



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

**PROJECT NAME:** CPC OF THE WMM-USA, INC.  
**PROJECT NO.:** 20-03  
**PROJECT LOCATION:** SECTION 24, BLOCK 2, LOT 22.12  
**REVIEW DATE:** 15 SEPTEMBER 2023  
**MEETING DATE:** 21 SEPTEMBER 2023  
**PROJECT REPRESENTATIVE:** FRANKLIN ESTRELLA, RA

1. The applicants have retained the services of a new architectural consultant. The consultant has issued a letter dated 25 August 2002 (should say 2023) identifying conversation that project sponsors have had with the Code Enforcement Department. Based on this review it is recommended the following:
  - A Site Plan be submitted identifying all improvements on the site.
  - Central Hudson Gas and Electric Corporation approval of the wall and other improvements within their gas line right-of-way.
  - Sign off by NYSDOT for the access roads and other improvements with DOT right-of-way.
  - Evaluation of the location of the fence in compliance with Town of Newburgh Code.
  - Comments from the Jurisdictional Fire Department should be received.
2. The site has received an asphalt pavement overlay which was a concern of the Board during previous reviews. Condition of the parking lot has been significantly improved.
3. Confirmation that the pavement striping is in compliance with Town of Newburgh striping requirements. Copy Attached.
4. Further review of the project will be undertaken once the Site Plan has been prepared by the applicant's new consultant.
5. The project requires ARB approval from the Planning Board for modifications to the building facades.

Respectfully submitted,

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

A handwritten signature in black ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines  
Principal  
PJH/kbw

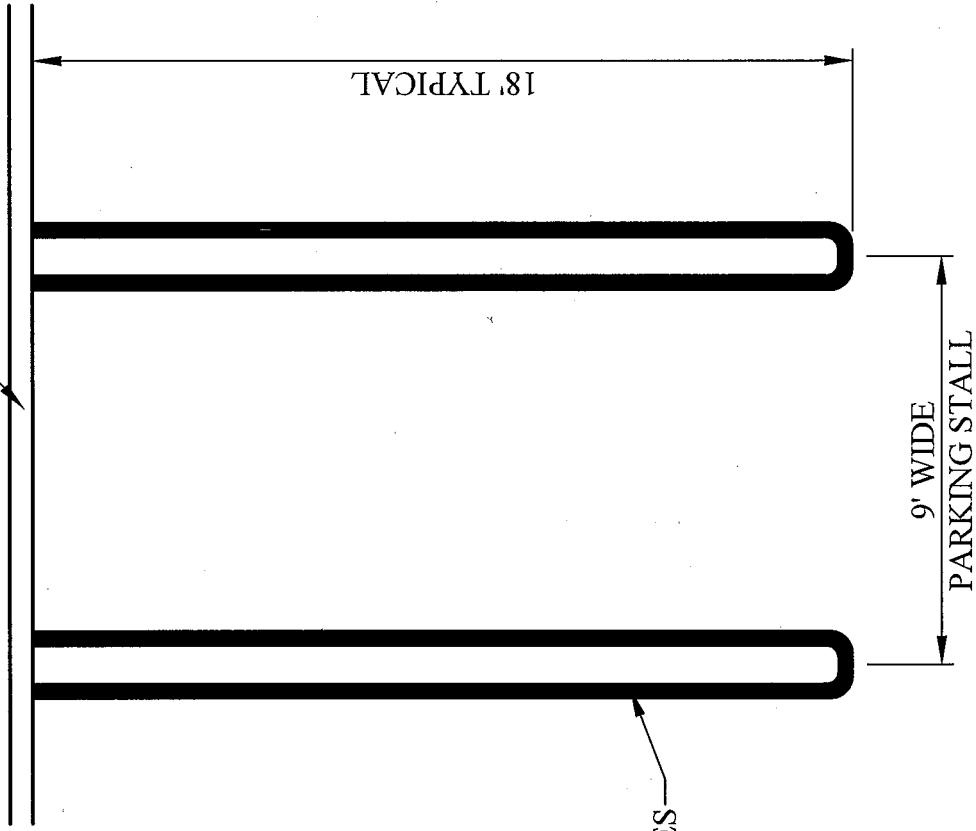
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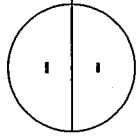
CONCRETE CURB



4" WHITE LINES  
14" O.C. (TYP.)

# TYPICAL PARKING SPACE DETAIL

SCALE: N.T.S.



# Franklyn Estrella Architect

## Architecture/Interior Design

August 25, 2022

Town of Newburgh Code Compliance Department  
21 Hudson Valley Professional Plaza  
Newburgh, New York 12550  
Attention: Gerald Canfield, Code Compliance Supervisor

Subject: Certificate of Occupancy Progress Report  
5308 Route 9W Newburgh  
New York 12550  
SBL:27-2-22.12

Dear Mr.: Canfield

Please be informed that I was retained by Olga Cabrera, Pastor of CPC of the WMM.USA,INC. to file plans and applications with the Department of Buildings to convert existing commercial building into a place of worship and to complete approval of the Zoning Variance required prior to construction plans approval.

As established in our meeting dated 8/3/2023, I met with the church officials, explained the filing process to obtain a change of occupancy and their need to commit to a time schedule that will satisfy the expectation of the Department of Buildings. The following is our commitment to complete the project as follows:

1- To resubmit revised site plans to the Planning Board for approval, once the following review comments are resolved:

- Fence approval by Central Hudson Right-of- way (high pressure natural gas line)
- Fence clearance by the NYSDOT right-of way.
- Fence clearance by the Town of Newburgh Municipal Code section 185-16
- Fire Department 24/7 accessibility into and around the building in case of fire.

2- Once the site plan is approved by the Planning Board we will file Architectural plans and applications with the Department of Buildings for approval. The plans will include the following:

- Architectural plans indicating the interior renovation of the first floor to conform to the proposed occupancy. The second floor to remain as is with a change of use only, no work and to indicate exterior work proposed.
- MEP plans indicating existing and proposed plumbing, Mechanical, electrical, modification of existing alarm system to include the first floor, new sprinkler system and fire suppression system for proposed kitchen.

A time schedule for filing the site plans with the Planning Board will depend on how soon we can resolve the Fence open issues stated above.

Yours Truly

Franklyn Estrella Architect



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