



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

PROJECT NAME: NEWBURGH CHICKEN, LLC - POPEYES
PROJECT NO.: 23-17
PROJECT LOCATION: 197 SOUTH PLANK ROAD/SECTION 60, BLOCK 3, LOT 6.1
REVIEW DATE: 11 DECEMBER 2024
MEETING DATE: 19 DECEMBER 2024
PROJECT REPRESENTATIVE: DYNAMIC ENGINEERING

1. The project is before the Board for a Public Hearing. Any substantive comments received should be addressed by the applicant's representative.
2. County Planning comments dated 17 January 2024 have been received. County Planning comments issued a local determination with advisory comments.
3. The project's site is a 0.97 +/- acre parcel of property. The land disturbance will be slightly larger than that. Project results in potentially greater than 1 acre disturbance. A SWPPP has been prepared for the project. Under parking infiltration system has been designed for the redevelopment site. A proprietary stormwater practice is being utilized for pretreatment of the water quality.
4. The stormwater management system has resulted in a reduction in run off for all storm events. The project will require a permit from NYSDEC for a stormwater discharge.
5. Infiltration rates for the soils under the basin should be provided. Infiltration testing in accordance with NYSDEC permits should be incorporated into the plan. Ground water separation must be documented.
6. A Stormwater Facilities Maintenance Agreement will be required for the project.
7. Security for stormwater management and landscaping is required. Cost estimates should be prepared and submitted for review. Town Board approval of the cost estimates and inspection escrow is required.
8. NYSDOT has issued a conceptual sign off letter dated 25 November 2024. Highway work permit should be obtained prior to issuance of building permit.
9. The project is a Type II Action under SEQRA.
10. A design for the retaining wall must be submitted for a building permit after site plan approval.

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

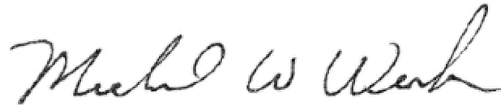
11. A minimum number of trees are proposed to be removed from the redevelopment site. Tree removal plan has been added to Sheet 3 of 20 of the plan set.
12. The water supply line for potable water and sprinkler water has been redesigned in compliance with Town requirements.
13. The project is subject to ARB approval. Planning Board should review building architecture and signage.
14. A typo on the outlet control structure at the 2-foot weir identifies an invert at 561.5 based on the stormwater model it should be 361.5.
15. Details should depict the valve on the 4-inch drain for the underground storage at invert 358.
16. 36" HDPE pipes should be identified as perforated in the details.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal
PJH/kmm



Michael W. Weeks, P.E.
Principal

Link to Download Site Plans:

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