



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

PROJECT NAME: SOUTH PLANK HOLDINGS, LLC AMENDED SITE PLAN/ EV CHARGING
PROJECT NO.: 25-20
PROJECT LOCATION: 209 S. PLANK ROAD - SECTION 60, BLOCK 3, LOT 2
REVIEW DATE: 31 OCTOBER 2025
MEETING DATE: 6 NOVEMBER 2025
PROJECT REPRESENTATIVE: STEPHEN GIANNONA, PE / NICHOLAS GASPARO

1. Adjoiners' Notices have been circulated for the project.
2. The project was referred to the Orange County Planning Department. The Orange County Planning Department issued a local determination with a comment that the Town and applicant should assure the proposed utility transformer will not create a visual obstruction for vehicles existing (exiting) this site from the eastern driveway.
3. The project previously had variances for pre-existing non-conforming uses which remain valid on the site.
4. The project appears to be a Type II Action under SEQRA.

Respectfully submitted,

MHE Engineering, D.P.C.

Patrick J. Hines
Principal

PJH/kmm

Michael W. Weeks, P.E.
Principal

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 | mhempa@mhepc.com

Town of Newburgh

South Plank Holdings, LLC (PB #25-20)

Site Plans – Link Below

<https://mhepc.egnyte.com/fl/xQhJw7cBHBh4>