



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

**PROJECT NAME:** ADS PROPERTIES CAR WASH  
**PROJECT NO.:** 2021-04  
**PROJECT LOCATION:** SECTION 95, BLOCK 1, LOT 14.1  
**REVIEW DATE:** 10 NOVEMBER 2023  
**MEETING DATE:** 16 NOVEMBER 2023  
**PROJECT REPRESENTATIVE:** PIETRZAK & PFAU

1. The project has received conceptual approval from the NYS Department of Transportation for the access drive into the site which includes a dedicated right turn lane to be constructed on Union Avenue.
2. The Planning Board should be determined the need for sidewalks along the Route 300/Union Avenue corridor.
3. The applicants have provided a description of the site functioning including Queue Detectors to be installed which will modify the functioning of the car wash when Queue are detected approaching the access drive.
4. Any approval should require landscape and stormwater inspection fees. Water and sewer connection fees are collected upon application for the permit.
5. Details of the proposed dumpster enclosure should be provided.
6. A Building Permit for the proposed retaining wall will be required. Detailed design of the retaining wall must be submitted to the Building Department. Detailed design should address proximity to property line and ability to construct the wall within the limits of the property as depicted.
7. A Public Hearing was held on the 3 February 2022.
8. Project was submitted to Orange County Planning on 19 November 2021.
9. We would recommend a Negative Declaration for the unlisted action for the re-development of the site from a automotive service station to the car wash use.

Respectfully submitted,

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

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

Patrick J. Hines  
Principal  
PJH/kbw

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