



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

**PROJECT NAME:** XTERIOR PRO, LLC  
**PROJECT NO.:** 26-08  
**PROJECT LOCATION:** 171 SOUTH PLANK ROAD  
SECTION 60, BLOCK 3, LOT 17.2  
**REVIEW DATE:** 19 AUGUST 2026  
**MEETING DATE:** 3 SEPTEMBER 2026  
**PROJECT REPRESENTATIVE:** JONATHAN CELLA, P.E.

1. The applicant's representative has identified that variances for the site were granted on 23 July 2026 and 23 December 2026. The December date should be verified as that is in the future. While the project is a Type II Action, the Planning Board typically provides a notification letter to the NYS Department of Transportation for projects along State Highways which do not require lead agency circulation.
2. The project is a Type II Action commercial less than 4,000 square feet.
3. Building Department comments regarding the use of the shipping container should be received.
4. Proposed employee parking is identified with a leader to the shipping container.
5. The project is subject to ARB approval the building additions.
6. Orange County Planning referral is required.

Respectfully submitted,

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

A handwritten signature in blue ink that reads 'Quinn Mullarkey'.

Quinn Mullarkey Freeman, P.E.  
Senior Engineer

QMF/kmm

**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

April 15, 2026

Town of Newburgh Planning Board  
Mr. John Ewasutyn, Chairman, and Members of the Planning Board  
21 Hudson Valley Professional Plaza, Newburgh, New York 12550

Re: **Planning Board Application Number PB2026-08**  
**Commercial Site Plan for**  
**XTERIOR Pro, L.L.C. Contractor's Office**  
**171 South Plank Road (S/B/L: 60-3-17.2)**  
**Town of Newburgh, Orange County, New York**

Dear Chairman Ewasutyn and Members of the Planning Board:  
This project was last before the Planning Board April 2, 2026. The included plans have been updated per comments received from the Town and Code Compliance and Planning Board Engineer.

Per Code Compliance Project Comments dated 04/02/2026 please consider the following:

1. Since the plans were submitted to and approved by the Town ZBA the owner has requested modifications to the Site Plan and we are prepared to make another application to them once your review is complete.
  - a. The Zoning Table on Sheet 2 has been updated per currently proposed conditions.
  - b. The cargo will require variances for the side yard setback from northwestern property line.
2. A map has been attached to this letter documenting calculations for building coverage and lot surface coverage.
3. Cargo Container Notes have been added to Sheet 2 of project plans.
4. The sign detail on Sheet 3 has been updated to those previously provided. The size of the proposed signs is in excess of what is permitted for this lot and variances for these sizes was approved by the Town of Newburgh ZBA. These signs also require ARB approval from the Town Planning Board which we are seeking as part of this approval.
5. The Parking Striping Detail on Sheet 2 has been added for striping requirements. per Town Zoning.
6. The signage on the Parking Space and Sign Details on sheet 2 have been updated per Town requirements.

Per MHE comments dated March 25, 2026:

7. Jim Campbell's comments have been addressed as noted above.
10. Signage details have been added to Sheet 3 of plans and locations of proposed signs are shown on Sheet 2. There is a proposed sign located on the front façade of the building and a second sign located along the properties street frontage.
11. The location of a proposed Dumpster Enclosure is shown on Sheet 2 and detailed on Sheet 3.

At this time we respectfully request that the above referenced application be placed on the next available Planning Board agenda for initial discussion. Please do not hesitate to contact me with any questions and/or concerns related to this matter. Thank you.

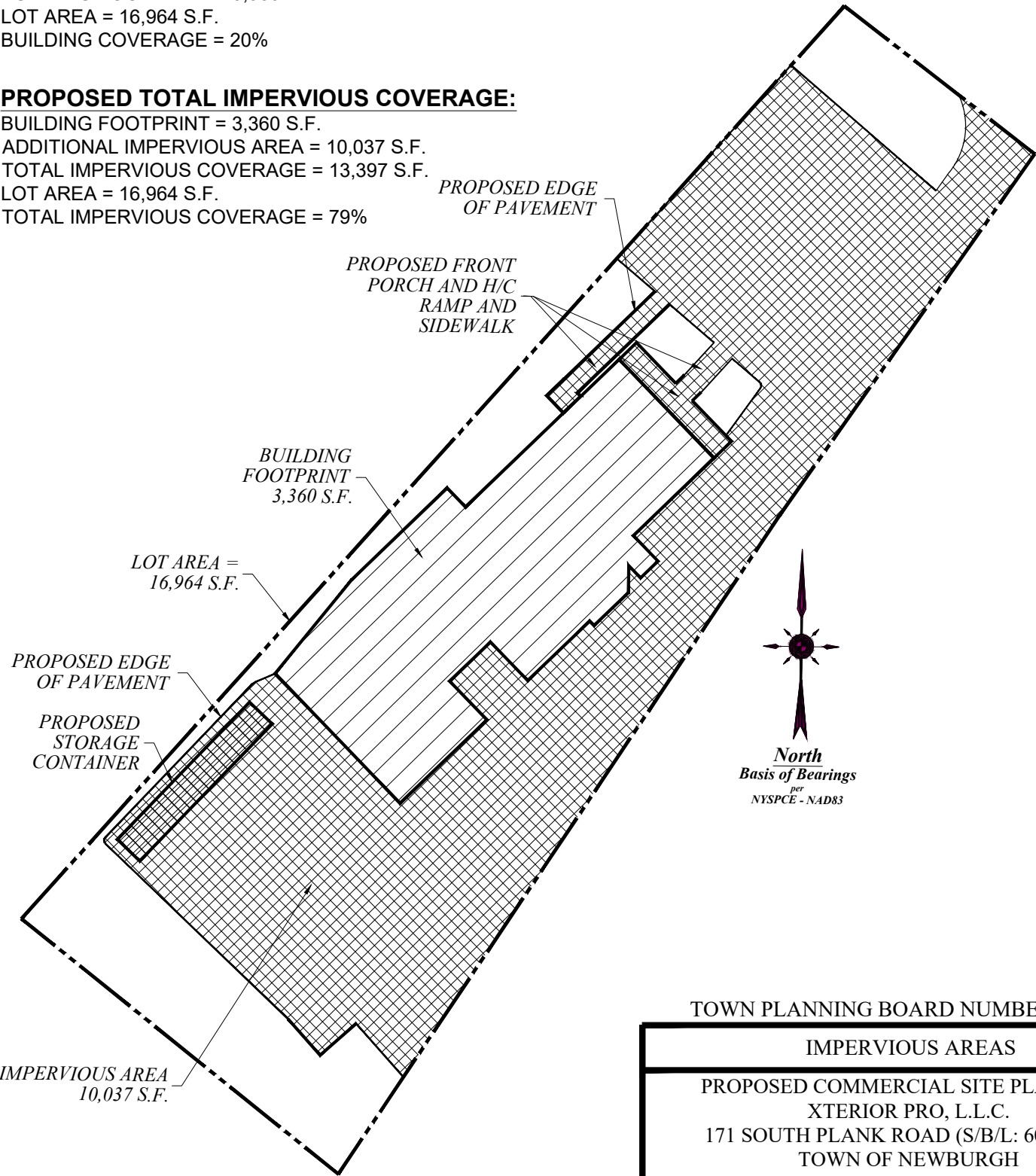
Sincerely:  
Jonathan Cella, P.E.  
51 Hunt Road, Wallkill, New York 12589  
845-741-0363 -- [jonathancella@hotmail.com](mailto:jonathancella@hotmail.com)

**PROPOSED BUILDING COVERAGE:**

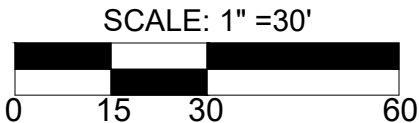
BUILDING FOOTPRINT = 3,360 S.F.  
LOT AREA = 16,964 S.F.  
BUILDING COVERAGE = 20%

**PROPOSED TOTAL IMPERVIOUS COVERAGE:**

BUILDING FOOTPRINT = 3,360 S.F.  
ADDITIONAL IMPERVIOUS AREA = 10,037 S.F.  
TOTAL IMPERVIOUS COVERAGE = 13,397 S.F.  
LOT AREA = 16,964 S.F.  
TOTAL IMPERVIOUS COVERAGE = 79%

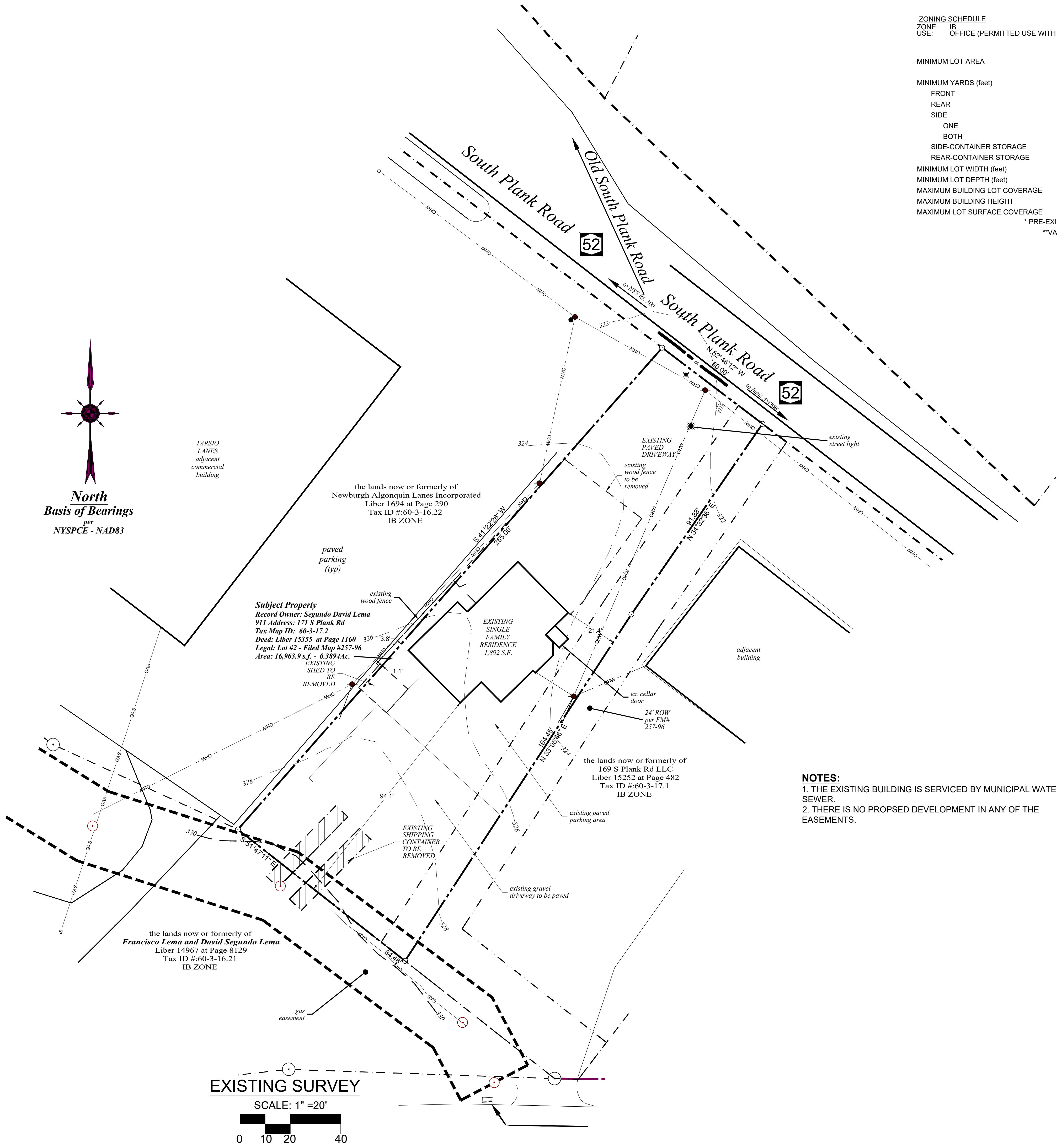


**IMPERVIOUS AREAS**

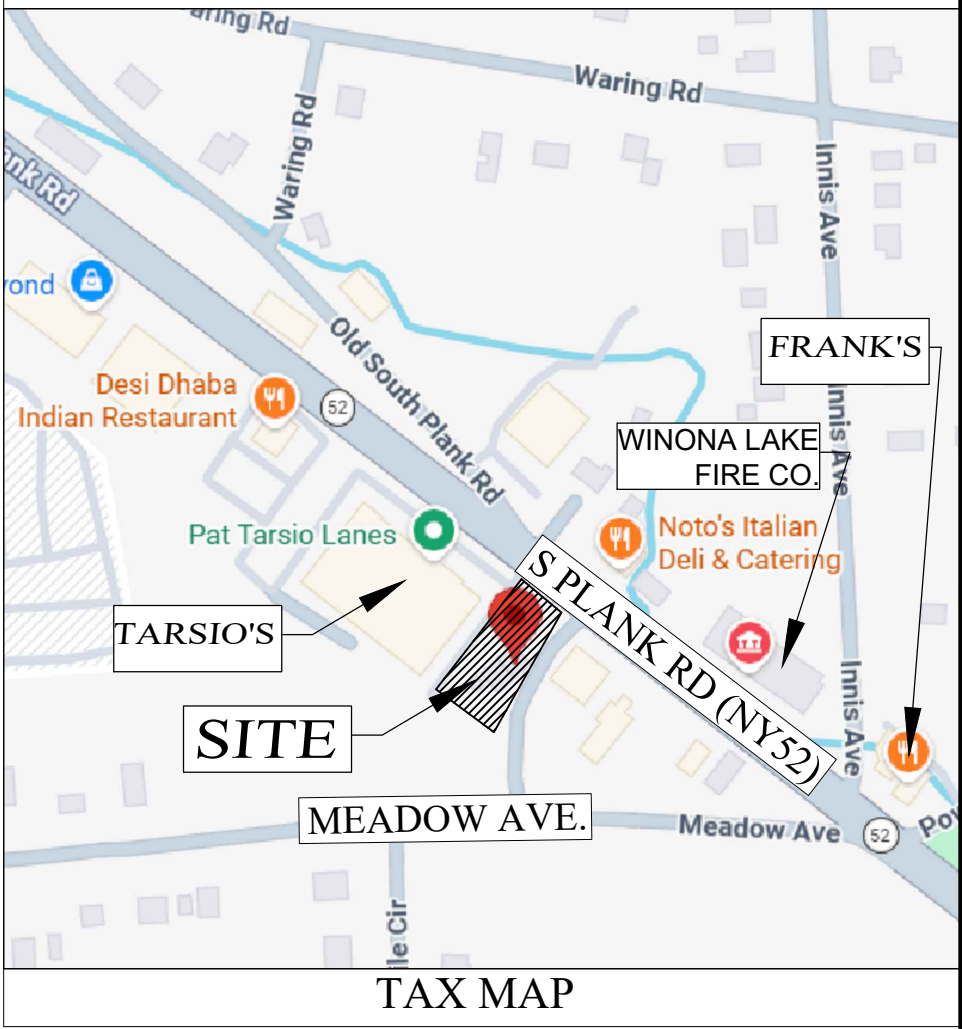
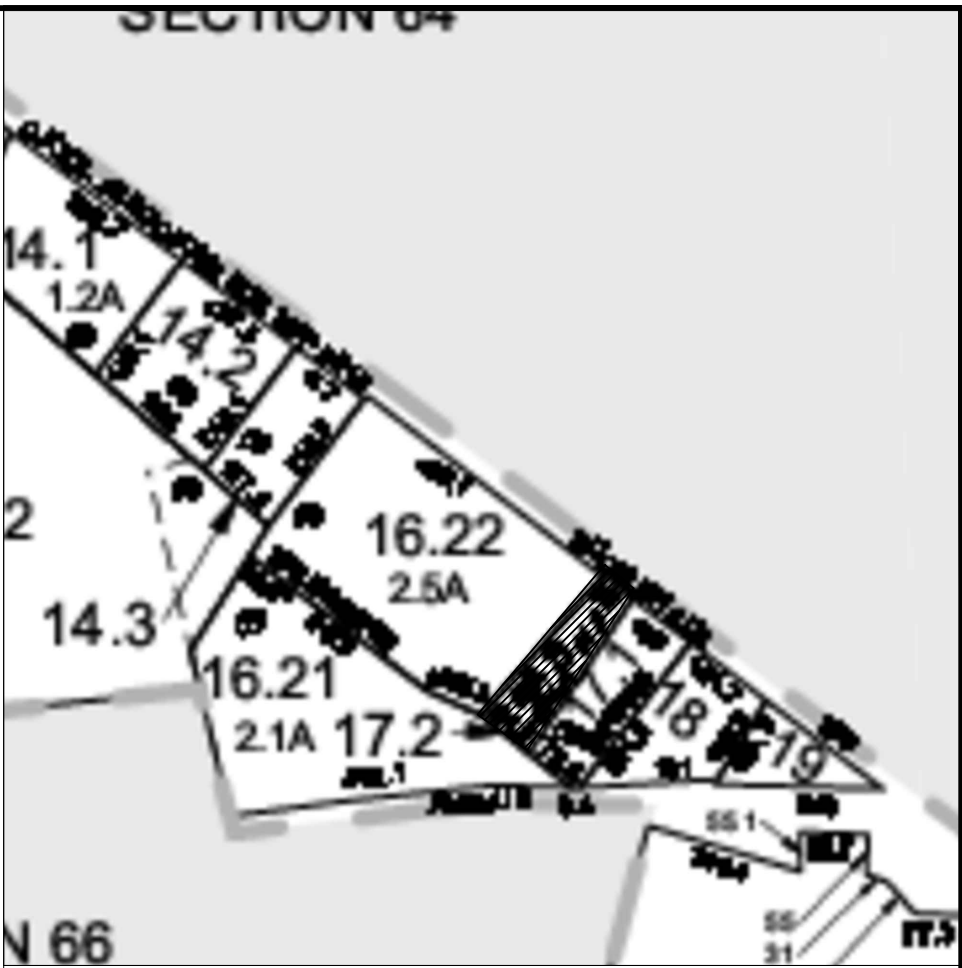


TOWN PLANNING BOARD NUMBER 2026-08

| IMPERVIOUS AREAS                                                                                                                                    |  |                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------|
| PROPOSED COMMERCIAL SITE PLAN FOR:<br>XTERIOR PRO, L.L.C.<br>171 SOUTH PLANK ROAD (S/B/L: 60-3-17.2)<br>TOWN OF NEWBURGH<br>ORANGE COUNTY, NEW YORK |  |                       |
| JONATHAN CELLA, P.E.<br>51 HUNT ROAD<br>WALLKILL, NEWYORK 12589<br>(845) 741-0363<br>jonathancell@hotmai.com                                        |  |                       |
| DATE:<br>04/13/2026                                                                                                                                 |  | DRAWN BY:<br>JJC      |
| SCALE:<br>AS NOTED                                                                                                                                  |  | SHEET NO. :<br>1 OF 1 |
| REVISIONS:<br>04/15/2026: IN HOUSE REVISIONS                                                                                                        |  |                       |



| ZONING SCHEDULE               |                                                |                               |               |
|-------------------------------|------------------------------------------------|-------------------------------|---------------|
| ZONE:                         | IB                                             |                               |               |
| USE:                          | OFFICE (PERMITTED USE WITH SITE PLAN APPROVAL) | REQUIRED                      | EXISTING      |
|                               |                                                |                               | PROPOSED      |
| MINIMUM LOT AREA              | 40,000 sf.                                     | *16,963.9 sf.                 | *16,963.9 sf. |
| MINIMUM YARDS (feet)          |                                                |                               |               |
| FRONT                         | 60'                                            | 102'                          | 81'           |
| REAR                          | 60'                                            | 94'                           | 67'           |
| SIDE                          |                                                |                               |               |
| ONE                           | 30'                                            | *3'                           | **3'          |
| BOTH                          | 80'                                            | *25'                          | **20'         |
| SIDE-CONTAINER STORAGE        | 20'                                            | 21'                           | **5'          |
| REAR-CONTAINER STORAGE        | 20'                                            | *0'                           | 24'           |
| MINIMUM LOT WIDTH (feet)      | 150'                                           | *59'                          | *59'          |
| MINIMUM LOT DEPTH (feet)      | 150'                                           | 255'                          | 255'          |
| MAXIMUM BUILDING LOT COVERAGE | 40%                                            | 12%                           | 22%           |
| MAXIMUM BUILDING HEIGHT       | 40'                                            | <40'                          | <40'          |
| MAXIMUM LOT SURFACE COVERAGE  | 80%                                            | 73%                           | 79%           |
|                               |                                                | * PRE-EXISTING NON-CONFORMING |               |
|                               |                                                | **VARIANCE REQUIRED           |               |



OWNER'S CONSENT NOTE  
I HEREBY AGREE, UPON REVIEW, THAT THIS MAP MEETS MY APPROVAL  
AND IS CONCURRENT WITH MY INTENT.

OWNER DATE  
APPLICANT/RECORD OWNER  
DAVID SEGUNDO LEMA  
531 WASHINGTON AVENUE  
NEWBURGH, NEW YORK, 12550

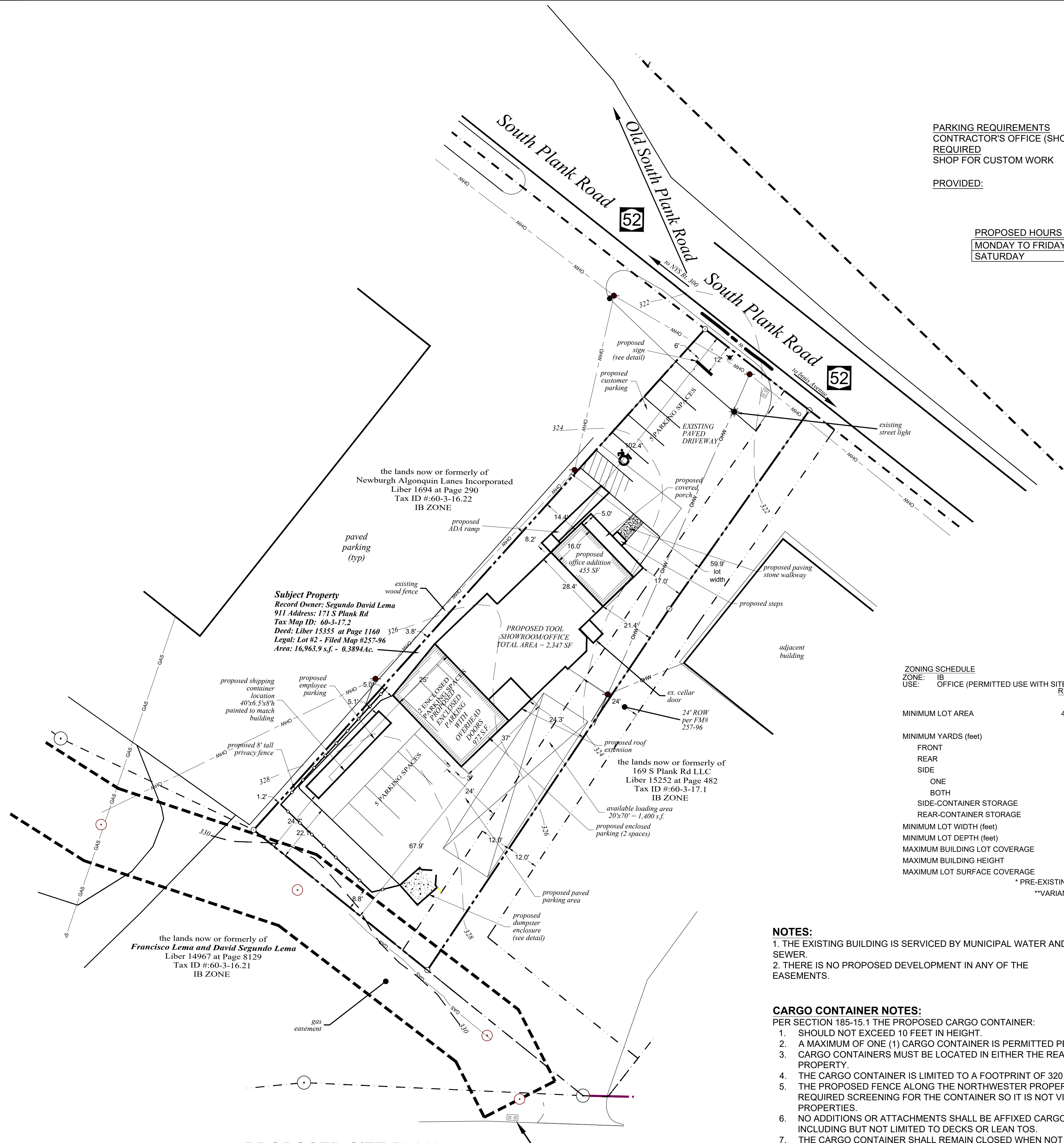
- REFERENCES:**
1. The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York .
  2. Various Deeds of Record - Liber and Page or Document ID as shown:
  3. Subject parcel being Lot 2 as shown on a map entitled, "Subdivision Plan Lands of Charles L. Bucklen", filed in the Orange County Clerk's Office on November 27 1996, as Filed Map No. 257-96.
  4. Survey performed by Jonathan N Millen Land Surveyor, PC dated 2025

TOWN PLANNING BOARD PROJECT NUMBER 2026-08

| EXISTING SITE PLAN                                                                                                                                  |                                             |                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-----------------------|
| PROPOSED COMMERCIAL SITE PLAN FOR:<br>XTERIOR PRO, L.L.C.<br>171 SOUTH PLANK ROAD (S/B/L: 60-3-17.2)<br>TOWN OF NEWBURGH<br>ORANGE COUNTY, NEW YORK |                                             |                       |
| JONATHAN CELLA, P.E.<br>51 HUNT ROAD<br>WALKKILL, NEW YORK 12589                                                                                    |                                             |                       |
| DATE:<br>02/01/2026                                                                                                                                 | (845) 741-0363<br>jonathancella@hotmail.com | DRAWN BY<br>JJC       |
| SCALE:<br>AS NOTED                                                                                                                                  |                                             | SHEET NO. :<br>1 OF 3 |
| REVISIONS:<br>03/09/2026: IN HOUSE REVISIONS<br>04/15/2026: PER TOWN COMMENTS                                                                       |                                             |                       |

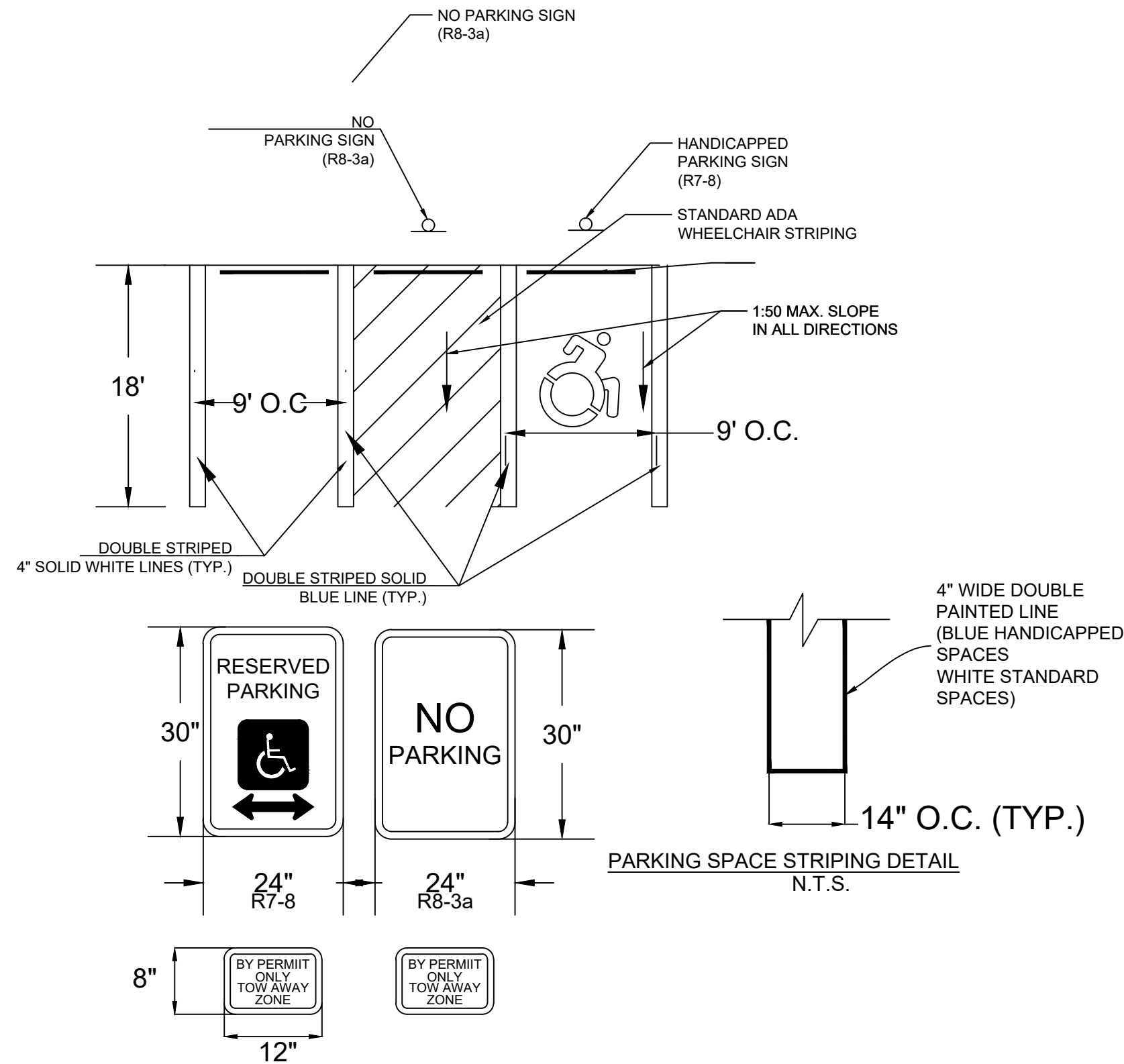
JONATHAN MILLEN, P.L.S.  
N.Y.S. P.E. LIC. NO. 050746

JONATHAN CELLA, P.E.  
N.Y.S. P.E. LIC. NO. 085069



PARKING REQUIREMENTS  
CONTRACTOR'S OFFICE (SHOP FOR CUSTOM WORK)  
REQUIRED  
SHOP FOR CUSTOM WORK 1 SPACE / 250 S.F. GROSS FLOOR AREA X 2,347 S.F.  
= 9.39 SPACES REQUIRED  
(11) 9'X18' PARKING SPACES  
(1) HANDICAPPED PARKING SPACES  
12 TOTAL PARKING SPACES PROVIDED

| PROPOSED HOURS OF OPERATION |                  |
|-----------------------------|------------------|
| MONDAY TO FRIDAY            | 8:00AM TO 5:00PM |
| SATURDAY                    | AT APPOINTMENT   |



STRIPING NOTE:  
ALL STRIPING FOR THE HANDICAPPED SPACE MUST BE BLUE. WHEN A STANDARD SPACE ADJOINS A HANDICAPPED SPACE, A DOUBLE LINE BE INSTALLED; ONE WHITE AND ONE BLUE.

NOTES:  
1. HANDICAP PARKING SPACE SHALL CONFORM TO THE LATEST VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN.  
2. SIGNS SHALL CONFORM TO THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE NYS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

PARKING SPACE AND SIGN DETAILS  
N.T.S.

| ZONING SCHEDULE               |                                                |               |               |
|-------------------------------|------------------------------------------------|---------------|---------------|
| ZONE:                         | IB                                             |               |               |
| USE:                          | OFFICE (PERMITTED USE WITH SITE PLAN APPROVAL) |               |               |
|                               | REQUIRED                                       | EXISTING      | PROPOSED      |
| MINIMUM LOT AREA              | 40,000 sf.                                     | *16,963.9 sf. | *16,963.9 sf. |
| MINIMUM YARDS (feet)          |                                                |               |               |
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|                               | * PRE-EXISTING NON-CONFIRMING                  |               |               |
|                               | **VARIANCE REQUIRED                            |               |               |

NOTES:  
1. THE EXISTING BUILDING IS SERVICED BY MUNICIPAL WATER AND SEWER.  
2. THERE IS NO PROPOSED DEVELOPMENT IN ANY OF THE EASEMENTS.

CARGO CONTAINER NOTES:  
PER SECTION 185-15.1 THE PROPOSED CARGO CONTAINER:  
1. SHOULD NOT EXCEED 10 FEET IN HEIGHT.  
2. A MAXIMUM OF ONE (1) CARGO CONTAINER IS PERMITTED PER LOT.  
3. CARGO CONTAINERS MUST BE LOCATED IN EITHER THE REAR OR SIDE YARDS OF THE PROPERTY.  
4. THE CARGO CONTAINER IS LIMITED TO A FOOTPRINT OF 320 S.F.  
5. THE PROPOSED FENCE ALONG THE NORTHWESTER PROPERTY LINE WILL PROVIDE THE REQUIRED SCREENING FOR THE CONTAINER SO IT IS NOT VISIBLE FROM ADJACENT PROPERTIES.  
6. NO ADDITIONS OR ATTACHMENTS SHALL BE AFFIXED CARGO STORAGE CONTAINER, INCLUDING BUT NOT LIMITED TO DECKS OR LEAN TOS.  
7. THE CARGO CONTAINER SHALL REMAIN CLOSED WHEN NOT IN USE.  
8. THE CARGO STORAGE CONTAINER SHALL NOT BE USED TO STORE HAZARDOUS MATERIAL, AND NO REFUSE OR DEBRIS SHALL BE PLACED IN, AGAINST, ON OR UNDER THE CARGO STORAGE CONTAINER.  
9. THE CARGO STORAGE CONTAINER MAY NO OCCUPY ANY REQUIRED OFF-STREET PARKING SPACES OR LOADING/UNLOADING AREAS OR FIRE LANES IN ANY DISTRICT.  
10. A PERMIT SHALL BE REQUIRED PRIOR TO PLACEMENT OF AN ACCESSORY CARGO STORAGE CONTAINER ON A LOT.

TOWN PLANNING BOARD PROJECT NUMBER 2026-08

PROPOSED SITE PLAN

PROPOSED COMMERCIAL SITE PLAN FOR:  
XTERIOR PRO, L.L.C.  
171 SOUTH PLANK ROAD (S/B/L: 60-3-17.2)  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

JONATHAN CELLA, P.E.  
51 HUNT ROAD

DATE: 02/01/2026  
WALKILL, NEW YORK 12589  
(845) 741-0363  
jonathancellajr@hotmail.com

DRAWN BY  
JJC

SCALE: AS NOTED  
SHEET NO.: 2 OF 3

REVISIONS:  
03/09/2026: IN HOUSE REVISIONS  
04/15/2026: PER TOWN COMMENTS



JONATHAN CELLA, P.E.  
N.Y.S. P.E. LIC. NO. 085069

