

Conservation Advisory Council | City of Newburgh, New York

123 Grand Street, Newburgh, New York, 12550

Phone: (845) 569-7380 www.cityofnewburgh-ny.gov/conservation-advisory-council

Council Members:

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Gail Fulton

Karen McCarthy

(vacancy)



September 19, 2017

MEMO TO: Lisa Daily, Chair
City of Newburgh Planning Board

FROM: Chuck Thomas, Chair
Conservation Advisory Council ("CAC")

: **Proposed Project – 603 Broadway Site Plan**

The above-referenced project is coming before the Planning Board for review. A partial set of plans for the project was presented to the CAC without a site plan by the Applicant at our regularly scheduled meeting of September 7, 2017.

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

Overview:

603 Broadway is approximately .45 acres, situated in a Watershed Overlay Zone adjacent to the Patton Brook and the Quassiac Creek.

Recommendations and Concerns:

1. The proximity to the Quassaic Creek and Patton Brook are the primary concern. It is recommended that permeable surfacing such as pavers, gravel or permeable concrete be used to the east and south of the structure. Additional actions such as drainage swales and rain gardens or other stream buffers be installed to the east and south of the building to reduce runoff and flooding.
2. Storage, Vehicle Parking and Waste Storage are concerns. The project should not provide parking or storage activities to the east or south of the building in an effort to protect the adjoining streams. This would include the storage of waste or oils or greases which may wash into the creek during high water or flooding such as occurred during superstorm Sandy.
3. Storm water runoff. Every effort must be made to alleviate storm water runoff from entering the Creek corridor. Roof runoff leaders should be directed to gravel or drainage swales to settle runoff and sediments and keep them from entering directly into the Creek.

Respectfully Submitted

Chuck Thomas
Chair, CAC

A handwritten signature in blue ink, appearing to read 'C. Thomas', with the number '106' written below it.