



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

PROJECT NAME: AVION VENTURES- WAREHOUSE
PROJECT NO.: 24-16
PROJECT LOCATION: SECTION 86, BLOCK 1, LOT 37.222
REVIEW DATE: 14 JUNE 2024
MEETING DATE: 20 JUNE 2024
PROJECT REPRESENTATIVE: COLLIERS ENGINEERING AND DESIGN

1. The project must comply with the Town of Newburgh's Tree Preservation Ordinance.
2. The project proposes a 55 foot high building, where 40 foot maximum height is permitted. A referral to the Zoning Board of Appeals will be required.
3. Comments from the Jurisdictional Fire Department-Coldenham Fire District should be received.
4. The building is required to have a fire suppression sprinkler system. Water system designed in compliance with Town of Newburgh requirements should be provided.
5. The EAF identifies significant natural communities- Red Maple/Hardwood Swamp, threatened or endangered species- Indiana Bat, Federal Wetland areas.
6. The plan depicts a 100 foot buffer identified as NYSDEC adjacent area. Status of the wetlands on the site should be addressed.
7. Adjoiner's Notices must be submitted.
8. Compliance with NYSDEC and Town of Newburgh Stormwater Regulations is required. An SWPPP must be prepared.
9. The width of the private roadway is identified at 14 feet. Code Compliance and Fire Department comments regarding width of the existing private road should be received.
10. Additional detail is required for connection to the Town of Newburgh sanitary sewer system. A City of Newburgh Flow Acceptance letter is required.
11. Adjoiner's Notices must be sent to all parcels within 500 feet.

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in cursive script that reads "Patrick J. Hines".

Patrick J. Hines

Principal

PJH/kbw

Narrative Summary

To: Town of Newburgh Planning Board
From: Colliers Engineering & Design
Date: May 31, 2024
Subject: Avion - Pomarico Drive Warehouse
Tax Lot: 86-1-37.222
Town of Newburgh, Orange County, NY

CED Project No.: 24002169A

On behalf of the Applicant, Avion Ventures, Colliers Engineering & Design has developed the attached Planning Board Application documents, including a Sketch Site Plan for the above referenced project. The existing parcel is tax lot 86-1-37.222 and approximately 12.0 acres in size with roadway frontage along Pomarico Drive to the South. The parcel is currently a vacant, wooded site encumbered on the northwest side with a portion of NYSDEC Freshwater Wetland NB-21. The site is located within the Town of Newburgh IB (Interchange Business) Zoning District, the Town of Newburgh Consolidated Water District, and Crossroads Sewer District.

The applicant is proposing to develop the site with a warehouse facility. This is a permitted use within the IB Zone, subject to site plan approval by the Planning Board. The project proposes a 62,500 SF building with 8 loading docks, 39 parking spaces and other site improvements. The development complies with the bulk requirements established for the IB zone except for exceeding the maximum permitted building height. This will require an area variance from the Zoning Board of Appeals. Access to the site will be via a driveway extension to the current dead-end of Pomarico Drive. Upgrades to portions of Pomarico Drive will be needed for project access. Extents of upgrades shall be reviewed with the Town.

The site disturbance for the proposed project development is greater than 1-acre and requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) in accordance with NYSDEC and Town of Newburgh requirements to provide stormwater management/mitigation for water quantity and quality.

The project requires extension of the existing potable water and sanitary sewer lines in Pomarico Drive for proposed service connections to the warehouse facility. Extents of upgrades to the existing water and sewer utilities shall be reviewed with the Town.

At this time, the Applicant is seeking to have further discussions with the Town of Newburgh Planning Board for this proposed project at the next available meeting.

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TOWN OF NEWBURGH PLANNING BOARD

APPLICATION PACKAGE

for

SUBDIVISIONS,

SITE PLANS,

LOT LINE CHANGES

And

SPECIAL EXCEPTION USE PERMITS

Procedures and Requirements

July 2013

TOWN OF NEWBURGH PLANNING BOARD

308 GARDNERTOWN ROAD

NEWBURGH, NEW YORK 12550

(845) 564-7804

fax: (845) 564-7802

planningboard@hvc.rr.com

JULY 2013

TO WHOM IT MAY CONCERN:

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

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

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

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

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

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

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

Very truly yours,

JOHN P. EWASUTYN, Chairman
Town of Newburgh Planning Board

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

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

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

1. **Title of Subdivision/Site Plan (Project name):** Avion - Pomarico Drive, Newburgh

2. **Owner of Lands to be reviewed:**
Name PENUEL Tabernacle Church AND ANTONIO R. HIBBERT
Address P.O. Box 10694
Newburgh NY 12552
Phone _____

3. **Applicant Information (If different than owner):**
Name Avion Ventures
Address 491 Route 208
Monroe, NY 10950
(845) 388-1216
Representative _____
Phone 845-388-1216 Ext. 202
Fax _____
Email Suzie@avionventures.com

4. **Subdivision/Site Plan prepared by:**
Name Colliers Engineering & Design (Attn. Justin E. Dates R.L.A.)
Address 555 Hudson Valley Avenue, Suite 101
New Windsor, NY 12553
Phone/Fax (845) 875 4948

5. **Location of lands to be reviewed:**
Pomarico Drive, Town of Newburgh, NY (SBL: 86-1-37.222)

6. **Zone** IB **Fire District** Coldenham
Acreage 12 **School District** Valley Central School District

7. **Tax Map: Section** 86 **Block** 1 **Lot** 37.222

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 1
Lot line change N/A
Site plan review for proposed 62,500 sf warehouse
Clearing and grading N/A
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property: N/A
(Describe generally) _____

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

Signature  Title President

Date: 6/6/2024

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

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

30. N/A 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. 4.6 Number of acres to be cleared or timber harvested
33. TBD Estimated or known cubic yards of material to be excavated and removed from the site
34. TBD Estimated or known cubic yards of fill required
35. TBD 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: Justin E. Dates, R.L.A. 
 Licensed Professional

Date: 6/6/2024

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 LAW SUMMARY

PENDING APPLICATIONS

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

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

SEVERABILITY

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

EFFECTIVE DATE:

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

FEE ACKNOWLEDGEMENT

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

Avi Samet

APPLICANT'S NAME (printed)



APPLICANT'S SIGNATURE

6/6/2024

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

PENUELA AND ANTONIO HIBBERT
(OWNER) Tabernacle Church, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT P.O. Box 10694, Newburgh, NY 12552

IN THE COUNTY OF Orange

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF Tax Lot: 86-1-37.222

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND Colliers Engineering & Design IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 6/3/24


OWNERS SIGNATURE

ANTONIO R. HIBBERT
OWNERS NAME (printed)

NAMES OF ADDITIONAL
REPRESENTATIVES

WITNESS' SIGNATURE

WITNESS' NAME (printed)

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

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

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


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

6/6/2024

DATED

Avi Samet

APPLICANT'S NAME (printed)



APPLICANT'S SIGNATURE

ARCHITECTURAL REVIEW

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

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

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

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: _____

NAME OF PROJECT: Pomarico Drive, Newburgh NY

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

EXTERIOR FINISH (skin of the building):

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

_____ TBD

COLOR OF THE EXTERIOR OF BUILDING:

ACCENT TRIM:

Location: _____

Color: _____

Type (material): _____

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

ROOF:

Type (gabled, flat, etc.): _____

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

Color: _____

WINDOWS/SHUTTERS:

Color (also trim if different): _____

Type: _____

DOORS:

Color: _____

Type (if different than standard door entrée): _____

SIGN:

Color: _____

Material: _____

Square footage of signage of site: _____

Avi Samet, President

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

[Handwritten Signature]

Signature

LIST OF ADJACENT PROPERTY OWNERS

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

Narrative Summary

To: Town of Newburgh Planning Board
From: Colliers Engineering & Design
Date: June 6, 2024
Subject: Avion - Pomarico Drive Warehouse
Tax Lot: 86-1-37.222
Town of Newburgh, Orange County, NY

CED Project No.: 24002169A

On behalf of the Applicant, Avion Ventures, Colliers Engineering & Design has developed the attached Planning Board Application documents, including a Sketch Site Plan for the above referenced project. The existing parcel is tax lot 86-1-37.222 and approximately 12.0 acres in size with roadway frontage along Pomarico Drive to the South. The parcel is currently a vacant, wooded site encumbered on the northwest side with a portion of NYSDEC Freshwater Wetland NB-21. The site is located within the Town of Newburgh IB (Interchange Business) Zoning District, the Town of Newburgh Consolidated Water District, and Crossroads Sewer District.

The applicant is proposing to develop the site with a warehouse facility. This is a permitted use within the IB Zone, subject to site plan approval by the Planning Board. The project proposes a 62,500 SF building with 8 loading docks, 39 parking spaces and other site improvements. The development complies with the bulk requirements established for the IB zone except for exceeding the maximum permitted building height. This will require an area variance from the Zoning Board of Appeals. Access to the site will be via a driveway extension to the current dead-end of Pomarico Drive. Upgrades to portions of Pomarico Drive will be needed for project access. Extents of upgrades shall be reviewed with the Town.

The site disturbance for the proposed project development is greater than 1-acre and requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) in accordance with NYSDEC and Town of Newburgh requirements to provide stormwater management/mitigation for water quantity and quality.

The project requires extension of the existing potable water and sanitary sewer lines in Pomarico Drive for proposed service connections to the warehouse facility. Extents of upgrades to the existing water and sewer utilities shall be reviewed with the Town.

At this time, the Applicant is seeking to have further discussions with the Town of Newburgh Planning Board for this proposed project at the next available meeting.

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**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 applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Avion - Pomarico Drive Warehouse		
Project Location (describe, and attach a general location map): Pomarico Drive, Newburgh SBL: 86-1-37.222		
Brief Description of Proposed Action (include purpose or need): The existing parcel is tax lot 86-1-37.222 and approximately 12.0 acres in size with roadway frontage along Pomarico Drive to the South. The parcel is currently a vacant, wooded site encumbered on the northwest side with a portion of NYSDEC freshwater wetland NB-21. The site is located within the Town of Newburgh IB (Interchange Business) Zoning District, the Town of Newburgh Consolidated Water District, and Crossroads Sewer District. The site proposes to connect to Town water and sanitary sewer. The applicant is proposing to develop the site on spec for a proposed warehouse facility. Warehouse facility is a permitted use within the IB Zone, subject to site plan approval by the Planning Board. The project proposes a 62,500 SF building with 8 loading docks and 39 parking spaces. The development complies with the bulk requirements established for the IB zone, with the exception of exceeding the maximum permitted building height of 40 feet. An area variance will be required from the Zoning Board of Appeals.		
Name of Applicant/Sponsor: Avion Ventures (ATTN: Suzie Tauber)		Telephone: 845-388-1216, Ext. 202 E-Mail: Suzie@avionventures.com
Address: 491 Route 208		
City/PO: Monroe	State: NY	Zip Code: 10950
Project Contact (if not same as sponsor; give name and title/role):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Tabernacle Church		Telephone: E-Mail:
Address: P.O. Box 10694		
City/PO: Newburgh	State: NY	Zip Code: 12552

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 Counsel, 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 Planning Board: Site Plan	June 2024
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Newburgh ZBA: Area Variance (Bldg. Ht.)	
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building Department: Building Permit	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Orange County Dept. of Health: Water Extension, O.C. Dept. of Planning: GML 239 Referral	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDOT: Highway Work Permit NYSDEC: Freshwater Wetland Validation	TBD
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? Yes No

- **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? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes 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?) Yes 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? Yes 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?
IB (Interchange Business) Zoning 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? Valley Central School District

b. What police or other public protection forces serve the project site?
Newburgh Town Police

c. Which fire protection and emergency medical services serve the project site?
Town of Newburgh Emergency Services, Coldenham Fire Department

d. What parks serve the project site?
Alogonquin Park (County), Chadwick Lake (Town)

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)? Commercial

b. a. Total acreage of the site of the proposed action? 12.0 acres
 b. Total acreage to be physically disturbed? 4.1 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 12.0 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 the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: 18 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.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
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: _____ 55 height; _____ 200' width; and _____ 375' length

iii. Approximate extent of building space to be heated or cooled: _____ 62,500 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: Stormwater control/treatment facilities

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

iii. If other than water, identify the type of impounded/contained liquids and their source.
N/A

iv. Approximate size of the proposed impoundment. Volume: _____ TBD million gallons; surface area: _____ TBD acres

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

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Earth Stormwater basins will have concrete outlet control structures.

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? _____

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 the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the 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: _____ 900 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 Consolidated Water District
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

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

If Yes:

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

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

If Yes:

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

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

vi. If water supply will be from wells (public or private), what is the 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: _____ 900 gallons/day

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

Sanitary Waste Water

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

If Yes:

- Name of wastewater treatment plant to be used: City of Newburgh Wastewater Treatment Facility
- Name of district: Town of Newburgh Crossroads Sewer 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

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? If Yes: <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ <p>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</p> <p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ None</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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? If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>2.5</u> acres (impervious surface) _____ Square feet or <u>12.0</u> acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>On-site stormwater conveyance system</u></p> <p>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)? <u>On-site stormwater management facility</u></p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ <u>NYSDEC Freshwater Wetland NB-21</u> • Will stormwater runoff flow to adjacent properties? _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>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? If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) <u>Trucks and employee vehicles</u></p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) <u>Potential for stationary power generators</u></p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) <u>Building HVAC equipment</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>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? If Yes:</p> <p>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)</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ 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) 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

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 truck trips/day and type (e.g., semi trailers and dump trucks): _____
Truck Trips: 20 enter and 20 exit per day

iii. Parking spaces: Existing 0 Proposed 39 Net increase/decrease +39

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:
The need for traffic signal timing improvements are anticipated & potential separate left turn lane on NYS Route 17K at Pomerico Drive

vi. Are public/private transportation service(s) or facilities available within ½ 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: _____
(62,500 sf x 6.6 kwh) = 412,500 kwh or as determined by tenant

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>8 AM - 8 PM</u> • Saturday: <u>8 AM - 8 PM</u> • Sunday: <u>10 AM - 8 PM</u> • Holidays: <u>Varies</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24 hours</u> • Saturday: <u>24 hours</u> • Sunday: <u>24 hours</u> • Holidays: <u>24 hours</u>
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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:
Heavy equipment & generators utilized during the permitted construction times.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: Existing site vegetation will be removed for site 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:
Combination of LED wallpacks and pole mounted fixtures for the site.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: Existing site vegetation will be removed for site 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 the 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):
Anticipate the use of herbicides and pesticides for site maintenance.

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: _____ 9.0 tons per _____ Month (unit of time)
 • Operation : _____ 8.5 tons per _____ Month (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: Recycle excess scrap construction materials.

 • Operation: Recycle glass, plastics, cardboard, etc.

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: Local hauling company and solid waste landfill

 • Operation: Local hauling company and solid waste landfill

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 the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

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

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe:
Residential to the East & South of the site & Commercial properties or wetlands surround the remainder of the site.

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	0.21	2.53	+2.32
• Forested	8.09	4.08	-4.01
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (within wetlands) (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	3.42	3.42	0
• Non-vegetated (bare rock, earth or fill)	0.28	0	-0.28
• Other Describe: Grass and landscape areas	0	1.97	+1.97

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

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

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 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): 336002, 336057
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
336002 - Remediation complete, and 336057 - State Superfund Program - Classification P* (No information available) - All Off-site

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? _____ ±8 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 5 %

c. Predominant soil type(s) present on project site:	Rock Outcrop-Nassau	94.5 %
	Alden	4.7 %
	Catden Muck	0.8 %

d. What is the average depth to the water table on the project site? Average: _____ 94.5 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained 100% of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 66 % of site
 10-15%: _____ 15 % of site
 15% or greater: _____ 19 % of site

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

h. Surface water features.

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

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

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

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

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

- Streams: Name 862-229 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters Approximate Size 3.42 Acres
- Wetland No. (if regulated by DEC) NB-21

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: _____
 Typical Suburban Wildlife _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
 Red Maple-Hardwood Swamp
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ 1460.0 acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

From NYSDEC Database,
 includes off-site area

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____
 Indiana Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____

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

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

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

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

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

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

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: <u>Stewart State Forest</u>	
<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.): <u>State Park</u>	
<i>iii.</i> Distance between project and resource: _____ 1.25 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

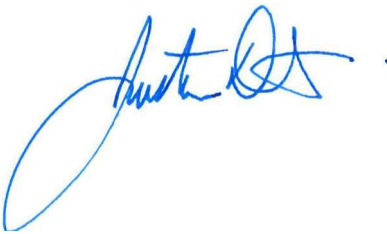
Attach any additional information which may be needed to clarify your project.

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 Justin E. Dates, R.L.A Date 6/6/2024

Signature  Title Department Manager

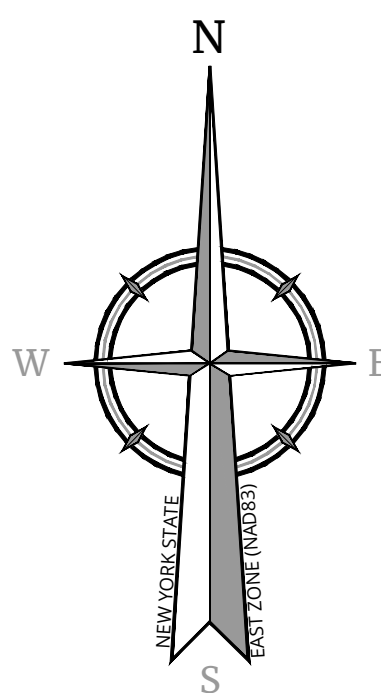


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	336002, 336057
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-229
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No

E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Red Maple-Hardwood Swamp
E.2.n.i [Natural Communities - Acres]	1460.0
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
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 or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



LANDS N/F
FOREST CREST PROPERTIES II LLC
BOOK: 12665 PAGE: 874
TAX ID: 86-1-85.34

LANDS N/F
4 STARS DEVELOPMENT I LLC
BOOK: 13925 PAGE: 1949
TAX ID: 86-1-85.35

LANDS N/F
ANTONIO R. HIBBERT O/B/O
PENEUEL PENTECOSTAL
TABERNACLE CHURCH
LIBER: 4896 PAGE: 259
TAX ID: 86-1-37.222
AREA=522,831± SQ.FT.
AND/OR 12.00± ACRES

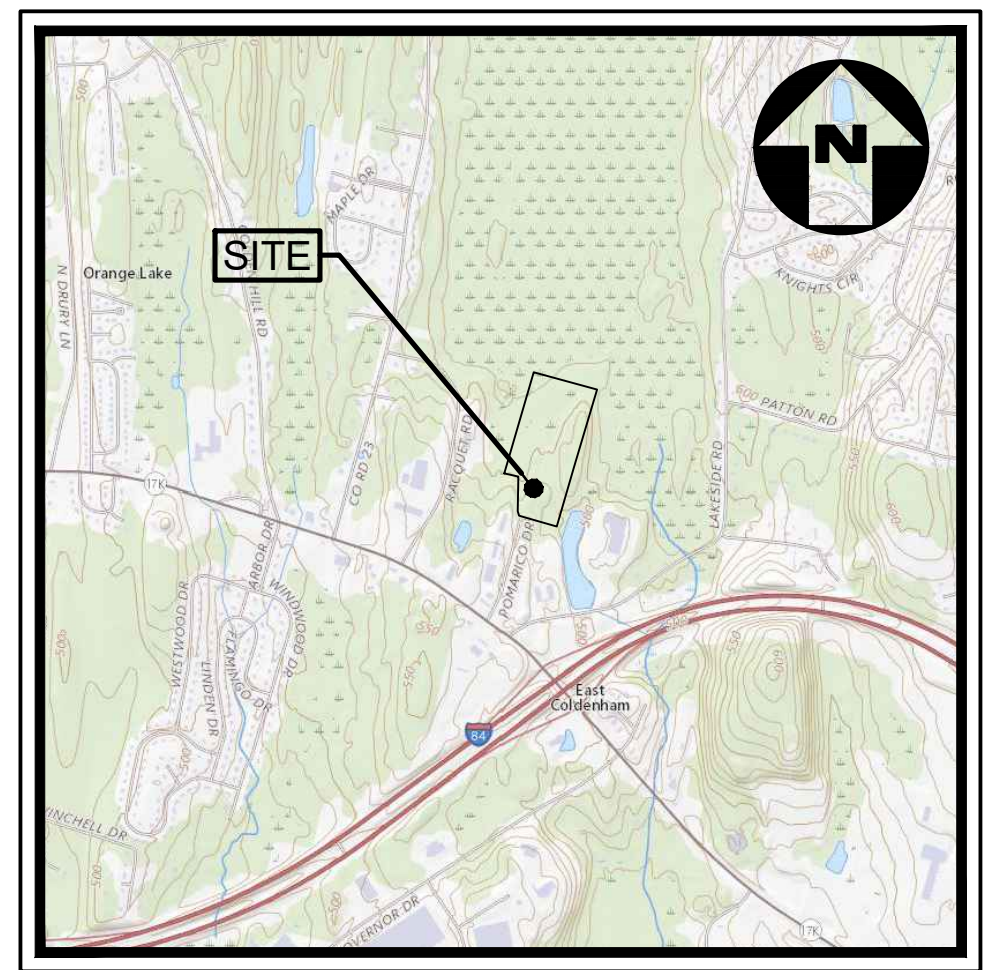
LANDS N/F
CL NEWBURGH LLC,
CL NEWBURGH OWNER 2 LLC
CL NEWBURGH OWNER 3 LLC
CL NEWBURGH OWNER 4 LLC
BOOK: 15291 PAGE: 622
TAX ID: 86-1-39.23

LANDS N/F
FOREST CREST PROPERTIES II LLC
BOOK: 12665 PAGE: 874
TAX ID: 86-1-85.33

LANDS N/F
CL NEWBURGH LLC,
CL NEWBURGH OWNER 2 LLC
CL NEWBURGH OWNER 3 LLC
CL NEWBURGH OWNER 4 LLC
BOOK: 15291 PAGE: 622
TAX ID: 86-1-39.22

LANDS N/F
DIMMICK PROPERTIES, LLC
BOOK: 15488 PAGE: 1757
TAX ID: 86-1-35.12

LANDS N/F
ANA F. LEE-COKE
BOOK: 13810 PAGE: 1814
TAX ID: 86-1-37.21



VICINITY MAP
U.S.G.S. QUADRANGLE MAP
NEWBURGH, NY
SCALE: N.T.S.
SOURCE: U.S.G.S.

LEGEND

TRAVERSE LINE, CENTER LINE OF BASELINE	WETLAND MARKER
RIGHT OF WAY LINE	TREE
PROPERTY LINE	ROADWAY SIGNS
EDGE OF PAVEMENT	TRAFFIC FLOW
CURB LINE	MAILBOX
D.C. BACK	DEPRESSED CURB
CHAIN FENCE	TRAFFIC SIGNAL POLE
WETLAND LINE	POLE MOUNTED LIGHT
MUNICIPAL BOUNDARY	GUY WIRE
TREELINE	TRANSFORMER
ELECTRICAL MANHOLE	FIRE DEPT. CONNECTION
WATER MANHOLE	FIRE HYDRANT
TELEPHONE MANHOLE	WATER VALVE
UNMARKED MANHOLE	GAS VALVE
SANITARY MANHOLE	SANITARY CLEANOUT
DRAINAGE MANHOLE	CONCRETE MONUMENT
MAJOR CONTOUR	CAPPED REBAR/IRON PIPE
MINOR CONTOUR	STORM INLET TYPE 'A'
X G 29.0	SPOT ELEVATION
X TC 29.0	TOP OF CURB ELEV.
X BC 29.0	BOTTOM OF CURB ELEV.
CATV	U/G CABLE TV LINE
FO	U/G FIBER OPTIC LINE
T	U/G TELEPHONE LINE
E	U/G ELECTRIC LINE
OHW	OVERHEAD WIRE
W	WATER MAIN
G	GAS MAIN
S	SAN. SEWER LATERAL
SS	SAN. SEWER MAIN
SP	STORM PIPE
ST. DBL. INLET TYPE 'B'	FLARED END SECTION
ST. DBL. INLET TYPE 'C'	HEADWALL
ST. DBL. INLET TYPE 'E'	

ABBREVIATIONS

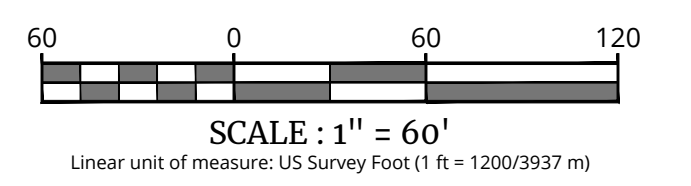
D.C. = DEPRESSED CURB	FF = FINISH FLOOR	M.H.W. = MEAN HIGH WATERLINE
BC = BOTTOM OF CURB	UV = UNKNOWN VALVE	ML.W. = MEAN LOW WATERLINE
TC = TOP OF CURB	MH = MANHOLE	W.L. = WATERLINE
BOL = BOLLARD	DEP = DEPRESSED	TW = TOP OF WALL
GR = GRATE	CL = CENTERLINE	BW = BOTTOM WALL
MB = MAILBOX	PM = PARKING METER	

MAP REFERENCES:

- MAP ENTITLED "ALTANSPS LAND TITLE SURVEY, AEI JOB #461192, LAKESIDE ROAD, 7 LAKESIDE ROAD, NEWBURGH, ORANGE COUNTY, NEW YORK 12550", PREPARED BY AEI CONSULTANTS, DATED MAY 15, 2022, LAST REVISED ON JUNE 9, 2022.
- MAP ENTITLED "COMMERCIAL SUBDIVISION PLAN LANDS OF NORTH PLANK DEVELOPMENT COMPANY LLC, RACQUET ROAD, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK", PREPARED BY VINCENT J. DOCE ASSOCIATES, DATED APRIL 19, 2001, LAST REVISED JULY 29, 2001, AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 29, 2001 AS MAP NUMBER 187-01.
- MAP ENTITLED "MINOR SUBDIVISION LANDS OF TROY & IDA GRAVES, TOWN OF NEWBURGH, ORANGE CO., NY", PREPARED BY SENEY L. HOROWITZ, DATED JULY 27, 1980, LAST REVISED JANUARY 10, 1981, AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON FEBRUARY 25, 1981 AS MAP NUMBER 5522.
- MAP ENTITLED "GOLDSMITH AVENUE ASSOCIATES MINOR SUBDIVISION, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK", PREPARED BY ELIAS D. GREVAS, L.S., DATED OCTOBER 10, 1988, LAST REVISED MARCH 13, 1989, AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MAY 8, 1989 AS MAP NUMBER 9480.

GENERAL NOTES:

- UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
- THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE. THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
- EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
- SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- BASES OF BEARING IS NEW YORK STATE PLANE COORDINATE SYSTEM EAST ZONE. CONTROL WAS ESTABLISHED USING NYSNET VRS SYSTEM. THE HORIZONTAL DATUM IS RELATIVE TO NAD83
- THE VERTICAL POSITION OF THE HEREIN SURVEY IS BASED ON THE NYSNET RTK GPS NETWORK AND IS SUBJECT TO FURTHER ADJUSTMENT TO ANY LOCAL NGS BENCHMARKS. THE VERTICAL DATUM IS RELATIVE TO NAVD 1988.
- FIELD SURVEY CONDUCTED BY COLLIER'S ENGINEERING AND DESIGN ON APRIL 10-12, 2024.



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Lucas James Boyer
NEW YORK LICENSED LAND SURVEYOR
LICENSE NUMBER: 050889
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A. # 0017608

BOUNDARY AND TOPOGRAPHIC SURVEY

LANDS NOW OR FORMERLY OF ANTONIO R. HIBBERT O/B/O PENEUEL PENTECOSTAL TABERNACLE CHURCH SECTION 86 BLOCK 1 LOT 37.222 TOWN OF NEWBURGH ORANGE COUNTY STATE OF NEW YORK

Colliers

Engineering & Design

18 Corporate Woods Blvd., Suite 400, Albany, NY 12211
Phone: 518.459.3252
COLLIERS ENGINEERING & DESIGN CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

SCALE: AS SHOWN 04/23/24 DATE: JWD DRAWN BY: VJSURV CHECKED BY: LJB

PROJECT NUMBER: 24002169A DRAWING NAME: VJSURV

BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET TITLE: 1 of 1