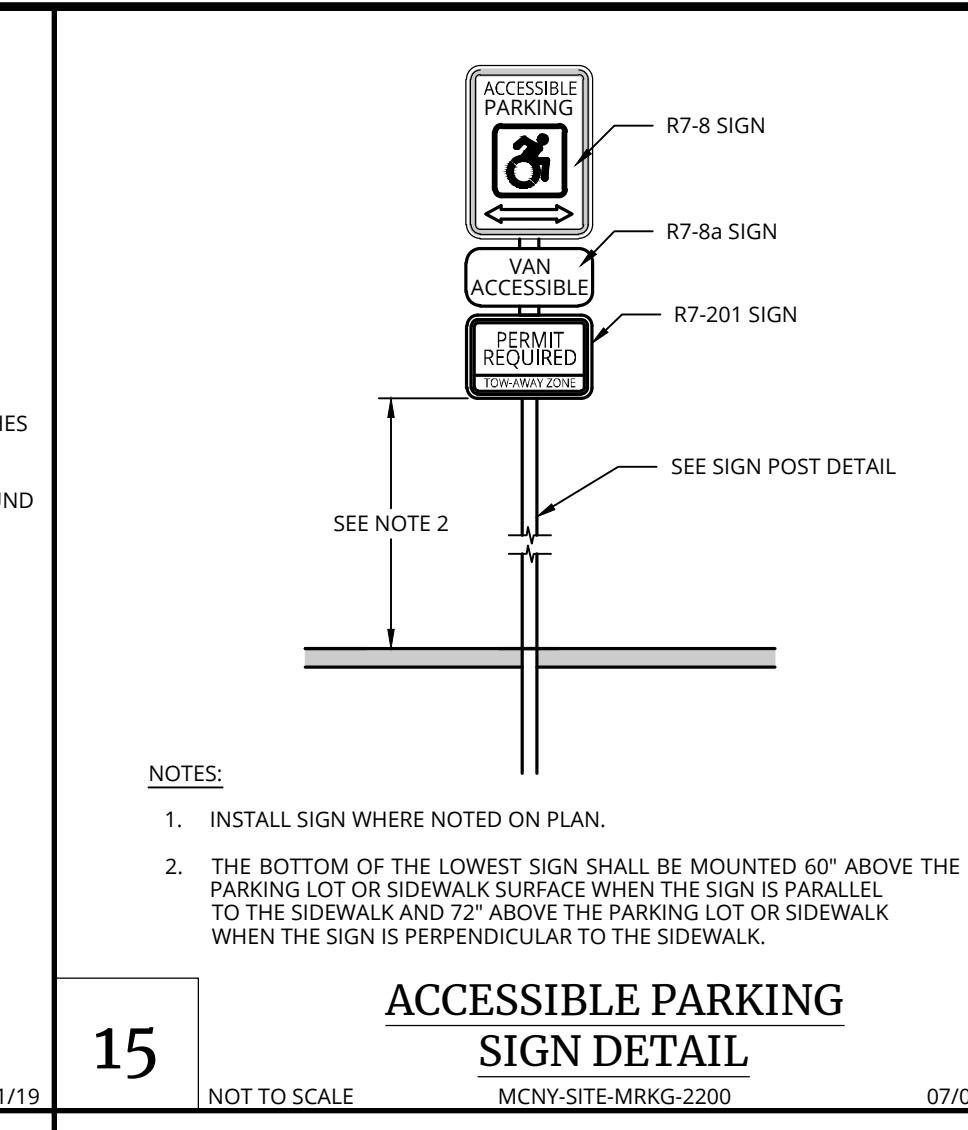
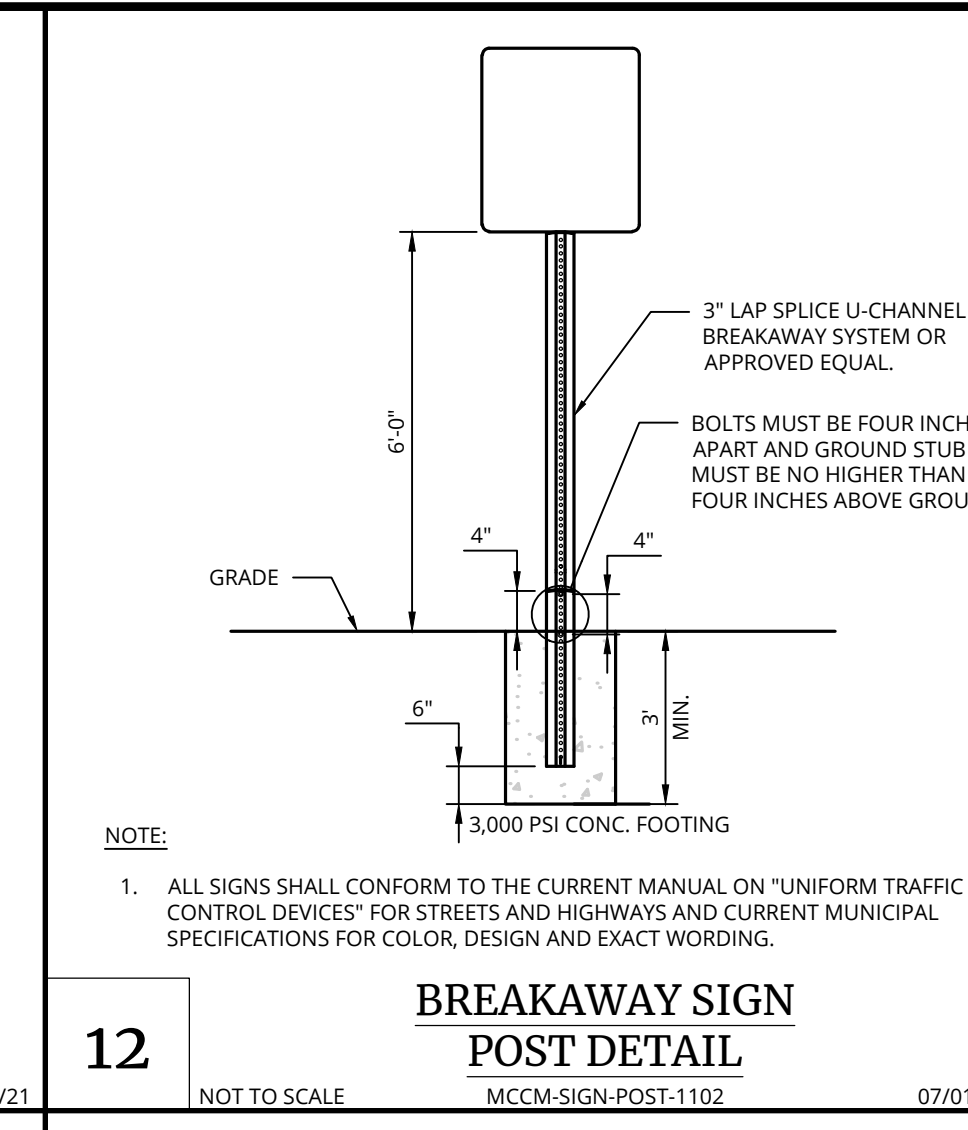
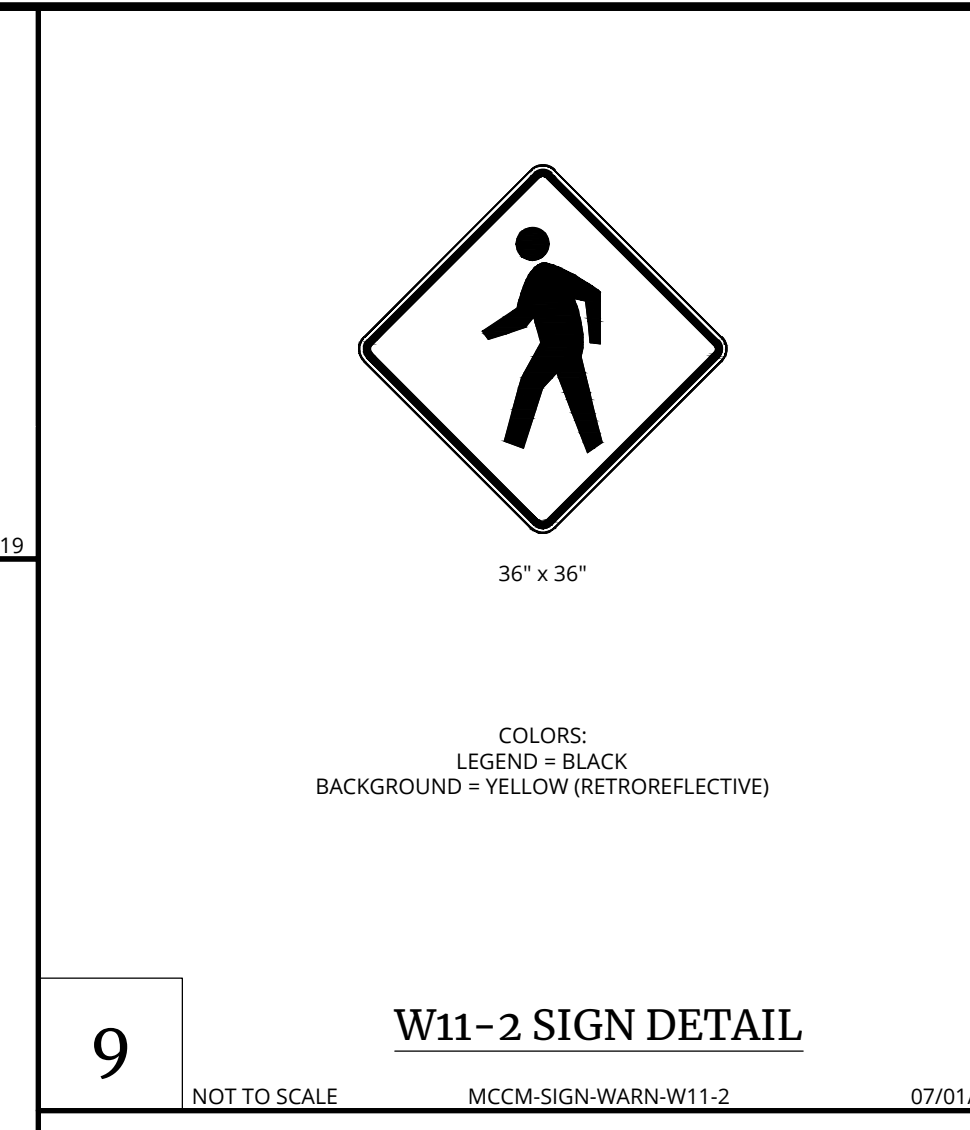
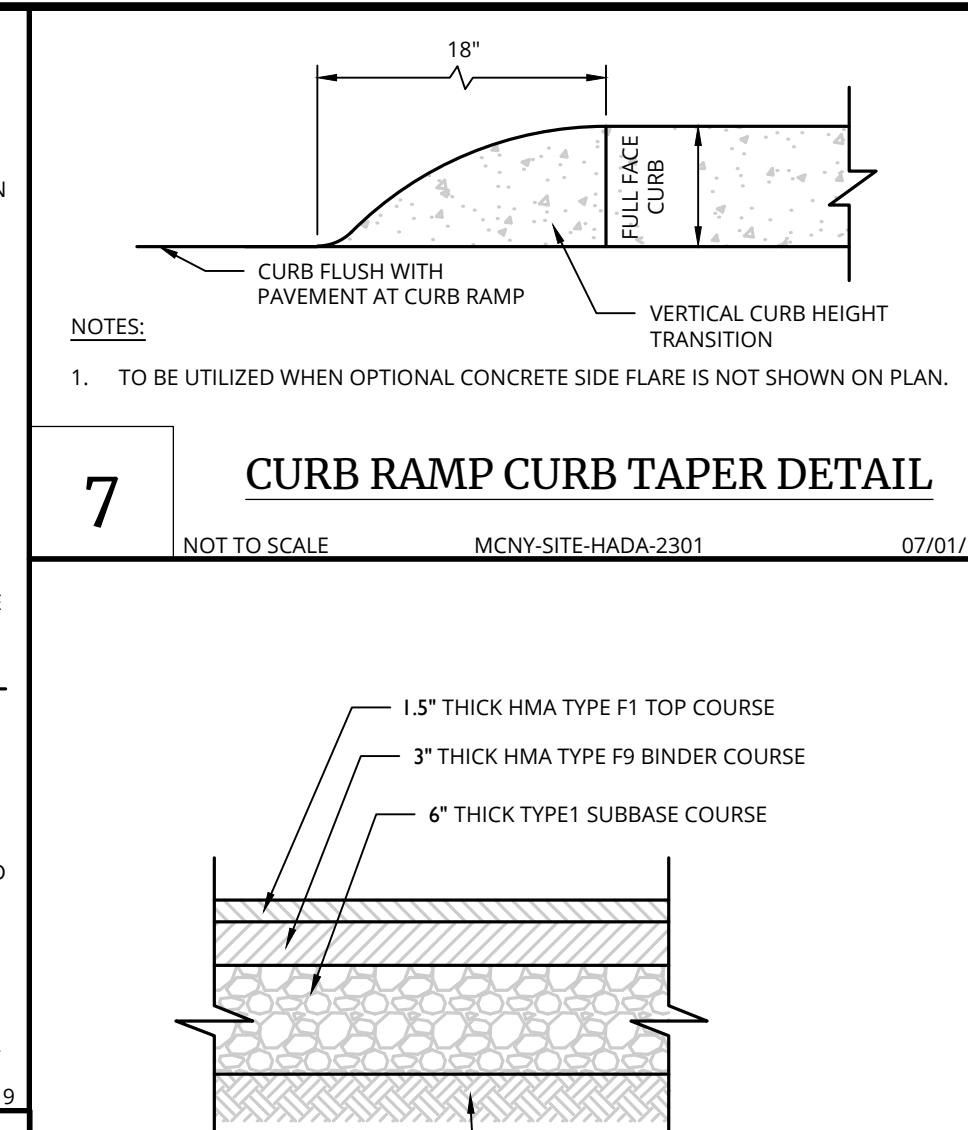
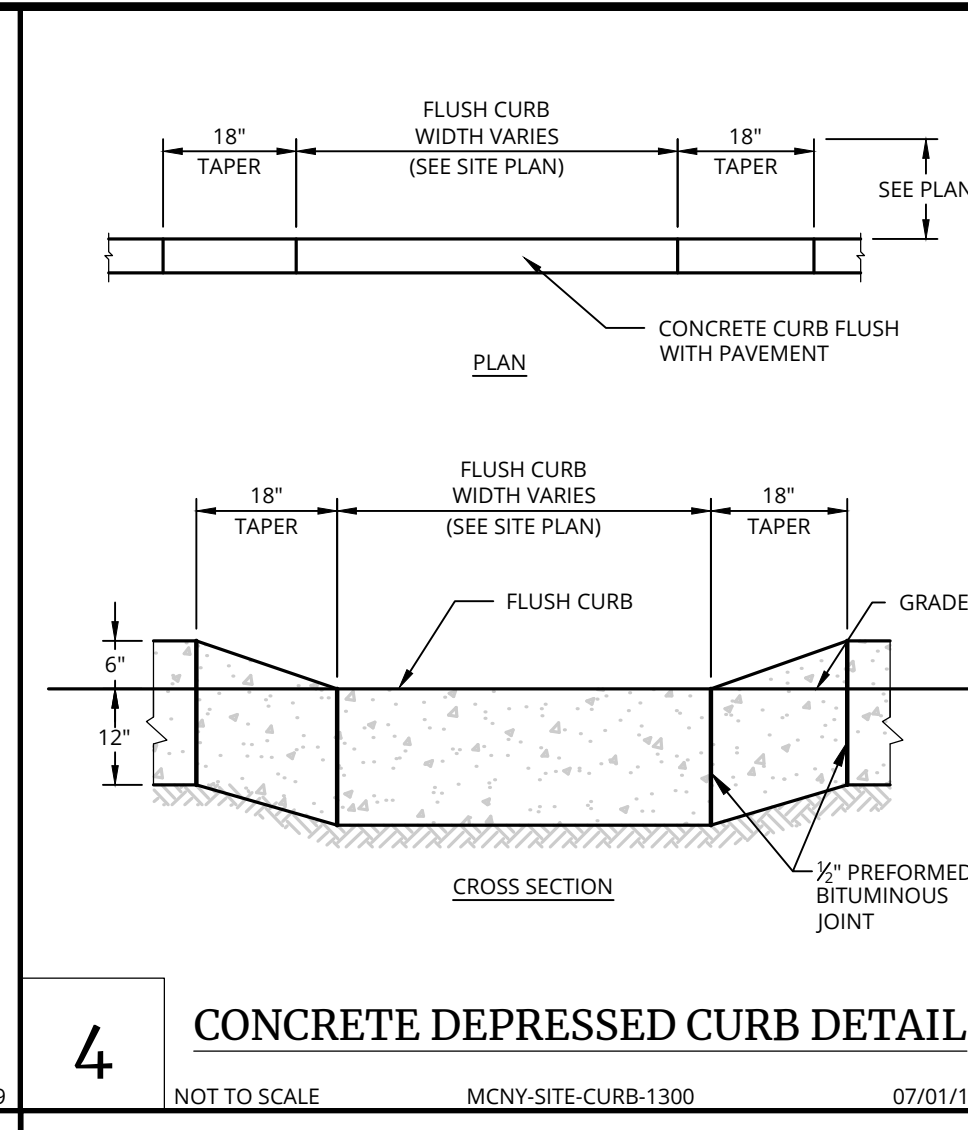
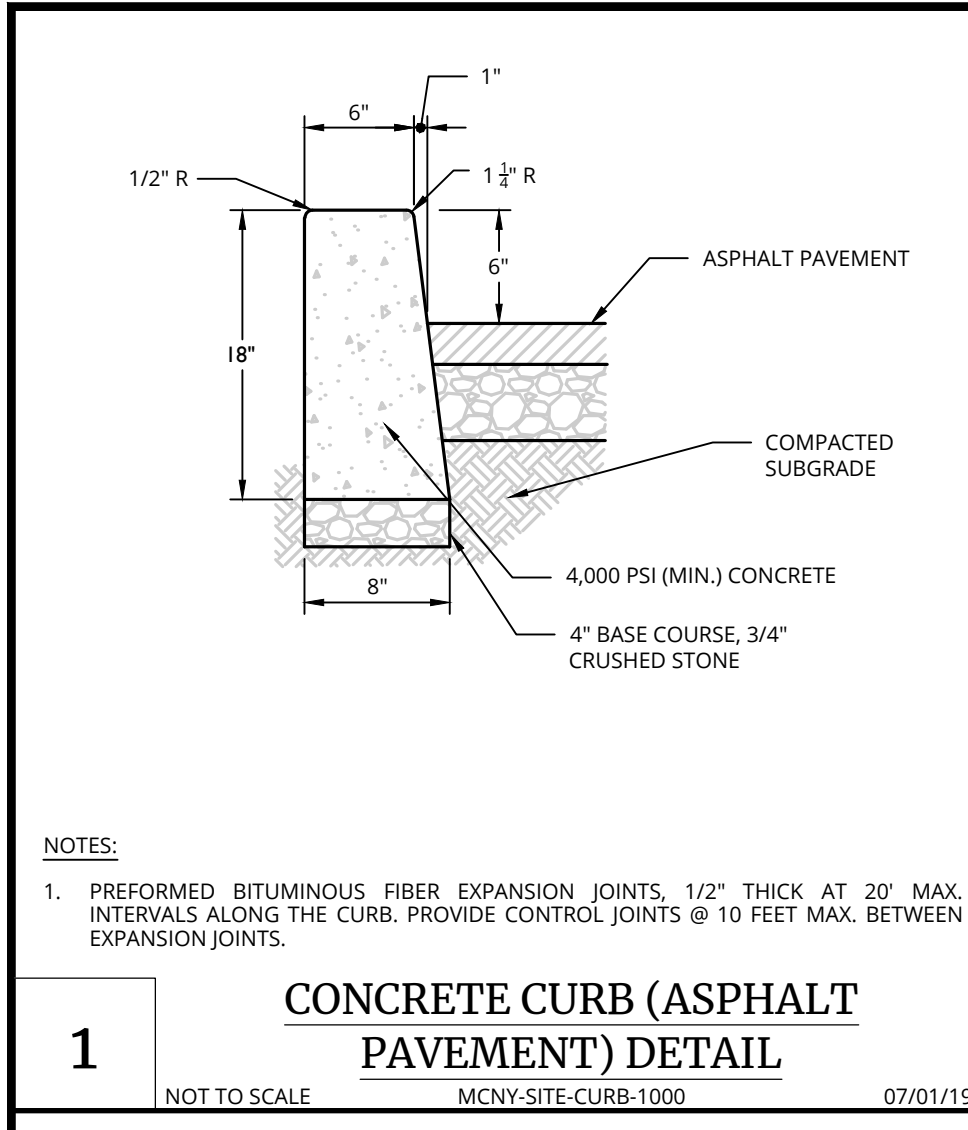
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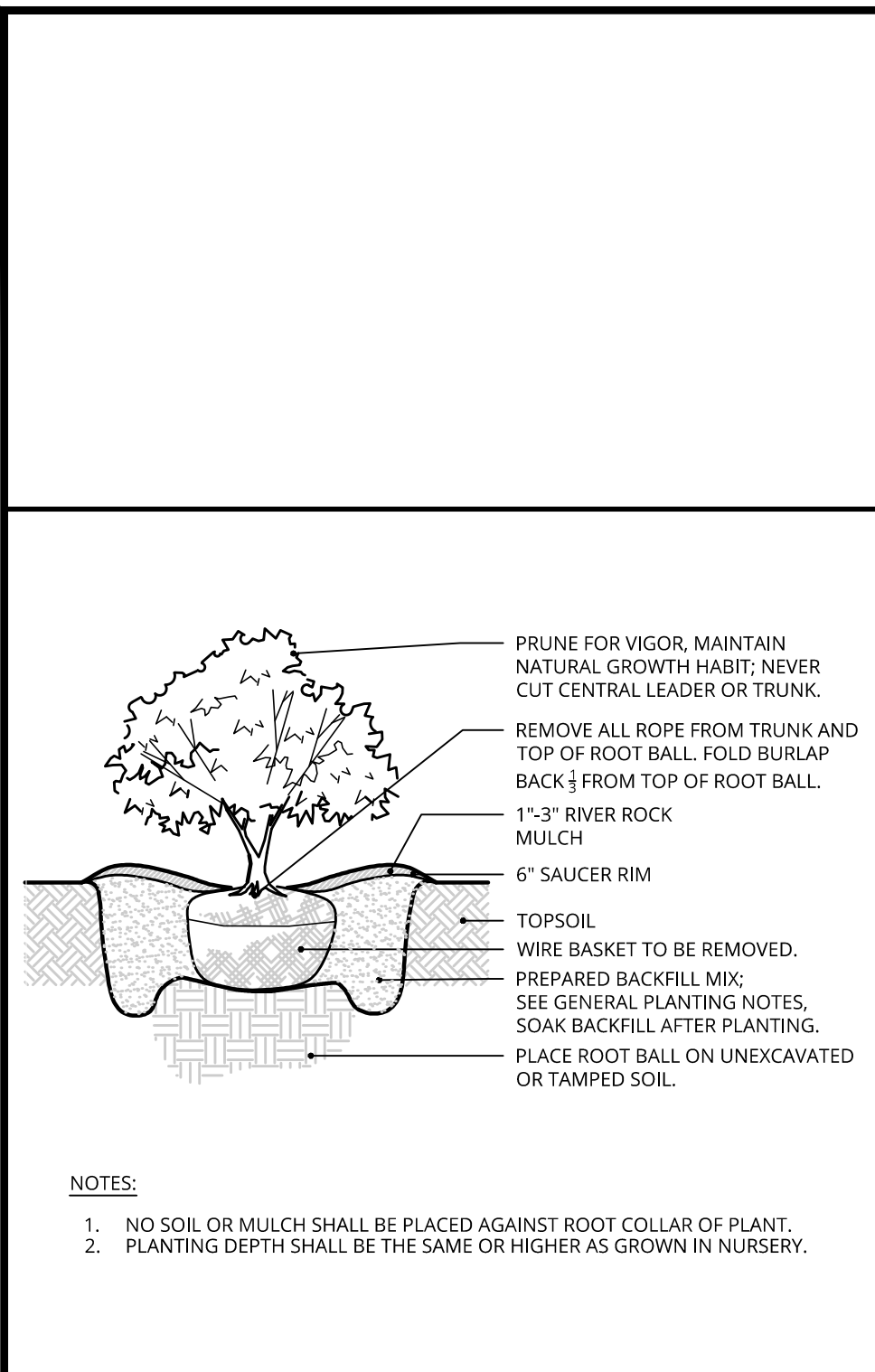
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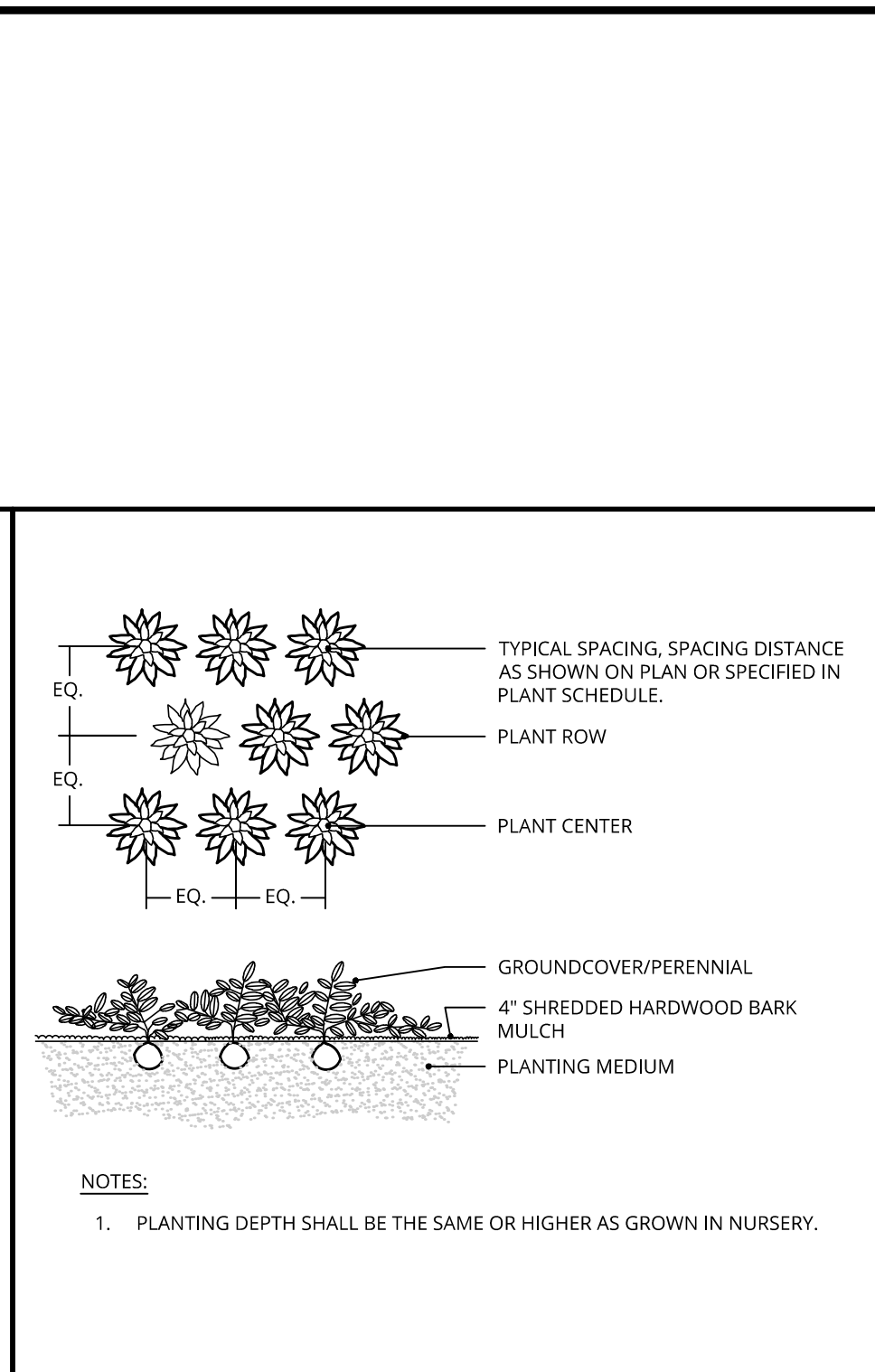
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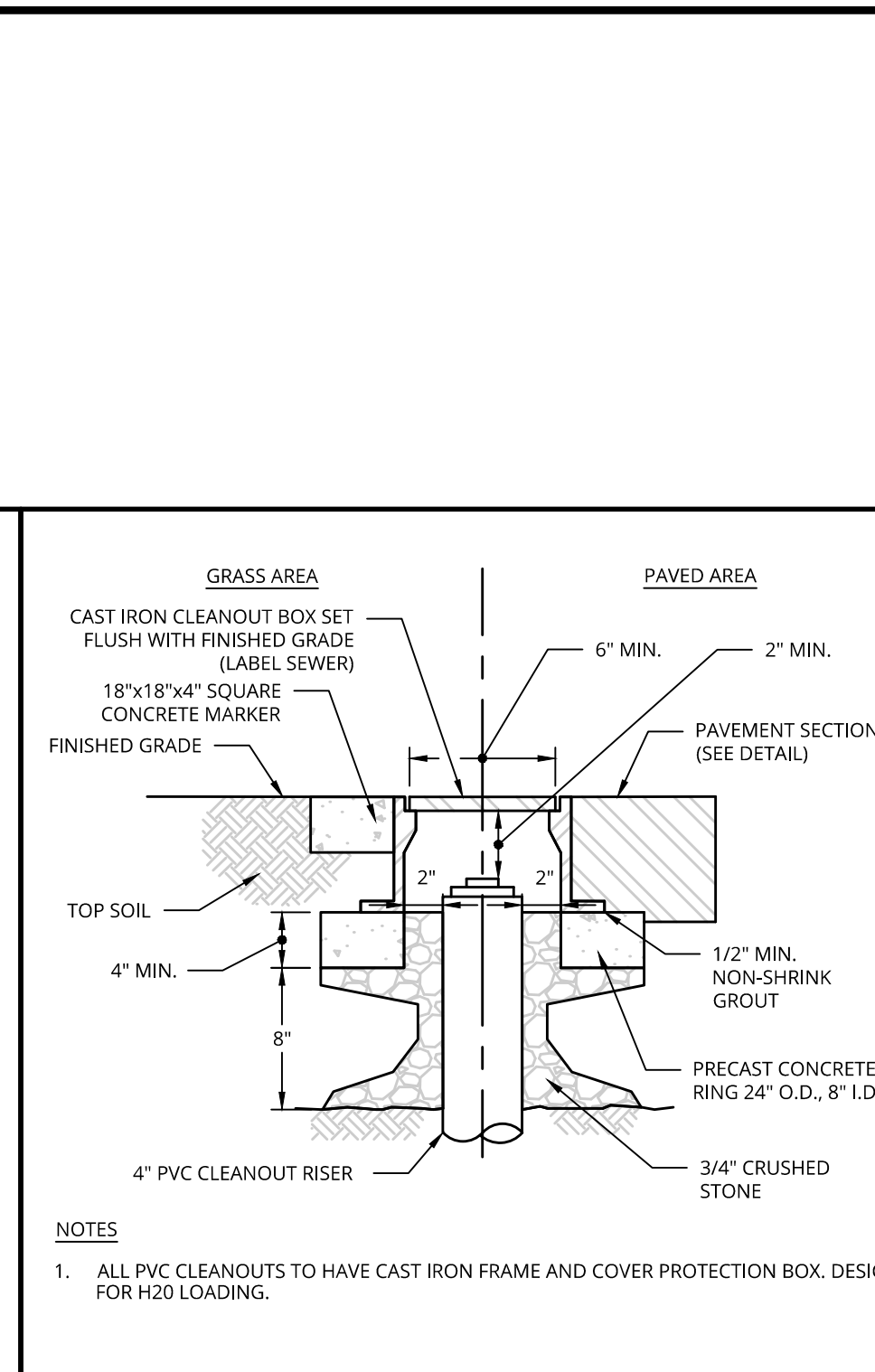
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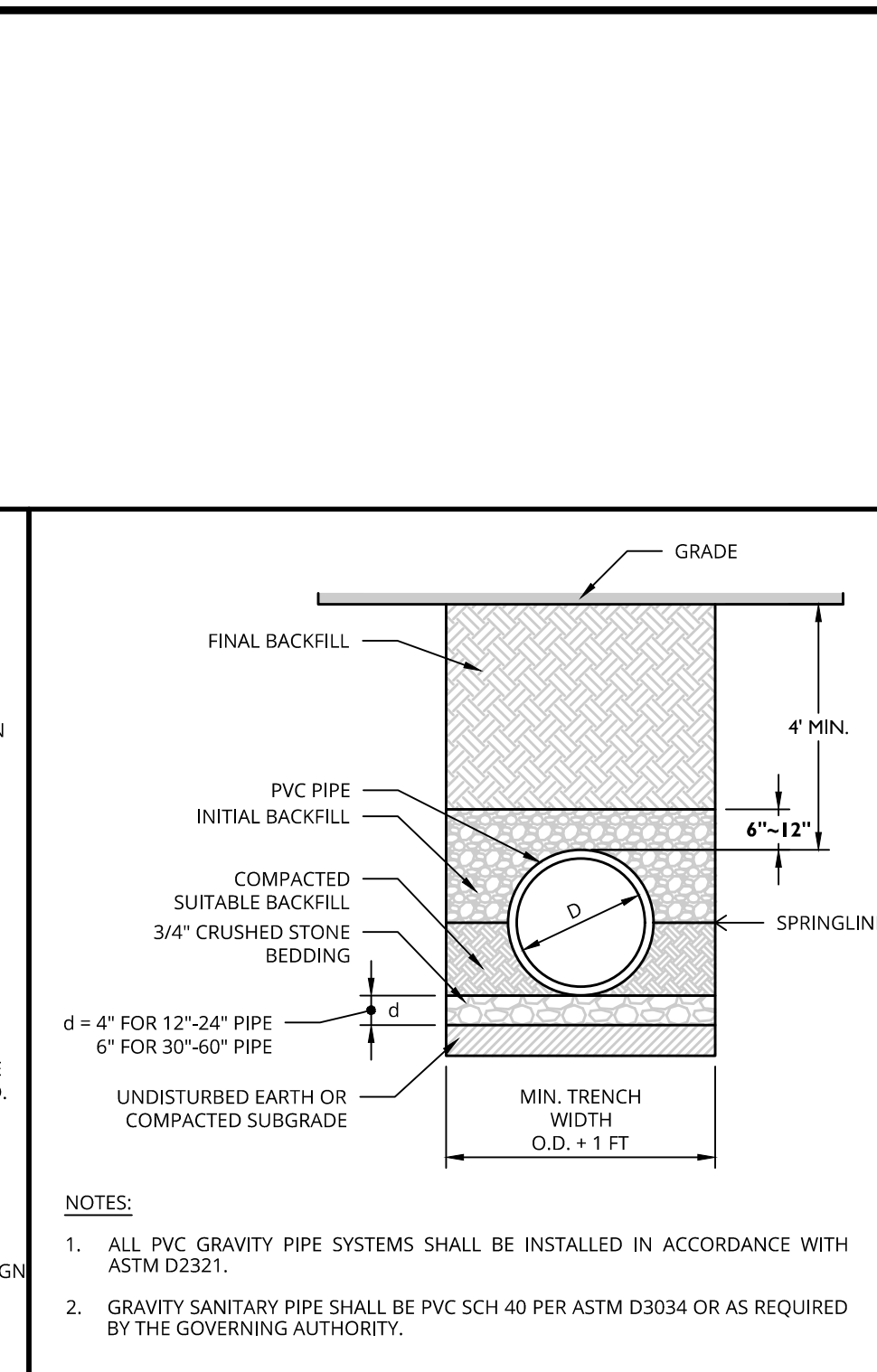
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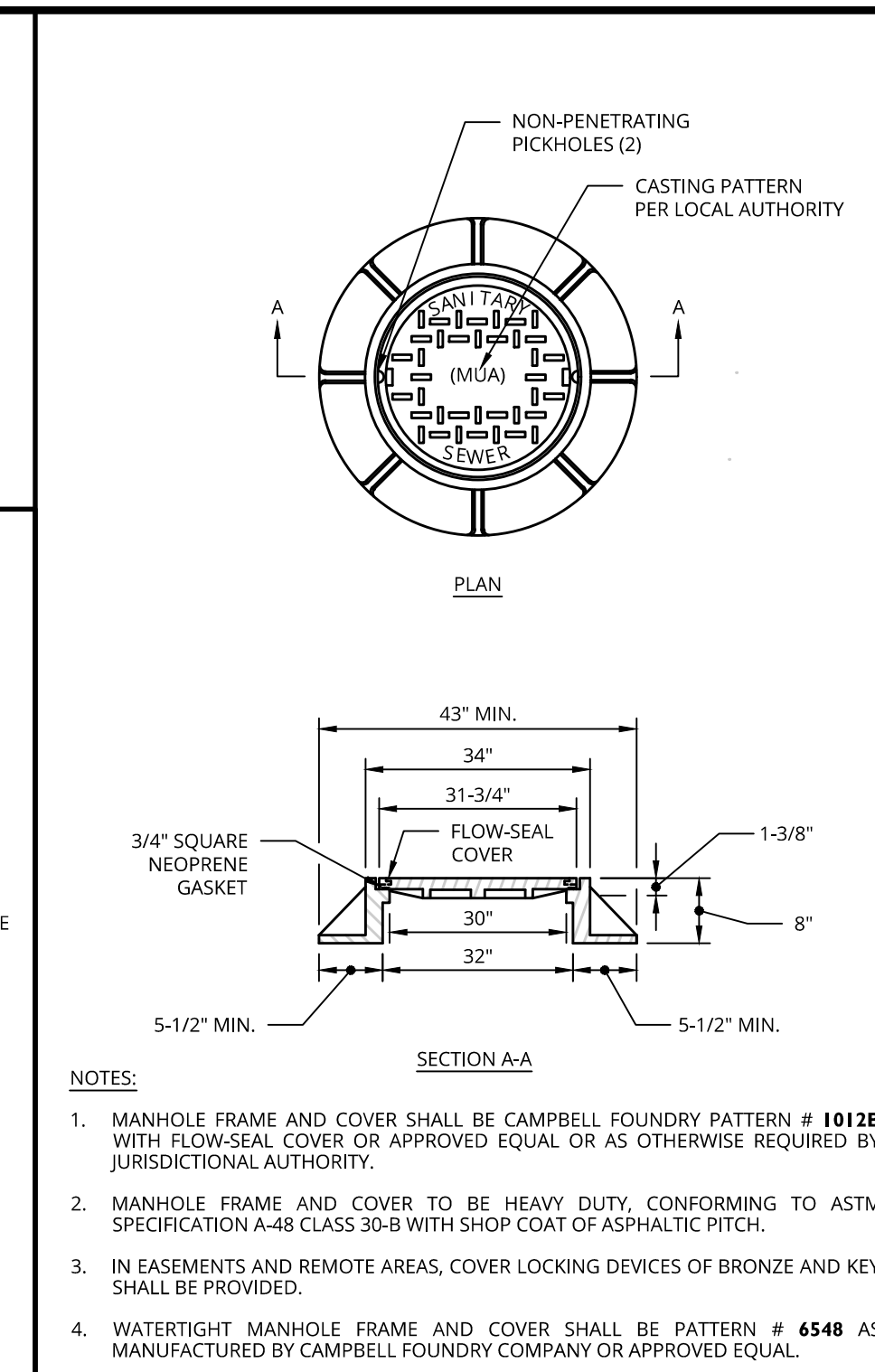
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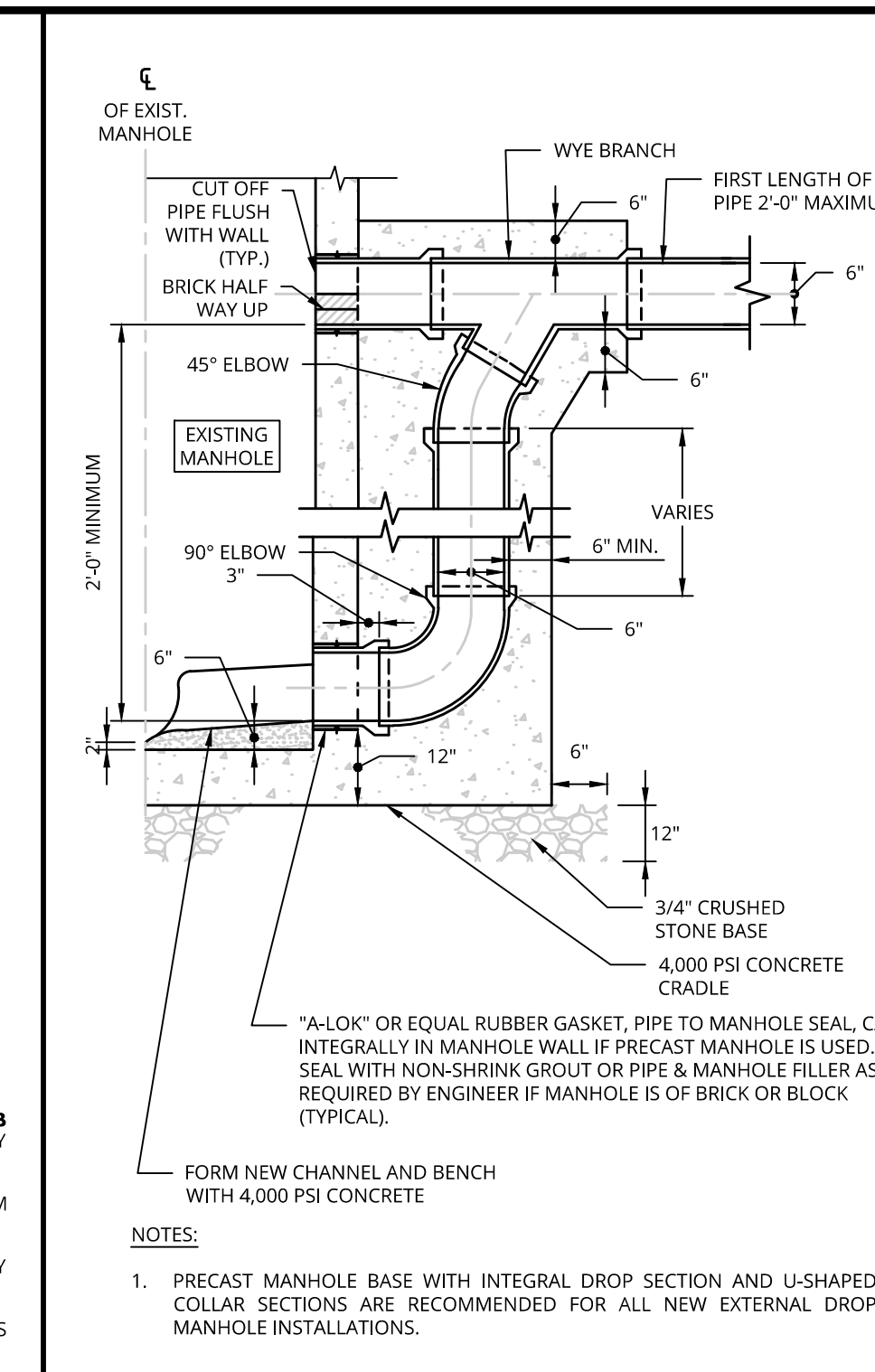
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4 NOT TO SCALE MCNY-UTIL-SSWR-2803 07/01/19



5 NOT TO SCALE MCNY-UTIL-SSWR-1001 07/01/19



6 NOT TO SCALE MCNY-UTIL-SSWR-2101 07/01/19

- EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND VERIFY LOCATION OF ALL UTILITIES ON SITE PRIOR TO CONSTRUCTION.
- ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.
- NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE CONSULTANT. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.
- THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
- ALL PLANT MATERIAL SHALL BE PROPERLY INSTALLED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. CUT AND REMOVE JUTE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL. WIRE BASKETS AND NOT JUTE BURLAP SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING THE PLANT PIT.
- PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH CRUSHED STONE OR UNTIL FREE DRAINING.
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE AT NURSERY.
- OPTIMUM PLANTING TIME: DECIDUOUS - APRIL 1 TO JUNE 1 & OCTOBER 15 TO NOVEMBER 30. CONIFEROUS - APRIL 1 TO JUNE 1 & SEPTEMBER 1 TO NOVEMBER 1. PLANTING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITH OUT PRIOR APPROVAL FROM THE LANDSCAPE CONSULTANT.
- NEVLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS. WATERING AMOUNTS SHOULD BE ADJUSTED AS RAIN EVENTS OCCUR. WATERING AFTER THE INITIAL 4 WEEKS SHALL BE ADJUSTED BASED ON SEASONAL CONDITIONS. WATERING SHALL NOT TAKE PLACE DURING THE HOTTEST POINT OF THE DAY.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWO YEARS AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT DIES WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING THE STUMP, AND REPLACED BY A TREE OF SIMILAR SIZE AND SPECIES AT NO EXPENSE TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 4" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 12" OF TOPSOIL IN ALL PLANTING AREAS. A FULL SOIL ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED. SOIL PH SHOULD BE 5.5-6.5.
- ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH SEED AS INDICATED ON THE LANDSCAPE PLANS. ALL DISTURBED LAWN AREAS SHALL BE TOPSOILED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO LAWN INSTALLATION.
- ALL PLANTING BEDS SHALL RECEIVE 1'-3" RIVER ROCK MULCH.
- ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
- ALL PLANTING DEBRIS (WIRE, TWINE, RUBBER HOSE, BACKFILL ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. PROPERTY IS TO BE LEFT IN A NEAT ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.

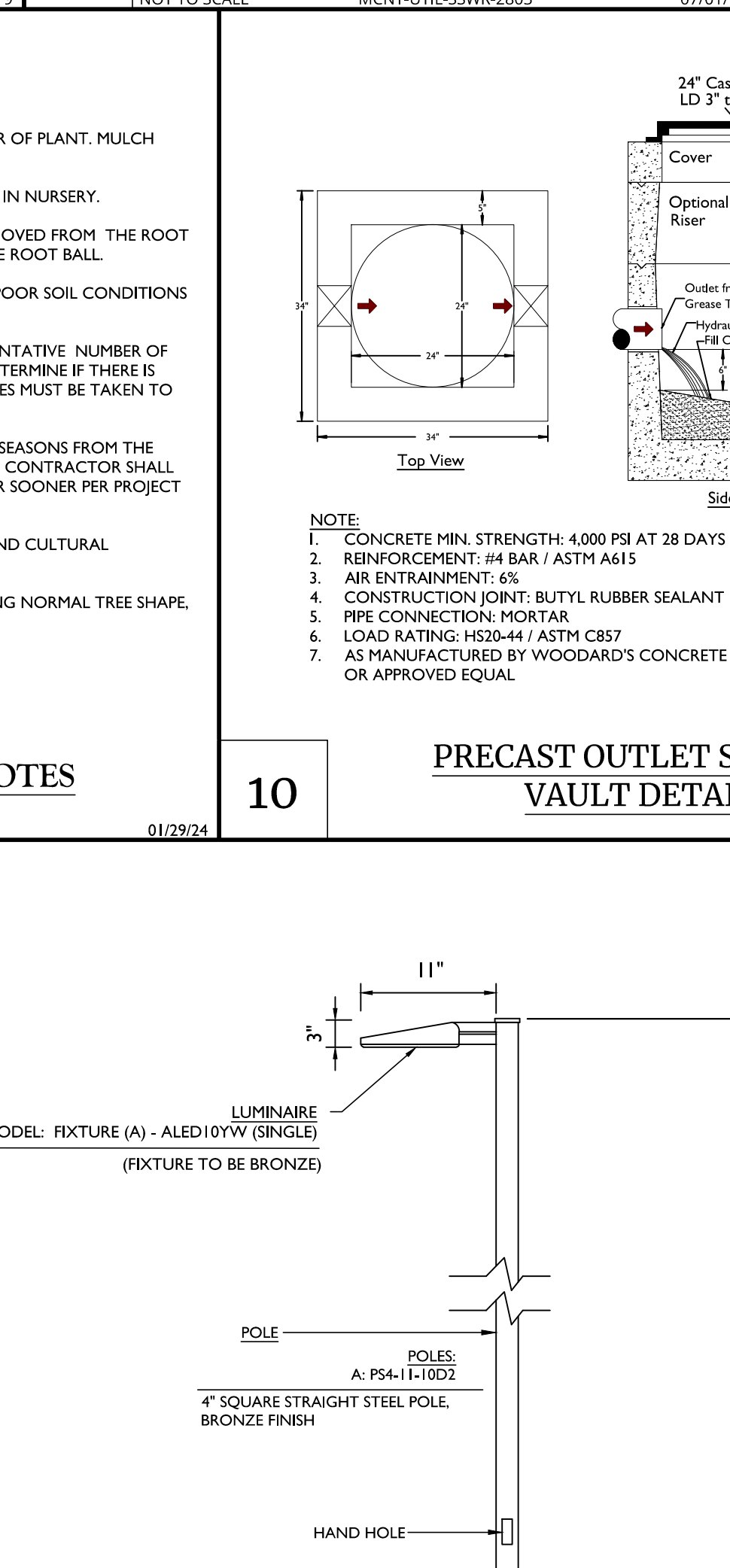
7 NOT TO SCALE GNRL-PLNT-NOTE 01/29/24

- PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL: OPTIMUM SEEDING DATES ARE BETWEEN APRIL 1 AND MAY 31 AND AUGUST 16 AND OCTOBER 15. SEEDING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITH OUT PRIOR APPROVAL. PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT THE RATE GIVEN ABOVE.
TURF MIX
-TALL FESCUE 'STINGRAY' (34%)
-TALL FESCUE, RAPO (33%)
-HARD FESCUE, RIDU (33%)
SEEDING RATE: 7-10 LBS./1,000 S.F. MIN
- FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE IN COMPLIANCE WITH THE LATEST NYSDEC REGULATIONS. THIS INCLUDES, BUT IS LIMITED TO:
1. NO FERTILIZER SHALL BE APPLIED BETWEEN DEC. 1 AND APRIL 1 IN ANY YEAR.
2. SHALL NOT BE APPLIED WITHIN 20 FEET OF A WATER BODY.
3. ONLY LAWN FERTILIZER WITH LESS THAN 0.67% BY WEIGHT PHOSPHATE CONTENT MAY BE APPLIED. (A SOIL TEST PRIOR TO FERTILIZER APPLICATION IS RECOMMENDED.)
- IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 4.
- MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL. MULCH WILL BE SPREAD AT RATES PER NYSDEC STANDARDS AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER, AND SHALL BE PROVIDED ON ALL SEEDLINGS. HYDROMULCH SHALL ONLY BE USED DURING OPTIMUM GROWING SEASONS.
- AS NEEDED, WORK LINE AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARKROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARKROWING OR DISCING OPERATION SHOULD BE ON ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
- REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
- INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.

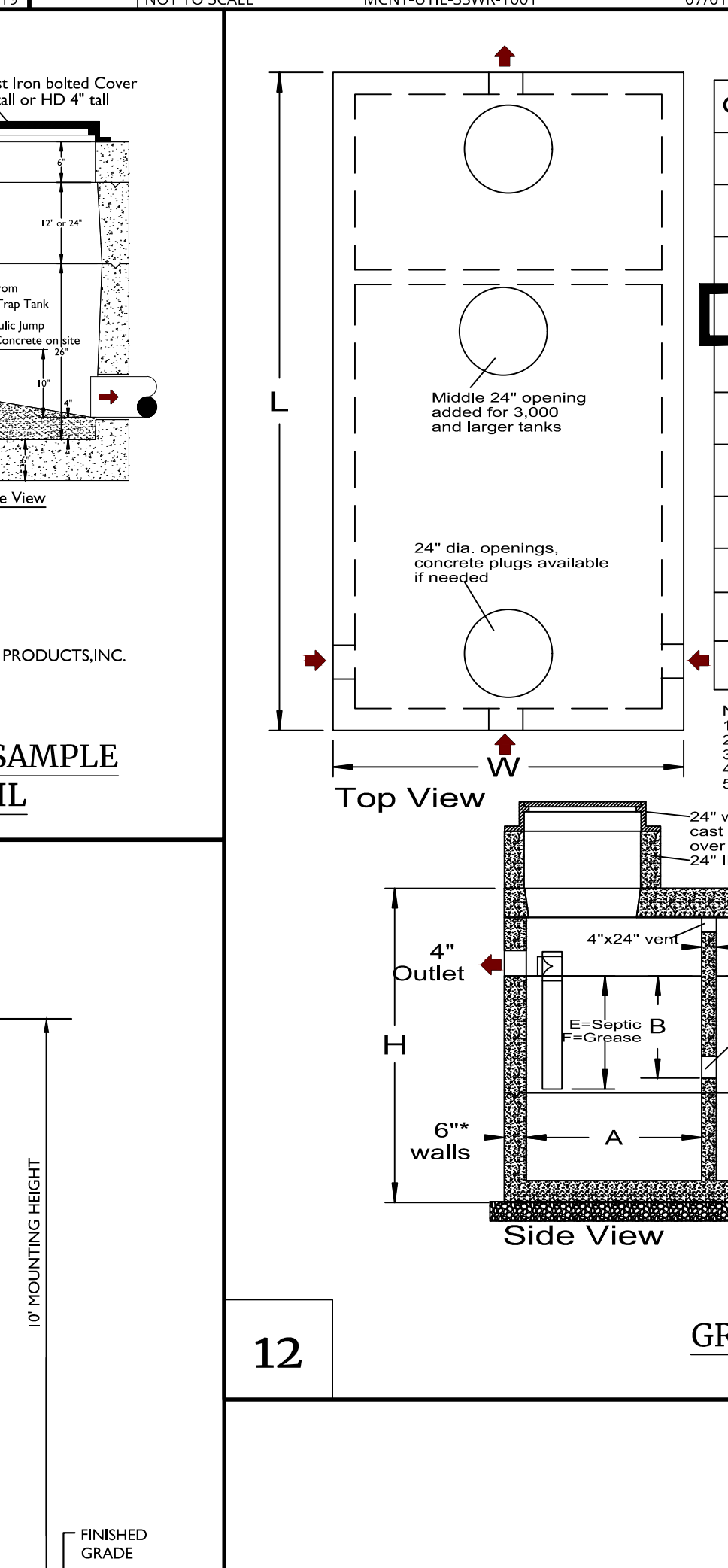
8 NOT TO SCALE GNRL-SEED-NOTE 01/29/24

- NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT. MULCH SHALL NOT TOUCH THE TREE TRUNK.
- PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
- WIRE BASKETS AND NON-JUTE BURLAP MUST BE ENTIRELY REMOVED FROM THE ROOT BALL. JUTE BURLAP MUST BE REMOVED FROM THE TOP 1/3 OF THE ROOT BALL.
- DEPTH OF PLANT PIT SHALL BE INCREASED BY 12" WHEREVER POOR SOIL CONDITIONS OCCUR. WITH THE ADDITION OF LOOSE AGGREGATE.
- CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
- PLANTING MUST BE GUARANTEED FOR TWO FULL GROWING SEASONS FROM THE TIME OF FINAL ACCEPTANCE BY THE LANDSCAPE CONSULTANT. CONTRACTOR SHALL REMOVE ALL WRAPPING AT THE END OF GUARANTEE PERIOD OR SOONER PER PROJECT LANDSCAPE ARCHITECT.
- BACKFILL MIXTURE TO BE SPECIFIED BASED UPON SOIL TEST AND CULTURAL REQUIREMENTS OF PLANT.
- PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL TREE SHAPE. NEVER CUT CENTRAL TRUNK OR LEADER.

9 NOT TO SCALE PLNT-NOTE 01/29/24



10 NOT TO SCALE PLNT-NOTE 01/29/24



11 NOT TO SCALE GNRL-DTL-SL-GHT 11/04/25

Gallons	L	W	H	LL	A	B	C	D	E	F
750	9'-6"	4'-6"	5'-11"	42"	34"	23"	51"	24"	21"	30"
1,000	10'-9"	5'-11"	4'-8"	35"	38"	16"	43"	21"	18"	23"
1,250	10'-9"	5'-11"	5'-2"	41"	38"	19"	49"	24"	21"	29"
1,500	10'-9"	5'-11"	5'-10"	49"	38"	22"	57"	27"	24"	37"
2,000	12'-6"	6'-7"	7'-2"	58"	46"	31"	67"	32"	29"	46"
2,500	14'-6"	6'-6"	7'-2"	58"	46"	31"	67"	32"	29"	46"
3,000	15'-6"	7'-7"	7'-3"	58"	52"	31"	67"	32"	29"	46"
3,500	15'-6"	8'-7"	7'-3"	58"	52"	31"	67"	32"	29"	46"
4,000	17'-2"	8'-7"	7'-3"	58"	58"	31"	67"	32"	29"	46"
5,000	18'-8"	9'-7"	7'-3"	58"	70"	31"	67"	32"	29"	46"
6,000	20'-0"	9'-6"	7'-3"	60"	70"	33"	69"	32"	30"	48"

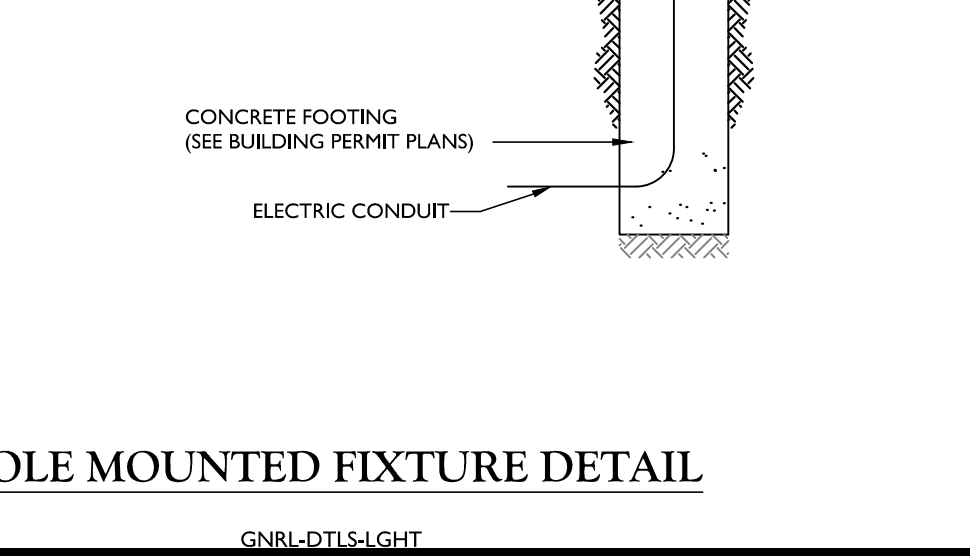
Notes:
1. Effluent outlet filters are available as well as high level alarms.
2. Gas deflectors are available for 4" outlet pipes.
3. Tank designs based on the 2014 NYSDEC design standards.
4. Grease Traps are Type 2 with longer outlet baffles than Septic Tanks.
5. 1,000, 1,250, and 1,500 tanks are two-piece design with center seam.

12 NOT TO SCALE GNRL-DTL-SL-GHT 11/04/25

- GENERAL PLANTING NOTES**
- NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

- GENERAL SEEDING NOTES**
- PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL: OPTIMUM SEEDING DATES ARE BETWEEN APRIL 1 AND MAY 31 AND AUGUST 16 AND OCTOBER 15. SEEDING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITH OUT PRIOR APPROVAL. PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT THE RATE GIVEN ABOVE.
TURF MIX
-TALL FESCUE 'STINGRAY' (34%)
-TALL FESCUE, RAPO (33%)
-HARD FESCUE, RIDU (33%)
SEEDING RATE: 7-10 LBS./1,000 S.F. MIN

- PLANT DETAIL NOTES**
- NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT. MULCH SHALL NOT TOUCH THE TREE TRUNK.
 - PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
 - WIRE BASKETS AND NON-JUTE BURLAP MUST BE ENTIRELY REMOVED FROM THE ROOT BALL. JUTE BURLAP MUST BE REMOVED FROM THE TOP 1/3 OF THE ROOT BALL.
 - DEPTH OF PLANT PIT SHALL BE INCREASED BY 12" WHEREVER POOR SOIL CONDITIONS OCCUR. WITH THE ADDITION OF LOOSE AGGREGATE.
 - CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
 - PLANTING MUST BE GUARANTEED FOR TWO FULL GROWING SEASONS FROM THE TIME OF FINAL ACCEPTANCE BY THE LANDSCAPE CONSULTANT. CONTRACTOR SHALL REMOVE ALL WRAPPING AT THE END OF GUARANTEE PERIOD OR SOONER PER PROJECT LANDSCAPE ARCHITECT.
 - BACKFILL MIXTURE TO BE SPECIFIED BASED UPON SOIL TEST AND CULTURAL REQUIREMENTS OF PLANT.
 - PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL TREE SHAPE. NEVER CUT CENTRAL TRUNK OR LEADER.



13 NOT TO SCALE GNRL-DTL-SL-GHT 11/04/25



14 NOT TO SCALE GNRL-DTL-SL-GHT 11/04/25



15 NOT TO SCALE GNRL-DTL-SL-GHT 11/04/25

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