



**TOWN OF NEWBURGH  
PLANNING BOARD**

**PROJECT NAME:** UNITY PLACE WAREHOUSE  
**PROJECT NO.:** 21-29  
**PROJECT LOCATION:** NORTHWEST CORNER OF OLD LITTLE BRITAIN RD. & UNITY WAY  
SECTION 97, BLOCK 2, LOT 14.1 & 19.12  
**REVIEW DATE:** 10 MARCH 2023  
**MEETING DATE:** 16 MARCH 2023  
**PROJECT REPRESENTATIVE:** BROOKER ENGINEERING

1. The applicant is before the Board for a continuation of the Public Hearing.
2. The applicants have identified that they have obtained control of an additional parcel of property located north of the existing site. The applicants intend to relocate the access drive to Unity Place to permit full turning movements at Unity Place to reduce the requirement that trucks utilize Old Little Britain Road. Revised plans detailing this should be provided.
3. Updated survey and plans must be provided documenting the changes to the plans. Stormwater Management Reports must be updated.
4. The applicants have identified that a Post Development Noise Study is to be undertaken to identify the mitigation measures proposed are functioning.
5. The applicant's representatives continue to develop information responsive to comments received from the City of Newburgh. It is noted that a field meeting with representatives of the City of Newburgh Water Department was held to review the Washington Lake Discharge and Old Little Britain Road drainage. This office is awaiting submission from the applicant's engineer addressing the City of Newburgh's watershed comments.

Respectfully submitted,

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

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines  
Principal  
PJH/ltn

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