



**TOWN OF NEWBURGH
PLANNING BOARD**

PROJECT NAME: UNITY PLACE WAREHOUSE
PROJECT NO.: 21-29
PROJECT LOCATION: SECTION 97, BLOCK 2, LOT 14.1 & 19.12 & 37.2
REVIEW DATE: 9 FEBRUARY 2024
MEETING DATE: 15 FEBRUARY 2024
PROJECT REPRESENTATIVE: BROOKER ENGINEERING

1. The project received conditional final approval on 20 July 2023. The conditional approval had 25 specific conditions required to be met prior to stamping of the plans. Several of the conditions remain outstanding, including an Outside Sewer Use Agreement, filing of the Stormwater Facilities Maintenance Agreement, posting of required securities, approval from the Orange County Department of Health for the water main extension with hydrants and several of the other conditions. Applicants are requesting to receive a clearing and grading permit to remove the trees from the site leaving the stumps and deferring grading of the site until stamping of the plans. This request is in regard to tree cutting request restriction associated with potential bat species.
2. The Town typically requires security in the amount of \$3,500.00 per acre for the clearing and grading.
3. A tree preservation inspection fee was identified in the approval resolution. \$4,500.00 tree inspection fee should be posted prior to any clearing or grading.
4. The Public Hearing Notice for the project did not specifically address Chapter 83 Clearing and Grading. The project will clear greater than 1 acre of trees, mostly on the northern most portion of the property. Clearing of greater than 1 acre of trees triggers the need for a Chapter 83 Public Hearing.
5. No additional SEQRA review would be required as the grading plan and tree preservation plans were reviewed during the SEQRA process.
6. A plan specifically identifying areas to be cleared to have trees cut during the tree clearing process should be submitted for the Board's use.

Respectfully submitted,

MHE Engineering, D.P.C.

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

Patrick J. Hines
Principal
PJH/ltn

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