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

PROJECT: FARRELL INDUSTRIAL PARK
PROJECT NO.: 20-16
PROJECT LOCATION: SECTION 1, BLOCK 1, LOT 63.23
REVIEW DATE: 14 MAY 2021
MEETING DATE: 20 MAY 2021
PROJECT REPRESENTATIVE: JMC ENGINEERING/JOSEPH P. MCDAFFERI

1. The Planning Board issued a Notice of Intent for Lead Agency. This office circulated for Lead Agency on 26 January 2021. No involved agency has taken exception to the Planning Board being Lead Agency. At this time, the Planning Board can declare itself Lead Agency for the SEQRA review of the project.
2. Continued coordination with this project and the Town of Newburgh Town Board regarding potential fair share contributions to the Gardnertown Road/RT-300 intersection should be confirmed. The project sponsor is requested to confirm their willingness to participate in any proposed traffic improvements at the intersection.
3. The Berry Lane right-of-way information should be submitted to the Planning Board Attorney for review.
4. A sign-off from OPRHP has been received regarding potential impacts to cultural and archeologic resources. A No Impact letter has been received.
5. A revised SWPPP based on the grading changes to the plan has been submitted and is under review by this office.
6. References made in response to MHE comment #14 that the attached EAF has been revised. No EFA was attached to this submission.
7. The applicant requests this office to prepare a letter to the Orange County Health Department to authorize review of the subsurface sanitary sewer disposal system and water system on the site. This office will submit the letter upon planning board authorization.

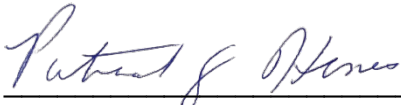
8. It is noted that at the request of the Planning Board that the emergency access road from Berry Lane has been placed back on the project plans.
9. The site contains what appears to be two (2) parcels. Is a lot consolidation required for the project? What appears to be a lot line, runs through proposed Building B. Documentation of the lot consolidation should be provided to the Planning Board.
10. NYSDOT approval for access and utilities will be required.
11. Hydrant locations should be reviewed with the Building Department and jurisdictional emergency services.
12. The fire and domestic water lines must show valve in such that termination of the fire line terminates the 4-inch domestic water line. The 4-inch valve depicted needs to be relocated to the 6-inch line prior to the tee for the potable water.
13. Location of the fire department connection should be evaluated by jurisdictional services. A valve on Building A appears to be located in front of parking spots.
14. We note in response to a NYSDOT comment that the culvert crossing at Route 300 is identified to be installed by directional drill or other trenchless technology. It is unclear if directional drill would be appropriate for a 24-inch RCP pipe. In addition, a connection to the catch basin is required, which would require excavation to complete those connections.
15. The applicant is requested to provide a water flow and pressure analysis that adequate supply for fire protection is provided in the 8-inch diameter water main identified on the site. This information will be required by the Health Department in their submission.
16. It is requested that the Planning Board be copied on any submissions to outside agencies including the design report for the subsurface sanitary sewer disposal system and water supply reports.
17. It is requested the applicants confirm that all stormwater management facilities which will contain standing water for any period of time be depicted as fenced. Appropriate fencing, gates and other details should be added to the plans.
18. Detail 34 on Sheet C-903 identifies thrust blocks. Restrained joint pipe is required in the Town of Newburgh. A restrained joint pipe chart should be added to the plans.
19. Several types of curbing are depicted on detail sheets including granite curb, concrete curb, curb and gutter and hot mix asphalt curb. The actual curbing on the site should be identified on the plans.
20. A monument sign is identified along the property frontage on NYS Route 300. The monument sign identifies "See architectural drawings for details". This information should be submitted to the Planning Board for review.
21. A dry laid stone wall detail exists in the detail sheets. Location of the dry laid stone wall

should be identified on the plans.

22. Retaining walls have been incorporated into the plans. Retaining walls will require stamped design plans and a building permit during construction. Appropriate notes should be added to the plans.
23. The geotechnical report identifies the need for blasting and/or mechanical rock removal. This should be discussed with the planning board .
24. A Stormwater Facilities Maintenance Agreement will be required to be filed with the Town and County.
25. The utility plan sheet C-300 has notes identifying items not considered in this project. I.e.; Note #27.
26. The project requires submission to the Orange County Planning Department for a 239 Referral. Complete application including SWPPP, plans and reports must be submitted.

Respectfully submitted,

**McGoey, Hauser and Edsall
Consulting Engineers, D.P.C.**



Patrick J. Hines
Principal

PJH/dns



Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

May 5, 2021

Chairman John P. Ewasutyn and Members of the Planning Board
Town Hall
308 Gardner Town Road
Newburgh, NY 12550

RE: JMC Project 18156
Farrell Industrial Park
Route 300
Town of Newburgh, NY



Dear Chairman Ewasutyn and Members of the Planning Board:

It was a pleasure to see all of you at your February 18, 2021 meeting, at which time we provided an update on the above referenced project and a summary of changes to the design since our initial presentation at your December 17, 2020 meeting. As a reminder, some of the key changes included:

- Elimination of the emergency access drive at Berry Lane at the request of the ZBA and neighbors that live along Berry Lane.
- The addition of notes regarding the limitation of use as a warehouse/distribution center due to the lack of public sewer availability and the inability of the proposed septic system to accept byproducts of production type uses.
- Updates to the landscape buffer design and an increase in the diversity of plant material.
- Elimination of the previously proposed tree clearing around the septic expansion area.
- Addition of references to landscape survival requirements.
- Reduction in the building height (and the required variance(s)) by 2 feet with the incorporation of a 1-foot parapet.
- Providing additional detail regarding anticipated employees and required parking spaces.
- Updating the truck turning analysis to show the Town of Newburgh fire truck.
- Addition of a freestanding stone wall along the site frontage.
- Providing a reference that the office can be up to 15% of the gross floor area for each building.

Upon completion of our presentation, we initiated a discussion with your Board, during which each of you advised of the importance of the emergency access drive and requested that it be reincorporated into the design. The Town Code Official supported this request and, in fact, indicated that the secondary access would be required.

The discussion then turned to a review of the written comments provided by the Board's consultants and other interested and/or involved agencies in the following correspondence:

- A. "Town of Newburgh Planning Board Technical Review Comments, prepared by MH&E Consulting Engineers, D.P.C.", dated February 12, 2021.
- B. "Letter from Creighton Manning to the Planning Board", dated February 12, 2021.
- C. "Memorandum from Karen Arent Landscape Architect to the Planning Board", dated February 12, 2021.
- D. "Letter from NYSDEC to the Planning Board.", dated February 12, 2021.

Since the February 18th meeting, the Applicant's team has been working to address the above comments, including the reincorporation of the emergency access drive. Accordingly, at this time, we are pleased to submit thirteen copies, unless otherwise noted, of the documents listed below, which have been revised/provided in response to the above noted correspondence. As previously requested by your Board, we will also provide copies of the documents directly to the Planning Board consultants via overnight delivery, as noted below the signature of this letter.

I. JMC Drawings:

<u>Dwg. No.</u>	<u>Title</u>	<u>Revision No.</u>	<u>Date</u>
C-000	"Cover Sheet"	2	04/21/2021
C-010	"Existing Conditions Map and Site Removals Plan"	2	04/21/2021
C-100	"Layout Plan"	2	04/21/2021
C-110	"Preliminary Lot Consolidation & Subdivision Plan"	2	04/21/2021
C-200	"Grading Plan"	2	04/21/2021
C-210	"Driveway Profile"	2	04/21/2021
C-300	"Utilities Plan"	2	04/21/2021
C-310	"On Site Wastewater Treatment System Plan"	2	04/21/2021
C-400	"Erosion and Sediment Control Plan"	2	04/21/2021
C-600	"Lighting Plan"	2	04/21/2021
C-700	"Truck Turning Plan"	2	04/21/2021
C-900	"Construction Details"	2	04/21/2021
C-901	"Construction Details"	2	04/21/2021
C-902	"Construction Details"	2	04/21/2021
C-903	"Construction Details"	2	04/21/2021
C-904	"Construction Details"	2	04/21/2021
C-905	"Construction Details (OWTS)"	2	04/21/2021
C-906	"Construction Details (Site Entrance)"	2	04/21/2021
C-907	"Construction Details (Site Entrance)"	2	04/21/2021
L-100	"Landscape Plan"	2	04/21/2021
L-900	"Landscape Details"	2	04/21/2021

2. Claris Design Build Architectural Drawings:

<u>Dwg. No.</u>	<u>Title</u>	<u>Revision No. / Date</u>	
A101	"Floor Plans Buildings A & B"	2	04/21/2021
A102	"Sign Details"	2	04/21/2021
A201	"Building A Elevations"	2	04/21/2021
A202	"Building B Elevations"	2	04/21/2021
A203	"Renderings"	2	04/21/2021
A301	"Building Sections"	2	04/21/2021

3. "Report on Subsurface Soil and Foundation Investigation", prepared by Carlin-Simpson & Associates, dated 10/20/2020.
4. "Addendum Letter on Preparation of Building Subgrade", prepared by Carlin-Simpson & Associates, Dated 04/01/2021.
5. "Full Environmental Assessment Form", signed and dated 05/04/2021. (revised)
6. "Phase IA Literature Search and Sensitivity Assessment & Phase IB Archeological Field Reconnaissance Survey Farrell Industrial Park Development Project", prepared by Hudson Valley Cultural Resources, Ltd., dated February 2021.
7. "Letter to JMC, From NYs Office of Parks, Recreation, and Historic Preservation", dated March 3, 2021.
8. "Stormwater Pollution Prevention Plan", revised 04/21/2021. (1 Copy only to MH & E Engineers)
9. CD Rom containing PDF copies of this letter and the above attachments. (1 Provided)

In order to assist in your review of the above listed and enclosed documents, we offer the following, which reiterates each comment in the above noted correspondence that was received by the Planning Board, and provides a written response to same, including a description of how/why each of the above documents has been revised and/or provided:

A. MH&E Consulting Engineers, D.P.C. Technical Review

Comment No. 1

The Planning Board circulated its Notice of Intent for Lead Agency on 26 January 2021. The time frame for Lead Agency determination will not have been lapsed by the 18 February 2021 Planning Board meeting.

Response No. 1

This comment is so noted. It is also noted that the time frame for Lead Agency has now lapsed, which allows the Board to take action on the Notice.

Comment No. 2

The Town Board is working with other projects in the vicinity of this project to evaluate fair share cost contributions to potential improvements at the Gardnertown Road/Route 300 intersection. Coordination between this project's Traffic Consultant and the NYSDOT as well as the Planning Board are required.

Response No. 2

This comment is so noted.

Comment No. 3

The previously proposed emergency access drive has been removed from the latest set of plans. Comments from the Town's Code Department as well as Jurisdictional Fire Departments should be received regarding the single point of access to a facility of this size.

Response No. 3

As noted above, the emergency access drive has been reincorporated into the design of the project as directed by the Town's Code Official. We are also happy to report that we met with representatives of the Cronomer Valley Fire Department on April 7, 2021 to provide an overview of the project and receive any comments they may have. The above listed and enclosed drawings have been revised to incorporate minor comments of the Fire Department, as follows:

- a. Addition of a centrally located hydrant within the truck loading zone between the two buildings.**
- b. Relocation of hydrants to better serve the department.**
- c. Addition of a Stortz connection at the building wall for the sprinkler system.**
- d. Addition of standpipe locations within the buildings.**

Comment No. 4

The intent of previous comment #12 was to identify if blasting for the proposed project will be required.

Response No. 4

The Geotechnical Report requested in previous comment #12 is attached hereto for information and reference. Upon review, it will show that blasting and/or chipping is anticipated to be required for the construction of this project. Therefore, "General Construction Note #9" has been added to JMC Drawing C-000 "Cover Sheet", which states:

“The contractor is informed that blasting and chipping are permitted for the excavation of rock. Should the contractor elect to use blasting, they shall be required to follow the recommendations set forth in the Geotechnical Report and obtain a permit from the Town of Newburgh, as well as follow all regulations as outlined in Chapter 66 “Blasting” of the Town of Newburgh Town Code.”

Comment No. 5

The project will require approval for the subsurface sanitary sewer disposal system from the NYSDEC and Orange County Health Department.

Response No. 5

This comment is so noted. We respectfully request that your Board provide us with a letter of referral, as required by the Orange County Department of Health, so that we can initiate the approval of the on-site Sanitary Sewer Disposal System (SSDS). A submission to the NYSDEC will follow the initial submission to the Orange County Department of Health. Copies of all relevant correspondence with the Health Department and NYSDEC will be provided to the Town.

Comment No. 6

The Applicants have provided further information regarding the Berry Lane right-of-way which extends through the site. It is unclear if the right-of-way is in favor of any entity. It is requested the Applicant consult with the Planning Board Attorney regarding the existence of the right-of-way and any impacts on the project.

Response No. 6

Additional information regarding the Berry Lane right-of-way has been requested from the title company. The information provided does not give absolute answers and it not anticipated that any further information or details are available.

Comment No. 7

Potable water and fire service water to the structures must be designed in such a manner that if fire flow water is terminated, potable water to the structure is similarly terminated. Separate fire and potable water lines are currently proposed entering the buildings.

Response No. 7

JMC Drawing C-300 “Utilities Plan” has been revised to show a single water service off the 8” private water main, which splits for fire and domestic services just before entering each building.

Comment No. 8

A response from OPHRP has been received requesting additional information regarding cultural resources. The Applicants have retained the services of a cultural resources expert. Copies of this report should be submitted to the Planning Board for the SEQRA record.

Response No. 8

The Phase IA/Phase IB Report, dated February 2021, and prepared by HVCRC, which was submitted to OPRHP in response to their comment, is attached hereto for the Boards information and records. As indicated in the Report no further analysis is anticipated to be required. Also attached hereto is a Letter from OPRHP, dated March 3, 2021, which acknowledges receipt of the Phase IA/Phase IB Report, and states that it is their opinion that “no properties, including archeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.”

Comment No. 9

Previous comment #23 identified a fairly large survey “gore” on the northeast portion of the project. The Applicants response states additional information will be provided.

Response No. 9

Additional information regarding the “gore” has been requested from the title company and has yet to be provided. The Applicant and their team will continue to explore this. However, it is also noted that the ownership of the “gore” has no impact on the design of this project.

Comment No. 10

The Applicants representative have identified that the proposed office portion of the warehouse had been noted as approximate, with the maximum area not to exceed 15% or the overall warehouse square footage. Currently the two story offices are identified at 18,500 and 10,500 square feet for buildings A & B respectively.

Response No. 10

This comment is so noted.

Comment No. 11

Note #25 on Sheet C-310 should identify the submission of a stamped As-Built plans for the subsurface sanitary sewer disposal system be provided to Code Enforcement in addition to the required certification.

Response No. 11

For clarification purposes, the OCDOH notes on drawing C-310 have been revised to letters. Therefore, Note #25 referenced in the comment is now Note Y. As requested, Note Y has been revised to indicate that stamped As-Built Plans for the OWTS shall be provided with the Certification. In addition, Note #10 has been added to the general notes on JMC Drawing C-310, requiring the contractor to provide an As-Built Survey, which will be used for the preparation of the As-Built Plans referenced in Note Y.

Comment No. 12

Stormwater Pollution Prevention Plan comments will be sent under separate cover.

Response No. 12

This comment is so noted. It is also noted that the SWPPP has been updated to reflect the current design and has been attached hereto for review.

Comment No. 13

Standard Town of Newburgh water and sewer notes must be added to the plans.

Response No. 13

As requested, the Town of Newburgh Standard Water and Sewer Notes have been added to Drawing C-300. In addition, Note #11 has been added to Drawing C-310, which refers to Drawing C-300 for the standard sewer notes.

Comment No. 14

The Applicants are requested to confirm that the Grading Plan for the site is a balanced Grading Plan or identify the amount of cut and fill material to be brought into or removed from the site.

Response No. 14

The Applicant's team has completed a review of the earthwork requirements to work towards a balanced cut and fill. The attached EAF has been revised to indicate the anticipated volume of excess topsoil that will be exported from the site. The project is close to providing a balanced cut and fill.

B. Creighton Manning Letter

Comment No. 1

Two "No Engine Brake" signs were added to the driveway. The sign located at station 10+80 is on the 2% uphill section of the egress lane (westbound). Should this be located on the downhill, ingress side of the road around, say station 9+00?

Response No. 1

As discussed at the February 18 meeting, the sign was placed on the uphill section of the road as a warning that the downhill is ahead, and engine breaking is not permitted. As suggested, the sign has been moved to Station 9+00.

Comment No. 2

The landscaping plan shows the addition of extensive vegetation along the entrance driveway, some of which are only a few feet from the curb. Does Karen Arent or the applicant have any concerns with the canopy extending over the driveway or roots growing towards/into the 13" pavement section?

Response No. 2

As discussed at the February 18 meeting, although Karen Arent was not concerned with the location of the trees, our office completed an internal review and made minor adjustments to the proposed location and species of the trees as needed.

Comment No. 3

There are two details for pavement – light duty and heavy duty (Sheet C-903). Are these pavement areas depicted on the layout plan? Sections are labeled "NYSDOT," "Typical," and "Concrete."

Response No. 3

As discussed at the February 18 meeting, the pavement references have been revised on Drawing C-100. As also discussed during the February 18 meeting, Mr. Wersted indicated that his office had some additional technical comments. These additional comments were discussed both on phone calls and via emails and, where required, minor adjustments/revisions were made to the above listed and enclosed plans.

C. Karen Arent Landscape Architect Memorandum

Comment No. 1

We have reviewed the revised landscape plan. The wooded area near the entrance to the site where the expansion area for the sewage disposal area will now remain. Additional landscaping has been installed in accordance with the previously issued comments. Soil notes have been included on the

drawings, however, depth of topsoil for various planting areas and a definition of topsoil should be listed on the erosion control and landscape plans. Specifications of topsoil/planting soil should be included on the landscape plan. The landscape plan should also include notes that require the landscape contractor to warranty plants for a period of two years from the time of acceptance by the landscape architectural consultant for the Town of Newburgh.

Response No. 1

This comment is so noted. Notes #10 & 11 on Drawing L-100 specify the soil requirements within the planting areas. Further, Note #12 on Drawing L-100 has been revised to reflect a warranty period of two years.

Comment No. 2

This project is close to the other Farrell building project, Hudson Place. The growth of large trees on the Industrial Park site indicates that topsoil is deep and of decent quality. Due to the large quantity of impervious surface area on the site, there will likely be a significant amount of topsoil left over after using stockpiled topsoil for proposed plantings. The Owner may want to consider trucking excess topsoil over to the Hudson Place project site as the topsoil on that site is likely not as deep or of such high quality.

Response No. 2

This comment is so noted.

Comment No. 3

The consultant will need to submit a landscape cost estimate to this office for review. Please include unit prices for all plant materials, including the purchase cost of the plant, labor for installation, and the cost for a two-year warranty. Include groundcovers and mulch in the cost estimate.

Response No. 3

This comment is so noted.

D. NYSDEC Letter

Comment No. 1

STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPDES) WASTEWATER

The proposal involves installation of a septic disposal system for wastewater produced from the industrial park. According to the EAF, the anticipated wastewater flow would be 3,480 gallons per day. Please note, sewage effluent discharges of 1,000 gallons per day or greater to groundwater are regulated under Article 17 of the Environmental Conservation Law and require a permit. This permit requirement is not listed in the submitted EAF. Based on the anticipated flow, this system may qualify for coverage under General Permit 0-15-001, SPDES Private / Commercial / Institutional (PCI) General

Permit. For more information, the specific eligibility requirements, and instructions on how to apply for this general permit, please visit the DEC website at, <https://www.dec.ny.gov/permits/101152.html>, and for other general information on SPDES wastewater permits please visit <http://www.dec.ny.gov/permits/6054.html>.

Response No. 1

The above listed and enclosed EAF has been revised to reflect the requirement for the SPDES Wastewater Permit and it is noted that the application will be submitted at the appropriate time.

Comment No. 2

SPDES STORMWATER

As the overall project will disturb over one acre of land, the project sponsor must obtain coverage under the current SPDES General Permit for Stormwater Discharge from Construction Activity (GP-0-20-001), and a Stormwater Pollution Prevention Plan (SWPPP) must be developed which conforms to requirements of the General Permit. Authorization for coverage under this SPDES General Permit is not granted until the Department issues all other necessary DEC permits.

As the site is within a Municipal Separate Storm Sewer System (MS4) community, the SWPPP must be reviewed and accepted by the municipality, and the MS4 Acceptance Form submitted with the SWPPP and the application for coverage, in accordance with the application instructions.

Response No. 2

This comment is so noted.

Comment No. 3

PROTECTION OF WATERS STREAM DISTURBANCE

The following stream is located within or near the site you indicated:

<u>Name</u>	<u>Class</u>	<u>DEC Water Index Number</u>	<u>Status</u>
Tributary of Quassaic Creek	C	H-94-6d	Not Protected

A Protection of Waters permit is required to physically disturb the bed or banks (up to 50 feet from stream) of any streams identified above as "protected." A permit is not required to disturb the bed or banks of any streams identified as "not protected."

If a permit is not required, please note, however, you are still responsible for ensuring that work shall not pollute any stream or waterbody. Care shall be taken to stabilize any disturbed areas promptly after construction, and all necessary precautions shall be taken to prevent contamination of the stream

or waterbody by silt, sediment, fuels, solvents, lubricants, or any other pollutant associated with the project.

Response No. 3

This comment is so noted.

Comment No. 4

FRESHWATER WETLANDS

The site is not within a New York State-protected Freshwater Wetland. However, please contact the United States Army Corps of Engineers in New York City, telephone (917) 790-8511 (Westchester/Rockland Counties), or (917) 790-8411 (other counties), for any permitting they might require.

Response No. 4

As indicated in our previous submissions, a wetland delineation was performed, and a report was issued to your Board. The project will not result in disturbance of the wetlands. Therefore, involvement of the ACOE is not required.

Comment No. 5

WATER QUALITY CERTIFICATION

There may be federally regulated wetlands on the site. If the US Army Corps of Engineers requires a permit pursuant to Section 404 of the Clean Water Act, then a Section 401 Water Quality Certification will be required. Issuance of these certifications is delegated in New York State to DEC. If the project qualifies for a Nationwide Permit, it may be eligible for coverage under DEC's Blanket Water Quality Certification. Coverage under the blanket requires compliance with all conditions in the blanket for the corresponding Nationwide Permit. A copy of the current blanket for the 2017 Nationwide Permits is available on the DEC website at:

http://www.dec.ny.gov/docs/permits_ej_operations_pdf/wqcnwp2017.pdf.

Response No. 5

As indicated in our previous submissions, a wetland delineation was performed, and a report was issued to your Board. The project will not result in disturbance of the wetlands. Therefore, involvement of the ACOE is not required.

Comment No. 6

STATE-LISTED SPECIES

DEC has reviewed the State's Natural Heritage records. No records of sensitive resources were identified by this review. The absence of data does not necessarily mean that other rare or state-listed

species, natural communities or significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

Response No. 6

This comment is so noted.

Comment No. 7

CULTURAL RESOURCES

We have reviewed the statewide inventory of archaeological resources maintained by the New York State Museum and the New York State Office of Parks, Recreation, and Historic Preservation. These records indicate that the project is located within an area considered to be sensitive with regard to archaeological resources.

For more information, please visit the New York State Office of Historic Preservation website at <http://www.nysparks.com/shpol>.

Response No. 7

As indicated above, a Phase IA/Phase IB analysis has been completed and submitted to OPRHP. A copy of the Report, which indicates that no significant cultural resources were found, and no further action is required. This was confirmed in the attached response from OPRHP after their review of the Phase IA/Phase IB Report.

Comment No. 8

OTHER

Other permits from this Department or other agencies may be required for projects conducted on this property now or in the future. Also, regulations applicable to the location subject to this determination occasionally are revised and you should, therefore, verify the need for permits if your project is delayed or postponed. This determination regarding the need for permits will remain effective for a maximum of one year unless you are otherwise notified. More information about DEC permits may be found at our website, www.dec.ny.gov, under "Regulatory" then "Permits and Licenses." Application forms may be downloaded at <http://www.dec.ny.gov/permits/6081.html>.

Response No. 8

This comment is so noted.

In addition to the above, on March 12, 2021, JMC received comments from the NYSDOT via email. We are currently in the process of addressing the comments regarding the Traffic Study and will be resubmitting to the NYSDOT in the near future. The Planning Board will be copied on the submission. In the interim, we have incorporated the requested plan revisions into the attached JMC drawings as follows:

- a) The sight triangles have been added to the Layout, Grading, and Landscape Plans.
- b) The proposed storm pipe which crosses under Route 300 has been increased from 15" diameter to 24" diameter, and the material has been changed from HDPE to RCP.
- c) A note has been added to indicate the 24" pipe must be installed without trenching across Rout 300. Accordingly, the full depth pavement for the trench, as well as the mill and resurface area is not longer referenced on the plans.

We trust that the above along with the enclosed documents have been revised to address the comments of the Board's consultants, and we look forward to the continuation of your review at your next available meeting. In the interim, should you have questions or require additional information, please do not hesitate to contact us at 914-273-5225.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Joseph P. Modafferi, Jr.

Joseph P. Modafferi, Jr., RLA
Senior Project Manger

cc: Dominic Cordisco, Esq., w/enc. (1 copy via overnight mail from JMC)
Mr. Patrick J. Hines, PE, w/enc. (1 copy via overnight mail from JMC)
Mr. Ken Wersted, PE, w/Drawings and EAF (1 copy via overnight mail from JMC)
Ms. Karen Arent, RLA, w/Drawings and EAF (1 copy via overnight mail from JMC)
Stanley A. Schutzman Esq., w/enc.
Mr. Stephen Zagoren, w/enc.
Mr. Butch Payne, w/enc.

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**Parks, Recreation,
and Historic Preservation**

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

March 03, 2021

Joe Modafferi
Senior Project Manager
JMC Pllc
120 Bedford Road
Armonk, NY 10504

Re: DEC
Farrell Industrial Park: New Construction
Town of Newburgh, Orange County, NY
20PR08015

Dear Joe Modafferi:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

OPRHP has reviewed *Phase 1A Literature Search and Sensitivity Assessment & Phase 1B Archaeological Field Reconnaissance Survey, Farrell Industries Development Project, NYS-300, Newburgh, Ulster County, New York* (Hudson Valley Cultural Resource Consultants, February 2021).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Philip A. Perazio, Historic Preservation Program Analyst - Archaeology Unit

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via email only

cc: Robert Peake, JMC

Division for Historic Preservation

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