



**Steven M. Neuhaus**  
*County Executive*

## ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS

---

**Erik Denega, P.E., P.M.P.**  
*Commissioner*

**P.O. Box 509, 2455-2459 Route 17M**

**Goshen, NY 10924-0509**

*www.orangecountygov.com*

**TEL (845) 291-2750 FAX (845) 291-2778**

**VIA E-MAIL:** shadden@townofmontgomery.com

Fred Reichle, Chairman  
Town of Montgomery Planning Board  
110 Bracken Rd  
Montgomery, NY 12549

January 17, 2025

Re: Neelytown Business Park  
County Road 99 (Neelytown Rd)  
Town of Montgomery, SBL: 36-1-10.1, 11.1, 11.212, 11.221, 11.23, 33, & 33-1-91  
OCDPW Review #21-0113

Dear Mr. Reichle:

This Department has concluded its review of the EIS related impacts to County Road 99 and has determined that no further comment is required by this office at this time.

The current site configuration, proposed use of the site driveways, location of the proposed driveway off Neelytown Road (CR 99) and the highway improvement mitigation measures identified in the EIS are satisfactory to this office.

A full technical review will be required prior to plan approval being granted by this office which will be completed during the site plan approval and highway work permit phase. Please note the following initial comments for the Applicant to consider:

1. This office will retain a traffic consultant to assist with our review and evaluation of the proposed improvements to County owned/maintained roads and infrastructure. (informational)
2. Timing modifications and installation of overhead detection via a 360-degree camera in lieu of the existing inductance loops to improve intersection efficiency at Neelytown/Beaver Dam Rd will be required by this office.
3. Full depth shoulders will be required in the area of the proposed truck entrance off Neelytown Rd.
4. Required documentation (deed, tax forms, dedication plans, and legal descriptions) for any land dedications and/or easements to Orange County will be required to be received by this office prior to plan approval being issued.
5. This office recommends that as part of the site plan approval a mechanism be in a place to require that the sight distance triangles over private property be maintained by the property owner to allow vehicles to safely exit the property and enter the County Road. This would include management of vegetation and a restriction on placement of objects (buildings, equipment, etc) that would impeded sight lines within the sight distance triangles.

The Applicant should provide one (1) hard copy and a digital copy (pdf) of all future submitted materials. Please send all digital submissions to [DPWsubmit@orangecountygov.com](mailto:DPWsubmit@orangecountygov.com).

Should you have any questions, please contact this office at your earliest convenience.

Yours truly,  
Orange County Department of Public Works



Anthony Trochiano, P.E.  
Principal Engineer

copy: Ryan McGuire, PE, Deputy Commissioner (via e-mail)  
Michael Villarosa, PE, Principal Engineer (via e-mail)  
Chris Callinan, Senior Engineer (via e-mail)  
Mike Carroll, Senior Engineer (via e-mail)  
Megan Tennermann, AICP, OC Planning (via e-mail)  
Pete Russillo, PE, PTOE (via email)