



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

PROJECT NAME: UNITY PLACE WAREHOUSE 240,000 SQ FT
PROJECT NO.: 25-34
PROJECT LOCATION: SECTION 97, BLOCK 2, LOT 14.12, 20 & 21
REVIEW DATE: 2 MARCH 2026
MEETING DATE: 5 MARCH 2026
PROJECT REPRESENTATIVE: WESTON AND SAMSON – DENNIS ROCKS, P.E.

1. The project is before the Planning Board for a Public Hearing on the amended site plan. Any substantive comments should be addressed by the applicant.
2. The submitted SWPPP is currently under review by this office.
3. County Health Department approval for watermain extension with hydrants is required.
4. Project is requesting a 5-acre waiver. Submission of a request to the Town Board is required.
5. The building and signage are subject to ARB approval.
6. A post construction traffic monitoring program is proposed to be undertaken. This should be incorporated in any approval resolutions.
7. A revised City of Newburgh flow acceptance letter is required.
8. Existing easements are proposed to be eliminated. Comments from Planning Board Attorney should be received.
9. A roadway dedication for a portion of Old Little Britain Road is proposed documentation for this must be submitted to Mark Taylor, Town Attorney for review and approval prior to stamping of the plans.
10. A Stormwater Facility Maintenance Agreement will be required.
11. Securities and inspection fee for stormwater management, tree preservation and landscaping are required to be posted for security inspection fees.

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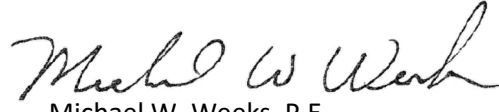
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Respectfully submitted,

MHE Engineering, D.P.C.


Patrick J. Hines
Principal
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Michael W. Weeks, P.E.
Principal

**NARRATIVE SUMMARY
 & Response to Review Comments
 prepared for Unity Warehouse
 Application for Revised Site Plan Approval
 Newburgh Project No.: 25-34
 BBE# 21202 W&S# ENG23-1544
 Section 97, Block 2, Lots 14.12, 20, 21
 February 10, 2026**

NARRATIVE SUMMARY

This Application was reviewed with the Planning Board at their February 5, 2026 Meeting. We received review comments from the Planning Board’s traffic and engineering consultants at that meeting. We also received a Referral Review by Orange County Planning. The Planning Board scheduled a Public Hearing for this Application at the March 5, 2026 meeting. In advance of the Public Hearing, we wish to take this opportunity to provide the Planning Board and their Consultants with responses to the review comments which follow. Note that no updated site plans are being submitted at this time.

RESPONSE TO COMMENTS

Kenneth Wersted, PE, PTOE, Creighton Manning, Review Letter of 2/2/26:

1. *Comment: The “ALL TRUCKS EXIT” sign shown on drawing 7 should include an arrow pointing to the exit.*
Response: We agree and will incorporate this revision into our next drawing issue.
2. *Comment: What is the height of the truck clearance structure? Will it interfere with fire apparatus operations? Drawing TM depicts a truck using the same area to pull forward and then back into the southernmost loading dock. The clearance device may interfere with this operation.*
Response: The clearance bar is 9.5 feet high. The clearance bar is located at the driveway exit lane and a fire truck can drive thru the entry lane from Old Little Britain Road unobstructed. If a fire truck is exiting the site toward Old Little Britain Road, they can either drive around the clearance bar or the clearance bar is hinged and can be opened to allow a fire truck to pass.

Alan J. Sorensen, FAICP, Commissioner of Planning, Orange County Department of Planning, Review Letter of 12/12/2025: Note that the subject letter recommends Local Determination.

1. *Comment: Lead Agency The Orange County Planning Department is in receipt of a lead agency coordination request for the Project listed above. We have no interest in becoming the lead agency on this project, but we would like the opportunity to review any additional SEQR information that is provided by the applicant of this project including the Stormwater Pollution Protection Plan (SWPPP) as more than one acre is being disturbed.*
Response: Comment noted.
2. *Comment: We would like to commend the applicant for their robust landscaping plan and their effort in keeping as many trees as possible.*
Response: Comment noted.
3. *Comment: The applicant should coordinate with the Orange County Department of Health for the water main extension.*
Response: The Applicant will seek OCDOH Approval for the proposed water main extension
4. *Comment: Though the project does not propose access to State roads, the applicant should refer the proposed project to the New York State department of transportation (NYSDOT), as a project of this size may impact state Route 300, State Route 17K, and /or State Route 207.*
Response: The Applicant has been coordinating with NYSDOT and under Highway Work Permit No. 2025.08.112620, improvements have already been completed by the Applicant at the intersection of NYS Route 17K and Unity Place. The project is continuing to be coordinated with NYSDOT regarding any other modifications related to the offsite traffic conditions.

5. *Comment: A SWPPP should be created as this projects proposes to disturb 10.73 acres of the 17.49 acres.*
Response: Our SWPPP is under review by MHE.
6. *Comment: The Full Environmental Assessment Form (FEAF) indicates that this site is located within or near known occurrences of the Indiana Bat. Therefore, the applicant should limit tree clearing to be between November 1 and March 31 to minimize any potential negative impacts on this species.*
Response: Comment noted.
7. *Comment: The Town should ensure that the applicant follows the recommendations of the International Dark Sky Association (IDA) for outdoor lighting (<https://www.darksky.org/our-work/lighting/>)*
Following please find a review of the IDA recommendations:
- Always choose fully shielded fixtures that emit no light upward.
- Response:** All proposed fixtures are shielded downlights.
- Use "warm-white" or filtered LEDs(CCT < 3000 K; S/P ratio < 1.2) to minimize blue light emission.
- Response:** All proposed fixtures are 3000K.
- Look for products that are capable of accepting 7-pin controls that can enable to use of dimmers, timers, motion sensors, and networking.
- Response:** All proposed fixtures will be capable of accepting 7-pin controls.
- Consider dimming or turning off lights during overnight hours.
- Response:** The Applicant has no incentive to not dim or turn off lights when not needed. However lighting usage will be driven by the tenant operations which are currently unknown
- Avoid the temptation to over-light because of the higher luminous efficiency of LEDs.
- Response: The subject site plan does not over-light.**
- Only light the exact space and in the amount required for particular tasks.
- Response:** We have endeavored to minimize lighting where it is not needed, however it is impossible to comply with this 100%.
- Select fixtures that have aftermarket shields available if light trespass is an issue in some lighting situations.
- Response:** All fixtures will be shielded.
- Give the community a chance to have a say in what they will be living with for a generation, with test installations for soliciting public input and feedback.
- Response:** The community will have their opportunity during the public hearing. Test installations are not practical.
8. *Comment: We recommend the applicant utilize additional low impact design alternatives such as open drainage swales, permeable paving in the passenger parking lot and trailer storage spaces and dry wells.*
Response: Low impact design involves treating runoff in place which this design incorporates. In addition to infiltration this design also utilizes bioretention for our low impact design.
9. *Comment: We encourage the applicant to consider installing cool roofs to improve energy efficiency and mitigate heat absorption. These roofs, which utilize reflective materials, have been shown to reduce cooling costs, enhance indoor comfort, and lower overall urban temperatures. For low-sloped roofs (such as the flat or gently sloping roofs typically found on commercial, industrial, and office buildings), options include reflective single-ply membranes or cool roof coatings, while steep-sloped roofs can incorporate cool asphalt shingles, metal roofing, or tile with solar-reflective properties. For more information and guidance about cool roofs visit: <https://www.epa.gov/heatislands/using-cool-roofs-reduce-heat-islands>.*
Response: To mitigate heat absorption and improve energy efficiency, we will utilize a cool roof system by specifying a white TPO membrane in lieu of the standard black EPDM roofing membrane. This in turn will utilize the reflective material and reduce cooling costs and lower localized rooftop temperatures.
10. *Comment: We recommend that the applicant explore options for integrating solar carport panels to offset the need to rely on the existing power grid and also to increase the resilience of the proposed facility. Orange County has adopted the C-PACE Commercial Property Assessed Clean Energy Program that can provide financing up to 100% of the cost of a carport solar project. The applicant could also utilize C-PACE for lighting, water systems, building envelopes and other resiliency components. For more information go to www.orangecountygov.com/295/C-PACE.*

Response: The building structure will be fully engineered to accommodate future rooftop solar panel installations. This approach offers a more cost-effective and streamlined solution, particularly for tenant fit-out spaces, and ensures long-term flexibility for sustainable energy upgrades.

Patrick J. Hines & Michael W. Weeks, P.E., MHE Engineering Review Letter of 1/30/26:

1. *Comment: Adjoiners' Notices have been recirculated.*
Response: Comment noted.
2. *Comment: The Planning Board declared its Intent for Lead Agency on 4 December 2025. Mailing was complete on 18 December 2025. The Planning Board is now in a position to reaffirm its lead agency status for the SEQRA review of the Type I Action.*
Response: Comment noted.
3. *Comment: A SWPPP has been submitted for review. The SWPPP is currently under review by this office.*
Response: Comment noted.
4. *Comment: Project involves a lot consolidation for the two additional lots added to the site plan. Lots 97-2-20 and 21 have now been added to the plan. Increasing the size of the parcel to 17.5+/- acres.*
Response: Comment noted.
5. *Comment: The stormwater treatment facility has been expanded along Old Little Britain Road. Landscape stone wall features continued on the plan and will extend to the access drive at Old Little Britain Road.*
Response: Comment noted.
6. *Comment: Confirmation that revised plans have been submitted to the jurisdictional Fire Department and any comments from the Fire Department should be received.*
Response: Comment noted.
7. *Comment: Revised water system plans will require submission to Orange County Health Department for watermain extension with hydrants.*
Response: We understand and have prepared this submission which is first being reviewed by the Town before submitting to the Town.
8. *Comment: In response to previous comments restricting truck movements to Old Little Britain Road a "clearance structure" has been added to the exit lane. Structure appears to only cover a portion of the exit lane.*
Response: We propose that the combination of the clearance bar and additional signage will create a local environment that is not receptive to truck access.
9. *Comment: The project is requesting a 5-acre waiver for the SWPPP. A letter detailing the rational and requirements for the 5-acre waiver should be prepared identifying the maximum amount of disturbance at any one time. This letter should be addressed to the Town Board for necessary action on the waiver.*
Response: This letter will be provided.
10. *Comment: The building and signage are subject to ARB. Signage application may be deferred until tenant has been identified.*
Response: Comment noted.
11. *Comment: The applicants are proposing a post construction Traffic Monitoring Study to be undertaken at a set time after issuance of the CO. This should to be incorporated into any approval resolution, as well as potential security to have the post construction traffic study funded.*
Response: Comment noted.
12. *Comment: This office will coordinate a revised flow acceptance letter from the City of Newburgh. It is requested the applicant submit a hydraulic loading calculation for the revised building size.*
Response: We have submitted a revised hydraulic loading calculation for a revised flow acceptance letter from the City of Newburgh.
13. *Comment: An existing easement is proposed to be eliminated. Information pertaining to this should be submitted to the Planning Board Attorney for review.*
Response: Two easements are proposed to be eliminated because they will serve no purpose once the lots are combined. We will submit an excerpt of the deed and a previous survey for the Planning Board Attorney to review.
14. *Comment: Plans have been revised to depict six electrical charging stations on each of the proposed passenger vehicle parking areas.*
Response: Comment noted.

15. *Comment: A roadway dedication for a portion of Old Little Britain Road is proposed. Documentation for this must be submitted to Mark Taylor the Town Attorney for review and approval.*
Response: The project attorney John Cappello will coordinate this dedication with Mark Taylor.
16. *Comment: A note should be added to the plan all retaining walls in excess of 3 feet in height require separate building permits and stamped plans.*
Response: The requested note will be added.
17. *Comment: A Stormwater Facilities Maintenance Agreement will be required.*
Response: Comment noted.
18. *Comment: County Planning referral has been received back dated 31 December 2025. Identifying a local determination.*
Response: Comment noted, County review comments are addressed above.
19. *Comment: Confirmation that all lighting utilizes dark sky compliant lights should be received.*
Response: Our response to the County Planning referral above provides a review of IDA Recommendations.
20. *Comment: County Planning response identifies project should coordinate with DOT as the project is in the immediate vicinity of NYS Route 300, 17K and 207.*
Response: Please see our response above to County Planning referral comment #4.
21. *Comment: The Tree Preservation Plan has been expanded to identify additional trees within expanded lot area. The project continues to comply with the Tree Preservation Ordinance by planting additional tree restoration in excess of that which has been removed. It is noted that no protected trees were identified on the site. Tree protection security will be required to be posted for trees to remain within 15 feet of the disturbance limits..*
Response: Comment noted.
22. *Comment: Waterline layout has been revised to provide for termination of potable water should fire service be terminated to the building.*
Response: Comment noted.
23. *Comment: The Planning Board may wish to review Part II EAF for the project. A revised Part I EAF has been resubmitted correcting minor deficiencies noted previously.*
Response: Comment noted.