



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

**PROJECT NAME:** O'DONNELL SITE PLAN  
**PROJECT NO.:** 2022-03  
**PROJECT LOCATION:** SECTION 74, BLOCK 1, LOT 48  
**REVIEW DATE:** 28 JANUARY 2022  
**MEETING DATE:** 3 FEBRUARY 2022  
**PROJECT REPRESENTATIVE:** TALCOTT ENGINEERING

1. Project site contains NYSDEC regulated wetlands NB-22. NYSDEC wetlands validation note should be added to the plans and signed by the appropriate NYSDEC Official. The project proposes construction activity and placement of portions of the building within the regulated buffer and will require an Article 24 Permit from the New York State Department of Environmental Conservation.
2. Parking is proposed within the front yard of the structure. This is not in compliance with design guidelines. The applicant's representative is requested to identify mitigation measures proposed to address the parking within the front yard setback.
3. The applicant's representative requested to evaluate the 2<sup>nd</sup> paragraph of the narrative report for necessary revisions.
4. Project is located on a state highway NYSDOT approval for access and utilities will be required.
5. Structure will be required to be sprinklered. Water service detail should be provided identifying the Town's requirements for sprinkler/potable water.
6. Town's sanitary sewer notes should be added to the plan.
7. The sewer line along the property frontage is identified as 18-inch steel but it is unclear if the labeling is correct.
8. Finished floor elevation on the building should be provided.
9. A drainage plan should be provided for the site.
10. A grading plan for the project should be identified and coordinated with the curbs and bay doors along with the finished floor elevation for the structure.
11. Site lighting plan should be provided with future submissions.

12. Site landscaping plans should be provided with future submissions.
13. The Planning Board may wish to declare its intent for Lead Agency for review with NYSDEC and NYSDOT being involved agencies and Orange County Planning being an interested agency.
14. The EAF identifies the project site as potentially being in an archeologically sensitive area. OPRHP will be included in the Lead Agency circulation.

Respectfully submitted,

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



Patrick J. Hines  
Principal

PJH/dns

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# Talcott Engineering

## DESIGN, PLLC

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Town of Newburgh  
Planning Board  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

January 5, 2022

Attn: John Ewasutyn, Chairman

Re: Project Narrative  
Commercial Site Plan for O'Donnell  
NYS Route 52  
Town Project No. 2022-XX  
S-B-L: 47-1-48  
Job No. 20003-MDL

### COMMERCIAL SITE PLAN FOR O'DONNELL NARRATIVE

The subject parcel is a 11.12 acre lot, owned by Michael O'Donnell, located on NYS Route 52. The property is located in the B (Business) Zone, and is vacant. It is serviced by Town water and sewer.

The proposal is to build a 5,200 sf commercial building, which will contain offices, remove the offices, and/or offices. The plans also include new sewer and water service line, parking to accommodate the building. The project, as proposed, is in compliance with Zoning.

Most of the site is NYS Wetland NR-16 ,therefore, parking is placed in the front yard setback, which is consistent with existing development in the area. I request a waiver from the design guidelines for this.

The driveway entrance has been permitted and constructed.

Upon your authorization, I will deliver 12 sets of prints, applications, and EAF Long Forms along with the applicants' checks for escrow (\$ 4,200.00), application fees (\$ 3,000.00), and public hearing fee (\$ 150.00). I will deliver 1 set to Pat Hines and PDF 1 set to Dominic Cordisco.

Respectfully yours,

Charles T. Brown, P.E. – President  
Talcott Engineering Design, PLLC

PC; Michael O'Donnell, Owner  
Pat Hines  
Dominic Cordisco, Esq.