

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT, VA & CT)
PATRICK J. HINES
LYLE R. SHUTE, P.E. LEED-AP (NY, NJ, PA)

Main Office
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

Principal Emeritus:
RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

PROJECT: 349 SOUTH PLANK ROAD-AMENDED SITE PLAN
PROJECT NO.: 19-12
PROJECT LOCATION: SECTION 47, BLOCK 1, LOT 80.1
REVIEW DATE: 7 MAY 2019
MEETING DATE: 16 MAY 2019
PROJECT REPRESENTATIVE: JONATHAN CELLA, P.E.

1. The Applicants representative have identified the need for variances for the following:
Rear yard setback: 30 feet required- 17 feet proposed
Side yard setback: 15 feet required – 13 feet existing and proposed.
In addition it appears that the sign will require a variance as it currently encroaches on the NYSDOT right-of-way. A relocated sign should be provided either in compliance with the sign ordinance or a variance sought for the signage.
2. It is suggested while the Applicant is at the ZBA that an interpretation that the use as identified as a base for a car service meets personal service store or use definition. Personal service store or use is defined in Section 185-3 as “ an establishment or use that primarily renders services to persons rather than engaging in the sale of products, including but not limited to Barber, Hairdresser, Health Spa, Beauty, Tanning, Tattoo and Nail Salons and Parlors, Shoe Repair, Laundry Mat, Dry Cleaner, Tailoring, Dressmaking, Photographic Studio, Pet Grooming, Catering with no on site food service, Express Mail/Courier without warehouse, Travel Agencies and businesses providing similar services. Personal services may include as an accessory use only retail sales of items related to the service being provided. Personal services do not included professional office use or motor vehicle related services.”
3. Confirmation of the location of the water and sewer lines should be provided.
4. NYSDOT review of the access drive is required. NYSDOT driveway details will be required for the plan.
5. Proposed striping on the newly paved parking surfaces must be double striped in accordance with Town of Newburgh standards.

6. The Planning Board should evaluate the need for curbing on the site. NYSDOT entrance drive will be required to be curbed in compliance with DOT standards.
7. Site lighting appears to utilize existing pole lighting which is not located on the property.
8. It is requested the Applicant identify if the existing structure will be utilized to perform vehicle maintenance and service.
9. A review of the site identifies that the project frontage is completely open to NYS Route 52. Defined NYSDOT commercial access will be required and curbing along the frontage must be provided in association with the proposed landscaping.

Respectfully submitted,

***McGoey, Hauser and Edsall
Consulting Engineers, D.P.C.***

Patrick J. Hines
Principal
PJH/kbw

TOWN OF NEWBURGH PLANNING BOARD

APPLICATION PACKAGE

for

SUBDIVISIONS,

SITE PLANS,

LOT LINE CHANGES

And

SPECIAL EXCEPTION USE PERMITS

Procedures and Requirements

July 2013

**TOWN OF NEWBURGH PLANNING BOARD
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550
(845) 564-7804
fax: (845) 564-7802
planningboard@hvc.rr.com**

JULY 2013

TO WHOM IT MAY CONCERN:

This package of information and forms is provided to assist the applicant in the preparation of a submission of a site plan, subdivision, lot line change or special exception use permit to the Town of Newburgh Planning Board. In most cases the application will be prepared initially by a licensed professional engineer, architect, surveyor or land planner. Since in almost every case such professional will be required for the process, they should be retained as early as possible.

Procedurally, the applicant should contact the Planning Board to discuss the potential project and obtain the necessary forms and regulations.

The Zoning and Subdivision Regulations of the Town of Newburgh require that the applicant must present plans to the Secretary of the Planning Board. When your application is complete, it will be placed on the next **AVAILABLE** agenda. Submittals must be handed in to the Planning Board Secretary at least 10 days prior to the next meeting, but the date of the appearance at a meeting will be determined by the next available time slot, not necessarily the next meeting. You will be notified of the date, time and place of your meeting.

A minimum of **FOURTEEN (14)** sets of **FOLDED PLANS** for a major or minor subdivision or a site plan must be submitted with a **COMPLETED** application, and **FIFTEEN (15)** sets of plans must be submitted if plans need to be submitted to the Town of Newburgh Traffic Consultant. This completed application must include a **LONG FORM OR FULL EAF** for every project except lot line changes, 2 lot subdivisions under 3 acres or site plans impacting less than one acre, along with a **NARRATIVE** of the proposed project. The narrative should include the action being taken, the size of the parcel, what zone the parcel is in, the water and sewer information, any Zoning Board of Appeals relief needed, and whether the parcel is on a private or town road. Complex or unusual projects should be discussed in greater detail.

Following the first meeting before the Planning Board the applicant is required to send an Adjoiner Notice to property owners within 500 feet of the parcels in question (please see final page of the package for full instructions).

Upon initial review of a Short Form, the Planning Board may require specific additional environmental information or the preparation of a Long Form. Long Form part 1 should be completed by the applicant. The Board will review and may modify Part 2 prior to making a decision on the SEQRA aspect of the project.

All fees for consulting and professional services that the Planning Board incurs during the review of the applications will be the responsibility of the applicant. An advance deposit for these fees will be required and will be placed in an escrow account with the Town. If the escrow account falls below the 40% of the initial deposit, the applicant will be required to immediately make an additional deposit to the escrow account prior to any further review of the project application by the Planning Board.

Very truly yours,

JOHN P. EWASUTYN, Chairman
Town of Newburgh Planning Board

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550**

DATE RECEIVED: _____ TOWN FILE NO: _____
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):

PROPOSED COMMERCIAL SITE PLAN FOR
ALL TRANSPORTATION NETWORK

2. Owner of Lands to be reviewed:

Name 349 S. PLANK ROAD, LLC c/o MICHAEL ZAPPONE
Address 349 SOUTH PLANK ROAD
NEWBURGH, NEW YORK, 12550
Phone 845-591-8260 mz@alltrans.net

3. Applicant Information (If different than owner):

Name SAME
Address _____

Representative JONATHAN CELLA, P.E.
Phone 845-741-0363
Fax _____
Email jonathancella@hotmail.com

4. Subdivision/Site Plan prepared by:

Name JONATHAN CELLA, P.E.
Address 51 HUNT ROAD
WALKKILL, NEW YORK 12589
Phone/Fax 845-741-0363 jonathancella@hotmail.com

5. Location of lands to be reviewed:

349 SOUTH PLANK ROAD

6. Zone B DISTRICT
Acreege 0.47

Fire District ORANGE LAKE
School District NEWBURGH

7. Tax Map: Section 47 **Block** 1 **Lot** 80.1

8. Project Description and Purpose of Review:

Number of existing lots _____ Number of proposed lots _____
Lot line change _____
Site plan review COMMERCIAL SITE PLAN OF LOT WITH EXISTING BUILDING
Clearing and grading _____
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) EXISTING 15' WIDE SANITARY SEWER EASEMENT ALONG PROPERTY'S FRONTAGE

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature  Title PRESIDENT/OWNER/owner

Date: 4-30-19

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

TOWN OF NEWBURGH PLANNING BOARD

SITE PLAN FOR ALL TRANSPORTATION NETWORK

PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. X Environmental Assessment Form As Required
2. X Proxy Statement
3. X Application Fees
4. X Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

1. X Name and address of applicant
2. Name and address of owner (if different from applicant)
3. X Subdivision or Site Plan and Location
4. X Tax Map Data (Section-Block-Lot)
5. X Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. X Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. X Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. X Date of plan preparation and/or plan revisions
9. X Scale the plan is drawn to (Max 1" = 100')
10. X North Arrow pointing generally up

11. Surveyor,s Certification
12. Surveyor's seal and signature
13. Name of adjoining owners
14. N/A Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. N/A Flood plain boundaries
16. N/A Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. Metes and bounds of all lots
18. Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. Show existing or proposed easements (note restrictions)
20. Right-of-way width and Rights of Access and Utility Placement
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. Lot area (in sq. ft. for each lot less than 2 acres)
23. N/A Number of lots including residual lot
24. N/A Show any existing waterways
25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. Show topographical data with 2 or 5 ft. contours on initial submission

30. X Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. N/A If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. N/A Number of acres to be cleared or timber harvested
33. N/A Estimated or known cubic yards of material to be excavated and removed from the site
34. N/A Estimated or known cubic yards of fill required
35. X The amount of grading expected or known to be required to bring the site to readiness
36. N/A Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
- _____
- _____
37. N/A Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
- _____
- _____
38. _____ List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: JONATHAN CELLA, P.E.

Licensed Professional

Date: 

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date):

STATEMENT TO APPLICANTS

RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW

The Town of Newburgh Clearing and Grading Control Law requires a separate permit for most site preparation activities, including clearing, grading, tree cutting, excavating and filling. Site preparation activities performed following site plan or subdivision approval by the Planning Board may be exempt from the permit application, public hearing, fee and bonding requirements of the law provided the subdivision or site plan application has been reviewed for conformance with the clearing and grading law and the approval conditioned on compliance with the standards set forth in the law. Completion of the attached form will enable the Planning Board to review your application for conformance with the law's requirements. In the event it is not completed you may be required to apply for a separated permit for your site preparation activities. A sediment and erosion control plan and a plan showing the areas to be cleared, filled, graded or subjected to tree cutting, the types of vegetation affected and the proposed disposition of the destroyed vegetation must accompany the form. A SEQRA long form or full EAF should be utilized to discuss any environmental impacts and must accompany the application.

**TOWN OF NEWBURGH
APPLICATION FOR CLEARING AND GRADING**

Name of applicant: _____ N/A _____

Name of owner on premises: _____

Address of owner: _____

Telephone number of owner: _____

Telephone number of applicant: _____

State whether applicant is owner, lessee, agent, architect, engineer or contractor:

Location of land on which proposed work will be done: _____

Section: _____ Block: _____ Lot: _____ Sub. Div.: _____

Zoning District of Property: _____ Size of Lot: _____

Area of lot to be cleared or graded: _____

Proposed completion of date: _____

Name of contractor/agent, if different than owner: _____

Address: _____

Telephone number: _____

Date of Planning Board Approval: _____ (if required)

I hereby agree to hold the Town of Newburgh harmless from any claims arising from the proposed activity.

Signature of owner: _____ Date: _____

Signature of applicant (if different than owner): _____

TOWN ACTION:

Examined: _____ 20 _____

Approved: _____ 20 _____

Disapproved: _____ 20 _____

FEE LAW SUMMARY

PENDING APPLICATIONS

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

SEVERABILITY

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

EFFECTIVE DATE:

This local law shall take effect immediately upon filing in the Office of the Secretary of State.

FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

349 S. PLANK ROAD, L.L.C.
c/o MICHAEL ZAPPONE

APPLICANT'S NAME (printed)



APPLICANT'S SIGNATURE

9-30-19

DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be placed on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PROXY

(OWNER) MICHAEL ZAPPONE, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 6819 TURNBERRY ISLE CT., LAKEWOOD RANCH FLORIDA 34202
IN THE COUNTY OF MANATEE COUNTY
AND STATE OF FLORIDA
AND THAT HE/SHE IS THE OWNER IN FEE OF _____
349 SOUTH PLANK ROAD, NEWBURGH, NEW YORK 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND JONATHAN CELLA, P.E. IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 4-30-19


OWNERS SIGNATURE

Michael Zappone
OWNERS NAME (printed)


WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

Gina Canneto, witness
WITNESS' NAME (printed) Rachel



Gina Canneto
State of Florida
My Commission Expires 02/02/2023
Commission No. GQ 269001

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

4-30-19

DATED

MICHAEL ZAPPONE

APPLICANT'S NAME (printed)


APPLICANT'S SIGNATURE

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

NONE

NAME, ADDRESS, RELATIONSHIP OR INTEREST
(financial or otherwise)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

TOWN BOARD

PLANNING BOARD

ZONING BOARD OF APPEALS

ZONING ENFORCEMENT OFFICER

BUILDING INSPECTOR


OTHER

4-30-14
DATED

INDIVIDUAL APPLICANT

349 S. PLANK ROAD, L.L.C.
c/o MICHAEL ZAPPONE

CORPORATE OR PARTNERSHIP APPLICANT

BY: 
X (Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)

AGRICULTURAL NOTE

(Required to be placed on all plans where property lies within 500 feet of land in active agricultural production or operation)

Property adjacent to lots (1) is in active agricultural operation and production and residents must be aware that such property is protected by New York State "Right to Farm Laws" as regulated by the Department of Agriculture and Markets. From time to time during and prior to the normal growing season land and crops may be sprayed from the ground or by air, manure may be applied, and periodic noise may occur from machinery operation at various times throughout the day. Residents should be aware of this action by the adjacent property owners.

(1) Specific lots adjacent to the active farming area which are impacted shall be inserted in this space.

AGRICULTURAL DATA STATEMENT

N/A

(Required pursuant to Agricultural and Markets Law §305-a for applications for site plan approvals, use variances and subdivision approvals that will occur on property within a County Agricultural District containing an active farm operation or on property with boundaries within five hundred feet of an active farm operation located in a County Agricultural District)

Name and address of the applicant: _____

Description of the proposed project: _____

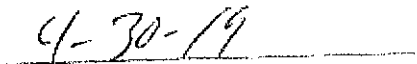
Location of the proposed project: _____

Name(s) and address(es) of any owner(s) of land within a County Agricultural District containing active farming operations and located within five hundred feet of the boundary of the project property: _____

A tax map or other map showing the site of the proposed project relative to the location of the identified farm operations must be attached to this form.



APPLICANT'S SIGNATURE



DATE

ARCHITECTURAL REVIEW

The Town of Newburgh Planning Board had been authorized to act as the Architectural Review Board for all: site plans, projects involving ten or more dwelling units, and any construction that would affect the character of a neighborhood under Section §185-59 of the Town Code (Zoning Law).

In order to perform this task, at some point prior to final approval, the applicant shall provide the Planning Board with elevations of buildings for all sides and a written (separately or on drawings) description of the materials, colors and textures to be used in construction. Plans shall also include topographical information and any screening of portions of the buildings, either existing or proposed.

Samples of the material and colors to be used shall either be submitted to the Planning Board or brought to the meeting at which architectural review will be discussed.

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: _____

NAME OF PROJECT: _____

The applicant is to submit in writing the following items prior to signing of the site plans.

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.)

COLOR OF THE EXTERIOR OF BUILDING:

ACCENT TRIM:

Location: _____

Color: _____

Type (material): _____

PARAPET (all roof top mechanicals are to be screened on all four sides):

ROOF:

Type (gabled, flat, etc.): _____

Material (shingles, metal, tar & sand, etc.): _____

Color: _____

WINDOWS/SHUTTERS:

Color (also trim if different): _____

Type: _____

DOORS:

Color: _____

Type (if different than standard door entrée): _____

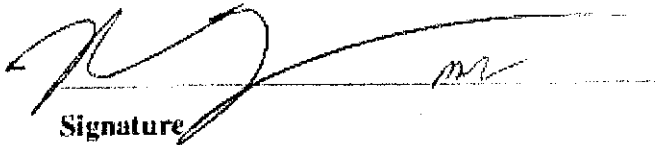
SIGN:

Color: _____

Material: _____

Square footage of signage of site: _____

Please print name and title (owner, agent, builder, superintendent of job, etc.)


Signature

LIST OF ADJACENT PROPERTY OWNERS

Within ten business days following the applicant's first appearance before the Planning Board, the applicant shall forward a letter prepared by the Planning Board or an authorized agent of the Planning Board to all property owners within 500 feet of the land involved in the application, as the names of such owners appear on the last completed assessment roll of the Town, notifying the property owners of the receipt of the plat and application, by first class mail. **The list of property owners shall be provided to the applicant from the Planning Board, through the Town Assessor's office.** The applicant shall thereafter submit a duly executed, notarized affidavit of mailing to the Planning Board. Further appearances before the Planning Board shall be prohibited until an affidavit meeting the requirements has been delivered. In the event a modification to an application proposes an increase in the number of lots or the relocation of a proposed road or drainage basin to a location adjacent to an adjoining property, then a supplementary letter shall be required to be forwarded in the same manner advising of the modification.

April 30, 2019

Town of Newburgh Planning Board
Mr. John Ewasutyn, Chairman, and Members of the Planning Board
308 Gardnertown Road, Newburgh, New York 12550

**Re: Commercial Site Plan for
All Transportation Network
349 South Plank Road (S/B/L: 47-1-80.1)
Town of Newburgh, Orange County, New York**

Dear Chairman Ewasutyn and Members of the Planning Board:

This Planning Board application is to request the change of use of commercial property 349 South Plank Road (New York State Route 52) which is located in the B zoning district. The proposed use of Personal Service is for a personal service use, which is permitted in this district. The site contains one existing building serviced by municipal water and sewer.

The owner/applicant for this project is All Transportation Network, which is a small company providing a personal service to individuals and small groups requiring ground transportation to short and medium distance destinations including but not limited to local and surrounding airports, nights out, entertainment/sporting events, and daily outings. The business has a fleet of twelve (12) vehicles consisting of one (1) 31 passenger bus, one (1) 14 passenger van, one (1) 9 passenger van, four (4) 6 passenger SUVs, and five (5) 3 passenger sedans. The existing 1,900 square foot building will be used for all daily operations including storage and parking of the vehicles, and staging area for employee drop off of personal vehicles and pickup of company vehicles. The building contains approximately 500 square foot office space which will support the subject business.

As the proposed use is a personal car service, employees will only be on site on an as needed basis. Employees will only be onsite for short periods of time to drop off personal vehicles and pick-up of company cars. Passengers will be picked up and dropped off at their off-site points of origins and destinations, respectively. Therefore the nine (9) proposed parking spaces and eight (8) covered parking in the rear of the building (17 total) will be sufficient for all employees' personal cars and company cars.

The majority of the bookings and payment for services will occur either online through a website or over the phone, which will be maintained at an offsite location. The office in the building will be seldom used as passenger trips daily business operations will be conducted from an off-site location. The owner/applicant will have all regular maintenance including but not limited to cleaning, oil changes, and repairs of vehicles conducted off site by other local automobile cleaning and mechanic businesses.

Commercial Site Plan for
All Transportation Network
349 South Plank Road (S/B/L: 47-1-80.1)
Town of Newburgh, Orange County, New York
April 30, 2019
Page 1 of 2

In existing conditions the site contains a gravel parking lot and a one story building. The construction related to the current proposal for this site includes:

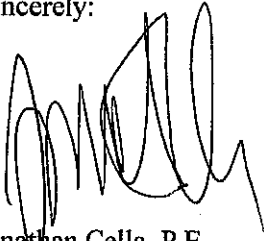
- Installation of a redesigned and New York State Department of Transportation (NYSDOT) approved access to South Plank Road (New York State Route 52) at the west end of the property
- Parking lot improvements including minor realignment and expansion, regrading, resurfacing, and parking lot striping
- Construction of a roof connected to the rear of the existing building for open air covered parking for fleet vehicles.
- Construction of a dumpster enclosure.
- Creation of new landscaped areas along the property frontage and eastern property line
- Installation of a sign identifying the business per Town guidelines near the proposed new access driveway on the northwest end of the property.

The following area variances will be required for this project:

1. Side yard setback area variance for existing building. The existing building is setback 13.0' from the eastern side property line which requires a minimum setback of 15'. No further encroachments of this side yard are proposed.
2. Rear yard area variance for proposed covered parking area from the rear southern property line. The required rear yard setback is 30' and a 17' rear yard setback is proposed.

At this time we respectfully request that the above referenced application be placed on the next available Planning Board agenda for initial discussion and referral to the Zoning Board of Appeals. Please do not hesitate to contact me with any questions and/or concerns related to this matter. Thank you.

Sincerely:



Jonathan Cella, P.E.
51 Hunt Road, Wallkill, New York 12589
845-741-0363 -- jonathancell@hotmai.com

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

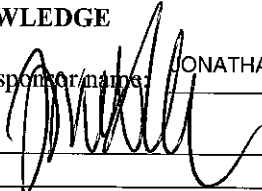
Part 1 – Project and Sponsor Information				
349 S. PLANK ROAD, L.L.C., c/o MICHAEL ZAPPONE, PRESIDENT				
Name of Action or Project: PROPOSED COMMERCIAL SITE PLAN FOR ALL TRANSPORTATION NETWORK				
Project Location (describe, and attach a location map): 349 SOUTH PLANK ROAD (NEW YORK STATE ROUTE 52) (S/B/L: 47-1-80.1), TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK				
Brief Description of Proposed Action: REDEVELOPMENT OF COMMERCIAL SITE THAT CURRENTLY CONTAINS AN EXISTING ONE STORY 1,900 S.F. BUILDING. THE PROPOSED PROJECT CONSISTS OF RECONSTRUCTING THE EXISTING PARKING LOT, LANDSCAPING THE PROPERTY, AND CONSTRUCTING A NEW ROOF ATTACHED TO THE REAR OF THE BUILDING THAT WOULD CREATE A NEW COVERED PARKING AREA. THE PROPOSED DEVELOPMENT WILL DISTURB LESS THAN 0.4 ACRES OF PROPERTY AND ALL REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE IMPLEMENTED DURING CONSTRUCTION.				
Name of Applicant or Sponsor: 349 S. PLANK ROAD, L.L.C., c/o MICHAEL ZAPPONE, PRESIDENT		Telephone: 845-591-8260 E-Mail: mz@alltrans.net		
Address: 349 SOUTH PLANK ROAD				
City/PO: NEWBURGH		State: NEW YORK	Zip Code: 12550	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: APPROVALS REQUIRED FROM COUNTY PLANNING, TOWN PLANNING BOARD, TOWN ZONING BOARD OF APPEALS, AND TOWN CODE COMPLIANCE			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.48 acres b. Total acreage to be physically disturbed? _____ 0.35 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.48 acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland				

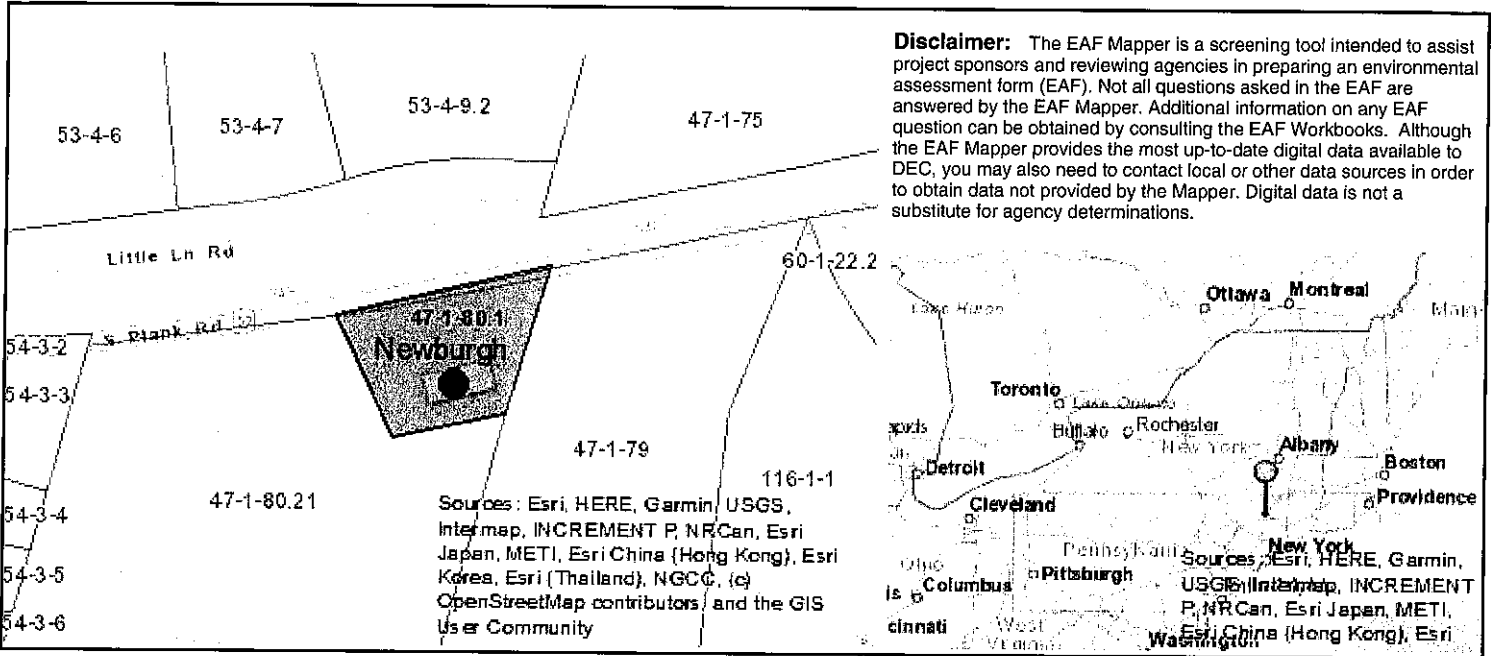
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban</p>							
<p>15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</p> <p>Indiana Bat</p>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<p>16. Is the project site located in the 100-year flood plan?</p>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p style="margin-left: 40px;">a. Will storm water discharges flow to adjacent properties?</p> <p style="margin-left: 40px;">b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p> <p>STORM WATER DISCHARGES IN EXISTING AND PROPOSED CONDITIONS FLOWS TOWARD AN EXISTING SERIES OF STORM WATER CATCH BASINS AND PIPES ON THE SOUTH SIDE OF NEW YORK STATE ROUTE 52 ALONG THE PROPERTIES FRONTAGE.</p>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</p> <p>If Yes, explain the purpose and size of the impoundment:</p>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: JONATHAN CELLA, P.E. Date: 04/30/2019</p> <p>Signature:  Title: PROFESSIONAL ENGINEER</p>							



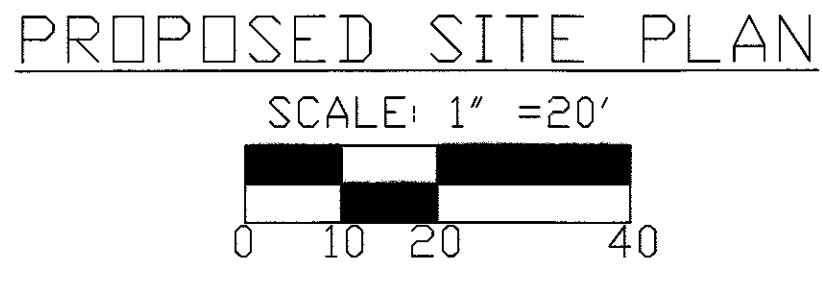
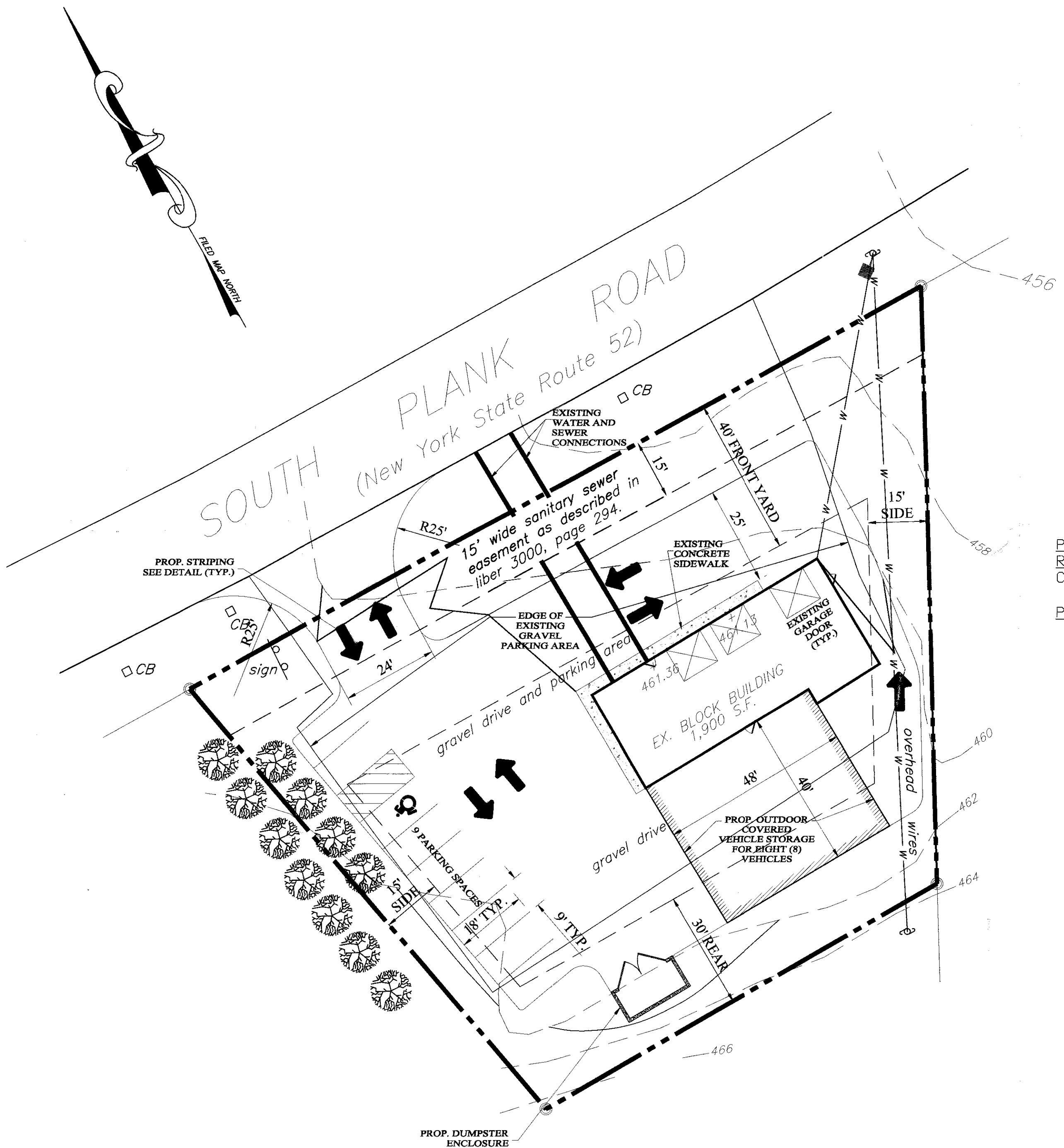
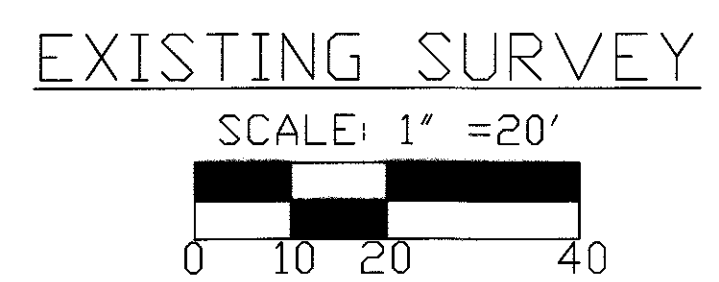
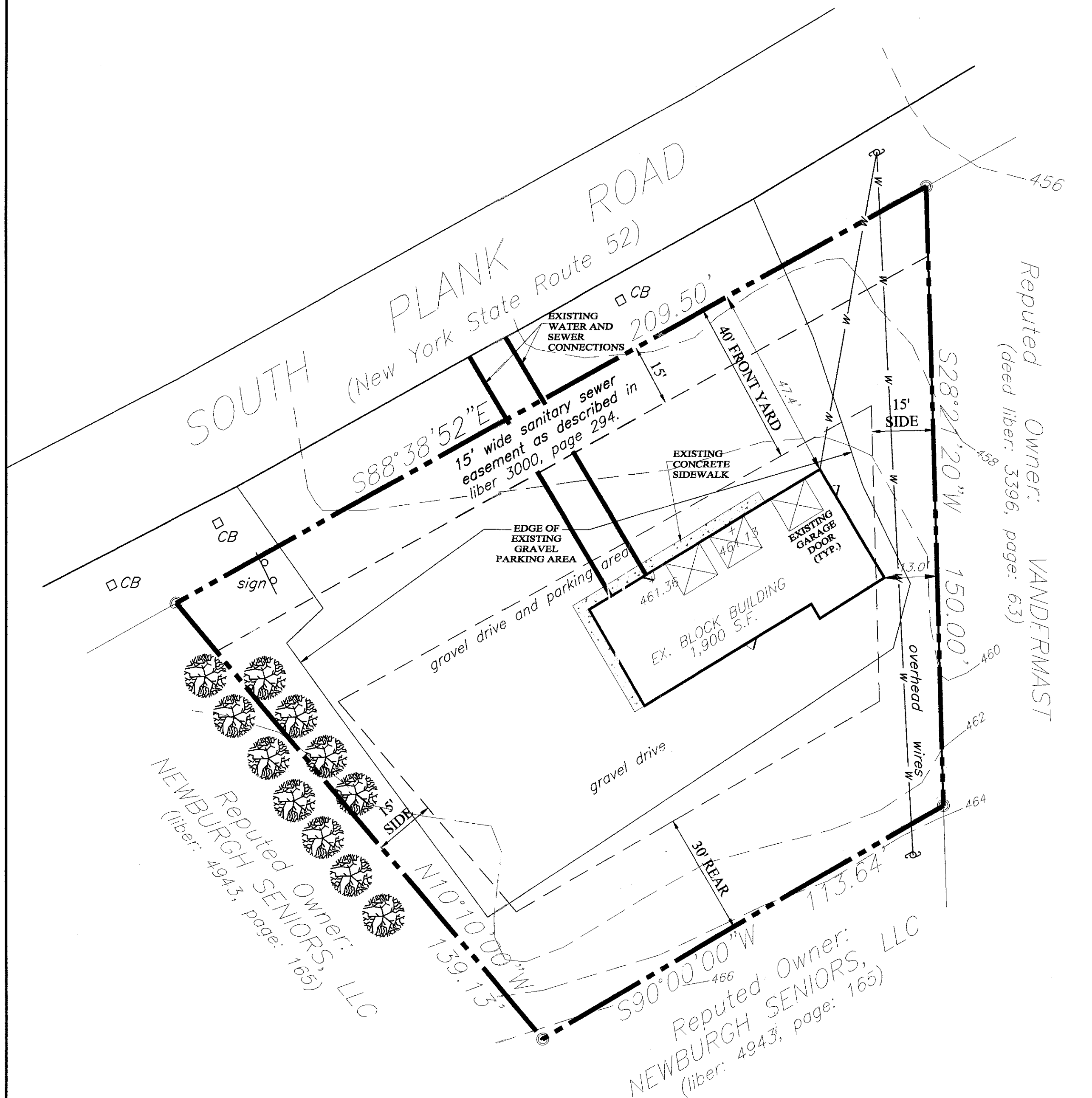
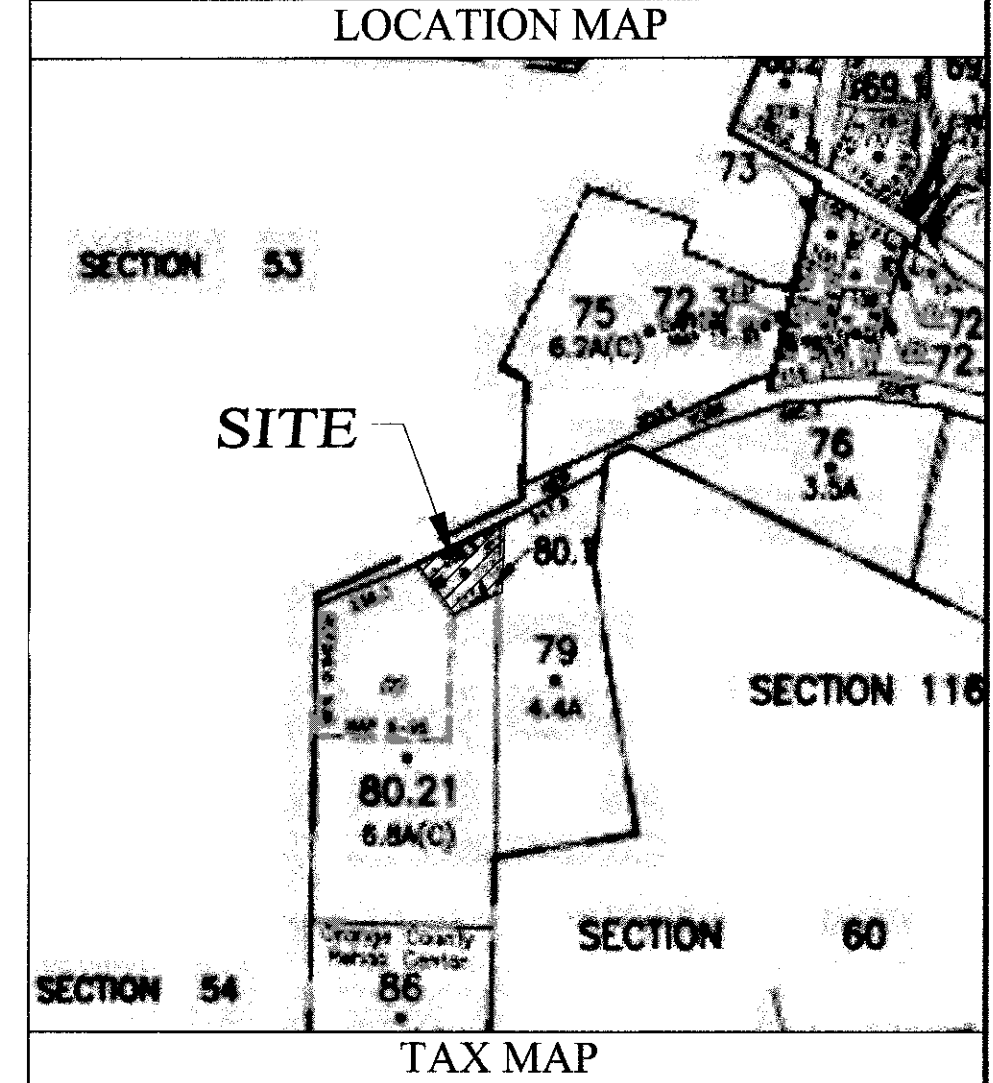
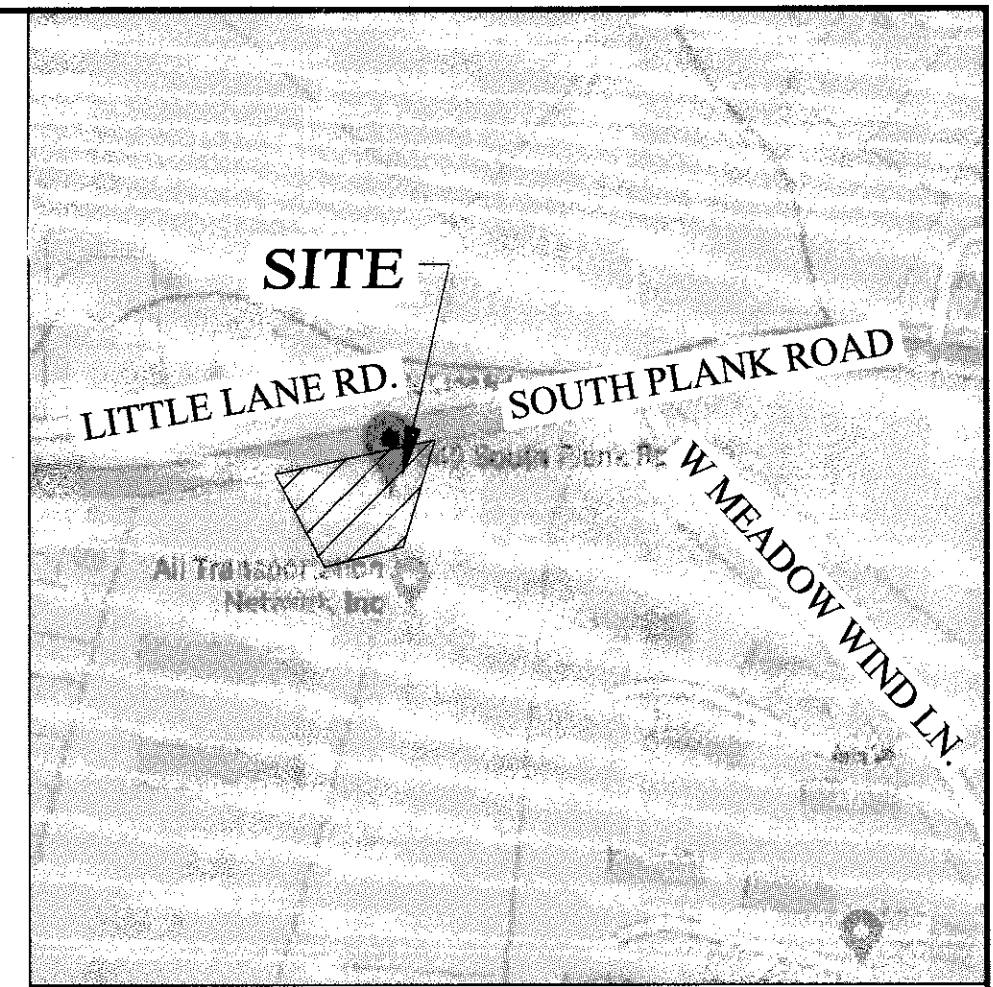
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

ZONING INFORMATION:
 A. ZONING DISTRICT: B DISTRICT WITH MUNICIPAL WATER AND SEWER
 B. PROPOSED USE: PERSONAL SERVICE USE
 PROPOSED PERSONAL GROUND TRANSPORTATION BUSINESS

	MINIMUM REQUIRED	EXISTING	PROPOSED
LOT AREA (SQ. FEET)	15,000 S.F.	20,780 S.F. ±	20,780 S.F. ±
LOT WIDTH (FEET)	100'	180'±	180'±
LOT DEPTH (FEET)	125'	135'±	135'±
FRONT YARD (FEET)	40'	47'±	47'±
REAR YARD (FEET)	30'	54'±	17'±**
SIDE YARD (ONE/BOTH) (FEET)	15'/30'	13'* / 84'±	13'* ** / 76'±
MAXIMUM BUILDING COVERAGE (%)	60%	9% ±	9% ±
MAXIMUM SURFACE COVERAGE (%)	85%	65% ±	66% ±
MAXIMUM BUILDING HEIGHT (FEET)	35'	<35'	<35'

* PRE-EXISTING NON-CONFORMING
 ** VARIANCE REQUIRED



PARKING REQUIREMENTS REQUIRED
 CUSTOM WORK: 1 SPACE / 250 S.F. GROSS FLOOR AREA X 1,900 S.F. = 7.6 SPACES REQUIRED
PROVIDED: (8) 9'X18' PARKING SPACES
 (1) HANDICAPPED PARKING SPACES
 (8) COVERED PARKING SPACES
 17 TOTAL PARKING SPACES PROVIDED

PROPOSED HOURS OF OPERATION
 MONDAY TO SUNDAY ON DEMAND
 24 HOURS

LEGEND

EXISTING PROPERTY LINE	---
ADJOINING PROPERTY LINE	----
SETBACKS	- - - -
EXISTING 2' CONTOUR	----
EXISTING 10' CONTOUR	-----
EXISTING BUILDING	[]
PROPOSED 2' CONTOUR	----
PROPOSED 10' CONTOUR	-----

OWNER'S CONSENT NOTE
 I HEREBY AGREE, UPON REVIEW, THAT THIS MAP MEETS MY APPROVAL AND IS CONCURRENT WITH MY INTENT.

OWNER: RECORD OWNER DATE: _____
 349 S. PLANK ROAD, LLC
 C/O MICHAEL ZAPPONE, PRESIDENT
 349 SOUTH PLANK ROAD
 NEWBURGH, NEW YORK, 12550

MAP REFERENCE
 ALL EXISTING FEATURES AND PHYSICAL FEATURES HAVE BEEN OBTAINED FROM A MAP PREPARED BY HOWARD WEEDEN, P.L.S., TITLED "SURVEY OF PROPERTY FOR 349 SOUTH PLANK ROAD, LLC, AND LAST REVISED FEBRUARY 8, 2019."

EXISTING SURVEY AND PROPOSED SURVEY
 PROPOSED COMMERCIAL SITE PLAN FOR:
 ALL TRANSPORTATION NETWORK
 349 SOUTH PLANK ROAD (S/B/L: 47-1-80.1)
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

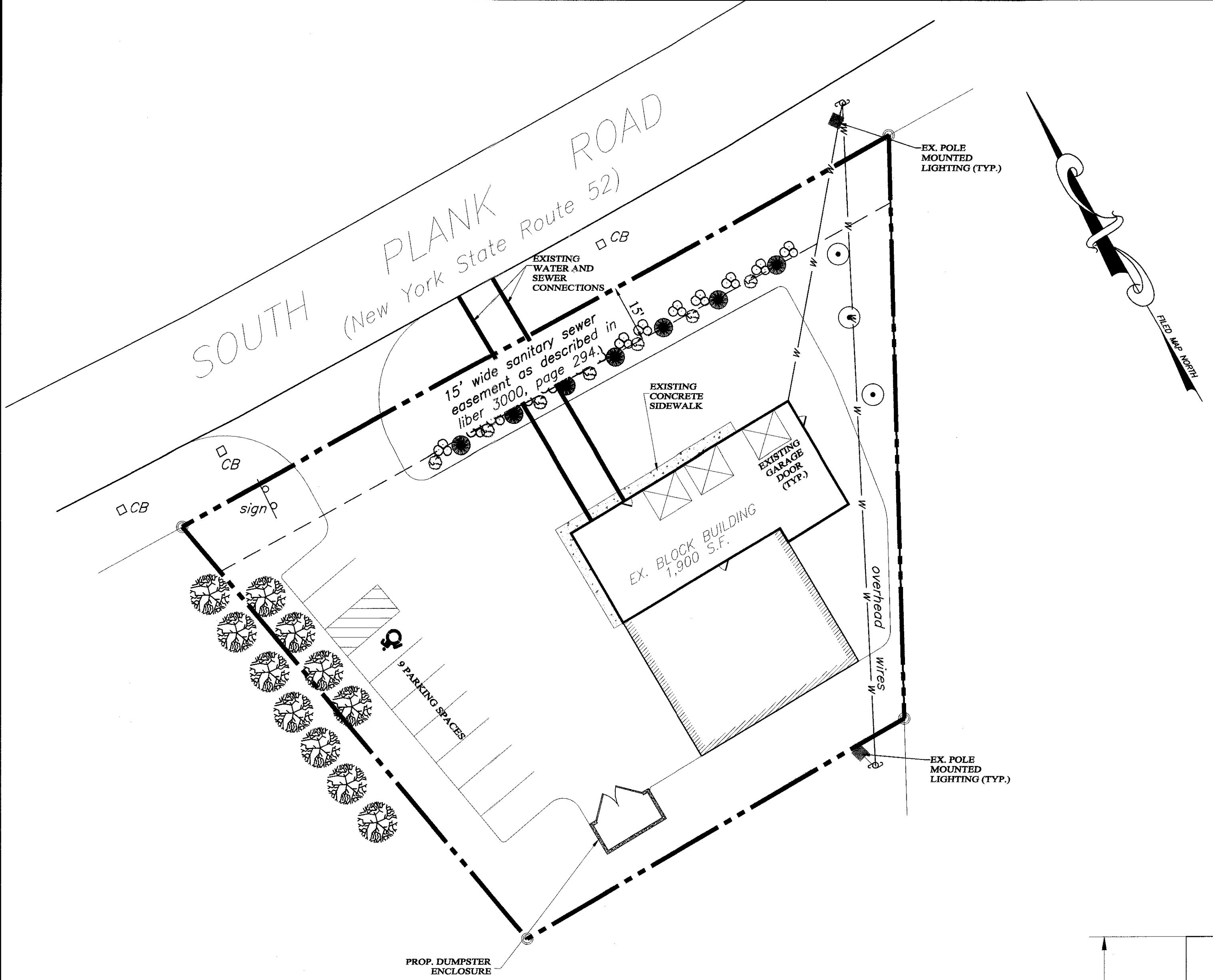
HOWARD WEEDEN, P.L.S.
 N.Y.S. P.L.S. LIC. NO. 049967

JONATHAN CELLA, P.E.
 N.Y.S. P.E. LIC. NO. 085069

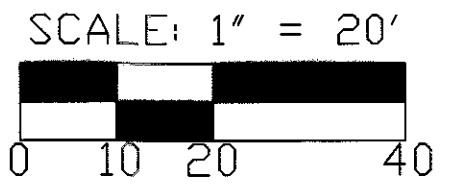
JONATHAN CELLA, P.E.
 51 HUNT ROAD
 WALLKILL, NEW YORK 12589
 (845) 741-0363
 jonathancell@icloud.com

DATE: 03/24/2019
 SCALE: AS NOTED
 REVISIONS: 04/30/2019 - IN HOUSE REVISIONS.

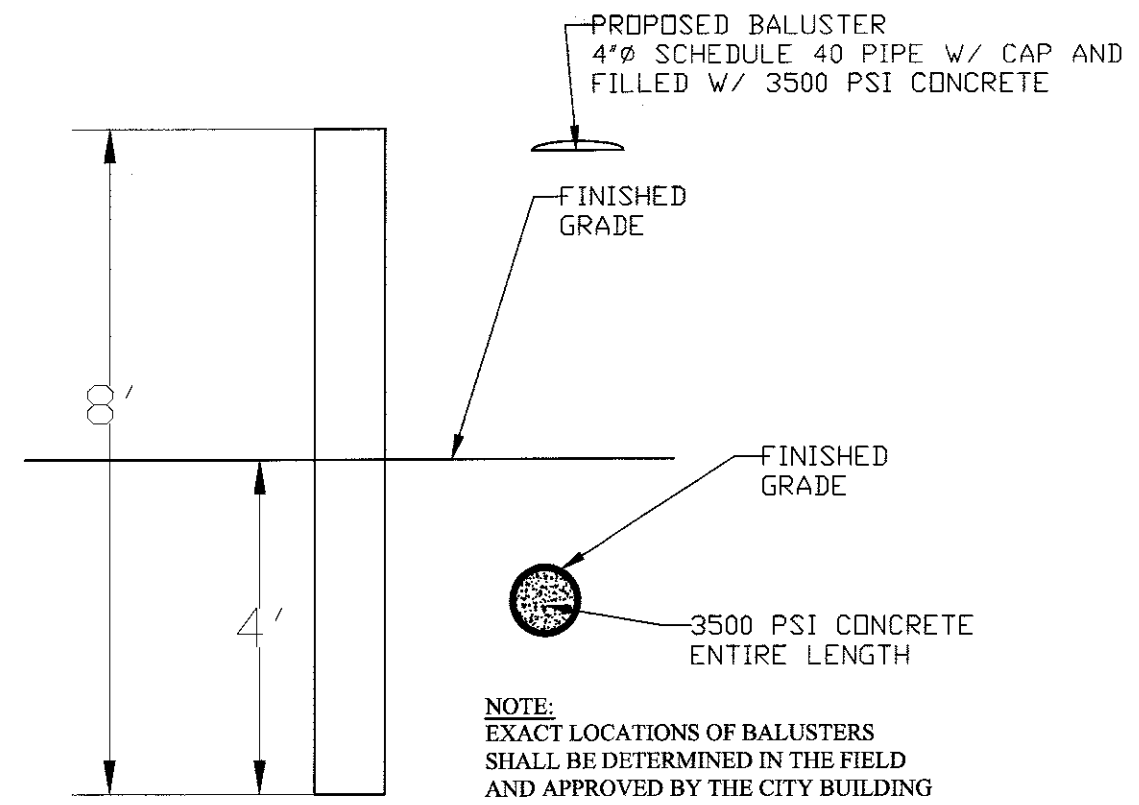
DRAWN BY: JJC
 SHEET NO.: 1 OF 3



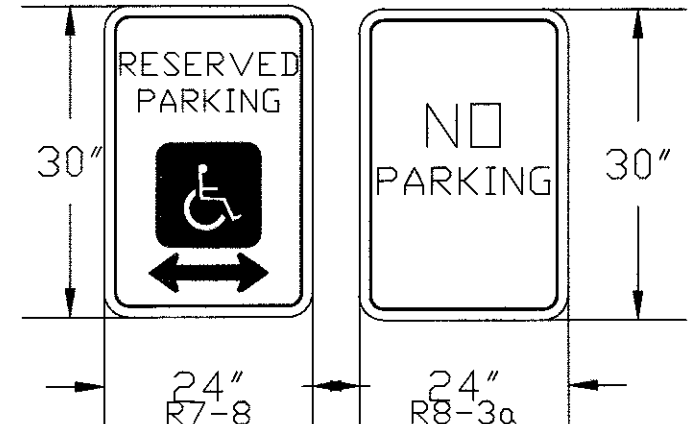
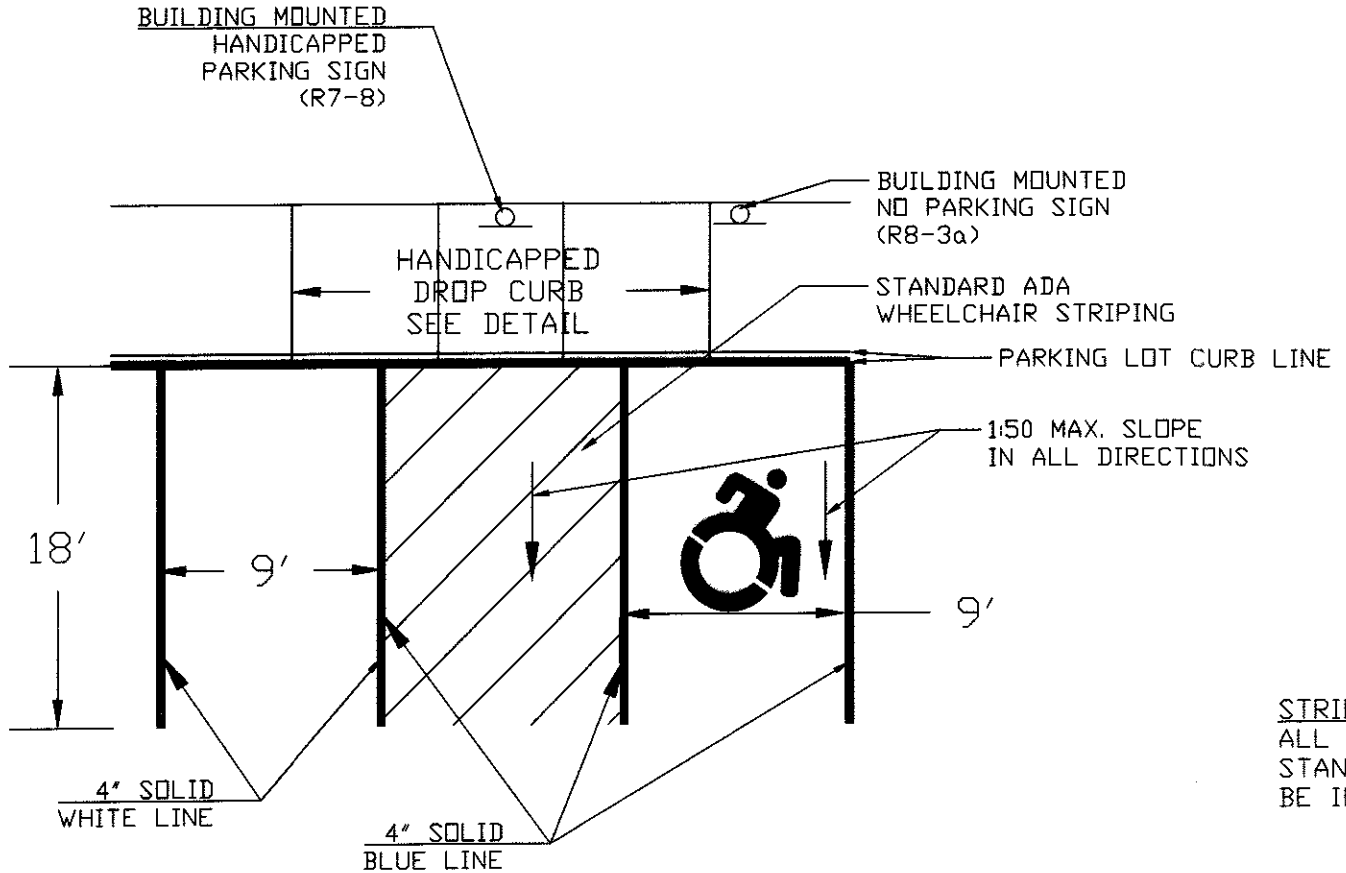
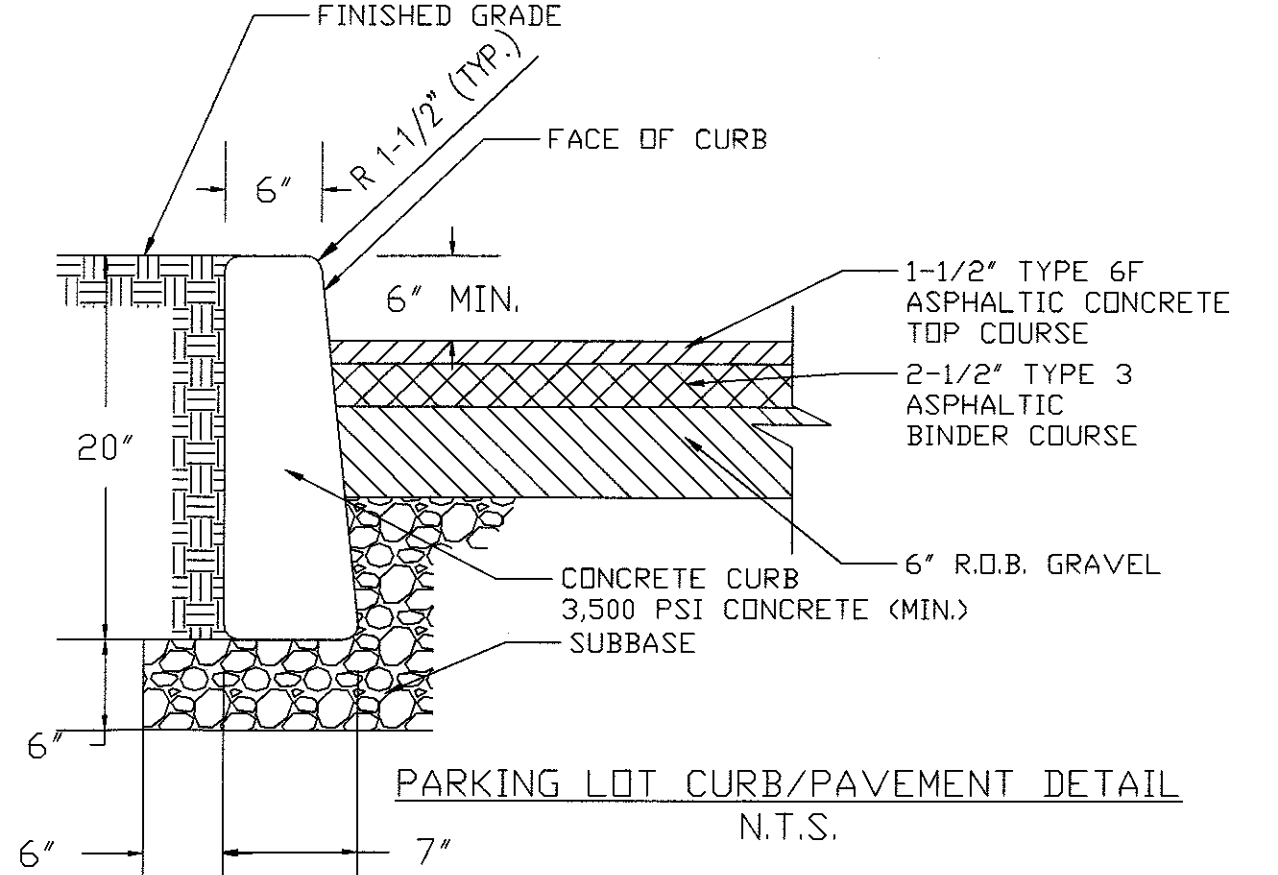
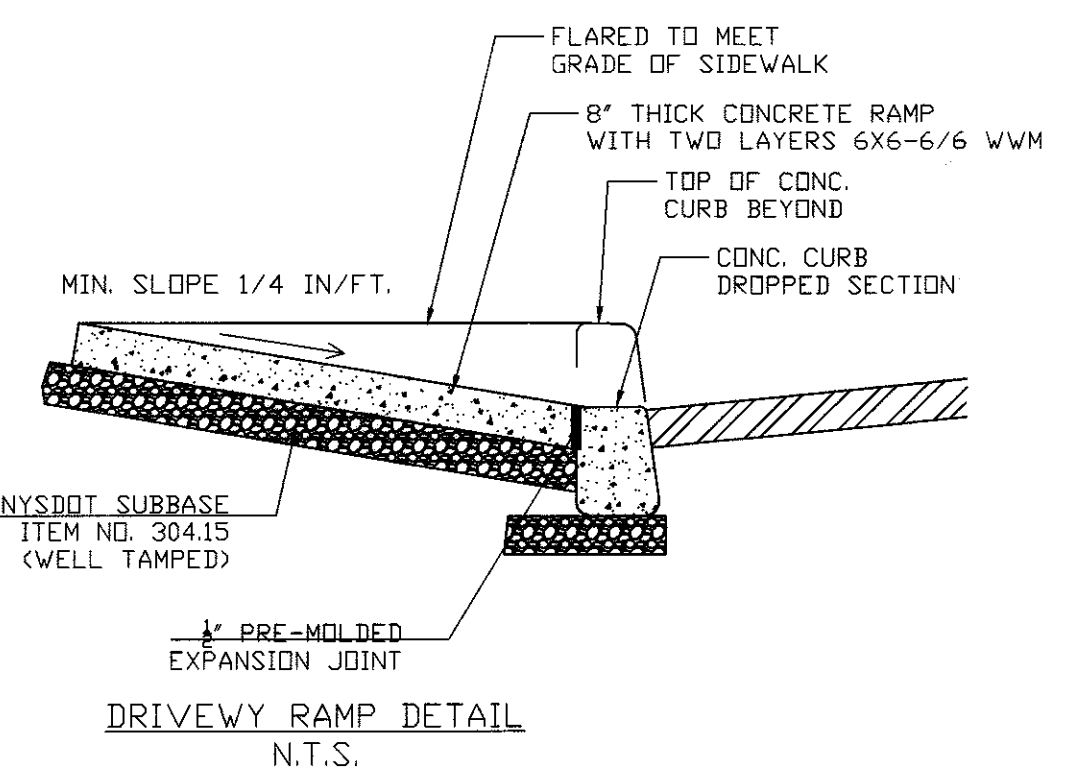
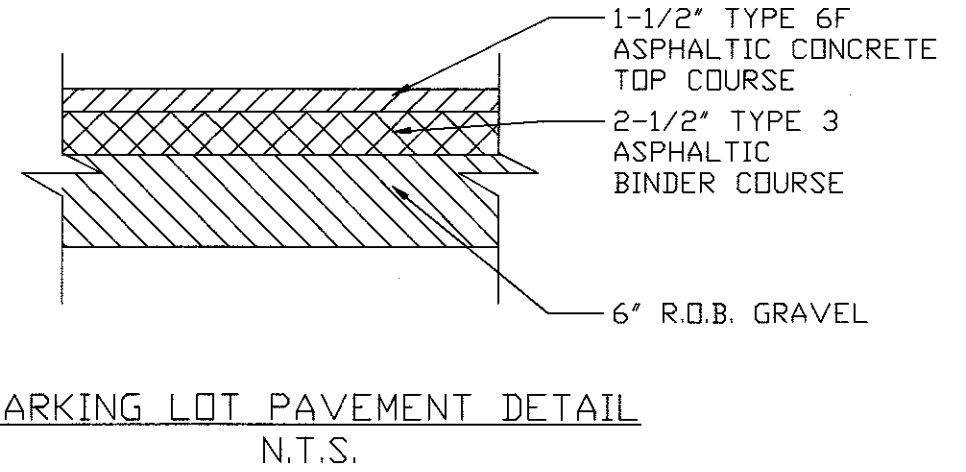
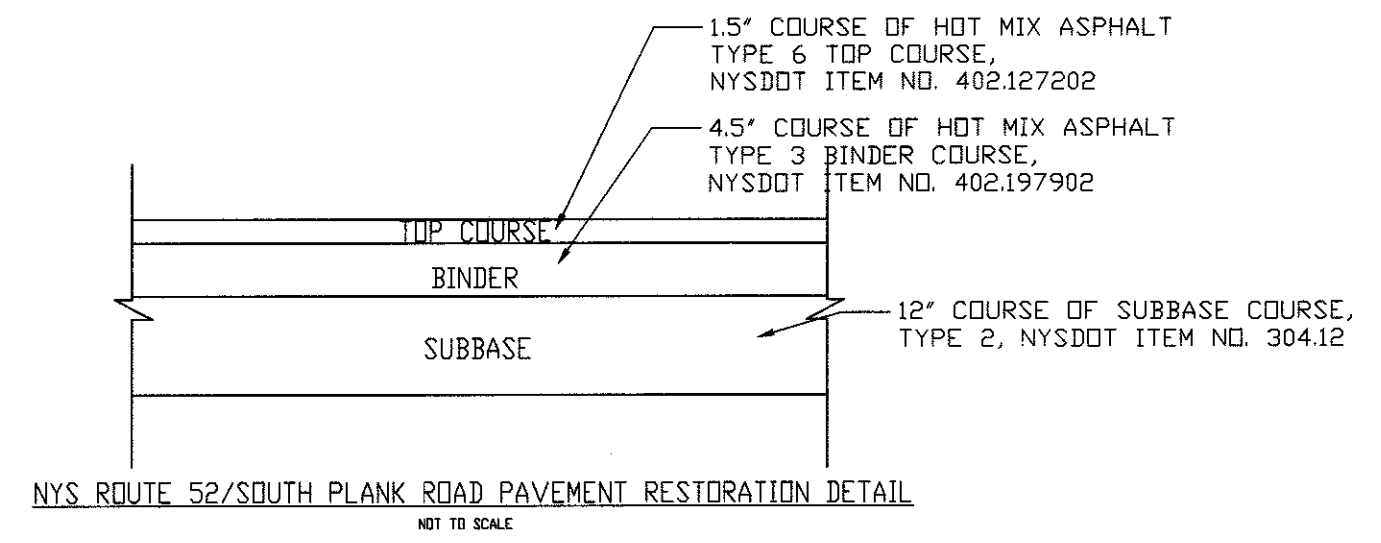
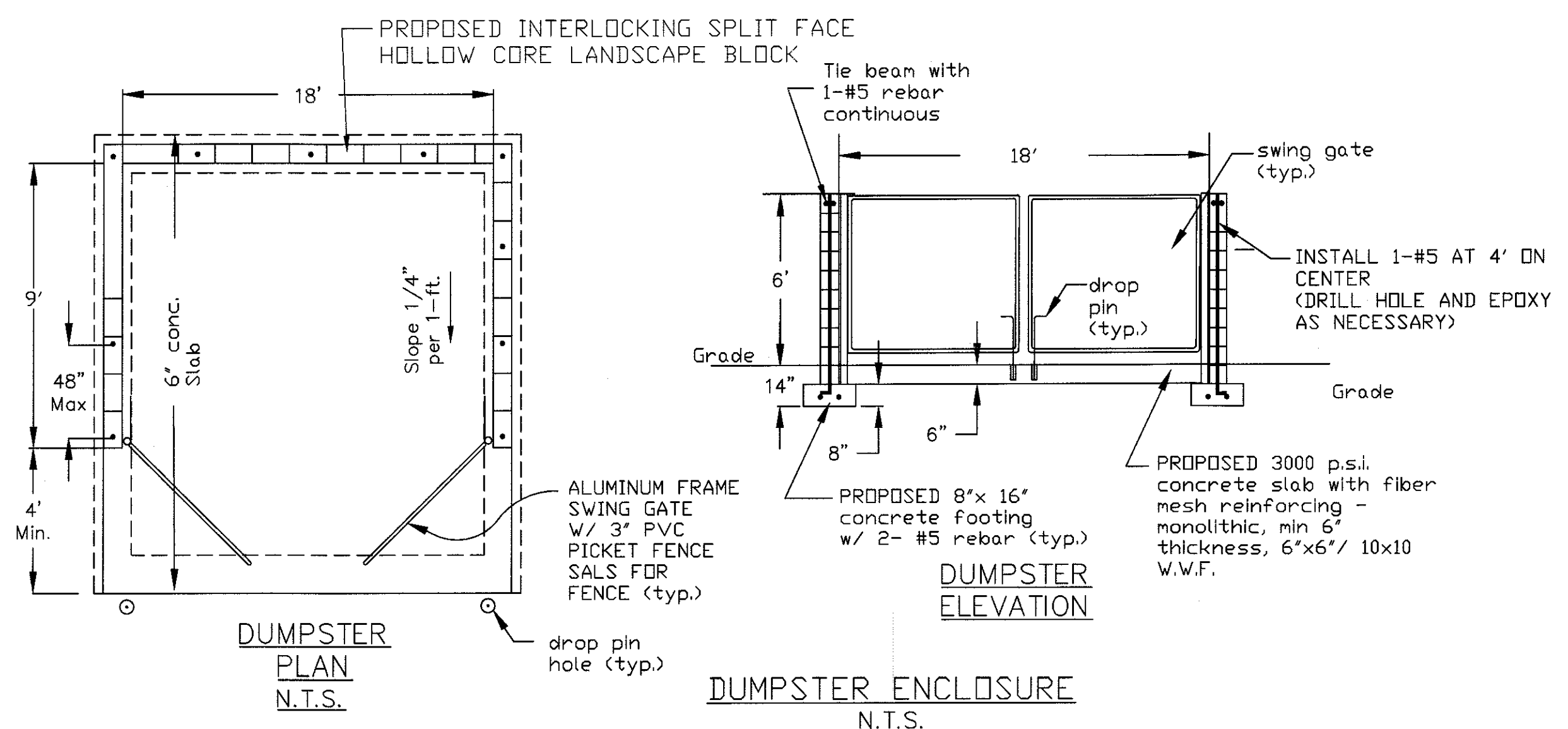
LIGHTING AND LANDSCAPING PLAN



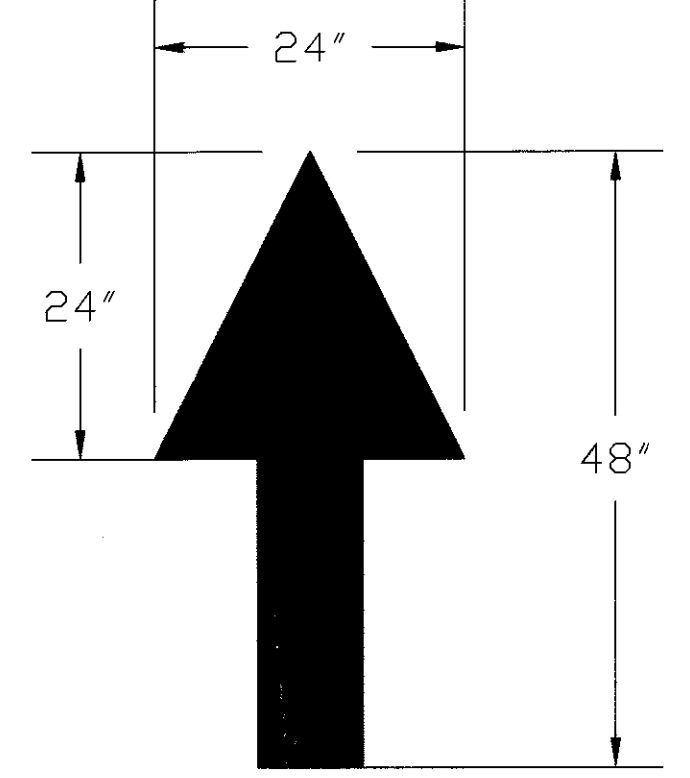
SYMBOL	QUANTITY	LATIN NAME	COMMON NAME	SIZE
	7	IBEX MESERVAEAE BLUE PRINCESS	BLUE PRINCESS HOLLY	24-30"
	7	RHODODENDRON HYBRIDS PJM	RHODODENDRON PJM	30-36"
	14	CORNUS SERICEA	REDTIG DOGWOOD	30-36"
	3	QUERCUS ALBA	WHITE OAK	3-4"



BOLLARD DETAIL
N.T.S.

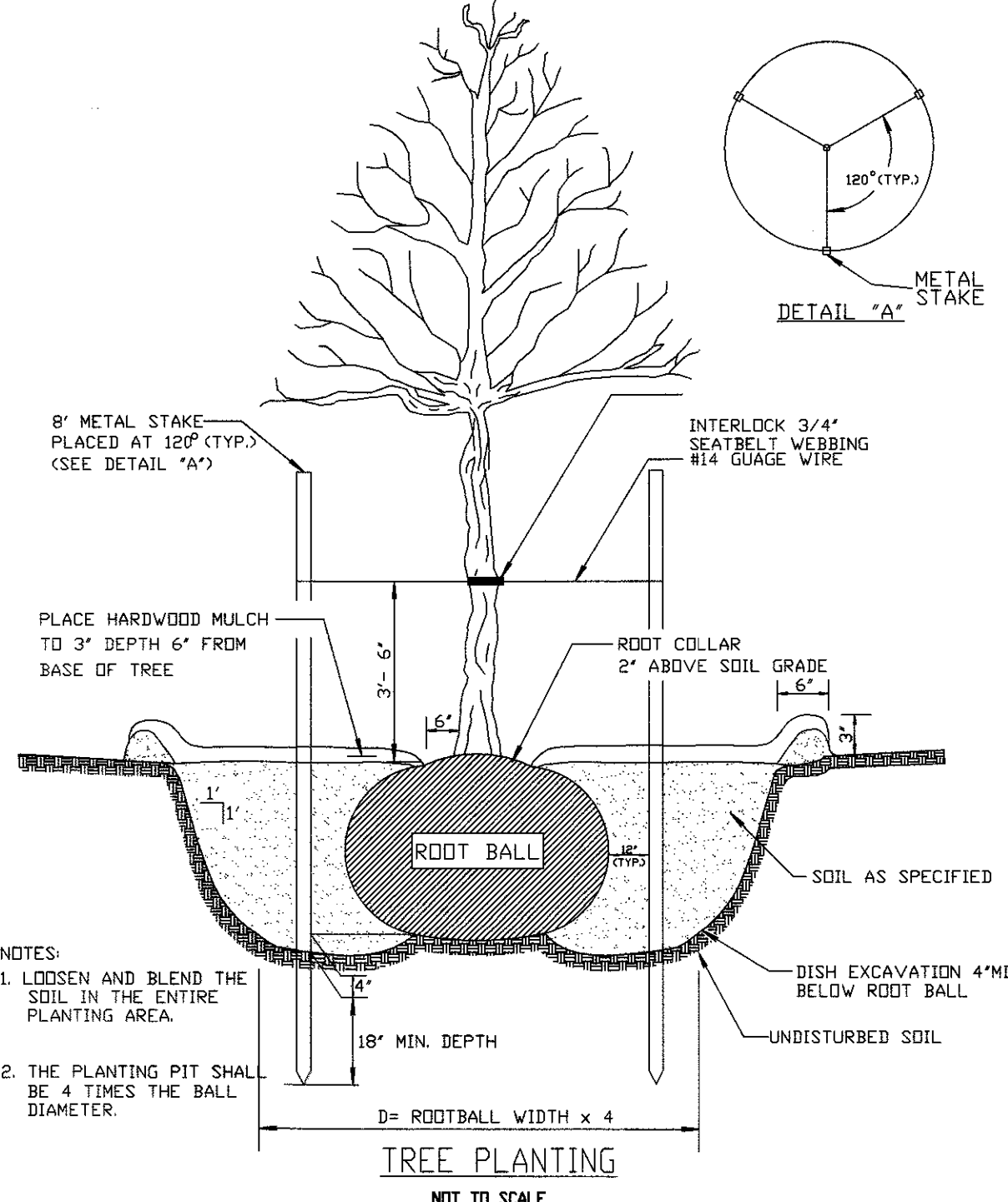


STRIPING NOTE:
ALL STRIPING FOR THE HANDICAPPED SPACE MUST BE BLUE. WHEN A STANDARD SPACE ADJOINS A HANDICAPPED SPACE, A DOUBLE LINE BE INSTALLED; ONE WHITE AND ONE BLUE.



PAINTING NOTE:
ALL ARROWS SHALL BE PAINTED SOLID WHITE.

PARKING ARROW DETAILS
N.T.S.



NOTES:
1. LOOSEN AND BLEND THE SOIL IN THE ENTIRE PLANTING AREA.
2. THE PLANTING PIT SHALL BE 4 TIMES THE BALL DIAMETER.

TREE PLANTING
N.T.S.

PROPOSED LANDSCAPE AND LIGHTING PLAN

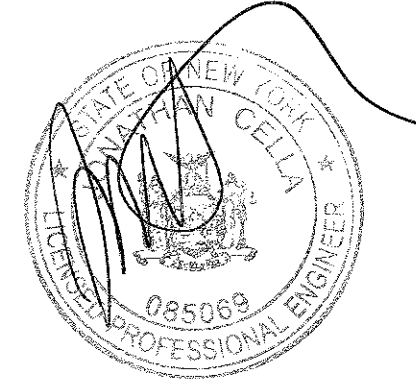
PROPOSED COMMERCIAL SITE PLAN FOR:
ALL TRANSPORTATION NETWORK
349 SOUTH PLANK ROAD (S/B/L: 47-1-80.1)
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JONATHAN CELLA, P.E.
51 HUNT ROAD

DATE: 03/24/2019
SCALE: AS NOTED

WALLKILL, NEW YORK 12589
(845) 741-0363
jonathancell@icdn.com

DRAWN BY: JJC
SHEET NO.: 2 OF 3

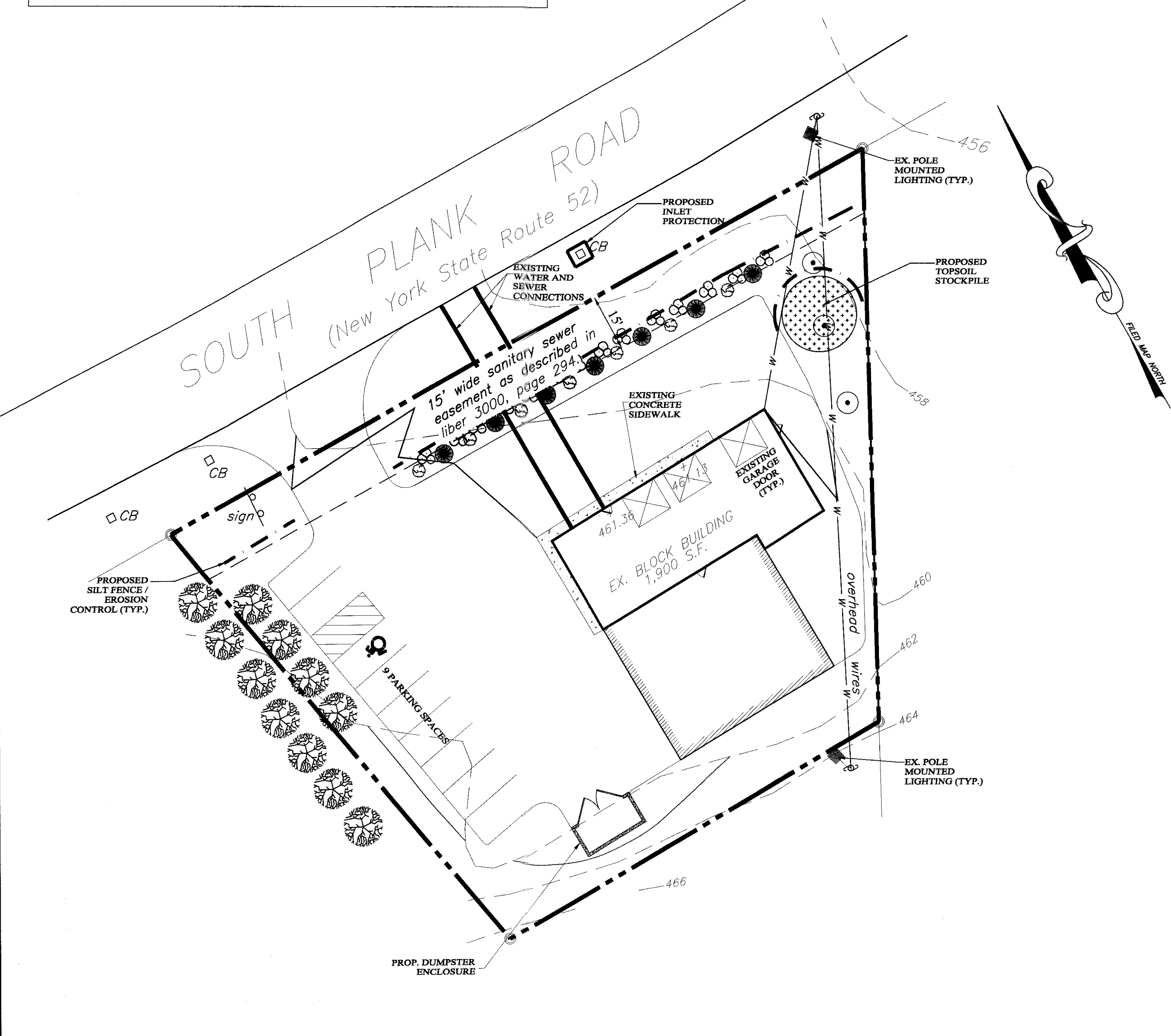


JONATHAN CELLA, P.E.
N.Y.S. P.E. LIC. NO. 085069

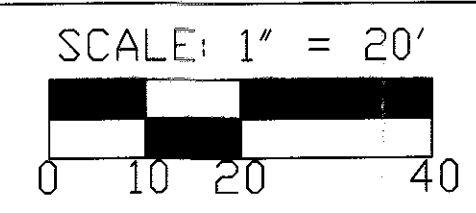
REVISIONS:
04/30/2019: IN HOUSE REVISIONS

LIMITS OF DISTURBANCE
 THE PROPOSED DEVELOPMENT WILL DISTURB A TOTAL OF 20,000 S.F. (0.46 ACRES). BASED ON NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY PERMIT NO. GP-0-10-001 THE PROPOSED DEVELOPMENT DOES NOT REQUIRE A SWPPP SINCE DISTURBANCE IS LESS THAN 1 ACRE. THEREFORE THE PROPOSED DEVELOPMENT DOES NOT REQUIRE ANY PERMANENT STORMWATER MANAGEMENT FACILITIES FOR WATER QUALITY OR PEAK DISCHARGES.

RECLAMATION OF CURRENTLY DISTURBED AREA:
 1. ALL AREAS PREVIOUSLY DEVELOPED BY THE FORMER OWNER OF THE SITE INCLUDING BUT NOT LIMITED TO GRAVEL AND PAVED PARKING AREAS, BUILDING, AND FOUNDATION SHALL BE REMOVED PRIOR TO CONSTRUCTION OF THE NEW BUILDING, UTILITIES, AND LANDSCAPED AREAS, AND PARKING LOTS.
 2. ALL DISTURBED AREAS THAT ARE NOT REDEVELOPED FOR THE PROPOSED SITE PLAN SHALL BE COVER WITH TOPSOIL AND GRASS SEED.



EROSION AND SEDIMENTATION CONTROL PLAN



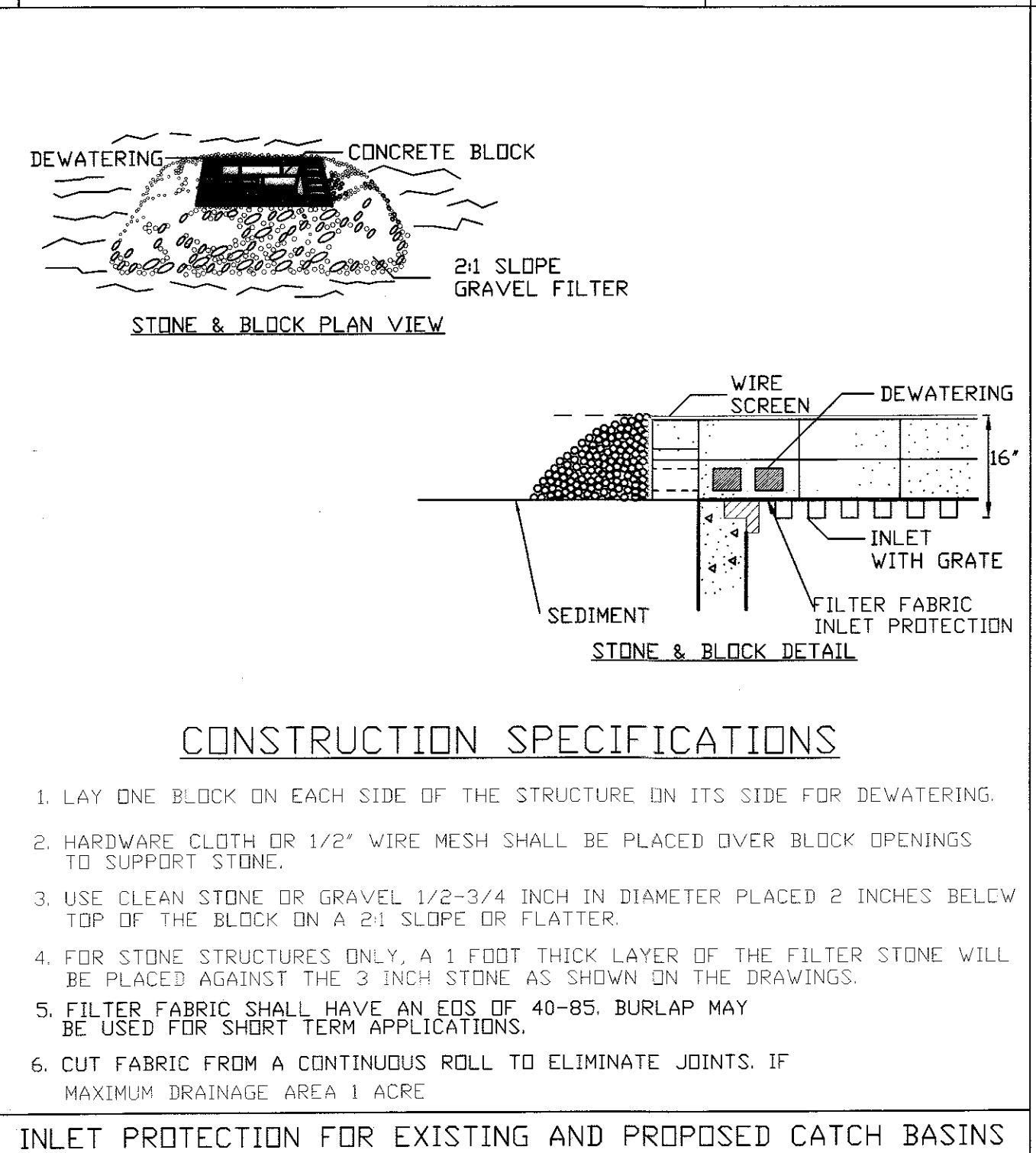
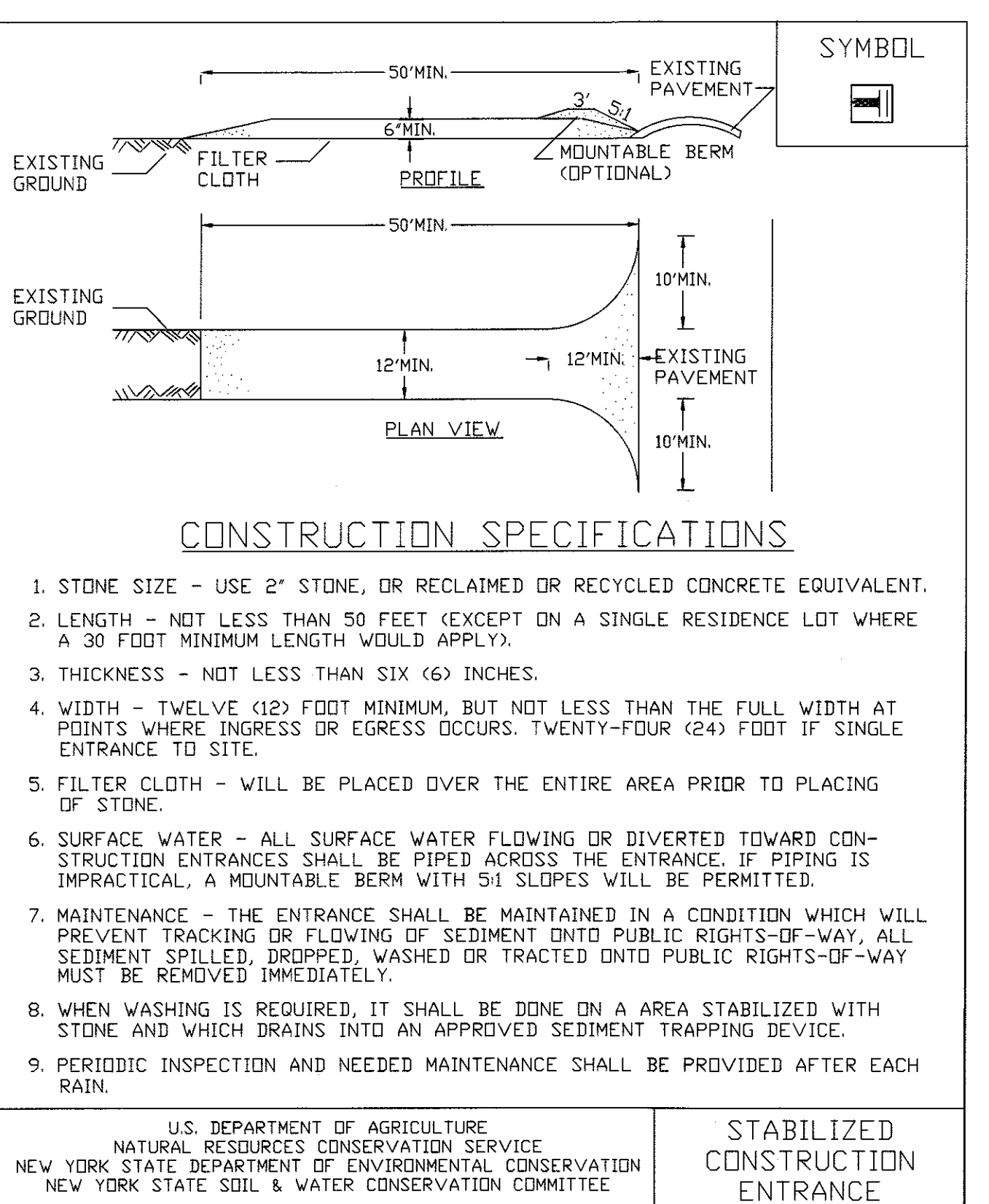
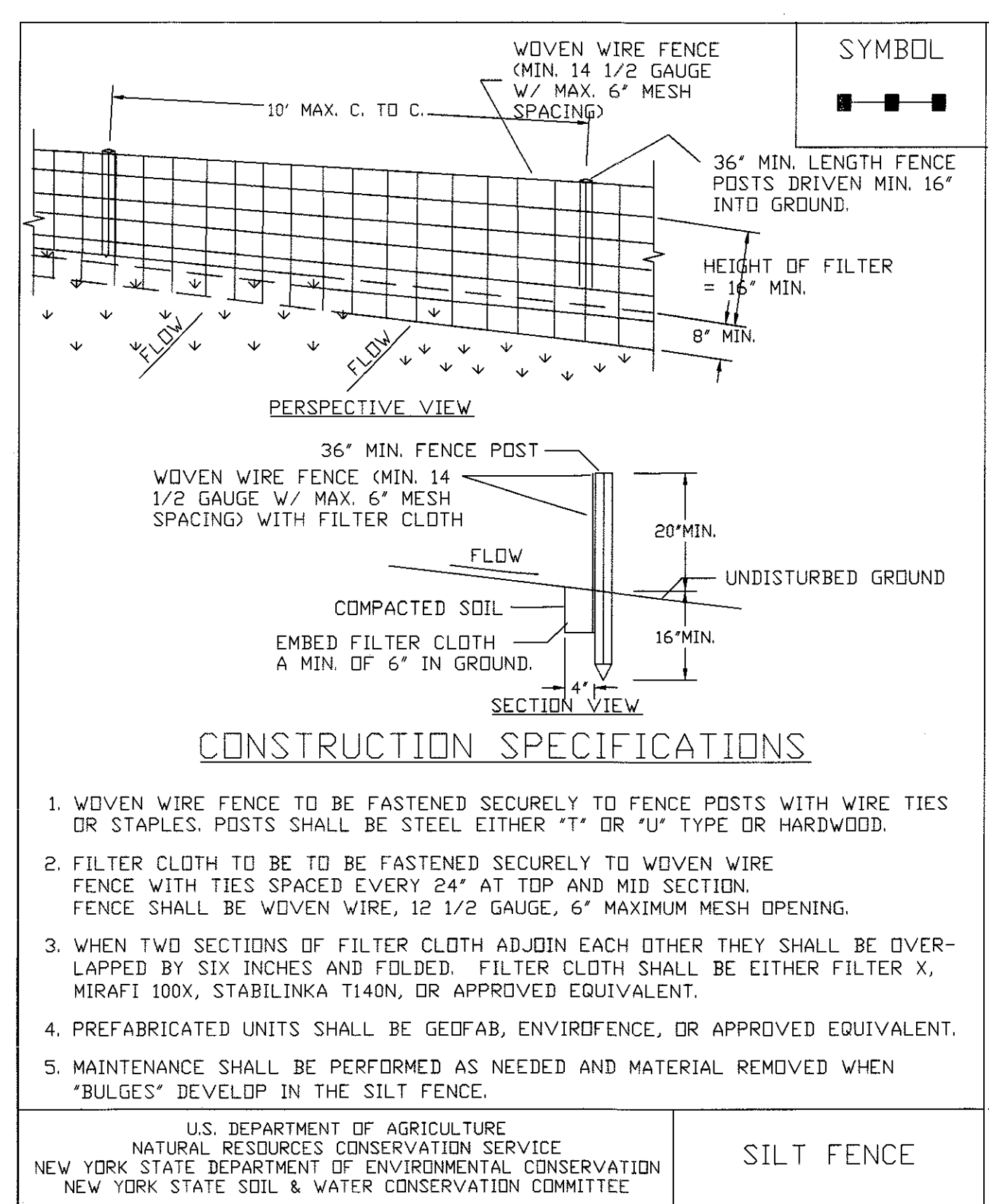
EROSION CONTROL AND MAINTENANCE SCHEDULE
 (1) IT IS THE OWNER'S RESPONSIBILITY TO HAVE ALL EROSION AND SEDIMENT CONTROL PRACTICES CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNDFF-PRODUCING RAINFALL EVENT, BUT IN NO CASE LESS THAN ONCE EVERY WEEK, BY EITHER A NYS PROFESSIONAL ENGINEER OR A CERTIFIED EROSION CONTROL SPECIALIST.
 (2) RECORDS OF INSPECTIONS SHALL BE MAINTAINED ON SITE DURING DURATION OF CONSTRUCTION
 (3) THE NYSDEC AND CITY OF MIDDLETOWN RESERVE THE RIGHT TO VERIFY THAT INSPECTIONS ARE BEING CONDUCTED AND THAT EROSION CONTROL MEASURES ARE IN GOOD CONDITION AND MAY ENFORCE FINES ON THE OWNER IF EROSION CONTROL MEASURES ARE NOT PROPERLY MAINTAINED.
 (4) MUD, DUST, AND/OR SEDIMENT SHALL NOT ALLOWED TO ACCUMULATE ONTO THE PAVED SURFACE OF EAST MAIN STREET.
 (5) THE CONTRACTOR SHALL HAVE ADEQUATE EQUIPMENT AND PERSONNEL ON SITE TO SWEEP THE STREET CLEAR OF MUD, DUST, SEDIMENT, AND ANY OTHER FOREIGN MATERIALS ON A DAILY BASIS.

TEMPORARY VEGETATION NOTES
 TEMPORARY VEGETATION SHALL BE USED TO PROTECT AREAS IN EXCESS OF 1/2 ACRE EXPOSED FOR PERIODS OF TWO (2) WEEKS BEFORE OR DURING DEVELOPMENT.
 A. FIFTY (50) LBS OF NITROGEN, 50 LBS OF APPROVED GRAIN SEED AND 2 TONS OF HAY MULCH PER ACRE OR
 B. ON AREAS THAT WILL BE EXPOSED FOR SHORT PERIODS OF TIME AND WHERE WEATHER CONDITIONS ARE CONDUCTIVE TO AIRBORNE SAND, TRAPS TO CONTROL SUCH SAND SHALL BE INSTALLED AS DIRECTED.
 C. ON AREAS SUCH AS TEMPORARY ROADWAYS, WHEN DRY CONDITIONS PREVAIL, THE CONTRACTOR SHALL BE REQUIRED TO APPLY WATER OR CALCIUM CHLORIDE AS REQUIRED TO PREVENT DUST DURING CONSTRUCTION ACTIVITIES.

TEMPORARY SEEDING MIXTURES FOR DISTURBED AREAS
 (1) IF SPRING, SUMMER, OR EARLY FALL SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 LBS PER ACRE.
 (2) LATE FALL OR EARLY WINTER SEED CERTIFIED 'ARODSTOCK' WINTER RYE (CEREAL RYE) AT 100 LBS PER ACRE (2.5LBS/1,000 S.F.).

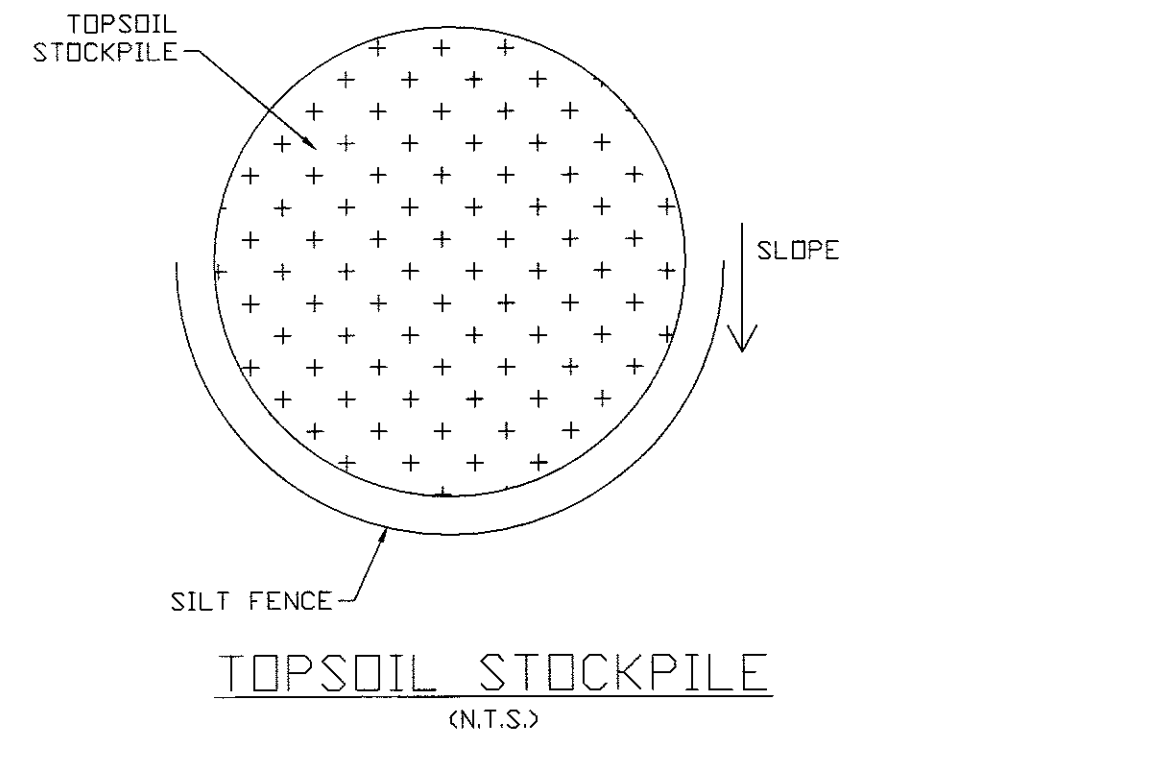
PERMANENT SEEDING MIXTURES FOR DISTURBED AREAS			
VARIETY	LBS/ACRE	LBS/1000 S.F.	
BIRDSFOOT TREFOIL (1) OR COMMON WHITE CLOVER	8 (2)	0.20	0.20
PLUS TALL FESCUE	20	0.45	
PLUS REDTOP OR RYEGRASS (PERENNIAL)	2	0.05	0.10

(1) ADD INOCULANT IMMEDIATELY PRIOR TO SEEDING
 (2) MIX 4 LBS EACH OF EMPIRE AND PARDEE OR 4 LBS OF BIRDSFOOT AND 4 LBS WHITE CLOVER PER ACRE.



EROSION CONTROL STANDARD NOTES

- EXCAVATION, FILLING, GRADING, AND STRIPPING ACTIVITIES SHALL BE UNDERTAKEN IN SUCH A MANNER AS TO MINIMIZE THE POTENTIAL OF EROSION AND SEDIMENT AND THE THREAT TO THE HEALTH, SAFETY AND WELFARE OF NEIGHBORING PROPERTY OWNERS AND THE GENERAL PUBLIC.
- SITE PREPARATION AND CONSTRUCTION SHALL BE FITTED TO THE VEGETATION, TOPOGRAPHY, AND OTHER NATURAL FEATURES OF THE SITE AND SHALL PRESERVE AS MANY OF THESE FEATURES AS POSSIBLE.
- THE CONTROL OF EROSION AND SEDIMENT SHALL BE A CONTINUOUS PROCESS UNDERTAKEN AS NECESSARY PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION.
- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED BY SITE PREPARATION AT ANY GIVEN TIME.
- THE EXPOSURE OF AREAS BY SITE PREPARATION SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME PRIOR TO THE CONSTRUCTION OF STRUCTURES OR IMPROVEMENTS OR THE RESTORATION OF THE EXPOSED AREAS TO AN ATTRACTIVE NATURAL CONDITION.
- MULCHING OR TEMPORARY VEGETATION SUITABLE TO THE SITE SHALL BE USED WHERE NECESSARY TO PROTECT AREAS EXPOSED BY SITE PREPARATION, AND PERMANENT VEGETATION WHICH IS WELL ADAPTED TO THE SITE SHALL BE INSTALLED AS SOON AS PRACTICAL.
- WHERE SLOPES ARE TO BE REVEGETATED IN AREAS EXPOSED BY SITE PREPARATION, THE SLOPES SHALL NOT BE OF SUCH STEEPNESS THAT VEGETATION CANNOT BE READILY ESTABLISHED OR THAT PROBLEMS OF EROSION OR SEDIMENT MAY RESULT.
- SITE PREPARATION AND CONSTRUCTION SHALL NOT ADVERSELY AFFECT THE FREE FLOW OF WATER BY ENCRUSTING ON, BLOCKING OR RESTRICTING WATERCOURSES.
- ALL FILL MATERIAL SHALL BE OF COMPOSITION SUITABLE FOR THE ULTIMATE USE OF THE FILL, FREE OF RUBBISH, AND CAREFULLY RESTRICTED IN ITS CONTENT OF BRUSH, STUMPS, TREE DEBRIS, ROCKS, FROZEN MATERIAL, AND SOFT OR EASILY COMPRESSIBLE MATERIAL.
- FILL MATERIAL SHALL BE COMPACTED SUFFICIENTLY TO PREVENT PROBLEMS OF EROSION, AND WHERE THE MATERIAL IS TO SUPPORT STRUCTURES, IT SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF STANDARD PROCTOR WITH PROPER MOISTURE CONTROL.
- ALL TOPSOIL WHICH IS EXCAVATED FROM A SITE SHALL BE STOCKPILED AND USED FOR THE RESTORATION OF THE SITE, AND SUCH STOCKPILES, WHERE NECESSARY, SHALL BE SEEDED OR OTHERWISE TREATED TO MINIMIZE THE EFFECTS OF EROSION.
- PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION, AN INTEGRATED DRAINAGE SYSTEM SHALL BE PROVIDED WHICH AT ALL TIMES MINIMIZES EROSION, SEDIMENT, HAZARDS OF SLOPE INSTABILITY, AND ADVERSE EFFECTS ON NEIGHBORING PROPERTY OWNERS.
- THE NATURAL DRAINAGE SYSTEM SHALL GENERALLY BE PRESERVED IN PREFERENCE TO MODIFICATIONS OF THIS SYSTEM, EXCEPTING WHERE SUCH MODIFICATIONS ARE NECESSARY TO REDUCE LEVELS OF EROSION AND SEDIMENT AND ADVERSE EFFECTS ON NEIGHBORING PROPERTY OWNERS.
- ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO HANDLE ADEQUATELY ANTICIPATED FLOWS, BOTH WITHIN THE SITE AND FROM UPSTREAM DRAINAGE BASIN.
- SUFFICIENT GRADES AND DRAINAGE FACILITIES SHALL BE PROVIDED TO PREVENT THE PONDING OF WATER, UNLESS SUCH PONDING IS PROPOSED WITHIN SITE PLANS, IN WHICH EVENT THERE SHALL BE SUFFICIENT WATER FLOW TO MAINTAIN PROPOSED WATER LEVELS AND TO AVOID STAGNATION.
- THERE SHALL BE PROVIDED WHERE NECESSARY TO MINIMIZE EROSION AND SEDIMENT SUCH MEASURES AS MEASURES AS BENCHES, BERMS, TERRACES, DIVERSIONS AND SEDIMENT, DEBRIS AND RETENTION BASINS.
- DRAINAGE SYSTEMS, PLAN TINGS AND OTHER EROSION OR SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AS FREQUENTLY AS NECESSARY TO PROVIDE ADEQUATE PROTECTION AGAINST EROSION AND SEDIMENT AND TO ENSURE THAT THE FREE FLOW OF WATER IS NOT OBSTRUCTED BY THE ACCUMULATION OF SILT, DEBRIS OR OTHER MATERIAL OR BY STRUCTURAL DAMAGE.



EROSION AND SEDIMENTATION CONTROL PLAN

**PROPOSED COMMERCIAL SITE PLAN FOR:
 ALL TRANSPORTATION NETWORK
 349 SOUTH PLANK ROAD (S/B/L: 47-1-80.1)
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK**

**JONATHAN CELLA, P.E.
 51 HUNT ROAD
 WALLKILL, NEW YORK 12589**

DATE: 03/24/2019
SCALE: AS NOTED

DRAWN BY: JJC
SHEET NO.: 3 OF 3

REVISIONS:
 1. 04/30/2019: IN HOUSE REVISIONS.

**JONATHAN CELLA, P.E.
 N.Y.S. P.E. LIC. NO. 085069**