



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

PROJECT NAME: GAS LAND PETROLEUM – 5200 ROUTE 9W
PROJECT NO.: 2019-16
PROJECT LOCATION: SECTION 43, BLOCK 5, LOT 1
REVIEW DATE: 13 NOVEMBER 2024
MEETING DATE: 21 NOVEMBER 2024
PROJECT REPRESENTATIVE: LABELLA ASSOCIATE – CHRIS LAPINE, P.E.

1. The existing trees on the site have been cataloged. The plans depict compliance with the maximum 50% removal in the R-3 Zoning District, maximum 75% removal in the B Zoning District. 38.75% of the trees are proposed to be removed in the R-3 district while 45.58% are proposed to be removed in the B District.
2. A Stormwater Facilities Maintenance Agreement will be required to be executed and filed.
3. An additional hydrant has been added to the plans between the Convenience Store and Automotive Repair facility. The watermain extension with hydrants requires Orange County Health Department approval.
4. The Building Departments comments on whether the buildings are required to have a fire suppression sprinkler system should be received. If fire suppression sprinkler system is required the water service laterals must be arranged such that potable water to the building is terminated if fire flow is terminated.
5. NYSDOT approval for highway improvements and utilities including drainage connection must be received.
6. Continued coordination with Central Hudson is required regarding activities in proximity to their gas main.
7. The subsurface sanitary sewer disposal system design includes 400 gallons per day for the Convenience Store/Deli. The applicants are requested to evaluate any additional flow from food service/kitchen use and the Deli.
8. Based on the Food Service Deli use Orange County Health Department approval for the subsurface sanitary sewer disposal system may be required.

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9. The project was submitted to the Orange County Planning Department 15 February 2022. A comment response letter was received 2 March 2022. County identified a local determination with several advisory comments.

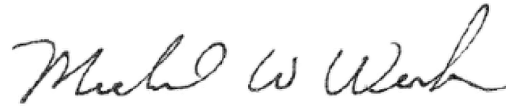
10. The Stormwater Pollution Prevention Plan continues to utilize a Type II Storm Event modeling. The applicant's response letter identifies a Type III Storm Event being utilized in the October 24 revision.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal
PJH/kmm



Michael W. Weeks, P.E.
Principal

Link for Plans for Gas Land Petroleum:

Site Plan:

<https://mhepc.egnyte.com/dl/FH8jTtfia>

Highway Improvement Plans:

<https://mhepc.egnyte.com/dl/OSUdH1C3yk>