



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

PROJECT NAME: SPARK CAR WASH
PROJECT NO.: 23-23
PROJECT LOCATION: SECTION 96, BLOCK 1, LOT 4 & 5
REVIEW DATE: 11 DECEMBER 2024
MEETING DATE: 19 DECEMBER 2024
PROJECT REPRESENTATIVE: GK+A Architects, P.C.

1. The project was last before the Board in December of 2023. Application received Zoning Board of Approvals on 24 October 2024.
2. The Planning Board may wish to declare its intent for lead agency and circulate a Notice of Intent to Lead Agencies interested and involved agencies.
3. A review of the Long Form EAF submitted identifies the stream on the site as a Class C Stream. There appears to be a discrepancy in the NYSDEC Data Base as this stream was previously identified as Class A Stream up to the diversion structure Washington Lake, which is located immediately across the street from the project site.
4. The EAF identifies potential habit for threatened or endangered species including the Indiana Bat. The originally submitted EAF by the application identify a upland sand piper as a protected species as well.
5. Adjoiners Notices must be submitted. This office has no record of an Adjoiners Notices being issued for the initial 2023 appearance.
6. The demolition plan should contain notes that any demolition on the site requires a building permit prior to demolition.
7. Compliance with the Town of Newburgh's Tree Preservation Ordinance must be documented.
8. Compliance with the Towns guidelines regarding front yard landscaping should be documented.
9. As the project is located within the Washington Lake watershed the City of Newburgh water supply reservoir additional stormwater treatment is required as a policy of the Town of Newburgh. 110% percent of the water quality volume must be treated through stormwater practices.

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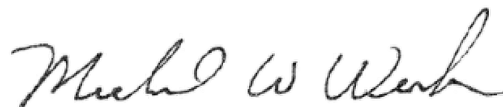
10. A City of Newburgh Flow Acceptance Letter be required. Anticipated hydraulic loading from the site should be calculated.
11. Permit from New York State Department of Transportation will be required for access and utilities.
12. The project is subject to ARB review for the buildings and signage. Size of the signage should be identified on the plans. Code compliance review of the size and height of the sign should be received.
13. The square footage of the structure should be identified on the plans. Fire suppression sprinkler system will most likely be required for structures greater than 2,500 square feet. Code compliance review should be received.
14. Areas of disturbance should be indicated on the plan.
15. Tree preservation detail should be added to the plans.
16. A preliminary review of the proposed stone basin with underdrain identifies that the bottom of the stone will be below the ground water elevation depicted in Boring B1.
17. The land use and zoning bulk table should be updated for the required front yard being 60 feet and accordance with Zoning Section 155-18(4)(b). Project complies however correct zoning setbacks should be identified.
18. The Planning Board may request a Traffic Study to identify traffic volumes and whether a full turning movement at Union Avenue should be provided.
19. The Planning Board should address whether sidewalks should be provided along the State Highway right-of-way.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal



Michael W. Weeks, P.E.
Principal

PJH/kmm

Link to Download Site Plans:

<https://mhepc.egnyte.com/fl/VFVgIbnM8l>