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CONSULTING ENGINEERS D.P.C.

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

PROJECT: ALUMIL FABRICATION
PROJECT NO.: 17-30
PROJECT LOCATION: SECTION 95, BLOCK 1, LOT 67
REVIEW DATE: 29 DECEMBER 2017
MEETING DATE: 4 JANUARY 2018
PROJECT REPRESENTATIVE: LANC & TULLY ENGINEERS

1. Project will require submission to the Orange County Planning Department due to the proximity of the project to Interstate 84.
2. The Bulk Table identifies a front yard setback of 635 +/- feet. The Applicants representative is requested to depict the front yard setback on the plan sheet.
3. Bulk Table identifies building height permitted as a percentage.
4. Any access easement to the parcel should be submitted for Mike Donnelly's review. It is noted the property does not gain access from the frontage on Corporate Boulevard.
5. The Planning Board may wish to review existing landscaping. Current parking layout does not comply with current Town of Newburgh landscaping requirements.
6. Planning Board may wish to discuss whether a Public Hearing for the change of use is proposed to be held.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw

• Regional Office • 111 Wheatfield Drive • Suite 1 • Milford, Pennsylvania 18337 • 570-296-2765 •



**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:** 2017-30
(Application fee returnable with this application)

1. **Title of Subdivision/Site Plan (Project name):**
CHANGE OF USE SITE PLAN - NORTHEAST DISTRIBUTION CENTER LOT 6

2. **Owner of Lands to be reviewed:**

Name Northeast Distribution Center Associates
Address 3 Manhattanville Road
Purchase, New York 10577
Phone 914-272-8042

3. **Applicant Information (If different than owner):**

Name Alumil Fabrication, Inc.
Address 1900 Corporate Boulevard
Newburgh, New York 12550

Representative Robert Bickerton
Phone 469-2874
Fax 231-6074
Email rbickerton@alumilna.com

4. **Subdivision/Site Plan prepared by:**

Name Lanc & Tully, PC
Address PO Box 687
Goshen, New York 10924
Dawn Kalisky - email drnk@lancatully.com
Phone/Fax 294-3700 - office / 294-8609 - fax

5. **Location of lands to be reviewed:**
1900 Corporate Boulevard

6. **Zone** IB **Fire District** Orange Lake
Acreage 10.228± **School District** Newburgh

7. **Tax Map: Section** 95 **Block** 1 **Lot** 67

8. Project Description and Purpose of Review:

Number of existing lots _____ Number of proposed lots _____

Lot line change _____

Site plan review Change of Use Site Plan of existing site - no site modifications proposed

Clearing and grading _____

Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) Subject to Road, Driveway, Drainage and Utility Easement Agreements as recorded on 4/21/1994 in Liber 4030 beginning on Page 30

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

Signature K. R. Title PRESIDENT

Date: 12/18/17

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

Change of Use Site Plan - Northeast Distribution Center Lot 6

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. N/A 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

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

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

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

By: 

Licensed Professional

John O'Rourke, PE

Date: 12-21-17

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.

KIP BAZELIKAS, PRESIDENT
APPLICANT'S NAME (printed)

[Handwritten Signature]
APPLICANTS SIGNATURE

12/18/17
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).

PROXY

TENANT

~~(OWNER)~~ Alumil Fabrication, Inc., DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 1900 Corporate Boulevard, Newburgh

IN THE COUNTY OF Orange

AND STATE OF New York

AND THAT HE/SHE IS THE ~~OWNER~~ ^{TENANT} ~~IN FEE~~ OF Northeast Distribution Center Lot 6

(1900 Corporate Blvd., Newburgh, New York 12550)

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Lanc & Tully PC IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 12/21/17

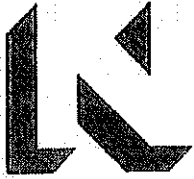

OWNERS SIGNATURE

F. BAZEMITAS, PRESIDENT
OWNERS NAME (printed)

NAMES OF ADDITIONAL REPRESENTATIVES

WITNESS' SIGNATURE

WITNESS' NAME (printed)



**National
Realty &
Development
Corp.**


December 14, 2017

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

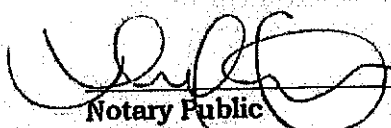
**Re: Application of Alumil Fabrication, Inc. For Change In Use
1900 Corporate Bld. / Northeast Distribution Center (Lot 95-1-67,
formerly Lot 6)**

Dear Chairman and Members of the Board:

Robert C. Baker, being duly sworn, deposes and says the he is the President of NEBC-20 Corp., general partner of National 20 Limited Partnership, general partner of Northeast Distribution Center Associates who is the owner in fee of the property located at 1900 Corporate Bld. / Northeast Distribution Center Lot 95-1-67 (formerly Lot 6) in the Town of Newburgh and that Northeast Distribution Center Associates has authorized Alumil Fabrication, Inc. to make the above referenced application for Change In Use to the Town of Newburgh Planning Board.


Robert C. Baker, President
For Northeast Distribution Center
Associates

Sworn to before me this 14th
day of December, 2017.



Notary Public

3 Manhattanville Road, Suite 202
Purchase, New York 10577-2117
Tel: 914.694.4444
Fax: 914.694.5448

RICHARD A. KALEMAN
Notary Public, State of New York
No. 4975198
Qualified in Westchester County
Commission Expires October 8, 2018



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.

12/18/17

DATED

KYP BAZENKAS, PRESIDENT
APPLICANT'S NAME (printed)

KYP BAZENKAS

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.

 X TOWN BOARD
 PLANNING BOARD
 ZONING BOARD OF APPEALS
 ZONING ENFORCEMENT OFFICER
 BUILDING INSPECTOR
 OTHER

12/18/17
DATED

KIP BAZENIKAS, PRESIDENT
INDIVIDUAL APPLICANT

Alumil Fabrication, Inc.
CORPORATE OR PARTNERSHIP APPLICANT

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

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.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

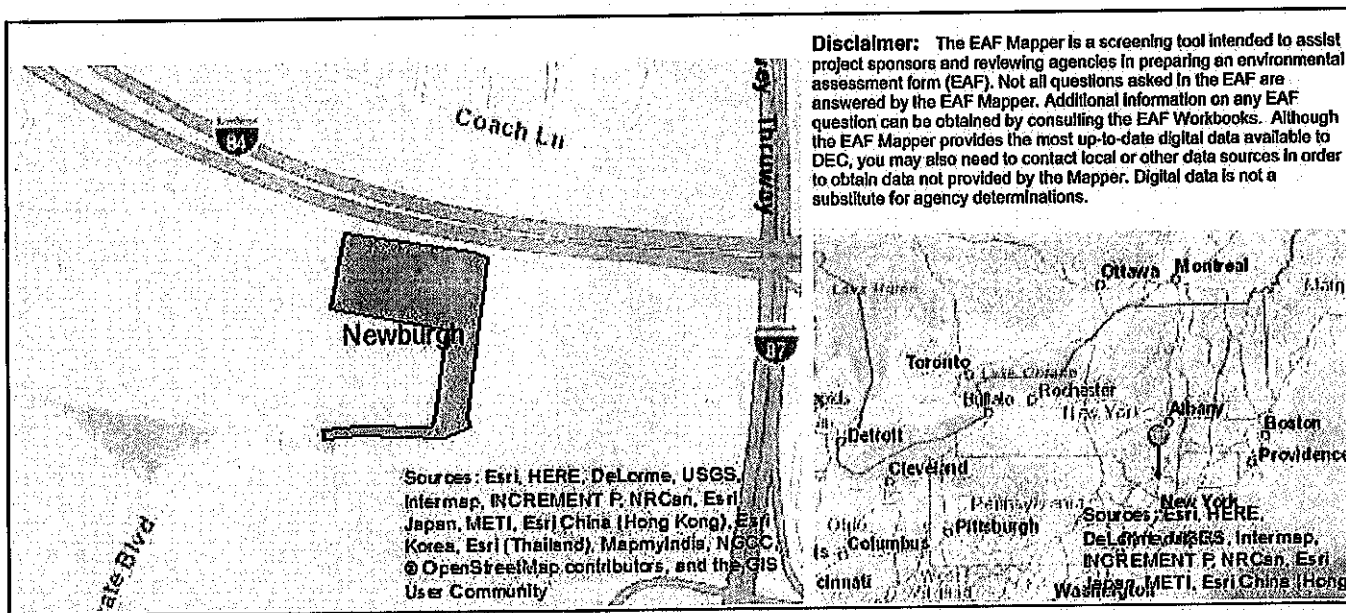
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

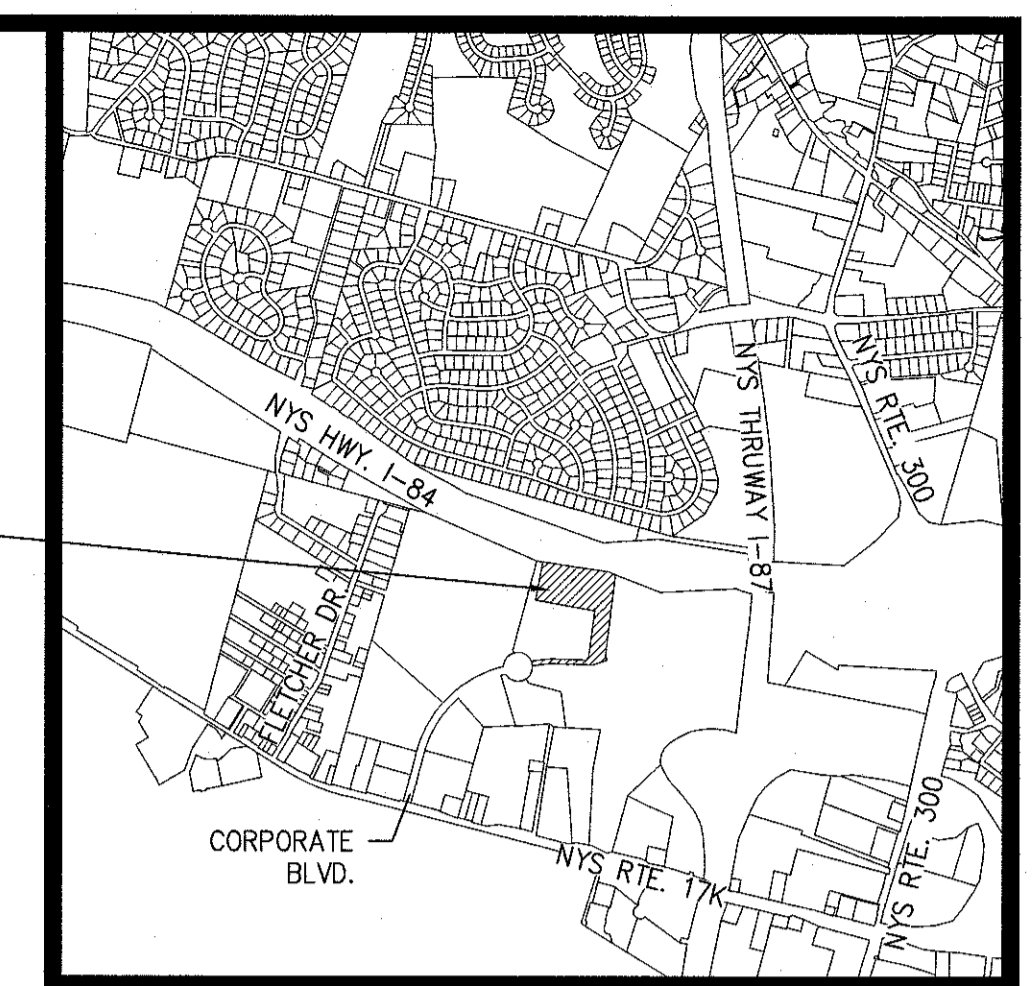
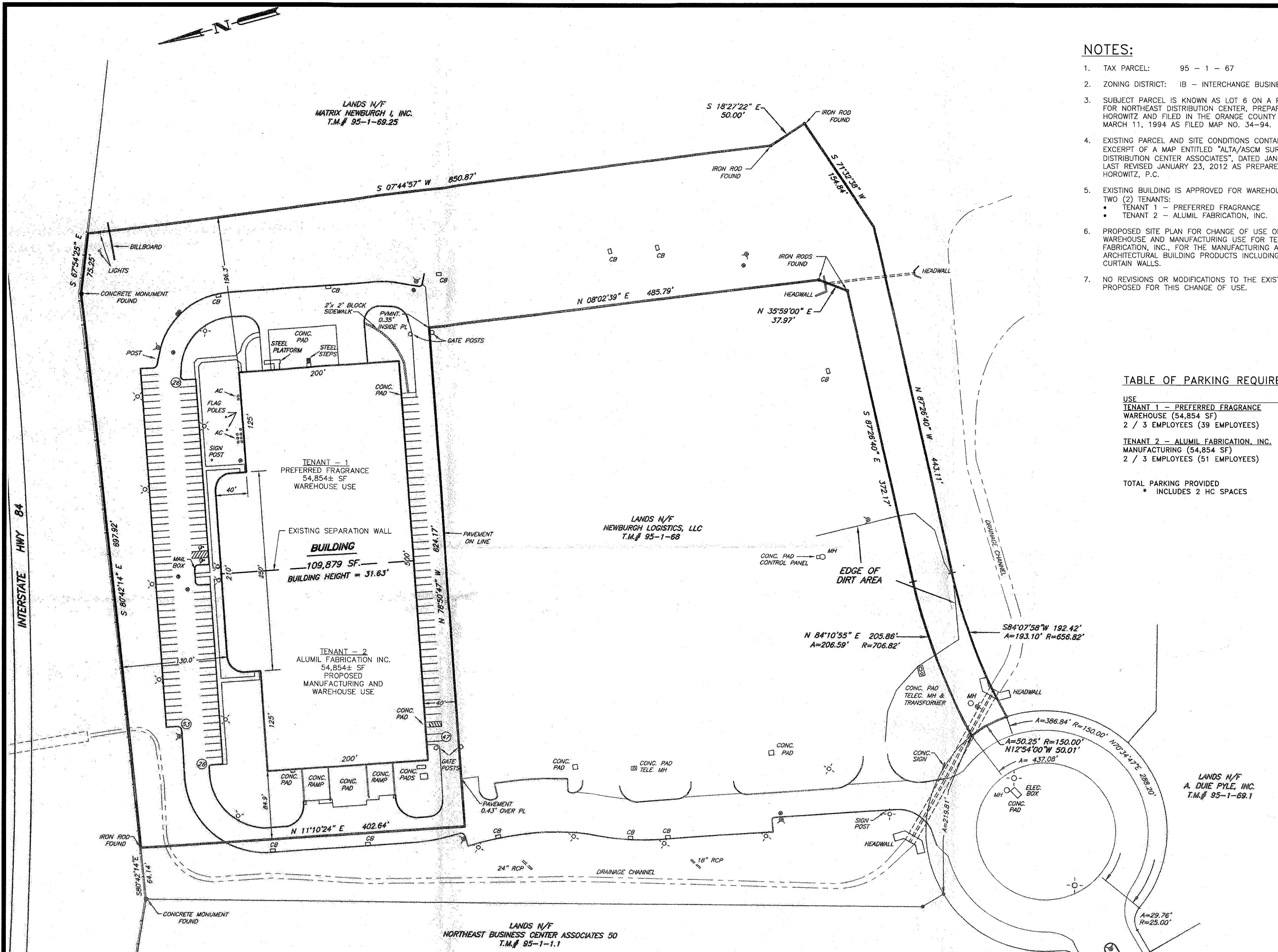
Part 1 - Project and Sponsor Information			
Name of Action or Project: Change of Use Site Plan - Northeast Distribution Center Lot 6			
Project Location (describe, and attach a location map): 1900 Corporate Boulevard, Newburgh, NY			
Brief Description of Proposed Action: Change of Use Site Plan for existing warehouse site located at 1900 Corporate Boulevard (Northeast Distribution Center) for Manufacturing and Warehouse Uses. The subject parcel is located in the IB Zoning District; Manufacturing Use is a permitted use in the zoning district subject to Site Plan approval. No modifications to the existing site are proposed for the Change of Use.			
Name of Applicant or Sponsor: Alumil Fabrication, Inc.		Telephone: 845-469-2874	
		E-Mail: jblackerton@alumilna.com	
Address: 1900 Corporate Boulevard			
City/PO: Newburgh		State: NY	Zip Code: 12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
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:			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____			10.2± acres
b. Total acreage to be physically disturbed? _____			0.0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____			10.2± acres
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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	NO YES
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"/>	NO YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	NO YES
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: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	NO YES
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? 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 type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	NO YES
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 type="checkbox"/> Urban <input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
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 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	NO YES

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: <u>KIP T. AZEVEDO HAS, PRESIDENT</u> Date: <u>12/12/17</u>		
Signature: <u>[Signature]</u>		



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



NOTES:

- TAX PARCEL: 95 - 1 - 67
- ZONING DISTRICT: IB - INTERCHANGE BUSINESS
- SUBJECT PARCEL IS KNOWN AS LOT 6 ON A PLAN OF SUBDIVISION FOR NORTHEAST DISTRIBUTION CENTER, PREPARED BY EUSTANCE & HOROWITZ AND FILED IN THE ORANGE COUNTY CLERKS OFFICE ON MARCH 11, 1994 AS FILED MAP NO. 34-94.
- EXISTING PARCEL AND SITE CONDITIONS CONTAINED HEREON ARE AN EXCERPT OF A MAP ENTITLED "ALTA/ASCM SURVEY FOR NORTHEAST DISTRIBUTION CENTER ASSOCIATES", DATED JANUARY 18, 2012 AND LAST REVISED JANUARY 23, 2012 AS PREPARED BY EUSTANCE & HOROWITZ, P.C.
- EXISTING BUILDING IS APPROVED FOR WAREHOUSE USE AND SERVES TWO (2) TENANTS:
 - TENANT 1 - PREFERRED FRAGRANCE
 - TENANT 2 - ALUMIL FABRICATION, INC.
- PROPOSED SITE PLAN FOR CHANGE OF USE OF FACILITY TO WAREHOUSE AND MANUFACTURING USE FOR TENANT 2 - ALUMIL FABRICATION, INC., FOR THE MANUFACTURING AND WAREHOUSING OF ARCHITECTURAL BUILDING PRODUCTS INCLUDING WINDOWS, DOORS, CURTAIN WALLS.
- NO REVISIONS OR MODIFICATIONS TO THE EXISTING SITE ARE PROPOSED FOR THIS CHANGE OF USE.

TABLE OF PARKING REQUIREMENTS:

USE	PARKING REQUIRED	PARKING PROVIDED
TENANT 1 - PREFERRED FRAGRANCE WAREHOUSE (54,854 SF) 2 / 3 EMPLOYEES (39 EMPLOYEES)	26.0	
TENANT 2 - ALUMIL FABRICATION, INC. MANUFACTURING (54,854 SF) 2 / 3 EMPLOYEES (51 EMPLOYEES)	34.0	
TOTAL PARKING PROVIDED * INCLUDES 2 HC SPACES	60.0	152*

TABLE OF ZONING REQUIREMENTS
IB DISTRICT (INTERCHANGE BUSINESS)
FOR PROPOSED MANUFACTURING USE (D.8)

MINIMUM	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	448,146± S.F.
LOT DEPTH	150 FT.	925± FT.
LOT WIDTH	150 FT.	790± FT.
FRONT YARD	50 FT.	635± FT.
SIDE YARD (ONE)	30 FT.	85± FT.
SIDE YARD (BOTH)	80 FT.	281± FT.
REAR YARD	60 FT.	130± FT.
MAXIMUM	PERMITTED	PROPOSED
LOT BUILDING COVERAGE	40%	24.5±%
LOT SURFACE COVERAGE	80%	53.1±%
BUILDING HEIGHT	40%	31.6± FT.

APPLICANT:

ALUMIL FABRICATION INC.
1900 CORPORATE BLVD.
NEWBURGH, NEW YORK 12550

RECORD OWNER:

NORTHEAST DISTRIBUTION CENTER ASSOCIATES
3 MANHATTANVILLE ROAD
PURCHASE, NEW YORK 10577
L. 4030 P. 24

TAX PARCEL:

95 - 1 - 67
1900 CORPORATE BLVD.
NEWBURGH, NEW YORK 12550

LOT AREA:

448,146.14± SF
10.228± ACRES

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LANC & TULLY
ENGINEERING AND SURVEYING, P.C.
P.O. Box 687, Rt. 207
Goshen, N.Y. 10924
(845) 294-3700

CHANGE OF USE SITE PLAN
ALUMIL FABRICATIONS, INC.

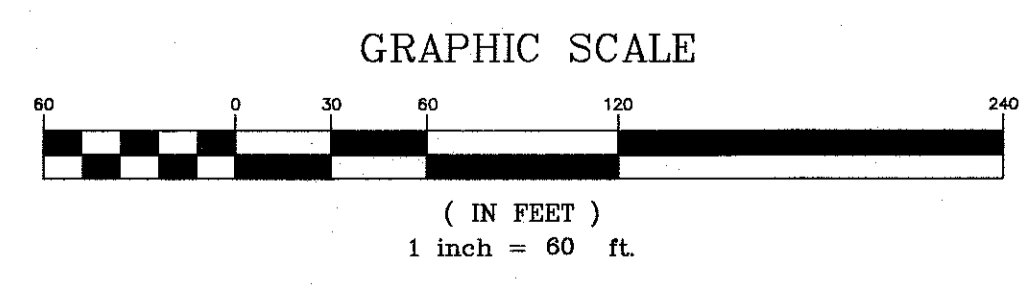
1900 CORPORATE BLVD.
(NORTHEAST DISTRIBUTION CENTER)
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

Date: DECEMBER 21, 2017
Revisions:
CDD File: 170208-Site Plan.dwg
Layout: PLAN
Sheet No.: 1 OF 1
Drawing No.: C30
B-17-0205-01

Drawn By: dmk
Checked By:
Scale: 1" = 60'
Tax Map No.: 95 - 1 - 67

COPIES FROM THE ORIGINAL OF THIS DOCUMENT NOT MARKED WITH AN ORIGINAL OF THE PROFESSIONAL ENGINEER'S AND/OR LAND SURVEYOR'S STAMP OR EMBOSSED SEAL SHALL NOT BE CONSIDERED VALID, TRUE COPIES.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.



TOWN OF NEWBURGH
PLANNING BOARD NO. 2017-30