



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

**PROJECT NAME:** FABULOUS EVENTS, INC.  
**PROJECT NO.:** 22-23  
**PROJECT LOCATION:** HIGHLAND TERRACE  
SECTION 34, BLOCK 2, LOT 25.2, 54, 76, 77  
**REVIEW DATE:** 14 OCTOBER 2022  
**MEETING DATE:** 20 OCTOBER 2022  
**PROJECT REPRESENTATIVE:** LANC & TULLY – JOHN QUEENAN, P.E.

1. The applicant's are requested to address whether the project can access off of Crab Apple Court, an existing commercial private roadway.
2. NYSDOT approval for the access drive to NYS Route 32 will be required.
3. Filing of a lot consolidation map will be required as proposed project currently exists on several parcels.
4. Code Enforcement/Building Department comments on the use should be received. The use is identified as B Zone D-2 (Business, Professional and Research Offices and Banks). It should be noted the project also has accessory warehousing loading docks and outdoor storage.
5. The project proposes outdoor storage in compliance with Section 185-30.
6. Future submissions must address Stormwater Management as project identifies disturbing 4.5 +/- acres of property.
7. The County Planning submission will be required upon development of the detailed plans.
8. Town of Newburgh Planning Board may wish to declare intent for Lead Agency for SEQRA review.
9. Section 185-18 C(4)(b) requires front yard setbacks to be 60-feet in depth for lots abutting County and State highways.

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10. Additional review will be undertaken once detailed design plans have been developed for the project.

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 style with a large initial 'P'.

Patrick J. Hines  
Principal

PJH/dns