



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

PROJECT: ADS PROPERTIES/SHEELEY CAR WASH
PROJECT NO.: 21-04
PROJECT LOCATION: SECTION 95, BLOCK 1, LOT 14.1
REVIEW DATE: 11 NOVEMBER 2021
MEETING DATE: 18 NOVEMBER 2021
PROJECT REPRESENTATIVE: PIETRZAK & PFAU

1. NYSDOT approval for revised access and utilities continue to be required.
2. The water service detail for sprinkler system/potable water is provided as an attachment to this comment.
3. Notes should be added to the plans requiring submission of a retaining wall design stamped by a NYS Design Professional prior to issuance of Building Permits on the site.
4. It appears that vehicles stacked within the vacuum cleaning area would obstruct vehicles in the proposed stacking area identified as approximately 14 vehicles.
5. The proposed vehicle stacking plan does not take into account the vacuum unit depicted at the easterly most portion of the vacuum parking lot. The flow seems to be restricted by the vacuum located in this area as well as potential vehicles parked in these locations.
6. The 6 inch sanitary lateral should be connected to the sewer main and not in a sewer manhole. Connections to the sanitary sewer should be made outside of manholes which are provided for access for cleaning and maintenance.
7. A water main connection detail should be provided for the wet tap of the Town water main.
8. Location of the water main should be depicted on the plans.
9. This office has reviewed a Stormwater Pollution Prevention Plan prepared for the project which utilizes a proprietary water quality device along with underparking storage to meet the requirements of the Town of Newburgh Stormwater Management Regulations. Project disturbs less than one acre and does not require coverage under the NYSDEC Permit System.
10. The project requires referral to the Orange County Planning Department.

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