



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

PROJECT NAME: MKJ PARK, LLC OFFICE & WAREHOUSE
PROJECT NO.: 22-32
PROJECT LOCATION: SECTION 34, BLOCK 2, LOT 29.1
REVIEW DATE: 11 APRIL 2025
MEETING DATE: 17 APRIL 2025
PROJECT REPRESENTATIVE: LANC & TULLY, PC /JOHN QUEENAN, P.E.

1. The project recently received technical review comments from the New York State Department of Transportation. Status of the response to these comments should be received. Ken Wersted' comments on the access drive in association with DOT comments received.
2. The project requires approval of the Orange County Health Department for watermain extension, hydrants and the sanitary sewer disposal system proposed. Status of this agency's review should be updated with the Planning Board.
3. SWPPP is under review by this office separate comments will be provided.
4. Recent changes to the NYSDEC Wetland Regulations have been implemented. The project should be submitted to NYSDEC for review of the wetlands with regard to DEC jurisdiction of the wetlands located in "urban area".
5. Rims and inverts of all stormwater facilities must be added to the plans.
6. The project requires two means of emergency access based on the NYS Fire Code due to the size of the structure. Any variance petitions to the NYS Codes Office should be provided to the Planning Board to complete their final file. Status of any variance or waivers to the Fire Code should be addressed.
7. Comments from the jurisdictional Fire Department on any proposed building code variances should be received. Review of the project by the jurisdictional Fire Department with regard to hydrant location access should also be received.
8. Status of the Army Corps. of Engineers wetland permitting jurisdiction and mitigation should be updated with the Board. This may also be impacted by NYSDEC determination as to jurisdiction on the wetlands.
9. A Stormwater Facilities Maintenance Agreement will be required prior to final approval.

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

10. Security for stormwater management and landscaping will be required. Inspection fees associated with securities will also be required.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal



Michael W. Weeks, P.E.
Principal

PJH/kmm

MKJ Park, Office & Warehouse (PB #22-32)

Link for Site Plan

<https://mhepc.egnyte.com/fl/Z02lwcxP1Y>