



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

PROJECT NAME: FABULOUS EVENTS, INC.
PROJECT NO.: 22-23
PROJECT LOCATION: SECTION 34, BLOCK 2, LOT 25.2, 54, 76, 77
REVIEW DATE: 10 MARCH 2023
MEETING DATE: 16 MARCH 2023
PROJECT REPRESENTATIVE: LANC & TULLY – JOHN QUEENAN, P.E.

1. The applicants are seeking the main access off of NYS Route 32. Comments from the Department of Transportation were received in response to the Lead Agency coordination. A Traffic Study with crash analysis was requested, as well as sight distance was to be shown on the plans. DOT requested additional site details and a Drainage Report. The applicants are requested to copy the Planning Board on all submissions to the DOT to keep the Board's files up to date.
2. Status and scope of the Traffic Study should be discussed.
3. The Stormwater Pollution Prevention Plan (SWPPP) is identified as "to be submitted in the future". The Stormwater Plan as well as the Traffic Plan are required prior to circulation to the Orange County Planning Department.
4. Adjoiner's Notices were sent.
5. The outdoor storage component previously proposed was removed from the plan.
6. An emergency access drive has been provided to the rear of the parcel accessing Crab Apple Court.
7. Sheet 3 of 8 continues to have outdoor storage notes on the plans. The Narrative has identified that outdoor storage would be removed.
8. The size of the water service should be depicted on the plans. The building will be required to have a sprinkler system. Water service should be sized for the water sprinkler and the potable water for the site. Typical detail is attached for the layout of the sprinkler/potable water.
9. The design for the subsurface sanitary sewer disposal system must be provided on future plans.
10. A Landscaping Plan consistent with the Town of Newburgh Design Guidelines should be provided. Parking is depicted within the front yard setback along NYS Route 32. Landscape

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planting and/or landscape features should be incorporated into this area to mitigate the parking within the front yard. Planning Board typically addresses front yard parking with a requirement for screening via low dry laid stone walls.

11. Is emergency access drive proposed to be gated?
12. Town of Newburgh Water and Sewer Notes are required to be placed on the plan sheets. Copies attached.
13. Project will be subject to ARB approval. Renderings of the building must be provided during the review process.
14. A Site Lighting Plan must be submitted for the Board's review.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink that reads "Patrick J. Hines". The signature is written in a cursive, flowing style.

Patrick J. Hines
Principal

PJH/kbw

TOWN OF NEWBURGH
WATER SYSTEM NOTES FOR SITE PLANS

1. "Construction of potable water utilities and connection to the Town of Newburgh water system requires a permit from the Town of Newburgh Water Department. All work and materials shall conform to the requirements of the NYSDOH and the Town of Newburgh."
2. All water service lines four (4) inches and larger in diameter shall be cement lined class 52 ductile iron pipe conforming to ANSI\AWWA C151\A21.51 for Ductile Iron Pipe, latest revision. Joints shall be either push-on or mechanical joint as required.
3. Thrust restraint of the pipe shall be through the use of joint restraint. Thrust blocks are not acceptable. Joint restraint shall be through the use of mechanical joint pipe with retainer glands. All fittings and valves shall also be installed with retainer glands for joint restraint. Retainer glands shall be EBBA Iron Megalug Series 1100 or approved equal. The use of a manufactured restrained joint pipe is acceptable with prior approval of the Water Department.
4. All fittings shall be cast iron or ductile iron, mechanical joint, class 250 and conform to ANSI\AWWA C110\A21.10 for Ductile and Gray Iron Fittings or ANSI\AWWA C153\A21.53 for Ductile Iron Compact Fittings, latest revision.
5. All valves 4 to 12 inches shall be Resilient Wedge Gate Valves conforming to ANSI\AWWA C509 such as Mueller Model A-2360-23 or approved equal. All gate valves shall open left (counterclockwise).
6. Tapping sleeve shall be mechanical joint such as Mueller H-615 or equal. Tapping valves 4 to 12 inches shall be Resilient Wedge Gate Valves conforming to ANSI\AWWA C509 such as Mueller Model T-2360-19 or approved equal. All tapping sleeves and valves shall be tested to 150 psi minimum; testing of the tapping sleeve and valve must be witnessed and accepted by the Town of Newburgh Water Department prior to cutting into the pipe.

Original 12-06-96
Revised 04-24-02
Revised 01-2015

TOWN OF NEWBURGH
WATER SYSTEM NOTES FOR SITE PLANS

7. All hydrants shall be Clow-Eddy F-2640 conforming to AWWA Standard C-502, latest revision. All hydrants shall include a 5 ¼ inch main valve opening, two 2 ½ inch diameter NPT hose nozzles, one 4 inch NPT steamer nozzle, a 6 inch diameter inlet connection and a 1 ½ inch pentagon operating nut. All hydrants shall open left (counter-clockwise). Hydrants on mains to be dedicated to the Town shall be Equipment Yellow. Hydrants located on private property shall be Red.
8. All water service lines two (2) inches in diameter and smaller shall be type K copper tubing. Corporation stops shall be Mueller H-15020N for ¾ and 1 inch, Mueller H-15000N or B-25000N for 1 ½ and 2 inch sizes. Curb valves shall be Mueller H-1502-2N for ¾ and 1 inch and Mueller B-25204N for 1 ½ and 2 inch sizes. Curb boxes shall be Mueller H-10314N for ¾ and 1 inch and Mueller H-10310N for 1 ½ and 2 inch sizes.
9. All pipe installation shall be subject to inspection by the Town of Newburgh Water Department. The contractor shall be responsible for coordinating all inspections as required with the Town of Newburgh Water Department.
10. The water main shall be tested, disinfected and flushed in accordance with the Town of Newburgh requirements. All testing, disinfection and flushing shall be coordinated with the Town of Newburgh Water Department. Prior to putting the water main in service satisfactory sanitary results from a certified lab must be submitted to the Town of Newburgh Water Department. The test samples must be collected by a representative of the testing laboratory and witnessed by the Water Department.
11. The final layout of the proposed water and/or sewer connection, including all materials, size and location of service and all appurtenances, is subject to the review and approval of the Town of Newburgh Water and/or Sewer Department. No permits shall be issued for a water and/or sewer connection until a final layout is approved by the respective Department.

Original 12-06-96
Revised 04-24-02
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TOWN SEWER SYSTEM NOTES

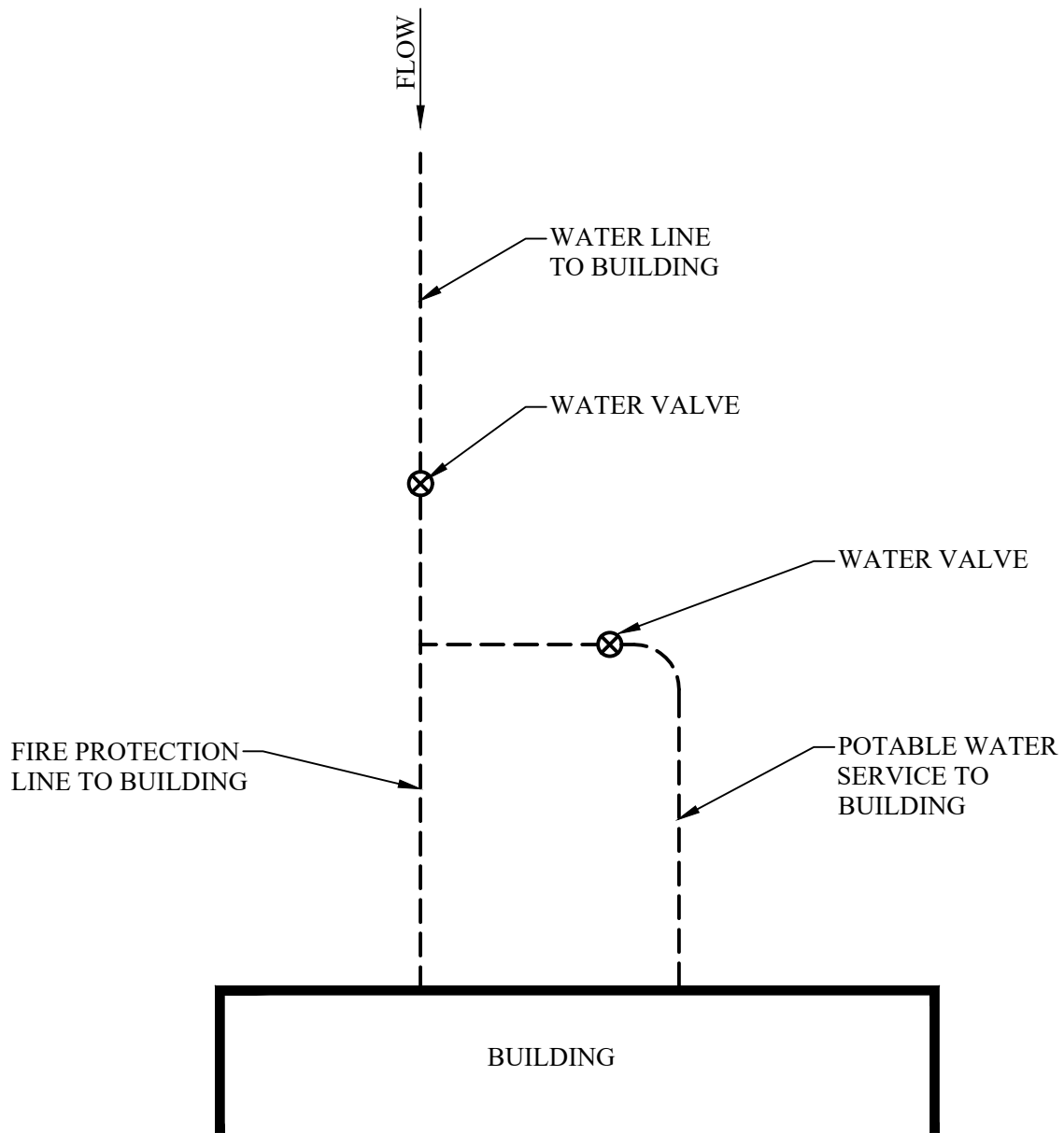
1. Construction of sanitary sewer facilities and connection to the Town of Newburgh sanitary sewer system requires a permit from the Town of Newburgh Sewer Department. All construction shall conform to the requirements of the NYSDEC and the Town of Newburgh.

2. All sewer pipe installation shall be subject to inspection by the Town of Newburgh Sewer Department. The Contractor shall be responsible for coordinating all inspections as required with the Town of Newburgh Sewer Department.

3. All gravity sanitary sewer service lines shall be 4 inches in diameter or larger and shall be SDR-35 PVC pipe conforming to ASTM D-3034-89. Joints shall be push-on with elastomeric ring gasket conforming ASTM D-3212. Fittings shall be as manufactured by the pipe supplier or equal and shall have a bell and spigot configuration compatible with the pipe.

4. The sewer main shall be tested in accordance with Town of Newburgh requirements. All testing shall be coordinated with the Town of Newburgh Sewer Department.

5. The final layout of the proposed water and/or sewer connection, including all materials, size and location of service and all appurtenances, is subject to the review and approval of the Town of Newburgh Water and/or Sewer Department. No permits shall be issued for a water and/or sewer connection until a final layout is approved by the respective Department.



NOTE:
 VALVING MUST BE ARRANGED SO THAT
 POTABLE WATER IS TERMINATED IF
 FIRE PROTECTION LINE IS TURNED OFF.

TOWN OF NEWBURGH FIRE PROTECTION
FLOW TO BLDG. CONNECTION DETAIL

X
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SCALE: N.T.S.