



**TOWN OF NEWBURGH
PLANNING BOARD**

PROJECT NAME: MID VALLEY / STARBUCKS
PROJECT NO.: 23-14
PROJECT LOCATION: SECTION 75, BLOCK 1, LOT 13.1
REVIEW DATE: 27 OCTOBER 2023
MEETING DATE: 2 NOVEMBER 2023
PROJECT REPRESENTATIVE: BOHLER ENGINEERING – STEVEN R WILSON/KIMBERLY HORN
ENGINEERING & LANDSCAPE ARCHITECTURE

1. The applicant's representative have provided updated information regarding the status of the former water tower/cell tower facility on the site. A copy of a Short Form Contract has been submitted for the Boards review identifying work with a tower painting contractor.
2. The applicants have provided schematic plan for the placement of pedestrian walkways on the parent parcel/ Unified Site Plan. Planning Board should discuss the proposed access.
3. The applicants have provided a shopping center parking analysis table identifying required parking:
 - Required parking =1,083
 - Existing parking = 1,313
 - Proposed parking = 1,253Based on the applicant's analysis the Unified Site Plan contains adequate parking in compliance with the Town's parking Code.
4. A pedestrian access route has been identified utilizing a combination of striping, sidewalks within islands and bollards within the parking areas between the existing Mid Valley Wine & Liquor and the proposed Starbucks site.
5. ARB approval for the building is required.
6. Limits of disturbance are identified on the Soil Erosion Sediment Control Plan at .92 acres as project proposes to disturb less than 1 acre project would be exempt from NYSDEC Construction Stormwater Permitting. It is noted that the proposed sanitary sewer force main is not included in the limits of disturbance. Should limits of disturbance increase closer to the 1 acre threshold stormwater management in compliance with NYSDEC requirements must be implemented.
7. The detail plans identify a sanitary sewer force main discharging to an existing manhole on the site.

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8. The proposed structure will be required to have fire suppression sprinklers. Town of Newburgh has a more stringent ordinance than the NYS Code. Town of Newburgh has a requirement that the potable water be terminated to the structure should the sprinkler supply be terminated. Schematic Detail is attached.
9. Standard Town parking space detail striping is attached.
10. Detailed design of the sanitary sewer pump station should be provided.

Respectfully submitted,

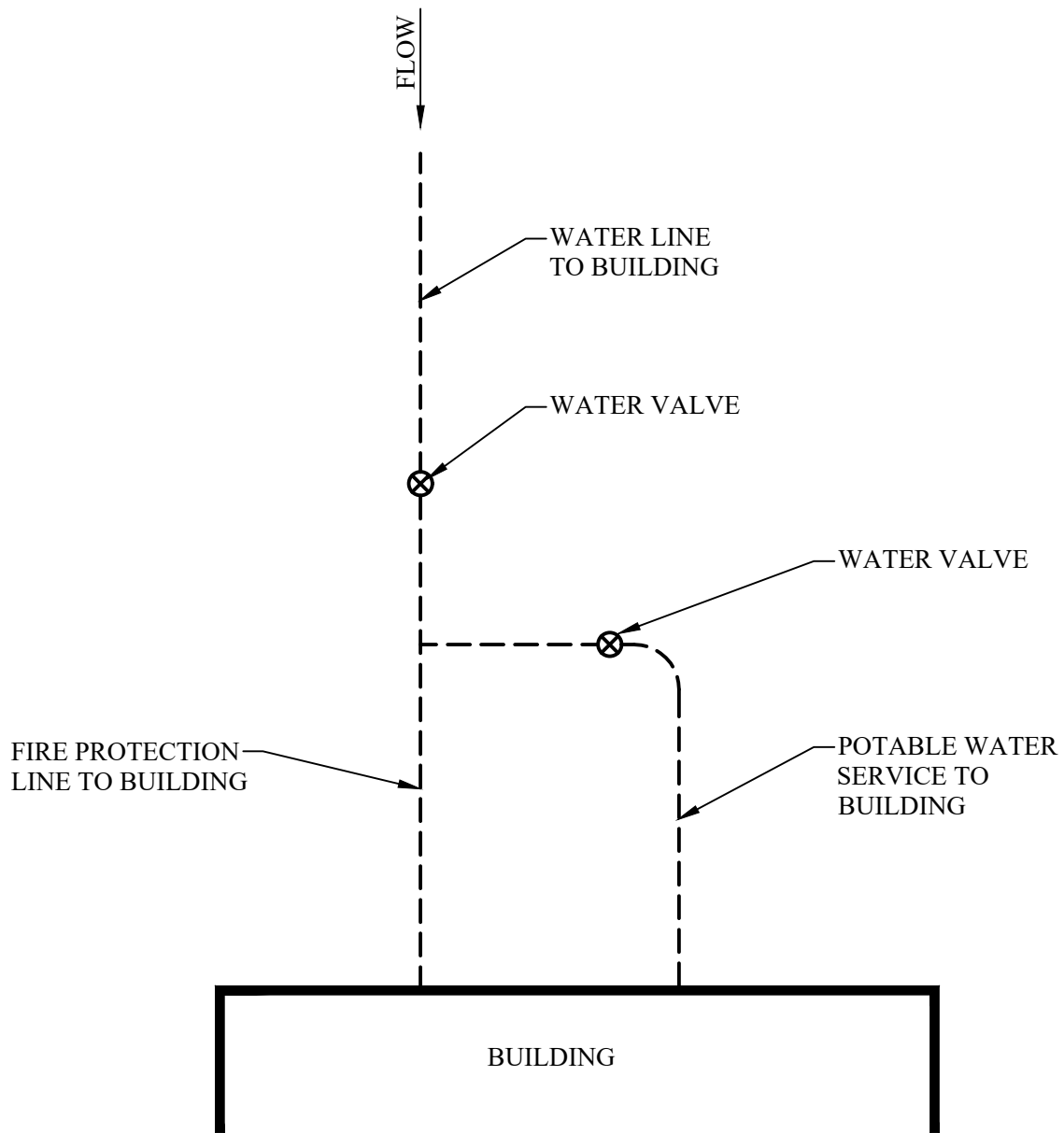
MHE Engineering, D.P.C.



Patrick J. Hines

Principal

PJH/kbw



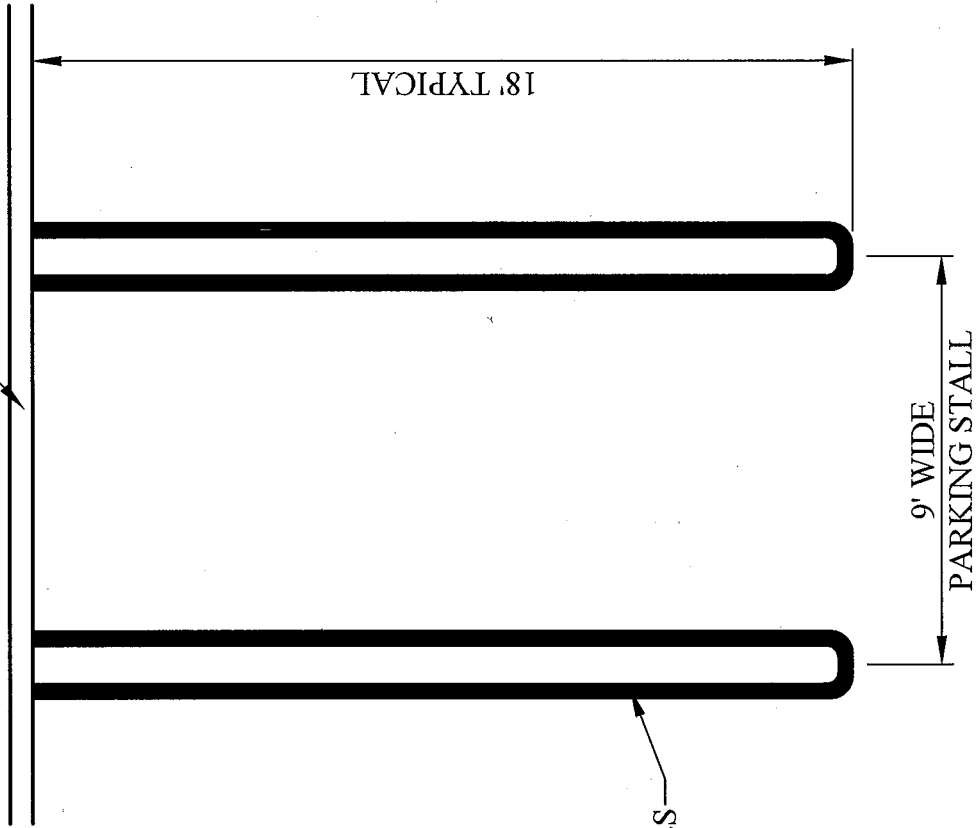
NOTE:
 VALVING MUST BE ARRANGED SO THAT
 POTABLE WATER IS TERMINATED IF
 FIRE PROTECTION LINE IS TURNED OFF.

TOWN OF NEWBURGH FIRE PROTECTION
FLOW TO BLDG. CONNECTION DETAIL

X
 XXX

SCALE: N.T.S.

CONCRETE CURB



18' TYPICAL

9' WIDE
PARKING STALL

4" WHITE LINES
14" O.C. (TYP.)

TYPICAL PARKING SPACE DETAIL

SCALE: N.T.S.

