



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

PROJECT NAME: NEWBURGH COMMONS
PROJECT NO.: 23-24
PROJECT LOCATION: SECTION 9, BLOCK 1, LOT 53.1 & 13
REVIEW DATE: 28 AUGUST 2024
MEETING DATE: 5 SEPTEMBER 2024
PROJECT REPRESENTATIVE: JMC PLANNING ENGINEERING

1. The project has received response from the second referral to Orange County Planning. County Planning has issued advisory comments.
2. Several design items continue to be outstanding:
 - A Flood Study regarding impacts to the flood plain and installation of a large diameter culvert must be submitted for review. A Flood Plain Development Permit must be received from the Code Enforcement Office.
 - NYSDEC approval for relocation of the stream including a Water Quality Certification and US Army Corps of Engineers approval must be received.
 - Status of the approval for the subsurface sanitary sewer disposal system from Orange County Health Department and NYSDEC should be addressed.
 - Orange County Health Department approval for water main extension with hydrants is required.
 - NYSDOT approval for all access drives and utility connections as required.
 - Applicants are requested to address the existing issue regarding sedimentation within the culvert under NYS Route 9W.
 - A Stormwater Facilities Maintenance Agreement is required between the Town and the property owner. This agreement must be filed with the Orange County Clerk's office. Security and Inspection Fees for stormwater facilities is required.
 - Sign off from the Town's Landscape Architect Consultant will be required. Security for landscaping and inspection fees for landscaping will be required.
 - Any grading in the area of the gas main must be coordinated with Central Hudson. Approval from Central Hudson for crossing the gas main and access points and any re-grading should be addressed.

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

- Status of approval of the traffic control device at the proposed intersection should be addressed. Construction of the traffic control signal with regard to project located on the west side of 9W should be addressed.
- Coverage under the NYSDEC SPDES Construction Stormwater Program will be required prior to stamping of the plans. Final review of the SWPPP is in process. A municipal authorization letter is required.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink that reads "Patrick J. Hines". The signature is written in a cursive style.

Patrick J. Hines
Principal

PJH/kbw

Newburgh Commons PB# 23-24

Link below to all project documents submitted for 20 June 2024

 [2024-06-10 Planning Board Submission](#)