



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

**PROJECT NAME:** MANHEIM AUTO STORAGE SITE PLAN EXPANSION  
**PROJECT NO.:** 25-07  
**PROJECT LOCATION:** 2000 DEALER DRIVE  
SECTION 89, BLOCK 1, LOT 83  
SECTION 86, BLOCK 1, LOT 87.1  
**REVIEW DATE:** 9 MAY 2025  
**MEETING DATE:** 15 MAY 2025  
**PROJECT REPRESENTATIVE:** KIMLEY-HORN ENGINEERING & LANDSCAPE ARCHITECTURE

1. The applicants have identified that a site review of the project with NYSDEC personnel was conducted on 26 March 2025. A revised Wetland Report has been submitted. A jurisdictional boundary validation from DEC should be received.
2. The Stormwater Pollution Prevention Plan was reviewed by this office however, a resubmission of the SWPPP was provided on 8 May 2025. The revised SWPPP continues to be under review by this office. Coverage under the NYSDEC Stormwater Construction SPEDS Permit is required.
3. The applicants have identified that tree clearing restrictions will be implemented in order to address potential impacts to Bat species. A November to March tree clearing window is identified. Appropriate notes should be placed on the plans identifying the tree clearing window.
4. Compliance with Chapter 172 of the Tree Preservation Law must be documented. The applicants have identified the tree survey will be undertaken in May of this year. The project qualifies for the use of sample plots within the 14 acres limit of disturbance.
5. Confirmation that the initial notices have been sent out should be received. The response to the previous comment identifies that notices will be sent out for Public Hearing however; initial notices must be sent out after the initial presentation to the Planning Board. Public Hearing notices will subsequently be required.
6. A Stormwater Facilities Maintenance Agreement will be required.
7. The Zoning Board of Appeals granted an area variance with regard to the landscaping requirements in the extensive parking area.
8. The Planning Board may wish to declare its Intent for Lead Agency for the SEQRA review. The project is a Type I Action disturbing greater than 10 acres. The applicant has returned from ZBA and it would be appropriate for the Planning Board to declare its intent and circulate lead agency notice.

**NEW YORK OFFICE**

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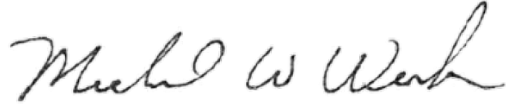
Respectfully submitted,

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



Patrick J. Hines  
Principal

PJH/kmm



Michael W. Weeks, P.E.  
Principal

**Manheim Auto Storage Expansion (PB #25-07)**

Link Below for:

Manheim Site Plans

<https://mhepc.egnyte.com/dl/zJXVfhAgW2>

Revised Aquatic Resources Delineation Report

<https://mhepc.egnyte.com/dl/C5t0WNsLCR>