



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

**PROJECT NAME:** SCANNELL - NEWBURGH COMMERCE CENTER  
**PROJECT NO.:** 21-21  
**PROJECT LOCATION:** 124 ROUTE 17K  
SECTION 95, BLOCK 1, LOT 58  
**REVIEW DATE:** 9 SEPTEMBER 2022  
**MEETING DATE:** 15 SEPTEMBER 2022  
**PROJECT REPRESENTATIVE:** WHITEMAN OSTERMAN & HANNA, LLC/DAVID EVERETT

1. The project is proposing to modify the previously approved drainage scheme from the property. Approved plans depict drainage within the NYSDOT 17K right-of-way from the site access drive in an easterly direction discharging to the stream which crosses under NYS Route 17K from a north to south direction in the vicinity of the Air Guard access drive. Current proposal is to convey runoff from the Stormwater Management Facilities to the rear of the property through an easement on the KIA site to the same stream. Previous Grading/Drainage Plans identify curb cuts to allow runoff from the easterly access parking areas to discharge to a swale in a southerly direction to bioretention Basin #2. Modified grading for the newly proposed pipe eliminates the swale. In addition one of the previously identified curb cuts appears to be removed from the plan sheet. The applicants representative are requested to evaluate the location of this swale.
2. A copy of the executed easement the adjoining property owner should be submitted for Dominic Cordisco's review.
3. A retaining wall has been proposed along the portion of the routing new pipe.
4. It is noted that the proposed 30 inch diameter pipe is approximately 25 feet deep for an extensive run. It is unclear if the applicants have geotechnical information regarding the presence of rock in the vicinity of the project. Will blasting be required for installation of the pipe at 25 ft. depth.
5. The applicants representatives are requested to provide design information that the 30 inch pipe at .5% can convey the anticipated peak flow from the Stormwater Management Facilities.

Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in dark ink, appearing to read 'Patrick J. Hines', written in a cursive style.

Patrick J. Hines  
Principal  
PJH/kbw

**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

September 7, 2022

John P. Ewasutyn, Chairman  
Town of Newburgh Planning Board  
21 Hudson Valley Professional Plaza  
Newburgh, New York 12550

**Re: Newburgh Commerce Center  
124 NYS Route 17K, Town of Newburgh, NY  
Planning Board Case #: PB21-21  
Langan Project No.: 190071901**

Dear Chairman Ewasutyn:

On behalf of our client Scannell Properties #618, LLC ("Scannell"), we are making this resubmission for the above referenced project located at 124 Route 17K in the Town of Newburgh (Tax ID: 95-1-58) (the "Property").

We are requesting that the Planning Board consider a modified drainage discharge design for this project. As you may or may not recall, the stormwater discharge from this site was handled by a drainage pipe running along Route 17K from the site to the stream east of the Kia dealership.

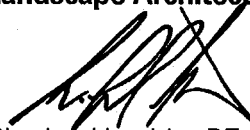
We have negotiated an easement with the owners of the Kia Dealership and have designed a discharge pipe that outlets to the same stream, just in a different location. The advantage of this new location is that a Title 15 permit from NYSDEC is not required.

We are including the revised Grading and Drainage Plan, drawing CG201 latest revision dated 9/06/22 with this submission.

In addition, digital copies of this plan have been forward to your consultants including; MHE, CM, Dominic Cordisco and Gerry Canfield. We also provided one printed version of the submission to MHE as requested.

We respectfully request that this item be placed on your September 15, 2022 meeting agenda for discussion.

Respectfully submitted,  
**Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.**



Charles Utschig, PE  
Senior Associate

WCU:mv  
Enclosure(s): Drawing CG201  
cc: M. Willson, Eli Miller, D. Everett

RECEIVED  
SEP - 8 2022

MHE Engineering, D.P.C.

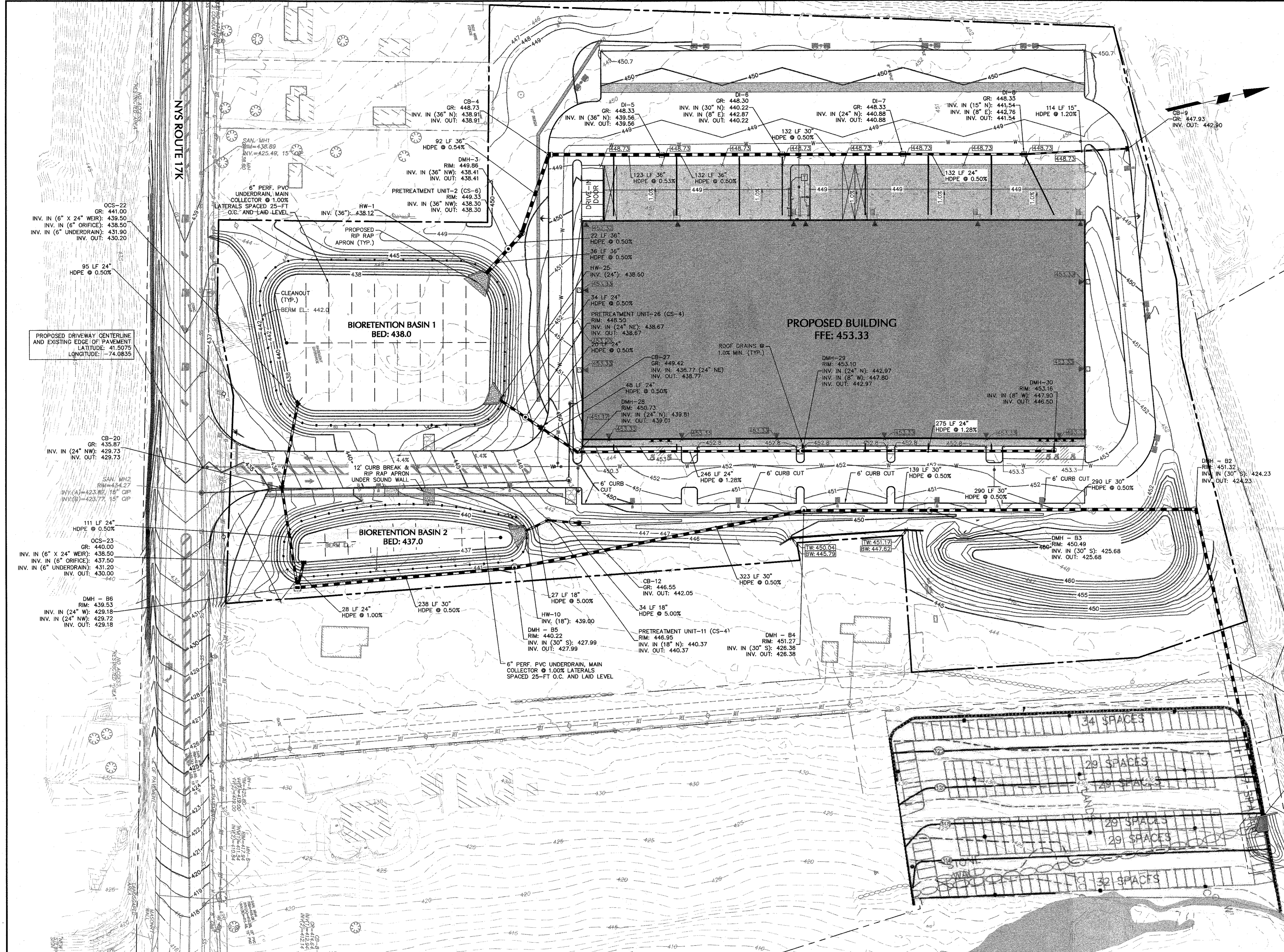
\\langan.com\data\WPW\data9\190071901\Outbound\\_SUBMISSION\2022-09-07 Submission to PB for Revised Drainage Option B\2022-09-07 Town of Newburgh Cover Letter Resubmission.docx

**DRAINAGE NOTES**

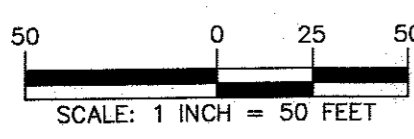
- ALL DRAINAGE STRUCTURES AND STORM PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, AND INVERTS PRIOR TO BEGINNING CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.
- THE CONTRACTOR MUST NOTIFY THE TOWN ENGINEERING/DEPARTMENT OF PUBLIC WORKS A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ALL CONNECTIONS TO TOWN FACILITIES SHALL BE COORDINATED WITH AND WITNESSED BY TOWN DPW PERSONNEL.
- ABBREVIATIONS:  
 HDPE = HIGH DENSITY POLYETHYLENE  
 INV = INVERT  
 LF = LINEAR FEET
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS AND SIZES OF ALL ROOF LEADERS AND COORDINATE WITH PROPOSED STORMWATER SYSTEM PRIOR TO INSTALLATION.
- ALL ROOF DRAINS FROM BUILDING SHALL BE BROUGHT TO FIVE (5) FEET OUTSIDE THE BUILDING LIMITS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END.
- ALL PROPOSED STORM DRAINAGE PIPING SHALL BE TEMPORARILY PROTECTED WITH REQUIRED MINIMUM COVER DURING CONSTRUCTION.
- ALL DAMAGED EXISTING DRAINAGE STRUCTURES ON-SITE OR OFF-SITE, CAUSED BY THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR, AS DIRECTED BY THE OWNER'S ENGINEER, AT NO COST TO THE OWNER OR TOWN.

**LEGEND**

- 449 MAJOR CONTOUR
- 449 MINOR CONTOUR
- 439 SPOT GRADE
- PROPERTY LINE
- DRAIN INLET
- STORM PIPE
- MANHOLE
- CLEANOUT



PROPOSED DRIVEWAY CENTERLINE AND EXISTING EDGE OF PAVEMENT  
 LATITUDE: 41.5075  
 LONGITUDE: -74.0835



Date	Description	No.
09/06/22	REVISED PER DEED LINE	3
08/26/22	REVISED PER EASEMENT	2
08/05/22	DRAINAGE PLAN OPTION B	1

SIGNATURE: *[Signature]*  
 DATE SIGNED: 9/7/22  
 W. CHARLES UTSCHIG, JR., PE  
 PROFESSIONAL ENGINEER NY Lic. No. 062303

**LANGAN**  
 Langan Engineering, Environmental, Surveying,  
 Landscape Architecture and Geology, D.P.C.  
 One North Broadway, Suite 910  
 White Plains, NY 10601  
 T: 914.323.7400 F: 914.323.7401 www.langan.com

Project  
**NEWBURGH COMMERCE CENTER**  
 SECTION No. 95, BLOCK No. 1, LOT No. 58  
 TOWN OF NEWBURGH  
 ORANGE COUNTY NEW YORK

Drawing Title  
**GRADING AND DRAINAGE PLAN OPTION B**

Project No.	190071901	Drawing No.	CG201
Date	JULY 15, 2022	Checked By	LM
Drawn By	LM	Sheet 1 of 1	
Checked By	CU		

**RECEIVED**  
 SEP - 8 2022

WARNING: IT IS A VIOLATION OF THE PROFESSIONAL ENGINEERING LAW AND PRACTICE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

PROJECT NO. 190071901