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

PROJECT: MILLER ENVIRONMENTAL GROUP-SITE PLAN/LOT LINE CHANGE
PROJECT NO.: 19-27
PROJECT LOCATION: SECTION 98, BLOCK 1, LOT 27.2
REVIEW DATE: 8 JULY 2021
MEETING DATE: 15 JULY 2021
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING- CHARLIE BROWN, P.E.

1. The ZBA has approved variances dates 29 February 2021.
2. The encroaching oil tank on the NYS Thruway property should be identified to be removed prior to final approval.
3. A discrepancy on the plan date for the ZBA identifies 28 February 2021 while the Narrative Report identifies 29 February 2021. This should be clarified.
4. The facility has provided NYSDEC permits and City of Newburgh Industrial User permits identifying an increase in discharge from the site as 75,000/GPD. In addition, the NYSDEC permit allows the storage of up to (250) 55-gallon drums of contaminated soil. Building A enclosed drum containment pad – building is proposed to be utilized to transfer petroleum contaminated soil from 55-gallon drums to larger storage/transport containers.
5. Jerry Canfield’s comments regarding the use of the facility for processing of petroleum contaminated liquids and soils should be addressed.
6. The applicant’s representative has identified that lighting has been addressed on the plan. The details of any proposed lighting should be added to the plans, proposed lighting should be full off night sky compliant lighting.
7. Comments from the Town of Newburgh sewer department should be solicited regarding the proposed discharge to the Town’s collection system. While the City of Newburgh identifies the site as an industrial user, it is unclear if the increase in discharge will require the Town of Newburgh to treat the facility as an industrial user tributary to its collection system.

8. Highway Superintendent's comments regarding the location of the access drive should be received.
9. The applicant's have identified they are requesting a waiver for topography on the site plan.
10. 6-foot fences are proposed on the site, while 8-foot fences are shown in the detail.
11. This project must be submitted to the Orange County Planning Department due to its proximity to State Highway 300 and NYS Route 84.
12. ARB approval for the proposed structures is required.
13. A Public Hearing is required and can be scheduled after the Board considers the SEQRA review of the project.

Respectfully submitted,

**McGoey, Hauser and Edsall
Consulting Engineers, D.P.C.**



Patrick J. Hines
Principal

PJH/dns

Ialcott Engineering

DESIGN, PLLC

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June 30, 2021

Town of Newburgh
Planning Board
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

Attn: John Ewasutyn, Chairman

Re: Resubmission letter

Town Project No. 2019-27
Site Plan and Lot Line for Miller Enviromental Group
77 Stewart Avenue
SBL: 98-1-8.223, 20.-1, 18
IB Zone
Job No. 19036-MEV

Dear John,

The following is our;

Response to Town of Newburgh Planning Board Review comments for meeting date January 2, 2020 (Project #2019-27) in order of comments;

- 1) Setbacks updated per ZBA approval 02/29/2021.
- 2) Oil tank shall be removed. Lot line change with lot 18 as proposed removes encroachment.
- 3) Existing add proposed lighting added.
- 4) Site distance and details added.
- 5) Areas of proposed pavement added to plans.
- 6) Existing water and sewer utility location added to plans.
- 7) Building info added to plans.
- 8) Proposed landscaping added to plans.
- 9) Plan updated per survey and lot line change as proposed.
- 10) Properties have been combined into S/B/L 98-1-8.222.
- 11) Information on City of Newburgh discharge attached.
- 12) We are requesting the existing topography be waived.
- 13) Fire district added to zoning table.
- 14) Information on DEC discharge attached.
- 15) Bulk table revised.
- 16) Fence is proposed along southern property line.
- 17) The attached narrative has been added to plans.
- 18) (no response required)
- 19) (no response required)

In addition, response to Town of Newburgh Planning Board Review comments for meeting date 9/11/2020 (Project #2019-27) in the order of comments:

- 1) See Above.
- 2) Previously submitted.
- 3) Final Plans will be signed by the Surveyor.
- 4) Lot is listed as 20.-1 at the Building Department.

- 5) All required variances were granted on February 26, 2021.
- 6) (No response necessary).
- 7) (No response necessary).

Attached, please find a set of prints for you. I will PDF a copy to Dominic Cordisco, Esq., 1 copy to Pat Hines, 1 copy to Ken Wersted, and PDF a copy to Karen Arnet. I will also deliver to Pat all current permits for the site, the spill prevention, control and countermeasures plan, the NYS DEC Petroleum Bulk Storage Certificate and the Air Facility Registration Certificate.

Respectfully yours,



Charles T. Brown, P.E. – President
Talcott Engineering

- Pc: Noel Russ, Miller Enviromental
- Dominic Cordisco, Esq. w/ PDF enc
- Pat Hines w/enc
- Ken Wersted w/enc
- Karen Arnet w/ PDF enc

Talcott Engineering DESIGN, PLLC.

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June 29, 2021

Miller Environmental
Job #19036-MEV
Section 185.39 Narrative

The site is in the IB Zoning District which permits petroleum bulk storage. The site is a processing facility with accessory bulk storage.
The purpose of the project is to provide buildings for bulk storage tanks. Facility DEC Permits (ID 3-3346-00020/00003) shall be kept current and on site.

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: JUNE 30, 2021

NAME OF PROJECT: SITE PLAN & LOT LINE FOR MILLER ENVIRONMENTAL

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.)

STEEL

COLOR OF THE EXTERIOR OF BUILDING:

LAGUNA BLUE

ACCENT TRIM:

Location: FASCIA, SOFFITS, RAKES

Color: WHITE

Type (material): METAL

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

NONE

ROOF:

Type (gabled, flat, etc.): GABLED

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

Color: WHITE

WINDOWS/SHUTTERS:

Color (also trim if different): NONE

Type: _____

DOORS:

Color: WHITE

Type (if different than standard door entrée): OVER HEAD

SIGN:

Color: SEE PLANS

Material: _____

Square footage of signage of site: _____

NOEL RUSS, MANAGER

Please print name and title (owner, agent, builder, superintendent of job, etc.)

Signature



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.

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

PROJECT: MILLER ENVIRONMENTAL GROUP
PROJECT NO.: 19-27
PROJECT LOCATION: SECTION 98, BLOCK 1, LOT 27.2
REVIEW DATE: 26 DECEMBER 2019
MEETING DATE: 2 JANUARY 2020
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING- CHARLIE BROWN, P.E.

1. The Bulk Table provided identifies the setbacks from what is identified as the proposed main building. Each structure on the site should be labeled, numbered/lettered, and any required zoning variances for the individual structures should be identified based on IB Zoning. This will provide the Planning Board with information needed for the referral.
2. Two encroachments exist on the site an oil tank in an enclosure onto NYS Thruway lands and the structure identified as existing materials storage building onto lands of Burton tax map lot 18.
3. Future submissions should identify existing and proposed lighting on the site.
4. Revised access drive location should identify sight distance available. Access drive also appears to conflict with proposed parking identified. Future submissions should contain details of the proposed access drive construction and gate.
5. Areas accessible to the general public and which will received heavy truck traffic should be considered for paving on the site. Commercial site plans are required to be paved in the Town of Newburgh.
6. Existing utilities serving these sites should be identified including water and sewer.

7. The Town of Newburgh Planning Board acts the Architectural Review Board and photographs, rendering, and architectural review form should be provided.
8. Details of the proposed landscaping area should be further developed on future submissions.
9. An updated survey should be provided as a lot line change was processed by the Town of Newburgh under Town Project #18-05/Conklin-Fundex lot line change in April 2018.
10. Current Town of Newburgh tax map identifies that the parcel contains numerous tax map numbers 21, 23.2, 24, 27, 8.22, and portions of the property may extend into Section 97. If lots were consolidated without Planning Board approval information pertaining to the lot consolidation should be provided as well as the recent Conklin-Fundex Subdivision addressed on the plans.
11. Information pertaining to the agreement with City of Newburgh regarding discharge from the site and any approvals required by the Town of Newburgh for a City of Newburgh flow acceptance letter should be addressed.
12. The Planning Board should determine whether or not topography should be provide on the plans in the areas proposed for construction.
13. The application submitted identifies the Cronomer Valley Fire District, however the project is in the Orange Lake Fire District.
14. Copies of all permits and approvals from outside agencies should be provided including but not limit to the NYSDEC and City of Newburgh.
15. The Bulk Table should be revised regarding side yard. One side yard is 30, both side yards is 80.
16. The south property line should be proposed to be fenced to eliminate the encroachment onto state property.
17. Provisions of Section 185-39 Petroleum Bulk Storage should be addressed in a project narrative and appropriate notes on the plans.
18. Submission to Orange County Planning Department will be required in the future.
19. The Planning Board may wish to declare its intent for lead agency for the project. Plans must be sent to NYSDOT, NYS Thruway Authority, and NYS State of Environmental Conservation as involved agencies.

Respectfully submitted,

***McGoey, Hauser and Edsall
Consulting Engineers, D.P.C.***

Patrick J. Hines
Principal

PJH/jlc