



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

**PROJECT NAME:** ROUTE 9W CATERING FACILITY  
**PROJECT NO.:** 25-28  
**PROJECT LOCATION:** 5500 Route 9W  
SECTION 8, BLOCK 2, LOT 27.1  
**REVIEW DATE:** 31 OCTOBER 2025  
**MEETING DATE:** 6 NOVEMBER 2025  
**PROJECT REPRESENTATIVE:** ENGINEERING & SURVEYING PROPERTIES, P.C.

1. Adjainers' Notices have been circulated.
2. ZBA approval for the front yard deficiency was granted in 2011 and continues to be valid.
3. Confirmation that no sprinkler system is required should be received from the Code Enforcement Office.
4. A Sanitary Sewer SPDES Permit dated 31 July 2025 valid until 31 July 2035 has been submitted. Applicants may have to update the name of the entity on the permit for future coverage by the DEC.
5. The applicants have identified that they will patch potholes and restripe the parking lot.
6. The impervious coverage on the site is excess of 80% permitted, however it is the same impervious coverage as existed when the 2011 ZBA variances were granted.
7. The applicants have identified they will repair the dumpster enclosure utilizing existing fencing.
8. The applicant has identified the site is served by a private well and not the NYCDEP waterline in the DOT right-of-way.
9. A local determination letter was received from County Planning identifying no intermunicipal or county-wide impacts.
10. This office transmitted the plans to the NYSDOT on 10 September 2025. Response from DOT has been received.
11. The project is a Type II Action under SEQRA as reuse of existing commercial structure and less than 4,000 square foot structure.

**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

12. The Planning Board should discuss whether a Public Hearing for the project is required.

Respectfully submitted,

**MHE Engineering, D.P.C.**

Patrick J. Hines  
Principal

PJH/kmm

Michael W. Weeks, P.E.  
Principal