



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

PROJECT NAME: BRITAIN WOODS
PROJECT NO.: 22-17
PROJECT LOCATION: 442 LITTLE BRITAIN ROAD (NYS ROUTE 207)
SECTION 97, BLOCK 1, LOT 32.1, 32.2, 32.3 & 40.1
REVIEW DATE: 30 SEPTEMBER 2022
MEETING DATE: 6 OCTOBER 2022
PROJECT REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES, PC

1. The Sketch Plan for the project has been revised to remove the former large building layout. Previously three structures were proposed to contain 49 & 40 units. These larger buildings have now been proposed to be eliminated in favor of a maximum unit count of 27 units and a minimum unit count of 21 units within ten structures. Additional parking has been provided in the vicinity of the clubhouse, increasing parking from 24 to 31 spaces.
2. Notice of Intent for Lead Agency was mailed on 8 August 2022. Responses from NYSDOT and the City of Newburgh have been received. NYSDOT identifies that they will consider the project a major project and have identified potential impacts regarding traffic. DOT has requested a Traffic Impact Study, Sight Distance Matrix and Stormwater Pollution Prevention Plan. The City of Newburgh has provided extensive comments for the project in general and for portions of the project located within the City of Newburgh.
3. City requested that all utilities be depicted on the Site Plan, investigate the possibility of limiting the second access to the site as emergency access, sidewalks along the frontage within the City of Newburgh and the issues regarding stormwater management facilities within the City of Newburgh.
4. Based on modifications to the Sketch Plan it would appear that re-notification/ Adjoiner's Notices must be circulated. Section 185-57B(1) identifies that "in the event a modification to an application proposes a modification in a proposed use, an increase in the number of buildings or an increase of more than 10% in height or footprint of proposed buildings and structures, then a supplementary letter shall be required to be forwarded in the same manner advising of the modification".
5. Dominic Cordisco's comments regarding the need to complete a new Full Environmental Assessment Form and re-circulate based on the change in the number of buildings, should be received.
6. The applicants representative are requested to address Section 185-25C(10) regarding buffer strips. These should be specifically identified on the plans.

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7. Submissions made to the Army Corps of Engineers and other outside agencies should be copied to the Planning Board for a complete file.
8. Section 185-18C(4)b requires front yards on all state and county highways to be at least 60 feet in depth. This should be noted on the Bulk Table and buildable area of the lots.
9. The applicants are requested to address the availability of sewer for the site. It appears the project is not located in a sewer district.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines

Principal

PJH/kbw



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September 22nd, 2022

Town of Newburgh Planning Board
1496 NYS Route 300
Newburgh, NY 12550
ATTN: John Ewasutyn, Chairman

**RE: W.O. # 1146.01
BRITAIN WOODS
NYS ROUTE 207**

Dear Mr. Ewasutyn

Please find attached 14 copies of the revised Sketch Plan and architectural elevations for the proposed application of Britain Woods. The revised plans incorporate changes from comments received by the board as well as comments received from MH&E Engineering on August 4th, 2022. Some of these changes include:

Comments from PB Meeting

- Electric vehicle charging stations have been added. Two per proposed building.
- Extension of the sidewalk toward NYS Route 207 to promote pedestrian access.
- The larger buildings have been removed in favor of the smaller building type.
- Architectural Elevations have been revised to include architecture more consistent with the Town of Newburgh.

Comments of MHE

1. The project proposes 258 multi-family units on a 48 +/- acre parcel of property located off of NYS Route 207 at the Town of Newburgh, City of Newburgh line.

No response required.

2. The project was previously before the Board 2004 as a 388 unit condominium project on 67 +/-acre of land. The 67 acres had an adjoining parcel, Tax Lot 33.12 which is not part of the current application.

No response required.

3. The Planning Board issued a positive declaration on 2 December 2004. The positive declaration identified potential impact on transportation/traffic, potential impacts on neighborhood character and potential impact to historic sites.

No response required.

4. The updated EAF submitted with this application identifies having the site be sensitive for archeological sites.

The location of the historic kilns are located on the adjacent property and away from the proposed development. A SHPO sign off will be provided.

5. The project is currently proposing market rate apartments at the permitted 6 units per acre. The applicants have deducted lot area for the portion of the lot located within the Town of Newburgh (1.49 acres), utility Right-of-Ways (0.51 acres), land under water, ponds and wetlands (0.74 acres) and steep slopes (2.16 acres). Deductions result in a usable area of 43.06 acres. The calculation for 6 units per usable area results in the 258 units currently proposed.

No response required.

6. The plan should address accessible parking in the area of the Club House.

ADA parking has been added in front of the clubhouse with an ADA accessible route. The parking lot has been expanded to allow parking for parent parking with access to the sidewalk leading to a Kiosk to be used as a bus shelter.

7. Dominic Cordisco's comments regarding the lands within the City of Newburgh and the City of Newburgh's role in the review of the project should be received.

An application will be made to the City of Newburgh for the access improvements to the site.

8. Jurisdictional determination for wetlands delineated for the site should be received.

A jurisdictional determination submission has been made to the ACOE on April 14th 2022, our office is still awaiting response.

9. Sidewalks are provided throughout the interior network of the project however, sidewalks do not extend to NYS Route 207.

Additional sidewalks have been provided down to Route 207.

10. Adjoiners Notices must be sent out within 10 days of the appearance before the Planning Board.

Adjoiner notices have been sent out notifying adjoiners of the application.

11. The Board could consider circulation of Notice of intent for Lead Agency.

We respectfully request the board consider designating themselves as Lead Agency.

12. Further, review of the project will be undertaken upon receipt of detailed plans.

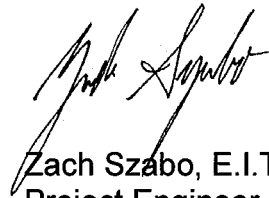
No response required.

If you have any additional questions and/or comments, please don't hesitate to contact this office.

Engineering & Surveying Properties, PC



Ross Winglovitz, P.E.
Principal



Zach Szabo, E.I.T.
Project Engineer

cc: Patrick Hines – MHE
Dominic Cordisco, Esq. – Drake Loeb

