



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

PROJECT NAME: WELLNOW FACILITY
PROJECT NO.: 2022-01
PROJECT LOCATION: SECTION 60, BLOCK 3, LOT 32.11
REVIEW DATE: 25 FEBRUARY 2022
MEETING DATE: 3 MARCH 2022
PROJECT REPRESENTATIVE: COLLIERS ENGINEERING

1. Plans have been revised to identify a split rail fence around the existing Stormwater Management Facility located on the northern portion of the property and the adjoining Site Plan.
2. Adjoiners Notices have been sent.
3. Project has been determined to be a Type II Action requiring no additional SEQRA review.
4. The project disturbs less than one acre and does not require an SWPPP be prepared.
5. The applicant is requesting the Planning Board accept Performance Security for the installation of the sidewalk along the property frontage while they coordinate review and approval of the plans within the DOT right-of-way. This office would suggest that a time frame be placed on the deferment of the sidewalk construction.
6. A minimal Landscape Plan has been provided around the structure. A Planning Board has the authority to wave the posting of security for landscaping on smaller sites. Planning Board should address whether the landscaping should be submitted to the Town's Landscape Architect Consultant for review and security.
7. The applicants have confirmed that all existing pavement to remain will be milled and an overlay provided such that the entire site will have new top course pavement.
8. The water service/fire service layout should be per the provided detail attached.
9. The plans should clarify existing utilities to the site including water and sewer connections. Termination of the water and sewer connections should be addressed if existing service laterals are not to be utilized by new facility. Coordination of the utilizes with the Town Water and Sewer Department should be undertaken. Town's water and sewer connection notes must be added to the plan sheets.

Respectfully submitted,

MHE Engineering, D.P.C.

Patrick J. Hines
Principal
PJH/kbw

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February 18, 2022

Mr. John P. Ewasutyn, Chairman
Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

Newburgh Towne Center - WellNow Facility
Tax Lot: 60-3-32.11
Town of Newburgh, Orange County, New York
Colliers Engineering & Design Project No. 19005844A

Dear Chairman Ewasutyn,

Below please find our responses to comment letters received from McGoey, Hauser & Edsall dated January 14, 2022, and Creighton Manning dated January 14, 2022, together with the responses to Planning Board member comments from the January 20, 2022 meeting. The comments have been repeated here for clarity:

MHE:

Comment 1. The project proposes to demolish an existing bank facility and replace it with a medical office facility. Project maintains almost the exact same footprint of the existing structure. A majority of the pavement on the site is identified to remain as well. The Planning Board may wish to discuss an overlay of the pavement which is to remain to match the look of the revised pavement on the site. Existing drive up lanes and canopy are proposed to be removed.

Response 1: Comment noted. The current parking, drive aisle layout and driveway access points for the bank will remain substantially the same for the proposed WellNOW facility. There is a ±1,900 square foot reduction in impervious coverage.

Comment 2. The project is located on a State Highway and submission to NYSDOT should occur.

Response 2: Additional copies of the application package were provided to the Board's consulting engineer for referral to the NYSDOT on January 28, 2022.

Comment 3. Project is less than 4,000 commercial and is a Type II Action under SEQRA. Dominic Cordisco's comments regarding this should be received.

Response 3: Comment noted. This was confirmed at the January 20, 2022 Planning Board meeting.

Comment 4. A Demolition Permit is required from the Town of Newburgh Code Department. Notes should be placed on detailed plans regarding the need for a Demolition Permit.

Response 4: Comment noted. Demolition Notes have been included on the "Existing Conditions / Demolition Plan", sheet #2 of the attached Site Plan set. Note #5.a. identifies the need for a Town Demolition permit.

Comment 5. The site is part of a shopping center approval. Site was approved under a "Unified Site Plan Concept". Notes should be added to the plans and Approval Resolution stating that the site will be operated and maintained consistent with the rest of the shopping center facility.

Response 5: Comment noted. Refer to sheet #3, General Note #5 for acknowledgement of the project site being part of the unified plan of development.

Comment 6. It is recommended a note be placed on the plans that the building foundation will be staked prior to construction of the foundations as the building is located very close to required setback lines.

Response 6: A foundation stake-out note has been included on sheet #1, Site Notes #1 as requested.

Comment 7. A parking calculation should be added to the Zoning Bulk Table.

Response 7: The parking calculation is included on sheet #3 and confirms compliance with the Town Code.

Comment 8. The project will result in a reduction in impervious surface from this portion of the shopping center. Two of the existing stormwater management facilities are at least partially located on the site. No additional stormwater quantity or quality control is required. Soil erosion sediment control Plan should be provided with future submissions.

Response 8: Proposed erosion and sediment control practices and associated details are provided in the attached Site Plans.

Comment 9. Submission to County Planning will be required once detailed plans are provided.

Response 9: Additional copies of the application package were provided to the Board's consulting engineer for referral to County Planning on January 28, 2022.

Comment 10. Adjoiner's Notices are required to be circulated.

Response 10: Attached is a copy of the affidavit of mailing to the adjoiner's as required.

Comment 11. The submitted EAF identifies potential habitat for Indiana Bats, however no tree removal is proposed.

Response 11: Comment noted.

Creighton Manning:

Comment 1. The project proposes to occupy the existing vacant bank outparcel in Newburgh Towne Center. The proposed WellNow, at 3,515 SF will be slightly smaller than the bank, which is 3,645 SF. The proposed building will occupy the same building location but the bank building will be removed and a new building fitting the WellNow prototype constructed.

Response 1: Comment noted.

Comment 2. Traffic from the proposed WellNow will be approximately 70 to 80% lower in the peak hours than the bank, generating about 15 to 20 trips in the peak hours; therefore, we do not consider a detailed traffic study necessary.

Response 2: Comment noted.

Comment 3. The existing parking layout will generally remain similar to the bank with some minor modifications. Thirty spaces will be provided – 1 ambulance space, 2 handicap accessible, and 27 general patient/employee spaces. A field visit to several WellNow facilities in the Albany area on December 31 found most of their parking to be near or above 100% occupied during the weekday mid-day peak period. A follow up visit to the Clifton Park facility on January 5, 2022, was 115% occupied. The only exception was the WellNow in Latham, NY that was limiting services to asymptomatic testing only and only had about 4 to 5 vehicles parked.

Response 3: Comment noted.

Comment 4. With regards to this facility, the ambulance parking will need to be signed and striped, else it will be used by patients. Depending on the pandemic ebb and flow, parking could be adequate for day-to-day operations, or not be enough at times. We expect that the Stop and Shop parking field has plenty of capacity to accept any periodic overflow of parking. As such, is there a shared parking agreement that would allow this to happen?

Response 4: The number of proposed on-site parking spaces exceeds the minimum required under the zoning law. Though the WellNOW project site is an individual tax lot, it is part of the overall shopping center and part of the unified plan of development. Adjacent parking stalls to the WellNOW site could be utilized if needed. Review of the shopping center parking for the prior HomeGoods application indicated a surplus of 56 parking spaces based on the Town's parking requirements for shopping centers.

Comment 5. The plan shows a 24-foot drive aisle to replace the drive-thru lanes. Is this aisle necessary or could the center's internal road serve the same purpose?

Response 5: WellNOW has required this western drive aisle for complete circulation around the facility and convenience to its customers.

Comment 6. Has there been any discussion to providing a drive through service for testing?

Response 6: WellNOW is not seeking a drive-thru at this location.

Comment 7. This parcel is a different tax lot than the rest of the plaza, but shares the same owner. This lot has about 300 feet of frontage with Route 300. Sidewalk along this frontage would add to the other recent sidewalk added by Mavis Tire and the proposed Resorts World sidewalk additions.

Response 7: The attached site plans depict a proposed sidewalk along the Route 300 frontage of the project site and a cross walk installation at Meadow Hill Road. This will require approval and permitting with NYS DOT. Based on the procedural time delays that the project could incur to receive feedback and/or a Conceptual Approval from the NYS DOT for the sidewalk improvements, the applicant would like to explore project approval options with the Board to grant project approval and allow construction to begin while the NYS DOT review and approval process is achieved along a separate tract. Obtaining Site Plan approval to allow commencement of construction of the project is critical for the applicant due to short construction time frames required by the potential tenant to turn over the building.

This could be facilitated via the applicant posting a performance security with the Town Clerk in an amount recommended by the Board's Consulting Engineer in order to secure timely completion of the sidewalk improvements. Such security would be to the satisfaction of the Town Engineer and Town Attorney as to form, sufficiency, manner of execution and surety. The bond would recite that all improvements secured thereby shall be completed within a given future timeframe following full operation of the Project.

Planning Board Member Comments:

Comment 1. Clean-up of the stormwater management pond along NYS Route 300 was requested. The Board also requested that a fence be installed around the same pond.

Response 1: The owner shall conduct clean-up of the stormwater pond and install a split-rail fence w/wire mesh backing around the pond (the proposed fencing is detailed on the attached Site Plans) in the spring of 2022.

Comment 2. The Board questioned the continued use of the existing pavement and striping within the parking area.

Response 2: As part of the Site Plans, we have identified areas of the existing parking area to be milled and repaved with new top course as well as the need for installation of new full depth pavement areas. All pavement markings and striping for the project will be new.

Please review our responses to the comments provided on the project to-date and if you have any questions please feel free to call me at 845.564.4495, extension 3804. We look forward to discussing this project at the next available Planning Board meeting.

Sincerely,

Colliers Engineering & Design CT, P.C.
(DBA Maser Consulting Engineering & Land Surveying)



Justin E. Dates, R.L.A., LEED AP
Senior Project Manager

AFFADAVIT OF MAILING OF NOTICE
TO OWNERS OF PROPERTY WITHIN 500 FEET
OF THE SUBJECT PROPERTY

STATE OF NEW YORK)

)SS.

COUNTY OF ORANGE)

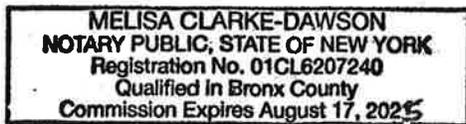
I, Charlene M. Blent, being duly sworn, depose and say that I did on
1/31 ²⁰²² ~~201~~, deposit in the United States mail, postage prepaid, by first class
Mail, a Notice of Public Hearing, a copy of which is attached hereto as Exhibit "A" and
made a part hereof, addressed to each of the persons identified on Exhibit "B" attached hereto
and made a part hereof.

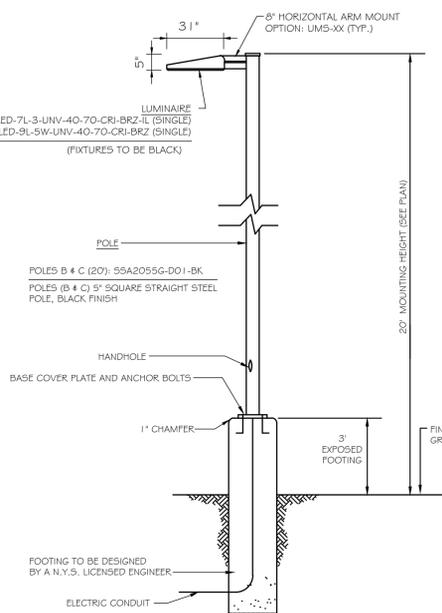
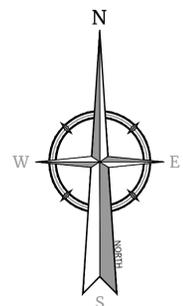
Charlene M. Blent

Sworn to before me this 31ST
day of January, 2022

Melisa Clarke-Dawson

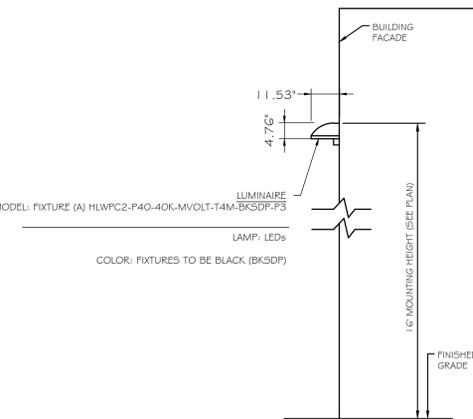
Notary Public





- NOTES:**
- LUMINAIRES TO BE MANUFACTURED BY LSI INDUSTRIES AND POLES BY HOLOPHANE (MANUFACTURER TO CONFIRM POLE SIZE) OR APPROVED EQUAL.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
 - FOOTING TO BE DESIGNED, SIGNED, AND SEALED BY A N.Y.S. LICENSED ENGINEER.
 - *VOLTAGE TO BE CONFIRMED BY ELECTRICIAN CONTRACTOR.
 - PROPOSED POLES HEIGHT TO BE MODIFIED IN FIELD TO MEET DESIGN.

POLE MOUNTED FIXTURE DETAIL

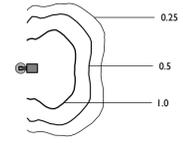


WALL MOUNTED FIXTURE DETAIL

- NOTES:**
- LUMINAIRES TO BE MANUFACTURED BY HOLOPHANE LIGHTING OR APPROVED EQUAL.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
 - *VOLTAGE TO BE CONFIRMED BY ELECTRICIAN CONTRACTOR.

LIGHTING LEGEND:

- SINGLE FIXTURE POLE LIGHT
- WALL MOUNT FIXTURE
- LIGHT LEVEL AT GRADE (IN FOOTCANDLES)
- EXISTING DOUBLE POLE FIXTURE



LIGHTING NOTES:

- THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
- POLES AND FIXTURES AS SUPPLIED BY:
POLES - HOLOPHANE
POLE FIXTURES - LSI INDUSTRIES
- LAMPS ARE TO BE LED. A LIGHT LOSS FACTOR (LLF) WAS SHOWN IN THE LUMINAIRES SCHEDULE.
- FIXTURES AND POLES ARE TO BE BLACK.
- POLE MOUNTED FIXTURES SHALL BE PLACED A MINIMUM OF TWO (2) FEET BEHIND CURBS, EDGE OF PAVEMENT OR RETAINING WALLS IN CAR PARKING AREAS.
- PROPOSED LIGHT FIXTURE LOCATIONS ARE CRITICAL TO PROVIDE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. THE LIGHTING CONTRACTOR SHALL FIELD VERIFY FIXTURE LOCATIONS PRIOR TO INSTALLATION. IF ADJUSTMENT TO ANY LIGHT FIXTURE LOCATION IS REQUIRED DUE TO FINAL CONSTRUCTION OF UTILITIES AND SITE IMPROVEMENTS, THE LIGHTING CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
- LIGHTING SHOWN ON PLAN DEPICTS AVERAGE MAINTAINED FOOTCANDLE LEVELS AT GRADE.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
- ELECTRICAL PLANS FOR WIRING LAYOUT BY OTHERS.
- POLE BASE INSTALLATION SHALL INCLUDE A SUPPLEMENTARY GROUND ROD AND WIRE LEAD TO BASE FOR POWER CONNECTION. DETAILS PER PROJECT ELECTRICAL ENGINEER.

LUMINAIRE SCHEDULE							
KEY	QTY.	DESCRIPTION	ARRANGEMENT	MTG. HT.	LUMENS/LAMP	LLF	CATALOG #
A	3	HOLOPHANE WALL PACK FULL CUTOFF LED	SINGLE	16'	9,883	.97	HLWPC2-P40-40K-MVOLT-T4M-BKSDP-P3
B	4	LSI INDUSTRIES - MIRADA MEDIUM (MRM)	SINGLE	20'	7,400	.97	MRM-LED-7L-3-UNV-40-70-CRI-BLK-IL
C	1	LSI INDUSTRIES - MIRADA MEDIUM (MRM)	SINGLE	20'	9,181	.97	MRM-LED-9L-5W-UNV-40-70-CRI-BLK



REV	DATE	DRAWN BY	DESCRIPTION

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

PRELIMINARY SITE PLAN OF WELLNOW FACILITY FOR G WILLIAM GROUP, LLC

SECTION 60
BLOCK 3
LOT 32.11

TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK

Colliers Engineering & Design
555 Hudson Valley Avenue
Suite 101
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Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN CT, P.C.
DESIGNED BY: JUSTIN ERIC DATES, REGISTERED LANDSCAPE ARCHITECT, P.E.
PROFESSIONAL CORPORATION

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	02/14/22	SMB	JED
PROJECT NUMBER:	DRAWING NAME:		
19005844A	C-LIGHT		

LIGHTING PLAN
SHEET NUMBER: 06 of 09

