

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: NEWBURGH LOGISTICS, LLC
PROJECT NO.: 18-14
PROJECT LOCATION: SECTION 95, BLOCK 1, LOT 68
REVIEW DATE: 27 JULY 2018
MEETING DATE: 2 AUGUST 2018
PROJECT REPRESENTATIVE: UNKNOWN

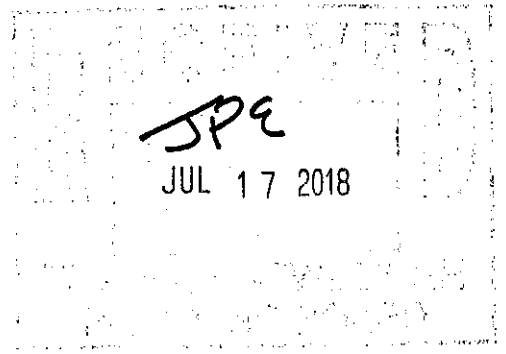
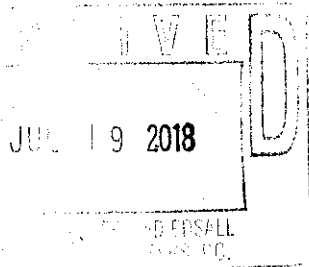
1. It appears that the application proposes an accessory use “parking” on a lot which does not have a principle permitted use. The definition of accessory use in the zoning ordinance states “a use recognized by Article IV, schedules of district regulations, as clearly incidental to a principle use (whether permitted by right or by special condition) and permitted only in conjunction with the principle use identified.” The accessory use without benefit of a principle use is not permitted in the Town zoning. Accessory parking use on individual lots have been permitted when the adjoining lots have been tied together with applicable legal agreements approved by the Town of Newburgh such that the use if approved will be discontinued upon transfer of ownership, change in use of the adjoining parcels or other triggering mechanisms which would eliminate the accessory use.
2. Plans submitted must be stamped by a New York State Licensed Design Professional. Currently the application and plans are of an unknown origin.
3. A survey stamped by a surveyor should be submitted or referenced as a base map by the design professional. Current application does not contain metes and bounds for all lot lines.
4. Site topography should be provided identifying topography on the parcel.
5. Plans should address site lighting, grading, drainage, definitive curbing installed to control traffic flow.
6. It is recommended that the entire proposed parking lot be paved consistent with requirements of the Town of Newburgh Planning Board for commercial sites. Curbing and paving are required on commercial sites.

7. The EAF submitted was not completed utilizing the NYSDEC interactive website.
8. Owners of record of all adjoining properties should be identified.
9. Orange County Planning review of the project is required as lot abuts Interstate Route 84.
10. A location map has not been included on the submitted plans.
11. A zoning bulk table existing and proposed must be added to the plans.
12. Surveyors seal and certification must be added.
13. Wetlands in the vicinity of the project must be identified. Wetland areas were identified on an adjoining parcel during the Matrix review.
14. Lot area for the parcels should be identified on the plans.
15. A number of acres disturbed on the site should be identified along with appropriate drainage analysis.
16. A detailed review of engineered plans will be undertaken upon receipt.

Respectfully submitted,

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

Patrick J. Hines
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

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):

10.6 Acres, Tax Map Parcel 95-1-68, Northeast District Business Center

2. Owner of Lands to be reviewed:

Name Newburgh Logistics LLC
Address 7 Corporate Drive, Attn: Real Estate, Keene NH 03431
Phone (603) 354-7351

3. Applicant Information (If different than owner):

Name _____
Address _____
Representative John Cappello, Esq.
Phone (845) 778-2121 x 231
Fax (845) 778-5173
Email jcc@jacobowitz.com

4. Subdivision/Site Plan prepared by:

Name C&S Wholesale Grocers
Address 7 Corporate Drive
Keene NH 03431
Phone/Fax (603) 354-7351

5. Location of lands to be reviewed:

Lot #6A, Northeast District Business Center, Corporate Blvd., Newburgh NY

6. Zone IB **Fire District** ED030-Orange Lake
Acres 10.6 **School District** 331100-Newburgh Csd; NYS Tax
& Finance School District Code 433

7. Tax Map: Section 95 **Block** 1 **Lot** 68

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 1

Lot line change NA

Site plan review Seeking Site Plan Approval for existing gravel lot with minor improvements

Clearing and grading Minor grading necessary to square off existing gravel parking areas

Other Re-establish natural vegetation where gravel areas had exceeded property line

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) Road, Driveway, Drainage, Utility, Access Road, Water

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

Newburgh Logistics LLC

Senior Vice President

Signature

By: 
By: Bryan T. Oranger

Title

Operations Law, Compliance
and Administration

Date:

7-16-18

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

10.6 Acres, Tax Map Parcel 95-1-68, Northeast District Business Center
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. 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
- Schedule 8* 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. N/A 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

*Requesting
Waiver

11. * Surveyor,s Certification
12. * Surveyor's seal and signature
13. TBP 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 *Site already developed; no substantial additional disturbance proposed*
15. X 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. X 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 *Corporate Blvd. (50' Building Setback)*
19. X 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. N/A Lot area (in sq. ft. for each lot less than 2 acres)
23. N/A 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. TBP Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. N/A Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. TBP Show topographical data with 2 or 5 ft. contours on initial submission

TBP - To be provided

30. X Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number *Northeast SD Plan Map 34-94*
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. N/A 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: *Requesting Waiver
 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): July 2, 2018

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.

*Not
Applicable*

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

Name of applicant: _____

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.

Newburgh Logistics LLC


By: Bryan T. Granger

Its: Senior Vice President
Operations Law, Compliance and Administration

~~APPLICANT'S NAME (printed)~~

~~APPLICANTS SIGNATURE~~

~~DATE~~

7-16-18

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).

PROXY

Bryan T. Granger is a Member of
(OWNER) Newburgh Logistics LLC, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT _____

IN THE COUNTY OF Orange

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF Newburgh Logistics LLC is the owner in fee
of Lot #6A, Northeast District Business Center, Corporate Blvd., Orange County, Newburgh NY

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

* John Cappello, Partner

PLANNING BOARD AND Jacobowitz and Gubits, LLP IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

Newburgh Logistics LLC

DATED: 7-16-18



OWNERS SIGNATURE

By: Bryan T. Granger

Its: Senior Vice President

Operations Law, Compliance and Administration

OWNERS NAME (printed)



WITNESS' SIGNATURE

*
NAMES OF ADDITIONAL
REPRESENTATIVES

Kothie L. Davis

WITNESS' NAME (printed)

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.

Newburgh Logistics LLC

7-16-18

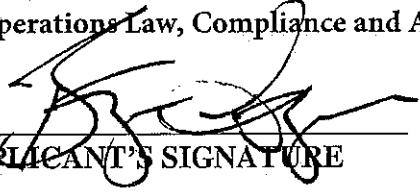
DATED

Bryan T. Granger

APPLICANT'S NAME (printed)

Its: Senior Vice President

Operations Law, Compliance and Administration


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:

 X 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

 7-16-18
DATED

INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

Newburgh Logistics LLC

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

By: Bryan T. Granger
Its: Senior Vice President
Operations Law, Compliance and Administration

**Not
Applicable**

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.

*Not
Applicable*

AGRICULTURAL DATA STATEMENT

(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.

*Not
Applicable*

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.)

N/A

COLOR OF THE EXTERIOR OF BUILDING:

N/A

ACCENT TRIM:

Location: N/A

Color: "

Type (material): "

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

N/A

ROOF:

Type (gabled, flat, etc.): N/A

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

Color: "

WINDOWS/SHUTTERS:

Color (also trim if different): _____ N/A _____

Type: _____ " _____

DOORS:

Color: _____ N/A _____

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.)

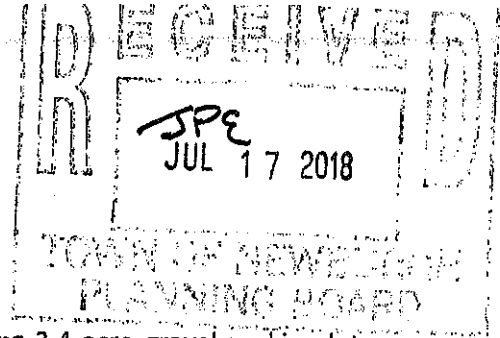
Signature

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.

Newburgh Logistics LLC
Corporate Blvd.
Newburgh, NY 12550

Site Plan Application Narrative



The intent for this submission is to seek Site Plan Approval for an existing 2.4 acre gravel parking lot on an otherwise undeveloped 10.6 Acre parcel of land located in the IB zoning district on Corporate Boulevard, a public road. The lot is identified as Tax Map Section 95, Block 1, Lot 68 and owned by Newburgh Logistics LLC. No water and sewer facilities are required as the lot currently serves as a parking and staging area for trailers utilized within C&S Wholesale Grocers' network in conjunction with its operations at the adjoining leased distribution facility.

Newburgh Logistics LLC was recently served a notice of violation since this parking and staging area requires site plan approval from the Planning Board. Therefore, the project's objective is to establish an approved site plan with the Town of Newburgh, make improvements to increase the aesthetics and efficiency of the current configuration, limit the amount of dirt and debris that leaves the site on tires, and reestablish proper setbacks along the southern property line. To achieve these primary objectives the scope is broken down into three main components:

- 1) establish a stabilized vehicle entrance into the site
- 2) reestablish a natural buffer to neighboring property
- 3) provide an organized trailer parking configuration

Entrance Stabilization

To stabilize the vehicle entrance into the site we are proposing to provide a 40 foot long paved entrance apron into the site. This paved apron would be constructed on an 18" type 2 compacted subbase with a 3" type 3 bituminous concrete base course and a 2" type 6 bituminous concrete wear course.

Extending from the end of the pavement we propose to utilize asphalt millings from a budgeted pavement replacement project at the adjacent distribution facility to provide a 2" layer extending into the site.

Reestablish Natural Buffer

To reestablish the natural buffer we plan to excavate to natural grade and reestablish vegetation where extents of the current gravel area have exceeded property setbacks.

We will keep all excavated material on site. The material will be placed and compacted to square off the perimeter of the gravel lot. These improvements will result in maintaining the overall 2.4 acre parking area.

Organized Trailer Parking

By squaring off the current gravel areas we will provide an organized single deep parking configuration. The new arrangement will allow for a more efficient flow within the site and allow trailers to be parked and pulled without the need to move additional trailers out of the way. The new configuration will limit available parking to 72 Newburgh Logistic trailers.

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.

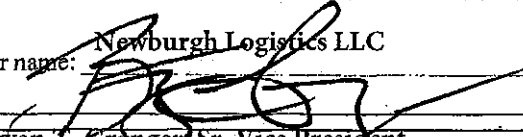
Part 1 - Project and Sponsor Information Newburgh Logistics LLC		
Name of Action or Project: 10.6 Acres, Tax Map Parcel 95-1-68, Northeast District Business Center		
Project Location (describe, and attach a location map): Northeast District Business Center, Corporate Blvd. cul-de-sac, Tax Map Parcel 95-1-68		
Brief Description of Proposed Action: Site Plan approval for minor improvements and grading to an existing 2.4 acre gravel parking lot that is a portion of the 10.6 acre parcel remaining undisturbed		
Name of Applicant or Sponsor: Newburgh Logistics LLC, represented by John Cappello, Esq		Telephone: (845) 778-2121 x 231 E-Mail: jcc@jacobowitz.com
Address: Jacobowitz and Gubits, LLP 158 Orange Ave., P.O. Box 367		
City/PO: Walden	State: NY	Zip Code: 12586
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 YES <input type="checkbox"/> <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		10.06 acres
b. Total acreage to be physically disturbed?		.55 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		10.06 acres
Site improvements exist		
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input 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, 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?	<input type="checkbox"/>	<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? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Not applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: Not applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: Not applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Newburgh Logistics LLC Date: 7-16-18

Signature: 

By: Bryan L. Granger, Sr. Vice President
 Operations Law, Compliance and Administration

Project: Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Project:	
Date:	

**Short Environmental Assessment Form
Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

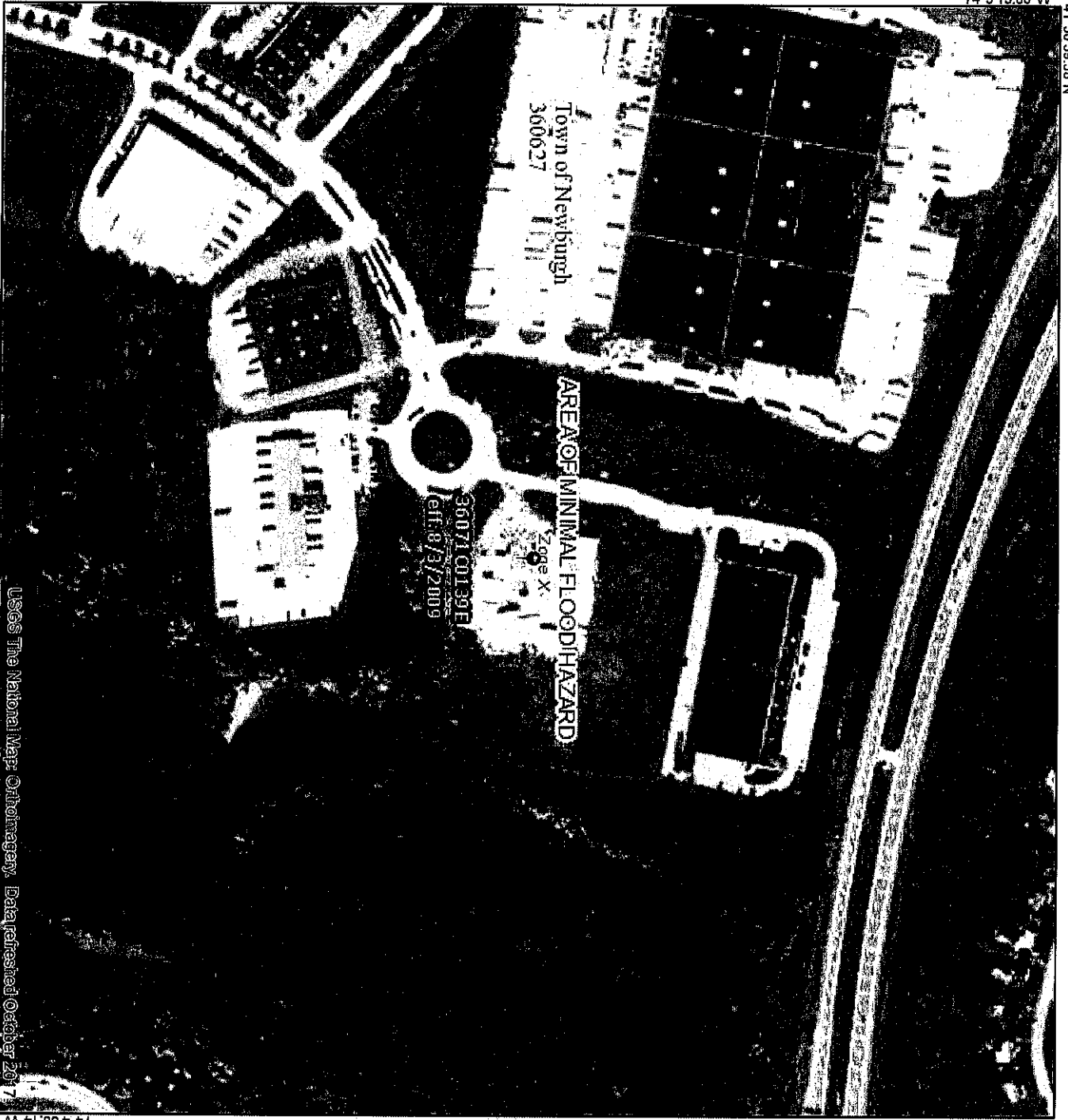
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<hr/>	
Name of Lead Agency	Date
<hr/>	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr/>	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

National Flood Hazard Layer FIRMette



41°30'59.58"N

74°5'13.60"W



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Legend

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone AE, AH, VE, AR With BFE or Depth zone AE, AO, AH, VE, AR Regulatory Floodway
-----------------------------------	--

	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance Flood with average depth less than one foot or with drainage areas of less than one square mile zone X
	Future Conditions 1% Annual Chance Flood Hazard zone X
	Area with Reduced Flood Risk due to Levee, See Notes, zone X
	Area with Flood Risk due to Levee zone D

	NO SCREEN Area of Minimal Flood Hazard zone X
	Effective LOMRS Area of Undetermined Flood Hazard zone D

	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

	20.2 47.6 Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

	Digital Data Available
	No Digital Data Available
	Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was reported on 7/27/2018 at 9:30:39 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

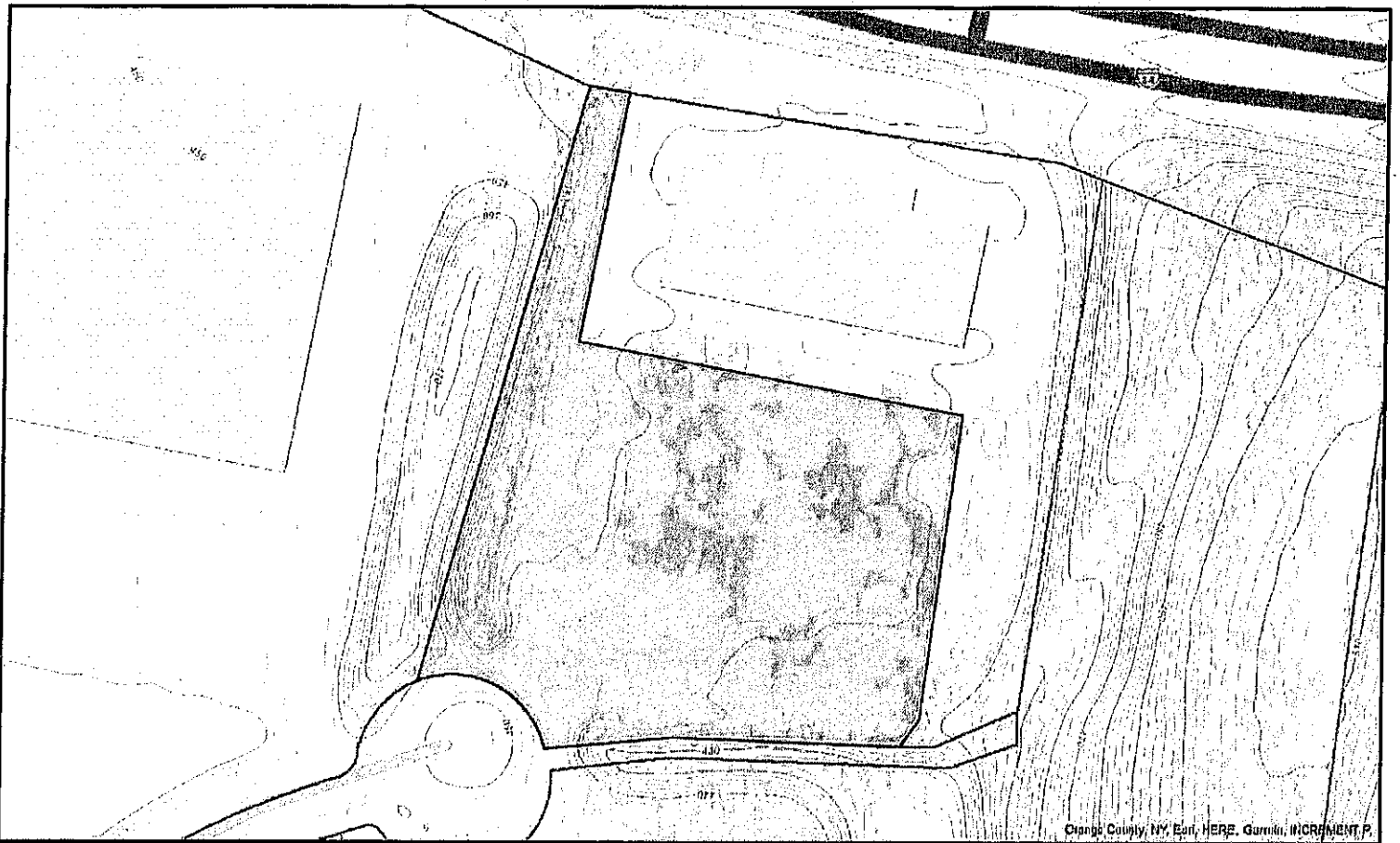
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

USGS The National Map, Orthoimagery, Data refreshed October 2017

41°30'32.64"N

74°4'36.14"W



Orange County, NY, East, HERE, GARRIN, INCREMENT P.



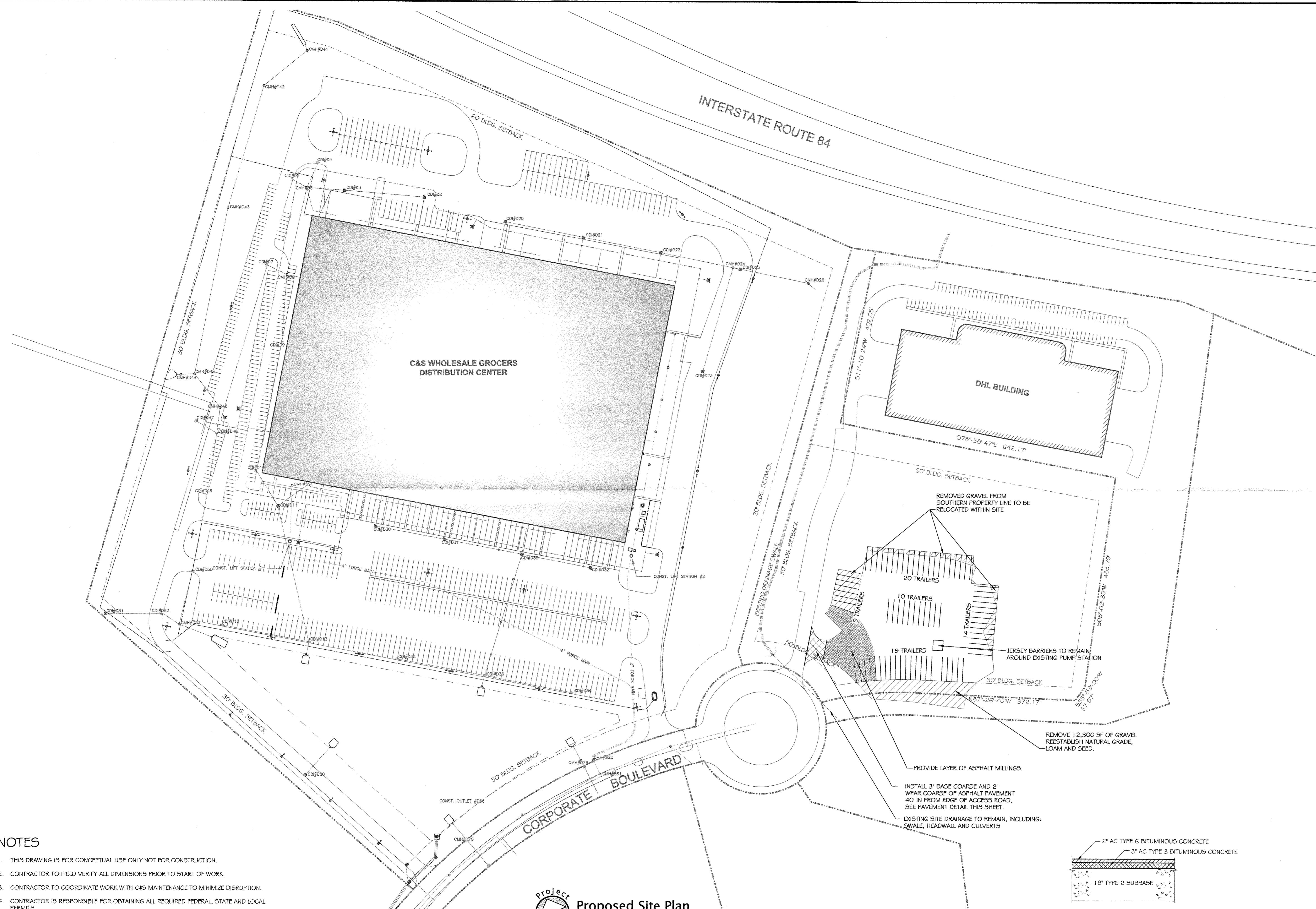
GIS
Newburgh 10 Ac



Orange County G.I.S. Division 255 Main St Goshen, New York 10924 Phone: 845.615.3790

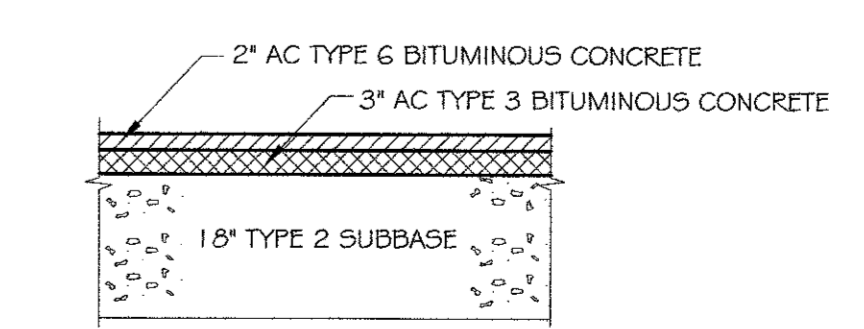
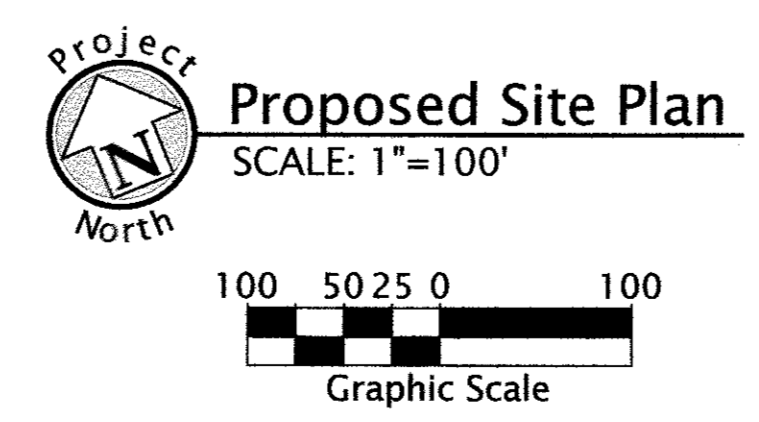
DISCLAIMER: This map is a product of Orange County Real Property GIS Division. The data depicted here have been developed with extensive cooperation from other County departments, as well as other Federal, State and Local government agencies. Orange County make no representations as to the accuracy of the information in the mapping data, but rather, provide said information as is. Orange County expressly disclaim responsibility for damages or liability that may arise from the use of this map.

Printed: Jun 06, 2018



NOTES

1. THIS DRAWING IS FOR CONCEPTUAL USE ONLY NOT FOR CONSTRUCTION.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO START OF WORK.
3. CONTRACTOR TO COORDINATE WORK WITH C&S MAINTENANCE TO MINIMIZE DISRUPTION.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED FEDERAL, STATE AND LOCAL PERMITS.
5. CONTRACTOR IS RESPONSIBLE TO ENSURE ALL FEDERAL, STATE AND LOCAL CODES ARE MET.
6. CONTRACTOR TO MAINTAIN A SAFE AND CLEAN WORK AREA DURING PROJECT DURATION.
7. C&S MAINTENANCE REPRESENTATIVE TO DO A WALK THROUGH WITH CONTRACTOR AT PROJECT COMPLETION TO SIGN EACH WORK AREA OFF AS COMPLETE AND TO ENSURE THAT 'GOOD HOUSEKEEPING PRACTICES' HAVE BEEN MET.



Pavement Section
SCALE: 1"=100'

Number	Revision/Issue	Date

GDC FACILITY
N.E. DISTRICT BUSINESS CENTER
Zoning Table Sched. 8 attached
10.6 ACRES. TAX MAP 95-1-6R.
NEWBURGH, NEW YORK

Newburgh Logistics LLC
 c/o **C&S Wholesale Grocers**
 7 Corporate Drive
 Keene, NH 03431
 www.cswg.com

IF SHEET IS LESS THAN 24"x36"
 IT IS A REDUCED PRINT- SCALE
 REDUCED ACCORDINGLY

All concepts and arrangements on this drawing are
 the property of C&S Wholesale Grocers Inc. This
 drawing is released specifically for use on this
 project, and may not be reproduced in whole or in
 part except for purposes relating to the
 construction of this project. Any disclosure or
 reuse of these documents for purposes unrelated
 to this project is prohibited.

Drawn By: CN
 Scale: 1"=100'
 Date: 05/02/2018

PROPOSED SITE PLAN

C2.0