

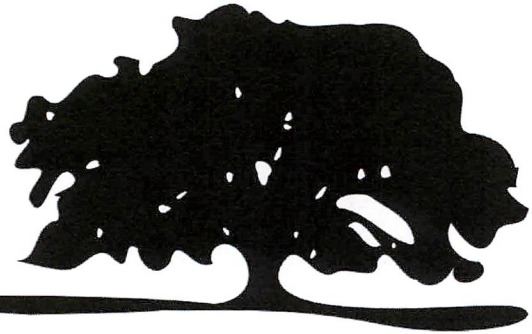
Conservation Advisory Council | City of Newburgh, New York

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Council Members:

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June 20, 2017

MEMO TO: Lisa Daily, Chair
City of Newburgh Planning Board
FROM: Chuck Thomas, Chair
Conservation Advisory Council ("CAC")
RE: Proposed Project – 640 Broadway Alberto Camacho
Commercial Site Plan

It is our understanding that the above-referenced project is coming before the Planning Board for review. A preliminary set of plans for the project was reviewed by the CAC at our regularly scheduled meeting of June 1, 2017. The CAC reserves the right to comment on final drawings when environmental considerations including but not limited to planting/landscaping plans and storm-water mitigation plan are fully developed.

We offer the following comments and recommendations to the Planning Board and the applicant based on the preliminary set of plans. Our comments are also to be included in the official record of any Public Hearings.

Overview:

The division of an existing commercial building at 640 Broadway into three commercial spaces with no changes currently proposed to the exterior or existing parking.

The Conservation Advisory Council, as the agency mandated to review the submitted **Coastal Assessment Form**, has the following comments and questions:


1.i. "Could this result in discharges....?" Parking lots are capable of accumulating pollutants from various sources and inadequate storm water management could result in discharges into coastal waters, and if so the answer would be Yes. The Council also requests information of grease collection container plans.

Recommendations and Concerns:

The Council is interested in the mitigation of negative impacts as a result of the proposed project through the use of permeable pavement and green plantings within the lot. While the present plan does not propose any alterations to the parking area, runoff from storm water into the combined storm sewer is a concern and all efforts should be made to alleviate runoff. The Conservation Advisory Council strongly recommends collecting the lot runoff and directing it to landscaping elements as irrigation rather than sending it to the City of Newburgh storm sewer system. We recommend using rainwater from any surface or source as supplemental irrigation or as a sole source of irrigation of grass areas or landscape islands.

Thank you for your consideration

Chuck Thomas, Chair, Conservation Advisory Council

Cc: City Council; City Manager 
Planning Department; Chad Wade, Assistant Engineer