



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

PROJECT NAME: E & C PROPERTY HOLDINGS/CAMP INTEGRITY
PROJECT NO.: 23-22
PROJECT LOCATION: SECTION 11, BLOCK 1, LOT 61
REVIEW DATE: 9 FEBRUARY 2024
MEETING DATE: 15 FEBRUARY 2024
PROJECT REPRESENTATIVE: DAY STOKOSA ENGINEERING/ MARK DAY, P.E.

1. The project has received variances for the pre-existing nonconformities on the project site.
2. The applicants have identified that a new sub-surface sanitary sewer disposal system to be designed for the site. This office recommends undertaking the design at this time rather than waiting for “preliminary” approval.
3. The plans were circulated to the Orange County Department of Planning on 17 November 2023.
4. Status of review by the Orange County Department of Public Works should be addressed.
5. Additional site detail previously requested has been added to the plans.
6. The applicants identify that the breeze way connecting the two large structures will be removed and a compliant fire separation wall will be constructed. Code Compliance comments should be received.
7. The project is being reviewed under Section 185-24 Educational Facilities in the Educational Facility Overlay District. The project requires site plan review and approval compliance with underlying sections of the referenced code and such educational facilities are subject to architectural review in accordance with Article X.
8. The Planning Board should discuss if a Public Hearing is to be scheduled.

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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