



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

PROJECT NAME: READY COFFEE
PROJECT NO.: 26-02
PROJECT LOCATION: SECTION 60, BLOCK 3, LOT 23
REVIEW DATE: 19 AUGUST 2026
MEETING DATE: 3 SEPTEMBER 2026
PROJECT REPRESENTATIVE: H2M ARCHITECT & ENGINEERS, SEAN PETERS, P.E.

1. A note should be added to the demolition plan requiring a permit from the Town of Newburgh Code Enforcement Department prior to any demolition activity on the site.
2. A Tree Preservation Plan in compliance with Chapter 172 of the Town Code must be provided.
3. Grading and access easements should be provided to Dominic Cordisco's office for review.
4. Zoning Board of Appeals approval was received on 23 April 2026.
5. Newburgh water and sewer notes must be added to the plans. (Copy Attached) It appears that the project will connect to the existing sanitary sewer lines serving the existing structure on the site.
6. Parking lot striping details should be added to the plans. (Copy Attached)
7. A new 3/4" water service is identified to connect to existing water service. Show location of existing curb stop.
8. Orange County Planning referral is required as project is located on State Highway.
9. The Planning Board may wish discuss if landscaping is proposed or hardscapes/seating areas are acceptable.
10. Service details should be provided identifying appropriate burial depths.
11. ARB approval will be required.
12. While the utility plan identifies sanitary sewer connecting to existing, it appears that a septic tank exists on the site. The applicants are requested to confirm the location of the sewer laterals serving the site or if a new sewer lateral to the main is required.

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

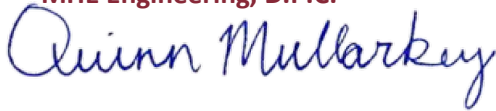
PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

13. A Stormwater Report has been submitted for the site. This report is under review. It is noted that the disturbance on the site is less than 1-acre.

Respectfully submitted,

MHE Engineering, D.P.C.



Quinn Mullarkey Freeman, P.E.
Senior Engineer

QMF/kmm

TOWN OF NEWBURGH
WATER SYSTEM NOTES FOR SITE PLANS

1. "Construction of potable water utilities and connection to the Town of Newburgh water system requires a permit from the Town of Newburgh Water Department. All work and materials shall conform to the requirements of the NYSDOH and the Town of Newburgh."
2. All water service lines four (4) inches and larger in diameter shall be cement lined class 52 ductile iron pipe conforming to ANSI\AWWA C151\A21.51 for Ductile Iron Pipe, latest revision. Joints shall be either push-on or mechanical joint as required.
3. Thrust restraint of the pipe shall be through the use of joint restraint. Thrust blocks are not acceptable. Joint restraint shall be through the use of mechanical joint pipe with retainer glands. All fittings and valves shall also be installed with retainer glands for joint restraint. Retainer glands shall be EBBA Iron Megalug Series 1100 or approved equal. The use of a manufactured restrained joint pipe is acceptable with prior approval of the Water Department.
4. All fittings shall be cast iron or ductile iron, mechanical joint, class 250 and conform to ANSI\AWWA C110\A21.10 for Ductile and Gray Iron Fittings or ANSI\AWWA C153\A21.53 for Ductile Iron Compact Fittings, latest revision.
5. All valves 4 to 12 inches shall be Resilient Wedge Gate Valves conforming to ANSI\AWWA C509 such as Mueller Model A-2360-23 or approved equal. All gate valves shall open left (counterclockwise).
6. Tapping sleeve shall be mechanical joint such as Mueller H-615 or equal. Tapping valves 4 to 12 inches shall be Resilient Wedge Gate Valves conforming to ANSI\AWWA C509 such as Mueller Model T-2360-19 or approved equal. All tapping sleeves and valves shall be tested to 150 psi minimum; testing of the tapping sleeve and valve must be witnessed and accepted by the Town of Newburgh Water Department prior to cutting into the pipe.

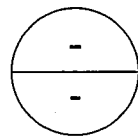
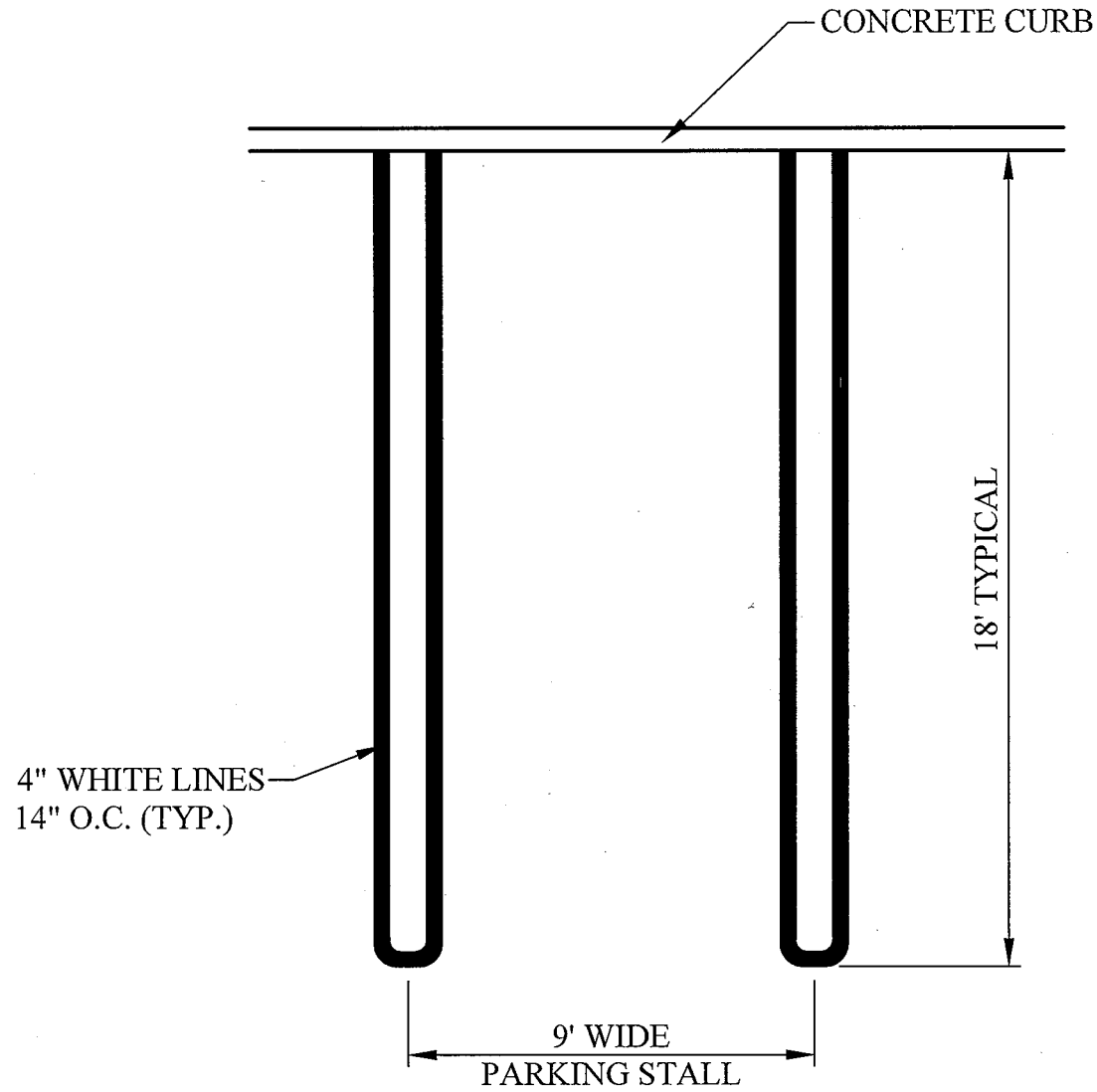
TOWN OF NEWBURGH
WATER SYSTEM NOTES FOR SITE PLANS

7. All hydrants shall be Clow-Eddy F-2640 conforming to AWWA Standard C-502, latest revision. All hydrants shall include a 5 ¼ inch main valve opening, two 2 ½ inch diameter NPT hose nozzles, one 4 inch NPT steamer nozzle, a 6 inch diameter inlet connection and a 1 ½ inch pentagon operating nut. All hydrants shall open left (counter-clockwise). Hydrants on mains to be dedicated to the Town shall be Equipment Yellow. Hydrants located on private property shall be Red.
8. All water service lines two (2) inches in diameter and smaller shall be type K copper tubing. Corporation stops shall be Mueller H-15020N for ¾ and 1 inch, Mueller H-15000N or B-25000N for 1 ½ and 2 inch sizes. Curb valves shall be Mueller H-1502-2N for ¾ and 1 inch and Mueller B-25204N for 1 ½ and 2 inch sizes. Curb boxes shall be Mueller H-10314N for ¾ and 1 inch and Mueller H-10310N for 1 ½ and 2 inch sizes.
9. All pipe installation shall be subject to inspection by the Town of Newburgh Water Department. The contractor shall be responsible for coordinating all inspections as required with the Town of Newburgh Water Department.
10. The water main shall be tested, disinfected and flushed in accordance with the Town of Newburgh requirements. All testing, disinfection and flushing shall be coordinated with the Town of Newburgh Water Department. Prior to putting the water main in service satisfactory sanitary results from a certified lab must be submitted to the Town of Newburgh Water Department. The test samples must be collected by a representative of the testing laboratory and witnessed by the Water Department.
11. The final layout of the proposed water and/or sewer connection, including all materials, size and location of service and all appurtenances, is subject to the review and approval of the Town of Newburgh Water and/or Sewer Department. No permits shall be issued for a water and/or sewer connection until a final layout is approved by the respective Department.

Original 12-06-96
Revised 04-24-02
Revised 01-2015

TOWN SEWER SYSTEM NOTES

1. Construction of sanitary sewer facilities and connection to the Town of Newburgh sanitary sewer system requires a permit from the Town of Newburgh Sewer Department. All construction shall conform to the requirements of the NYSDEC and the Town of Newburgh.
2. All sewer pipe installation shall be subject to inspection by the Town of Newburgh Sewer Department. The Contractor shall be responsible for coordinating all inspections as required with the Town of Newburgh Sewer Department.
3. All gravity sanitary sewer service lines shall be 4 inches in diameter or larger and shall be SDR-35 PVC pipe conforming to ASTM D-3034-89. Joints shall be push-on with elastomeric ring gasket conforming ASTM D-3212. Fittings shall be as manufactured by the pipe supplier or equal and shall have a bell and spigot configuration compatible with the pipe.
4. The sewer main shall be tested in accordance with Town of Newburgh requirements. All testing shall be coordinated with the Town of Newburgh Sewer Department.
5. The final layout of the proposed water and/or sewer connection, including all materials, size and location of service and all appurtenances, is subject to the review and approval of the Town of Newburgh Water and/or Sewer Department. No permits shall be issued for a water and/or sewer connection until a final layout is approved by the respective Department.



TYPICAL PARKING SPACE DETAIL

SCALE: N.T.S.

Town of Newburgh
Code Compliance Department

21 Hudson Valley Professional Plaza
Newburgh, NY 12550
845.564.7801 Phone
845.564.7802 Fax

Code Compliance Project Comments

PROJECT NAME: READY COFFEE – SITE PLAN
PROJECT NUMBER: PB2026-02
SECTION-BLOCK-LOT: 60-3-23
MEETING DATE: 02/05/2026

- 1) Detailed information is needed regarding the proposed signage (free standing sign, menu boards and building mounted sign) for compliance review. ARB for signage is also required.
- 2) Town of Newburgh Municipal Code section 185-42(3) states: "Parking shall be adequate for the type of facility proposed, with three additional short-term spaces devoted specifically for pick-up or order delays for each drive-up, drive-thru, walk-up or pickup window or area inside or outside of the building". Parking calculations not shown.
- 3) The following variances would be required from the Town of Newburgh Zoning Board of Appeals as the proposed project does not conform to the requirements of the "IB" District, Table of Use and Bulk Requirements:
 - a) The proposed project would be classified as a D6 – restaurant and fast food establishment in conjunction with a shopping center, theater or office. This is a stand alone project not in conjunction with any other use.
 - b) Lot Size: Required - 40,000 SF, Provided - 14,806SF
 - c) Lot Width: Required – 150', Provided – 100'
 - d) Rear Yard: Required – 60', Proposed – TBD
 - e) One Side Yard: Required – 30', Proposed – 18.2'
 - f) Both Side Yards: Required – 80', Proposed – 62.7'
- 4) ADA compliant signage should be shown.
- 5) The fire chief requested a copy of the plan, one was provided to him. Further comments may be submitted.

Respectfully,



James Campbell
Building Inspector

James R. Loeb*
Richard J. Drake**
Glen L. Heller^o
Marianna R. Kennedy
Gary J. Gogerty
Stephen J. Gaba
Adam L. Rodd
Dominic Cordisco
Ralph L. Puglielle, Jr.
Alana R. Bartley^{oo}
Aaron C. Fitch

Sarah N. Wilson
Michael J. Barfield^{oo}
Ivan M. Bonet^{oo}

Jennifer L. Schneider
Managing Attorney

* Retired 2025
** Retired 2015; d. 2025

^o LL.M. in Taxation
^{oo} Member NY & NJ Bar

February 9, 2026

BY EMAIL ONLY

Darrin J. Scalzo, Chairman
Zoning Board of Appeals
Town of Newburgh
Town Hall
1496 Route 300
Newburgh, New York 12550

Re: Ready Coffee Amended Site Plan / Planning Board Project No. 26-02

Dear Chairman Scalzo and Board Members:

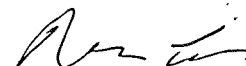
At the Planning Board's February 5, 2026 meeting, the Planning Board resolved to refer this site plan application to the Zoning Board of Appeals for certain required variances for this proposed drive through coffee facility.

This property is located at 1422 Route 300, designated on the tax map as Section 60, Block 3, Lot 23. The property is located in the IB zoning district. The project requires the following variances:

- a) The proposed project would be classified as a D6-restaurant and fast food establishment in conjunction with a shopping center, theater or office. This is a stand alone project not in conjunction with any other use;
- b) lot size: 40,000 SF required, 14,806SF provided;
- c) rear yard setback: 60 feet required, 40.5 proposed;
- d) side yard setback: 30 feet required, 18.2 proposed; and
- e) both side yards: 80 feet required, 62.7 proposed.

This matter is a SEQRA Type II action. Thank you for your consideration of this matter.

Very Truly Yours,



Dominic Cordisco

cc:

David A. Donovan, Esq., Attorney for the ZBA
Town of Newburgh Planning Board
Patrick J. Hines, Planning Board Consulting Engineer

1 Ready Coffee

2 CHAIRMAN SCALZO: Our next
3 applicant, this is a come back, Ready
4 Coffee. This is a Planning Board
5 referral requesting variances for the
6 proposed project to be a standalone
7 and not in conjunction with a shopping
8 center, theater or office; B, lot
9 size, rear yard, side yard, both side
10 yards for a proposed new drive-thru
11 coffee facility.

12 This is a continuation of a
13 previous --

14 MR. WACHTEL: Correct.

15 CHAIRMAN SCALZO: So we don't have
16 to go through any of the other --

17 MR. DONOVAN: This application is
18 for a use variance.

19 CHAIRMAN SCALZO: With a different
20 approach.

21 MR. WACHTEL: Good evening. Robert
22 Wachtel, Ready Coffee. I'm joined by
23 Sean Peters with H2M Architects &
24 Engineers.

25 I will be addressing the first

2 issue from the Planning Board and then
3 Sean will be addressing the remainder.

4 The first issue regards we're
5 requesting an area variance from what is
6 classified as a restaurant or fast food
7 establishment in conjunction with a
8 shopping center, theater or office.
9 We're requesting an area variance because
10 the physical requirement of the part of
11 the shopping center, et cetera we don't
12 meet, but our underlying use is permitted
13 by the zone. That's what we're seeking
14 an area variance on, the shopping center,
15 theater requirement.

16 CHAIRMAN SCALZO: Okay. Counsel,
17 does that hold water?

18 MR. DONOVAN: So the Planning Board
19 sent this over indicating to me, the way
20 I read Mr. Cordisco's letter, that it's a
21 permitted use and it just needs the area
22 variances.

23 CHAIRMAN SCALZO: Then it holds
24 water.

25 MR. WACHTEL: Sean will present the