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

PROJECT: CVS PHARMACY/STORE
PROJECT NO.: 15-23
PROJECT LOCATION: SECTION 60, BLOCK 3, LOT 5.2
PROJECT REPRESENTATIVE: VHB ENGINEERS
REVIEW DATE: 1 SEPTEMBER 2015
MEETING DATE: 3 SEPTEMBER 2015

1. The Applicant's Representative is requested to evaluate the Town of Newburgh Design Guidelines with regard to the proposed development. Parking in front yard of the project is not in compliance with design guidelines. Site landscaping and lighting must be provided in compliance with design guidelines. Any requested waivers of the design guidelines should be specifically requested from the Planning Board with a rationale as to why the waiver is required.
2. The Applicant's Representative is requested to provide proof of access to the adjoining parcel for the southerly access point.
3. NYSDOT approval for the access to NYS Route 52 is required. Ken Wersted's and DOT comments should be received regarding the need for a traffic study at this entrance point.
4. A Storm Water Pollution Prevention Plan, in compliance with NYSDEC and Town requirements, should be provided.
5. The Applicants are requested to evaluate a pedestrian interconnect to the neighboring Dairy Queen parcel.
6. Potable water and fire flow lines must be one common line separating outside the building with valving such that if fire flow water line is turned off potable water will also be terminated to the structure. Standard Town water and sewer notes are required.
7. The Planning Board's attention is called to the proposed plastic wheel stops along the entire building frontage. Will vehicle protection bollards be required at these locations? Vehicles sticking over the wheel stops will significantly reduce sidewalk width.

8. Sanitary sewer should be depicted on the plans. A City of Newburgh Flow Acceptance Letter will be required.
9. Future more detailed submissions will require submission to the Orange County Planning Department for review.
10. Landscaping plans, in compliance with Town requirements, must be provided.
11. Planning Board must discuss the need for sidewalks along property frontage.
12. Architectural review of the structure will be required on future submissions.

Respectfully submitted,

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

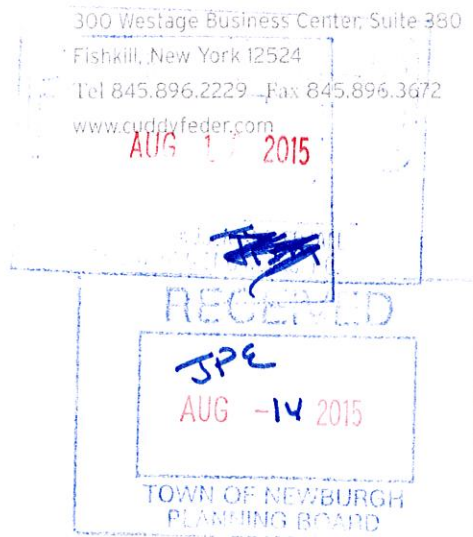
Patrick J. Hines
Principal

August 14, 2015

BY HAND

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

Re: Proposed CVS Pharmacy/Store (Store # 10688)
Premises: Corel Place (Route 52 and Route 300), Newburgh, New York



Dear Chairman Ewasutyn and Members of the Board:

We are land use counsel for CVS Pharmacy and its developer T.M. Crowley & Associates ("TMC"). I am writing to request a meeting with the Planning Board, its consultants and the Code Enforcement Staff to discuss TMC's conceptual site plan application to develop a CVS Pharmacy store at property off of Corel Place (along Routes 52 and 300) in the Town of Newburgh ("Site").¹

The purpose of our request is to discuss the proposed use and project details and confirm the proposal's compliance with Newburgh's applicable zoning requirements. TMC and its design professionals at VHB, Inc. have prepared the following items in conceptual form to facilitate a discussion with the Board, its consultants and Staff and to commence the site plan review process.

Enclosed with this letter please find eighteen (18) copies of the following items.

- Completed Town of Newburgh Site Plan Application Forms, Proxy Statement, Site Location Map and Site Plan Checklist, prepared by VHB, dated August 13, 2015;
- Draft Full Environmental Assessment Form, prepared by VHB;
- Property Survey, Sv-1 and Sv-2, prepared by VHB, dated June 17, 2015; and
- Conceptual Site Plans, SP-1A and SP-1B, prepared by VHB, dated August 13, 2015.

Enclosed please also find three (3) checks in the amounts of \$4,875, \$150 and \$4,720. The Newburgh Planning Board office confirmed that these checks will reflect payment of the Town's required commercial site plan fee, public hearing fee (if required), and escrow deposit (inclusive of the \$2,000 escrow deposit for the SEQRA/Long Environmental Assessment Form review).

The Site and the Proposed Project

The Site is approximately 2.7 acres of undeveloped land with frontage and access from Route 52 and along Corel Place. The Site is located within the Consolidated Water District and Crossroad Sewer District and will be serviced by municipal/public water and sewer facilities.²

¹ Identified as tax parcel number: 60-3-5.2.

² See Town of Newburgh 2005 Comprehensive Plan Update, Exhibits III-1, III-2.

**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):

CVS PHARMACY/STORE

2. Owner of Lands to be reviewed:

Name Route 52 Newburgh, LLC (See Owner Proxy)
Address 788 Shrewsbury Avenue
Tinton Falls, NJ 07724
Phone _____

3. Applicant Information (If different than owner):

Name T.M. Crowley & Associates
Address 14 Breakneck Hill Road, Suite 101
Lincoln, Rhode Island 02865

Representative Anthony F. Morando, Esq. Cuddy & Feder LLP
Phone (914) 761-1300
Fax (845) 896-3672
Email amorando@cuddyfeder.com

4. Subdivision/Site Plan prepared by:

Name Vanasse Hangen Brustlin, Inc. (VHB)
Address 100 Great Meadow Road, Suite 200
Weathersfield, CT 06109

Phone/Fax Phone: (860) 807-4300 / Fax: (860) 372-4570

5. Location of lands to be reviewed:

Corel Place (Route 52), Town of Newburgh, NY

6. Zone B (See Plan) **Fire District** Orange Lake Fire District
Acreage 2.7 **School District** Newburgh

7. Tax Map: Section 60 **Block** 3 **Lot** 5.2

TOWN OF NEWBURGH PLANNING BOARD

CVS Pharmacy/Store

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. Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees
4. 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. Name and address of applicant
2. Name and address of owner (if different from applicant)
3. Subdivision or Site Plan and Location
4. Tax Map Data (Section-Block-Lot)
5. 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. 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. Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. Date of plan preparation and/or plan revisions
9. Scale the plan is drawn to (Max 1" = 100')
10. North Arrow pointing generally up

30.____ 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.____ Number of acres to be cleared or timber harvested

33.____ Estimated or known cubic yards of material to be excavated and removed from the site

34.____ Estimated or known cubic yards of fill required

35.____ The amount of grading expected or known to be required to bring the site to readiness

36.^{N/A} Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.

37.^{N/A} Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.

38.____ List of property owners within 500 feet of all parcels to be developed (see attached statement).

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

Vanasse Hangen Brustlin, Inc.

By: J. W. O'Leary
Licensed Professional

Date: 8/13/15

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):

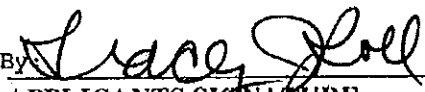
FEE ACKNOWLEDGEMENT

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.

T.M. Crowley & Associates

By: Tracey Roll, VP Real Estate Development

APPLICANT'S NAME (printed)

By: 
APPLICANTS SIGNATURE

8.7.15
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:

 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
 x PLANNING BOARD
_____ ZONING BOARD OF APPEALS
 x ZONING ENFORCEMENT OFFICER
 x BUILDING INSPECTOR
_____ OTHER

_____ DATED _____ INDIVIDUAL APPLICANT

T.M. Crowley & Associates
CORPORATE OR PARTNERSHIP APPLICANT

BY: *Trace J. Bell*
~~(Pres.)~~ ~~(Partner)~~ (Vice-Pres.), Real Estate
~~(Sec.)~~ ~~(Treas.)~~ Development

8715

PROXY

MAZIN A. KALIAN, PRESIDENT OF KALIAN CORP. INC. MEMBER OF ROUTE 52
NEWBURGH, LLC, DEPOSES AND SAYS THAT ROUTE 52 NEWBURGH, LLC HAS A
PRINCIPAL PLACE OF BUSINESS AT 788 Shrewsbury Avenue Tinton Falls NJ 07724

IN THE COUNTY OF Monmouth AND STATE OF New Jersey AND THAT IT IS THE OWNER
IN FEE OF TAX MAP NO. 60-3-5.2, COREL PLACE (ALSO ROUTE 52), TOWN OF
NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK WHICH IS THE PREMISES
DESCRIBED IN THE FOREGOING APPLICATION AS DESCRIBED THEREIN TO THE
TOWN OF NEWBURGH PLANNING BOARD AND CUDDY & FEDER LLP IS
AUTHORIZED TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 8-4-15

ROUTE 52 NEWBURGH LLC
By: Kalian Corp. Inc, Member

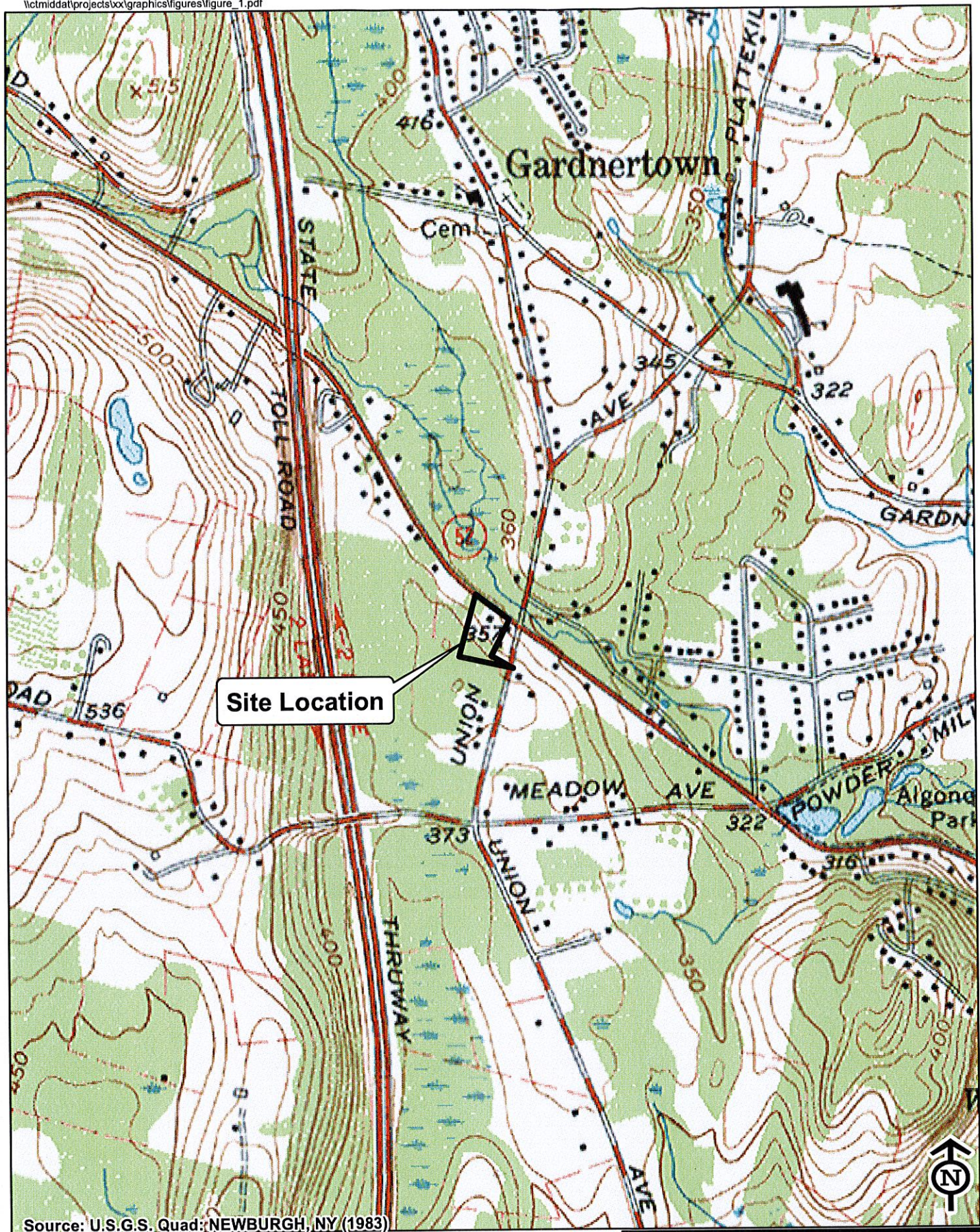
[Signature]
OWNERS SIGNATURE

MAZIN A. KALIAN, President
OWNERS NAME (Printed)

[Signature]
WITNESS' SIGNATURE

Debbie K Gregg
WITNESS' NAME (Printed)

NAME OF ADDITIONAL
REPRESENTATIVES



Source: U.S.G.S. Quad: NEWBURGH, NY (1983)

Vanasse Hangen Brustlin, Inc.

Figure 1
Site Location Map
Route 52 and Route 300
Newburgh, New York



**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: CVS/pharmacy Store with Drive Thru Window		
Project Location (describe, and attach a general location map): Site is identified as Section 60, Block 3 Lot 5.2 on South Plank Road (Rt 52); South side of South Plank Road (Rt 52) west of Union Ave (Rt 300) intersect.		
Brief Description of Proposed Action (include purpose or need): The proposed action involves general site preparation and the construction of a 13,600 SF free standing retail/pharmacy with drive thru, and improving the site with associated landscaping, retaining walls, driveways, signage, loading/parking areas, corresponding utility connections and site infrastructure.		
Name of Applicant/Sponsor: Tracey J. Roll - T.M. Crowley & Associates - VP of Real Estate	Telephone: 401-721-1609	
	E-Mail: tjroll@tmcrowley.com	
Address: 14 Breakneck Hill Road, Suite 101		
City/PO: Lincoln	State: Rhode Island	Zip Code: 02865
Project Contact (if not same as sponsor; give name and title/role): Shannon K. Rutherford, P.E. - VHB Inc. - Director of Land Development	Telephone: 860-807-4300	
	E-Mail: srutherford@vhb.com	
Address: 100 Great Meadow Road, Suite 200		
City/PO: Wethersfield	State: Connecticut	Zip Code: 06109
Property Owner (if not same as sponsor): Yvonne Sun - Route 52 Newburgh LLC	Telephone: 201-489-1177	
	E-Mail: ysun@cofinancegroup.com	
Address: 788 Shrewsbury Avenue		
City/PO: Tinton Falls	State: NJ	Zip Code: 07724

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Newburgh, NY - Planning Board	
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Water Permits Sewer Permits	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Orange County, NY Planning Board - Advisory Review	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS Dept. of Environmental Conservation NYS Dept. of Transportation	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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

C.1. Planning and zoning actions.	
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"> If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
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?
The Site is located within the B-Business District and partially within the IB - Interchange Business District

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 Police Department

c. Which fire protection and emergency medical services serve the project site?
Fire - Winona Lake Engine Company # 2 Medical Services - Town of Newburgh Emergency Medical Services

d. What parks serve the project site?
Algonquin Park, Cronomer Hill County Park and Todd Oval 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)? The general nature of the proposed action is commercial.

b. a. Total acreage of the site of the proposed action? _____ +/- 2.7 acres
 b. Total acreage to be physically disturbed? _____ acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ +/- 2.7 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 _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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	_____	_____	_____	_____

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

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: +/- 30 ft. height; 96 ft. width; and 143 ft. length

iii. Approximate extent of building space to be heated or cooled: +/- 13,600 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: Underground stormwater management

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: stormwater

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: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

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? Leveling of site for proposed development.

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

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? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

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): _____

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:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

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: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

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: _____ +/- 350 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 Water Supply
- 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: _____
Project will use public water supply.

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

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

i. Total anticipated liquid waste generation per day: _____ 350 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 Wastewater will be generated.

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

- Name of wastewater treatment plant to be used: Severn Trent Services
- 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: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

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):
 N/A

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____
 N/A

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 _____ acres (impervious surface)
 _____ Square feet or 2.7 acres (parcel size)

ii. Describe types of new point sources. _____

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)?
 The storm runoff will be directed to an on-site stormwater management facility

• If to surface waters, identify receiving water bodies or wetlands: _____

• 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 (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ 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): _____

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): _____

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 Spaces Proposed 91 Spaces Net increase/decrease +91 Spaces
 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 Curb cut required on Route 52.

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: _____
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Anticipated source is to be grid/ local utility.
 iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

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

i. During Construction:		ii. During Operations:	
• Monday - Friday: _____	7AM - 6PM	• Monday - Friday: _____	6AM - 12AM
• Saturday: _____	8AM - 4PM	• Saturday: _____	6AM - 12AM
• Sunday: _____	8AM - 4PM	• Sunday: _____	6AM - 12AM
• Holidays: _____	8AM - 4PM	• Holidays: _____	6AM - 12AM

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:
 The heavy equipment used in construction will exceed the existing ambient noise levels and will be between 7AM and 7PM. During operations the CVS/pharmacy store will not exceed ambient noise levels.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: Clearing of existing site is required for development.

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:
 The proposal includes site lights on poles, under canopy lighting, soffet lighting, wall sconces and goose neck lighting. Pole mounted lighting will be approx. 20 ft. in heights and building lighting will be approx. 18 ft. in height.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: Clearing of existing site is required for development

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:

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: _____

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):
Herbicides and pesticides will be used as needed in maintaining the lawn and landscaped areas on site.

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: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: CVS pharmacies are equipped with a dumpster and compactor on site. Most waste generated is paper or cardboard which is disposed of in the compactor for recycling.

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: Licensed private commercial hauler

 • Operation: Licensed private commercial hauler

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): Vacant
 ii. If mix of uses, generally describe:
Site is vacant but is surrounded by industrial buildings, commercial buildings, restaurants and a gas station.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0 Acres	1.75 Acres	+ 1.75 Acres
• Forested	1 Acres	0 Acres	- 1 Acres
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	1.7 Acres	0 Acres	-1.7 Acres
• Agricultural (includes active orchards, field, greenhouse etc.)	0 Acres	0 Acres	0 Acres
• Surface water features (lakes, ponds, streams, rivers, etc.)	0 Acres	0 Acres	0 Acres
• Wetlands (freshwater or tidal)	0 Acres	0 Acres	0 Acres
• Non-vegetated (bare rock, earth or fill)	0 Acres	0 Acres	0 Acres
• Other Describe: <u>Landscaped Areas</u>	0 Acres	0.95 Acres	+ 0.95 Acres

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:
Tots-N-U's Daycare is located +/- 800 ft north of the site on Union Avenue.

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 Provide DEC ID number(s): 0900744 & 1100032
 Yes - Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
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? _____ 7-16 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:

Udorthents (gravelly sandy loam)	69 %
Wayland Soils Complex (silt loam)	25 %
Smartswood&Mardin(gravelly loam)	6 %

d. What is the average depth to the water table on the project site? Average: _____ 9 feet

e. Drainage status of project site soils: Well Drained: _____ 75 % of site
 Moderately Well Drained: _____ 0 % of site
 Poorly Drained _____ 25 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 94 % of site
 10-15%: _____ 6 % of site
 15% or greater: _____ % 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 Bushfield Creek (North of Site, Across 52) Classification C
- Lakes or Ponds: Name N/A Classification _____
- Wetlands: Name N/A Approximate Size _____
- 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: _____ Sciurus Carolinensis, Grey Squirrel _____ Marmota Monax, Woodchuck _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ Upland forest "UF" (oak-tulip tree community), Upland Successional Forest "SF" (locust/Honeysuckle) and scrub-shrub open/vacant land "OL" ii. Source(s) of description or evaluation: <u>VHB Environmental Scientist field Visit, May 11, 2015</u> iii. Extent of community/habitat: • Currently: <u>UF: 0.5 / SS: 0.5 / OL: 1.7</u> acres • Following completion of project as proposed: <u>UF: 0.0 / SS: 0.0 / OL: 0.0</u> acres • Gain or loss (indicate + or -): <u>UF: -0.5 / SS: -0.5 / OL: -1.7</u> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
At this time, only federal species are known. Federal species listed near the project area include Small Whorled Pogonia, Dwarf Wedge Mussel, Bog Turtle, Indiana Bat, and Northern Long-eared Bat. Of these, only potential bat habitat is present on site. A consultation with USFWS concluded no "take" will occur if the project conducts clearing during winter months. NYS listed species are awaiting a response from New York Natural Heritage Program.	
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
To be determined; awaiting a response from New York Natural Heritage Program.	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: Gardner, Silas, House	
<i>iii.</i> Brief description of attributes on which listing is based:	
It is a colonial stone house; built in 1783 for Silas Gardner, a miller. It has been listed on the National Register of Historic Places since 1980.	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: Stewart State Forest (3miles), Chadwick Lake (1.8 miles)	
<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.): State Park, Local Park	
<i>iii.</i> Distance between project and resource: Between 1.8 to 2 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.

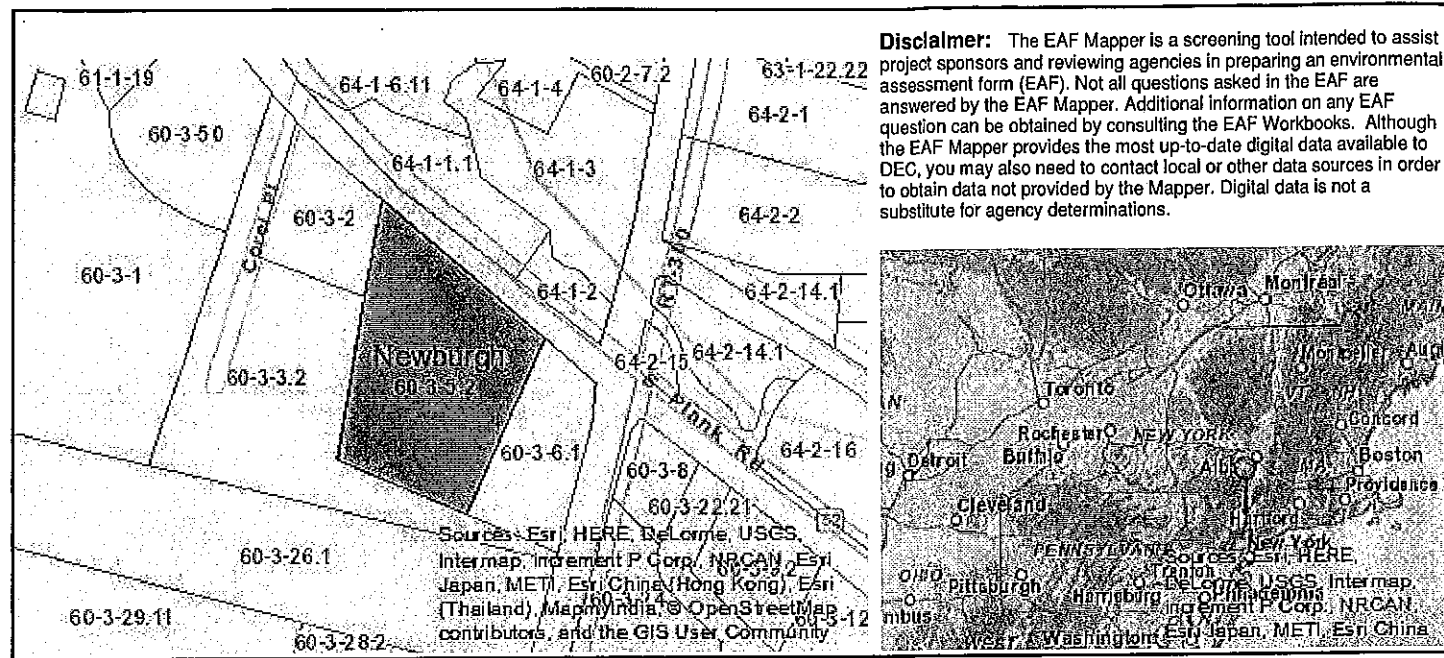
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____



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]	No
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.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.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.p. [Rare Plants or Animals]	No

E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Gardner, Silas, House
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Record Parcel Descriptions

CHICAGO TITLE INSURANCE COMPANY
SCHEDULE A DESCRIPTION
Title No. 3714-00199

Parcel 1:
ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Newburgh, County of Orange and State of New York and more particularly bounded and described as follows:
BEGINNING at a point on the westerly side of NYS Route 52, said point being the northerly corner of the premises and the westerly corner of lands now or formerly of Louis J. Gallo, T.M. # 62-3-1 and running thence:
1. South 49° 04' 28" West along the southeasterly line of the premises and the northerly line of said lands now or formerly of Louis J. Gallo, T.M. # 62-3-1 the distance of 317.88 feet to an iron rod found at or near a stone wall at a point in the southeasterly line of lands now or formerly of Coral Realty, Inc., T.M. # 49-3-1 and being the southeasterly corner of said lands now or formerly of Louis J. Gallo, T.M. # 62-3-1 and being the southeasterly corner of the premises, thence;
2. North 23° 04' 21" West along the southeasterly line of the premises, along or near a stone wall and along the southeasterly line of said lands now or formerly of Coral Realty, Inc., T.M. # 49-3-1 the distance of 316.81 feet to a pipe found and being the southeasterly corner of the premises, thence;
3. North 24° 30' 15" East along the northeasterly line of the premises and the southeasterly line of said lands now or formerly of Coral Realty, Inc., T.M. # 49-3-1 and the southeasterly line of lands now or formerly of Joseph & Michelle Mikita, T.M. # 49-3-2 the distance of 418.00 feet to a point in the southeasterly side of NYS Route 52, being the northeasterly corner of said lands now or formerly of Joseph & Michelle Mikita, T.M. # 49-3-2 and being the northeasterly corner of the premises, thence;
4. South 38° 06' 45" East along the southeasterly side of NYS Route 52 the distance of 353.80 feet to the southeasterly corner of lands now or formerly of Louis J. Gallo, T.M. # 62-3-1, the northeasterly corner of the premises and the point of BEGINNING.

CHICAGO TITLE INSURANCE COMPANY
LEGAL DESCRIPTION
Title No. 3714-00199

Parcel 2:
ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Newburgh, County of Orange and State of New York, being above and designated as PARCEL 1A lands to be conveyed to CORAL REALTY, INC. on their certain map entitled "LOT LINE CHANGE AND TOWN OF NEWBURGH, COUNTY OF ORANGE, NEW YORK, MADE BY VINCENT J. SOLE ASSOCIATE, DATED 12-12-2005 AND REVISED ON 2-15-2006 AND LOTS COVERED ON 3-3-2006 AND FILED TO THE ORANGE COUNTY CLERK'S OFFICE ON MARCH 22ND, 2006 AS MAP # 172-06 and being more particularly bounded and described as follows:
BEGINNING at a point on the westerly side of Union Avenue - NYS Route 300, said point being the southerly most corner of lands now or formerly of Louis J. Gallo and Jean F. Gallo as acquired in the deed in Liber 2323 of Deeds, Page 74 (Tax Lot 60-3-6-1) and running thence:
1. South 29° 11' 02" West along the westerly line of Union Avenue - NYS Route 300 the distance of 1.75 feet to a point in the southeasterly line of lands now or formerly of Benjamin Harris and Melita Harris as acquired in the deed in Liber 1463 of Deeds, Page 975 (Tax Lot 49-3-26-1), thence;
2. North 42° 58' 34" West along the common boundary line between said lands now or formerly of Benjamin Harris and Melita Harris and the lands of Coral Realty, Inc. as acquired in Liber 1811 of Deeds, Page 74 (Tax Lot 60-3-1-1), formerly Tax Lot 60-3-2) the distance of 316.77 feet to a point, thence;
3. North 24° 30' 15" West through said lands of Coral Realty, Inc. the distance of 71.57 feet to a pipe in the southeasterly corner of lands of Coral Realty, Inc. as acquired in the deed in Liber 1479 of Deeds, Page 155 (parcel 1 thence, Tax Lot 49-3-1), thence;
4. South 33° 04' 22" West along the common boundary line between Coral Realty, Inc. and Outback, LLC (Tax Lot 49-3-1) and then along the southeasterly line of lands now or formerly of Louis J. Gallo and Jean F. Gallo as acquired in the deed in Liber 2323 of Deeds, Page 74 (Tax Lot 60-3-1-1) the distance of 409.41 feet to a point in the westerly line of Union Avenue - NYS Route 300 and being the point of BEGINNING.

Title Reference

REFERENCE IS MADE TO CHICAGO TITLE INSURANCE COMPANY CERTIFICATE FOR TITLE INSURANCE, TITLE No. 3714-00199, EFFECTIVE DATE: NOVEMBER 17, 2014.

SCHEDULE B-1 EXCEPTIONS

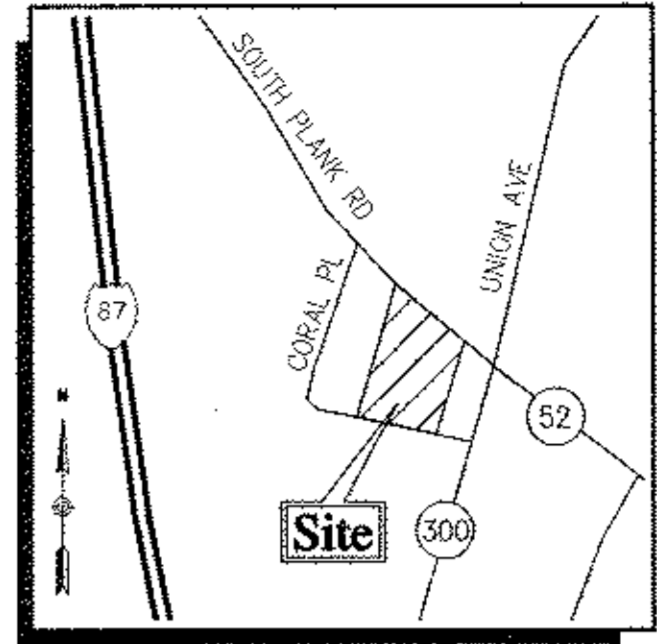
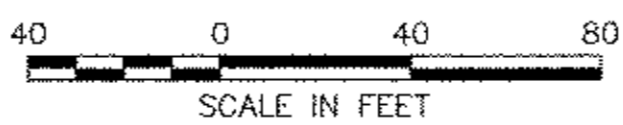
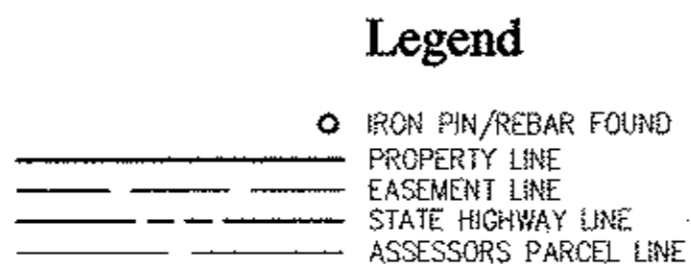
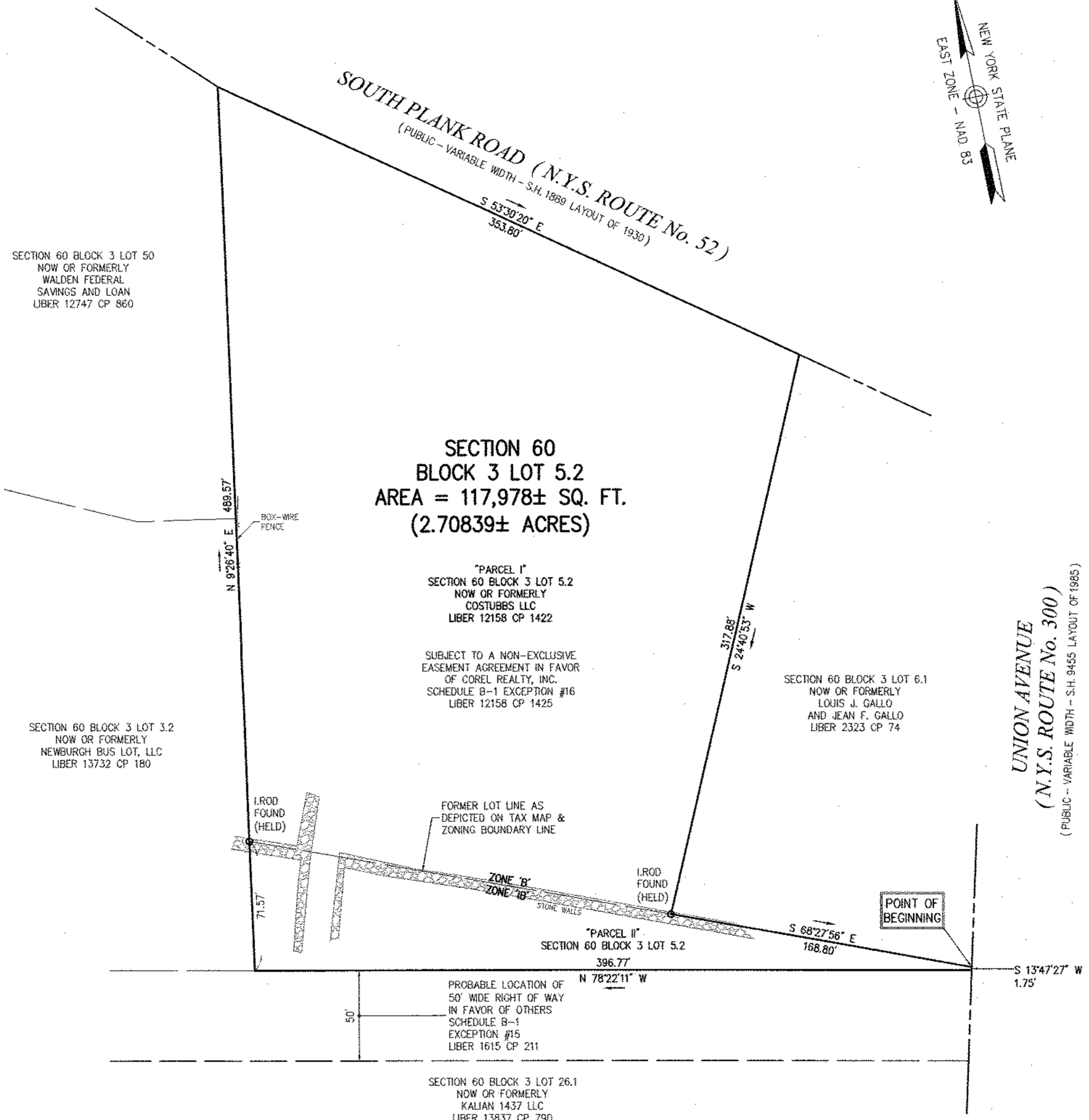
- 1-2. NOT SURVEY RELATED.
- 3. REFER TO SURVEY.
- 4-14. NOT SURVEY RELATED.
- 15. PROBABLE LOCATION OF RIGHT OF WAY DESCRIBED IN LIBER 1615 CP 211 IS PLOTTED ON SURVEY.
- 16. EASEMENT AGREEMENT IS UNABLE TO BE PLOTTED.
- 17. REFER TO MAP 172-06.
- 18-37. NOT SURVEY RELATED.

General Notes

BOUNDARY EVIDENCE DEPICTED HEREON IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB ON JUNE 2, 2015.

EXISTING CONDITIONS DEPICTED HEREON ARE BASED ON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB ON JUNE 2, 2015 AND JUNE 3, 2015.

THE HORIZONTAL DATUM AND NORTH AZIMUTH DEPICTED HEREON REFER TO THE NEW YORK STATE PLANE COORDINATE SYSTEM - EAST ZONE, NAD 83.



Survey Parcel Description

BEGINNING AT A POINT ON THE WESTERLY HIGHWAY LINE OF UNION AVENUE, ALSO KNOWN AS NEW YORK STATE ROUTE NO. 300, SAID POINT BEING THE SOUTHEAST CORNER OF LAND NOW OR FORMERLY OF LOUIS J. GALLO AND JEAN F. GALLO;

THENCE S 13°-47'-27" W ALONG THE WESTERLY HIGHWAY LINE OF SAID UNION AVENUE A DISTANCE OF 1.75' TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LAND NOW OR FORMERLY OF KALIAN 1437 LLC;

THENCE N 78°-22'-11" W BOUNDED SOUTHERLY BY SAID LAND NOW OR FORMERLY OF KALIAN 1437 LLC A DISTANCE OF 396.77' TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LAND NOW OR FORMERLY OF NEWBURGH BUS LOT, LLC;

THENCE N 9°-26'-40" E BOUNDED WESTERLY BY SAID LAND NOW OR FORMERLY OF NEWBURGH BUS LOT, LLC A DISTANCE OF 489.57' TO A POINT ON THE SOUTHWEST HIGHWAY LINE OF SOUTH PLANK ROAD, ALSO KNOWN AS NEW YORK STATE ROUTE NO. 52;

THENCE S 53°-30'-20" E ALONG THE SOUTHWEST HIGHWAY LINE OF SOUTH PLANK ROAD A DISTANCE OF 353.80' TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LAND NOW OR FORMERLY OF LOUIS J. GALLO AND JEAN F. GALLO;

THENCE S 24°-40'-53" W BOUNDED EASTERLY BY SAID LAND NOW OR FORMERLY OF LOUIS J. GALLO AND JEAN F. GALLO A DISTANCE OF 317.88' TO AN IRON ROD FOUND;

THENCE S 68°-27'-56" E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF LOUIS J. GALLO AND JEAN F. GALLO A DISTANCE OF 168.80' TO THE POINT OF BEGINNING.

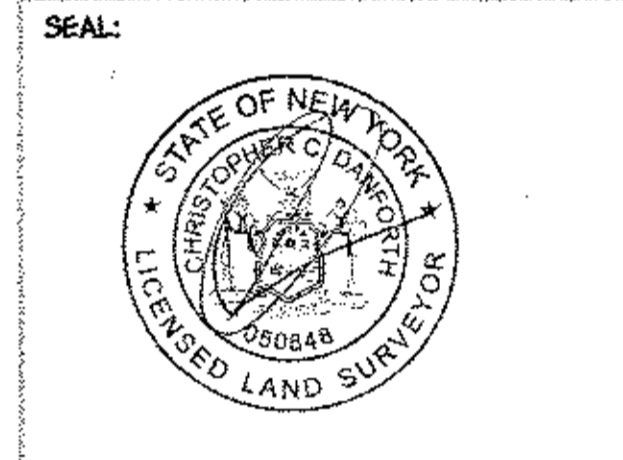
SAID PARCEL CONTAINS APPROXIMATELY 117,978± SQUARE FEET (2.70839± ACRES).



Engineering, Surveying & Landscape Architecture, PC
100 Motor Parkway
Suite 135
Hauppauge, NY 11788
631.787.3400

T.M.
CROWLEY & ASSOCIATES

CONSULTANT:
DESIGNED BY:
CHECKED BY:
APPROVED BY:



STORE NUMBER: **NEW**
SOUTH PLANK ROAD (NYS RT 52) & UNION AVENUE (NYS RT 300)
TOWN OF NEWBURGH, NEW YORK

DEVELOPER:
T.M. CROWLEY & ASSOCIATES
14 BREAKNECK HILL ROAD
SUITE 101
LINCOLN, RHODE ISLAND 02865
TEL (401) 721-1607
FAX (401) 721-1601

REVISIONS:

PROJECT MANAGER: SKR
SURVEYOR: CCD
REVIEWED BY: TD
DATE: 6/17/2015
JOB NUMBER: 4184744

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3-5, 8, 11(b), 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 3, 2015.

DATE OF MAP: JUNE 17, 2015.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S SIGNATURE AND INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID TRUE COPIES.

I HEREBY CERTIFY THAT THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Christopher C. Danforth
CHRISTOPHER C. DANFORTH, NYSPLS LICENSE No. 050848 DATE 6/17/15

TITLE: **ALTA/ACSM Land Title Survey Property Survey**

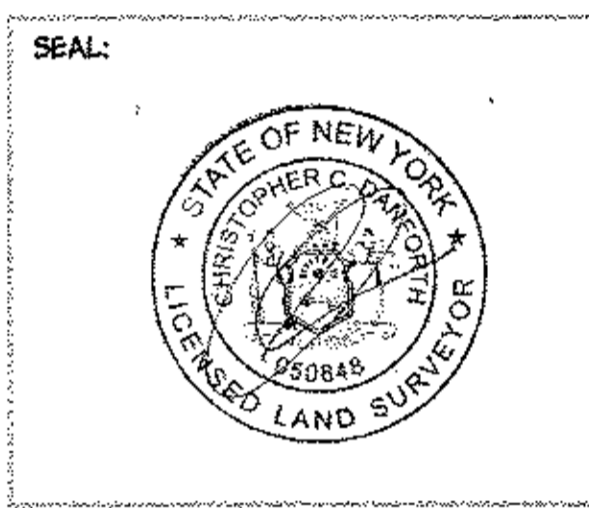
SHEET NUMBER: **Sv-1**

COMMENTS: Scale 1"=40' Sheet 1 of 2



T.M.
CROWLEY
& ASSOCIATES

CONSULTANT:
DESIGNED BY:
CHECKED BY:
APPROVED BY:



STORE NUMBER: **NEW**
SOUTH PLANK ROAD (NYS RT 52) &
UNION AVENUE (NYS RT 300)
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REVISIONS:

PROJECT MANAGER: SKR
SURVEYOR: CCD

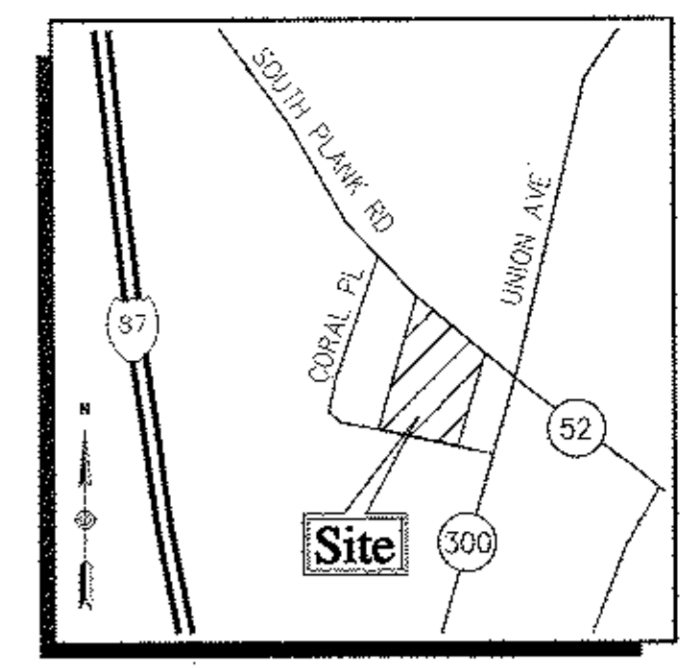
REVIEWED BY: TD
DATE: 6/17/2015

JOB NUMBER: 41847.44

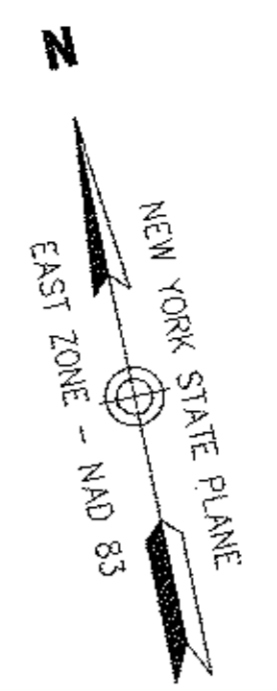
TITLE:
ALTA/ACSM
Land Title Survey
Topographic Survey

SHEET NUMBER:
Sv-2

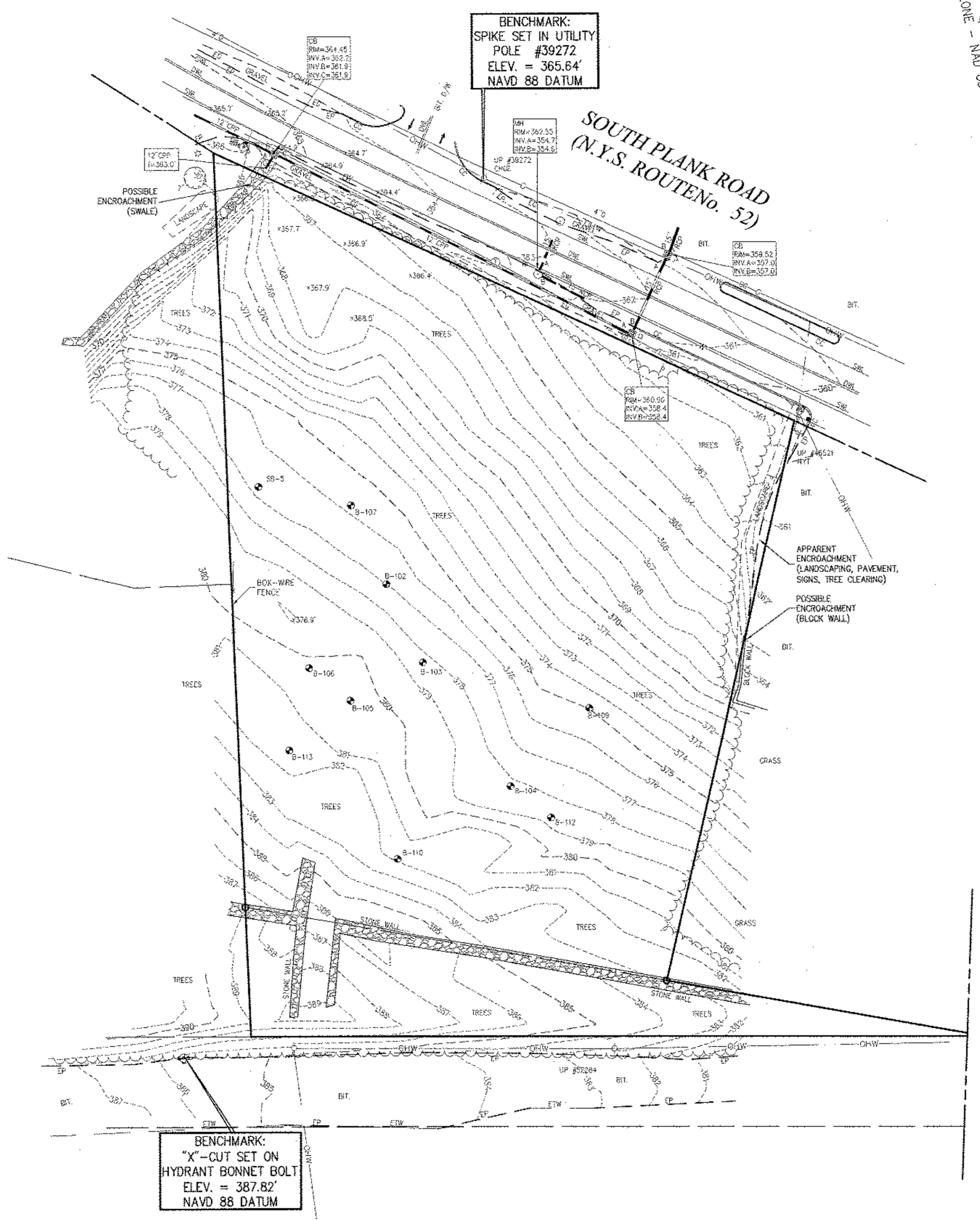
COMMENTS:
Scale 1"=40'
Sheet 2 of 2



Locus Map
(NOT TO SCALE)



Legend			
[Symbol]	CATCH BASIN	CC	CONCRETE CURB
[Symbol]	CATCH BASIN	SCE	SLOPED GRANITE EDGING
[Symbol]	ROUND CATCH BASIN	VCC	VERTICAL GRANITE CURB
[Symbol]	FLARED END SECTION	SCE	SLOPED CONCRETE EDGING
[Symbol]	DOWNSPOUT	BB	BITUMINOUS BERM
[Symbol]	DRAIN MANHOLE	BC	BITUMINOUS CURB
[Symbol]	SEWER MANHOLE	EP	EDGE OF PAVEMENT
[Symbol]	ELECTRIC MANHOLE	BIT.	BITUMINOUS PAVEMENT
[Symbol]	TELEPHONE MANHOLE	CONC.	CONCRETE
[Symbol]	MANHOLE	S/W	SIDEWALK
[Symbol]	SIGNAL MANHOLE	CI	CENTER INVERT.
[Symbol]	WATER MANHOLE	UP	UTILITY POLE
[Symbol]	WATER GATE	RCP	REINFORCED CONCRETE PIPE
[Symbol]	SIAMSESE CONNECTION	PVC	POLYVINYLCHLORIDE PIPE
[Symbol]	FIRE HYDRANT	DIP	DUCTILE IRON PIPE
[Symbol]	GAS GATE	CMP	CORRUGATED METAL PIPE
[Symbol]	STREET SIGN	CPP	CORRUGATED PLASTIC PIPE
[Symbol]	LIGHT POLE	VC	VITRIFIED CLAY PIPE
[Symbol]	FLOOD LIGHT	BWL	BROKEN WHITE LINE
[Symbol]	UTILITY POLE	BYL	BROKEN YELLOW LINE
[Symbol]	UTILITY POLE W/LIGHT	DYL	DOUBLE YELLOW LINE
[Symbol]	GUY POLE	SWL	SINGLE WHITE LINE
[Symbol]	GUY WIRE	SYL	SINGLE YELLOW LINE
[Symbol]	BOLLARD/POST	PIV	POST INDICATOR VALVE
[Symbol]	BORING	CLF	CHAIN LINK FENCE
[Symbol]	MONITORING WELL	CB	CATCH BASIN
[Symbol]	TESTPIT	MH	MANHOLE
[Symbol]	WETLAND FLAG	DMH	DRAIN MANHOLE
[Symbol]	SPOT ELEVATION	SMH	SEWER MANHOLE
[Symbol]	HANDICAP SYMBOL	OHW	OVERHEAD LINE
[Symbol]	EDGE OF PAVEMENT	MW	MONITORING WELL
[Symbol]	EDGE OF GRAVEL/LANDSCAPE	TP	TESTPIT
[Symbol]	EDGE OF TRAVELED WAY	ETW	EDGE OF TRAVELED WAY
[Symbol]	EDGE OF PATH	RIM	RIM ELEVATION
[Symbol]	BUILDING OVERHANG	INV	INVERT ELEVATION
[Symbol]	CURB	ELEV.	ELEVATION
[Symbol]	STEEL GUARD RAIL	F.F.E.	FINISH FLOOR ELEVATION
[Symbol]	WOOD GUARD RAIL	O/H	OVERHEAD
[Symbol]	BARBED/WIRE FENCE	TYP.	TYPICAL
[Symbol]	CHAIN LINK FENCE	AC	AIR CONDITIONING
[Symbol]	WOOD FENCE	EB	ELECTRIC BOX
[Symbol]	UNDERGROUND DRAINAGE LINE	EM	ELECTRIC METER
[Symbol]	UNDERGROUND SEWER LINE	FA	FIRE ALARM
[Symbol]	OVERHEAD WIRE	GM	GAS METER
[Symbol]	UNDERGROUND ELECTRIC LINE	HH	HAND HOLE
[Symbol]	UNDERGROUND GAS LINE	MB	MAILBOX
[Symbol]	UNDERGROUND WATER LINE	PFB	PEDESTRIAN PUSH BUTTON
[Symbol]	UNDERGROUND TELEPHONE LINE	TS	TRAFFIC SIGNAL
[Symbol]	UNDERGROUND CABLE LINE	WM	WATER METER
[Symbol]	UNDERGROUND FIBER OPTIC LINE	PB	PARKING BUMPER
[Symbol]	STONE WALL	SP	SPAN POLE
[Symbol]	TREE LINE	M	MASTARM
[Symbol]	STREAM	S	SHRUBS
[Symbol]	WETLAND EDGE	DT	DECIDUOUS TREE
[Symbol]	PROPERTY LINE	ET	EVERGREEN TREE
[Symbol]	EASEMENT LINE		
[Symbol]	STATE FREEWAY LINE		
[Symbol]	STATE HIGHWAY LINE		
[Symbol]	CITY/TOWN LAYOUT LINE		



General Notes

BOUNDARY EVIDENCE DEPICTED HEREON IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB ON JUNE 2, 2015.

EXISTING CONDITIONS DEPICTED HEREON ARE BASED ON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB ON JUNE 2, 2015 AND JUNE 3, 2015.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES DEPICTED ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE DEPICTED ON THIS PLAN.

THE HORIZONTAL DATUM AND NORTH AZIMUTH DEPICTED HEREON REFER TO THE NEW YORK STATE PLANE COORDINATE SYSTEM - EAST ZONE, NAD 83.

CONTOURS AND ELEVATIONS DEPICTED HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

PARCELS SURVEYED LIE WITHIN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ORANGE COUNTY, NEW YORK, MAP NUMBER 36071C0139C, EFFECTIVE DATE: AUGUST 3, 2009.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3-5, 8, 11(b), 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 3, 2015.

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I HEREBY CERTIFY THAT THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

CHRISTOPHER C. DANFORTH, NYSPLS LICENSE No. 050848 DATE: 6/17/15



Zoning Summary Chart

Zoning Districts:	B - Business & Interchange Business	
Zoning Regulation Requirements	Required *	Provided
MINIMUM LOT AREA	15,000 SF (±0.34 ACRES)	±117,878 SF (2.7 ACRES)
FRONTAGE	N/A	353.8 FT
FRONT YARD SETBACK	60 FT	±152 FT
SIDE YARD SETBACK	15 FT	±64.5 FT
REAR YARD SETBACK	30 FT	±80 FT
MINIMUM LOT WIDTH	100 FT	±236 FT
MINIMUM LOT DEPTH	125 FT	±48 FT
MAXIMUM BUILDING HEIGHT	35 FT	±35 FT
MAXIMUM BUILDING COVERAGE	60%	11.5%
MAXIMUM IMPERVIOUS	85%	64.7%
INTERIOR PARKING LANDSCAPING PERCENTAGE	5%	5%

* REQUIRED ZONING SHOWN OF B - BUSINESS DISTRICT.

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18	87	87
STANDARD ACCESSIBLE SPACES *	9 x 18	8 x 18	3	3
VAN ACCESSIBLE SPACES	8 x 18	8 x 18	1	1
TOTAL SPACES			91	91
LOADING BAYS**			1	1

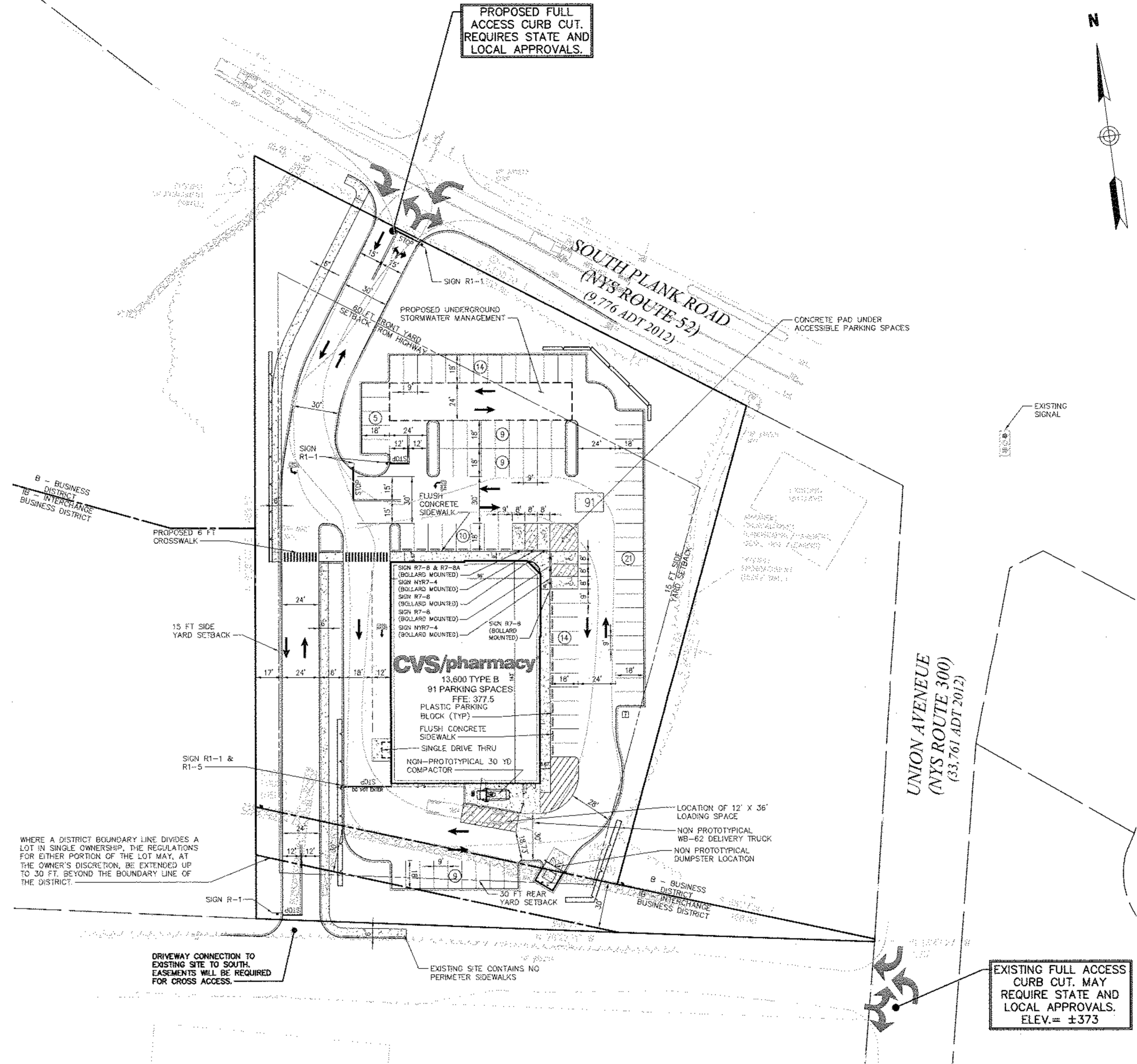
* NY STATE ADA REQUIREMENTS: FOR A TOTAL 76 TO 100 SPACES PROVIDED, THE REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES IS 4 SPACES.

** LOADING SPACES: BUILDING UNDER 25,000 SF - 1 LOADING SPACE IS REQUIRED.

PARKING REQUIRED = 1 SPACE PER 150 SF GROSS LEASABLE AREA
13,600 SF X (1/150SF) = 91 SPACES

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	STOP
R7-8	12"	18"	RESERVED PARKING
R7-8A	12"	6"	VAN ACCESSIBLE
NVR7-4	12"	18"	NO STOPPING ANY TIME
RS-1	30"	30"	DO NOT ENTER



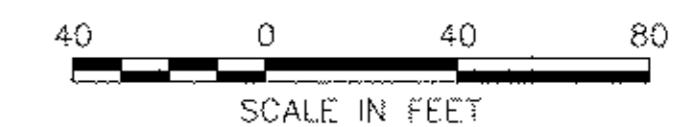
WHERE A DISTRICT BOUNDARY LINE DIVIDES A LOT IN SINGLE OWNERSHIP, THE REGULATIONS FOR EITHER PORTION OF THE LOT MAY, AT THE OWNER'S DISCRETION, BE EXTENDED UP TO 30 FT. BEYOND THE BOUNDARY LINE OF THE DISTRICT.

DRIVEWAY CONNECTION TO EXISTING SITE TO SOUTH. EASEMENTS WILL BE REQUIRED FOR CROSS ACCESS.

EXISTING SITE CONTAINS NO PERIMETER SIDEWALKS

EXISTING FULL ACCESS CURB CUT. MAY REQUIRE STATE AND LOCAL APPROVALS. ELEV.= ±373

PRELIMINARY
NOT FOR PERMITTING OR CONSTRUCTION



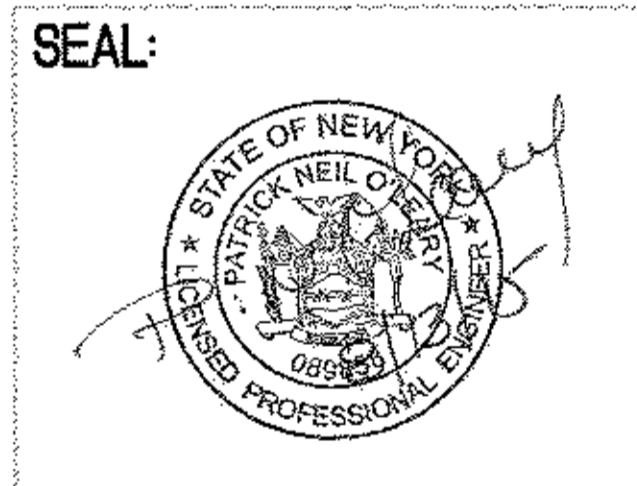
13,600 SF - TYPE B
SIDE DRIVE THRU
STORE NUMBER: 10688
SOUTH PLANK ROAD (RT 52) & TOWN AVE (RT 300)
TOWN OF NEWBURGH, NEW YORK
PROJECT TYPE: NEW
DEAL TYPE: FEE FOR SERVICE
CS PROJECT NUMBER: 84094



ENGINEER:
100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300



DEVELOPER:
T.M.
CROWLEY & ASSOCIATES
T.M. CROWLEY & ASSOCIATES
14 BREAKNECK HILL ROAD
SUITE 101
LINCOLN, RHODE ISLAND 02865
TEL (401) 721-1607
FAX (401) 721-1601



REVISIONS:

PROJECT MANAGER: SKR
PLANNING ENGINEER: ATK
REVIEWED BY: SKR
DATE: August 13, 2015
JOB NUMBER: 41847.44

TITLE: **SP-1A**

SHEET NUMBER: **1 OF 2**

COMMENTS: NOT ISSUED FOR CONSTRUCTION



CVS
pharmacy

13,600 SF - TYPE B
SIDE DRIVE THRU
STORE NUMBER: 10688
SOUTH PLANK ROAD (RT 52) &
UNION AVE (RT 300)
TOWN OF NEWBURGH, NEW YORK
PROJECT TYPE: NEW
DEAL TYPE: FEE FOR SERVICE
CS PROJECT NUMBER: 84094

ENGINEER:



100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

CONSULTANT:

DEVELOPER:

T.M.
CROWLEY
& ASSOCIATES

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SEAL:

REVISIONS:

PROJECT MANAGER: SKR

PLANNING ENGINEER: AMK

REVIEWED BY: SKR

DATE: August 13, 2015

JOB NUMBER: 4847.44

TITLE:
SP-1B

SHEET NUMBER:
2 OF 2

COMMENTS:
NOT ISSUED FOR CONSTRUCTION

PRELIMINARY
NOT FOR PERMITTING OR CONSTRUCTION

