



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

PROJECT NAME: BIG SHINE-WAREHOUSE EXPANSION
PROJECT NO.: 22-05
PROJECT LOCATION: SECTION 95, BLOCK 1, LOT 65/ 300 CORPORATE BLVD.
REVIEW DATE: 11 NOVEMBER 2022
MEETING DATE: 17 NOVEMBER 2022
PROJECT REPRESENTATIVE: FELLENER ENGINEERING

1. County Planning 239 submission was made 7 October 2022.
2. In response to the potential upland sandpipe habitat identified in the EAF. Project will not disturb greater than 25 acres and no additional mitigation measures are required.
3. The project is complying with the Town's recently adopted Tree Ordinance by protecting the large diameter tree identified in Karen Arent's comments. Grading has be modified to allow the tree to remain.
4. Stormwater and landscaping securities will be required as a condition of approval.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in black ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines
Principal
PJH/ltn

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



Steven M. Neuhaus
County Executive

Orange County Department of Planning

124 Main Street
Goshen, NY 10924-2124
Tel: (845) 615-3840
Fax: (845) 291-2533

Alan J. Sorensen, AICP
Commissioner

www.orangecountygov.com/planning
planning@orangecountygov.com

County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, &n

Local Referring Board: Town of Newburgh Planning Board	Referral ID #: NBT42-22M
Applicant: Big Shine Worldwide	Tax Map #: 95-1-65
Project Name: Big Shine Warehouse Expansion	Local File #: 2022-05
Proposed Action: Site Plan – 9,817 sqft addition to warehouse	
Reason for County Review: Within 500 feet of State Road (17K)	
Date of Full Statement: October 7, 2022	

Comments:

The Department has received the above referenced site plan proposing the construction of a 9,817 square foot warehouse addition and associated asphalt parking expansion and loading areas on a 2.24 acre parcel in the IB zoning district and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We offer the following advisory comments:

FAA Coordination

Construction of the proposed building will require review by the FAA via Form 7460-1 (Notice of Proposed Construction of Alteration available from www.faa.gov) and notification to New York Stewart International Airport. This will help ensure current and future air travel operations are not disrupted.

Traffic Analysis

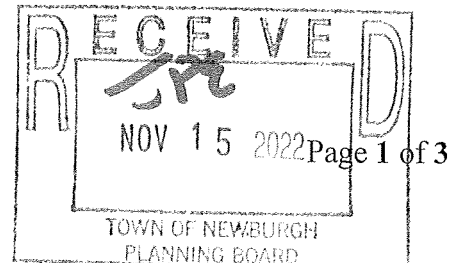
If the addition is determined to result in increased commercial traffic to and from the facility, we recommend that the applicant provide a comprehensive traffic study, detailing, at minimum, trip generation and distribution for the proposed addition. The cumulative traffic impacts of new development in the immediate vicinity of the project should also be considered in the traffic analysis.

Wetlands and Hydrogeology

The natural hydrology of the site should be maintained to the maximum extent possible to prevent permanent wetland disruption.

Stormwater

Increasing a watershed's impervious surface has many consequences. The most significant are the increases in stormwater runoff, flooding, streambed erosion, as well as surface and groundwater pollution. The applicant is proposing 0.4 acres of impervious surface; we recommend that the applicant include Low Impact Development (LID) techniques to decrease stormwater runoff. Examples of LID techniques include permeable pavement, rain barrels, rain gardens, open drainage swales, curb-less parking areas and drywells. Benefits of LID include a reduction in runoff, erosion, water quality degradation, and the need for conventional stormwater detention facilities. Groundwater recharge can also be enhanced, and natural aquatic habits will be less impacted.



Rooftop Solar

We encourage the applicant to design the structure in a way that rooftop solar panels could be integrated into the building design to offset the need to rely on the existing power grid and to increase the resilience of the proposed expansion and the energy autonomy of the facility. Orange County has adopted the C-PACE Commercial Property Assessed Clean Energy Program that can provide complete financing of the cost of a rooftop solar project. For more information visit www.orangecountygov.com/295/C-PACE.

Lighting

The Board should ensure that any outdoor lighting for the proposed project is designed, located and directed in such a manner as to prevent objectionable light at and across property lines and to prevent direct glare at any location on or off the property. All lighting should be energy efficient and comply with International Dark-Sky Association (IDA) standards. All light intensities should be shared with the FAA to ensure there is no interference with aircraft utilizing New York Stewart Airport.

Signs

It does not appear that any signs are proposed. However, if the applicant does install signs, the Department recommends monument signs, which help provide clear visibility to motorists and pedestrians and can be designed to complement existing architecture in the corridor.

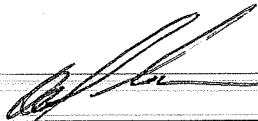
Water Sense

At the early stage of the project development, we encourage the Planning Board to request that the applicant incorporate WaterSense fixtures into the Building Design to reduce the use of water. More information can be found at <https://www.epa.gov/watersense/watersense-products>.

County Recommendation: Local Determination

Date: November 2, 2022

Prepared by: Jessica Ridgeway, Planner



Alan J. Sorensen, AICP
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at www.orangecountygov.com/planning.



Principals:

Mark D. Fellenzer, P.E., LEED AP
John D. Fellenzer, P.E., MBA, LEED Green Associate

Founder:

Archie D. Fellenzer, Jr., P.E.
(1924 - 2014)

November 8, 2022

Town of Newburgh Planning Department
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

Attention: Mr. John Ewasutyn, Planning Board Chairman

Subject: Big Shine Warehouse Expansion, 22-05
300 Corporate Blvd., SBL: 95-1-65
Fellenzer Engineering Project 21-383

Dear Mr. Chairman,

Please find attached revised site plan in regards to the above referenced project. This correspondence is being submitted as per the written comments received by the office of MHE, dated September 30, 2022. Our responses to their comments are as follows:

1. The applicants have identified stormwater improvements including the installation of bio-retention planters to treat runoff from the roofs.

FE Response: No Comment

2. Parking lot striping must be in compliance with Town of Newburgh requirements, (Copy of Standard Detail is attached).

FE Response: The parking lot striping detail has been updated to meet current requirements for the Town of Newburgh. Refer to details sheet.

3. The applicant's representative stated the copy of the ZBA Approval was attached, no copy of the ZBA Approval was noted in the re-submission packet.

FE Response: A copy of the meeting minutes from the ZBA approval has been included with this submission. See attached.

4. County Planning submission is required, as project is located within 500 feet of a State Highway.

**BIG SHINE WAREHOUSE EXPANSION
FE PROJECT# 21-383**

FE Response: Hard copies were delivered to MHE on October 7, 2022 for referral to Orange County Planning.

5. Impacts to the Bat Species have been addressed with tree clearing notes. It is unclear if impacts to the endangered Bird Species have been addressed. Information from the NYSDEC should be provided identifying protection of all Threatened and Endangered Species.

FE Response: Additional information has been provided by the NYSDEC and attached to this letter. The recommendations for avoiding, reducing, and mitigating grassland bird impacts were developed for projects that disturb tracts of grassland habitats 25 acres or more in size. Due to the minimum site disturbance proposed for this project, no impacts are anticipated to breeding or wintering specie at this site.

Additionally, we have the following responses to the comments from Karen Arent, Town Landscape Architect Consultant, from her memo dated October 3, 3033:

1. As shown on the plan, stormwater will flow from the west onto the new concrete loading pad at the back of the building expansion. The site will likely need more grading than shown to accommodate some method of moving water away from the concrete pad and building, such as a vegetated swale.

FE Response: The grading plan has been adjusted to show the runoff flowing away from the concrete pad, and a swale has been included as well.

2. The 16" tree in the west be the 505 contour and the 10" and 8" trees along the southern property line cannot be saved given the current grading plan. When protecting trees to remain, the trunk and the critical root zone must be taken into consideration. Tree protection fencing needs to be shown at the edge of the critical root zone of trees to remain on site. As a rule of thumb, the critical root area is within a circular area measured outward from the tree trunk one (1) foot of radius for each one (1) inch of diameter of the tree measured four and one-half (4 ½) feet above the existing grade at the base of the tree. The trees listed above likely cannot be saved without damaging the critical root zone of the trees in question. These trees are all in fair condition and are worth saving. Please adjust the grading plan to adequately protect the critical root zones of these trees. If grading cannot be adjusted, trees should be planted to compensate for the loss of the trees.

FE Response: The grading plan has been adjusted to avoid critical root zones of the existing trees.

3. There is a thin wooded area at the southwest property corner along the western property line. Please show more deciduous trees to increase the existing wooded area and provide a buffer between properties in accordance with Town of Newburgh Design Guidelines.

FE Response: As this buffer is existing and adjacent to a non-residential use, no additional plantings are currently proposed in accordance to section 185-21.A of the Town of Newburgh code.

**BIG SHINE WAREHOUSE EXPANSION
FE PROJECT# 21-383**

4. A planting of Red Maples, White Pines, and Hemlock exist along the north edge of the existing parking lot. These trees are thriving and provide a beautiful buffer that provides ecological benefits and effectively screen the building from surrounding sites along the north property line. Show these trees to remain. This mix of trees should be continued along the new parking area and planted the same density.

FE Response: A note has been added to the landscaping plan that all the trees along the north edge of the parking lot to remain. New trees have been continued along the new parking area.

5. Show the existing Red Maples and Pines to remain along the southern property line. Existing White Pines are also thriving on site. Continue the row of existing Red Maples and White Pines along the southern property line in a similar density as exists to screen the building from the surrounding sites.

FE Response: A note has been added to the landscaping plan that all the trees along the north edge of the parking lot to remain. New trees have been continued along the new parking area.

We look forward to discussing the application with you at the next available Planning Board meeting
Sincerely,



Ryan D. Fellenzer, PE
Project Engineer

attachment

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

STATE OF NEW YORK : COUNTY OF ORANGE
TOWN OF NEWBURGH ZONING BOARD OF APPEALS
----- X
In the Matter of

BIG SHINE WORLDWIDE, INC.
300 Corporate Boulevard, Newburgh
Section 95; Block 1; Lot 65
IB Zone

----- X

Date: May 26, 2022
Time: 7:05 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, New York

BOARD MEMBERS: DARRIN SCALZO, Chairman
DARRELL BELL
JAMES EBERHART, JR.
ROBERT GRAMSTAD
GREGORY M. HERMANCE
JOHN MASTEN
DONNA REIN

ALSO PRESENT: DAVID DONOVAN, ESQ.
JOSEPH MATTINA
SIOBHAN JABLESNIK

APPLICANT'S REPRESENTATIVE: RYAN FELLENER

----- X

MICHELLE L. CONERO
3 Francis Street
Newburgh, New York 12550
(845) 541-4163

1 BIG SHINE WORLDWIDE, INC.

2 CHAIRMAN SCALZO: This evening
3 our first applicant is Big Shine
4 Worldwide, Inc. at 300 Corporate
5 Boulevard in Newburgh in the IB Zone.
6 They are seeking an area variance of
7 the front yard setback to Route 17K.
8 The existing structure is within 320
9 feet where 500 feet is required.

10 Siobhan, do we have mailings on
11 this?

12 MS. JABLESNIK: Yes. This
13 applicant sent out 12 letters.

14 We sent it to the County and
15 they came back with a Local determination.

16 CHAIRMAN SCALZO: Very good.
17 Who do we have with us this evening?

18 MR. FELLEZZER: I'm Ryan
19 Fellenzer with Fellenzer Engineering.
20 I appreciate being here. I'm
21 representing Big Shine Energy and Big
22 Shine Worldwide, their parent
23 company.

24 The property is located at 300
25 Corporate Boulevard. We had an

1 BIG SHINE WORLDWIDE, INC.

2 initial meeting with the Planning
3 Board for an expansion of
4 approximately 10,000 square foot.
5 They are a warehouse and they are in
6 the energy industry. They do LED
7 lighting. They are very big on that.
8 Solar panels. They store a lot of
9 their products in the buildings. The
10 business is booming so they would
11 like to expand their storage space.

12 We had our initial meeting with
13 the Planning Board. Since this is an
14 amended site plan, it actually
15 triggers going to the Zoning Board
16 based on your current zoning law for
17 the warehousing within 500 feet of
18 17K. We're approximately 320 from
19 the side of the road. It would be a
20 variance of 180 feet, about.

21 I just did a quick little
22 sketch here. So the current building
23 is this pink and yellow outline. The
24 orange would be their proposed
25 expansion. When the original

1 BIG SHINE WORLDWIDE, INC.

2 Grainger building was approved, the
3 future expansion was actually already
4 approved with that initial approval.
5 They are within their current
6 footprint, the footprint that was
7 originally approved with the
8 property. However, since there's a
9 new zoning law in place regarding the
10 distance to 17K, the Planning Board
11 had to refer us to the Zoning Board.
12 The use is not changing.

13 CHAIRMAN SCALZO: Mr. Fellenzer,
14 if you could, we have our newest
15 member of the Zoning Board of
16 Appeals, Ms. Rein. She can't see
17 through you to see what you're
18 pointing at.

19 MR. FELLENER: I'd be happy to
20 shift this.

21 CHAIRMAN SCALZO: Either that
22 or stand on the other side.

23 MR. FELLENER: Would you like
24 me to move this closer?

25 MS. REIN: Whatever is easiest

1 BIG SHINE WORLDWIDE, INC.

2 for you.

3 MR. FELLEZZER: I'll bring this
4 over here. You'll get a better view.

5 MS. REIN: Can you see it?

6 CHAIRMAN SCALZO: I have the
7 plans. There's color coding which
8 the folks at this end of the table
9 have seen now, but now you'll get a
10 better look.

11 MS. REIN: Thank you.

12 MR. FELLEZZER: I was mentioning
13 there is no change of use. We're
14 asking for an area variance. The
15 addition is not further encroaching
16 on the side setback. It's going to
17 be in line with the existing
18 structure. It's going to come back
19 approximately 60 feet and it will be
20 about 125 feet into the property.
21 Obviously the only variance we're
22 requesting is the fact that it is
23 within 500 feet of Route 17K.

24 Will the variance produce an
25 undesirable change in the character

1 BIG SHINE WORLDWIDE, INC.

2 of the neighborhood? We're saying no
3 because it's an existing structure
4 and the property is located within an
5 industrial park. Industrial zone,
6 industrial park.

7 The benefit sought by the
8 applicant cannot be achieved by some
9 other method feasible to the
10 applicant, number two. Because it's
11 based on the existing structure's
12 proximity to Route 17K.

13 The requested area variance
14 is not substantial because, one, it
15 will not increase the zoning and it
16 will not increase traffic.

17 The proposed variance will
18 not have an adverse effect or impact
19 on the physical or environmental
20 conditions because the site was
21 previously designed and approved for
22 this size structure that we are
23 proposing. Even the stormwater was
24 factored in on the proposed 9,800
25 square foot addition.

1 BIG SHINE WORLDWIDE, INC.

2 The hardship is not self-
3 created because the actual structure
4 itself predated Big Shine. Grainger
5 originally built it in its proximity
6 to Route 17K.

7 For those reasons we feel
8 that we have a strong case for an
9 area variance. We're happy to answer
10 any questions you may have or the
11 public may have.

12 CHAIRMAN SCALZO: Thank you
13 very much, Mr. Fellenzer.

14 I'm going to look to my right
15 and ask Mr. Gramstad if he has any
16 questions regarding this application?

17 MR. GRAMSTAD: Not at this
18 time, no.

19 CHAIRMAN SCALZO: Mr. Eberhart?

20 MR. EBERHART: No questions.

21 CHAIRMAN SCALZO: No questions.
22 Mr. Hermance?

23 MR. HERMANCE: The setback at
24 the time the original building was
25 built was less than --

1 BIG SHINE WORLDWIDE, INC.

2 MR. FELLEZZER: Right. So I
3 mean when Grainger originally built
4 it, it's where we show it, it was 320
5 feet. We're not moving the existing
6 building at all. That is where that
7 building was built and that's where
8 it currently is. What we're
9 expanding is off the side here.
10 We're not encroaching -- we're not
11 increasing the nonconformity.

12 MR. HERMANCE: Very good.

13 CHAIRMAN SCALZO: Thank you.

14 Mr. Bell?

15 MR. BELL: Nothing at this time.

16 CHAIRMAN SCALZO: Very good.

17 Mr. Masten?

18 MR. MASTEN: I have nothing at
19 this time.

20 CHAIRMAN SCALZO: Ms. Rein?

21 MS. REIN: Nothing. Thank you.

22 CHAIRMAN SCALZO: Very good.

23 Just to reiterate exactly what
24 you said, you currently don't meet
25 the code because you're 320 feet

1 BIG SHINE WORLDWIDE, INC.

2 where 500 is required. The addition
3 that you're putting on is going to
4 match or be slightly recessed from
5 the existing building, so it will be
6 320, perhaps 321. I understand you
7 completely? Is that correct?

8 MR. FELLENER: That is correct.

9 CHAIRMAN SCALZO: That's fine.

10 At this time I'd like to open
11 it up to any members of the public
12 that wish to speak about this
13 application on Corporate Boulevard.

14 Sir, please step forward.

15 MR. TINO: My name is Aponte
16 Tino. I'd just like to see where
17 he's talking about taking --

18 CHAIRMAN SCALZO: Very good.
19 Mr. Fellenzer, if you could, sir,
20 step forward. Mr. Fellenzer
21 thankfully has outlined the building,
22 the existing building, I see it in
23 pink, and then the proposed addition
24 is in orange.

25 MR. FELLENER: This is also

1 BIG SHINE WORLDWIDE, INC.

2 the existing building. This is a
3 second addition that was put on.
4 This outline with the two colors is
5 existing. This is the new portion.

6 MR. TINO: Where are we here?

7 MR. FELLEZZER: 17K, Corporate
8 Boulevard. Here's the entrance to
9 Big Shine Energy, back towards the
10 west. Here's our current loading
11 dock right here. We're going to
12 expand that a little bit.

13 CHAIRMAN SCALZO: Do you have
14 any questions, sir?

15 MR. TINO: No. The question
16 was we had property here so I wanted
17 to see where it is. This is not the
18 property, our property.

19 CHAIRMAN SCALZO: Very good.
20 Thank you, sir.

21 Does anyone else here wish to
22 speak about this application on
23 Corporate Boulevard?

24 (No response.)

25 CHAIRMAN SCALZO: Okay. Seeing

1 BIG SHINE WORLDWIDE, INC.

2 none, I'm going to look to the
3 Members of the Board, one more
4 opportunity for any questions.

5 (No response.)

6 CHAIRMAN SCALZO: Very good.

7 MR. DONOVAN: Mr. Chairman,
8 could I just ask, in the referral
9 from the Planning Board Attorney, his
10 correspondence noted that the rear
11 and side yard setbacks are shown as
12 compliant. Without margin for error,
13 the applicant was advised to confirm
14 those setbacks and seek variances for
15 those as needed.

16 You confirmed that?

17 MR. FELLEZZER: That's correct.
18 Even during construction McGoey,
19 Hauser & Edsall had suggested that we
20 have a surveyor stake out exactly
21 where the proposed building addition
22 goes. We confirmed that it will not
23 be encroaching on the side setbacks.

24 MR. DONOVAN: I just wanted to
25 get that out there since it was in

1 BIG SHINE WORLDWIDE, INC.

2 the Planning Board referral.

3 CHAIRMAN SCALZO: Thank you,
4 Counselor. It is now a matter of
5 record through our minutes. Great.

6 At this point I'll look to the
7 Members of the Board. Perhaps
8 someone has a motion to close the
9 public hearing.

10 MR. GRAMSTAD: I'll make a
11 motion to close the public hearing.

12 MR. BELL: Second.

13 CHAIRMAN SCALZO: We have a
14 motion from Mr. Gramstad. We have a
15 second from Mr. Bell. Can you roll
16 on that, please, Siobhan.

17 MS. JABLESNIK: Mr. Bell?

18 MR. BELL: Yes.

19 MS. JABLESNIK: Mr. Eberhart?

20 MR. EBERHART: Yes.

21 MS. JABLESNIK: Mr. Gramstad?

22 MR. GRAMSTAD: Yes.

23 MS. JABLESNIK: Mr. Hermance?

24 MR. HERMANCE: Yes.

25 MS. JABLESNIK: Mr. Masten?

1 BIG SHINE WORLDWIDE, INC.

2 MR. MASTEN: Yes.

3 MS. JABLESNIK: Ms. Rein?

4 MS. REIN: Yes.

5 MS. JABLESNIK: Mr. Scalzo?

6 CHAIRMAN SCALZO: Yes

7 The public hearing is now
8 closed.

9 This is an Unlisted action
10 under SEQRA. That is correct,
11 Counselor?

12 MR. DONOVAN: That is correct,
13 Mr. Chairman.

14 CHAIRMAN SCALZO: Thank you,
15 sir.

16 Although we still will go
17 through the area variance criteria,
18 Mr. Fellenzer has put me out of a job
19 by going through those already.
20 We're going to do it again.

21 MR. FELLENER: Yes, sir.

22 CHAIRMAN SCALZO: So the first
23 one being whether or not the benefit
24 can be achieved by other means
25 feasible to the applicant. He's

1 BIG SHINE WORLDWIDE, INC.

2 preexisting nonconforming with the
3 building's location now. He's going
4 to match the front face. I don't
5 know -- other than not doing it, I
6 don't see what else could happen.

7 MR. BELL: No.

8 CHAIRMAN SCALZO: Okay. The
9 second, if there's an undesirable
10 change in the neighborhood character
11 or a detriment to nearby properties.

12 MR. BELL: No.

13 MR. EBERHART: No.

14 MR. GRAMSTAD: No.

15 MR. HERMANCE: No.

16 MR. MASTEN: No.

17 MS. REIN: No.

18 CHAIRMAN SCALZO: No. Very
19 good.

20 The third, whether the request
21 is substantial. Again, it's
22 preexisting nonconforming for the
23 existing building location. My
24 opinion is it's not substantial.

25 The fourth, whether the request

1 BIG SHINE WORLDWIDE, INC.

2 will have adverse physical or
3 environmental effects.

4 MR. BELL: No.

5 MR. EBERHART: No.

6 MR. GRAMSTAD: No.

7 MR. HERMANCENCE: No.

8 MR. MASTEN: No.

9 MS. REIN: No.

10 CHAIRMAN SCALZO: No.

11 I'm certain that any increase
12 in impervious surface will be
13 mitigated through some type of --

14 MR. FELLEZZER: Green
15 infrastructures we will be looking
16 at. We can certainly answer any
17 questions at the Planning Board with
18 engineering that may occur.

19 CHAIRMAN SCALZO: Very good.

20 Thank you.

21 And the fifth, whether the
22 alleged difficulty is self-created
23 which is relevant but not
24 determinative. Of course it's
25 self-created because without the

1 BIG SHINE WORLDWIDE, INC.

2 addition they wouldn't be here. Very
3 good.

4 So if the Board chooses to
5 approve, we have the opportunity to
6 grant the minimum variance necessary
7 and may impose reasonable conditions.
8 Having gone through the balancing
9 test, it doesn't appear as though
10 anything stands out to me to ask for
11 any reductions or anything of the
12 sort.

13 MR. BELL: No.

14 CHAIRMAN SCALZO: Does the
15 Board have a motion of some sort?

16 MR. DONOVAN: Do you want to do
17 a neg dec first?

18 CHAIRMAN SCALZO: Thank you,
19 Counselor.

20 If the Board is going to make a
21 motion to approve, we will also need
22 a motion for a negative -- I have
23 that in my notes, Counselor. So
24 we're going to need a motion from a
25 Board Member for a negative

1 BIG SHINE WORLDWIDE, INC.

2 declaration under SEQRA.

3 MR. HERMANCE: I'll make a
4 motion for a neg dec.

5 CHAIRMAN SCALZO: Do we have a
6 second?

7 MR. EBERHART: Second.

8 CHAIRMAN SCALZO: We have a
9 second from Mr. Eberhart. Can we
10 roll on that, please, for a negative
11 declaration.

12 MS. JABLESNIK: Mr. Bell?

13 MR. BELL: Yes.

14 MS. JABLESNIK: Mr. Eberhart?

15 MR. EBERHART: Yes.

16 MS. JABLESNIK: Mr. Gramstad?

17 MR. GRAMSTAD: Yes.

18 MS. JABLESNIK: Mr. Hermance?

19 MR. HERMANCE: Yes.

20 MS. JABLESNIK: Mr. Masten?

21 MR. MASTEN: Yes.

22 MS. JABLESNIK: Ms. Rein?

23 MS. REIN: Yes.

24 MS. JABLESNIK: Mr. Scalzo?

25 CHAIRMAN SCALZO: Yes

1 BIG SHINE WORLDWIDE, INC.

2 We successfully considered a
3 negative declaration.

4 Now moving on to the next
5 motion which would be for approval.
6 I'll look to the Board for a motion
7 for approval.

8 MR. BELL: I'll make a motion
9 for approval.

10 MR. HERMANCE: I'll second it.

11 CHAIRMAN SCALZO: We have a
12 motion for approval of the variances
13 requested from Mr. Bell. We have a
14 second from Mr. Hermance. Can you
15 roll on that, Siobhan.

16 MS. JABLESNIK: Mr. Bell?

17 MR. BELL: Yes.

18 MS. JABLESNIK: Mr. Eberhart?

19 MR. EBERHART: Yes.

20 MS. JABLESNIK: Mr. Gramstad?

21 MR. GRAMSTAD: Yes.

22 MS. JABLESNIK: Mr. Hermance?

23 MR. HERMANCE: Yes.

24 MS. JABLESNIK: Mr. Masten?

25 MR. MASTEN: Yes.

1 BIG SHINE WORLDWIDE, INC.

2 MS. JABLESNIK: Ms. Rein?

3 MS. REIN: Yes.

4 MS. JABLESNIK: Mr. Scalzo?

5 CHAIRMAN SCALZO: Yes

6 The motion is carried. The
7 variances are granted. Good luck.

8 MR. FELLENER: Thank you,
9 Mr. Chairman. I appreciate the
10 Board's time.

11

12 (Time noted: 7:16 p.m.)

13

14

15

16

17

18

19

20

21

22

23

24

25

1 BIG SHINE WORLDWIDE, INC.

2

3

C E R T I F I C A T I O N

4

5

6 I, MICHELLE CONERO, a Notary Public
7 for and within the State of New York, do
8 hereby certify:

9 That hereinbefore set forth is a true
10 record of the proceedings.

11 I further certify that I am not
12 related to any of the parties to this
13 proceeding by blood or by marriage and that
14 I am in no way interested in the outcome of
15 this matter.

16 IN WITNESS WHEREOF, I have hereunto
17 set my hand this 3rd day of June 2022.

18

19

20

21

Michelle Conero

22

MICHELLE CONERO

23

24

25

Recommendations for Avoiding, Reducing and Mitigating Grassland Bird Impacts

In the northeast United States, the bird species that depend upon grassland habitat are declining faster than any other group of birds. In New York State, several grassland breeding birds are listed as threatened or endangered (T/E) species. These include Short-Eared Owl (*Asio flammeus*) (endangered), Upland Sandpiper (*Bartramia longicauda*) (threatened), Henslow's Sparrow (*Ammodramus henslowii*) (threatened), Sedge Wren (*Cistothorus platensis*) (threatened), and Northern Harrier (*Circus hudsonius*) (threatened), with Northern Harrier and Short-eared Owl also wintering in New York. These species require large tracts of early successional grassland habitat for breeding, foraging, and/or wintering, but the habitat preferences of individual species can vary, with breeding generally occurring in sites with significantly greater than 25 acres of contiguous grassland habitat. To address the precarious status of these species in New York State and to promote the perpetuation of suitable habitat for the entire suite of grassland-dependent bird species, the Department has compiled the following recommendations for projects that impact tracts of grassland habitat that are greater than 25 acres in size:

Avoidance and minimization strategies:

Relocation of the project –The best option, if it is a possibility, would be to relocate the project or elements of the project to a site or sites with no impacts to listed species or large tracts of grassland habitat (> 25 acres). Sites with limited grassland habitat or smaller fields would be preferred over large areas of grassland habitat.

Placement of project elements to minimize impacts – Impacts to grassland birds can be avoided or minimized by careful placement of project elements. Habitat preferences of potentially impacted species, combined with survey results, can be used to avoid key habitat areas. In addition, because in general grassland birds prefer large open areas, it is important to avoid placing project elements in the middle of grassland fields. To the greatest extent possible these elements should be placed at the edges of grassland habitat and/or next to existing landscape features such as forests or hedgerows.

Buffer areas – Buffer areas can be used to reduce impacts. For instance, leaving a buffer of a certain distance (depending on site topography) between project elements and key habitat areas may reduce the impacts related to reducing effective field size. In addition, a buffer between key habitat areas and projects such as housing developments may reduce future habitat disturbance and mortality from humans, pets, and subsidized predators (e.g. raccoons).

Seasonal Restrictions –Temporary disturbance activities should be conducted during a time when grassland birds will not be occupying the site. If *breeding* grassland birds are suspected or have been confirmed to be using the site, disturbance to the habitat should be avoided between April 23 and August 15. If the site may be a *wintering* grassland bird area, disturbance to the grassland habitat should be avoided between

November 1 and March 31. At sites where there are both breeding and wintering grassland bird species at a site, the periods during which impacts to grassland bird would be minimized would be between August 16 until October 31, and April 1 until April 22.

When Impacts Cannot Be Avoided:

The following recommendations for mitigation can be used to address the loss of any large tract of grassland bird habitat. However, if any of the listed species of grassland birds is known to occur at a project site, there are regulatory considerations that come into play that may make mitigation a requirement. Under New York State's Endangered Species Law and its implementing regulations, occupied habitat is defined as those geographic locations where listed species have been documented to be engaging in an essential behavior such as breeding, nesting, foraging or roosting. For grassland birds, occupied habitat is described as the field within which a nesting or roosting site has been documented and all open fields greater than 25 acres in size that occur within one half mile of that site. This distance is based on average home range sizes that include the foraging areas of breeding and wintering birds.

For projects that cannot utilize the above recommendations to avoid impacts to listed grassland birds, a permit for the incidental take of listed species would be required from the Department. To obtain a permit, the applicant would need to develop an Endangered Species Mitigation Plan that provides a net conservation benefit to the species being impacted. The following guidance outlines recommendations on how a proposal can potentially establish a net conservation benefit to listed grassland birds. The Department is always open to discussion of other options and encourages applicants to meet with us before preparing an application to discuss mitigation strategies.

In general, to achieve net conservation benefit for breeding grassland birds, a 3:1 (new / improved : impacted) ratio of quality breeding habitat will be recommended to be created or enhanced and/or protected (simple protection would need good justification such as the site being a regular breeding site of T/E species). This ratio is necessary to account for the uncertainty inherent in habitat restoration or creation and the additional uncertainty that the target species will find and utilize the habitat.

To achieve net conservation benefit for wintering grassland bird habitat, a 1:1 ratio of replacement to impacted habitat will be recommended.

The acreage ratios could potentially be reduced in exchange for long term management of a site of suitable size. For example, in an area of New York State where grassland habitat would naturally become unsuitable for grassland birds over a ten year time period, an area created for grassland birds could be "counted" towards mitigation for each ten year period that the habitat is maintained in suitable condition for the target species. The actual mitigation acreage and the required management (type and

duration) will depend on the project location, the amount of habitat impacted, the species being impacted, and the type of impact. Some recommended actions follow:

Mitigation Strategies:

Habitat creation/conversion– Clearing of woody vegetation or conversion of row crops to create preferred large open grassland habitat (not less than 25 acres in size). In most cases, grassland planting will be necessary and mowing or burning will usually be required to maintain the required grassland habitat.

Conservation easements - Setting aside or protecting existing large grassland habitat areas not less than 25 acres in size. This can be accomplished by working with local conservation groups or land trusts.

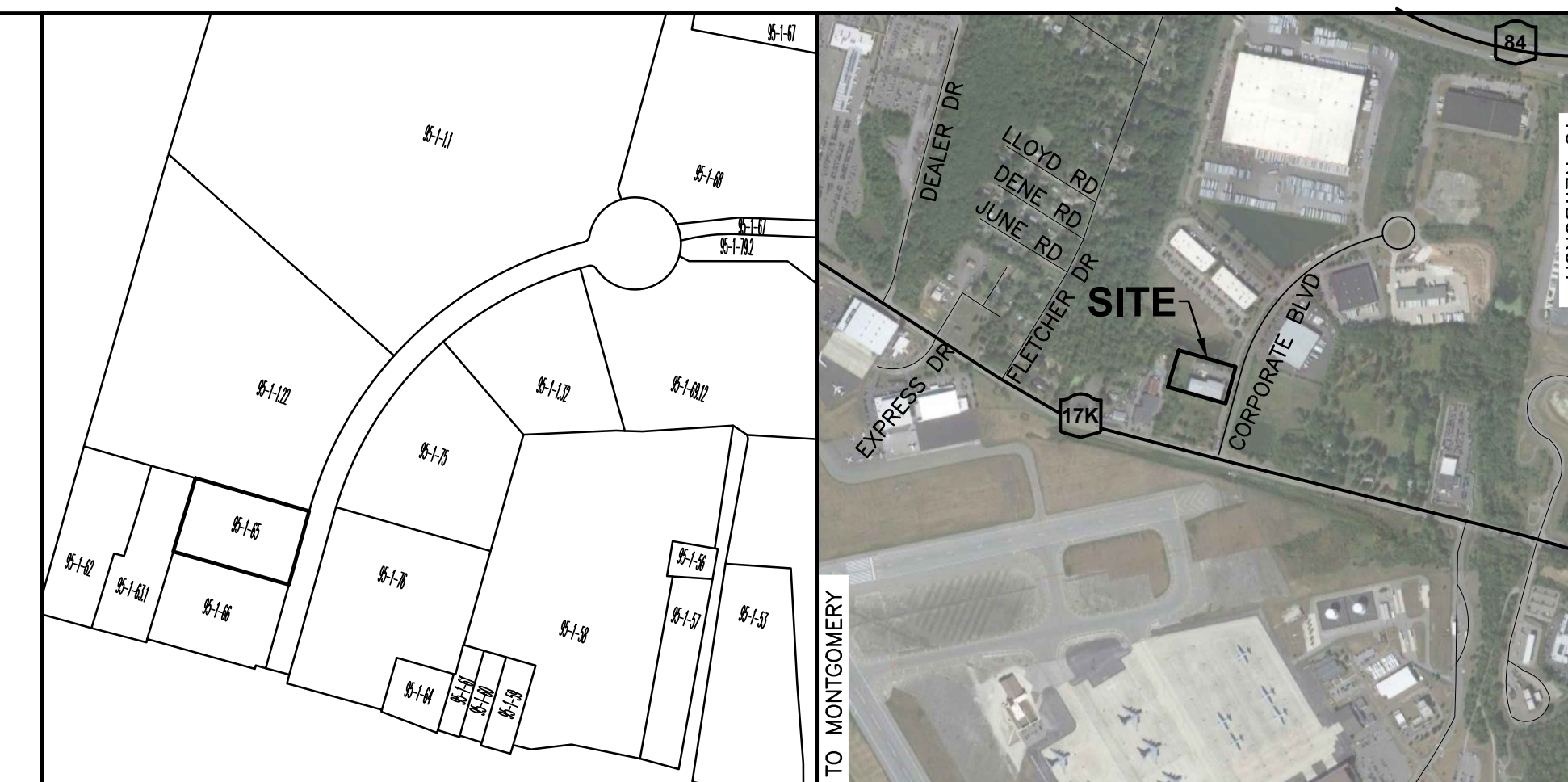
Purchase of grassland habitat – Purchase and maintenance of property with not less than 25 acres of existing quality grassland habitat.

Grassland Enhancements – Enhancements of existing grassland such as removal of hedgerows to increase the effective size of grasslands, invasive species control, or replanting to improve grassland quality.

Considerations when developing a grassland bird Net Conservation Benefit plan:

- In some cases, a combination of the above strategies may be used (for example purchase and enhance).
- The mitigation lands should be as close to the project area as practical (as long as it is not creating a “sink”). If opportunities can’t be found locally, mitigation sites should be pursued within high priority habitats for grassland birds as identified by the department.
- The size of the mitigated habitat must be large enough to support the impacted species. One contiguous large grassland area will be preferred over multiple smaller grassland areas, and no individual field may be less than 25 acres (in most cases significantly larger than 25 acres will be necessary).
- Preference will be given to lands contiguous to areas that are already being managed for grassland birds (e.g. State Wildlife Management Areas, Federal Wildlife Refuges).
- On all lands created, enhanced, or protected through the above strategies, best management practices for grassland birds (BMPs) should be followed.

SITE PLAN FOR BIG SHINE WAREHOUSE EXPANSION 300 CORPORATE BLVD NEWBURGH, NY



BULK REQUIREMENTS TOWN OF NEWBURGH ZONE: IB (INTERCHANGING BUSINESS)		
BULK TABLE REQUIREMENTS		
MINIMUM REQUIRED		
BULK ITEM	REQUIRED	PROVIDED
LOT AREA (SF)	40,000	97,574
LOT WIDTH (FT)	150	245
FRONT SETBACK (FT)	50	50
REAR SETBACK (FT)	60	60
ONE SIDE YARD (FT)	30	31
BOTH SIDE YARD (FT)	80	125
LOT DEPTH (FT)	150	390
MAXIMUM PERMITTED		
BULK ITEM	PERMITTED	PROVIDED
BUILDING HEIGHT (FT)	40	≤40
LOT BUILDING COVERAGE (%)	40	31.5
LOT SURFACE COVERAGE (%)	80	64.5
PROPERTY ADDRESS 300 CORPORATE BLVD NEWBURGH, NY 12550		
TAX MAP TOWN OF NEWBURGH, NY SECTION 95, BLOCK 1, LOT 65 97,574 ± SQ.FT. / 2.24 ± ACRES		
OWNER/DEVELOPER BIG SHINE WORLDWIDE, INC. 300 CORPORATE BLVD SITE 300 NEWBURGH, NY 12550		
APPLICANT BIG SHINE WORLDWIDE, INC. 300 CORPORATE BLVD SITE 300 NEWBURGH, NY 12550		
EXISTING USE WAREHOUSE		
PROPOSED USE WAREHOUSE		
REFERENCE SURVEY PREPARED FOR 300 CORPORATE BOULEVARD PREPARED BY DOLSON SURVEYING SERVICES AND DATED 7/20/2022 SURVEY PREPARED FOR W.W. GRANGER INC. PREPARED BY VINCENT J. DOCE ASSOCIATES AND DATED 8/23/2016		

DRAWINGS LIST:

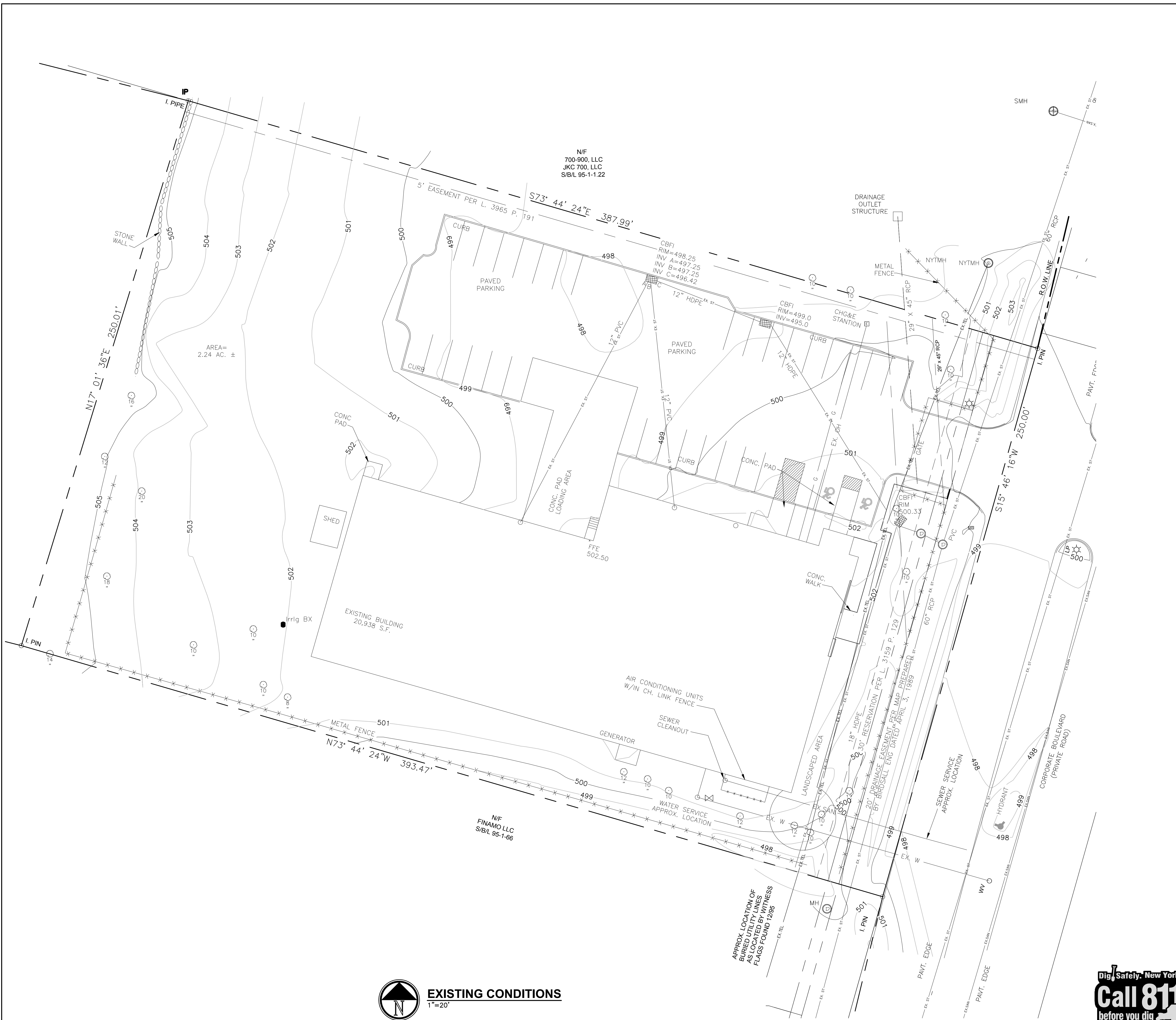
PAGE	SHEET	SHEET TITLE
1.	TS-1	TITLE SHEET
2.	C-001	EXISTING CONDITIONS
3.	C-002	GENERAL NOTES SHEET
4.	C-100	EROSION AND SEDIMENT CONTROL
5.	C-101	SITE PLAN
6.	C-601	LIGHTING
7.	C-701	LANDSCAPING
8.	C-901	DETAILS
9.	C-902	DETAILS
10.	C-903	DETAILS

2	11/8/22	PER TOWN COMMENTS							
1	9/27/22	PER TOWN COMMENTS							
REV #	DATE	REMARKS:	ISSUE #	DATE	ISSUED FOR:				
<p style="text-align: center;">REFERENCE SCALE</p>									
<small>UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.</small>									
<h2 style="margin: 0;">FELLENZER III</h2> <p style="margin: 0;">ENGINEERING LLP www.felip.com</p> <div style="display: flex; justify-content: space-between; font-size: small;"> <div> <p>22 Mulberry St., Suite 2A, Middletown, NY 10940 t 845-343-1481 fx 845-343-4986</p> </div> <div> <p>181 Church St., Suite 100, Poughkeepsie, NY 12601 t 845-454-9704 fx 855-320-8735</p> </div> </div>									
STAMP:		PROJECT TITLE: BIG SHINE WAREHOUSE EXPANSION 300 CORPORATE BLVD NEWBURGH, NY 12550							
DRAWING TITLE: TITLE SHEET									
DESIGNED BY:	DRAWN BY:	APPROVED BY P.M.:	APPROVED BY P.C.:	DRAWING #:					
DATE:	SCALE:	FE PROJECT #:	PAGE 1 OF 10						
JB	ZR	RDF	MDF	TS-1					
11/8/2022	AS SHOWN	21-383							



PROGRESS PRINT
11/07/22
NOT FOR
CONSTRUCTION

File Name: F:\2021\21-383_300 CORPORATE BLVD. WAREHOUSE EXPANSION\C-001.dwg (Layout: C-001)
 Date: Mon, Nov 07, 2022 - 4:34 PM (Name: zj)



LEGEND

- EX. W ——— EXISTING WATER LINE
- EX. TEL ——— EXISTING TELEPHONE LINE
- EX. SAN ——— EXISTING SEWER
- EX. ST ——— EXISTING STORM
- ST ——— NEW STORM
- — — — — PROPERTY LINE / RIGHT OF WAY
- — — — — SILT FENCE
- - - - - DEMO LINE
- x x x x x METAL FENCE
- ▭ NEW CONCRETE
- ▭ CATCH BASIN
- ▭ NEW CATCH BASIN
- S SEWER MANHOLE
- D DRAINAGE MANHOLE

EXISTING CONDITIONS
 1"=20'

2	11/8/22	PER TOWN COMMENTS								
1	9/27/22	PER TOWN COMMENTS								
REV #	DATE	REMARKS:	ISSUE #	DATE	ISSUED FOR:					
<p>REFERENCE SCALE</p>										
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.										
<h2 style="margin: 0;">FELLENZER</h2> <p style="margin: 0;">ENGINEERING LLP www.felip.com</p>										
22 Mulberry St., Suite 2A, Middletown, NY 10940 1 845-343-1481 fx 845-343-4986			181 Church St., Suite 100, Poughkeepsie, NY 12601 t 845-454-9704 fx 855-320-8735							
STAMP:		PROJECT TITLE:								
PROGRESS PRINT 11 / 07 / 22 NOT FOR CONSTRUCTION		BIG SHINE WAREHOUSE EXPANSION 300 CORPORATE BLVD NEWBURGH, NY 12550								
		DRAWING TITLE: EXISTING CONDITIONS								
DESIGNED BY:	DRAWN BY:	APPROVED BY P.M.:	APPROVED BY P.I.C.:	DRAWING #:						
DATE:	SCALE:	FE PROJECT #:	C-001							
11/8/2022	AS SHOWN	21-383	PAGE 2 OF 10							

SITE - CIVIL GENERAL NOTES:

- CONTRACTOR, AT THEIR OWN EXPENSE, SHALL ABIDE BY THE LATEST EDITIONS OF ALL OSHA REGULATIONS AND REQUIREMENTS.
- THERE SHALL BE NO CLAIMS AGAINST ORANGE COUNTY FOR WORK STOPPAGES DUE TO ACTS OF GOD, WEATHER CONDITIONS, STOP WORK ORDERS (VERBAL AND/OR WRITTEN), UNDERESTIMATION OF WORK, ESTIMATED QUANTITIES, MATERIALS, SUPPLIES, TOOLS, CORRECTION OF SAFETY PROBLEMS, OR ANY OTHER REASON.
- ALL QUANTITIES SHOWN ON THE DRAWING ARE ESTIMATED QUANTITIES ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY AND ASCERTAIN ALL EXISTING CONDITIONS, DIMENSIONS AND QUANTITIES.
- ALL WORK SHALL BE PERFORMED BY THOSE WHO ARE SKILLED IN THEIR TRADE TO PRODUCE A FIRST CLASS JOB. THE CONTRACTOR IS ADVISED THAT WORK DEEMED UNSUITABLE, UNACCEPTABLE, SECOND CLASS IN NATURE BY BIG SHINE WORLDWIDE SHALL BE DEEMED NON-ACCEPTABLE AND THE CONTRACTOR SHALL REMOVE, REPLACE, RE-DO, TO THE SATISFACTION OF BIG SHINE WORLDWIDE, THE UNACCEPTABLE WORK AT NO ADDITIONAL COST TO THE OWNER. THERE SHALL BE NO ADDITIONAL CLAIMS AGAINST BIG SHINE WORLDWIDE FOR THE ABOVE.
- ROAD WAYS, BUILDING EMERGENCY ACCESS AREAS, AND BUILDING ENTRY AND EXITS AREAS ARE TO BE KEPT CLEAR AT ALL TIMES.
- CONTRACTOR SHALL USE DIG SAFELY NY. "CALL 811".
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND ASCERTAIN IN THE FIELD, ALL EXISTING UTILITIES, EXISTING CONDITIONS, FIELD MEASUREMENTS, DIMENSIONS, AND QUANTITIES RELATED TO THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND ASCERTAIN THE LOCATION, DEPTH, DIRECTION, AND SIZE OF ANY AND ALL UTILITIES EXISTING IN THE GENERAL VICINITY OF THE WORK AREA.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY UTILITY DISRUPTED, BROKEN OR OTHERWISE RENDERED NON-FUNCTIONAL DUE TO THE WORK PERFORMED AT NO ADDITIONAL COST TO BIG SHINE WORLDWIDE DURING THIS COURSE OF WORK.
- THE CONTRACTOR SHALL IDENTIFY ANY NON-FUNCTIONING UTILITY/SYSTEM, PRIOR TO THE START OF WORK TO ORANGE COUNTY. IDENTIFICATION OF SUCH AFTER THE START OF WORK SHALL BE DEEMED AS DISTURBED/DAMAGED BY THE CONTRACTOR AND SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY SUPPORT ANY UTILITY ENCOUNTERED IN THE COURSE OF THIS WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL ADD BARRIERS, SECURE ALL EXTERIOR WORK AND STAGING AREAS WITH ACCEPTABLE FENCING.
- THE CONTRACTOR SHALL NOT LEAVE THE WORK AREA UNATTENDED FOR ANY REASON, UNLESS SAFETY PARTITIONS, SAFETY FENCING AND COVERING FOR ALL OPEN TRENCHES ARE INSTALLED AND SECURED.
- THE CONTRACTOR SHALL LEAVE THE WORK SITE CLEAN AND SECURED AT THE END OF EACH WORKING DAY. THE WORK SITE SHALL NOT BE LEFT UNATTENDED AT ANY TIME BY THE CONTRACTOR UNLESS THE WORK AREA IS PROPERLY SECURED BY THE CONTRACTOR.
- THE CONTRACTOR IS ADVISED THAT THEY ARE SOLELY RESPONSIBLE FOR THE SAFETY OF THE WORK SITE AND SHALL TAKE ALL ACTIONS TO ELIMINATE ANY SAFETY HAZARDS THAT SHALL EXIST AND POSE A THREAT OF HARM TO STUDENTS, EMPLOYEES OF BIG SHINE WORLDWIDE, EMPLOYEES OF THE CONTRACTOR OR OTHER(S). IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO TAKE IMMEDIATE ACTION TO ALLEVIATE ANY SAFETY HAZARD THAT MAY EXIST WITHOUT DIRECTION FROM BIG SHINE WORLDWIDE.
- CONTRACTOR SHALL SAW CUT WITH PROPER BLADE ANY ROADS, CURBS AND SIDEWALKS ENCOUNTERED IN THE COURSE OF THIS WORK.
- ALL HOLES SHALL BE CORE-DRILLED WITH DIAMOND CORE BITS.
- CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ANY AND ALL DEBRIS FROM THE SITE DAILY AND DISPOSE OF SAME OFF SITE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.
- THE CONTRACTOR SHALL MAINTAIN THE WORK SITE IN A NEAT AND CLEAN CONDITION. THE WORK SITE SHALL BE CLEANED DAILY OF CONSTRUCTION DEBRIS.
- SUB-GRADE FILL TO BE COMPACTED TO 95% STANDARD PROCTOR RELATIVE DENSITY AND PAVEMENT AREAS SHALL HAVE SUB-GRADE COMPACTED TO 95% MODIFIED RELATIVE DENSITY PER AASHTO REQUIREMENTS.
- ALL ESTABLISHED EGRESS ROUTES SHALL REMAIN CLEAR AT ALL TIMES.
- ALL WORK SHALL BE CONDUCTED WITHIN THE APPROVED FENCING PLAN AREA.
- ALL CONSTRUCTION VEHICLES WILL HAVE A FUNCTIONING BACKUP ALARM.
- CONTRACTOR TO VERIFY LOCATION AND LSE FOR ALL BUILDINGS PRIOR TO START OF CONSTRUCTION. LSE NOT LISTED ARE ASSUMED TO BE APPROXIMATELY 4' BELOW GRADE.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL AND STATE PERMITS PRIOR TO COMMENCEMENT OF WORK.

E&S NOTES:

- THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
- CONSTRUCTION VEHICLES AND EQUIPMENT ENTERING AND EXITING THE SITE MUST ENTER AND EXIT AT THE STABILIZED CONSTRUCTION ENTRANCE LOCATION(S) ONLY. MEASURES MUST BE TAKEN TO PREVENT SOIL AND SEDIMENT FROM A VEHICLE'S TIRES FROM BEING DEPOSITED ONTO THE PUBLIC ROADS.
- UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE OPERATOR SHALL ASSURE THAT THE BEST MANAGEMENT PRACTICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BEST MANAGEMENT PRACTICE FACILITIES. THE OPERATOR WILL MAINTAIN AND MAKE AVAILABLE TO THE VILLAGE OF SPRING VALLEY COMPLETE, WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, REGRADING, AND RESTABILIZATION SHALL BE PERFORMED IMMEDIATELY.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS THAT MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE COUNTY OF ORANGE.
- THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE COUNTY OF ORANGE, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
- THE E&S CONTROL PLAN MAPPING MUST DISPLAY A NY ONE CALL SYSTEM INCORPORATED SYMBOL INCLUDING THE SITE IDENTIFICATION NUMBER. (THIS IS A NUMBERED SYMBOL NOT A NOTE.)
- EROSION AND SEDIMENT BMPs (BEST MANAGEMENT PRACTICES) MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND REMETTING, MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
- THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.

BMPs - AFTER DISTURBANCE

- WITHIN FOURTEEN (14) DAYS OF ACHIEVING FINAL SITE STABILIZATION, TEMPORARY EROSION AND SEDIMENT BMPs CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
- AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 80% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

2	11/8/22	PER TOWN COMMENTS			
1	9/27/22	PER TOWN COMMENTS			
REV #	DATE	REMARKS:	ISSUE #	DATE	ISSUED FOR:

REFERENCE SCALE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

FELLENZER

ENGINEERING LLP www.felip.com

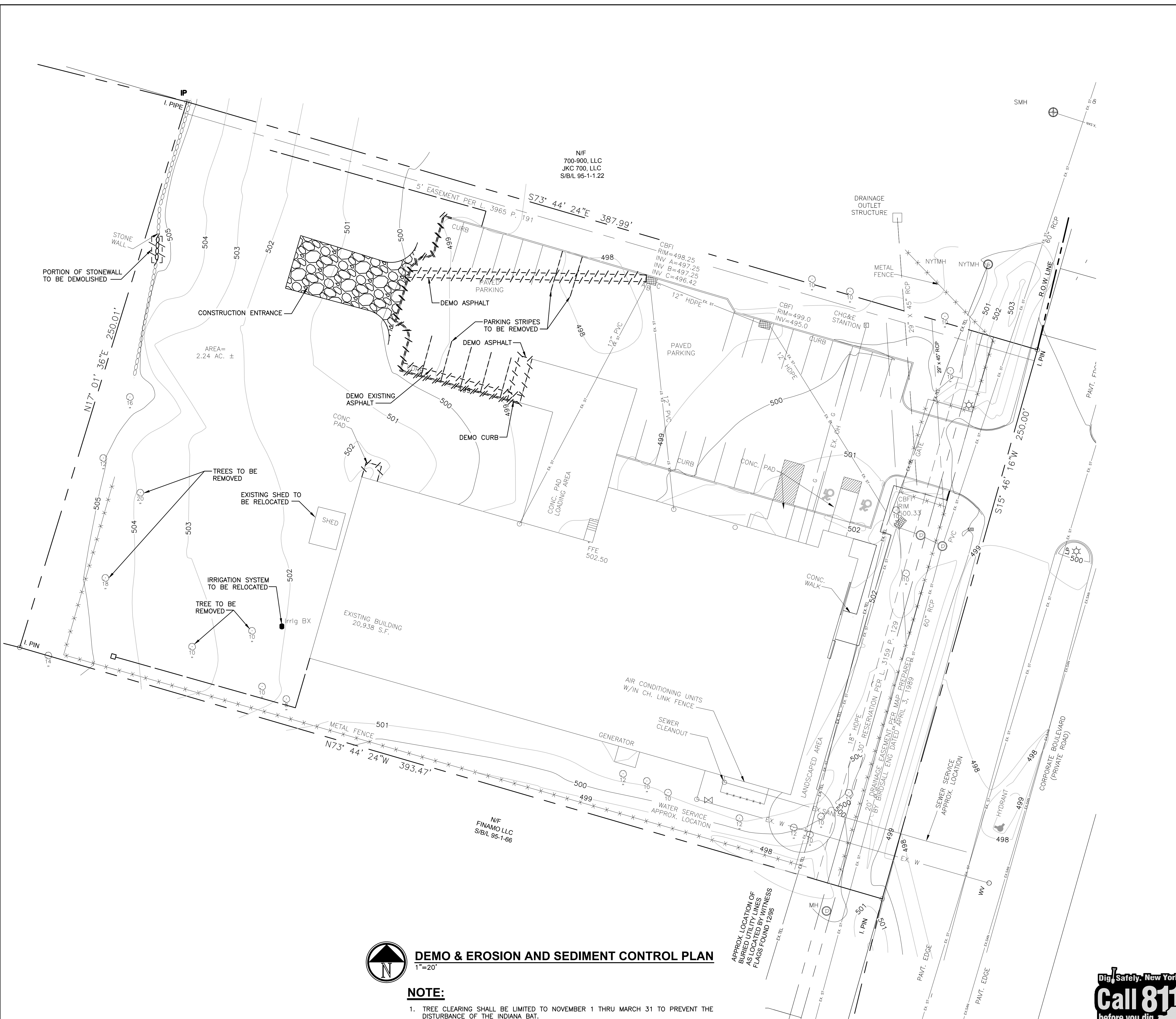
22 Mulberry St., Suite 2A, Middletown, NY 10940 | 1845-343-1481 | fx 845-343-4986

181 Church St., Suite 100, Poughkeepsie, NY 12601 | 845-454-9704 | fx 855-320-8735

STAMP:		PROJECT TITLE:			
PROGRESS PRINT 11 / 07 / 22 NOT FOR CONSTRUCTION		BIG SHINE WAREHOUSE EXPANSION 300 CORPORATE BLVD NEWBURGH, NY 12550			
		DRAWING TITLE: GENERAL NOTES SHEET			
DESIGNED BY:	DRAWN BY:	APPROVED BY P.M.:	APPROVED BY P.C.:	DRAWING #:	
DATE:	SCALE:	FE PROJECT #:		C-002	
11/8/2022	AS SHOWN	21-383		PAGE 3 OF 10	



File Name: F:\2021\121-383_300 CORPORATE BLVD. WAREHOUSE EXPANSION\C-100.dwg (Layout: C-100)
 Date: Mon, Nov 07, 2022 - 4:34 PM (Name: zj)



LEGEND

- EX. W — EXISTING WATER LINE
- EX. TEL — EXISTING TELEPHONE LINE
- EX. SAN — EXISTING SEWER
- EX. ST — EXISTING STORM
- ST — NEW STORM
- — — — — PROPERTY LINE / RIGHT OF WAY
- — — — — SILT FENCE
- - - - - DEMO LINE
- x x x x x METAL FENCE
- NEW CONCRETE
- ▨ CATCH BASIN
- ▨ NEW CATCH BASIN
- S SEWER MANHOLE
- D DRAINAGE MANHOLE



DEMO & EROSION AND SEDIMENT CONTROL PLAN
 1"=20'

NOTE:

1. TREE CLEARING SHALL BE LIMITED TO NOVEMBER 1 THRU MARCH 31 TO PREVENT THE DISTURBANCE OF THE INDIANA BAT.

APPROX. LOCATION OF BURIED UTILITY LINES AS LOCATED BY WHITE FLAGS FOUND 12/25

2	11/8/22	PER TOWN COMMENTS			
1	9/27/22	PER TOWN COMMENTS			
REV #	DATE	REMARKS:	ISSUE #	DATE	ISSUED FOR:

REFERENCE SCALE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

FELLENZER

ENGINEERING LLP www.felip.com

22 Mulberry St., Suite 2A, Middletown, NY 10940
 1 845-343-1481 fx 845-343-4986

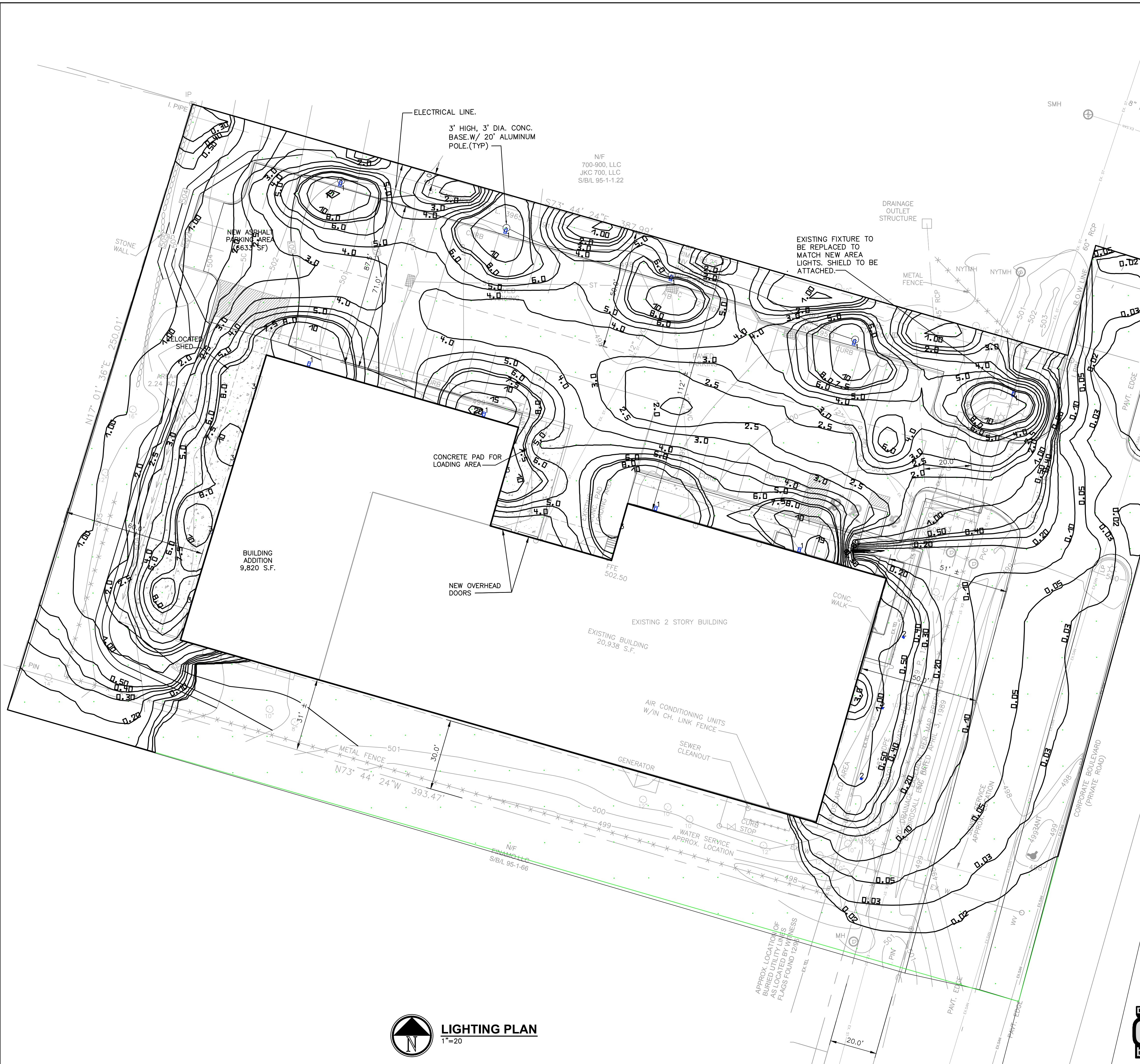
181 Church St., Suite 100, Poughkeepsie, NY 12601
 t 845-454-9704 fx 855-320-8735

STAMP:		PROJECT TITLE: BIG SHINE WAREHOUSE EXPANSION 300 CORPORATE BLVD NEWBURGH, NY 12550			
DRAWING TITLE: DEMO & EROSION AND SEDIMENT CONTROL PLAN					
DESIGNED BY: JB	DRAWN BY: ZR	APPROVED BY P.M. RDF	APPROVED BY P.I.C. MDF	DRAWING #: C-100	
DATE: 11/8/2022	SCALE: AS SHOWN	FE PROJECT #: 21-383		PAGE 4 OF 10	



PROGRESS PRINT
 11 / 07 / 22
 NOT FOR CONSTRUCTION

File Name: F:\2021\121-383_300 CORPORATE BLVD. WAREHOUSE EXPANSION\C-601.dwg (Layout: C-601)
 Date: Mon, Nov 07, 2022 - 4:34 PM (Name: zj)



LEGEND

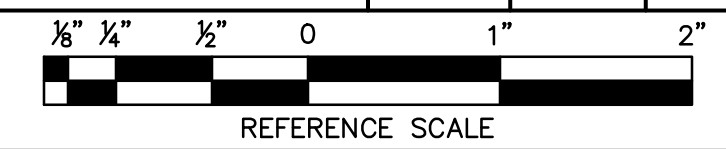
— EX. W —	EXISTING WATER LINE
— EX. TEL —	EXISTING TELEPHONE LINE
— EX. SAN —	EXISTING SEWER
— EX. ST —	EXISTING STORM
— ST —	NEW STORM
---	PROPERTY LINE / RIGHT OF WAY
---	SILT FENCE
- - - - -	DEMO LINE
x x x x x	METAL FENCE
[Pattern]	NEW CONCRETE
[Pattern]	CATCH BASIN
[Pattern]	NEW CATCH BASIN
(S)	SEWER MANHOLE
(D)	DRAINAGE MANHOLE

LEGEND AND SCHEDULE OF LIGHTING EQUIPMENT

Luminaire List						
Index	Manufacturer	Model Number	Luminous flux	Light loss factor	Connected load	Quantity
1	BIG SHINE LED	BSL-AL145G-SAX-XXLL-500 OK-TYPE IV	23367 lm	1.00	144.2 W	9
2	BIG SHINE LED	BSL-FL80-PDA-GNSL-4000 K-70	9367 lm	1.00	80.4 W	3
3	BIG SHINE LED	BSL-WP120-AJ-MWOS-500 OK-105	14275 lm	1.00	120.2 W	6

#	Name	Parameter	Min	Max	Average	Min/average	Min/max
1	Calculation surface	Perpendicular Illuminance	0.00 fc	20.7 fc	2.60 fc	0.00	0.00

2	11/8/22	PER TOWN COMMENTS			
1	9/27/22	PER TOWN COMMENTS			
REV #	DATE	REMARKS:	ISSUE #	DATE	ISSUED FOR:



UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

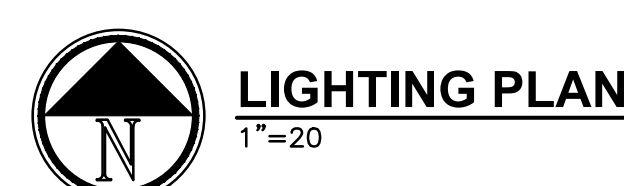
FELLENZER
ENGINEERING LLP

22 Mulberry St., Suite 2A, Middletown, NY 10940
 1845-343-1481 fx 845-343-4986
 181 Church St., Suite 100, Poughkeepsie, NY 12601
 t 845-454-9704 fx 855-320-8735

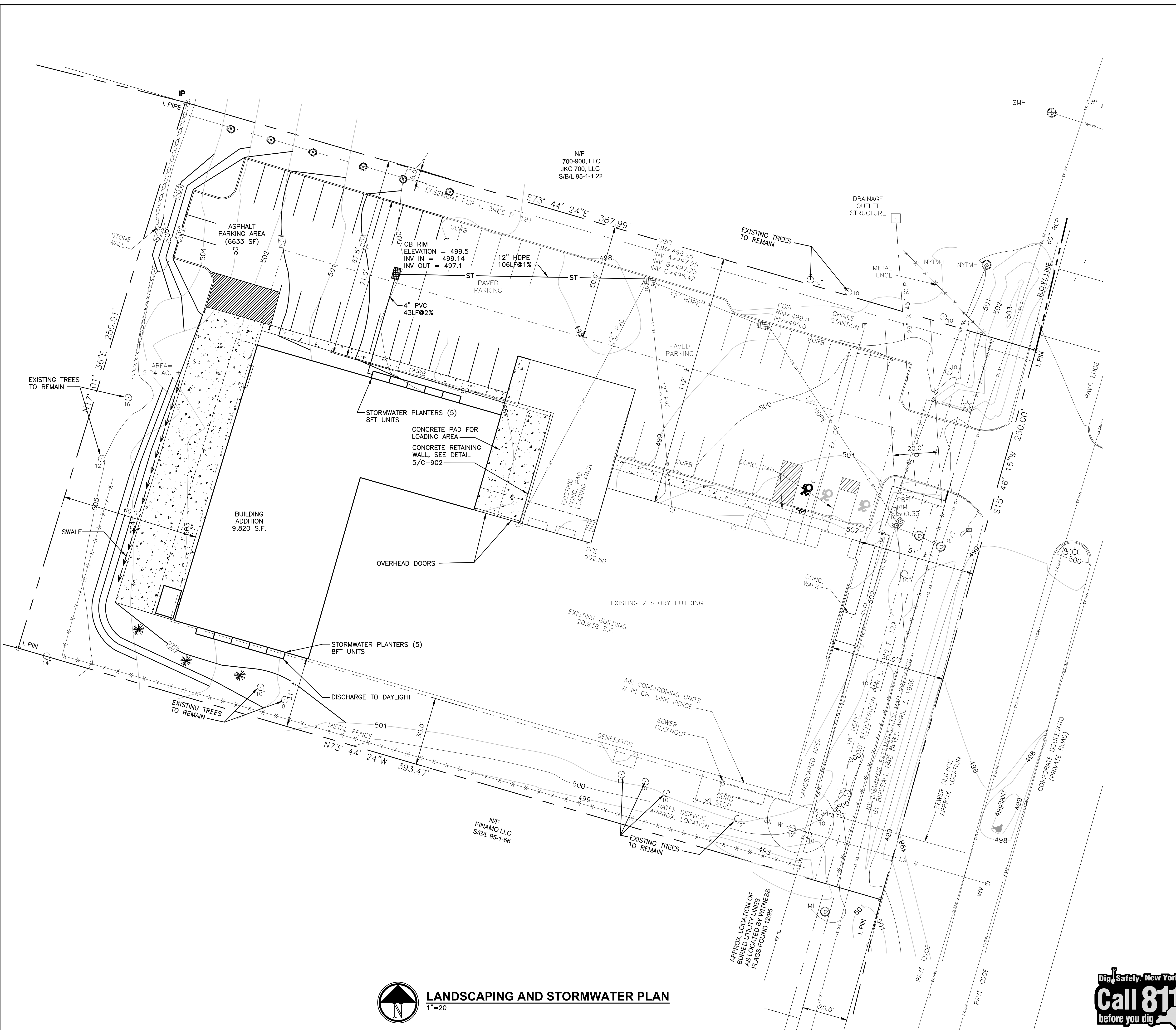
STAMP:	PROJECT TITLE:	BIG SHINE WAREHOUSE EXPANSION			
		300 CORPORATE BLVD NEWBURGH, NY 12550			
	DRAWING TITLE:	LIGHTING PLAN			
DESIGNED BY:	DRAWN BY:	APPROVED BY: PM:	APPROVED BY: PIC:	DRAWING #:	
JB	ZR	RDF	MDF	C-601	
DATE:	SCALE:	FE PROJECT #:		PAGE	OF
11/8/2022	AS SHOWN	21-383		6	10



PROGRESS PRINT
 11/07/22
 NOT FOR CONSTRUCTION



File Name: F:\2021\121-383_300 CORPORATE BLVD. WAREHOUSE EXPANSION\C-701.dwg (Layout: C-701)
 Date: Mon, Nov 07, 2022 - 4:34 PM (Name: zj)



LEGEND

— EX. W —	EXISTING WATER LINE
— EX.TEL —	EXISTING TELEPHONE LINE
— EX.SAN —	EXISTING SEWER
— EX. ST —	EXISTING STORM
— ST —	NEW STORM
— — — — —	PROPERTY LINE / RIGHT OF WAY
— — — — —	SILT FENCE
- - - - -	DEMO LINE
x x x x x	METAL FENCE
[Pattern]	NEW CONCRETE
[Pattern]	CATCH BASIN
[Pattern]	NEW CATCH BASIN
(S)	SEWER MANHOLE
(D)	DRAINAGE MANHOLE
(O)	EXISTING TREES

PLANTING SCHEDULE

SYMBOL	QUANTITY	NAME	SIZE	REMARK
(Symbol)	6	HEMLOCK	6'-7' HEIGHT	BURLAP & BALL
(Symbol)	3	WHITE PINE	3" CALIPER	BURLAP & BALL

LANDSCAPING AND STORMWATER PLAN
 1"=20'

2	11/8/22	PER TOWN COMMENTS			
1	9/27/22	PER TOWN COMMENTS			
REV #	DATE	REMARKS:	ISSUE #	DATE	ISSUED FOR:

1/8" 1/4" 1/2" 0 1" 2"
 REFERENCE SCALE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

FELLENZER ENGINEERING LLP
 www.felip.com

22 Mulberry St., Suite 2A, Middletown, NY 10940
 1845-343-1481 fx 845-343-4986

181 Church St., Suite 100, Poughkeepsie, NY 12601
 t 845-454-9704 fx 855-320-8735

STAMP: PROJECT TITLE: **BIG SHINE WAREHOUSE EXPANSION**
 300 CORPORATE BLVD NEWBURGH, NY 12550

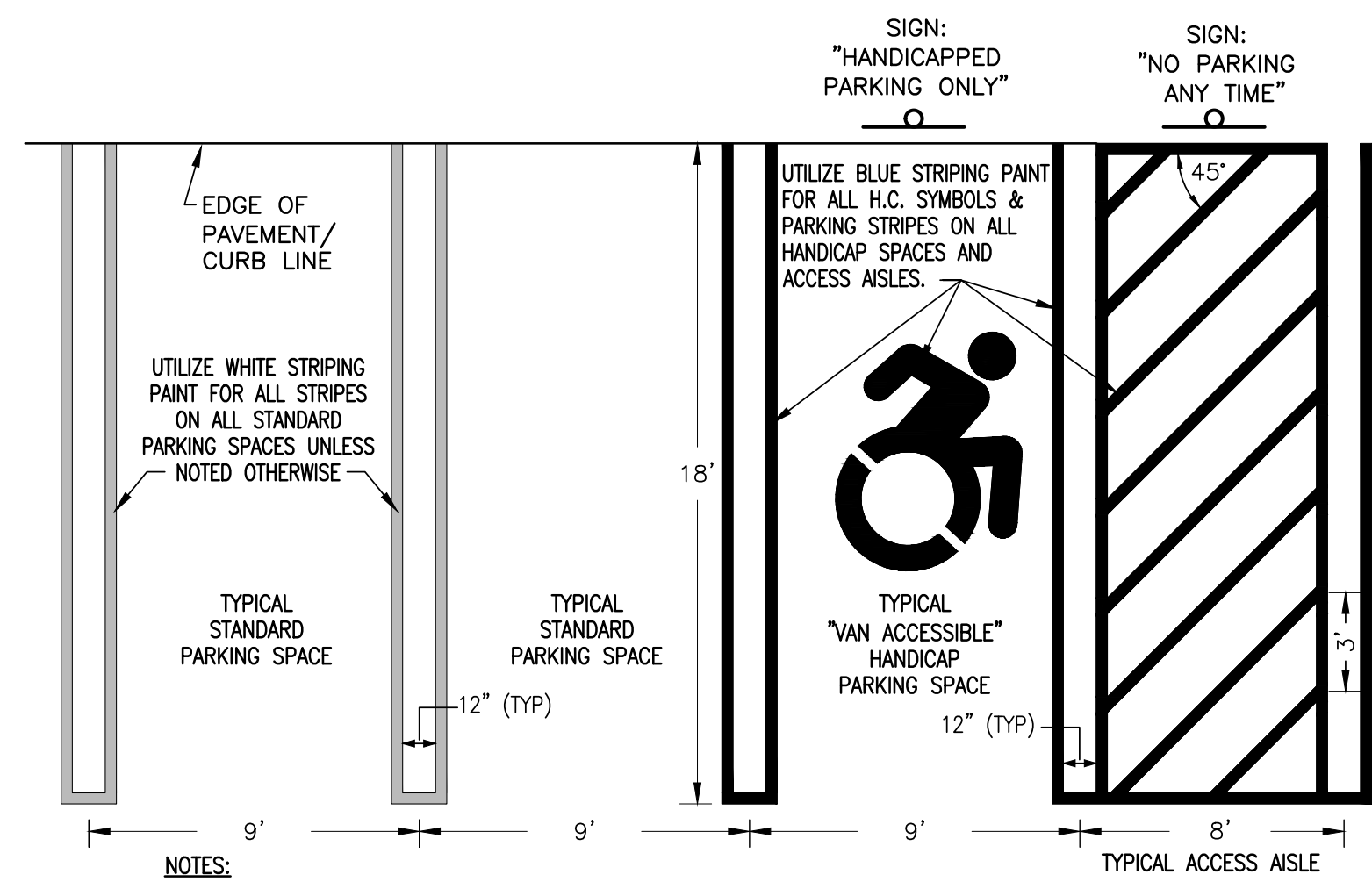
DRAWING TITLE: **LANDSCAPING AND STORMWATER PLAN**

DESIGNED BY: JB	DRAWN BY: ZR	APPROVED BY: PM: RDF	APPROVED BY: PIC: MDF	DRAWING #:
DATE: 11/8/2022	SCALE: AS SHOWN	FE PROJECT #:	21-383	C-701

PAGE 7 OF 10

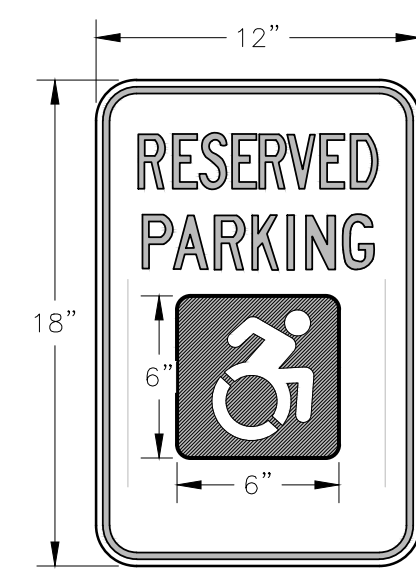


PROGRESS PRINT
 11/07/22
 NOT FOR CONSTRUCTION



NOTES:
 1. ALL PARKING AREAS TO BE RESTRIPTED AT LEAST ONCE A YEAR.
 2. ALL STRIPING TO BE 4" WIDE UNLESS NOTED OTHERWISE.
 3. SEE SIGN DETAILS FOR SIGN MOUNTING AND SIGN HEIGHT REQUIREMENTS.
 4. AT LEAST 1 (ONE) SPACE OF EVERY 8 (EIGHT) REQUIRED HANDICAP SPACES SHALL BE "VAN ACCESSIBLE", WITH A MINIMUM REQUIREMENT OF 1 (ONE) "VAN ACCESSIBLE" SPACE, IF LESS THAN 8 HANDICAP SPACES ARE REQUIRED.

1 VAN ACCESSIBLE HANDICAP PARKING - STRIPING DETAIL
N.T.S.

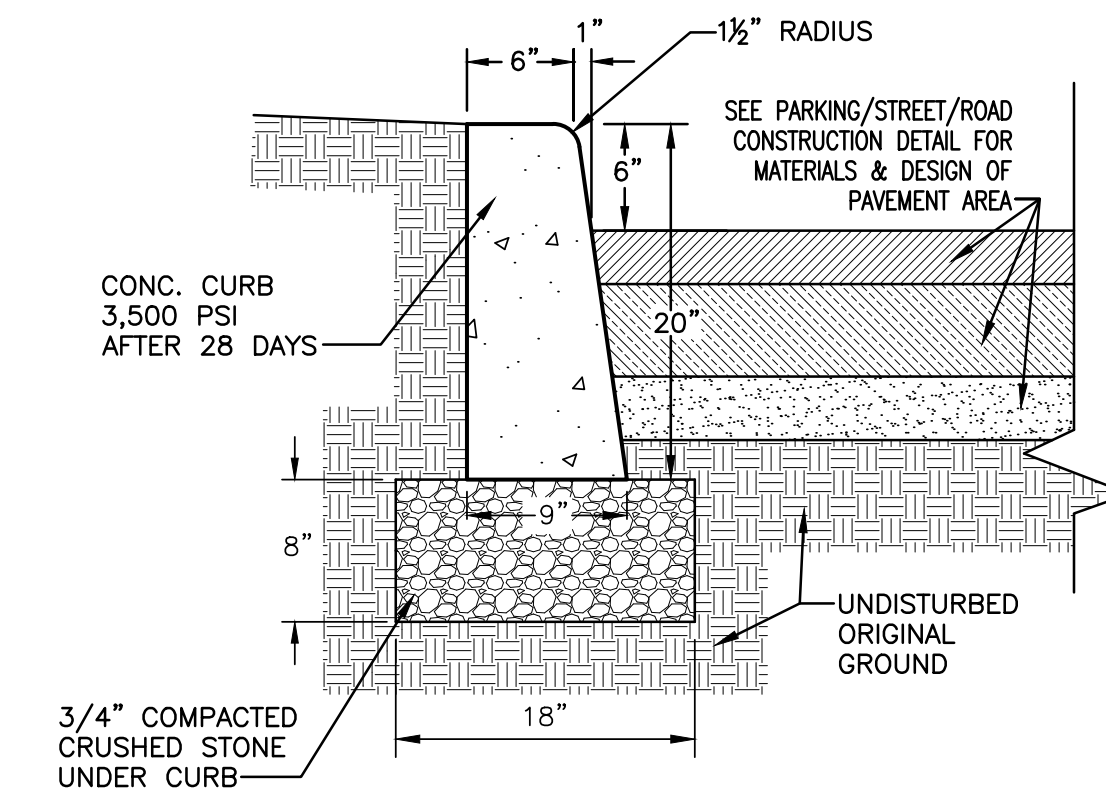


LETTERING AND BORDER: GREEN
 SYMBOL: WHITE WITH BLUE FIELD
 SIGN BACKGROUND: WHITE

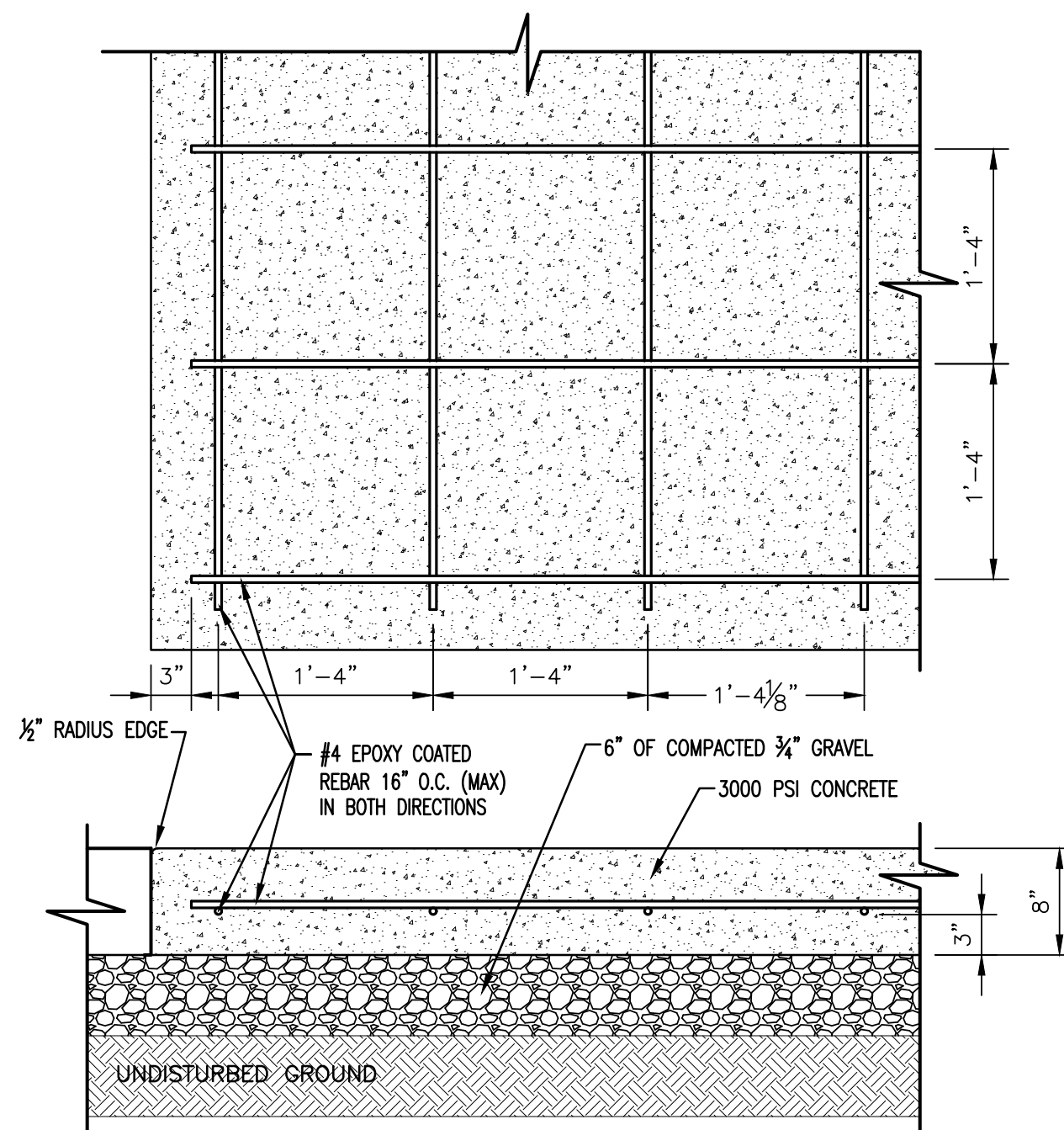
2 HANDICAP PARKING SIGN
N.T.S.



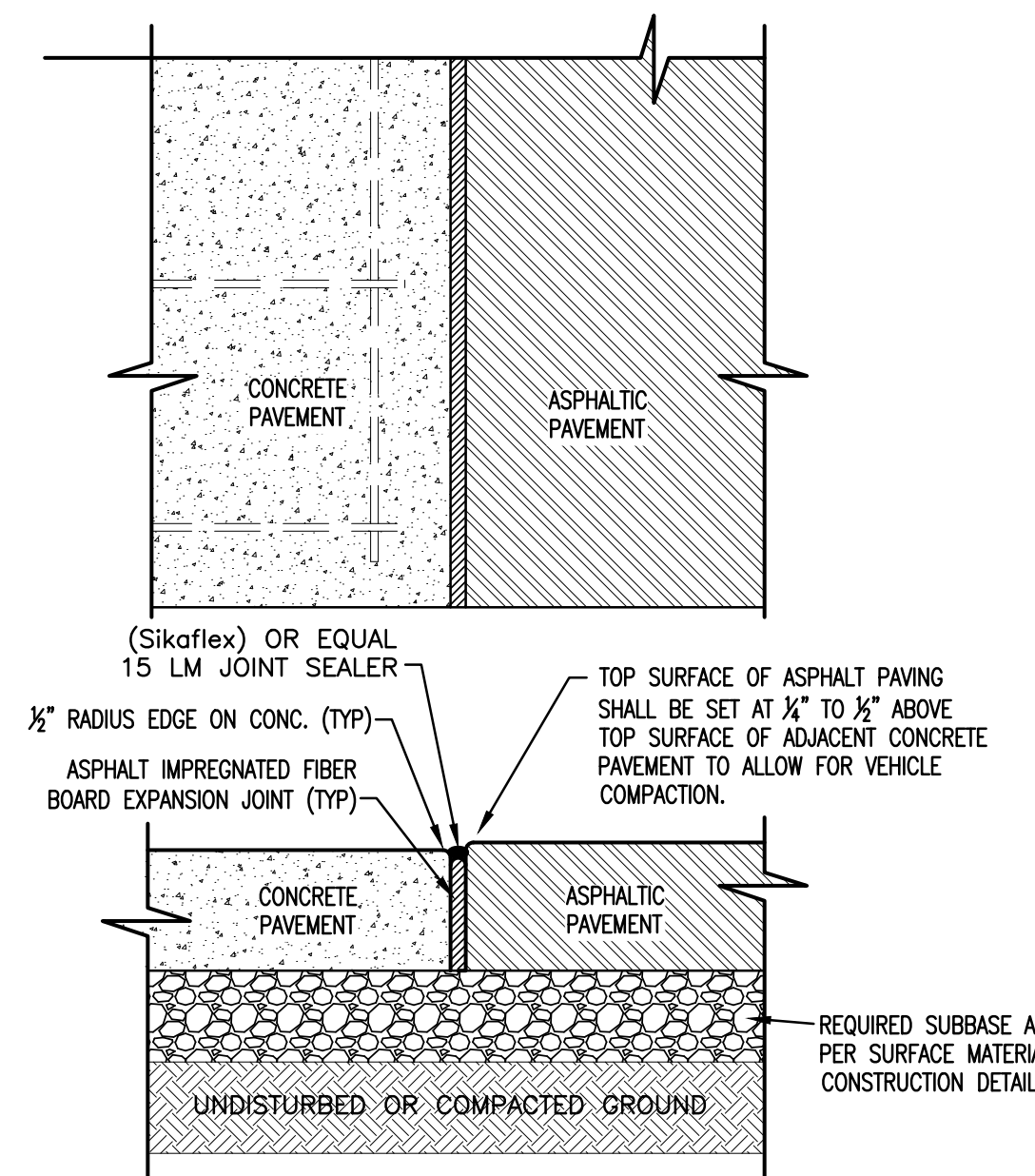
3 NO PARKING ANYTIME SIGN
N.T.S.



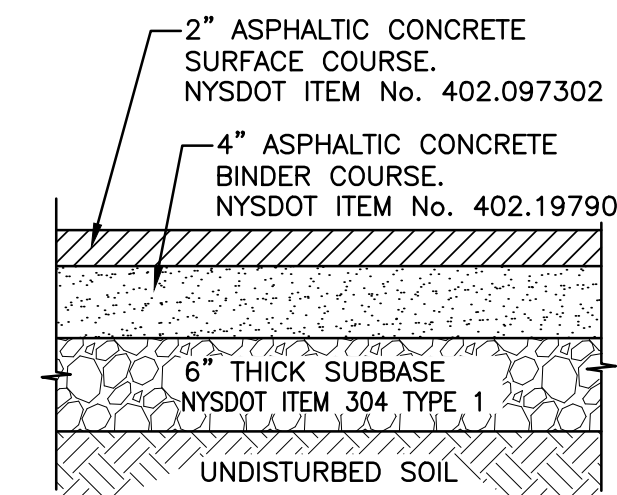
4 CONCRETE CURB DETAIL
N.T.S.



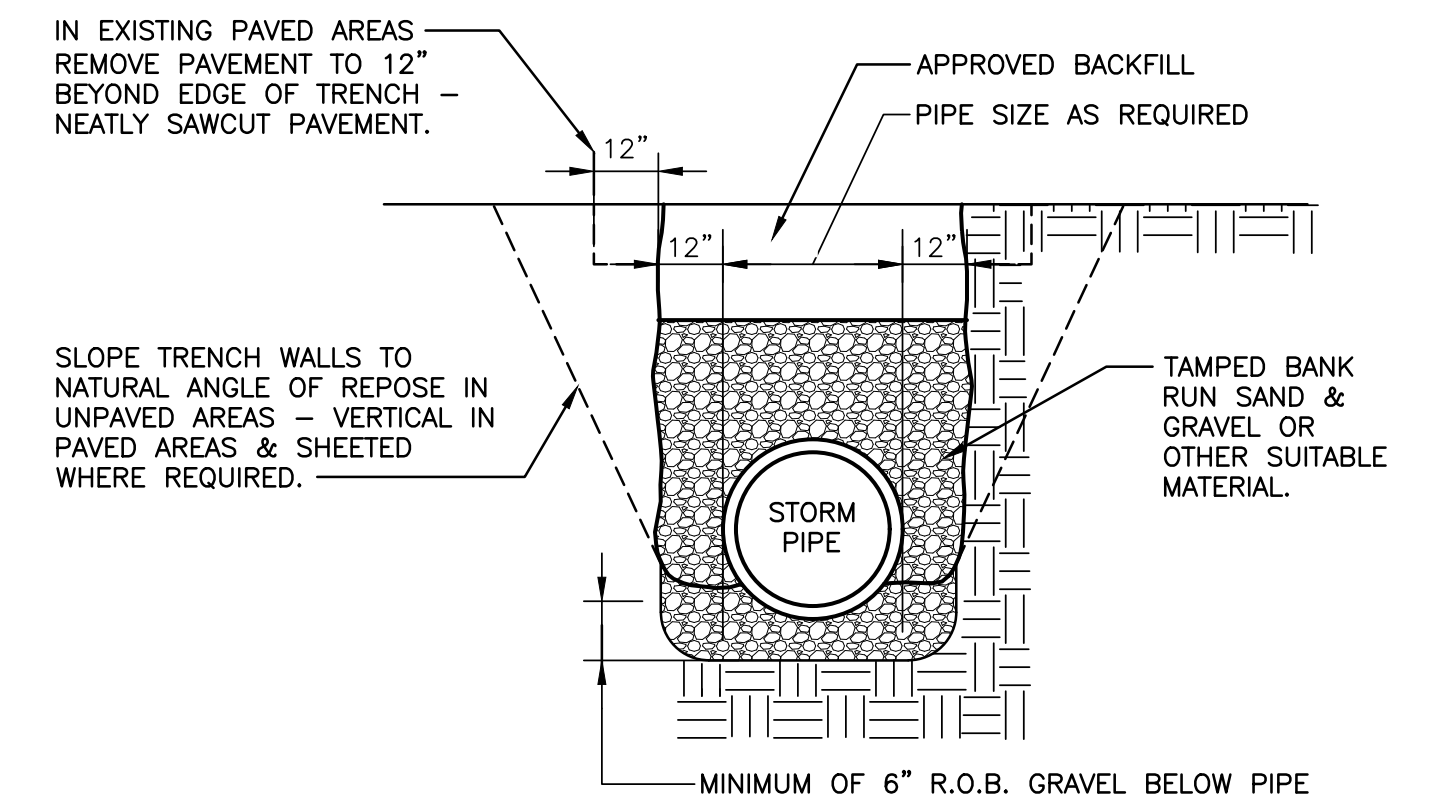
5 CONCRETE PAVEMENT DETAIL
N.T.S.



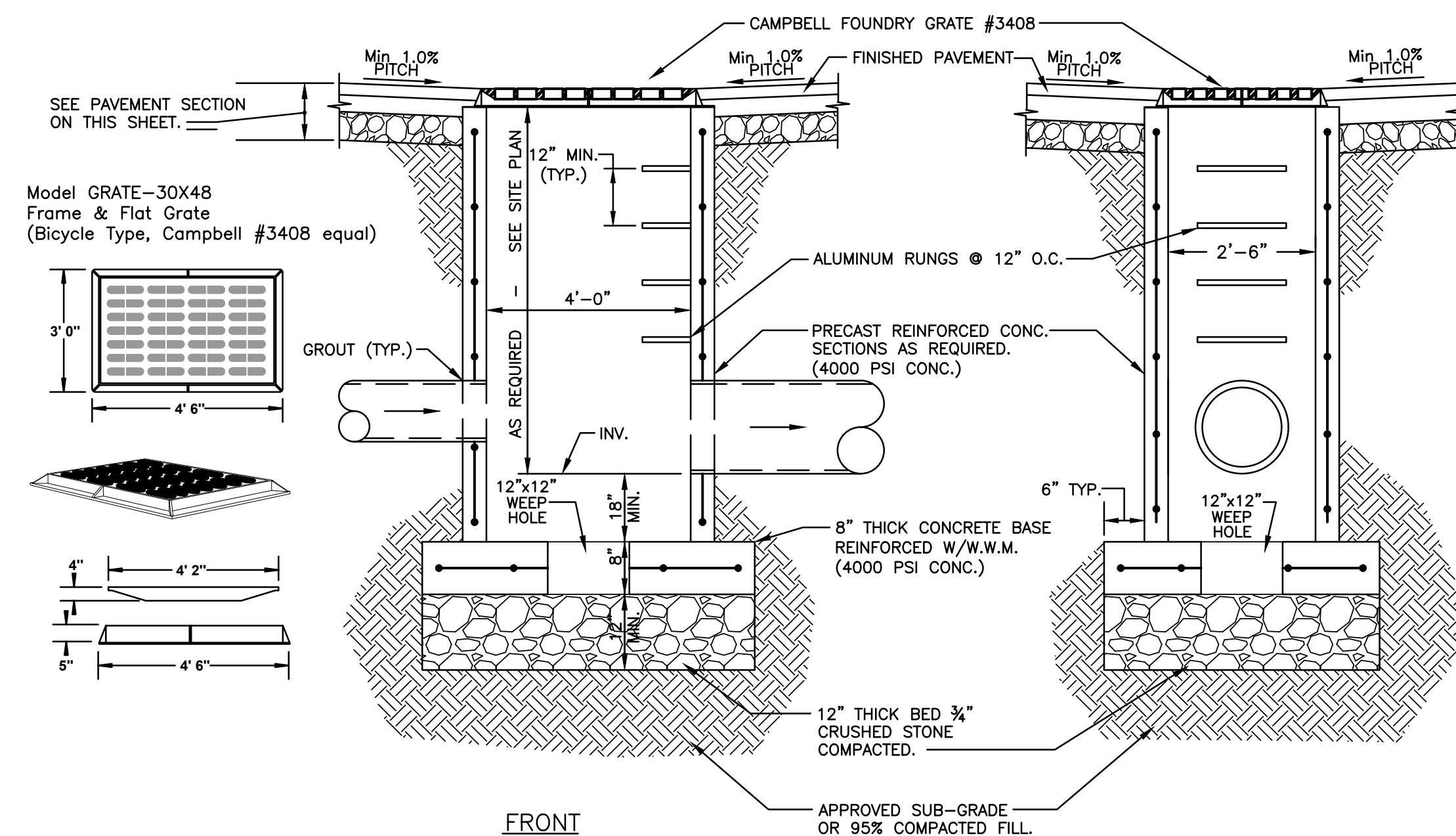
6 JOINT DETAIL CONCRETE PAVEMENT TO ASPHALT PAVEMENT
N.T.S.



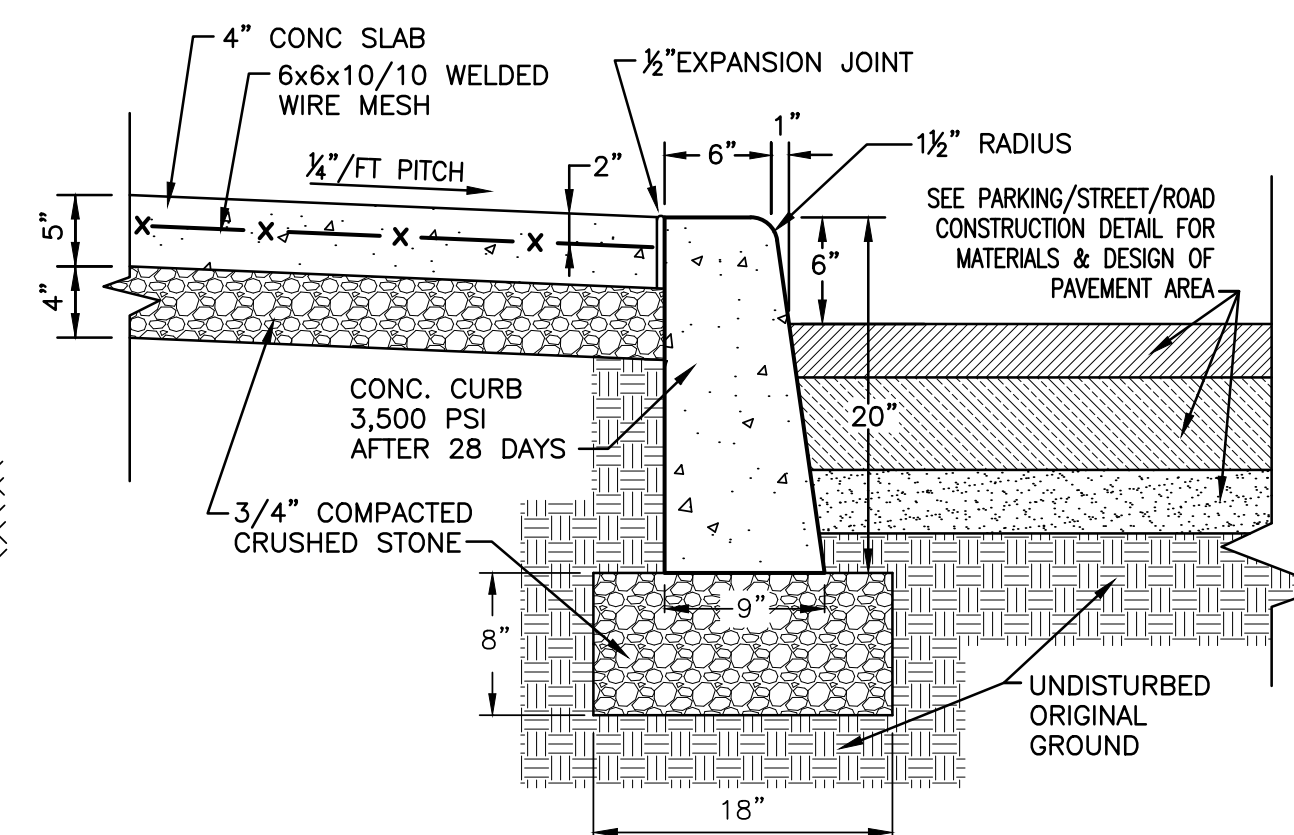
7 STANDARD DUTY ASPHALTIC PAVEMENT DETAIL
N.T.S.



8 TYPICAL TRENCH - STORM DRAINAGE
N.T.S.



9 TYPICAL YARD TYPE CATCH BASIN
N.T.S.



10 CONCRETE SIDEWALK & CURB DETAIL
N.T.S.

REV #	DATE	REMARKS:	ISSUE #	DATE	ISSUED FOR:
2	11/8/22	PER TOWN COMMENTS			
1	9/27/22	PER TOWN COMMENTS			

REFERENCE SCALE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

FELLENZER
 ENGINEERING LLP www.felpp.com

22 Mulberry St., Suite 2A, Middletown, NY 10940
 1845-343-1481 fx 845-343-4986

181 Church St., Suite 100, Poughkeepsie, NY 12601
 1845-454-9704 fx 855-320-8735

STAMP:		PROJECT TITLE:	
PROGRESS PRINT 11 / 07 / 22 NOT FOR CONSTRUCTION		BIG SHINE WAREHOUSE EXPANSION 300 CORPORATE BLVD NEWBURGH, NY 12550	
		DRAWING TITLE: DETAILS	
DESIGNED BY: JB	DRAWN BY: ZR	APPROVED BY: PM: RDF	APPROVED BY: PIC: MDF
DATE: 11/8/2022	SCALE: AS SHOWN	FE PROJECT #:	21-383

Call 811
 before you dig

C-901
 PAGE 8 OF 10

SEED MIXTURES FOR TEMPORARY STABILIZATION
SLOPES AND BANKS (UNMOWED)

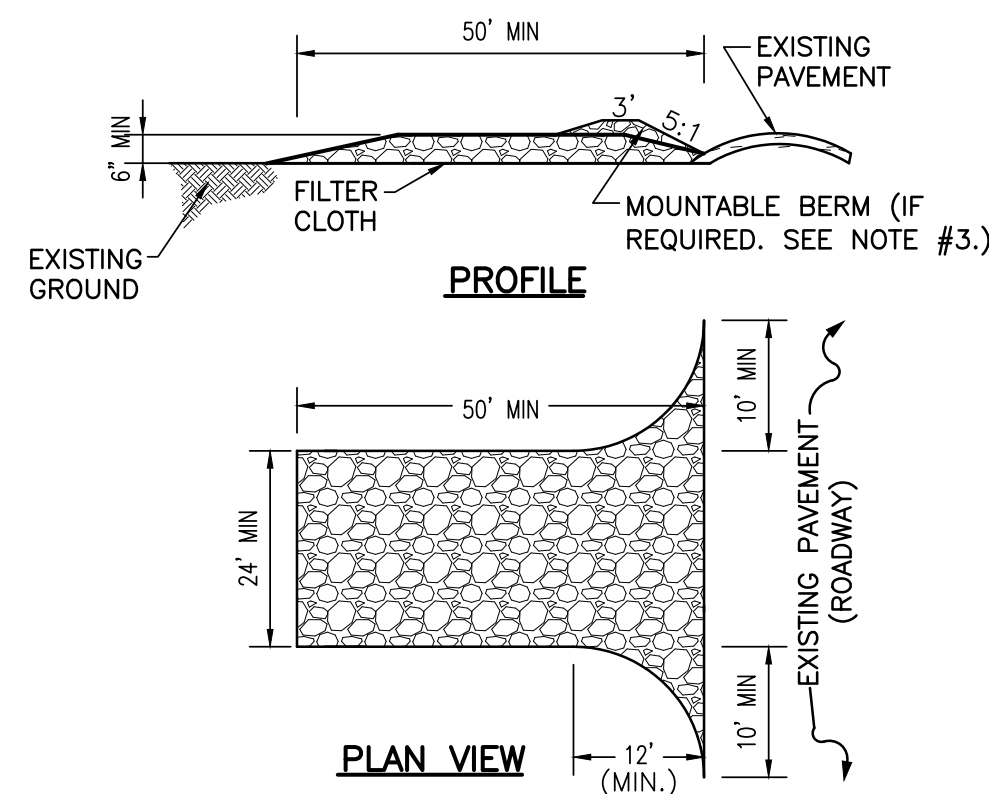
	SPECIES	LBS / ACRE
NURSE CROP	SPRING OATS (SPRING), OR	64
	ANNUAL RYEGRASS (SPRING OR FALL), OR	10
	WINTER WHEAT (FALL), OR	90
	WINTER RYE (FALL)	56
SEED MIXTURE	TALL FESCUE, OR	60
	FINE FESCUE, OR	35
	KENTUCKY BLUEGRASS, OR	25
	PERENNIAL RYEGRASS	15

PERMANENT STABILIZATION SEED MIXTURE

	SPECIES	LBS / ACRE
PERMANENT SEED MIXTURE	TALL FESCUE	44
	KENTUCKY BLUEGRASS	130
	PERENNIAL RYEGRASS	44

PERMANENT SEEDING SCHEDULE:

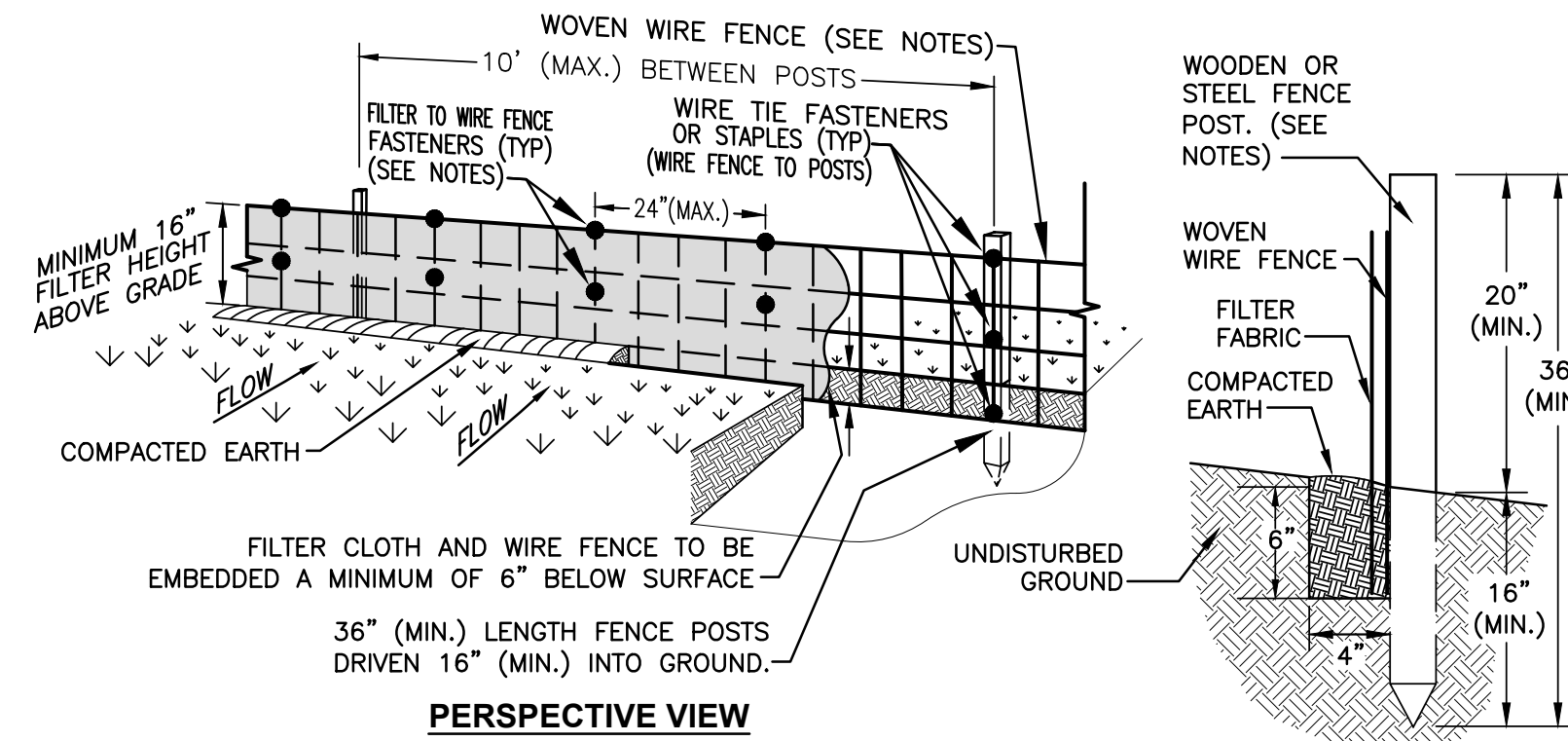
- TOPSOIL SHALL BE SPREAD TO A COMPACTED UNIFORM THICKNESS OF 4".
- TOPSOIL SURFACE SHALL BE FINELY GRADED AND LOOSENED BY MECHANICAL RAKES TO ENSURE SEED ACCEPTANCE AND SEED TO SOIL CONTACT.
- FERTILIZER SHALL BE APPLIED AT 6 LBS. OF 10-0-10 COMMERCIAL FERTILIZER/1000 SQ. FT.
- SEEDING AREA SHALL BE COVERED WITH A MULCH OF STRAW OR HAY AT THE RATE OF 90 lbs. (APPROX. 2 BALES) PER 1,000 S.F. TO HELP MAINTAIN SOIL MOISTURE LEVEL.
- LIGHTLY WATER SEED BED DAILY TO KEEP IT MOIST, WHILE TAKING CARE NOT TO SATURATE.
- NEW GRASS SHALL NOT BE MOWED UNTIL IT HAS REACHED A MINIMUM HEIGHT OF 2"-2½".
- PRACTICE REGULAR MAINTENANCE & WATER REGULARLY AS CONDITIONS REQUIRE.



NOTES:

- SUBGRADE OF ENTRANCE AREA TO BE COMPACTED, AND FILTER CLOTH INSTALLED OVER THE ENTIRE STABILIZED ENTRANCE AREA PRIOR TO PLACING OF STONE. FILTER FABRIC SHALL BE TREVIRA #1127 OR APPROVED EQUAL.
- STONE SHALL BE MIN OF 6" OF 2" CRUSHED GRAVEL. USE OF A RECLAIMED OR RECYCLED CONCRETE EQUIVALENT IS ALSO ACCEPTABLE.
- ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED UNDER AND ACROSS THE ENTRANCE. IF PIPING IS NOT POSSIBLE OR IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
- WHEN WASHING OF VEHICLE TIRES IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- ALL INGRESS AND EGRESS POINTS TO JOB SITE SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE

1 STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S. FOR MULTI-RESIDENTIAL OR COMMERCIAL SITES

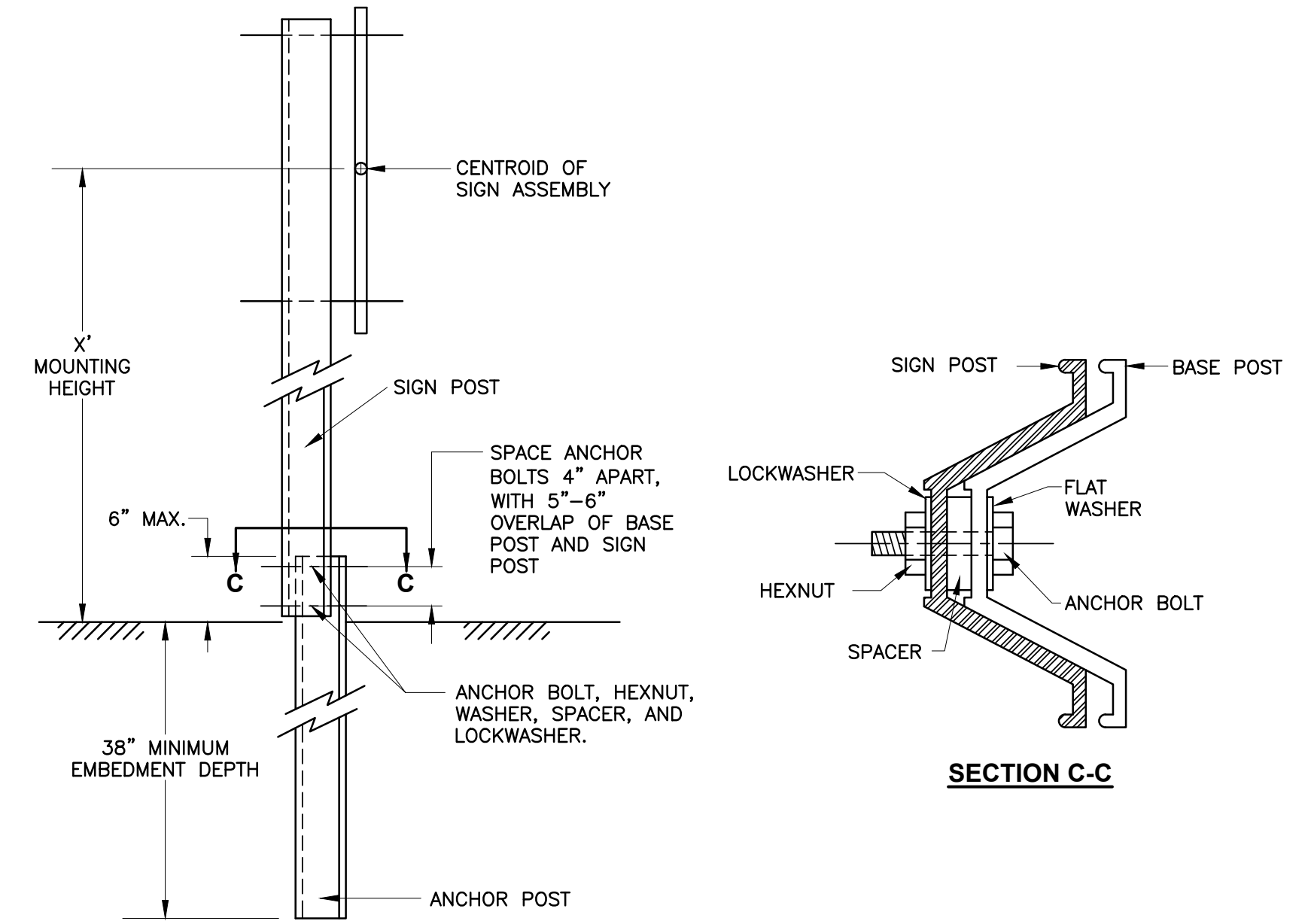


NOTES:

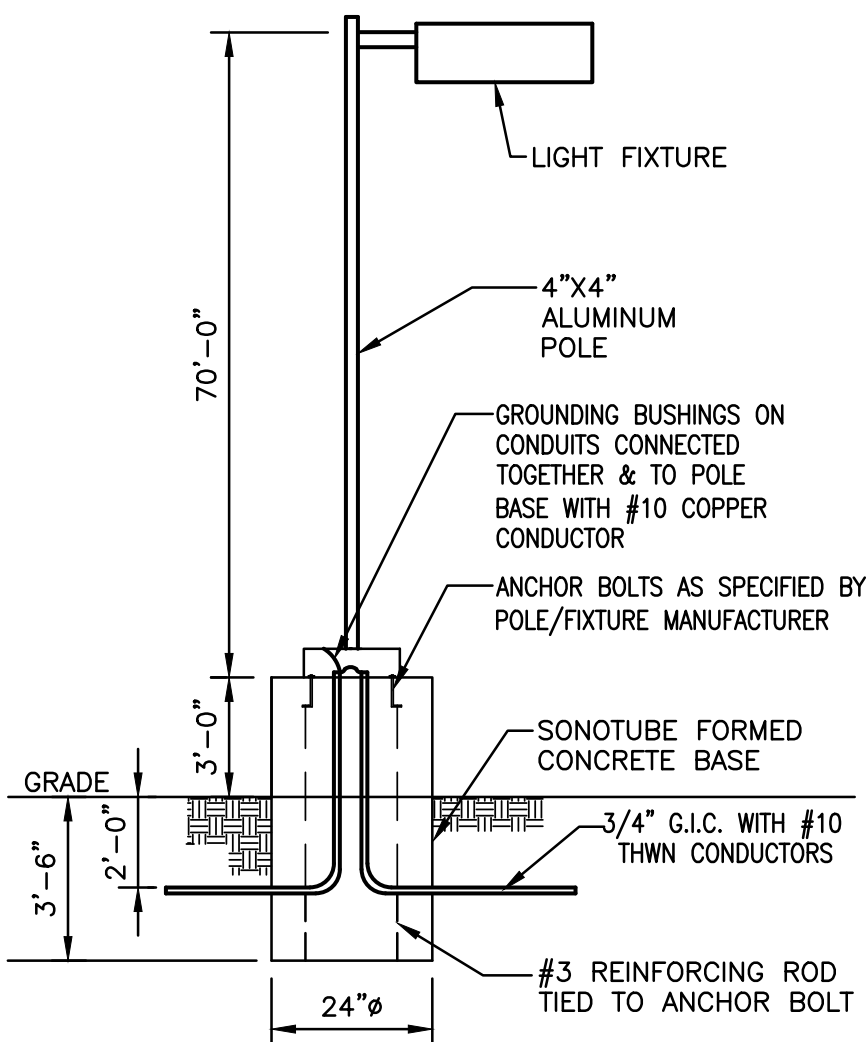
CONSTRUCTION SPECIFICATIONS:

- WOVEN WIRE FENCE SHALL BE 12 GAUGE WITH A MAXIMUM MESH OPENING OF 6", AND SHALL BE FASTENED SECURELY TO FENCE POSTS WITH STAPLES, WIRE TIES OR NYLON "ZIP" TIES.
- FENCE POSTS SHALL BE EITHER STEEL ("I" OR "U" TYPE) OR HARDWOOD (2"x2"). POSTS SHALL BE MINIMUM 36" IN LENGTH AND INSTALLED WITH A MINIMUM 16" OF EMBEDMENT, WITH A MAXIMUM OF 10' O.C. BETWEEN POSTS.
- FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILUNA T140N, OR AN APPROVED EQUAL, AND SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH WIRE TIES OR NYLON "ZIP" TIES SPACED EVERY 24" AT TOP AND MID SECTION OF FILTER FABRIC.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED, WITH THE OVER-LAP BEING SECURELY FASTENED TO THE WOVEN WIRE FENCE AS PER NOTE #3 ABOVE.
- AT END POSTS OF SILT FENCE, THE FILTER FABRIC SHALL BE WRAPPED AROUND THE POST AND APPROPRIATELY FASTENED AS PER NOTE #3 ABOVE.
- PREFABRICATED SILT FENCE UNITS SHALL BE GEOFAB, ENVROFENCE, OR AN APPROVED EQUAL.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL (SEDIMENT) REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

2 SILT FENCE W/ WIRE REINFORCEMENT DETAIL
N.T.S.



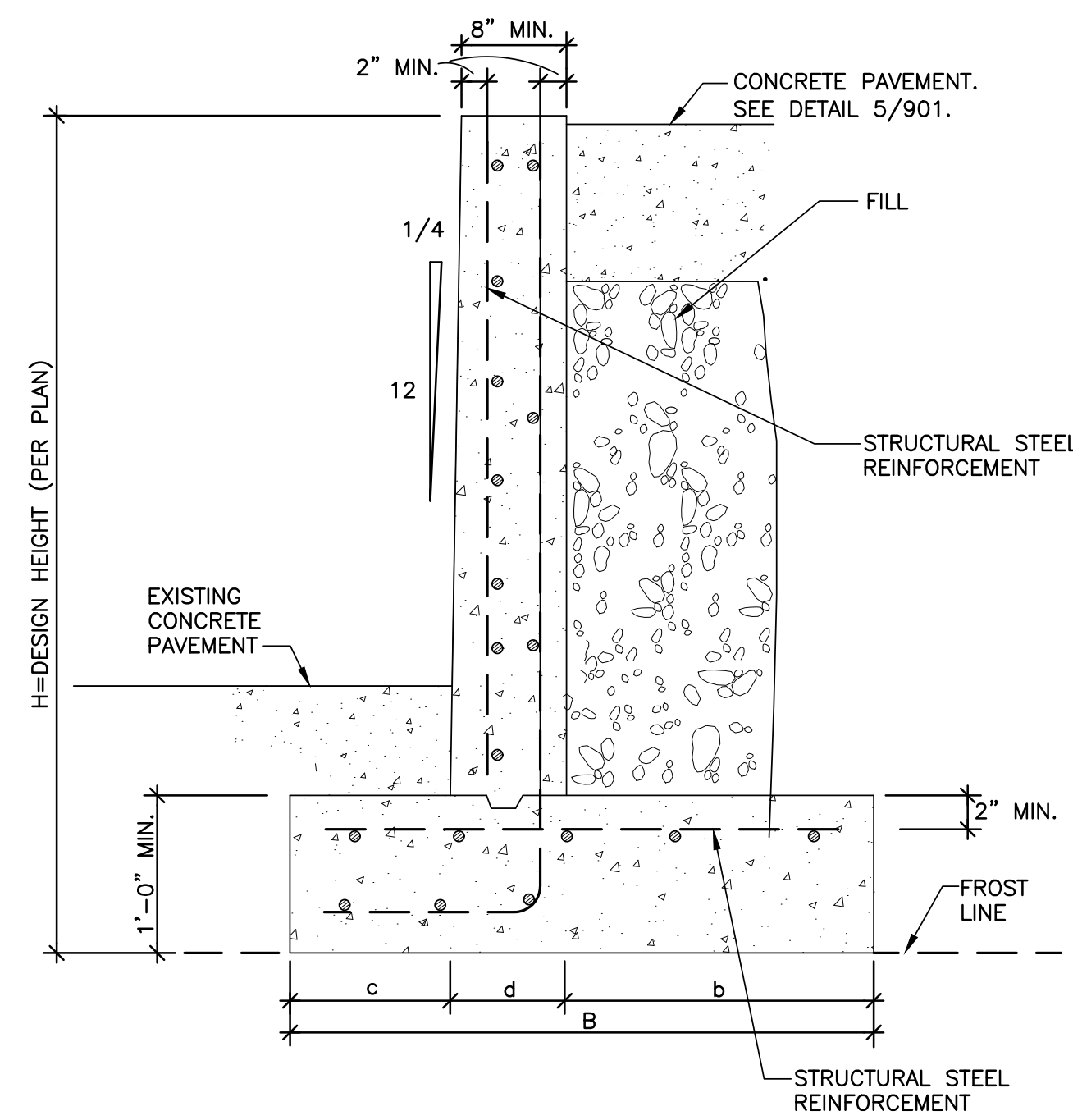
3 BREAKAWAY STYLE SIGN POST DETAIL
N.T.S.



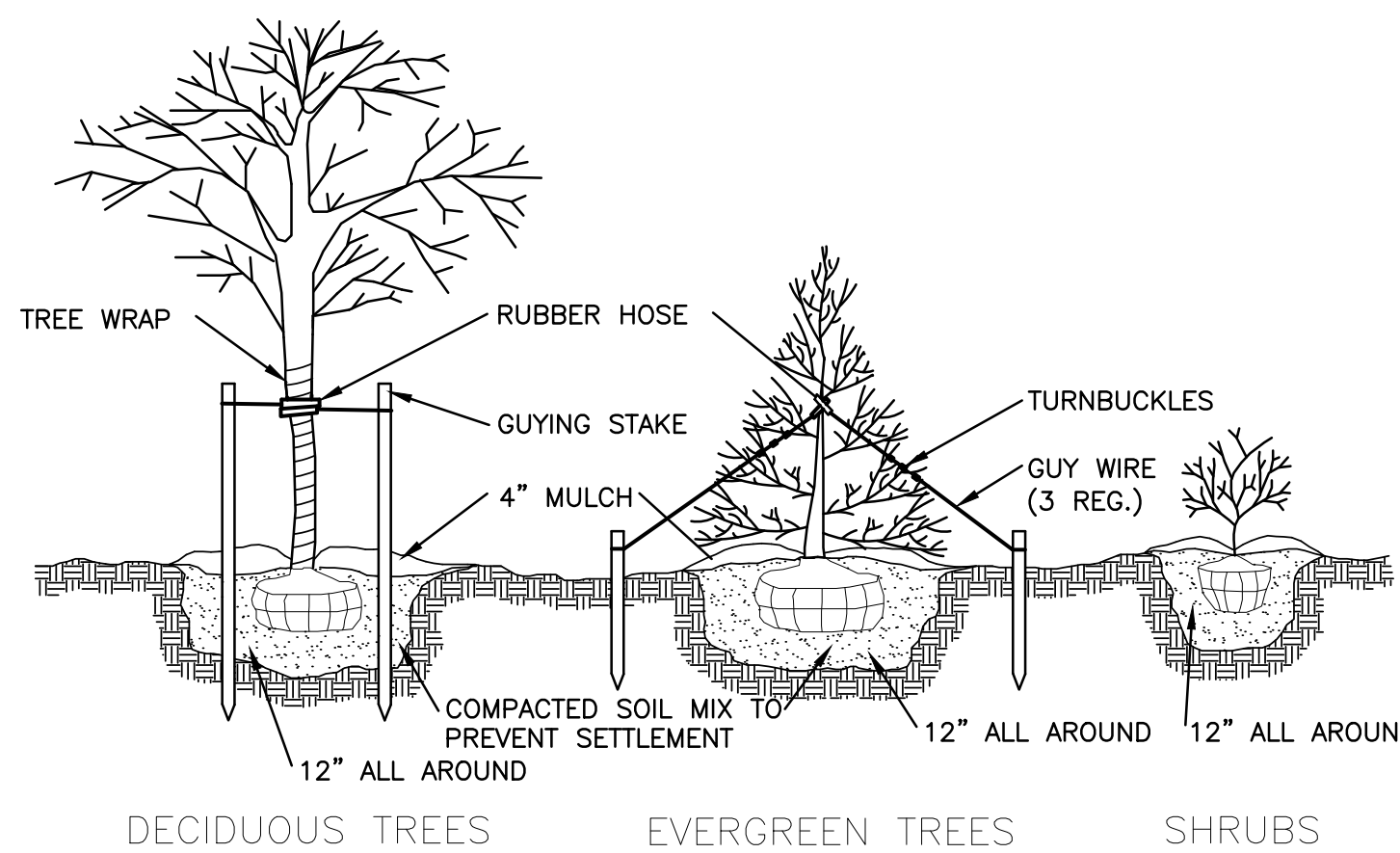
4 SHOE BOX LIGHT POLE DETAIL
N.T.S.

NOTE:

- LIGHT POLE AND BASE TO BE PROVIDED BY OWNER.

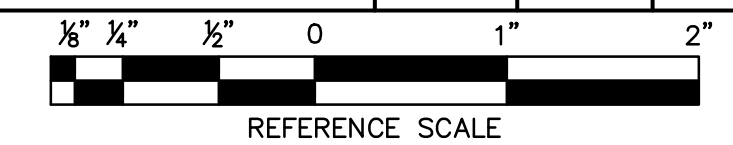


5 "T" TYPE GRAVITY RETAINING WALL
N.T.S.



6 PLANTING AND GUYING DETAIL
N.T.S.

REV #	DATE	REMARKS:	ISSUE #	DATE	ISSUED FOR:
2	11/8/22	PER TOWN COMMENTS			
1	9/27/22	PER TOWN COMMENTS			



UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

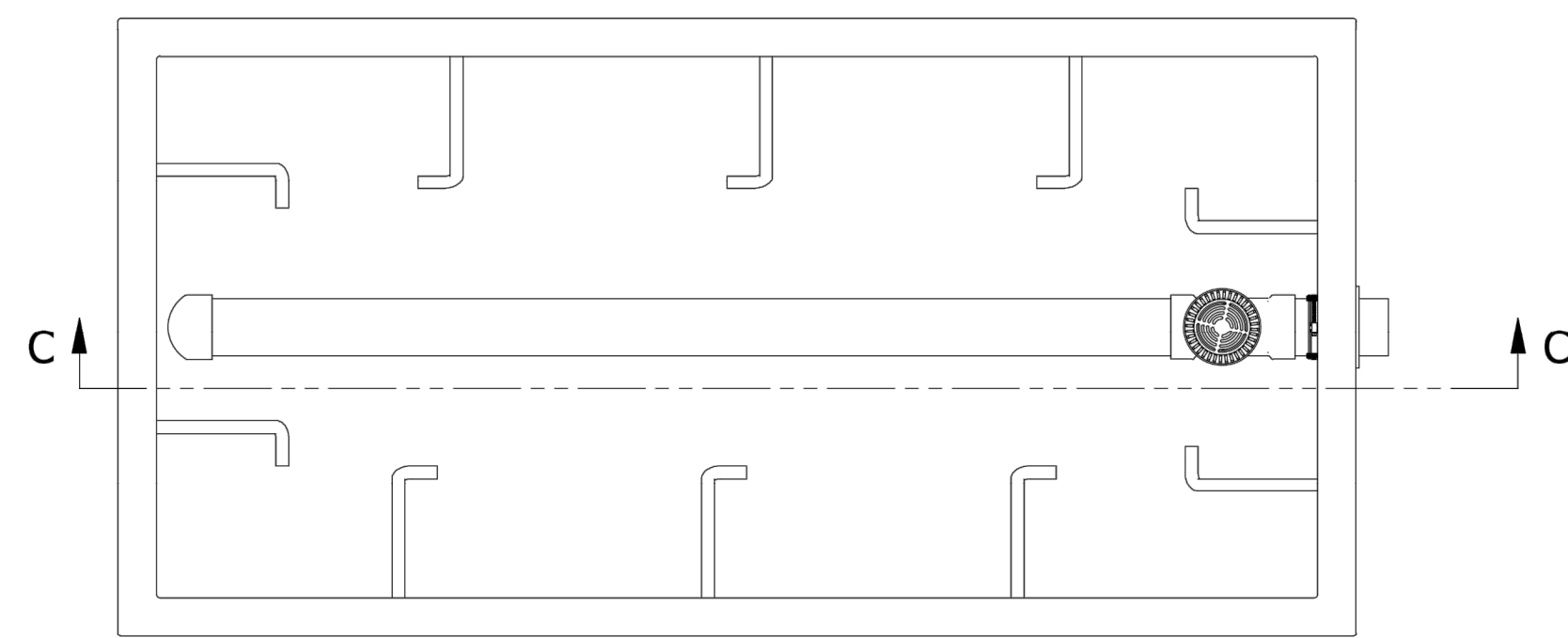
FELLENZER ENGINEERING LLP
www.felip.com

22 Mulberry St., Suite 2A, Middletown, NY 10940
1 845-343-1481 fx 845-343-4986
181 Church St., Suite 100, Poughkeepsie, NY 12601
t 845-454-9704 fx 855-320-8735

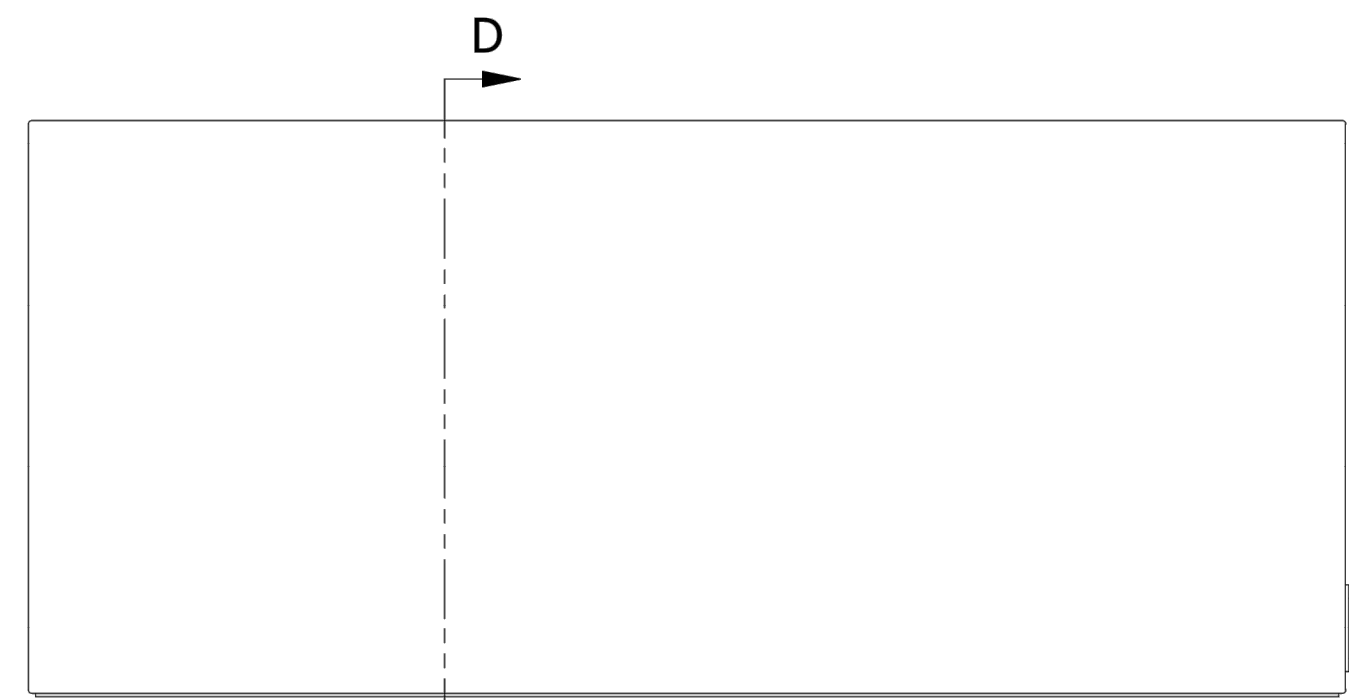
STAMP:	PROJECT TITLE:	BIG SHINE WAREHOUSE EXPANSION			
		300 CORPORATE BLVD NEWBURGH, NY 12550			
DETAILS					
DESIGNED BY:	DRAWN BY:	APPROVED BY P.M.:	APPROVED BY P.I.C.:	DRAWING #:	
JB	ZR	RDF	MDF	C-902	
DATE:	SCALE:	FE PROJECT #:	PAGE 9 OF 10		
11/8/2022	AS SHOWN	21-383			

Call 811 before you dig

PROGRESS PRINT
11 / 07 / 22
NOT FOR CONSTRUCTION

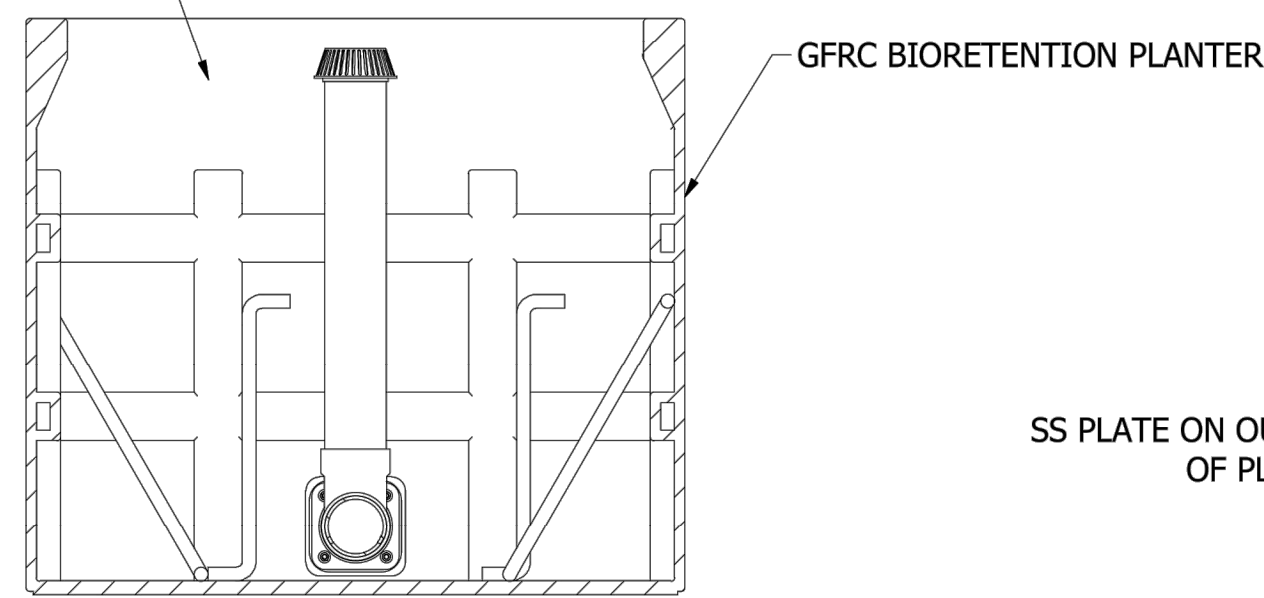


PLAN



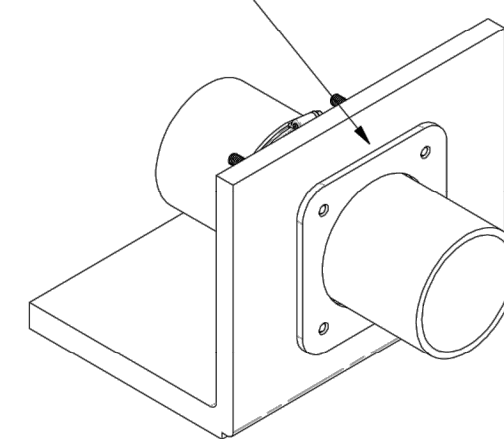
ELEVATION

TOURNESEAL WATERPROOFING APPLIED ON INTERIOR OF PLANTER

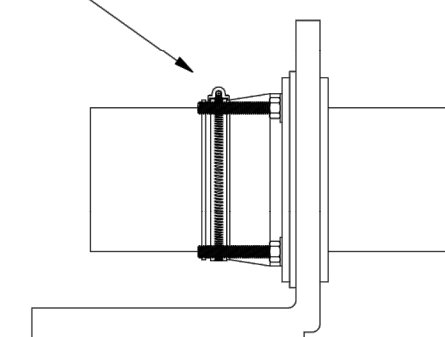


SECTION D-D

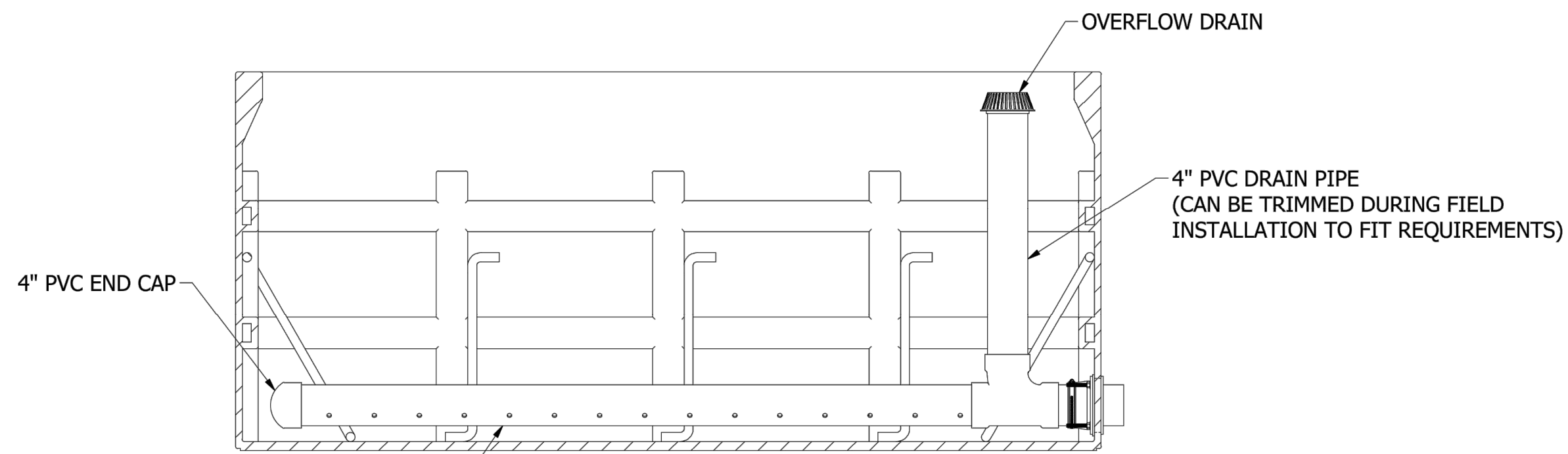
SS PLATE ON OUTSIDE OF PLANTER



FLEXIBLE GASKET, SS PLATES, SEALANT, AND SS HARDWARE FOR HOLDING AND SEALING AROUND PIPE (ALL PARTS INCLUDED)

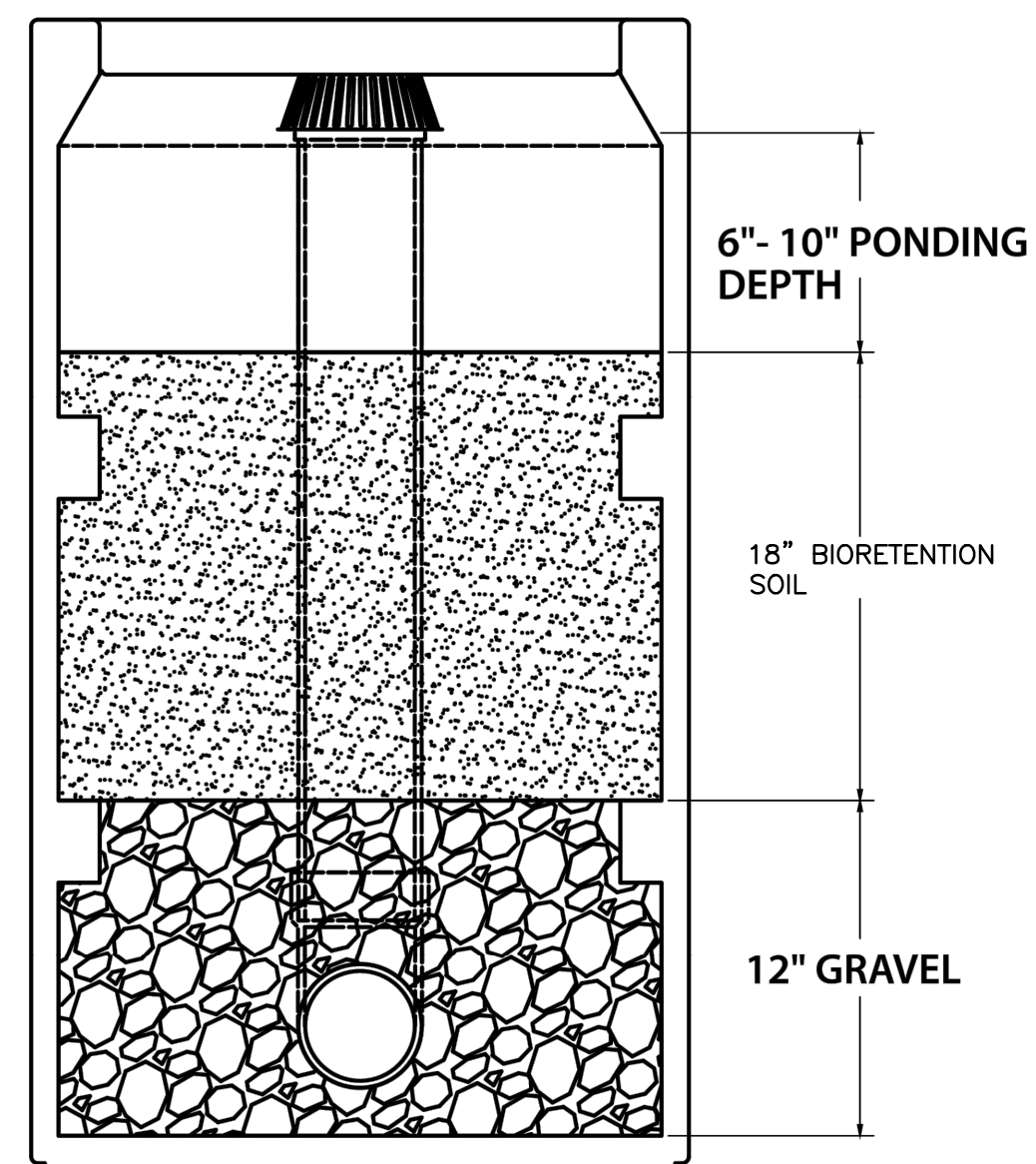


SIDE EXIT



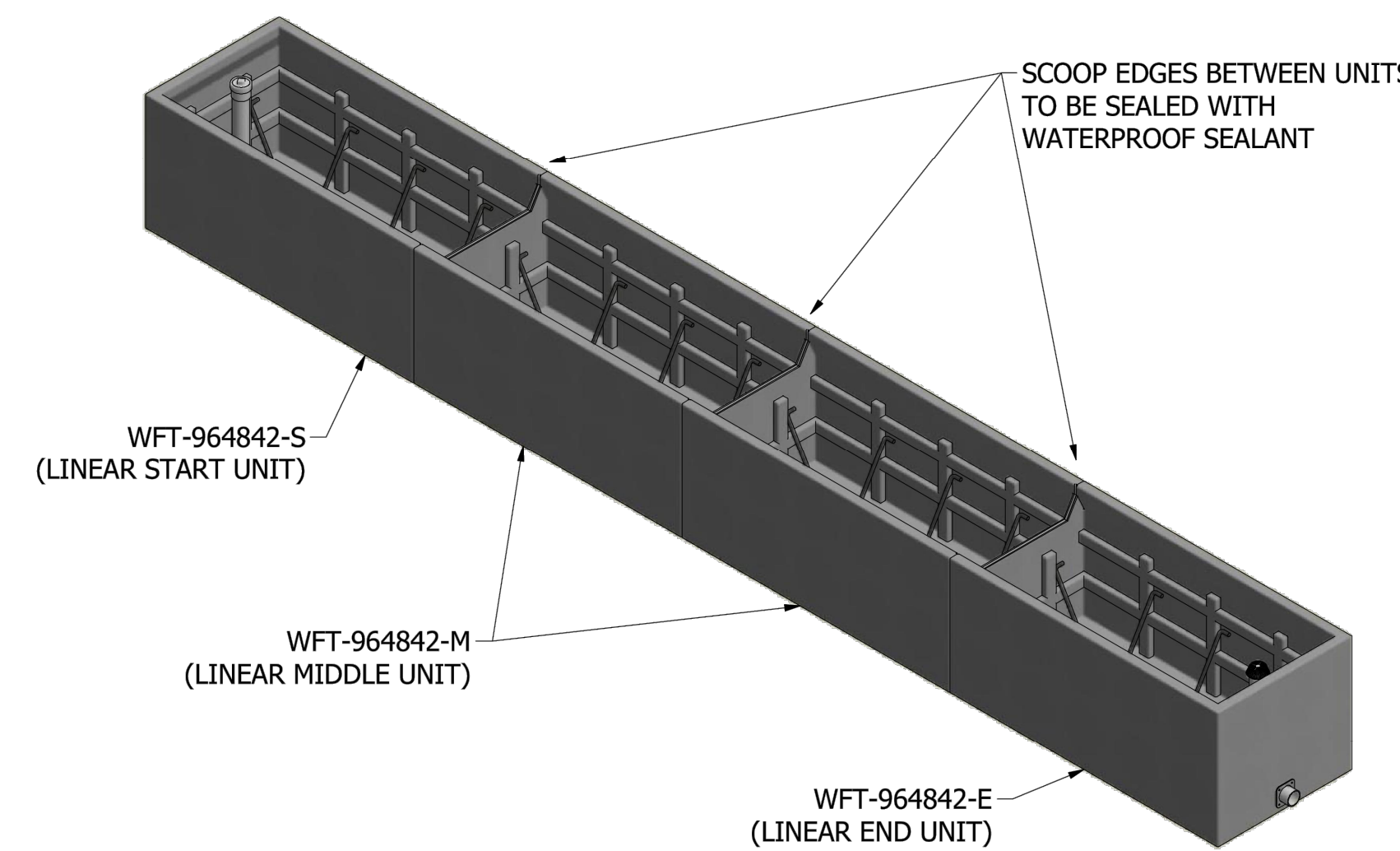
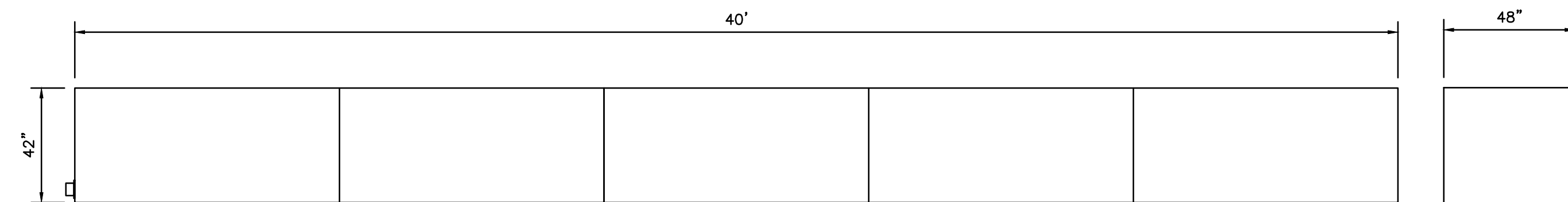
SECTION C-C

2 FLOW-THROUGH PLANTER DETAIL
N.T.S.



Section showing typical layer depths.

3 SECTION D-D (WITH MEDIA TYPE)
N.T.S.



MODULE LINEAR RUN

1 MODULAR SYSTEM DETAIL

N.T.S.

NOTE:

- CONTRACTOR TO ADD SOIL AND PLANTINGS

File Name: F:\2021\121-383_300 CORPORATE BLVD. WAREHOUSE EXPANSION\C-903.dwg (Layout: C-903)
Date: Mon, Nov 07, 2022 - 4:34 PM (Name: z)

2	11/8/22	PER TOWN COMMENTS			
1	9/27/22	PER TOWN COMMENTS			
REV #	DATE	REMARKS:	ISSUE #	DATE	ISSUED FOR:
<p>REFERENCE SCALE</p>					
<p>UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.</p>					
<p>FELLENZER ENGINEERING LLP www.felip.com</p> <p>22 Mulberry St., Suite 2A, Middletown, NY 10940 181 Church St., Suite 100, Poughkeepsie, NY 12601 t 845-343-1481 fx 845-343-4986 t 845-454-9704 fx 855-320-8735</p>					
STAMP:		PROJECT TITLE:			
		BIG SHINE WAREHOUSE EXPANSION			
		300 CORPORATE BLVD NEWBURGH, NY 12550			
DRAWING TITLE: DETAILS					
DESIGNED BY:	DRAWN BY:	APPROVED BY: P.M.	APPROVED BY: P.I.C.	DRAWING #:	
JB	ZR	RDF	MDF	C-903	
DATE:	SCALE:	FE PROJECT #:	PAGE 10 OF 10		
11/8/2022	AS SHOWN	21-383			

Call 811
before you dig

PROGRESS PRINT
 11 / 07 / 22
 NOT FOR CONSTRUCTION