



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

PROJECT NAME:	NEWBURGH ELITE SELF STORAGE
PROJECT NO.:	24-12
PROJECT LOCATION:	SECTION 34, BLOCK 2, LOT 34
REVIEW DATE:	26 FEBRUARY 2025
MEETING DATE:	6 MARCH 2025
PROJECT REPRESENTATIVE:	LANC & TULLY/JOHN QUEENAN P.E.

1. A Public Hearing was held on 6 February 2025. As a result of comments received at the Public Hearing the applicants were requested to evaluate modifying access to the site from Jeanne Drive across properties now or formerly Anvil. The applicants have responded to that request. Planning Board can review response. Planning Board Attorney should review the response which states there is an existing right-of-way easement but there are no rights provided for access to the Anvil parcel.
2. Looks like sheet 1 have been revised to prohibit the parking of boats and campers.
3. The access easement adjoining property continues to be outstanding. The access easement should be submitted for review and approval by the Planning Board Attorney.
4. Security for stormwater and landscaping as well as inspection fees for each will be required.
5. SWPPP comments continue to be outstanding. Response to SWPPP comments December 19, 2024 eshould be received.
6. A Stormwater Facilities Maintenance Agreement must be executed with the Town for long term operation and maintenance of the stormwater facilities proposed.
7. A tree preservation plan has been added to the set. The Tree Preservation Ordinance requires the location, diameter and species of all significant trees on the site.
8. The Tree preservation should identify any “protected trees” identified based on the definition of protected tree.

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

9. During the Public Hearing numerous comments were received regarding potential impacts of traffic and the use of Paffendorf Drive. The applicant has not responded to these comments. Ken Wersted's comments should be received regarding Public Hearing comments.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal



Michael W. Weeks, P.E.
Principal

PJH/kmm

LINK BELOW FOR SITE PLAN:

<https://mhepc.egnyte.com/dl/lzwwDkQ0WU>