



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

PROJECT NAME: WALMART NEWBURGH NY OPD EXPANSION
PROJECT NO.: 26-14
PROJECT LOCATION: SECTION 95.1, BLOCK 39, LOT 21
REVIEW DATE: 6 JULY 2026
MEETING DATE: 16 JULY 2026
PROJECT REPRESENTATIVE: COLLIERS ENGINEERING & DESIGN, JUSTIN DATES, RLA

1. Majority of the project is located in the confines of the Town of New Windsor. Only a small portion of the site is located within the Town of Newburgh. Town of New Windsor Planning Board has indicated through the Planning Board Attorney that they wish to take the “lead” on Engineering and Planning reviews for the project.
2. The project requires a variance from the Town of Newburgh Zoning Board of Appeals for reduction in parking. The current required parking on the site is 1,044 spaces calculated at 5 spaces per thousand square feet. The proposal is to add 6,158 square feet for a total of 214,869 which will require 1,074 spaces. The existing site contains 912 spaces while the proposed site after using parking construction of the addition will contain 877 spaces. A parking variance of 197 spaces appears to be required. The project was approved as a Unified Site Plan requiring compliance with Town of Newburgh bulk requirements.
3. The Town of New Windsor has indicated they wish to defer ARB approval to the Town of Newburgh as a majority of the existing structure is within the Town of Newburgh.
4. The increased footprint of the building will increase the calculated hydraulic loading of sewage flow from the facility. An amended Outside Sewer User Agreement with the Town of Newburgh will be required. The Town Attorney has reviewed the existing Outside User Agreement and status on amended agreement with Town Board will be required.
5. The Town of New Windsor should evaluate the project with regard to any impacts to the stormwater management system on the site.
6. Further review and coordination with the Town of New Windsor will be undertaken as the project applies to the Town of New Windsor and a lead agency circulation is provided.

Respectfully submitted,
MHE Engineering, D.P.C.

A handwritten signature in blue ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines
Principal

A handwritten signature in blue ink, appearing to read 'Quinn M. Mullarkey'.

Quinn M. Mullarkey, P.E.
Senior Engineer

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

Town of Newburgh Planning Board

Walmart Newburgh NY OPD Expansion (PB #26-14)

Link Below for Site Plan & Proposed OPD Expansion Plan Set

<https://mhepc.egnyte.com/fl/yQ6TYFqff4yT>