



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

PROJECT NAME: NORTHEAST BUSINESS CENTER
PROJECT NO.: 2021-28
PROJECT LOCATION: SECTION 95, BLOCK 1, LOT 1.22
REVIEW DATE: 1 APRIL 2022
MEETING DATE: 7 APRIL 2022
PROJECT REPRESENTATIVE: COLLIERS ENGINEERING

1. The Planning Board circulated its intent for Lead Agency on 11 November 2021. No involved agency submitted an objection to the Planning Board acting as Lead Agency.
2. Adjoiner's notices were submitted in compliance with Town regulations.
3. City of Newburgh Flow Acceptance letter is required.
4. Stormwater Pollution Prevention Plan has been submitted. An existing Stormwater Permit has been maintained by the applicant for many years. Coverage under the existing permit will continue with the modifications proposed.
5. A review of the environmental documents provided does not identify any potential significant environmental impacts regarding the subject property. Applicants have identified tree clearing notes being added to the plans, however the majority of the site is currently in a grass lawn condition.
6. The Planning Board may want to discuss scheduling a Public Hearing.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines
Principal

PJH/kbw

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Narrative Summary

To: Town of Newburgh Planning Board
From: Colliers Engineering & Design
Parcel Info: Tax Lot: 95-1-1.22, Town of Newburgh, Orange County New York
Date: March 30, 2022
Project No.: PB# 2021-28- Northeast Business Center (CED#10000245B)

Colliers Engineering & Design, has submitted a Planning Board Application, Full EAF Part 1, Site plans, Traffic Analysis Memo and Stormwater Pollution Prevention Plan for the above referenced parcel.

The subject parcel is ±14.86 acres in size and located within the IB (Interchange Business) zoning district. The site is located on the west side of Corporate Boulevard, approximately 550' north of the intersection of NYS Route 17K and Corporate Boulevard. The two existing buildings on-site consists of a ±72,000 sq. ft. mixed office and warehouse use.

Additional site improvements include, associated parking & loading, stormwater management areas, utilities, site landscaping and lighting. The existing site is accessed through two driveways located on the east side of the site. The parcel is not located within the 100-year floodplain. The adjacent parcels to the south, east, and north are zoned "IB", the parcels to the west and northwest are zoned "B" and "R-1" respectively. Lastly, the existing and proposed use(s) of "Warehouse, Storage and transportation facilities, included trucks and bus terminals, not within 500' of route 17K" and "Office for business, research and professional use and banks" are permitted uses subject to site plan review by the Planning Board within the IB zoning district.

The updated submission materials will alter the previously approved site plans entitled "Amended Final Site Plan" prepared for High Tech Park at Northeast Business Center, situated in The Town of Newburgh, Orange County New York, dated 9/18/2006, prepared by Van Cleef Engineering Associates. The Van Cleef plans were approved by the Board and signed by the Chairman on 2/2/2007. These approved plans were never constructed. However, a New York State DEC SPDES Stormwater permit was filed for this project and remains open (SPDES# NYR 10M084). The principal change from the approved plans is the change in use of the proposed building from "Office" use to "Warehouse" use.

The applicant, JKC 700, LLC, proposes a 50,000 sq. ft. warehouse building, consisting of approximately 90% warehouse use and 10% office use. The proposed site improvements will

also include 12 trailer loading docks, a total of 273 parking spaces, new stormwater management areas, updated lighting and landscaping and other associated improvements. The project is in compliance with the IB zoning bulk requirements for the proposed use.

The site is located in the Town of Newburgh Consolidated Water District and the Crossroads Sewer District. The proposed building will connect to the existing services located within the site.