



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

PROJECT NAME: NEWBURGH COMMONS
PROJECT NO.: 23-24
PROJECT LOCATION: SECTION 9, BLOCK 1, LOT 53.1 & 13
REVIEW DATE: 14 JUNE 2024
MEETING DATE: 20 JUNE 2024
PROJECT REPRESENTATIVE: JMC PLANNING ENGINEERING

1. The Town of Newburgh Planning Board circulated Notice of Intent for Lead Agency on 22 May 2024. The 30 day time frame will not have lapsed as of the date of the meeting.
2. A Stormwater Pollution Prevention Plan (SWPPP) has been submitted which is under review by this office.
3. Several outstanding design items must be submitted including the Flood Study regarding impacts to the flood plain and installation of a large diameter culvert pipe.
4. The application identifies that a DEC joint application was submitted for re-location of the stream. All submissions to outside agencies should be submitted to the Planning Board to complete the file.
5. Subsurface sanitary sewer disposal system design must be submitted. Orange County Health Department approval of the septic system is required.
6. A NYSDEC SPDES permit is required. Orange County Health Department and NYSDEC approval for water main extensions with hydrants is required.
7. NYSDOT approval for all access drives and utility connections are required.
8. The project identifies the installation of the traffic signal for the project located across the street. Ken Wersted's comments regarding the timing of the installation and the ability of the turning lanes to function independently of the traffic light should be received.
9. The applicants are requested to evaluate the fire hydrant location in front of the proposed 1,500 square foot restaurant. Stormwater utilities in the vicinity may impact the location; however, the Jurisdictional Fire Department requested the hydrant be moved away from the area between the canopy and the restaurant.
10. Orange County Department of Health approval for the water main extension with hydrants is required.

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11. The applicant's representatives are requested to evaluate the existing culvert under Route 9w which is identified as having approximately 2 feet of sediment located within the culvert. Coordination between NYSDOT and the applicant to clean this culvert during floodplain/drainage course modification should be undertaken.
12. A stormwater facilities maintenance agreement will be required.
13. Securities for stormwater management facilities will be required.
14. An additional valve must be shown on the 6-inch water line supplying the retail store such that domestic water is terminated should fire flow be terminated to the structure.
15. Any grading in the area of the proposed gas main must be coordinated with Central Hudson. It is believed this is a large diameter high pressure transmission main.
16. The applicant's representatives are requested to evaluate the sidewalk at the right in/right out only. Is there a need for sidewalk within the "pork chop" curb.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal

PJH/kbw/lm

Newburgh Commons PB# 23-24

Link below to all project documents submitted for 20 June 2024

 [2024-06-10 Planning Board Submission](#)