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

**PROJECT: THE POLO CLUB SENIOR HOUSING**  
**PROJECT NO.: 2018-12**  
**PROJECT LOCATION: SECTION 39, BLOCK1, LOT 1 & 2.12**  
**REVIEW DATE: 28 JUNE 2018**  
**MEETING DATE: 5 JULY 2018**  
**PROJECT REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES**

1. A revised project is before the Board (previously in 2006-09) proposing 256 rental apartments where previous project consisted of 138 three bedroom townhouses. A significant change to the project includes provisions for on site sanitary sewer treatment rather than the previous project relying on a trunk sewer system extending from the existing Town of Newburgh collection system.
2. If a Sewer Flow Acceptance letter was issued to the former project a rescission of that letter should be submitted to the City of Newburgh recapturing the allocated flow from the previously approved project.
3. Updated Traffic Study should be provided identifying impacts to nearby intersection on Route 300 as well as levels of service at the project access road.
4. Date of the delineation for Federal Jurisdictional Wetlands on the site should be identified. Existing wetland delineation is most likely expired and will have to be resubmitted to the Army Corps of Engineers.
5. Stormwater Management Facilities must be designed utilizing current NYSDEC/Town of Newburgh standards including provisions for green infrastructure and runoff reduction.
6. The project identifies that it is looking to take advantage of the bonus densities included in the Town of Newburgh's Senior Housing within the R-3 Zone. Section 185-48(4) of the town's Zoning Ordinance permits, with approval of the Town Board an increase in density for Senior Housing development where the Applicant proposes a mix of senior and non-senior housing in multiple dwellings. It allows an increase density to nine units per usable acre. Every three of the additional units must be restricted to senior use with the senior uses being restricted to 1,000 square feet maximum. Conventional multi family housing in the R-3 Zone is restricted to

six units per acre. Compliance with this portion of the code must be identified. Number of senior units proposed and location of the senior units within the complex should be identified.

7. All other provisions of Section 195-48 should be identified in the narrative submitted as well as on the plans as appropriate. Project must be submitted to the Town Board for review.
8. The Applicant's are requested to submit a document identifying the changes from the 2006 project to the current proposal including impervious surfaces, traffic , utilities, wetland impacts, areas of disturbance, etc.
9. Section 185-25 Multiple Dwellings and Town Houses Section 5 identifies that the "site shall be served by public sewer and water facilities which shall be approved by all agencies having jurisdiction". Mike Donnelly's comments regarding provisions for a privately owned sewer system serving the complex should be received.
10. Section 180-25(9) should be addressed on the plans with regard to multiple dwellings abutting single family and two family uses in residential zones.
11. Gerry Canfield's office and jurisdictional emergency services should evaluate the single access point at the wetlands crossing. Previous designs had an internal loop road providing two methods of access.
12. Previously approved plans contained an internal network of sidewalks. This level of detail is not depicted on the current plans.
13. Status of lot line change identified in lot area should be discussed with the Applicant.
14. Zone boundary along the northern property line should be identified.
15. Significantly more impervious surfaces are depicted on the site as an almost double amount of parking is required in support of the current project with 256 units over the previously reviewed 130 unit project.
16. Previous plans identified a large wetland mitigation area along the eastern portion of the site. Applicant should address whether this will continue to be required.
17. Any existing structures on the site will require a demolition permit from the Building Department. Appropriate notes should be added to the maps identifying this.
18. Additional review will be undertaken once detailed site plans and technical reports are provided.

Respectfully submitted,

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

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Patrick J. Hines  
Principal

PJH/kbw



www.EngineeringPropertiesPC.com  
71 Clinton Street  
Montgomery, NY 12549  
phone: (845) 457-7727  
fax: (845) 457-1899

June 25, 2018

Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, New York 12550

**ATTN: John E. Ewasutyn, Chairman**

**RE: Polo Club  
Town of Newburgh Project Number 2018-12 (previously 2006-09)  
Amended Site Plan  
Town of Newburgh, Orange County, New York**

Dear John and Planning Board:

Please find attached 16 copies of the application, EAF and sketch plan for site plan amendment to the Polo Club project on NYS Route 300.

The proposed amended site plan includes 256 rental apartments where 138 three-bedroom townhouses were previously approved. The units will be a mix of one and two-bedroom apartments proposed to be developed at 9 units per acre in accordance with the Towns density bonus to permit a senior housing component. In total there will be 64 one-bedroom units and 192 two-bedroom units for a total of 448 bedrooms as compared to the 414 bedrooms on the approved plan. Consistent with the approved plans, site access, emergency access and water service will be provided from NYS Route 300. Sewer service is no longer proposed via a trunk sewer main extension from Dennis Drive to the site and is now proposed via an onsite sewer treatment plant at the rear of the site.

Thank you in advance for your consideration and should you have any questions please don't hesitate to contact this office.

Sincerely,

**Engineering Properties, PC**



Ross Winglovitz, P.E.  
Principal

**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](mailto: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):**  
\_\_\_\_\_ THE POLO CLUB \_\_\_\_\_

**2. Owner of Lands to be reviewed:**  
Name SPRUCE CREEK, LLC  
Address 56 FAR HORIZONS DRIVE  
NEWBURGH, NY 12550  
Phone \_\_\_\_\_

**3. Applicant Information (If different than owner):**  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Representative \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

**4. Subdivision/Site Plan prepared by:**  
Name ENGINEERING & SURVEYING PROPERTIES  
Address 71 CLINTON STREET  
MONTGOMERY, NY 12549  
Phone/Fax (845)-457-7727

**5. Location of lands to be reviewed:**  
LANDS EAST OF RTE 300 AND SOUTH OF JEANNE DRIVE

**6. Zone** R-3 **Fire District** CRONOMER VALLEY  
**Acreeage** 36.74 **School District** NEWBURGH

**7. Tax Map: Section** 39 **Block** 1 **Lot** 1&2.12

8. Project Description and Purpose of Review:

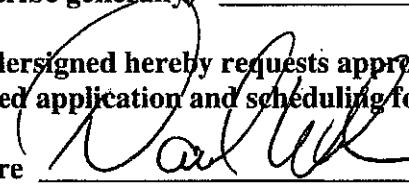
Number of existing lots 0 Number of proposed lots 256  
Lot line change \_\_\_\_\_  
Site plan review SUBDIVISION  
Clearing and grading \_\_\_\_\_  
Other \_\_\_\_\_

**PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT**

9. Easements or other restrictions on property:

(Describe generally) NONE

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 MEMBER

Date: 6/21/18

**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

THE POLO CLUB

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. N/A 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. N/A 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. TBP Surveyor,s Certification
12. TBP Surveyor's seal and signature
13. X Name of adjoining owners
14. X 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. N/A Metes and bounds of all lots
18. X 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. NONE Show existing or proposed easements (note restrictions)
20. N/A 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. X Lot area (in sq. ft. for each lot less than 2 acres)
23. X Number of lots including residual lot
24. X 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. TBP Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. X Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. X Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. X 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. X Number of acres to be cleared or timber harvested
33. TBP Estimated or known cubic yards of material to be excavated and removed from the site
34. TBP Estimated or known cubic yards of fill required
35. TBP The amount of grading expected or known to be required to bring the site to readiness
36. NONE 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. NONE 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. TBP 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: ROSS WINGLOVITZ  
 Licensed Professional

Date: 6-7-2018

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.

**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.

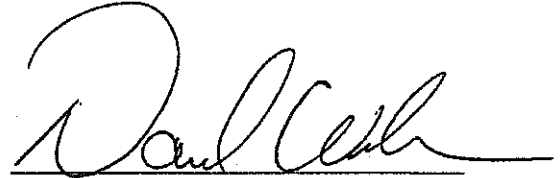
The applicant hereby acknowledges, consents, and agrees to the above.



\_\_\_\_\_  
DATED



\_\_\_\_\_  
APPLICANT'S NAME (printed)



\_\_\_\_\_  
APPLICANT'S SIGNATURE

**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.

*Steve Covert*

\_\_\_\_\_  
**APPLICANT'S NAME (printed)**

*by Paul [unclear]*

\_\_\_\_\_  
**APPLICANTS SIGNATURE**

*6/12/18*

\_\_\_\_\_  
**DATE**

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

**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**

\_\_\_\_\_ **DATED**

*Shirley Cook*  
*By [Signature]*  
\_\_\_\_\_ **INDIVIDUAL APPLICANT** *mtb*

\_\_\_\_\_  
**CORPORATE OR PARTNERSHIP APPLICANT**

**BY:** MEMBER  
(Pres.) (Partner) (Vice-Pres.)  
(Sec.) (Treas.)

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Sponsor Information.**

Name of Action or Project: THE POLO CLUB AMENDED SITE PLAN		
Project Location (describe, and attach a general location map): EAST OF RTE 300 AND SOUTH OF JEANNE DRIVE		
Brief Description of Proposed Action (include purpose or need): THE PROPOSED AMENDED SITE PLAN INCLUDES 256 RENTAL APARTMENTS WHERE 138 THREE BEDROOM TOWNHOMES WERE PREVIOUSLY APPROVED. THE UNITS WILL BE A MIX OF ONE AND TWO BEDROOM UNITS INCLUDING 64 ONE BEDROOM AND 192 BEDROOM UNITS FOR A TOTAL OF 448 BEDROOMS . CONSITENT WITH THE APPROVED PLANS, SITE ACCESS AND WATER SERVICE WILL BE PROVIDED FROM NYS ROUTE 300. SEWER SERVICE IS NO LONGER PROPOSED VIA A TRUNK SEWER MAIN EXTENSION FROM DENNIS DRIVE BUT WILL BE PROVIDED VIA AN ONSITE SEWER TREATMENT PLANT.		
Name of Applicant/Sponsor: SPRUCE CREEK, LLC	Telephone: 845-629-5534	E-Mail: David.meadowcreek@gmail.com
Address: 56 FAR HORIZONS DRIVE		
City/PO: NEWBURGH	State: NY	Zip Code: 12550
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:



**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees	Town of Newburgh Town Board -Sewer Franchise area approval for sewer Transportation Corp	TBD
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Town of Newburgh Planning Board- Site Plan and Special Use	June 2018
c. City Council, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Orange County Planning- 239 referral OC Health Department- Water Main Ext.	TBD
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC- Sewer Main Ext, NYSDOT- Driveway Permit, NYSDOS-Sewer Transportation Corp.	TBD
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ACOE - Wetlands Permit	TBD
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	
_____	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	
_____	
_____	
_____	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?

ZONING DISTRICT R-3

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
If Yes,

i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? NEWBURGH ENLARGED CITY SCHOOL DISTRICT

b. What police or other public protection forces serve the project site?  
TOWN OF NEWBURGH

c. Which fire protection and emergency medical services serve the project site?  
CRONOMER VALLEY FIRE DISTRICT

d. What parks serve the project site?  
CRONOMER VALLEY PARK; CRONOMER HILL PARK

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? RESIDENTIAL

b. a. Total acreage of the site of the proposed action?	<u>36.74</u> acres
b. Total acreage to be physically disturbed?	<u>21.84</u> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>36.74</u> acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No

If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) \_\_\_\_\_

ii. Is a cluster/conservation layout proposed?  Yes  No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will proposed action be constructed in multiple phases?  Yes  No

i. If No, anticipated period of construction: \_\_\_\_\_ months

ii. If Yes:

• Total number of phases anticipated 2

• Anticipated commencement date of phase 1 (including demolition) 8 month 2019 year

• Anticipated completion date of final phase 8 month 2023 year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

PHASE 1 CONSTRUCTION WILL WESTERN PORTION OF SITE (WEST OF WETLAND CROSSING). PHASE 2 WILL FINISH REMAINING PORTION OF SITE EAST OF WETLAND CROSSING

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	(16) 16 UNIT BUILDINGS

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures 2  
 ii. Dimensions (in feet) of largest proposed structure: 25 height; 30 width; and 40 length  
 iii. Approximate extent of building space to be heated or cooled: 1200 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: STORM WATER PONDS  
 ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: STORM WATER  
 iii. If other than water, identify the type of impounded/contained liquids and their source. N/A  
 iv. Approximate size of the proposed impoundment. Volume: TBD million gallons; surface area: \_\_\_\_\_ acres  
 v. Dimensions of the proposed dam or impounding structure: <14 height; TBD length  
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): EARTH FILL

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:

i. What is the purpose of the excavation or dredging? SITE WORK  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): TBD  
 • Over what duration of time? 4 YEARS  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. NATURAL EARTH FILL TO BE REUSED ON SITE  
 iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_  
 v. What is the total area to be dredged or excavated? 21.84 acres  
 vi. What is the maximum area to be worked at any one time? 5 acres  
 vii. What would be the maximum depth of excavation or dredging? TBD feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan: SITE TO BE GRADED FOR RESIDENTIAL DEVELOPMENT

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): FEDERAL WETLAND CROSSING (LESS THAN 0.1 ACRES OF DISTURBANCE PROPOSED)

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:  
CONSTRUCTION NEAR THIS WETLAND. ROAD ACCESS BUILT THROUGH THIS WETLAND WILL DISTURB LESS THAN 0.1 ACRES OF WETLAND

iii. Will proposed action cause or result in disturbance to bottom sediments?  Yes  No  
If Yes, describe: ROADWAY TO BE CONSTRUCTED THROUGH THE WETLAND

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
If Yes:

- acres of aquatic vegetation proposed to be removed: LESS THAN 0.1 ACRES
- expected acreage of aquatic vegetation remaining after project completion: 8.53
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): ROAD CONSTRUCTION
- proposed method of plant removal: EXCAVATION WITH BACKHOE
- if chemical/herbicide treatment will be used, specify product(s): NONE

v. Describe any proposed reclamation/mitigation following disturbance: NONE

c. Will the proposed action use, or create a new demand for water?  Yes  No  
If Yes:

i. Total anticipated water usage/demand per day: 52,800 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No  
If Yes:

- Name of district or service area: TOWN OF NEWBURGH
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No  
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No  
If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No  
If Yes:

i. Total anticipated liquid waste generation per day: 52,800 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): SANITARY WASTE WATER/SEWAGE

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No  
If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

- Do existing sewer lines serve the project site?  Yes  No
- Will line extension within an existing district be necessary to serve the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: POLO CLUB SEWER DISTRICT
- Date application submitted or anticipated: TBD
- What is the receiving water for the wastewater discharge? GIDNEYTOWN BROOK CLASS C

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

SEWER TREATMENT PLAN TO BE CONSTRUCTED ON SITE DISCHARGING TO GIDNEYTOWN BROOK

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_

NONE

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

\_\_\_\_\_ Square feet or 9.79 acres (impervious surface)

\_\_\_\_\_ Square feet or 36.74 acres (parcel size)

ii. Describe types of new point sources. BUILDINGS AND DRIVEWAYS; ROADS AND PARKING LOTS; SIDEWALKS

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

ON SITE STORMWATER MANAGEMENT FACILITIES

- If to surface waters, identify receiving water bodies or wetlands: GIDNEY TOWN BROOK CLASS C

- Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No

ii. In addition to emissions as calculated in the application, the project will generate:

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

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j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: \_\_\_\_\_

iii. Parking spaces: Existing 0 Proposed 571 Net increase/decrease 571

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  
NEW ACCESS ROADS PROPOSED TO BE CONSTRUCTED ON SITE

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vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
TBD

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
CENTRAL HUDSON

iii. Will the proposed action require a new, or an upgrade to, an existing substation?  Yes  No

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l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00 AM - 7:00 PM
- Saturday: 7:00 AM - 7:00 PM
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_

ii. During Operations:

- Monday - Friday: \_\_\_\_\_
- Saturday: \_\_\_\_\_
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
BLASTING OR OTHER METHODS OF ROCK REMOVAL BETWEEN 8:00 AM AND 7:00 PM. CONSTRUCTION VEHICLES AND EQUIPMENT WHEN OPERATING ON SITE

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: TREES WILL BE REMOVED TO ACCOMODATE CONSTRUCTION

---

n. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
SITE LIGHTING HEIGHT AND LOCATION TO BE DETERMINED

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: TREES TO BE REMOVED TO ACCOMODATE CONSTRUCTION

---

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:  
 \_\_\_\_\_  
 \_\_\_\_\_

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p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No  
 If Yes:  
 i. Product(s) to be stored \_\_\_\_\_  
 ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
 iii. Generally describe proposed storage facilities: \_\_\_\_\_

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q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No  
 If Yes:  
 i. Describe proposed treatment(s):  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No  
 If Yes:  
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
 • Construction: \_\_\_\_\_ TBD tons per \_\_\_\_\_ (unit of time)  
 • Operation: \_\_\_\_\_ 0.5 tons per \_\_\_\_\_ DAY (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: recycle in accordance with NYS law  
 \_\_\_\_\_  
 • Operation: recycle in accordance with NYS law  
 \_\_\_\_\_  
 iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: NYSDEC approved off site facility  
 \_\_\_\_\_  
 • Operation: Orange County Transfer Station  
 \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
 • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_  
 ii. If mix of uses, generally describe:  
Industrial to the north, agricultural to the south and residential to the west.  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.10	9.79	+9.69
• Forested	25.8	3.96	-21.84
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.31	0.31	0
• Wetlands (freshwater or tidal)	8.63	8.53	-0.10
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>LAWN</u>	1.9	14.15	+12.25



c. Is the project site presently used by members of the community for public recreation?  Yes  No

i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No

If Yes,

i. Identify Facilities: \_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: \_\_\_\_\_ feet
- Dam length: \_\_\_\_\_ feet
- Surface area: \_\_\_\_\_ acres
- Volume impounded: \_\_\_\_\_ gallons OR acre-feet

ii. Dam's existing hazard classification: \_\_\_\_\_

iii. Provide date and summarize results of last inspection: \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No

If Yes:

i. Has the facility been formally closed?  Yes  No

- If yes, cite sources/documentation: \_\_\_\_\_

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_

iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No

- Yes – Spills Incidents database
- Yes – Environmental Site Remediation database
- Neither database

Provide DEC ID number(s): \_\_\_\_\_

Provide DEC ID number(s): \_\_\_\_\_

ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No

If yes, provide DEC ID number(s): \_\_\_\_\_

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 9.25 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

ERIE EXTREMELY STONY SOIL	60.1% %
BATH-NASSAU SHALY SILT LOAM	20.3 %
MARDIN GRAVELLY SILT LOAM	14.6 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 6.75 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ 80 % of site  
 Poorly Drained \_\_\_\_\_ 20 % of site

f. Approximate proportion of proposed action site with slopes:  0-15%: \_\_\_\_\_ 77.2 % of site  
 15-20%: \_\_\_\_\_ 14.15 % of site  
 20% or greater: \_\_\_\_\_ 8.65 % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

**h. Surface water features.**

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 862-231 Classification C
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size 8.63
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No

If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100 year Floodplain?  Yes  No

k. Is the project site in the 500 year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No

If Yes:  
 i. Name of aquifer: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_  
 \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: ORAN001

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_  
 \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

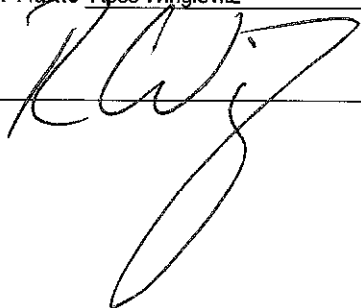
I certify that the information provided is true to the best of my knowledge.

Engineer

Applicant/Sponsor Name Ross Winglovitz

Date 6-21-18

Signature \_\_\_\_\_



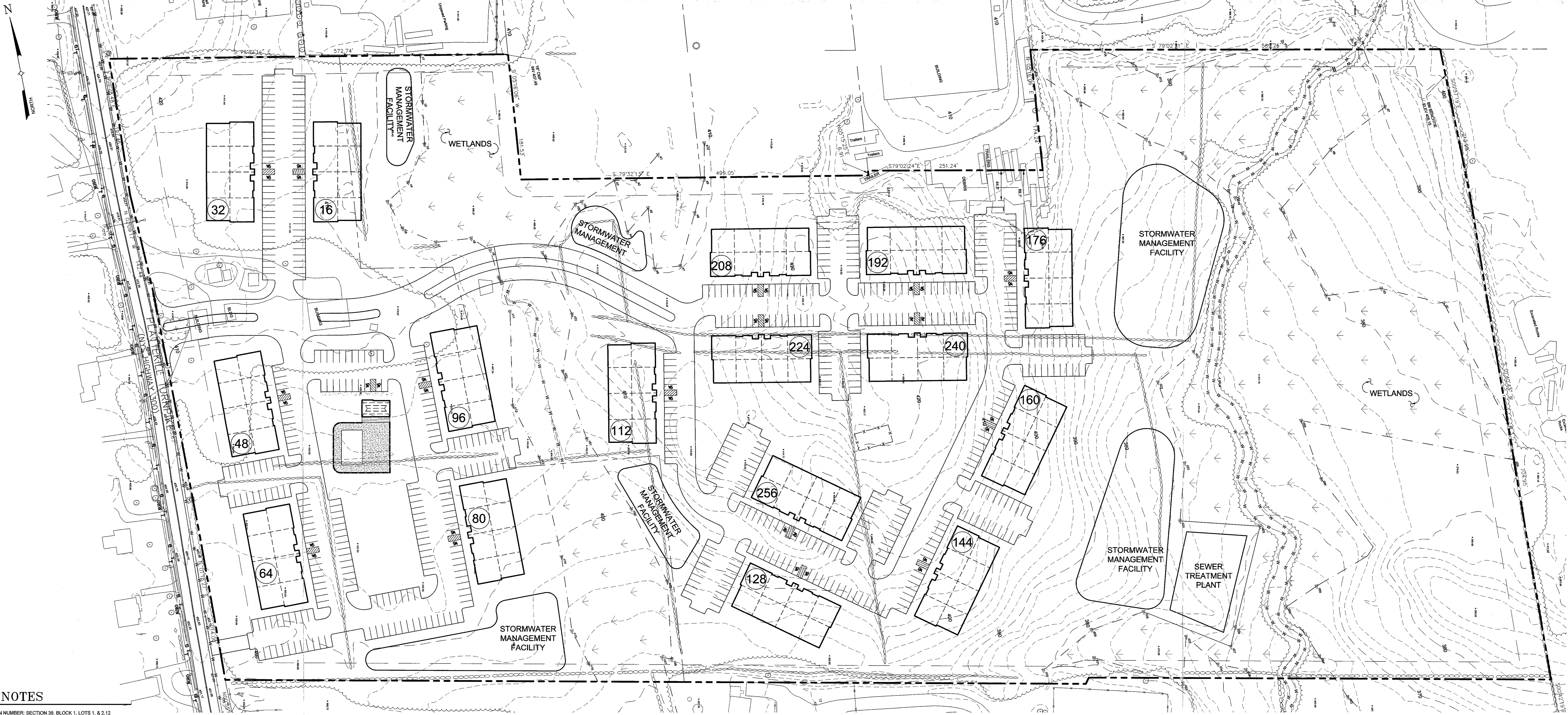
Title Engineer

**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.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-231
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No

E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ORAN001
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No





**GENERAL NOTES**

- 1. TAX MAP IDENTIFICATION NUMBER: SECTION 39, BLOCK 1, LOTS 1, 2 & 12
- 2. OWNER: SPRUCE CREEK, LLC  
56 FAR HORIZONS DRIVE  
NEWBURGH, NY 12550
- 3. APPLICANT: MEADOW CREEK DEVELOPMENT, LLC  
56 FAR HORIZONS DRIVE  
NEWBURGH, NY 12550
- 4. PROPOSED NUMBER OF UNITS: 256
- 5. AREA = 436.74 AC
- 6. ALL PROPOSED UNITS SHALL BE SERVICED BY TOWN OF NEWBURGH WATER AND AN ONSITE PRIVATE SEWER TREATMENT PLANT.
- 7. BOUNDARY AND TOPOGRAPHICAL INFORMATION BASED UPON AN ACTUAL FIELD SURVEY AS PERFORMED BY TECTONIC ENGINEERING & SURVEYING, P.C. ON 02/05/18. ACOE WETLANDS Delineated BY ALPINE ENVIRONMENTAL CONSULTANTS IN AUGUST 2003 AND JURISDICTIONAL DETERMINATION ISSUED ON JANUARY 26, 2006.

**LEGEND**

	BUILDING LINE		EXISTING BUILDING LINE
	BUILDING GARAGE LINE		EXISTING MAJOR CONTOUR LINE
	BUILDING ROOF LINE		EXISTING MINOR CONTOUR LINE
	CONCRETE PAD LINE		EXISTING CURB LINE
	CONCRETE HATCH		EXISTING EDGE OF PAVEMENT LINE
	MAJOR CONTOUR LINE		EXISTING EASEMENT LINE
	MINOR CONTOUR LINE		EXISTING SILT FENCE LINES
	EDGE OF CURBED PAVEMENT LINE		EXISTING FENCE LINES
	LIMIT OF DISTURBANCE LINE		EXISTING GUIDERAIL LINES
	DRIVEWAY LINE		ADJACENT PROPERTY LINE
	SILT FENCE LINES		EXISTING PROPERTY LINE
	FENCE LINES		EXISTING ROAD CENTERLINE
	GUIDERAIL LINES		EXISTING SEWER MAIN LINES
	MATCHLINES		EXISTING SEWER SERVICE LINES
	PARKING STALL STRIPE		EXISTING SEWER FORCE MAIN LINES
	SWPPP (CONSTRUCTION) PHASING LINE		EXISTING WATER SERVICE LINES
	PROPERTY LINE		EXISTING EDGE OF SIDEWALK LINES
	ROAD CENTERLINE		EXISTING STORM DRAIN LINES
	BUILDING SETBACK LINES		EXISTING LIMIT OF TREE LINES
	SEWER MAIN LINES		EXISTING WATER MAIN LINES
	SEWER SERVICE LINES		EXISTING WATER SERVICE LINES
	SEWER FORCE MAIN LINES		LIMIT OF ACOE WETLAND
	EDGE OF SIDEWALK LINES		ZONING BOUNDARY LINE
	STORM DRAIN LINES		
	LIMIT OF TREE CLEARING LINES		
	ORANGE CONSTRUCTION FENCING TO PROTECT VEGETATION LIMITS		
	WATER MAIN LINES		
	WATER SERVICE LINES		
	LIMIT OF WETLAND DISTURBANCE LINE		
	LIMIT OF WETLAND MITIGATION LINE		
	DRAINAGE SWALE		

**BULK REQUIREMENTS**

TOWN OF NEWBURGH - ZONING DISTRICT R-3

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	174,240 SF	±1,600,438 SF
LOT WIDTH	150 FEET	>943 FEET
LOT DEPTH	150 FEET	>1,881 FEET
FRONT YARD	40 FEET	40 FEET
REAR YARD	50 FEET	50 FEET
SIDE YARD (ONE/BOTH)	25/50 FEET	25/50 FEET
UNLIVABLE FLOOR AREA	900 SF	> 900 SF
MAXIMUM ALLOWABLE		
LOT BUILDING COVERAGE	35 %	12.45 %
MAXIMUM BUILDING HEIGHT	35 FT	≤ 35 FT
LOT SURFACE COVERAGE	60 %	28.76 %

**PARKING CALCULATION**

TOTAL UNIT COUNT: 256 UNITS  
 TOTAL PARKING REQUIRED:  
 2 SPACES PER UNIT x 256 UNITS = 512 SPACES REQUIRED  
 PROVIDED:  
 SURFACE PARKING = 450 SPACES  
 CLUBHOUSE PARKING = 21 SPACES  
 SUMMARY:  
 512 PARKING SPACES REQUIRED  
 571 PARKING SPACES PROVIDED

**DENSITY CALCULATION**

TOWN OF NEWBURGH - ZONING DISTRICT R-3

MINIMUM BUILDING REQUIREMENTS

LOT AREA (AFTER LOT LINE CHANGE):  
 1,600,438 SF = 36.74 AC

LOT AREA DEDUCTIONS:  
 ACOE WETLANDS 375,923 SF = 8.63 AC

UNITS PERMITTED:  
 (36.74 AC - 8.21 AC) \* 9 UNITS = 256.8 UNITS

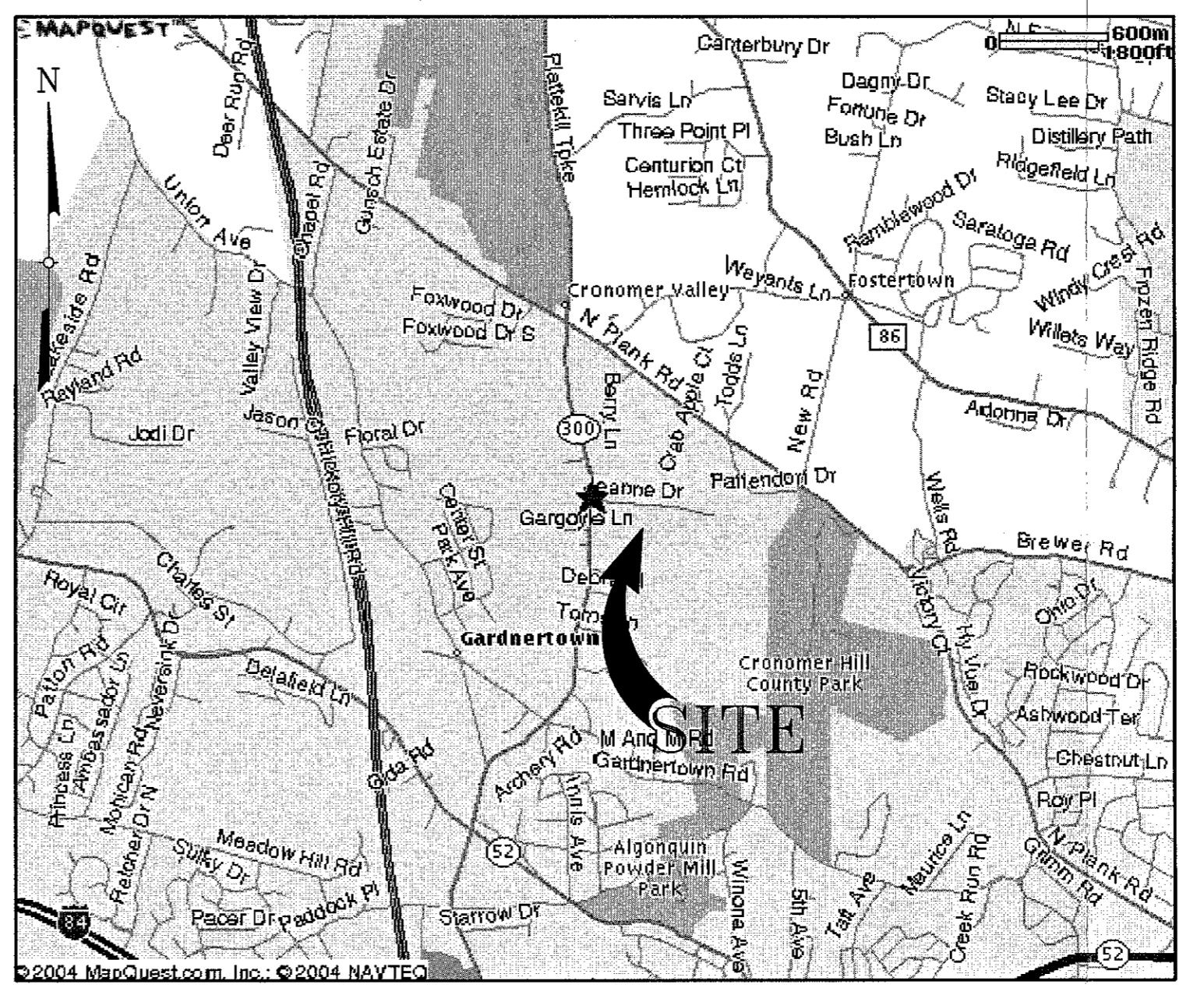
UNITS PROPOSED:  
 16 BUILDINGS x 16 UNITS EACH = 256 UNITS

**TOTAL PROPOSED = 256 UNITS**

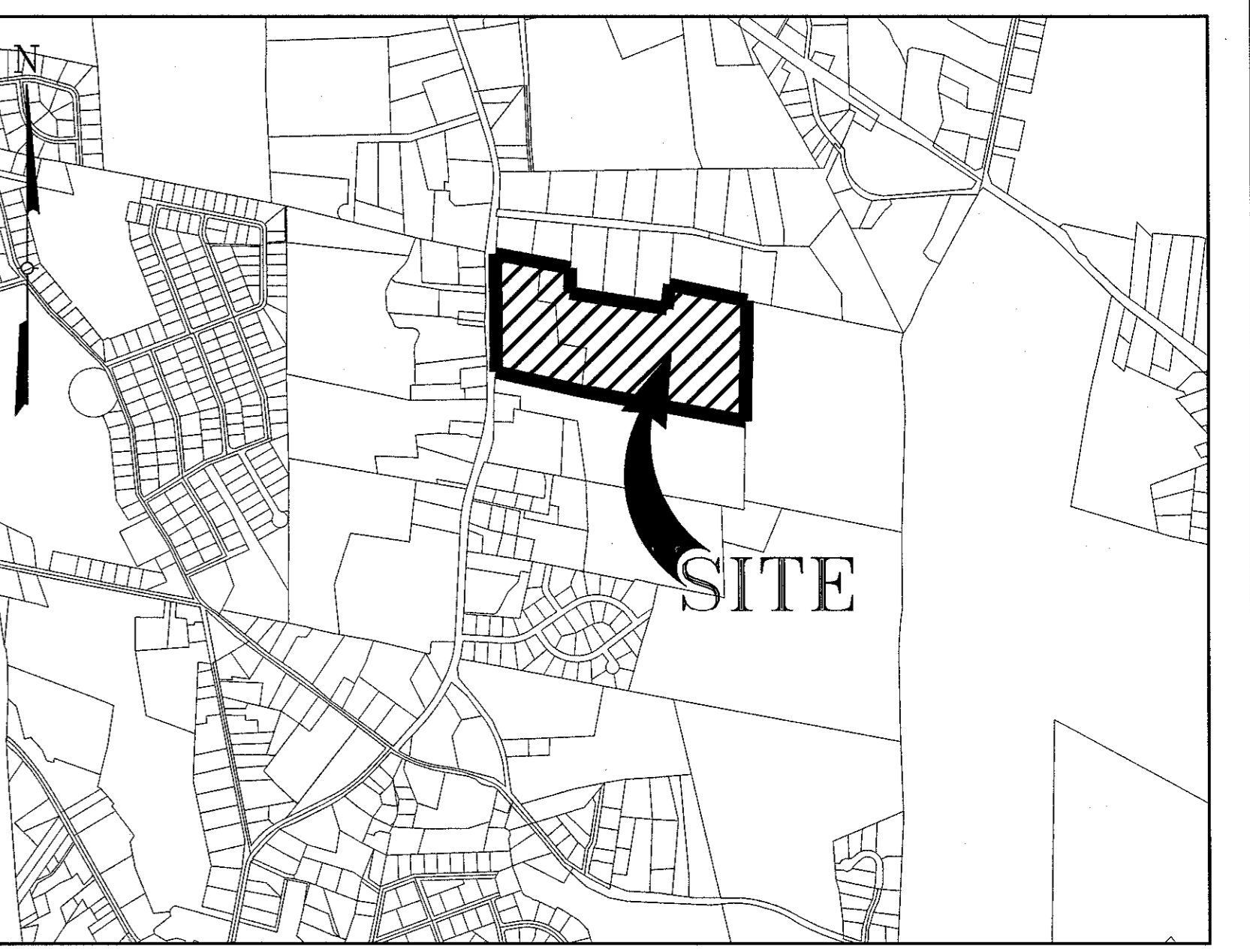
**OVERALL PLAN**

SCALE: 1" = 60'

**LOCATION MAP**



**TAX MAP**



No.	DATE	DESCRIPTION

DRAWING STATUS	ISSUE DATE	SHEET NUMBER
<input checked="checked" type="checkbox"/> CONCEPT APPROVAL	07/15/18	1 OF 1
<input type="checkbox"/> PLANNING BOARD APPROVAL	N/A	OF N/A
<input type="checkbox"/> OGDH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
<input type="checkbox"/> OGDH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF N/A
<input type="checkbox"/> OTHER	N/A	OF N/A
<input type="checkbox"/> FOR BID	N/A	OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF N/A

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**ENGINEERING & SURVEYING PROPERTIES**  
 71 CLINTON STREET MONTICENTRY, NY 12549  
 Ph: (845) 457-7727  
 Fax: (845) 457-1899

**OVERALL SITE PLAN**

THE POLO CLUB  
 NYS ROUTE 300  
 TOWN OF NEWBURGH  
 ORANGE COUNTY, NEW YORK

JOB #	114.01	DRAWN BY	JRS
DATE	05/16/18	SCALE	AS NOTED
REVISION	0	TAX LOT	39-1-1 & 2.12

**SK-3**

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