



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

PROJECT NAME: O'REILLY AUTO PARTS
PROJECT NO.: 23-21
PROJECT LOCATION: SECTION 60, BLOCK 3, LOT 41.21
REVIEW DATE: 10 NOVEMBER 2023
MEETING DATE: 16 NOVEMBER 2023
PROJECT REPRESENTATIVE: KINETIC DESIGN AND DEVELOPMENT

1. The applicant intends to occupy a significant portion of the former Sears location at the Newburgh Mall site. This will remain the same use, retail to retail.
2. Sheet ASP-1 identifies an aerial photo with proposed improvements. Current exterior improvements are proposed including;
 - New entrance landings on the south side of the building.
 - Installation of bollards in front of a proposed generator on the southwest portion of the building. Generator will be located within an enclosure incorporating the dumpster and the generator.
 - New storefront and vestibule are proposed along the eastern access. Existing awnings are proposed to be removed.
 - All striping should be compliant with Town of Newburgh required details. Copy Attached.
3. The project is exempt from County Planning as it is here for ARB review and minor Site Plan adjustments for the proposed tenant.
4. Adjoiner's Notices must be circulated.

Respectfully submitted,

MHE Engineering, D.P.C.

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

Patrick J. Hines
Principal

PJH/kbw

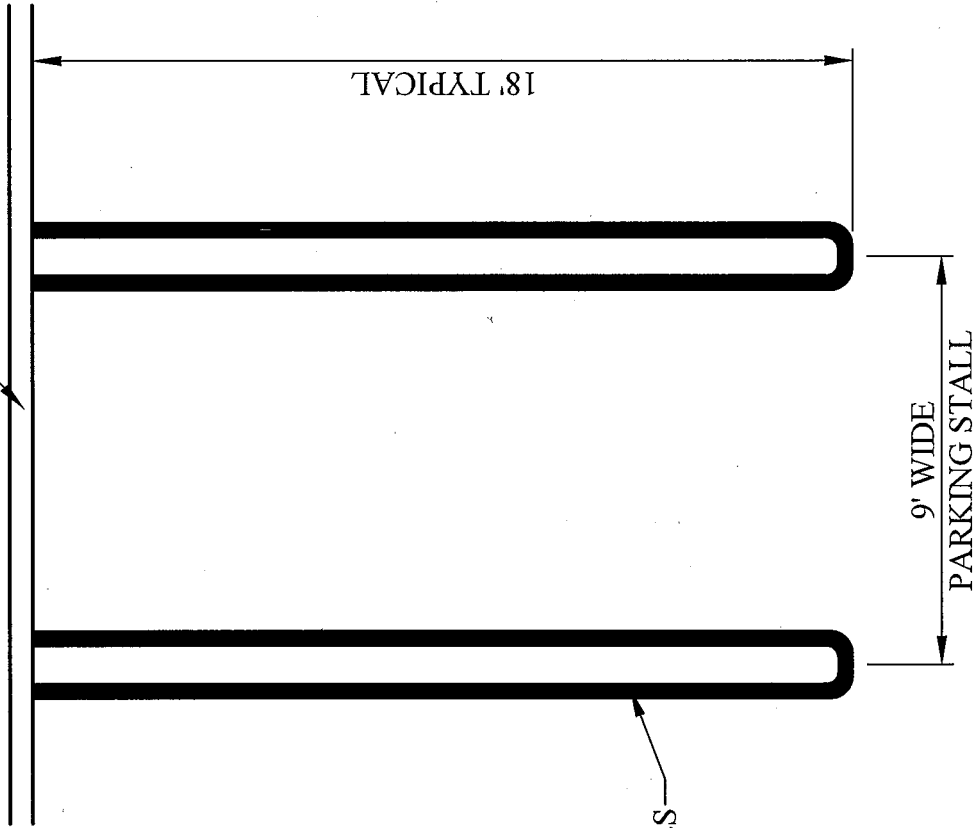
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CONCRETE CURB



18' TYPICAL

9' WIDE
PARKING STALL

4" WHITE LINES
14" O.C. (TYP.)

TYPICAL PARKING SPACE DETAIL

SCALE: N.T.S.

