



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

PROJECT NAME: A AMERICAN GRANITE & MARBLE
PROJECT NO.: 23-02
PROJECT LOCATION: NYS ROUTE 300
SECTION 60, BLOCK 3, LOT 14.2
REVIEW DATE: 13 JANUARY 2023
MEETING DATE: 19 JANUARY 2023
PROJECT REPRESENTATIVE: ACES SURVEYING, JONATHAN MILLEN, LLS

1. Comments from Jim Campbell's office regarding the use of the site in the B Zone for the granite business should be received.
2. Outdoor storage in accordance with Section 185-30 "outdoor storage cannot be any closer than 10 feet to a side or rear yard. It appears that the outdoor storage area may abut the rear yard of the lot.
3. Storage should be screened by landscaping. Applicants are proposing a chain link fence with slats to meet the requirements.
4. Adjoiner's Notices must be sent.
5. Project will require submission to Orange County Planning as it is located on a state highway.

Respectfully submitted,

MHE Engineering, D.P.C.

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

Patrick J. Hines
Principal

PJH/kbw

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