



**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:** 12 MAY 2023  
**MEETING DATE:** 18 MAY 2023  
**PROJECT REPRESENTATIVE:** LANC & TULLY, PC /JOHN QUEENAN, P.E.

1. The project site continues to only depict one access point, it is depicted as 24 feet wide. Building height is identified at 40 feet. Access drives must be 26 feet wide for aerial access. The proposed structure is 173,000 square feet which requires two points for emergency access. Code Compliance Office's comments should be received.
2. Plans do not depict any Stormwater Management Facilities. Plans depict a surface coverage of 72% and must address stormwater management on the site.
3. The plans currently depict Federal Jurisdictional Wetlands on the site. The plans identify .44 acres of disturbance however, the Grading Plan has not been provided which may increase the limits of the wetland disturbance.
4. Finished floor elevations are not depicted on the plan.
5. It should be confirmed that Adjoiner's Notices have been submitted.
6. Lead Agency circulation was recently undertaken. Thirty days has not lapsed for the Board to become Lead Agency.
7. It is requested the applicants provide the Federal Jurisdictional Wetland Delineation Report for the site for the Board's files.
8. A wetland mitigation area of 0.46 is proposed on the site. Typical wetland mitigation areas are at a higher ration than the 1:1 ration currently proposed.
9. It is difficult to evaluate the proposed 75 foot buffer depicted on the plans without benefit of a Grading Plan.
10. Compliance with the Tree Preservation Ordinance must be documented.
11. The Long Form EAF identifies the area as being sensitive for archeological sites. Phase I A/B Archeological Resources Report should be provided.

**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

12. The Bulk Table identifies the front yard requirement at 50 feet. Front yards abutting State Highways require a 60 foot front yard.
13. The project should identify how sanitary sewer will be addressed on the site.
14. Health Department approval for any watermain extensions with hydrants will be required.
15. The applicant should provide any information regarding the need for fire protection water tanks.
16. The plan currently does not depict any means from gaining access from the parking lot to the office area.
17. The plan will eventually require referral to Orange County Planning once detailed Design Plans are provided.

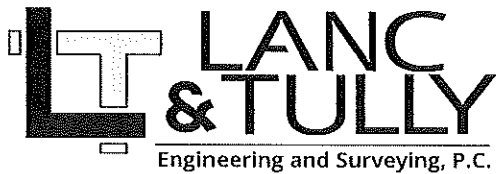
Respectfully submitted,

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

A handwritten signature in blue ink, appearing to read "Patrick J. Hines".

Patrick J. Hines  
Principal

PJH/kbw



May 4, 2023

Mr. John Ewasutyn, Chairman  
Town of Newburgh Planning Board  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

RE: Application for Site Plan  
MKJ Park, LLC  
NYS Route 32 – SBL: 34-2-29.1  
Town Application # 2022-32

Dear Chairman Ewasutyn,

The applicant, MKJ Park, LLC, would request to be placed on the May 18<sup>th</sup> Planning Board agenda to update the Planning Board as to the status of the traffic study and review with the Planning Board the anticipated studies which the applicant is intending to provide for the application. The Planning Board at the January 19, 2023 meeting declared the Intent to be Lead Agency.

Enclosed are 11 copies of the sketch site plan for the Board's reference. The subject property is located along NYS Route 32 about a ½ mile southeast from the intersection of NYS Route 32 and NYS Route 300. The property is currently vacant and is 15.14 acres in size located within the IB zoning district. The project proposes to construct a 173,000-sf office/warehouse building comprised of 7,000 sf of office and 166,000 sf of warehouse. The project proposes the construction of a new access road from NYS Route 32 for ingress and egress to the project site. The plan proposes 31 loading docks on one side of the building with 25 trailer parking spaces and 147 car parking spaces.

The applicant would like to confirm the studies and/or analysis to be provided for the project as part of SEQRA, as our office is preparing Part 3 of the EAF addressing the areas of concern. The applicant is proposing to evaluate the following:

1. Impact on Land
2. Transportation and Traffic
3. Stormwater Management
4. Surface water (wetlands)
5. Landscaping
6. Lighting
7. Noise
8. Water/Groundwater
9. Sewer
10. Energy Demand

If you require any additional information or have any questions, please do not hesitate to contact our office. Our office looks forward to discussing this application at the May 18, 2023 Planning Board agenda.

Sincerely,

LANC & TULLY, P.C.

John Queenan, P.E.

Enc.

CC: Pat Hines, MH&E  
Dominic Cordisco, Esq. – Via Email  
Ken Wersted.CME – Via Email  
Karen Arent – Via Email  
Charles Bazidlo, Esq., Via Email





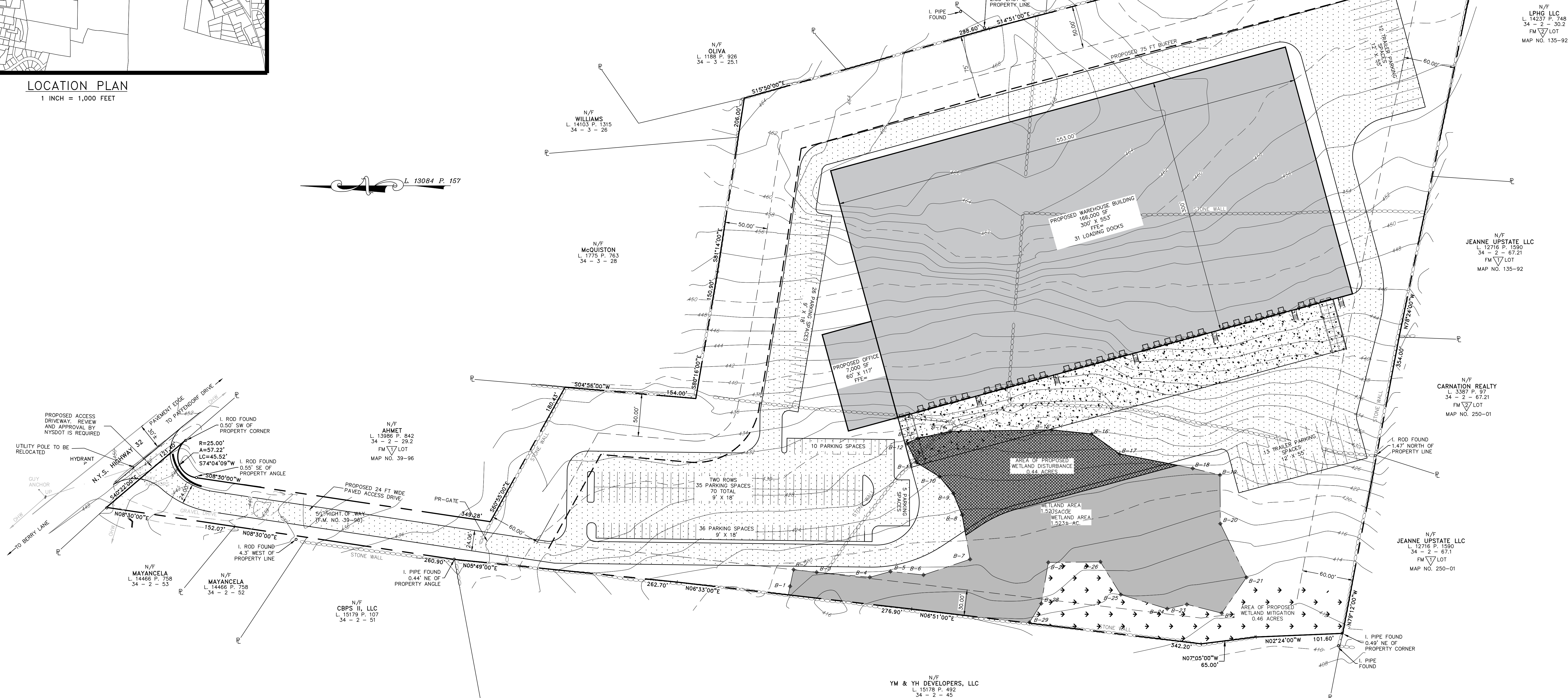
LOCATION PLAN  
1 INCH = 1,000 FEET

## GENERAL NOTES:

1. TAX MAP DESIGNATION: SECTION 34, BLOCK 2, LOT 29.1
2. TOTAL AREA: 15.14± ACRES
3. DEED REFERENCE: LIBER 13084 PAGE 157 OF DEEDS AS RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE.
4. ZONING DISTRICT: IB INTERCHANGE BUSINESS
5. FIRE DISTRICT: CRONOMER VALLEY FD
6. SCHOOL DISTRICT: NEWBURGH SCHOOL DISTRICT
7. ALL HORIZONTAL AND VERTICAL CONTROL DATA ON THE PROJECT SHALL BE PROVIDED BY A LICENSED SURVEYOR.
8. ALL PROPERTY CORNERS SHALL BE MARKED WITH 3/4" IRON RODS.
9. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
10. NO BUILDING PERMITS WILL BE ISSUED UNTIL SUCH TIME AS ALL OFF-SITE PUBLIC IMPROVEMENTS INCLUDED WITH THIS PLAN ARE COMPLETED TO THE SATISFACTION OF THE ENGINEER AND/OR BUILDING INSPECTOR. THIS PLAN IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS AND SPECIFICATIONS OF THE TOWN OF NEWBURGH AND WITH ALL DETAILS AND SPECIFICATIONS INDICATED ON THE APPROVED CONSTRUCTION PLANS AND SITE PLANS ON FILE WITH THE TOWN OF NEWBURGH.
11. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY ARTICLE 12A AND 239L OF THE GENERAL MUNICIPAL LAW.
12. ALL FEES SHALL BE PAID TO THE TOWN OF NEWBURGH PRIOR TO PLAN SIGNATURE.
13. A SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL BE PREPARED AND INCLUDED WITHIN THE PLAN SET. NO WORK OR CLEARING SHALL COMMENCE ON THE PROPERTY BEFORE APPROVAL BY THE PLANNING BOARD. EROSION CONTROL PRACTICES SHALL BE REVIEWED BY THE TOWN OF NEWBURGH ENGINEER AND/OR BUILDING INSPECTOR DURING THE SITE WORK AND CONSTRUCTION PROCESS AND CHANGES MADE TO ACHIEVE PROPER EROSION CONTROL PRACTICES.
14. PARKING SPACES: 1 SPACE PER 200 SQUARE FEET FOR OFFICE.  
7,000 SF / 200 SF = 35 SPACES  
2 SPACES PER 3 EMPLOYEES FOR WAREHOUSE USE  
166,000 SF / 1,000 SF = 166  
166/3 = 55.33 = 55 SPACES  
REQUIRED SPACES = 147  
PROVIDED SPACES = 147

## SURVEY NOTES:

1. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
2. SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
3. REFERENCES:  
MAP ENTITLED "MAP AND SUBDIVISION FOR MARIO COLANDREA, TOWN OF NEWBURGH, ORANGE COUNTY, N.Y.," DATED AUGUST 25, 1995 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MARCH 11, 1996, AS FILED MAP NO. 39-96.  
MAP ENTITLED "LOT LINE CHANGE MAP LANDS OF WILLIAM R. HENRY & R & v REALTY, LLC, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK," DATED JULY 18, 2001, LAST REVISED AUGUST 21, 2001 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON SEPTEMBER 25, 2001, AS FILED MAP NO. 205-01.  
MAP ENTITLED "SUBDIVISION PLAN LANDS OF JEGAMONT REALTY CORP., TOWN OF NEWBURGH, ORANGE CO., NEW YORK," DATED JANUARY 24, 1986 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JULY 27, 1988, AS FILED MAP NO. 9014.  
MAP ENTITLED "COMMERCIAL SUBDIVISION MAP LANDS OF JEGAMONT REALTY CORP., TN. OF NEWBURGH, ORANGE CO., NEW YORK," DATED SEPTEMBER 12, 1989 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JUNE 26, 1992, AS FILED MAP NO. 135-92.



## LEGEND

---	PROPERTY LINE
---	SETBACK LINE
---	PROPOSED EDGE OF PAVEMENT
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR

## TABLE OF ZONING REQUIREMENTS TOWN OF NEWBURGH - IB ZONE INTERCHANGE BUSINESS SITE PLAN USE #9

MINIMUM	REQUIRED	PROVIDED
LOT AREA	40,000 SF	15.14 ACRES
LOT WIDTH	150 FT.	>150 FT.
LOT DEPTH	150 FT.	>150 FT.
FRONT YARD	50 FT.	109 FT.
REAR YARD	60 FT.	60 FT.
SIDE YARD (ONE)	30 FT.	110 FT.
SIDE YARD (BOTH)	80 FT.	307 FT.
MAXIMUM		
BUILDING HEIGHT	MAX. HGT. 40 FT.	40 FT.
LOT BUILDING COVERAGE	40%	26%
SURFACE COVERAGE	80%	72±%

## RECORD OWNER/APPLICANT:

MKJ PARK, LLC  
208 SOUTH PLANK ROAD  
NEWBURGH, NY 12550  
34 - 2 - 29.1  
L. 15137 P. 1891  
FM 1/7 LOT  
MAP NO. 39-96

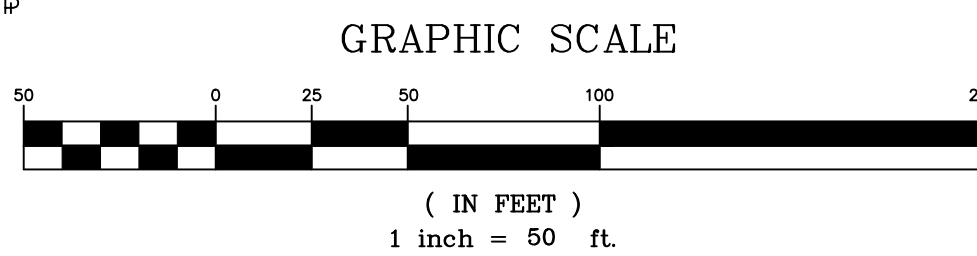
AREA:  
15.14± AC.

## CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON MARCH 19, 2021.

MKJ PARK, LLC

BY: RODNEY C. KNOWLTON, L.S.  
NEW YORK STATE LICENSE NO. 50276



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LANC & TULLY  
ENGINEERING AND SURVEYING, P.C.

P.O. Box 687, Rt. 207  
Goshen, N.Y. 10924  
(845) 294-3700

CONCEPTUAL SITE PLAN  
PREPARED FOR

MKJ PARK, LLC

TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

Drawn By: JW Checked By: Scale: 1" = 50' Tax Map No.: 34 - 2 - 29.1

DATE: DECEMBER 22, 2022  
Revision:  
CADD FILE: 210041-ENG.DWG  
LAYOUT: SITE PLAN  
SHEET NO.: 1 OF 3  
DRAWING NO.: C30  
A- 21 - 0047 - 01

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