



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

PROJECT NAME: FARRELL INDUSTRIAL PARK AMENDED
SITE PLAN / CLEARING & GRADING

PROJECT NO.: 23-9

PROJECT LOCATION: ROUTE 300
SECTION 34, BLOCK 2, LOT 45

REVIEW DATE: 11 DECEMBER 2024

MEETING DATE: 19 DECEMBER 2024

PROJECT REPRESENTATIVE: JMC PLANNING ENGINEERING – PITINGARO & DOETSCH

1. A work session was held with the applicant’s representative on 25 November 2024. Work session reviewed the proposed Clearing and Grading Application. Phasing plans have been developed to address previous comments regarding the clearing and grading.
2. The clearing and grading permit requires a Public Hearing in accordance with Chapter 83 of the Town Code.
3. The Orange County Planning Department provided a 239-review dated 30 September 2024 for the amended site plan.
4. The construction of the surface discharge sewage treatment plant requires a permit from the NYS Department of Environmental Conservation. NYSDEC issued draft comments from the Division of Water dated 22 November 2024. It is noted, that the comment letter identifies that a notice of incomplete application would be sent out from the Division of Environmental Permits. The notice of incomplete application may have other comments regarding the project.
5. Any approval should be conditioned on compliance of Town Code Section 185-20B, requiring security for performance operation and maintenance and construction of the waste water treatment plant.
6. Health Department approval for watermain extension continues to be required. This office takes no exception to submitting the plans to the Orange County Health Department at this time as the project previously had conditional approval.
7. The applicants are requesting that the Planning Board allow construction of retaining walls, which are required in order to perform clearing and grading of the project site.
8. Plans have been revised to include the sediment traps and sediment basins that have been designed for the drainage area for each of them. Construction details have been updated

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accordingly.

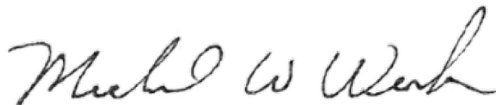
9. A five-acre waiver will be required. Five-acre waivers are issued by the Town of Newburgh Town Board. A specific request should be submitted. This office will prepare a cover letter to the Town Board. The request should address why a five-acre waiver is required and additional inspections and vegetive practices which will be implemented.
10. A Stormwater Facilities Maintenance Agreement is required.
11. NYSDOT is completing its final review of the amended project. Proposed culvert crossing NYS Route 300 is under jurisdiction of NYSDOT.
12. During the technical work session, it was identified that JMC would evaluate the nearest culvert crossing north of NYS Route 300. This culvert has been identified.
13. Additional test pits have been requested regarding depth of water table and permeability testing for the infiltration basin. The applicant's response has been that additional geotechnical engineering will be performed.
14. Clearing and grading regulations require the submission of securities. Security in the amount \$3,500. per acre is required.
15. An MS4 SWPPP inspection escrow should also be established in order for Town of Newburgh representatives to review the project during any clearing and grading activities.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal
PJH/kmm



Michael W. Weeks, PE
Principal

Link to Upload Farrell Industrial (PB # 23-9)

Amended Site Plan Approval

Amended Earthwork

<https://mhepc.egnyte.com/f/QGih9F3E4N>