



**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: 25 MARCH 2026
MEETING DATE: 2 APRIL 2026
PROJECT REPRESENTATIVE: JONATHAN CELLA, P.E.

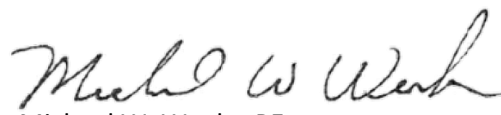
1. The project is a proposed change of use to an existing structure on a .39-acre parcel in the IB Zoning District.
2. The applicant has identified the project appeared before the Zoning Board of Appeals in January 2026. Copies of the zoning approvals should be provided. Zoning Board approval dates should be included on the plan sheets.
3. The site contains existing shipping containers identified as to be removed.
4. The site is served by existing Town water and sewer.
5. Adjoiners' Notices must be circulated.
6. The project is a Type II under SEQRA.
7. Jim Campbell's comments on the use of the relocated shipping container to the rear should be addressed.
8. The project is located along South Plank Road, NYS Route 52. A courtesy notification to NYSDOT should be made.
9. County Planning referral is required.
10. Signage on the site is subject to ARB approval.
11. A proposed dumpster enclosure is being added to the plans.

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


Patrick J. Hines
Principal

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com


Michael W. Weeks, PE
Principal

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

March 9, 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

c/o: Mr. Patrick Hines
McGoey, Hauser, & Edsall, Consulting Engineers, P.C.
33 Airport Drive Suite 202, New Windsor, New York 12553

Re: Letter of Transmittal
Town of Newburgh Planning Board
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

RECEIVED
MAR 20 2026
MHE Engineering, D.P.C.

Dear Chairman Ewasutyn and Members of the Planning Board:

For the above referenced proposed commercial site plan at 171 South Plank Road in the Town of Newburgh please find the following enclosed:

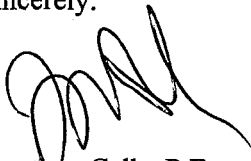
1. Project plans titled "Proposed Commercial Site Plan for Xterior PRO, L.L.C." The plans are three (3) sheets and have a latest revision date of March 9, 2026.
2. Planning Board Application
3. Short Form EAF
4. Cover letter dated March 9, 2026 describing proposed site plan
5. Fees

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

Chairman I will unavailable for the April 2, 2026 Meeting due to a previously scheduled engagement.
Please schedule this item for any other available upcoming meeting.

Thank you.

Sincerely:



Jonathan Cella, P.E.
51 Hunt Road, Wallkill, New York 12589
845-741-0363 -- jonathancella@hotmail.com

March 9, 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: **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**

RECEIVED
MAR 20 2026
MHE Engineering, D.P.C.

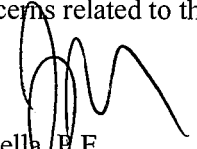
Dear Chairman Ewasutyn and Members of the Planning Board:

This Planning Board application is to request the change of use of commercial property 171 South Plank Road (New York State Route 52) which is located in the IB zoning district. A summary of the proposed application follows:

1. The subject property contains one existing building that is previously used as a residential rental property.
2. The property is located in the IB zoning district and it is proposed to construct a small addition to the existing building and change the use to an office space for a local contractor.
3. The owner/applicant for this project is residential and commercial roofing contractor.
4. A small addition of 455 square feet is proposed to the existing building that will have a total area of 2,347 square feet. A second enclosed parking area is proposed in the rear of the building.
5. This building is serviced by municipal water and sewer.
6. The renovation of the building will include a new front elevation, handicapped ramp, and front porch.
7. Site modifications are depicted on the plans and include:
 - a. Parking lot improvements including paving existing gravel area and striping for parking spaces.
 - b. A new dumpster enclosure.
 - c. A screening/privacy fence that will enclose the parking area behind the building.
 - d. A sign for the business fronting on the street.
 - e. Removal of one (1) existing storage container and relocation of the other.
 - f. Construction of an enclosed parking area/garage in the rear of the building.
 - g. Removal of an existing wood framed shed.
8. This project was presented to the Town of Newburgh Zoning Board of Appeals in December 2025 and January 2026 and received approvals for the required area variances for both pre-existing non-conforming conditions and for the proposed additions and roof structure.
9. The renovated space will be used for the custom work office, including meetings with prospective clients, and have a display area for roofing, siding, and windows samples.

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 -- jonathancellahotmail.com

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, New York 12550**

DATE RECEIVED: _____ **TOWN FILE NO:** _____
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):

PROPOSED COMMERCIAL SITE PLAN FOR EXTERIOR PRO, L.L.C.

2. Owner of Lands to be reviewed:

Name DAVID SEGUNDO LEMA

Address 531 WASHINGTON AVENUE

NEWBURGH, NEW YORK 12550

Phone 845-549-2426

Email davidlema094@gmail.com

3. Applicant Information (If different than owner):

Name SAME

Address

Representative JONATHAN CELLA, P.E.

Phone 845-741-0363

Email jonathancella@hotmail.com

4. Subdivision/Site Plan prepared by:

Name JONATHAN CELLA, P.E.

Address 51 HUNT ROAD

WALLKILL, NEW YORK 12589

Phone 845-741-0363

Email jonathancella@hotmail.com

5. Location of lands to be reviewed:

171 SOUTH PLANK ROAD

6. Zone IB

Acres 0.39 ACRES

Fire District ORANGE LAKE

School District NEWBURGH

7. Tax Map: Section 60 **Block** 3 **Lot** 17.2

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 1
Lot line change _____
Site plan review COMMERCIAL SITE PLAN
Clearing and grading _____
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) 1. EASEMENT FOR GAS UTILITY ON SOUTH SIDE OF PROPERTY

2. ACCESS EASEMENT FOR ADJACENT PROPERTIES ON EASTERN SIDE OF PROPERTY

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature:  Title OWNER

Print Name: DAVID SEGUNDO LEMA

Date: 3/20/2026

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

TOWN OF NEWBURGH PLANNING BOARD

PROJECT NAME: _____

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. X Environmental Assessment Form As Required
2. X Proxy Statement
3. X Application Fees
4. X Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in rejection of the application.

1. X Name and address of applicant
2. X Name and address of owner (if different from applicant)
3. X Subdivision or Site Plan and Location
4. X Tax Map Data (Section-Block-Lot)
5. X Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. X Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. N/A Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. X Date of plan preparation and/or plan revisions
9. X Scale the plan is drawn to (Max 1" = 100')
10. X North Arrow pointing generally up

11. X Surveyor's Certification
12. Surveyor's seal and signature
13. X Name of adjoining owners
14. N/A Wetlands and buffer zones with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. N/A Flood plain boundaries
16. N/A Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. X Metes and bounds of all lots
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. X Show existing or proposed easements (note restrictions)
20. X Right-of-way width and Rights of Access and Utility Placement
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. X Lot area (in sq. ft. for each lot less than 2 acres)
23. N/A Number of lots including residual lot
24. N/A Show any existing waterways
25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. X Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. X Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. X Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. X Show topographical data with 2 ft. contours on initial submission

30. N/A **Compliance with the Tree Preservation Ordinance Code Section**
NO EXISTING TREES ON SITE
31. **Indicate any reference to a previous subdivision, i.e. filed map number,
date and previous lot number**
32. N/A **If a private road, Town Board approval of name is required, and notes on
the plan that no town services will be provided and a street sign (per town
specs) is to be furnished and installed**
33. X **Number of acres to be cleared or timber harvested**
34. N/A **Estimated or known cubic yards of material to be excavated and removed
from the site**
35. N/A **Estimated or known cubic yards of fill required**
36. N/A **The amount of grading expected or known to be required to bring the site
to readiness**
37. N/A **Type and amount of site preparation which falls within the buffer strip of
wetlands or within the Critical Environmental Area. Please explain in sq.
ft. or cubic yards.**
- _____
- _____
38. N/A **Any amount of site preparation within a 100 year floodplain or any water
course on the site. Please explain in sq. ft. or cubic yards.**
- _____
- _____
39. **List of property owners within 500 feet of all parcels to be developed (see
attached statement).**

**The plan for the proposed subdivision or site has been prepared in accordance with
this checklist.**

By: _____
Licensed Professional -Signature

Print Name: JONATHAN CELLA, P.E.

Date: _____

**This list is designed to be a guide ONLY. The Town of Newburgh Planning Board
may require additional notes or revisions prior to granting approval.**

Date Prepared: _____

STATEMENT TO APPLICANTS

RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW

The Town of Newburgh Clearing and Grading Control Law Chapter 83 requires a separate permit for most site preparation activities, including clearing, grading, tree cutting, excavating and filling. Site preparation activities performed following site plan or subdivision approval by the Planning Board may be exempt from the permit application, public hearing, fee and bonding requirements of the law provided the subdivision or site plan application has been reviewed for conformance with the clearing and grading law and the approval conditioned on compliance with the standards set forth in the law.

Completion of the attached form will enable the Planning Board to review your application for conformance with the law's requirements. In the event it is not completed you may be required to apply for a separated permit for your site preparation activities. A sediment and erosion control plan, SWPPP, and a plan showing the areas to be cleared, filled, graded or subjected to tree cutting, the types of vegetation affected and the proposed disposition of the destroyed vegetation must accompany the form. A SEQRA long form or full EAF should be utilized to discuss any environmental impacts and must accompany the application.

TOWN OF NEWBURGH
APPLICATION FOR CLEARING AND GRADING

Name of applicant: N/A

Name of owner on premises: _____

Address of owner: _____

Telephone number of owner: _____

Telephone number of applicant: _____

State whether applicant is owner, lessee, agent, architect, engineer or contractor:

Location of land on which proposed work will be done: _____

Section: _____ Block: _____ Lot: _____ Sub. Div.: _____

Zoning District of Property: _____ Size of Lot: _____

Area of lot to be cleared or graded: _____

Proposed completion of date: _____

EAF: Time of year limitations exist for Threatened and Endangered Species-

Identify Species & dates if applicable:

Name of contractor/agent, if different than owner: _____

Address: _____

Telephone number: _____

Date of Planning Board Approval: _____ (if required)

I hereby agree to hold the Town of Newburgh harmless from any claims arising from the proposed activity.

Signature of owner: _____ Date: _____

Signature of applicant (if different than owner): _____

TOWN ACTION:

Examined: _____ 20 _____

Approved: _____ 20 _____

Disapproved: _____ 20 _____

FEE LAW SUMMARY

PENDING APPLICATIONS

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

SEVERABILITY

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

EFFECTIVE DATE:

This local law shall take effect immediately upon filing in the Office of the Secretary of State.

FEE ACKNOWLEDGEMENT

The Town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal, landscape consultant, traffic consultant), public hearing and site inspection.

Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Town of Newburgh Code Chapter 104-2. Planning, Zoning and Building fees, Section E(2)(e) states: If the escrow account falls below 40% of the initial deposit, the Planning Board may, if recommended by the consulting engineer, planner or attorney, require that the applicant pay additional funds into the escrow account up to 75% of the initial deposit.



APPLICANT'S SIGNATURE

DAVID SEGUNDO LEMA

APPLICANT'S NAME-- PRINTED

3/20/2026

DATE

PROXY

(OWNER) DAVID SEGUNDO LEMA, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 531 WASHINGTON AVENUE, NEWBURGH, NEW YORK 12550

IN THE COUNTY OF ORANGE COUNTY

AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF:

Address: 171 SOUTH PLANK ROAD

Section 60 Block 3 Lot 17.2

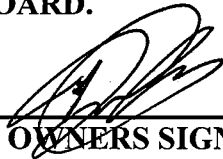
WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND JONATHAN CELLA, P.E. IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 3/20/2026


OWNERS SIGNATURE

DAVID SEGUNDO LEMA

OWNERS NAME (printed)

WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

WITNESS' NAME (printed)

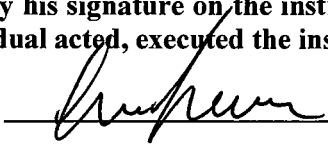
STATE OF NEW YORK)

)SS.:

COUNTY OF ORANGE)

On the 20th day of March 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared, David Segundo Lema, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC


INES VERONICA LEMA
Notary Public - State of New York
No. 01LE0015793
Qualified in Orange County
My Commission Expires November 07, 2027

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

3/20/2026
DATED



APPLICANT'S SIGNATURE

DAVID SEGUNDO LEMA

APPLICANT'S NAME - PRINTED

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

 X **NONE**

 NAME, ADDRESS, RELATIONSHIP OR INTEREST
(financial or otherwise)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

 TOWN BOARD
 X **PLANNING BOARD**
 X **ZONING BOARD OF APPEALS**
 ZONING ENFORCEMENT OFFICER
 X **BUILDING INSPECTOR**
 OTHER

3/20/2026
DATED

DAVID SEGUNDO LEMA
INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

BY: 

TITLE: OWNER

PRINT: DAVID SEGUNDO LEMA

AGRICULTURAL NOTE

N/A

(Required to be placed on all plans where property lies within 500 feet of land in active agricultural production or operation)

Property adjacent to lots () is in active agricultural operation and production and residents must be aware that such property is protected by New York State "Right to Farm Laws" as regulated by the Department of Agriculture and Markets. From time to time during and prior to the normal growing season land and crops may be sprayed from the ground or by air, manure may be applied, and periodic noise may occur from machinery operation at various times throughout the day. Residents should be aware of this action by the adjacent property owners.

() Specific lots adjacent to the active farming area which are impacted shall be inserted in this space.

AGRICULTURAL DATA STATEMENT

N/A

(Required pursuant to Agricultural and Markets Law §305-a for applications for site plan approvals, use variances and subdivision approvals that will occur on property within a County Agricultural District containing an active farm operation or on property with boundaries within five hundred feet of an active farm operation located in a County Agricultural District)

Name and address of the applicant: _____

Description of the proposed project: _____

Location of the proposed project: _____

Name(s) and address(es) of any owner(s) of land within a County Agricultural District containing active farming operations and located within five hundred feet of the boundary of the project property: _____

A tax map or other map showing the site of the proposed project relative to the location of the identified farm operations must be attached to this form.

APPLICANT'S SIGNATURE

APPLICANT'S NAME - PRINTED

DATE

ARCHITECTURAL REVIEW

The Town of Newburgh Planning Board had been authorized to act as the Architectural Review Board for all: site plans, projects involving ten or more dwelling units, and any construction that would affect the character of a neighborhood under Section §185-59 of the Town Code (Zoning Law).

In order to perform this task, at some point prior to final approval, the applicant shall provide the Planning Board with elevations of buildings for all sides and a written (separately or on drawings) description of the materials, colors and textures to be used in construction. All signs are subject to architectural review as part of any Site Plan approval. Signage plans including size, height, color, logos and location must be included in the ARB Submission. Plans shall also include topographical information and any screening of portions of the buildings, either existing or proposed.

Samples of the material and colors to be used shall either be submitted to the Planning Board or brought to the meeting at which architectural review will be discussed.

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: _____

NAME OF PROJECT: COMMERCIAL SITE PLAN FOR XTERIOR PRO, L.L.C.

The applicant is to submit in writing the following items prior to signing of the site plans.

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.)

COLOR OF THE EXTERIOR OF BUILDING:

ACCENT TRIM:

Location: _____

Color: _____

Type (material): _____

PARAPET (all roof top mechanicals are to be screened on all four sides):

ROOF:

Type (gabled, flat, etc.): _____

Material (shingles, metal, tar & sand, etc.): _____

Color: _____

WINDOWS/SHUTTERS:

Color (also trim if different): _____

Type: _____

DOORS:

Color: _____

Type (if different than standard door entrée): _____

SIGN:

Color: _____

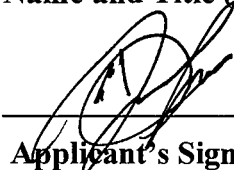
Material: _____

Square footage of signage of site: _____

Height: _____

DAVID SEGUNDO LEMA, OWNER/APPLICANT

Name and Title (owner, agent, builder, superintendent of job, etc.)- Printed



Applicant's Signature

LIST OF ADJACENT PROPERTY OWNERS

Within ten business days following the applicant's first appearance before the Planning Board, the applicant shall forward a letter prepared by the Planning Board or an authorized agent of the Planning Board to all property owners within 500 feet of the land involved in the application, as the names of such owners appear on the last completed assessment roll of the Town, notifying the property owners of the receipt of the plat and application, by first class mail. **The list of property owners shall be provided to the applicant from the Planning Board, through the Town Assessor's office.**

The mailings shall be prepared and delivered to the Town Hall for physical mailing by designated town personnel. Town personnel will provide an affidavit of mailing which must be delivered to the Planning Board.

Further appearances before the Planning Board shall be prohibited until an affidavit meeting the requirements has been delivered. In the event a modification to an application proposes an increase in the number of lots or the relocation of a proposed road or drainage basin to a location adjacent to an adjoining property, then a supplementary letter shall be required to be forwarded in the same manner advising of the modification.

Short Environmental Assessment Form

Part 1 - Project Information

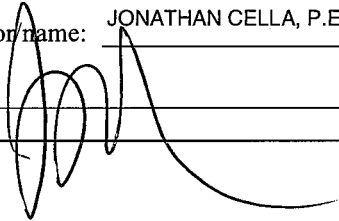
Instructions for Completing

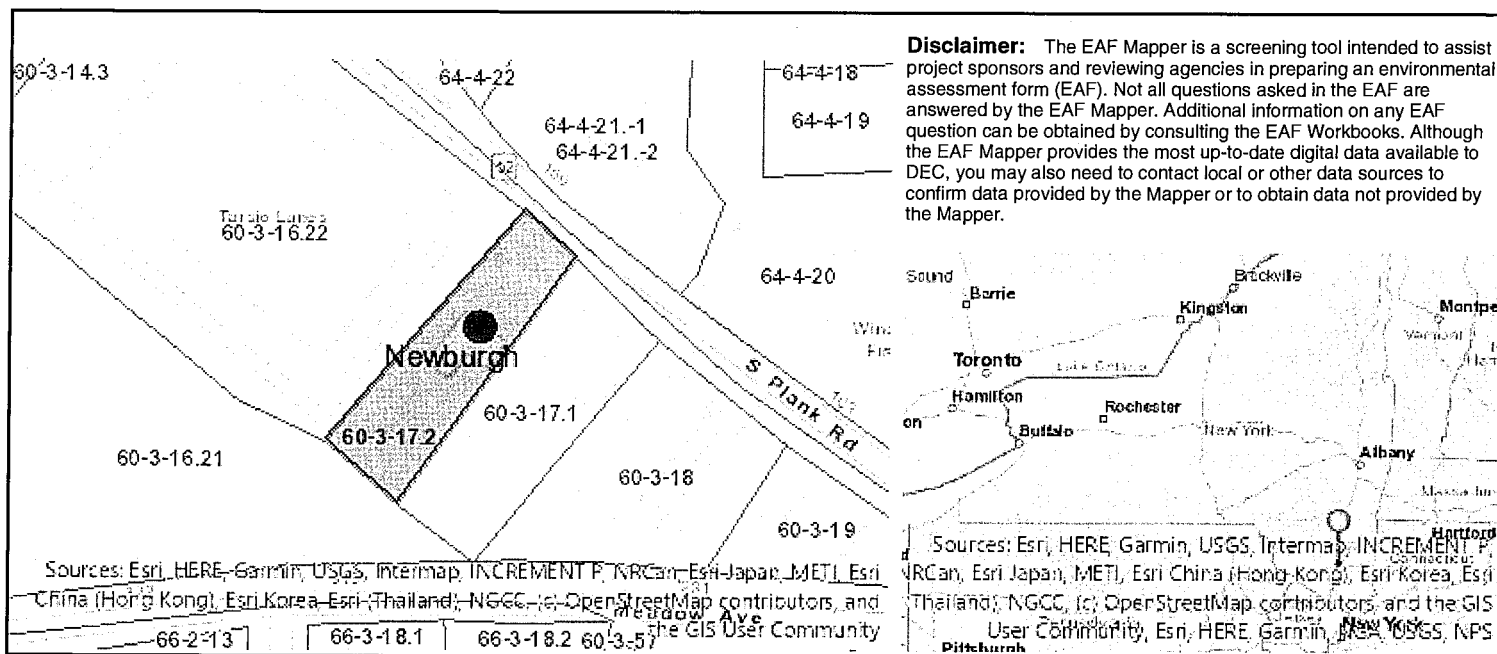
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
DAVID SEGUNDO LEMA			
Name of Action or Project: COMMERCIAL SITE PLAN FOR XTERIOR PRO, L.L.C.			
Project Location (describe, and attach a location map): 177 SOUTH PLANK ROAD (S/B/L: 60-3-17.2), TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK			
Brief Description of Proposed Action: SEEKING TOWN OF NEWBURGH ZONING BOARD APPROVAL FOR A COMMERCIAL SITE PLAN TO CONVERT A PROPERTY FROM SINGLE FAMILY RESIDENTIAL TO AN OFFICE FOR A CONSTRUCTION COMPANY. THE PROPOSED USE IS PERMITTED AS THE SUBJECT PROPERTY IS ZONED IB. THE APPROVALS THE OWNER IS SEEKING INCLUDES RENOVATING AND CONSTRUCTING AN ADDITION ON THE EXISTING STRUCTURE, IMPROVING THE PARKING LOT, CONSTRUCTION OF A FREESTANDING SIGN, AND A SCREENING FENCE. THE SUBJECT PROPERTY IS SERVICED BY MUNICIPAL WATER AND SEWER.			
Name of Applicant or Sponsor: DAVID SEGUNDO LEMA		Telephone: 845-549-2426 E-Mail: davidlema094@gmail.com	
Address: 531 WASHINGTON AVENUE			
City/PO: NEWBURGH		State: NEW YORK	Zip Code: 12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒ YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: TOWN ZBA FOR AREA VARIANCES TOWN BUILDING DEPARTMENT FOR BUILDING PERMIT			NO ☐ YES ☒
3. a. Total acreage of the site of the proposed action?		0.39 acres	
b. Total acreage to be physically disturbed?		0.20 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.39 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☒ Parkland			

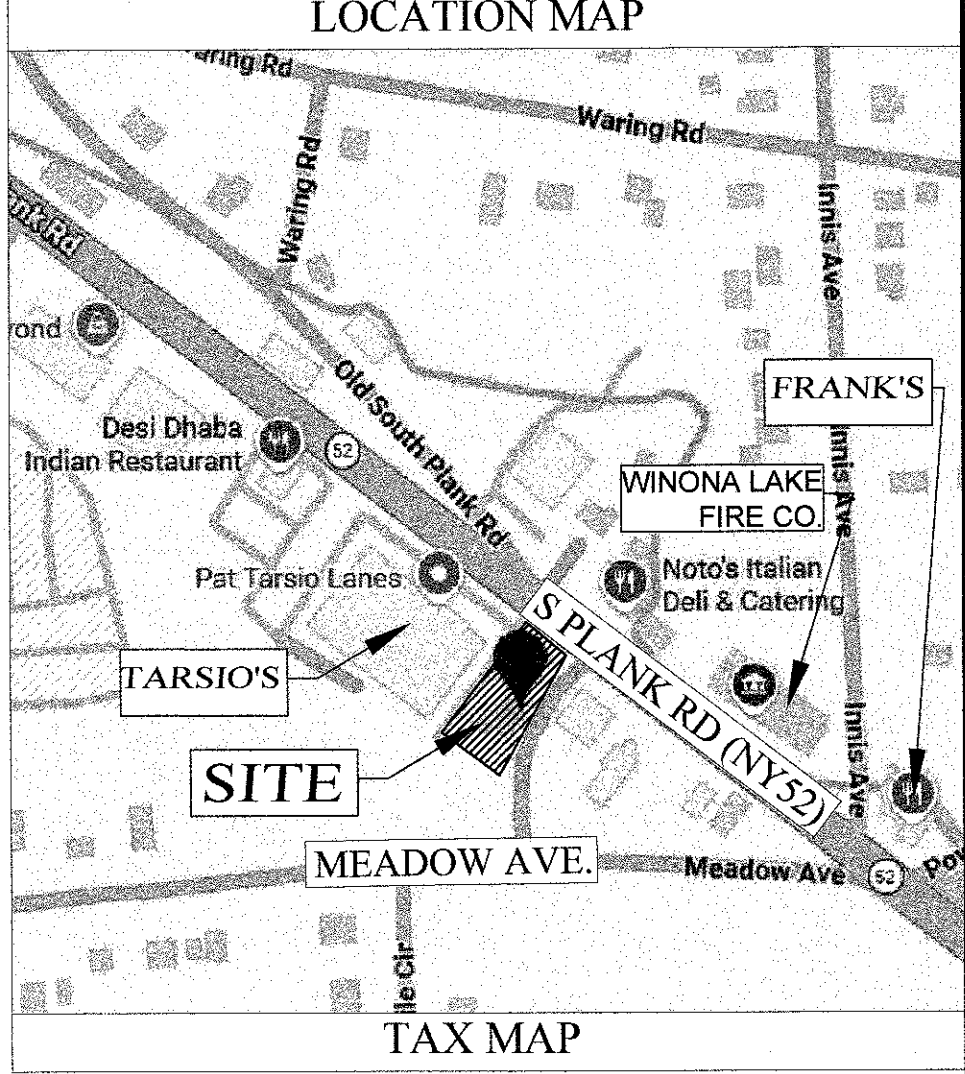
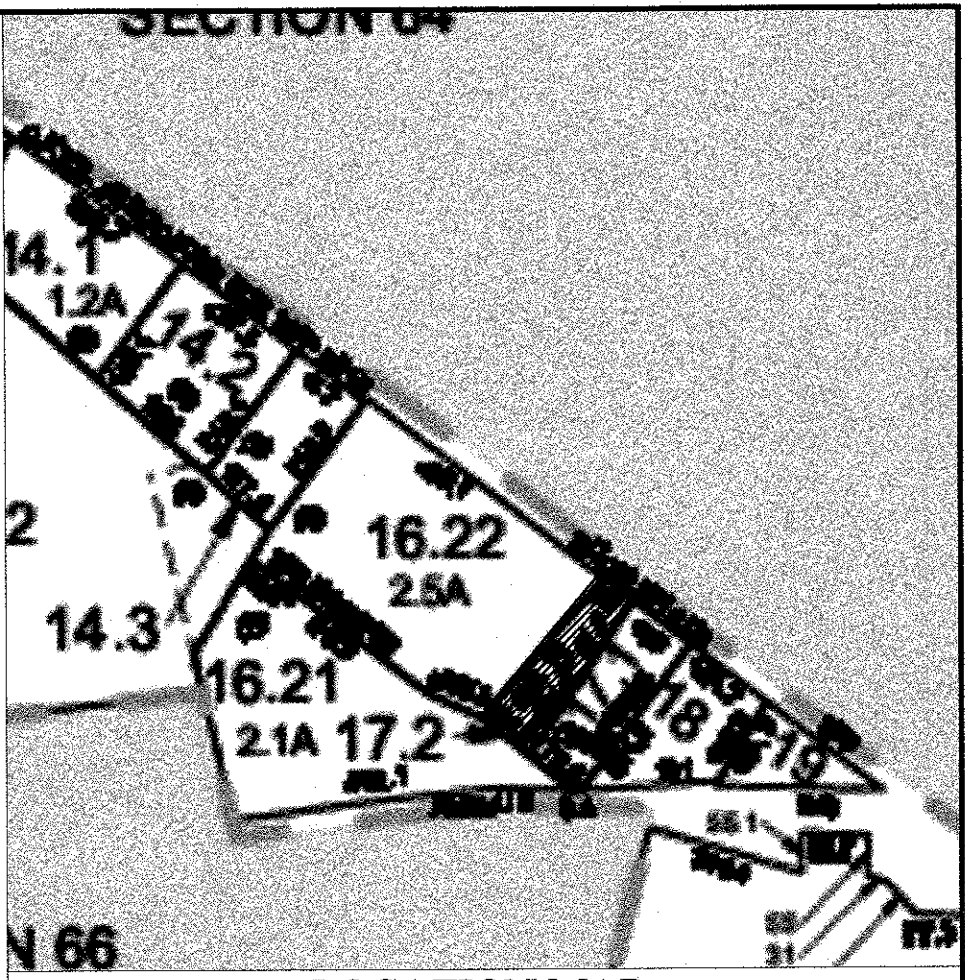
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: THE EXISTING SUBJECT SITE IS 100% DEVELOPED AND CONTAINS NO WETLANDS AS THE MAJORITY OF IT IS ALREADY IMPERVIOUS. THE WETLANDS REFERENCED ARE OFFSITE. _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☒	☐
	☐	☐
	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: JONATHAN CELLA, P.E. Date: 05/09/2026 Signature:  Title: PROFESSIONAL ENGINEER		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

ZONING SCHEDULE			
ZONE:	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'	*20'	*20'
SIDE-CONTAINER STORAGE	20'	21'	*2'
REAR-CONTAINER STORAGE	20'	*0'	*20'
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%	77%
* PRE-EXISTING NON-CONFORMING / VARIANCE RECEIVED 01/XX/2026			
**VARIANCE REQUIRED / VARIANCE RECEIVED 01/XX/2026			



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

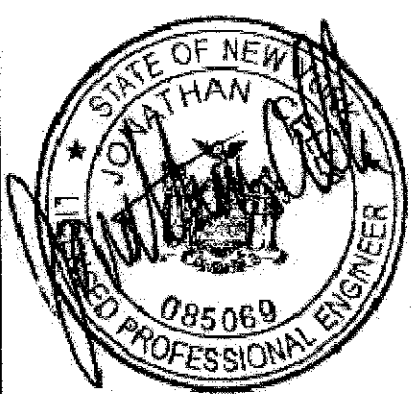
OWNER DATE
APPLICANT/RECORD OWNER
DAVID SEGUNDO LEMA
531 WASHINGTON AVENUE
NEWBURGH, NEW YORK, 12550

- 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

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

RECEIVED
MAR 20 2026
MHE Engineering, D.P.C.

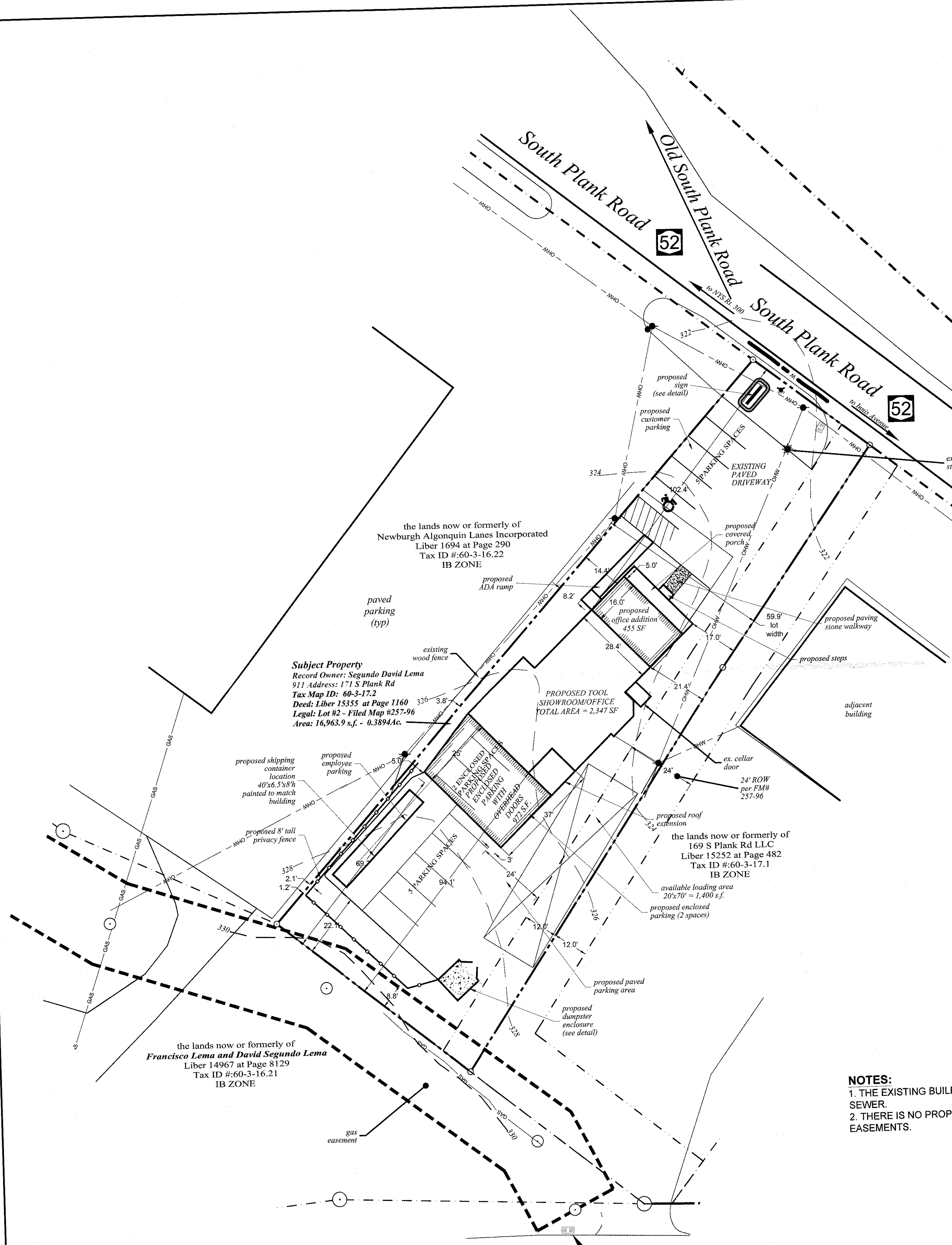
EXISTING SITE PLAN
PROPOSED COMMERCIAL SITE PLAN FOR:
XTERIOR PRO, L.L.C.
171 SOUTH PLANK ROAD (S/B/L: 60-3-17.2)
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK



JONATHAN CELLA, P.E.
51 HUNT ROAD
WALLKILL, NEW YORK 12589
(845) 741-0963
jonathancellap@gmail.com
DATE: 02/01/2026
SCALE: AS NOTED
DRAWN BY: JJC
SHEET NO.: 1 OF 3
REVISIONS:
03/09/2026: IN HOUSE REVISIONS.

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

EXISTING SURVEY
SCALE: 1" = 20'
0 10 20 40

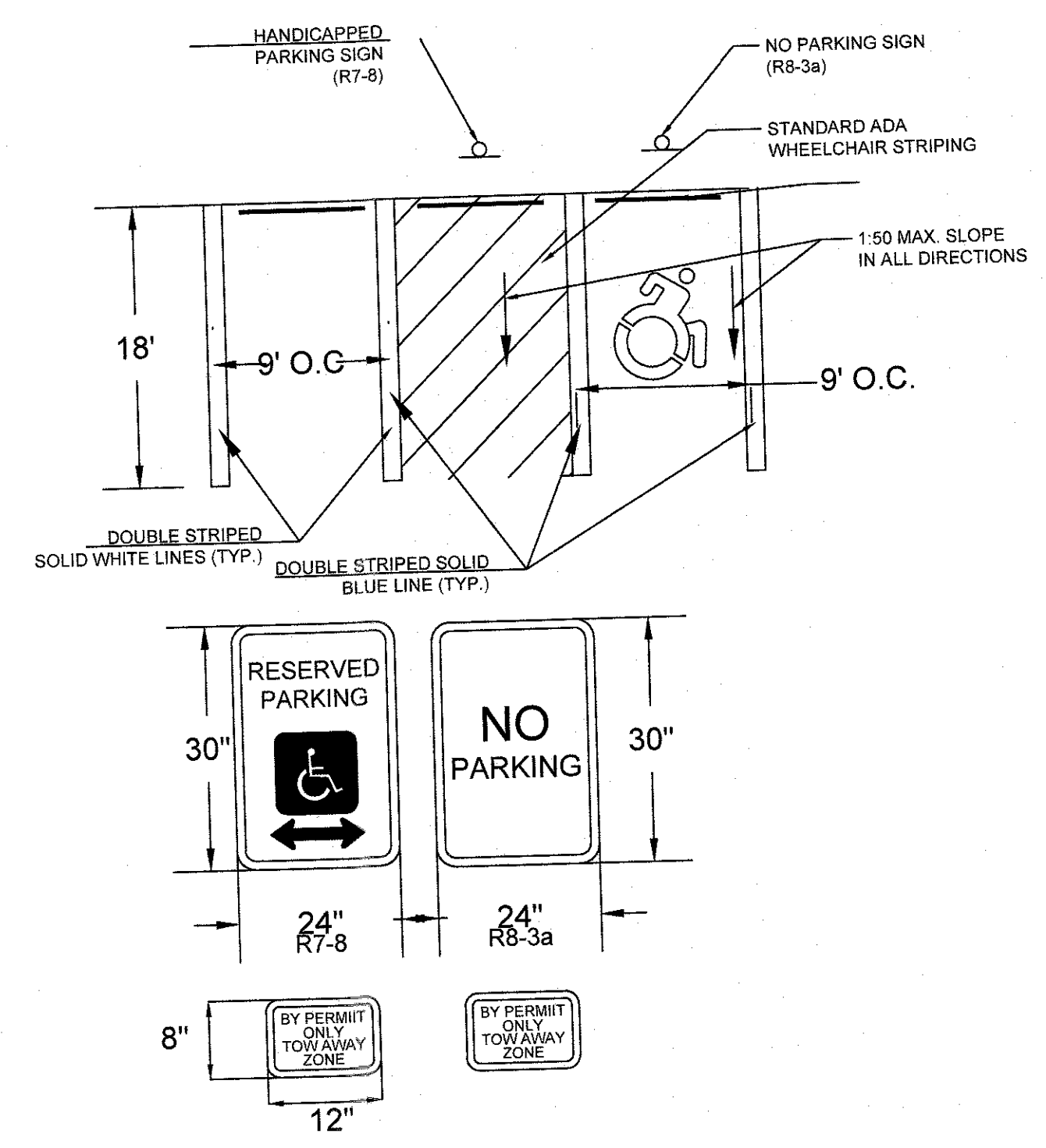


PARKING REQUIREMENTS
CONTRACTOR'S OFFICE (SHOP FOR CUSTOM WORK)
REQUIRED
SHOP FOR CUSTOM WORK
PROVIDED:

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.

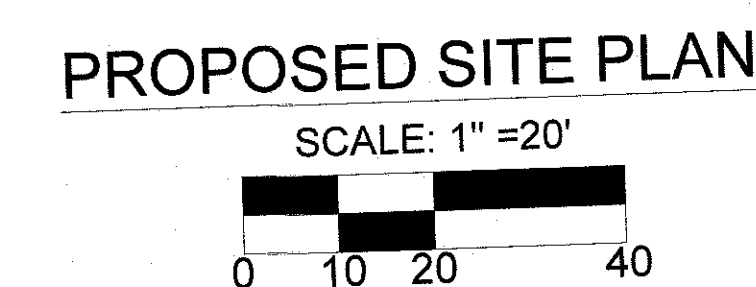
PARKING SPACE AND SIGN DETAILS
N.T.S.

ZONING SCHEDULE

ZONE:	IB	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'			*20'	*20'
SIDE-CONTAINER STORAGE	20'			21'	*2'
REAR-CONTAINER STORAGE	20'			*0'	*20'
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%	77%

* PRE-EXISTING NON-CONFIRMING / VARIANCE RECEIVED 01/XX/2026
**VARIANCE REQUIRED / VARIANCE RECEIVED 01/XX/2026

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



PROPOSED SITE PLAN

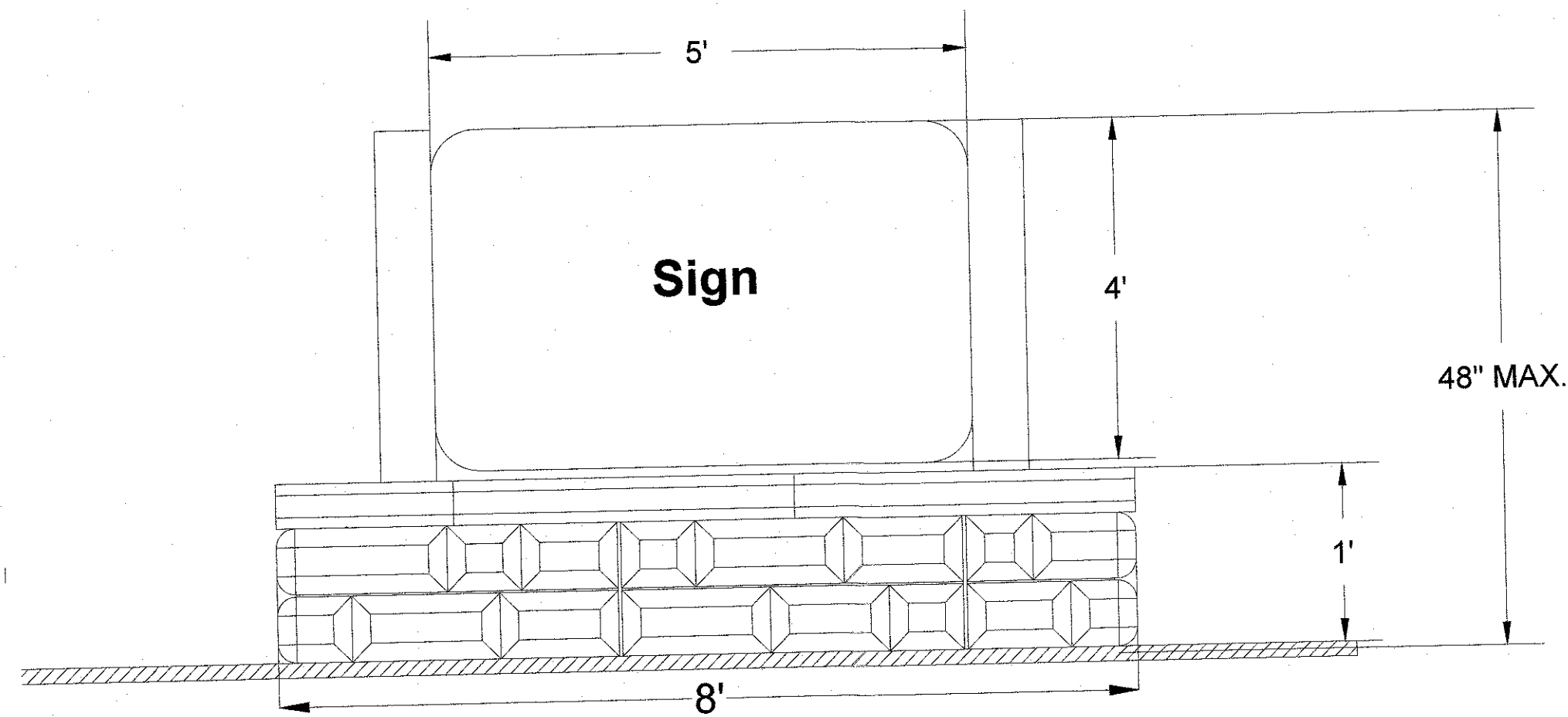
PROPOSED COMMERCIAL SITE PLAN FOR:
XTERIOR PRO, L.L.C.
171 SOUTH PLANK ROAD (S/B/L: 60-3-17.2)
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JONATHAN CELLA, P.E.
51 HUNT ROAD
WALLKILL, NEW YORK 12589
(845) 741-0363
jonathancellla@hotmail.com

DATE: 02/01/2026
SCALE: AS NOTED
REVISIONS: 03/09/2026: IN HOUSE REVISIONS

DRAWN BY: JJC
SHEET NO.: 2 OF 3

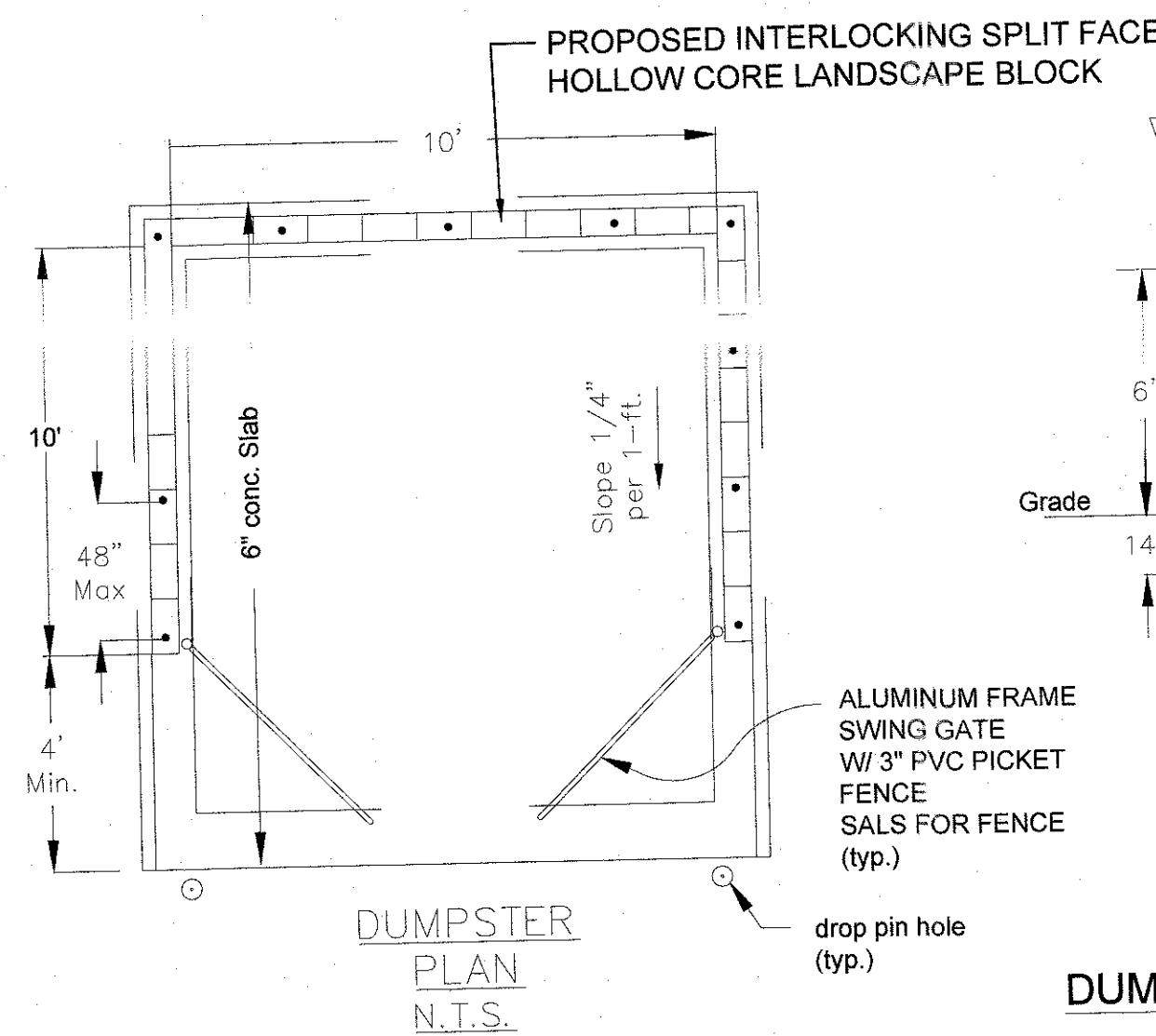
JONATHAN CELLA, P.E.
N.Y.S. P.E. LIC. NO. 085069



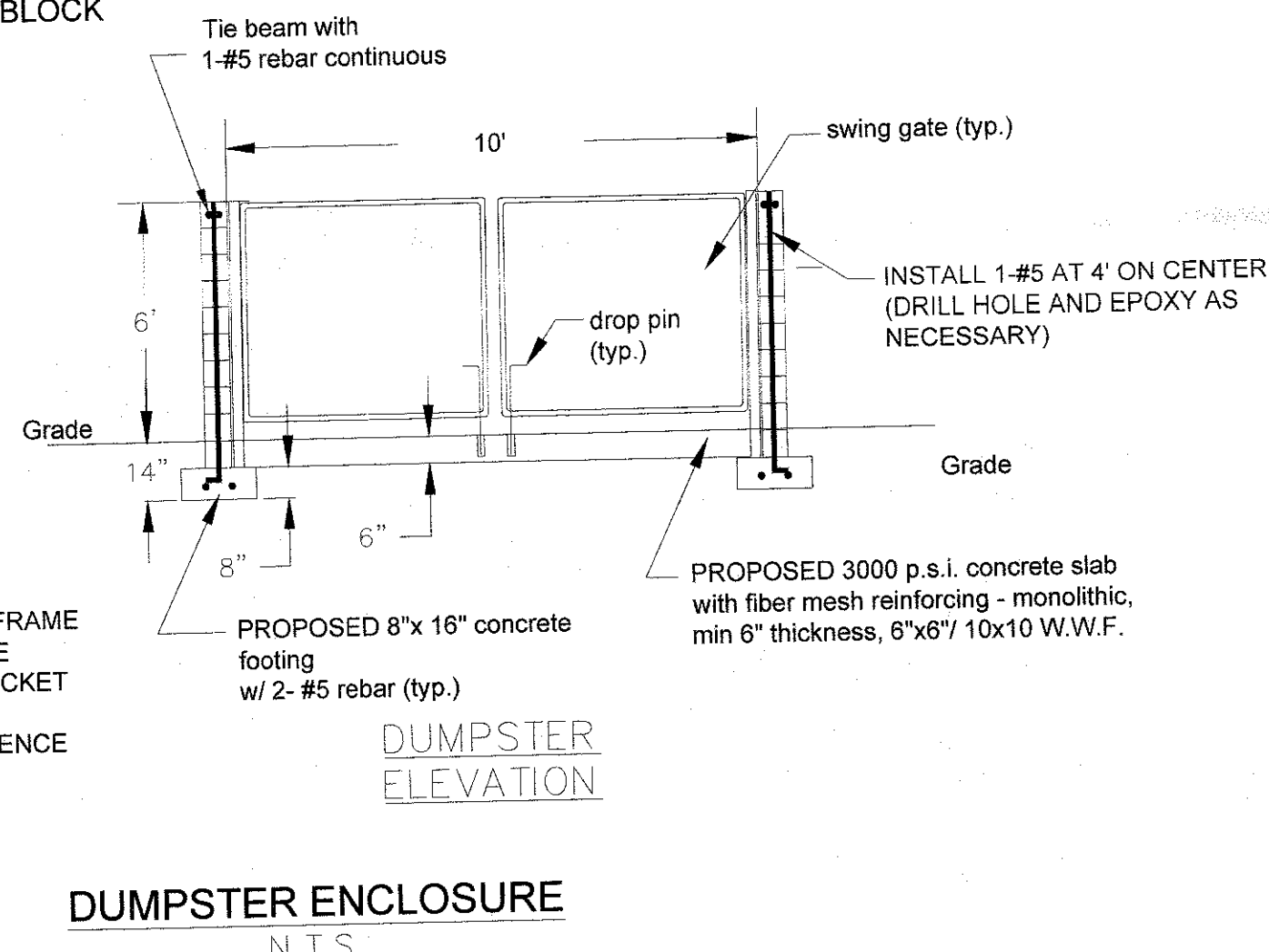
- SIGN NOTES**
1. ALL SIGNS SHALL COMPLY WITH SECTION 185-14 OF THE TOWN OF NEWBURGH ZONING CODE.
 2. THE EXISTING BUILDING HAS A LENGTH OF 66 L.F. ALONG SOUTH PLANK ROAD.
 3. THE PROPOSED SIGN SHALL HAVE AN AREA NO MORE THAN 16 SQUARE FEET (ONE SIDE).
 4. THE SIGN CAN ONLY BE INDIRECTLY ILLUMINATED.

PERMITTED SIGN AREA
PER SECTION 185-14 M.1.a.2 THE TOTAL PERMITTED SIGN AREA IS:
28.4 L.F. X 3/4 S.F. SIGN AREA / L.F. = 21.3 S.F.
THE TOTAL AGGREGATE SQUARE FOOTAGE OF SIGNS SHALL NOT EXCEED 21.3 S.F.

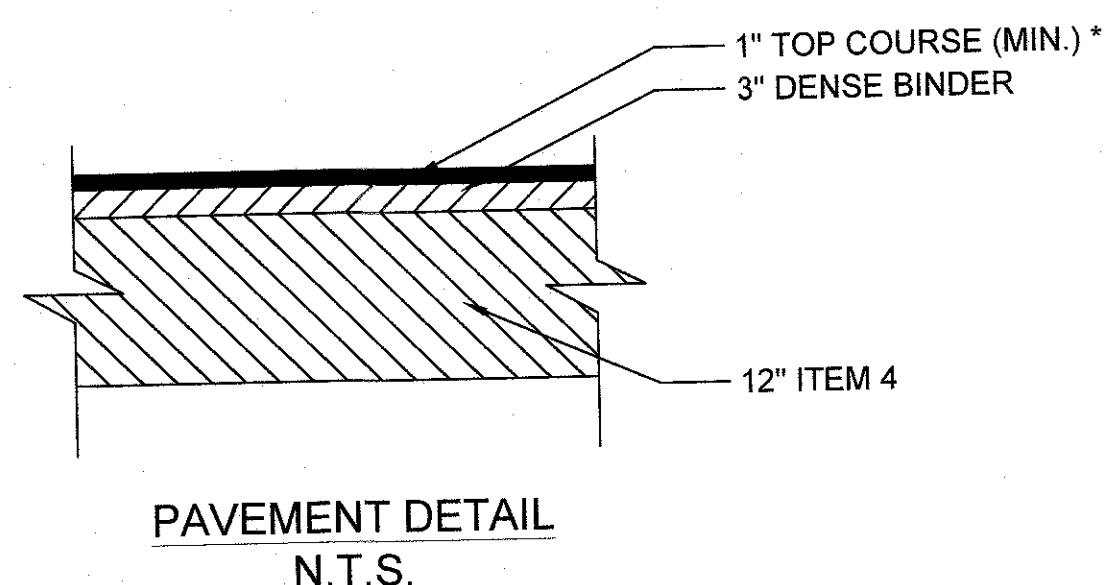
SIGN DETAIL
NOT TO SCALE



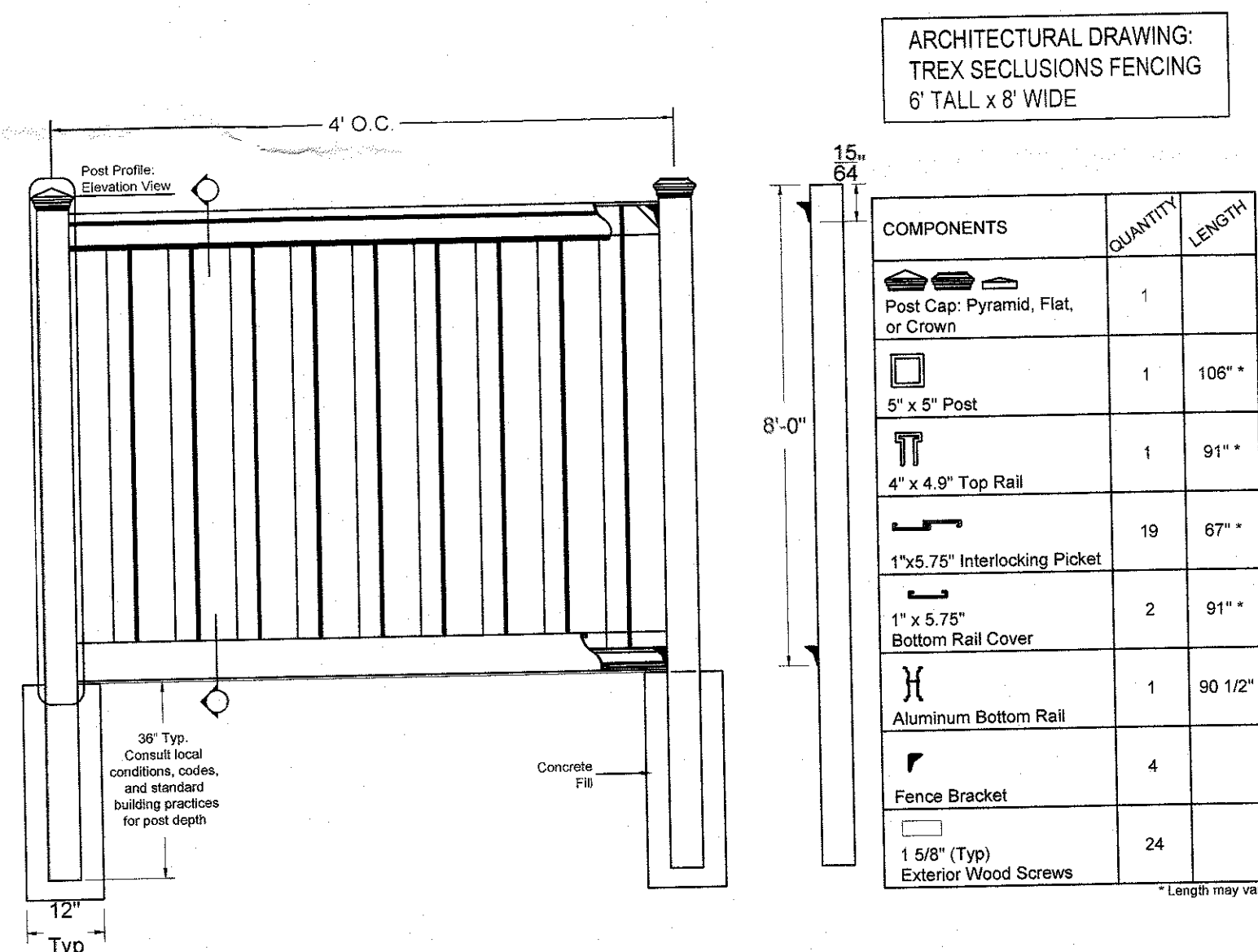
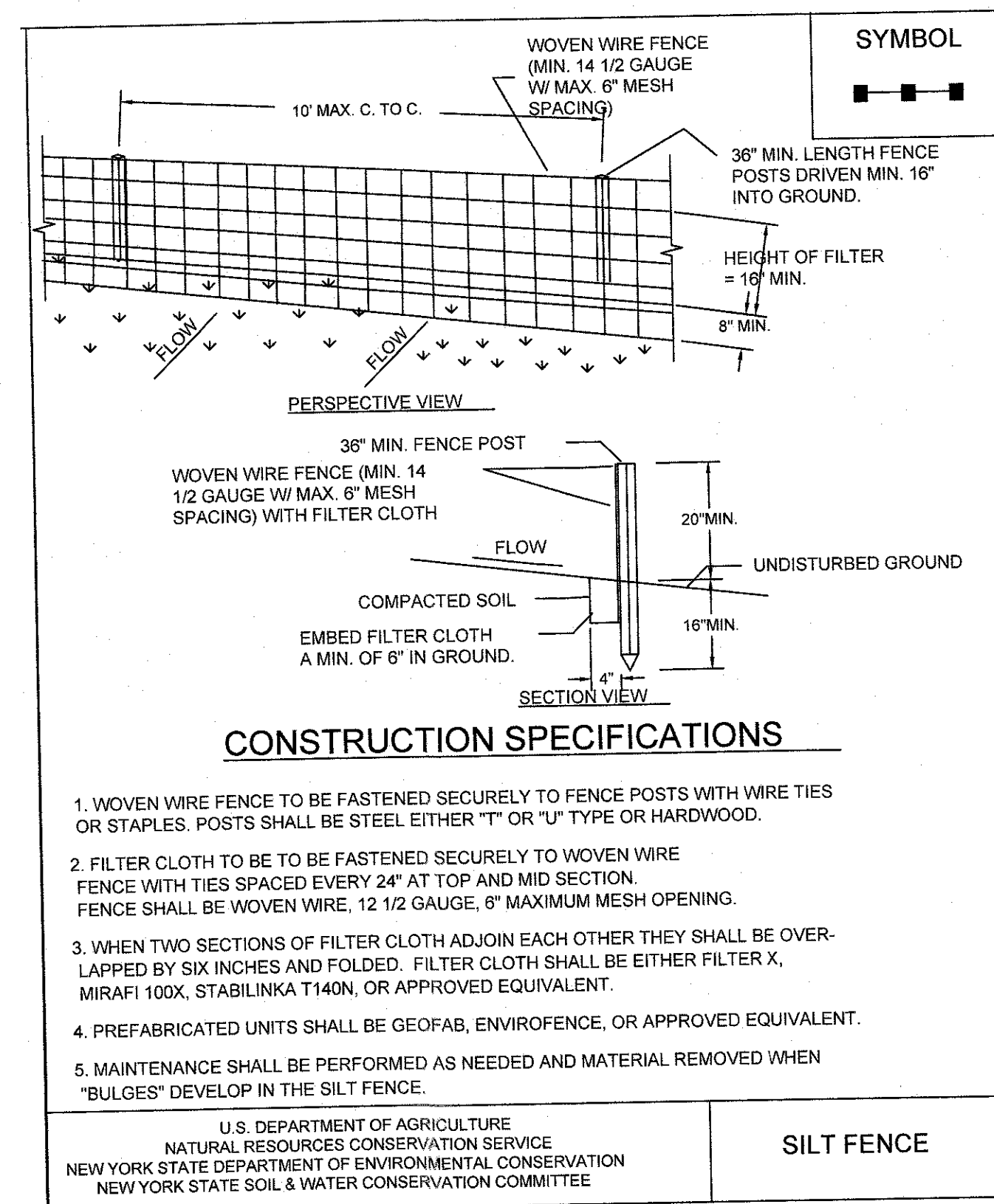
DUMPSTER PLAN
N.T.S.



DUMPSTER ENCLOSURE
N.T.S.



PAVEMENT DETAIL
N.T.S.



- NOTES:**
1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
 2. THIS DRAWING IS PROVIDED FOR PLANNING PURPOSES. REFER TO MANUFACTURER'S INSTALLATIONS FOR CONSTRUCTION DETAILS.
 3. REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.
 4. DRAWING NOT TO SCALE.
 5. THE CONTRACTOR MUST SUBMIT SUBMISSIONS WITH PROPOSED FENCE FOR APPROVAL PRIOR TO ORDERING MATERIAL.
 6. THE CITY OF NEWBURGH WILL ALSO BE ABLE TO REVIEW THE FENCE SUBMISSION AND ALSO MUST APPROVE PRIOR TO ORDERING MATERIAL.

PRIVACY FENCE DETAIL
N.T.S.

TEMPORARY VEGETATION NOTES

TEMPORARY VEGETATION SHALL BE USED TO PROTECT AREAS IN EXCESS OF 1/2 ACRE EXPOSED FOR PERIODS OF 1 TWO (2) WEEKS BEFORE OR DURING DEVELOPMENT.

A. FIFTY (50) LBS OF NITROGEN, 80 LBS OF APPROVED GRAIN SEED AND 2 TONS OF HAY MULCH PER ACRE OR

B. ON AREAS THAT WILL BE EXPOSED FOR SHORT PERIODS OF TIME AND WHERE WEATHER CONDITIONS ARE CONDUCTIVE TO AIRBORNE SAND, TRAPS TO CONTROL SUCH SAND SHALL BE INSTALLED AS DIRECTED.

C. ON AREAS SUCH AS TEMPORARY ROADWAYS, WHEN DRY CONDITIONS PREVAIL, THE CONTRACTOR SHALL BE REQUIRED TO APPLY WATER OR CALCIUM CHLORIDE AS REQUIRED TO PREVENT DUST DURING CONSTRUCTION ACTIVITIES.

EROSION CONTROL STANDARD NOTES

1. EXCAVATION, FILLING, GRADING, AND STRIPPING ACTIVITIES SHALL BE UNDERTAKEN IN SUCH A MANNER AS TO MINIMIZE THE POTENTIAL OF EROSION AND SEDIMENT AND THE THREAT TO THE HEALTH, SAFETY AND WELFARE OF NEIGHBORING PROPERTY OWNERS AND THE GENERAL PUBLIC.

2. SITE PREPARATION AND CONSTRUCTION SHALL BE FITTED TO THE VEGETATION, TOPOGRAPHY, AND OTHER NATURAL FEATURES OF THE SITE AND SHALL PRESERVE AS MANY OF THESE FEATURES AS POSSIBLE.

3. THE CONTROL OF EROSION AND SEDIMENT SHALL BE A CONTINUOUS PROCESS UNDERTAKEN AS NECESSARY PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION.

4. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED BY SITE PREPARATION AT ANY GIVEN TIME.

5. THE EXPOSURE OF AREAS BY SITE PREPARATION SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME PRIOR TO THE CONSTRUCTION OF STRUCTURES OR IMPROVEMENTS OR THE RESTORATION OF THE EXPOSED AREAS TO AN ATTRACTIVE NATURAL CONDITION.

6. MULCHING OR TEMPORARY VEGETATION SUITABLE TO THE SITE SHALL BE USED WHERE NECESSARY TO PROTECT AREAS EXPOSED BY SITE PREPARATION, AND PERMANENT VEGETATION WHICH IS WELL ADAPTED TO THE SITE SHALL BE INSTALLED AS SOON AS PRACTICAL.

7. WHERE SLOPES ARE TO BE REVEGETATED IN AREAS EXPOSED BY SITE PREPARATION, THE SLOPES SHALL NOT BE OF SUCH STEEPNESS THAT VEGETATION CANNOT BE READILY ESTABLISHED OR THAT PROBLEMS OF EROSION OR SEDIMENT MAY RESULT.

8. SITE PREPARATION AND CONSTRUCTION SHALL NOT ADVERSELY AFFECT THE FREE FLOW OF WATER BY ENCROACHING ON, BLOCKING OR RESTRICTING WATERCOURSES.

9. ALL FILL MATERIAL SHALL BE OF COMPOSITION SUITABLE FOR THE ULTIMATE USE OF THE FILL. FREE OF RUBBISH, AND CAREFULLY RESTRICTED IN ITS CONTENT OF BRUSH, STUMPS, TREE DEBRIS, ROCKS, FROZEN MATERIAL, AND SOFT OR EASILY COMPRESSIBLE MATERIAL.

10. FILL MATERIAL SHALL BE COMPACTED SUFFICIENTLY TO PREVENT PROBLEMS OF EROSION, AND WHERE THE MATERIAL IS TO SUPPORT STRUCTURES, IT SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF STANDARD PROCTOR WITH PROPER MOISTURE CONTROL.

11. ALL TOPSOIL WHICH IS EXCAVATED FROM A SITE SHALL BE STOCKPILED AND USED FOR THE RESTORATION OF THE SITE, AND SUCH STOCKPILES, WHERE NECESSARY, SHALL BE SEED OR OTHERWISE TREATED TO MINIMIZE THE EFFECTS OF EROSION.

12. PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION, AN INTEGRATED DRAINAGE SYSTEM SHALL BE PROVIDED WHICH AT ALL TIMES MINIMIZES EROSION, SEDIMENT, HAZARDS OF SLOPE INSTABILITY, AND ADVERSE EFFECTS ON NEIGHBORING PROPERTY OWNERS.

13. THE NATURAL DRAINAGE SYSTEM SHALL GENERALLY BE PRESERVED IN PREFERENCE TO MODIFICATIONS OF THIS SYSTEM, EXCEPTING WHERE SUCH MODIFICATIONS ARE NECESSARY TO REDUCE LEVELS OF EROSION AND SEDIMENT AND ADVERSE EFFECTS ON NEIGHBORING PROPERTY OWNERS.

14. ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO HANDLE ADEQUATELY ANTICIPATED FLOWS, BOTH WITHIN THE SITE AND FROM UPSTREAM DRAINAGE BASIN.

15. SUFFICIENT GRADES AND DRAINAGE FACILITIES SHALL BE PROVIDED TO PREVENT THE PONDING OF WATER, UNLESS SUCH PONDING IS PROPOSED WITHIN SITE PLANS, IN WHICH EVENT THERE SHALL BE SUFFICIENT WATER FLOW TO MAINTAIN PROPOSED WATER LEVELS AND TO AVOID STAGNATION.

16. THERE SHALL BE PROVIDED WHERE NECESSARY TO MINIMIZE EROSION AND SEDIMENT SUCH MEASURES AS MEASURES AS BENCHES, BERMS, TERRACES, DIVERSIONS AND SEDIMENT, DEBRIS AND RETENTION BASINS.

17. DRAINAGE SYSTEMS, PLAN TINGS AND OTHER EROSION OR SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AS FREQUENTLY AS NECESSARY TO PROVIDE ADEQUATE PROTECTION AGAINST EROSION AND SEDIMENT AND TO ENSURE THAT THE FREE FLOW OF WATER IS NOT OBSTRUCTED BY THE ACCUMULATION OF SILT, DEBRIS OR OTHER MATERIAL OR BY STRUCTURAL DAMAGE.

DETAILS

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

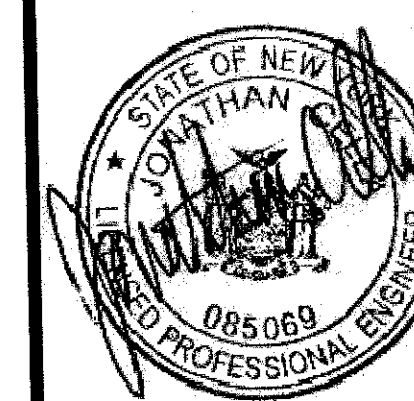
WALLKILL, NEW YORK 12589
(845) 741-0363
jonathancellacella@hotmail.com

DRAWN BY
JJC

SCALE:
AS NOTED

SHEET NO.:
3 OF 3

REVISIONS:
03/09/2026: IN HOUSE REVISIONS



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