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

PROJECT: BUILDING BLOCKS CHILD CARE CENTER-EXPANSION
PROJECT NO.: 20-10
PROJECT LOCATION: SECTION 51, BLOCK 10, LOT 11.1
REVIEW DATE: 29 JULY 2020
MEETING DATE: 6 AUGUST 2020
PROJECT REPRESENTATIVE: SHAW ENGINEERING

1. The Town Board recently took action to amend Chapter 185 of the Town Code Zoning to permit nursery school for preschool and daycare center as permitted uses in the B-Zone.
2. Several variances were granted to the site in 1996. If the variances run with the property, the change of use should not impact the previous issued variances. Dominic Cordisco's comments regarding this should be received.
3. No new construction is proposed, the project is for a change of use of a 576 sqft building existing on the site to be converted from storage to the childcare use. Existing structures are identified as being connected to the Town's water and sanitary sewer system.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/dns

BURKE, MIELE, GOLDEN & NAUGHTON, LLP

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SUITE 209

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JOHN E. AHEARN, III

JOSEPH P. MCGLINN (1941-2000)

* ADMITTED IN NEW YORK & MASSACHUSETTS
** ADMITTED IN NEW YORK & NEW JERSEY

July 22, 2020

John Ewasutyn, Chairman
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550

Hand Delivered

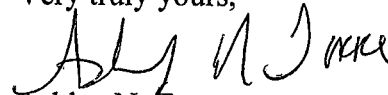
Re: Expansion of Building Blocks Child Care Center
Site Plan Amendment
PB 2020-10

Dear Chairman Ewasutyn:

Building Blocks Child Care Center Inc. seeks to expand its nursery school/day care center to include an existing approximately 576 sq. ft. building. Enclosed please find a completed Application package with a project narrative, SEAF Part 1 and proposed site plan, together with three checks for payment of the application fee (\$1,750.00), public hearing fee (\$150.00), and escrow (\$3,000.00). Please place this matter on the Planning Board's agenda for August 6, 2020.

Thank you.

Very truly yours,


Ashley N. Torre

ANT:la
Enclosures

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | |
|--|--|---|--|
| Name of Action or Project: Expansion of Building Blocks Child Care Center | | | |
| Project Location (describe, and attach a location map): 248 Lakeside Road, Town of Newburgh. A location map is show on the Mapper Summary Report (see p. 4). | | | |
| Brief Description of Proposed Action: Building Blocks Child Care Center proposes to expand its nursery school/day care facility into an existing approx. 576 sq. ft. building. No new construction or improvements are proposed with this application. | | | |
| Name of Applicant or Sponsor: Building Blocks Child Care Center Inc. | | Telephone: 845-294-4080 E-Mail: atorre@bmglawyers.com | |
| Address: c/o Burke, Miele, Golden & Naughton, LLP, 40 Matthews Street, Suite 209 | | | |
| City/PO: Goshen | | State: NY | Zip Code: 10924 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: approvals from fire department and Department of Social Services will be needed to operate out of the building | | | NO <input type="checkbox"/> |
| | | | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 1.05 acres | |
| b. Total acreage to be physically disturbed? | | 0 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 1.05 acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Fire Dept. | | | |
| <input type="checkbox"/> Parkland | | | |

| 5. Is the proposed action, | NO | YES | N/A |
|---|-------------------------------------|-------------------------------------|--------------------------|
| a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 12. a. 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? b. 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? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | | | |

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban Suburban

| | | |
|--|--------------------------|-------------------------------------|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES |
| Indiana Bat | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | | |
|---|--------------------------|-------------------------------------|
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | | |
|---|-------------------------------------|--------------------------|
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? | NO | YES |
| If Yes, | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | <input type="checkbox"/> | <input type="checkbox"/> |
| If Yes, briefly describe: | | |
| _____ | | |
| _____ | | |

| | | |
|---|-------------------------------------|--------------------------|
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? | NO | YES |
| If Yes, explain the purpose and size of the impoundment: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |

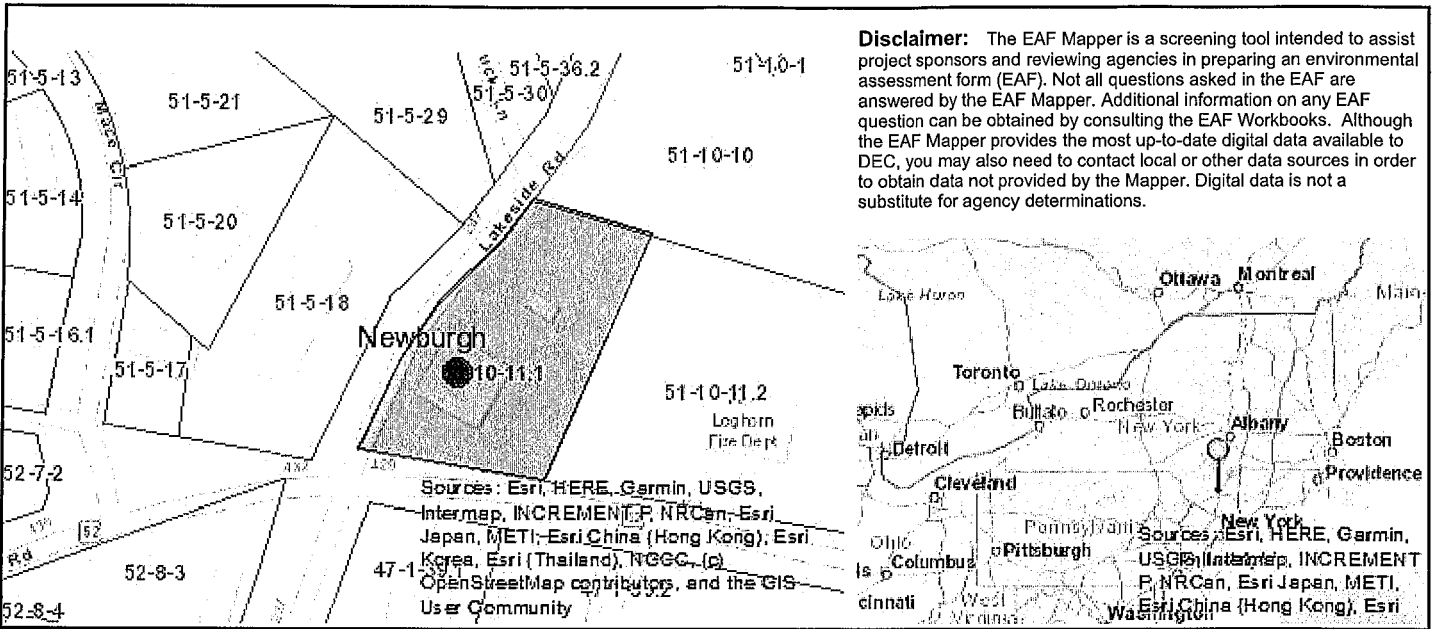
| | | |
|--|-------------------------------------|--------------------------|
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? | NO | YES |
| If Yes, describe: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |

| | | |
|--|-------------------------------------|--------------------------|
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? | NO | YES |
| If Yes, describe: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |

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

Applicant/sponsor/name: Building Blocks Child Care Center Date: 7/17/2020

Signature: *Maria Maria* Title: Director



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.

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

**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:** 2020-10
(Application fee returnable with this application)

1. **Title of Subdivision/Site Plan (Project name):**
Expansion of Building Blocks Child Care Center

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

| | |
|----------------|--|
| Name | <u>Maria & Vincent T. Marino</u> |
| Address | <u>61 Highview Ave</u> <u>Bernardsville, NJ 07924</u> |
| Phone | _____ |

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

| | |
|-----------------------|---|
| Name | <u>Building Blocks Child Care Center Inc. (by Maria Marino, Director)</u> |
| Address | <u>248 Lakeside Road</u> <u>Newburgh, NY 12550</u> |
| Representative | <u>Burke, Miele, Golden & Naughton, LLP</u> |
| Phone | <u>845-294-4080</u> |
| Fax | <u>845-294-7673</u> |
| Email | <u>atorre@bmglawyers.com</u> |

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

| | |
|------------------|--|
| Name | <u>Shaw Engineering Consulting Engineers</u> |
| Address | <u>33 Belmont Drive</u> <u>Bluffton, SC 29910</u> |
| Phone/Fax | <u>845-544-4505</u> |

5. **Location of lands to be reviewed:**
248 Lakeside Road, Newburgh, NY

6. **Zone** B **Fire District** Orange Lake FD
Acreage 1.05 **School District** Newburgh CSD

7. **Tax Map: Section** 51 **Block** 10 **Lot** 11.1

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 Site plan amendment to use existing approx. 576 sq. ft. building as Nursery School & day care
Clearing and grading N/A
Other N/A

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT See Attachment A hereto.

9. Easements or other restrictions on property:

(Describe generally) 20 ft. wide sanitary sewer easement and R.O.W. to Dan Leghorn Fire Engine Co.

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 Maria Marino, Applicant
Date: 7/17/2020

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.

ATTACHMENT A

Expansion of Building Blocks Child Care Center: Narrative for Amended Site Plan

Building Blocks Child Care Center Inc. (“Building Blocks” or “Applicant”) operates a Nursery School and day care center at 248 Lakeside Road, Newburgh, New York (SBL 51-10-11.1) (“Property”). The Property is improved with two buildings, an approximately 4,830 sq. ft. main building and an approximately 576 sq. ft. accessory storage building. Currently Building Blocks operates its nursery school/day care center out of the 4,830 sq. ft. main building pursuant to a use variance. The Town of Newburgh Town Board recently adopted Local Law 2 of 2020 to amend the Zoning Law to allow nursery schools for pre-school children and day care centers in the B District. Pursuant to this zoning amendment, Building Blocks seeks a site plan amendment to expand the use into the 576 sq. ft. building.

No new construction or improvements are proposed with this application. Building Blocks previously obtained a lot coverage variance to allow 43% coverage and variances to allow setbacks of 15 feet from Lakeside Road and 39 feet from South Plank Road.

TOWN OF NEWBURGH PLANNING BOARD

Expansion Of Building Blocks Child Care Center

PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees
4. Completed Checklist (Automatic rejection of application without checklist)

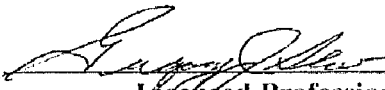
II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

1. Name and address of applicant
2. Name and address of owner (if different from applicant)
3. Subdivision or Site Plan and Location
4. Tax Map Data (Section-Block-Lot)
5. Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. Date of plan preparation and/or plan revisions
9. Scale the plan is drawn to (Max 1" = 100')
10. North Arrow pointing generally up

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

30. NA Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. NA 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. NA Number of acres to be cleared or timber harvested
33. NA Estimated or known cubic yards of material to be excavated and removed from the site
34. NA Estimated or known cubic yards of fill required
35. NA The amount of grading expected or known to be required to bring the site to readiness
36. NA 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. NA 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. X List of property owners within 500 feet of all parcels to be developed (see attached statement).

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

By: 
 Licensed Professional

Date: June 30, 2020

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.

Maria Marino

APPLICANT'S NAME (printed)

Maria Marino
APPLICANTS SIGNATURE

7/17/2020
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

(OWNER) Maria Marino, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 61 Highview Ave Bernardsville

IN THE COUNTY OF Somerset

AND STATE OF New Jersey

AND THAT HE/SHE IS THE OWNER IN FEE OF 248 Lakeside Road in the
Town of Newburgh, NY (SBL 51-10-11.1)

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Burke, Miele, Golden & Naughton, LLP IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 7/17/2020

Maria Marino
OWNERS SIGNATURE

Maria Marino
OWNERS NAME (printed)

Meghan Holt
WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

Meghan Holt
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.

7/17/2020
DATED

Maria Marino
APPLICANT'S NAME (printed)

Maria Marino
APPLICANT'S SIGNATURE

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

 X **NONE**

 NAME, ADDRESS, RELATIONSHIP OR INTEREST
(financial or otherwise)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

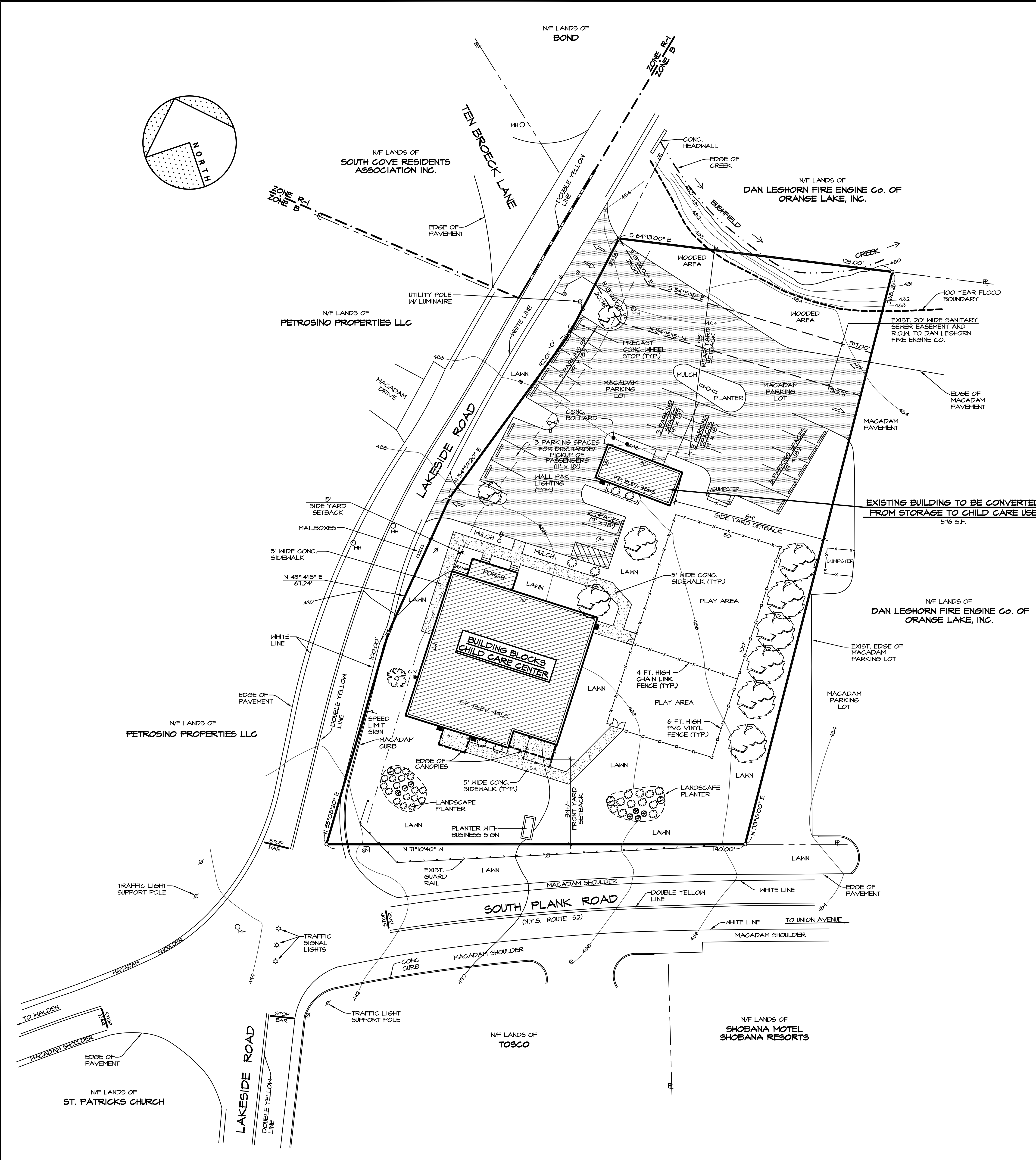
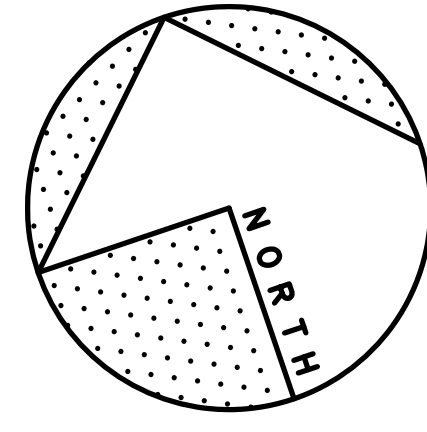
 TOWN BOARD
 X **PLANNING BOARD**
 ZONING BOARD OF APPEALS
 ZONING ENFORCEMENT OFFICER
 BUILDING INSPECTOR
 OTHER

7/17/2020
DATED

Maria Marino
INDIVIDUAL APPLICANT

Building Blocks Child Care Center Inc.
CORPORATE OR PARTNERSHIP APPLICANT

BY: Maria Marino, Director
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)



| LEGEND | |
|-----------------|--------------------------|
| 488 | EXISTING 2' CONTOUR |
| 440 | EXISTING 10' CONTOUR |
| — | BOUNDARY |
| --- | ADJ. PROPERTY LINE |
| □ _{CB} | CATCH BASIN |
| ○ _{MH} | SANITARY MANHOLE |
| ⊗ | UTILITY POLE |
| ⊙ | WATER VALVE |
| ⊕ | HYDRANT |
| ○ _{CO} | SANITARY CLEANOUT |
| □ _{LP} | LIGHT POLE W/ LUMINAIRES |
| ▨ | MAGADAM PAVEMENT |

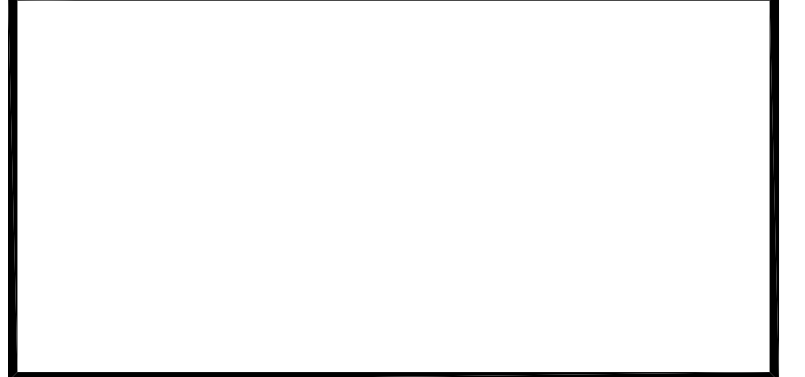
| ZONING MAP | | | |
|----------------------------|--|--|--|
| [Empty Box for Zoning Map] | | | |

| ZONING SCHEDULE | | | |
|---|------------|------------|------------|
| - PROPERTY IS LOCATED IN THE B DISTRICT | | | |
| - USE IS PERMITTED IN THE B DISTRICT | | | |
| USE GROUP D-10: NURSERY SCHOOLS FOR PRE-SCHOOL CHILDREN AND DAY CARE CENTER | | | |
| | B DISTRICT | REQUIRED | PROVIDED |
| LOT AREA (MIN) | 1 ACRE | 1.05 ACRES | 0.95 ACRES |
| LOT WIDTH (MIN) | 150 FT. | 100 FT. | |
| LOT DEPTH (MIN) | 150 FT. | 271 FT. | |
| FRONT YARD SETBACK (MIN) | 50 FT. | 34 FT. | 11 FT. |
| SOUTH PLANK ROAD | | | |
| SIDE YARD SETBACK - ONE (MIN) | 40 FT. | 15 FT. | 35 FT. * |
| SIDE YARD SETBACK - BOTH (MIN) | 80 FT. | 84 FT. | |
| REAR YARD DEPTH (MIN) | 50 FT. | 43 FT. | |
| BUILDING HEIGHT (MAX) | 35 FT. | < 35 FT. | |
| * AT THE TIME OF GRANTING THE VARIANCES IN 1996, THE ZONING BOARD OF APPEALS CONSIDERED LAKE SIDE ROAD AS A SIDE YARD AND GRANTED A VARIANCE OF 35 FT. FROM THE 50 FT. SIDE YARD REQUIREMENT TO ALLOW A SETBACK OF 15 FT. OFF OF LAKESIDE ROAD. | | | |
| COVERAGES: | | | |
| LOT BUILDING COVERAGE (MAX) | 20 % | 11.4 % | 3 % |
| LOT SURFACE COVERAGE (MAX) | 40 % | 41 % | 3 % |
| CLEARING & GRADING | | | |
| NUMBER OF ACRES TO BE CLEARED | 0.00 ACRES | | |
| ESTIMATED CUBIC YARDAGE OF MATERIAL TO BE EXCAVATED | 0 C.Y. | | |
| ESTIMATED CUBIC YARDAGE OF FILL REQUIRED | 0 C.Y. | | |
| AMOUNT OF GRADING EXPECTED | 0 ACRES | | |
| OFF-STREET PARKING: | | | |
| EMPLOYEES; 1 SPACE PER EMPLOYEE | 14 SPACES | 14 SPACES | |
| SPACES RESERVED FOR PARENTS MEETING WITH ADMINISTRATORS | 4 SPACES | 4 SPACES | |
| SPACES RESERVED FOR DISCHARGE/ PICKUP OF PASSENGERS | 3 SPACES | 3 SPACES | |
| | 21 SPACES | 21 SPACES | |

| NOTES | |
|--|--|
| 1. RECORD OWNER: | VINCENT T. & MARIA MARINO 61 HIGHVIEW AVENUE BERNARDSVILLE, NJ 07124 |
| 2. RECORD APPLICANT: | BUILDING BLOCKS CHILD CARE CENTER, INC. 248 LAKESIDE ROAD NEWBURGH, NEW YORK 12550 |
| 3. TOTAL PARCEL AREA: | 45,626 S.F. (1.05 ACRE) |
| 4. TAX MAP DESIGNATION: | SECTION 91, BLOCK 10, LOT 111 |
| 5. BOTH BUILDINGS ARE CONNECTED TO THE TOWN OF NEWBURGH WATER AND SANITARY SEWER SYSTEMS. | |
| 6. TOPOGRAPHIC AND PLANIMETRIC SURVEY INFORMATION OBTAINED BY WILLIAM B. HILDRETH, L.S., IN SEPTEMBER OF 2006. PLANIMETRIC AND UTILITY SURVEY INFORMATION OBTAINED BY ROBERT D. KALAKA, L.S., IN SEPTEMBER OF 1996. | |
| 7. THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED APPROXIMATE, AND THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS AND ELEVATIONS PRIOR TO EXCAVATION. NEW YORK STATE INDUSTRIAL CODE REQUIRES TWO (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING, OR BLASTING. UNDERGROUND UTILITIES CENTER TELEPHONE NO. IS 1-800-245-2828. | |

PLANNING BOARD PROJECT NO. 2020-10

TOWN OF NEWBURGH PLANNING BOARD
STAMP OF APPROVAL



Shaw Engineering
Consulting Engineers

33 Belmont Drive Bluffton, S.C. 29910

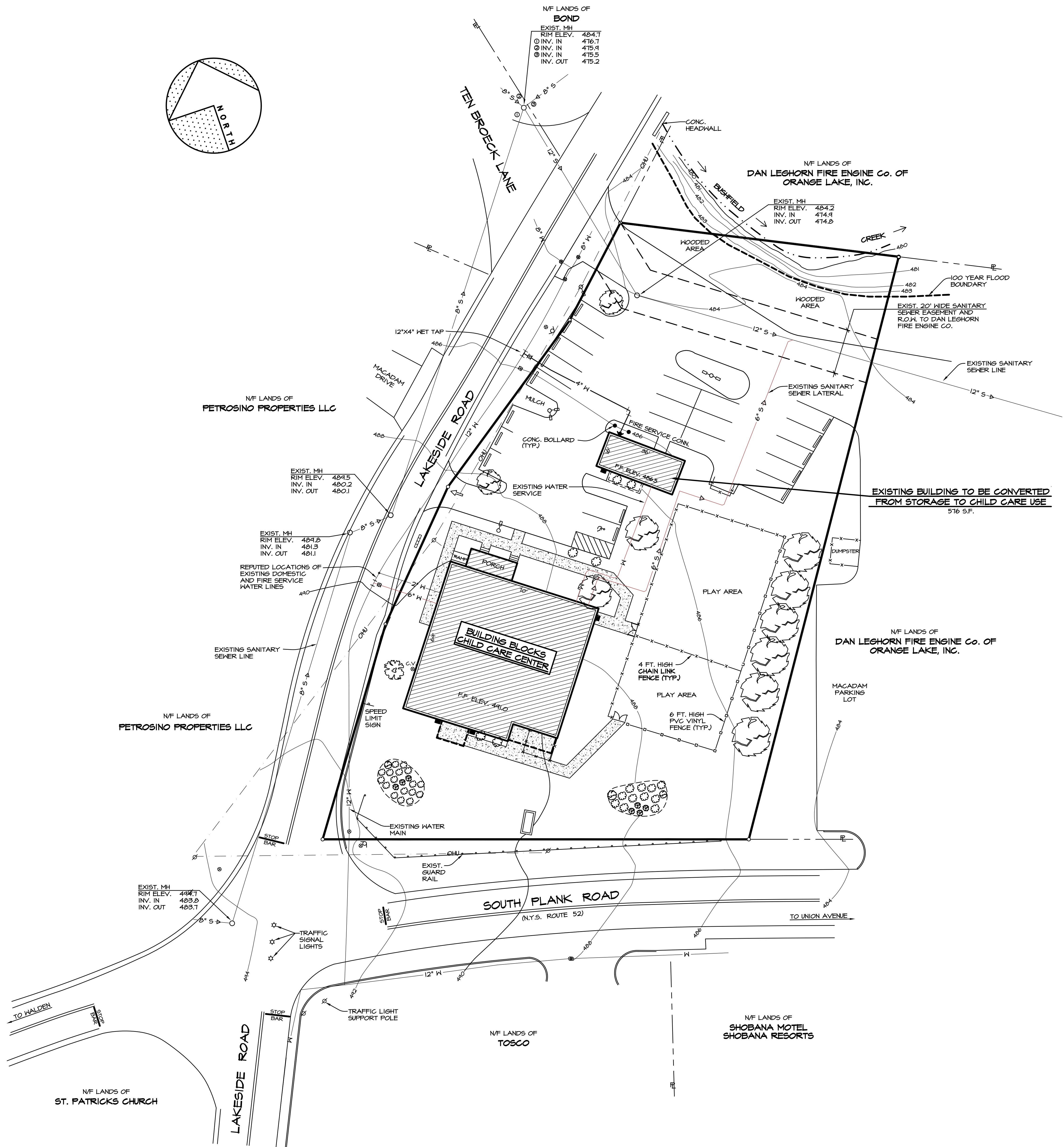
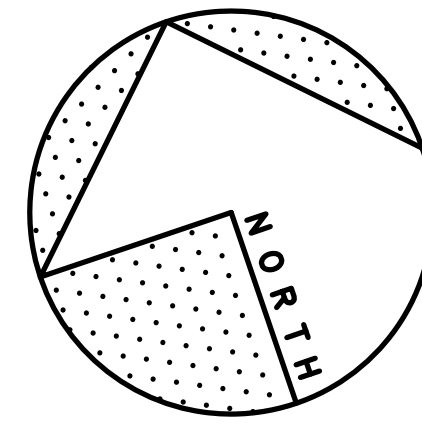
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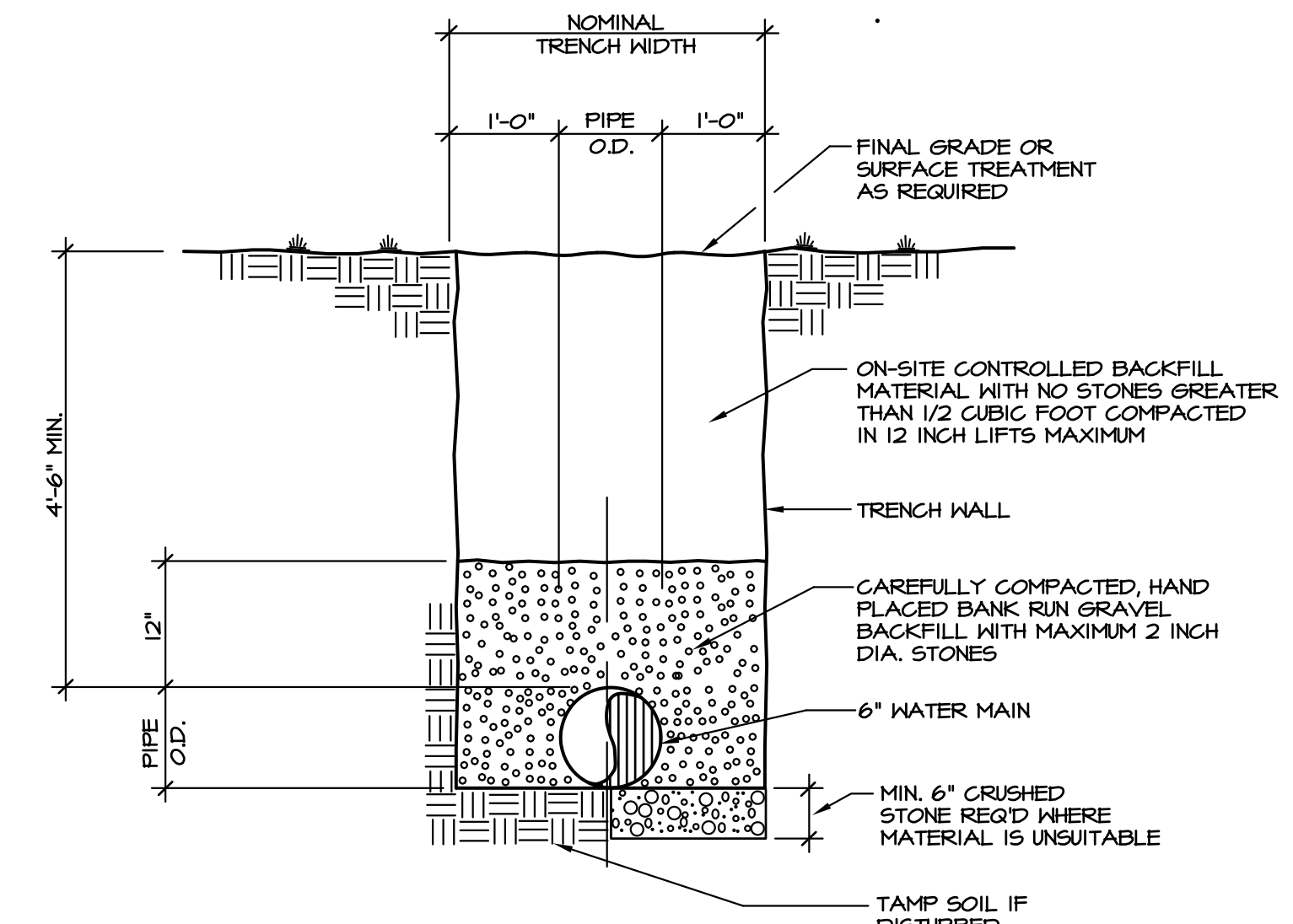
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| Drawn By: G.J.S. | Drawing: AMENDED SITE PLAN | 1 OF 2 |
| Checked By: G.J.S. | Project: EXPANSION OF BUILDING BLOCKS CHILD CARE CENTER | |
| Scale: 1"=20' | 248 LAKESIDE ROAD | Project No. 2022 |
| Date: 07-20-2020 | TOWN OF NEWBURGH, N.Y. | |

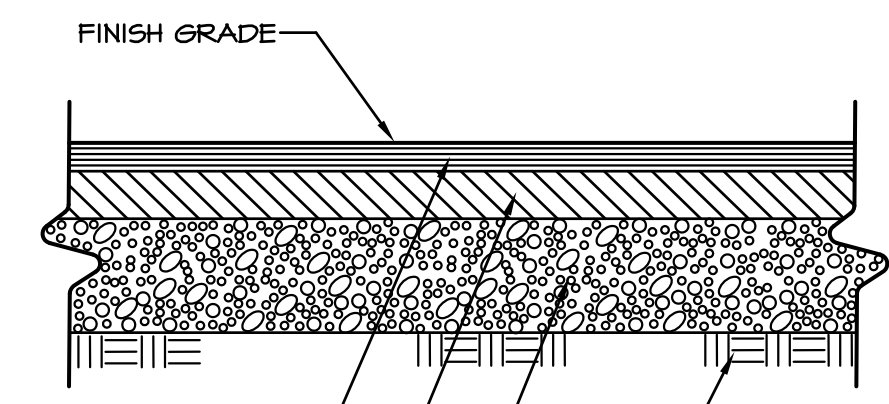


| LEGEND | | | |
|----------|-------------------------|------|-------------------|
| EXISTING | NEW | | |
| 486 | 1" CONTOUR | 4" W | 4" SPRINKLER LINE |
| — | BOUNDARY | ● | CONCRETE BOLLARD |
| --- | ADJ. PROPERTY LINE | | |
| U | UTILITY POLE | | |
| ○ | SAN. MANHOLE | | |
| ◇ | HYDRANT | | |
| ⊙ | WATER VALVE | | |
| — | 12" W WATER MAIN | | |
| — | 8" S SAN. SEWER | | |
| — | 4" S SAN. SEWER LATERAL | | |
| — | W WATER SERVICE | | |

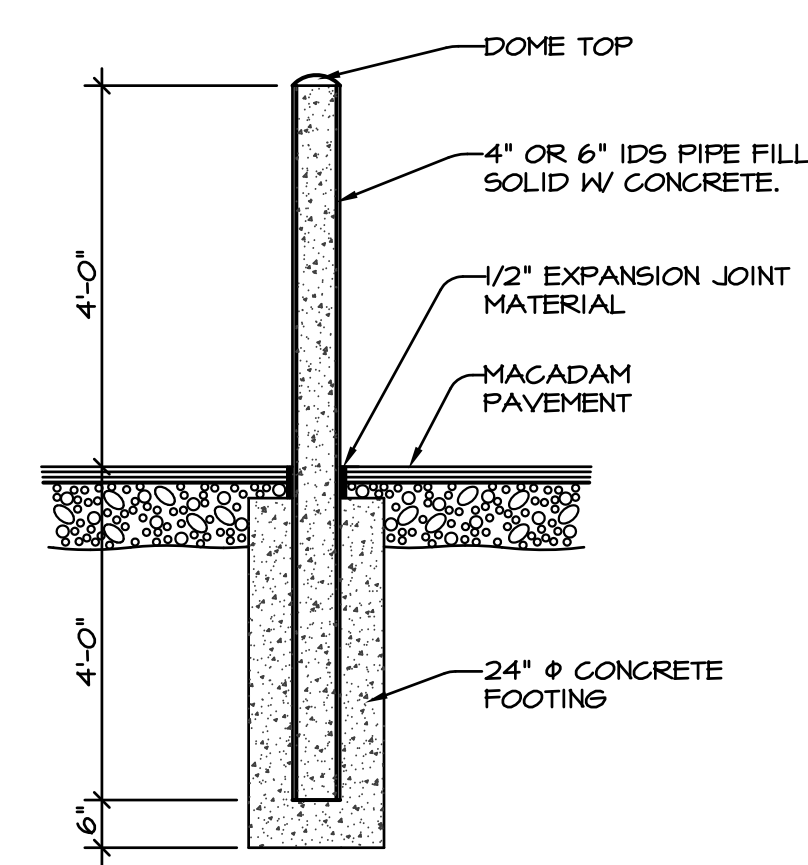
- | UTILITIES NOTES | |
|-----------------|--|
| 1. | GENERAL NOTES |
| a. | THE EXISTING STORAGE BUILDING IS PRESENTLY SERVICED BY THE TOWN OF NEBURGH WATER AND SANITARY SEWER SYSTEMS. |
| 2. | WATER SYSTEM NOTES |
| a. | CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEBURGH WATER DEPARTMENT. ALL REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE N.Y.S.D.O.H. AND THE TOWN OF NEBURGH. PROVIDE CATALOG CUTS OF ALL WATER MAIN AFFURTANCES TO TOWN OF NEBURGH WATER SEPT. AT TIME OF PERMIT APPLICATION. |
| b. | ALL WATER MAINS SHALL BE CEMENT LINED CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSI / AWWA C151/A21.1. JOINTS SHALL BE MECHANICAL JOINT WITH THE REQUIRED RETAINER GLANDS. |
| c. | THRUST RESTRAINT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT. THRUST BLOCKS ARE NOT ACCEPTABLE. JOINT RESTRAINT SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RETAINER GLANDS. ALL FITTINGS AND VALVES SHALL ALSO BE INSTALLED WITH RETAINER GLANDS FOR JOINT RESTRAINT. RETAINER GLANDS SHALL BE EBBA IRON MEGALUG SERIES 1100 OR APPROVED EQUAL. THE USE OF A MANUFACTURED RESTRAINED JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT. |
| d. | ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI / AWWA C110 / A21.10 FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI / AWWA C153 / A21.53, FOR DUCTILE IRON COMPACT FITTINGS. |
| e. | ALL VALVES SHALL BE RESILIENT WEDGE, MECHANICAL JOINT GATE VALVES CONFORMING TO ANSI / AWWA C500 SUCH AS MELLER A-2361-20 OR APPROVED EQUAL. |
| f. | TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MELLER H-615 OR EQUAL. TAPPING VALVE SHALL BE DOUBLE DISC, MECHANICAL JOINT BY FLANGED END SUCH AS MELLER H-667 OR EQUAL. ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 PSI MINIMUM. TESTING OF THE TAPPING SLEEVE AND VALVE MUST BE WITNESSED AND ACCEPTED BY THE TOWN OF NEBURGH WATER DEPARTMENT PRIOR TO CUTTING INTO THE PIPE. |
| g. | ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEBURGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEBURGH WATER DEPARTMENT. ALL PIPE, VALVES AND COUPLINGS SHALL BE TESTED TO 150 PSI MINIMUM. |
| h. | THE WATER MAINS SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE TOWN OF NEBURGH REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEBURGH WATER DEPARTMENT. PRIOR TO FITTING THE WATER MAIN IN SERVICE, SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF NEBURGH WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE WATER DEPARTMENT. |
| i. | AS-BUILT DRAWINGS OF THE NEW WATER MAIN SHALL BE REQUIRED SHOWING LOCATION TIES TO ALL VALVES AND FITTINGS. |



WATER TRENCH EXCAVATION
 NOT TO SCALE

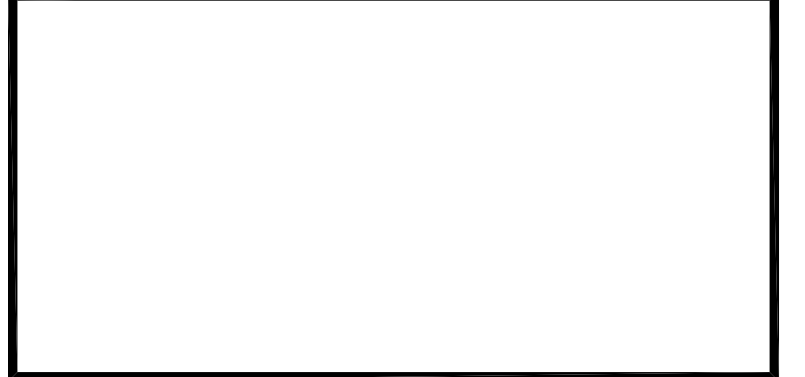


ASPHALT PAVEMENT
 NOT TO SCALE



CONC. FILLED STEEL BOLLARD
 NOT TO SCALE

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| Drawn By: G.J.S. | Project: UTILITY PLAN | 2 OF 2 |
| Checked By: G.J.S. | Project: BUILDING BLOCKS CHILD CARE CENTER | |
| Scale: 1"=20' | 248 LAKESIDE ROAD | Project No. 2022 |
| Date: 7-20-2020 | TOWN OF NEBURGH, N.Y. | |