



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

PROJECT NAME: MKJ PARK, LLC OFFICE & WAREHOUSE
PROJECT NO.: 22-32
PROJECT LOCATION: SECTION 34, BLOCK 2, LOT 29.1
REVIEW DATE: 29 JANUARY 2025
MEETING DATE: 6 FEBRUARY 2025
PROJECT REPRESENTATIVE: LANC & TULLY, PC /JOHN QUEENAN, P.E.

1. This office has submitted the project to Orange County Planning on 30 January 2025. The Planning Board authorized submission of the project to County Planning on November of 2024 subject to receipt of the Traffic Study and SWPPP. These items were transmitted via a drop box to MHE while I was out of the office for a week. Unfortunately, these emails were missed.
2. The SWPPP is under review by this office.
3. The project requires a Public Hearing. It is recommended the Planning Board consider scheduling at the next available date. County Planning comments will have been received and the SWPPP will have been reviewed and complete by that time.
4. Based on the tree removal chart prepared by the applicant tree removal exceeds the permitted amount in the IB Zone. Calculations for replanting and/or payment of fees should be incorporated into the plan. The tree removal calculations must identify each of the three categories of trees on the site. In accordance with the Tree Preservation Ordinance, it must be documented.
5. Changes to the NYSDEC Wetland Regulations have occurred. It is unclear what impact this will have on the project site.
6. Status of the Army Corps. of Engineers Nation Wide 39 Permit for wetland disturbance should be identified. A Water Quality Certification may be required by NYSDEC.
7. Securities for stormwater management and landscaping will be required. Associated inspection fees are also required to be posted prior to final approval.
8. Stormwater Facilities Maintenance Agreement must be executed for the site.
9. Status of NYSDOT and Ken Wersted' review of the Traffic Study should be addressed.
10. The grading and utility plan contains X's for stormwater management facilities. Rims and inverts

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must be depicted. Top of cub are similarly not identified.

11. Future submissions should contain responses to comments from Planning Board Consultants.
12. The applicant's representative identify they will seek a variance from the NYS Fire Code regarding the required two access points.
13. The applicants are requested to confirm all proposed lighting is dark sky compliant.
14. The design flow for the sanitary sewer disposal system has been identified at 1,140 gallons per day. NYSDEC and Orange County Health Department approval for the system is required. It is noted that the design flow in the percolation test result chart remain at 996 gallons per day. This should be addressed.
15. Comments from the jurisdictional Fire Department should be received. Cronomer Valley Fire District is included in lead agency circulation mailed on 5 May 2023.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal



Michael W. Weeks, P.E.
Principal

PJH/kmm

MKJ Park, LLC (22-32)

Link for Site Plan for MKJ Park, LLC:

<https://mhepc.egnyte.com/fl/mJ7I1F7Gvz>