



**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:** 14 JULY 2023  
**MEETING DATE:** 20 JULY 2023  
**PROJECT REPRESENTATIVE:** KIMBERLY HORN ENGINEERING AND LANDSCAPE ARCHITECTURE

1. The proposed project results in a significant reduction of parking existing on the site. Approximately 60 parking spaces will be lost by the Site Plan. The project site is a “Unified Site Plan” with the entire Price Chopper/ Mid Valley Mall parcel. A parking calculation for the entire site must be prepared to identify adequate parking exists.
2. The project site contains numerous solar arrays on a former Fire Protection Water Tower on the site. The property owners have identified that the water tower would be painted as the tower is in need of maintenance. Status of the maintenance on the water tower should be addressed. The land owners made commitments to the Planning Board last year that the tower would be painted in 2023. Status of the painting of the tower must be addressed.
3. The queing aisles for the drive-thru do not have an “escape” area. Subjects queing into the drive-up window cannot leave the drive-up window area.
4. An accounting of impervious surfaces existing and proposed on the total project site should be identified.
5. Any signage for the site should be depicted.
6. The structure is required to have architectural review through the Planning Board.
7. Structure will be required to be sprinklered per the Town of Newburgh Code. Note- Town of Newburgh Code is more stringent than NYS Fire/Building Code.
8. The parking calculation for the site should be provided for the site based on the number of seats.
9. The Code Enforcement Department should address the fast food with drive-up window in the B Zoning District.
10. The plans should address the condition of the existing parking lot and modification to the stripping. Is the parking lot proposed to be overlaid with new asphalt pavement throughout?
11. A Grading Plan should be provided with future plans to evaluate the location of the structure with regard to the grades down to NYS Route 32.

**NEW YORK OFFICE**

33 Airport Center Drive, Suite 202, New Windsor, NY 12553  
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

**PENNSYLVANIA OFFICE**

111 Wheatfield Drive, Suite 1, Milford, PA 18337  
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

12. If any trees are proposed to be cleared compliance with the Town's Tree Preservation Ordinance must be documented.
13. If, the total disturbance exceeds greater than one acre a Stormwater Pollution Prevention Plan will be required.
14. Future submissions should address lighting and landscaping.
15. A City of Newburgh Flow Acceptance Letter will be required.
16. Project is located adjacent to NYS Route 32. NYSDOT review of the project and County Planning review of the project will be required.

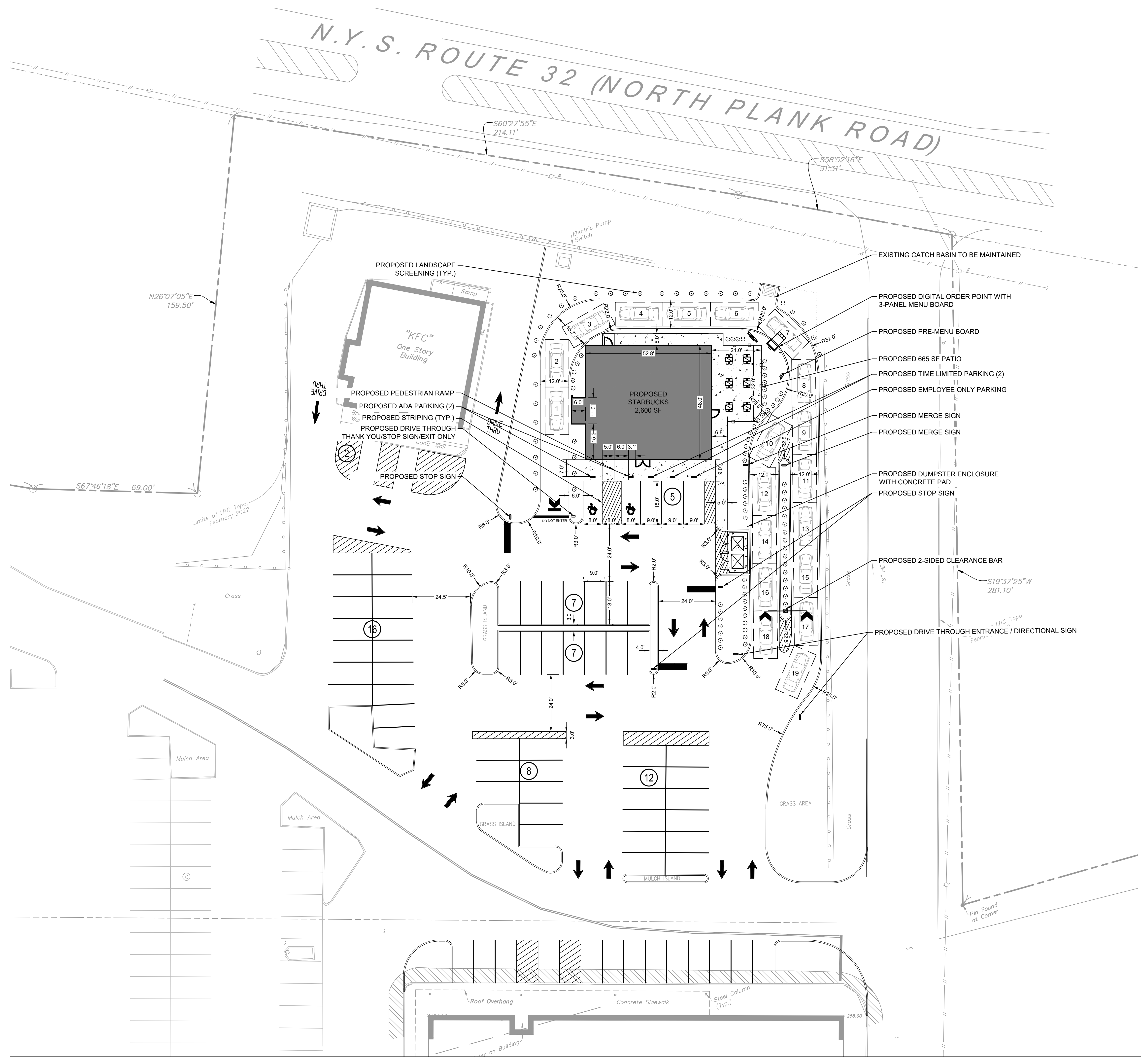
Respectfully submitted,

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



Patrick J. Hines  
Principal  
PJH/kbw

Plotted By: Ulmer, Dixon Sheet Set: KHA Layout: C-3.0 SITE PLAN October 20, 2022 09:31:42am K:\NYC-CIVIL\112213116\_Starbucks Newburgh\4\_CAD\Plan Sheets\C-3.0 SITE PLAN.dwg  
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PRELIMINARY ZONING INFORMATION	
PRIMARY LOT	39 NORTH PLANK ROAD, NEWBURGH, NY LOT SIZE: 3.82 AC
BUILDING SIZE	APPROX. 2,600 SF
ZONING	BUSINESS (B)
EXISTING USE	COMMERCIAL PARKING LOT AND FAST FOOD RESTAURANT
PROPOSED USE	FAST FOOD RESTAURANT WITH DRIVE THROUGH
ACCESS	(1) FULL ACCESS FROM N PLANK RD (1) FULL ACCESS FROM GIDNEY AVE
REQUIRED BUILDING SETBACKS	40 FT FRONT YARD SETBACK 30 FT REAR YARD SETBACK 15 FT SIDE YARD SETBACK
REQUIRED PARKING FOR PROPOSED USE	REQUIRED: 1 STALL PER 4 SEATS, OR PER 40 SQUARE FEET OF SEATING AREA OR AS REQUIRED BY THE PLANNING BOARD
PROVIDED PARKING	EXISTING PARKING: 117 STALLS PROPOSED PARKING: 57 STALLS NET LOSS OF 60 STALLS
DRIVE-THRU STACKING SPACES	PROVIDED: 19 STACKING SPACES (20'X10')
STORMWATER MANAGEMENT	MUST ADHERE TO THE MINIMUM STORMWATER MANAGEMENT REQUIREMENTS OF THE TOWN OF NEWBURGH
LANDSCAPE MANUAL	SUBJECT TO THE LANDSCAPING REQUIREMENTS OF NEWBURGH ZONING REGULATIONS

**SITE NOTES:**

1. THE SOURCE OF BACKGROUND INFORMATION IS FROM CONCEPT PLAN BY LRC GROUP DATED 2022-02-14.

No.	REVISIONS	DATE	BY
1	SINGLE ORDER PT W/ Y APPROACH	09/15/22	DU
2	2,600 SF BUILDING	10/03/22	DU
3	DUMPSTER RELOCATION	10/13/22	DU
4	WHEEL STOPS & PARKING LOT	10/19/22	DU

**Kimley-Horn**  
of New York, P.C.

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200 PARK AVE., SUITE 360, NEW YORK, NY, 10166  
WWW.KIMLEY-HORN.COM

**FOR INFORMATIONAL PURPOSES ONLY**

KHA PROJECT	112213116
DATE	10/03/2022
SCALE	AS SHOWN
DESIGNED BY	BN
DRAWN BY	BN
CHECKED BY	DL

**SITE SKETCH**  
39 NORTH PLANK ROAD  
NEWBURGH, NEW YORK

**STARBUCKS COFFEE COMPANY**  
2401 UTAH AVENUE SOUTH  
SEATTLE, WASHINGTON 98134  
(206) 318-1575

**PRELIMINARY - NOT FOR CONSTRUCTION**

SHEET NUMBER  
**EX-6.0**