



CONSULTING ENGINEERS, D.P.C.

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Principal Emeritus:
RICHARD D. McGOEY, P.E. (NY & PA)

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

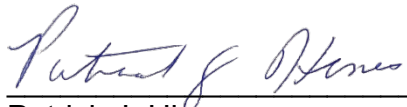
PROJECT: DOLLAR GENERAL
PROJECT NO.: 20-04
PROJECT LOCATION: SECTION 24, BLOCK 4, LOT 1.12
REVIEW DATE: 12 FEBRUARY 2021
MEETING DATE: 18 FEBRUARY 2021
PROJECT REPRESENTATIVE: BOHLER ENGINEERING/CARYN MLODZIANOWSKI

1. The application has received variances for parking count from the ZBA on 28 January 2021. The ZBA granted relief to allow 30 parking spaces where 62 were required.
2. The Planning Board should declare its Intent for Lead Agency for review of the project. Other involved agencies include the NYS Department of Transportation, NYS Office of Parks, Recreation and Historic Preservation (noted they have issued No Impact letter), Orange County Planning Department will be an interested agency for the circulation. Orange County Planning referral will be required.
3. The Applicants have addressed the issue of parking in the front yard setback identifying circumstances and operational requirements as the project has two front yards. Placing the parking in front of the structure will allow the structure to provide a buffer to nearby residential properties. Parking in front of the structure also reduces potential wetland impacts. Project identifies 58% of the site contains Federal Jurisdictional Wetlands. The Planning Board may wish to address the requirement for other mitigation items prior to granting the design guideline waiver including placement of stone wall/landscape features between the state highway and the Town road frontages.
4. Our previous comments requested submission of the wetland delineation report to complete the Town's files. The Applicants representative have identified that .031 acres of wetland disturbance is proposed.
5. A Stormwater Pollution Prevention Plan in compliance with NYSDEC and Town of Newburgh requirements must be provided.
6. Water service/sprinkler system valving should be per Town specifications. Sizing of the water line should be identified on the plan sheet. Exterior valving must be provided such that if fire flow supply is terminated to building potable water supply is also terminated.

7. Design of the subsurface sanitary sewer disposal system must be provided for review.

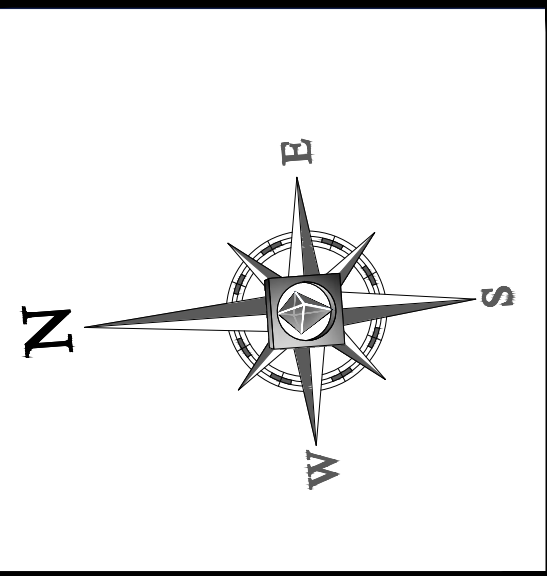
Respectfully submitted,

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



Patrick J. Hines
Principal

PJH/kbw



ZONING ANALYSIS TABLE

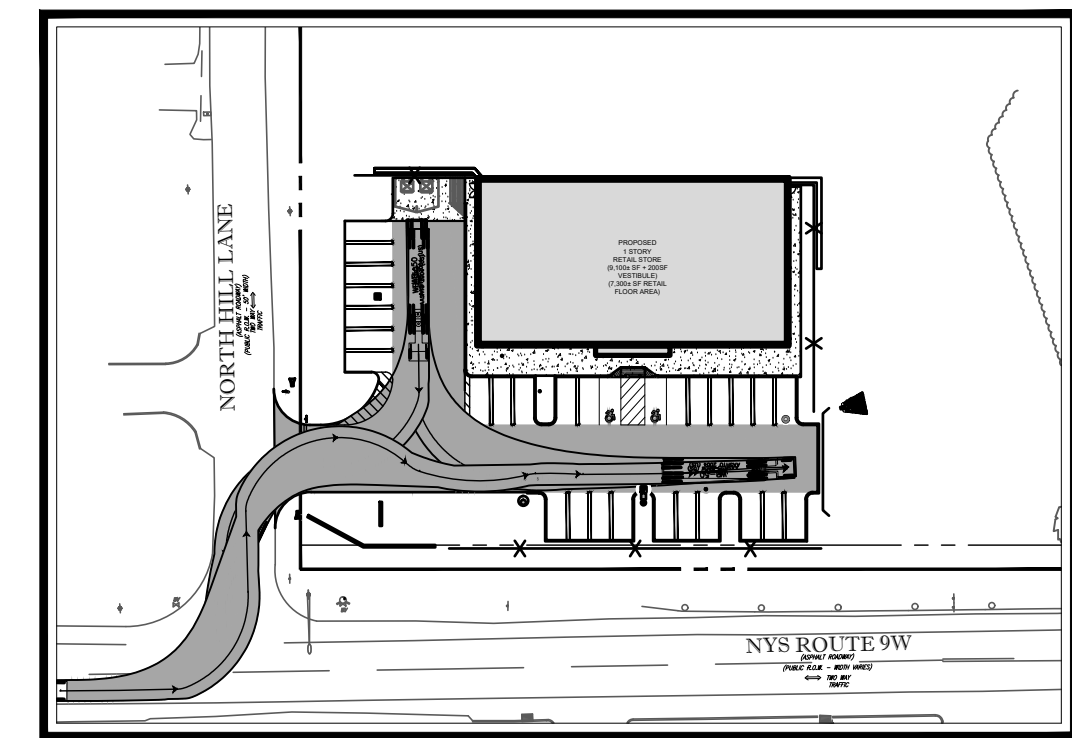
| USE AND REQUIRED PERMIT | B, BUSINESS & LHI OVERLAY (LIGHT, HEAVY AND RECREATIONAL EQUIPMENT SALES/SERVICE/REPAIR) | | |
|---------------------------------|--|------------|---------------|
| | REQUIRED | EXISTING | PROPOSED |
| MINIMUM LOT SIZE | 15,000 SQFT | 2.16 ACRES | NO CHANGE |
| MINIMUM LOT WIDTH | 100 FT | 344.87 FT | NO CHANGE |
| MINIMUM LOT DEPTH | 125 FT | 241.62 FT | NO CHANGE |
| MIN. FRONT YARD SETBACK | 60 FT | N/A | 89.1 FT |
| MIN. SIDE YARD SETBACK (1 SIDE) | 15 FT | N/A | 73.5 FT |
| MIN. REAR YARD SETBACK | 30 FT | N/A | 103.8 FT |
| LOT BUILDING COVERAGE | 40 % | N/A | 9.7 % |
| LOT SURFACE COVERAGE | 80 % | N/A | 30.0 % |
| MAX. BUILDING HEIGHT | 35 FT | N/A | 19.0 FT |
| PARKING SPACES | 61 SPACES | N/A | 30 SPACES (V) |

(V) - VARIANCE APPROVED BY THE TOWN OF NEWBURGH ZONING BOARD ON JANUARY 28, 2021.

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

| REV | DATE | COMMENT | CHECKED BY | DRAWN BY |
|-----|----------|------------------------------|------------|----------|
| 1 | 12/23/19 | PER UTILITY COMPANY COMMENTS | NCN | CVM |
| 2 | 03/04/20 | TOWN SUBMISSION | NCN | CVM |
| 3 | 05/13/20 | PER CLIENT COMMENT | NCN | CVM |
| 4 | 02/07/21 | TOWN SUBMITTAL | MCL | |



TRUCK TURN
 TRUCK WB-50
 SCALE: 1"=80'

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PRELIMINARY
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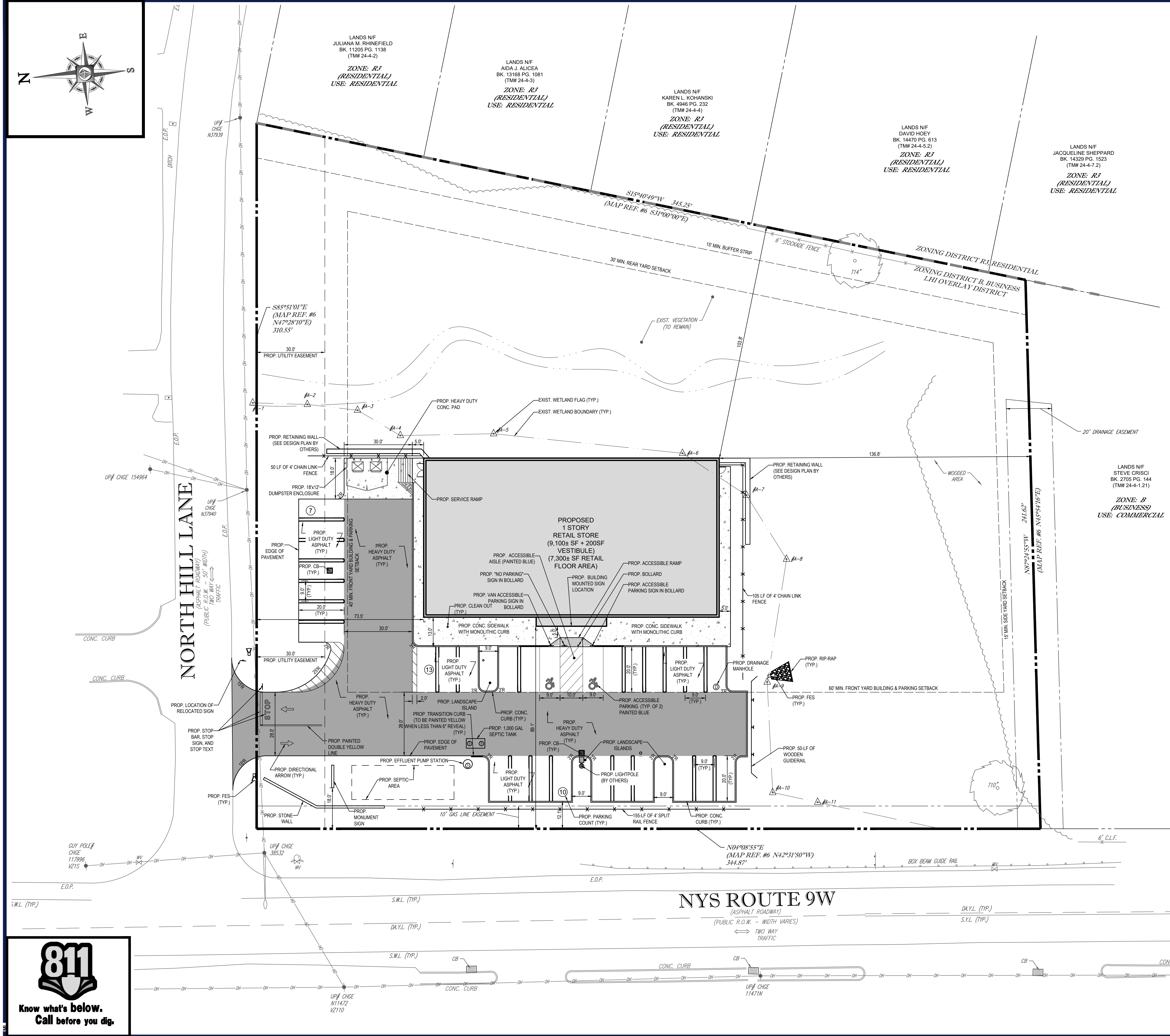
PROJECT NO.: B190123
 DRAWN BY: NCN
 CHECKED BY: CVM
 DATE: 11/26/2019
 CAD ID: B190123500

PROJECT:
PROPOSED SITE PLAN DOCUMENTS
 FOR
HSC BALMVILLE, LLC
 PROPOSED DEVELOPMENT
 U.S. ROUTE 9W & N. HILL LANE
 TOWN OF NEWBURGH
 ORANGE COUNTY
 STATE OF NEW YORK

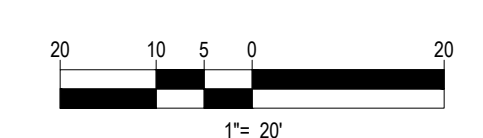
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 ALBANY, NY 12205
 Phone: (518) 438-9900
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 NEW YORK LICENSE NO. 01484-1
 FLORIDA LICENSE NO. 48202

SHEET TITLE:
SITE PLAN
 SHEET NUMBER:
C-4
 REVISION 4 - 02/07/2021

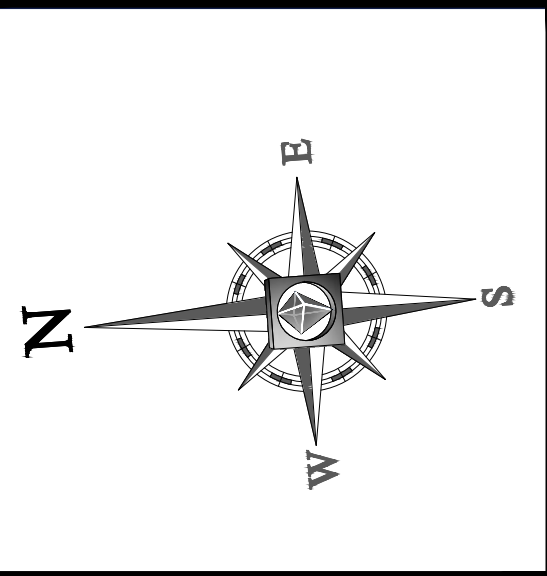


THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



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BOHLER ENGINEERING, INC. PROJECT: B190123 DRAWING: PLAN SET: 803.CID - 114722 V2110 - LAYOUT: 04-SITE



LANDS N/F
JULIANA M. RHINEFIELD
BK. 11205 PG. 1138
(TM# 24-4-2)

LANDS N/F
AIDA J. ALICEA
BK. 13168 PG. 1081
(TM# 24-4-3)

LANDS N/F
KAREN L. KOHANSKI
BK. 4946 PG. 232
(TM# 24-4-4)

LANDS N/F
DAVID HOEY
BK. 14470 PG. 613
(TM# 24-4-5.2)

LANDS N/F
JACQUELINE SHEPPARD
BK. 14329 PG. 1523
(TM# 24-4-7.2)

LANDS N/F
STEVE CRISCI
BK. 2705 PG. 144
(TM# 24-4-1.21)

$S15^{\circ}40'49''W$ 345.25'
(MAP REF. #6 S17^{\circ}00'00''E)

$S85^{\circ}51'01''E$
(MAP REF. #6
N47^{\circ}28'10''E)
310.55'

$N87^{\circ}24'55''W$ 241.02'
(MAP REF. #6 N45^{\circ}41'06''E)

$N04^{\circ}08'55''E$
(MAP REF. #6 N42^{\circ}31'50''W)
344.87'

NORTH HILL LANE
(ASPHALT ROADWAY)
(PUBLIC R.O.W. - 50' WIDTH)
TRAFFIC

NYS ROUTE 9W
(ASPHALT ROADWAY)
(PUBLIC R.O.W. - WIDTH VARIES)
TWO WAY TRAFFIC

GC TO COORDINATE PROPOSED SITE UTILITY POLES(S),
GUY WIRES AND TRANSFORMER (IF REQUIRED),
LOCATIONS AND OVERHEAD TELEPHONE AND
ELECTRIC SERVICES WITH UTILITY PROVIDERS PRIOR
TO CONSTRUCTION (TYP.)

PROPOSED 1 STORY
RETAIL STORE
(9,100± SF + 200SF
VESTIBULE)
(7,300± SF RETAIL
FLOOR AREA)
EFF = 284.00

PROP. 1,000 GAL.
SEPTIC TANK
RIM = 282.74
INV. IN = 279.60
INV. OUT = 279.35

PROP. 4" DIA. EFFLUENT
PUMP STATION
RIM = 284.00
INV. IN = 279.28
INV. OUT = 278.75

GC TO CONNECT TO EXISTING WATER
MAIN. GC TO COORDINATE WITH TOWN
AND WATER PROVIDER PRIOR TO
CONSTRUCTION AND NOTIFY DESIGN
ENGINEER OF ANY CONFLICTS.

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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.: B190123
DRAWN BY: NCN
CHECKED BY: CVM
DATE: 11/26/2019
CAD ID: B190123S500

PROPOSED SITE PLAN DOCUMENTS

FOR

HSC BALMVILLE, LLC

PROPOSED DEVELOPMENT

U.S. ROUTE 9W & N. HILL LANE
TOWN OF NEWBURGH
ORANGE COUNTY
STATE OF NEW YORK

BOHLER
17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone: (518) 438-9900
Fax: (518) 438-0900
www.BohlerEngineering.com

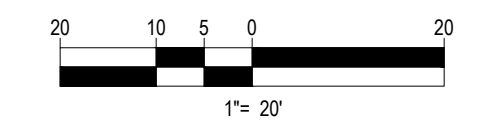
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NEW HAMPSHIRE LICENSE NO. 10950
MAINE LICENSE NO. 9490
NEW JERSEY LICENSE NO. ST484-1
FLORIDA LICENSE NO. 45202

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-6

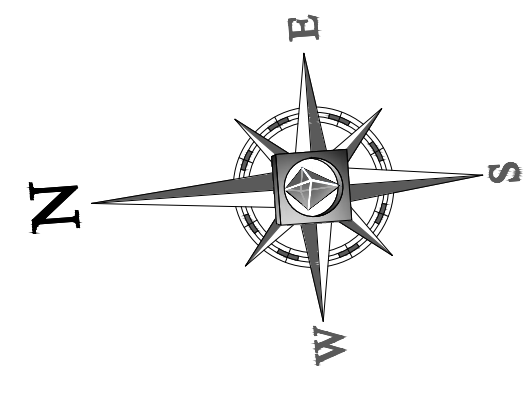
REVISION 4 - 02/07/2021

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C:\USERS\ALESSANDRO\LOCALCALLEMPAC\PUBLISH\1622\FB190123S500-1\JOBOUT\06-LUTIL

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| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|---------------------------|-----|-----------------------------------|------------------------|---------------|-----------|
| DECIDUOUS SHRUB | | | | | |
| SJLP | 26 | SPIREA JAPONICA 'LITTLE PRINCESS' | LITTLE PRINCESS SPIREA | 15-18" | #3 CAN |
| LB | 40 | LINDERA BENZONI | COMMON SPICEBUSH | 30-36" | #5 CAN |
| ORNAMENTAL GRASSES | | | | | |
| PAH | 12 | PENNISETUM ALOPECUROIDES 'HAMELI' | DWARF FOUNTAIN GRASS | 2 GAL. | CONTAINER |
| SHADE TREES | | | | | |
| AS | 2 | ACER RUBRUM 'ARMSTRONG' | ARMSTRONG MAPLE | 2 1/2-3' CAL. | B+B |

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

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 PROGRAM MANAGEMENT
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| REVISIONS | | | | |
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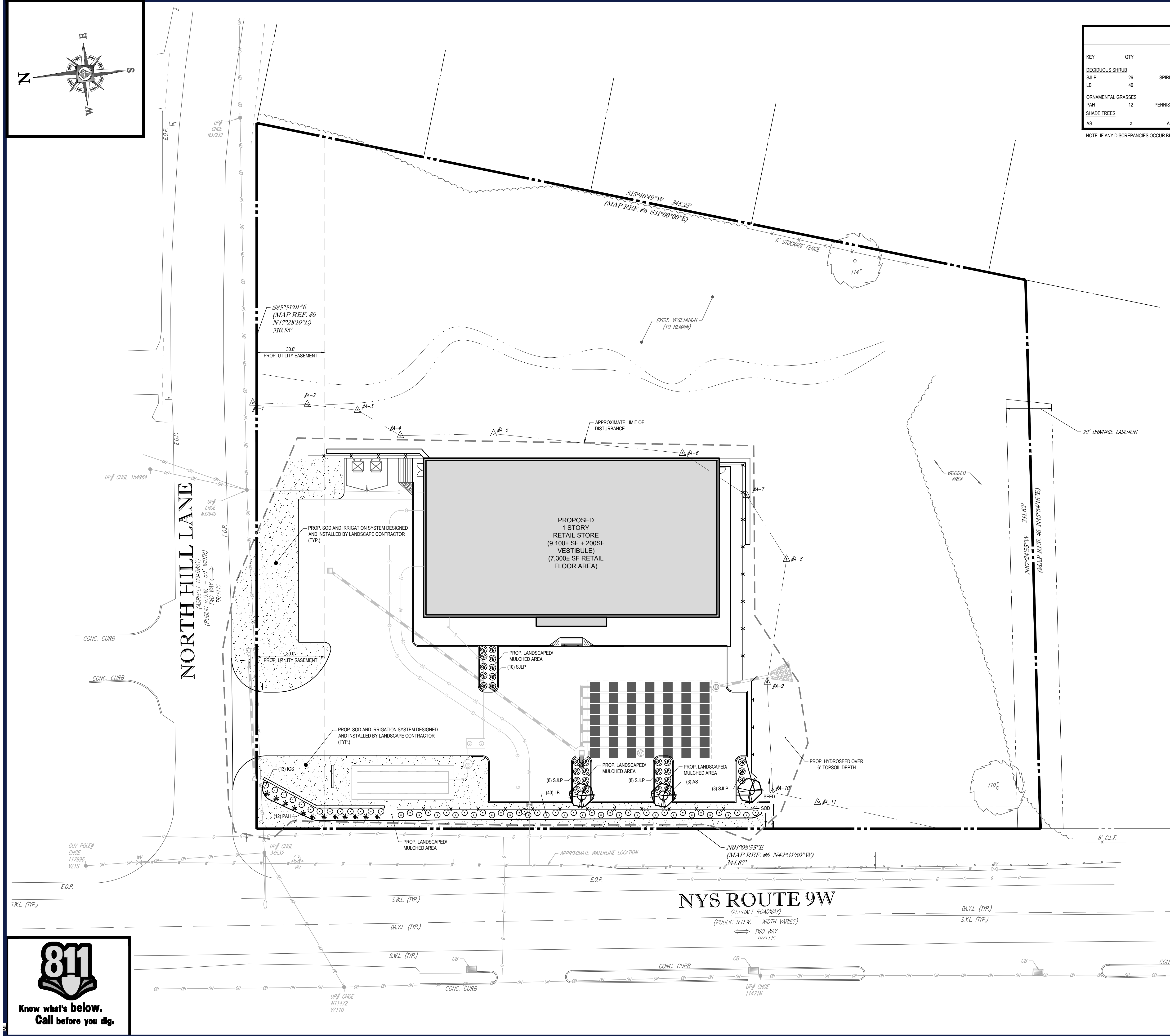
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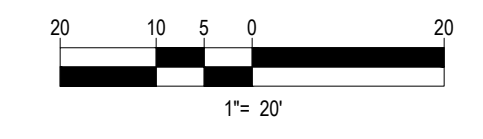
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 NEW HAMPSHIRE LICENSE NO. 19950
 MAINE LICENSE NO. 9490
 NEW YORK LICENSE NO. ST-00441
 FLORIDA LICENSE NO. 44202

SHEET TITLE:
LANDSCAPE PLAN
 SHEET NUMBER:
C-9
 REVISION 4 - 02/07/2021



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FRONT ELEVATION

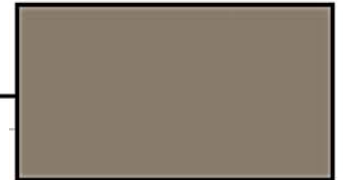
FIELD COLOR
SW6071
POPULAR GRAY



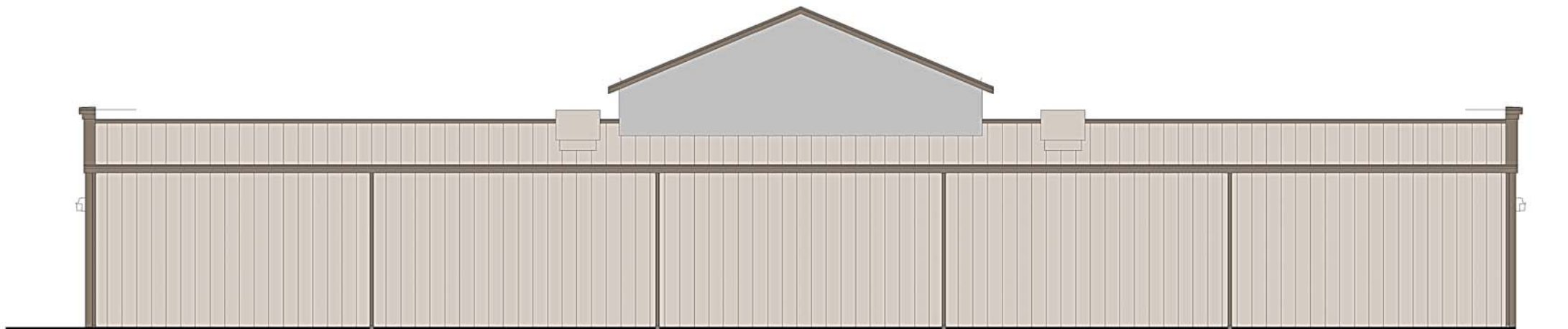
ENTRY TOWER
SW7044
AMAZING GRAY



TRIM COLOR
SW7032
WARM STONE



NICHIHA PANEL
VINTAGE BRICK
WHITE WASH



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

DOLLAR GENERAL

US ROUTE 9W/NORTH HILL LANE
NEWBURGH, NEW YORK 12550

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

| | | |
|---|--------------|---|
| Name of Action or Project: Proposed Retail Store | | |
| Project Location (describe, and attach a general location map): Southeast Corner of US Route 9W & North Hill Lane | | |
| Brief Description of Proposed Action (include purpose or need): A 9,100+/- square-foot retail store is proposed on a 2.2+/- acre parcel located at the southeast corner of US Route 9W and North Hill Lane in the Town of Newburgh. Associated parking, landscaping, access, site lighting, utilities, etc., are proposed as part of this project. | | |
| Name of Applicant/Sponsor: HSC Balmville, LLC, c/o Bohler Engineering MA, LLC | | Telephone: 518-438-9900 E-Mail: cmlodzianowski@bohlereng.com |
| Address: 17 Computer Drive West | | |
| City/PO: Albany | State: NY | Zip Code: 12205 |
| Project Contact (if not same as sponsor; give name and title/role): Bohler Engineering - Caryn Mlodzianowski | | Telephone: 518-438-9900 E-Mail: cmlodzianowski@bohlereng.com |
| Address: 17 Computer Drive West | | |
| City/PO: Albany | State: NY | Zip Code: 12205 |
| Property Owner (if not same as sponsor): Margaret Filiberti, Joan Filiberti-Gottlieb, David Filiberti, Barbara Filiberti, Elaine Filiberti-Harney | | Telephone: E-Mail: |
| Address: 1 North Hill Lane | | |
| City/PO: Newburgh | State: NY | Zip Code: 12550 |

B. Government Approvals

| B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.) | | |
|---|---|---|
| Government Entity | If Yes: Identify Agency and Approval(s) Required | Application Date (Actual or projected) |
| a. City Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Town of Newburgh Planning Board Town of Newburgh Building Department | March 2020 |
| c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Town Zoning Board of Appeals | April 2020 |
| d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Orange County Planning Board Orange County Health Department | April 2020 - Projected |
| f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | NYSDEC, NYSDOT | April 2020 - Projected |
| h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Army Corps of Engineers | April 2020 - Projected |
| i. Coastal Resources. | | |
| i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? | | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| iii. Is the project site within a Coastal Erosion Hazard Area? | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

C. Planning and Zoning

| | |
|--|--|
| C.1. Planning and zoning actions. | |
| Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| <ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 | |
| C.2. Adopted land use plans. | |
| a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| If Yes, identify the plan(s): | |
| _____ | |
| _____ | |
| _____ | |
| c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| If Yes, identify the plan(s): | |
| _____ | |
| _____ | |
| _____ | |

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
B- Business Zone and LHI (Light, Heavy, and Recreational Equipment sales/ services/ repair)Overlay District

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Marlboro

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

c. Which fire protection and emergency medical services serve the project site?
Middle Hope Fire Department

d. What parks serve the project site?
None known.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial and residential

b. a. Total acreage of the site of the proposed action? 2.16 +/- acres
b. Total acreage to be physically disturbed? 0.90 +/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.16 +/- acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: 3 +/- months
ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No

If Yes, show numbers of units proposed.

| | <u>One Family</u> | <u>Two Family</u> | <u>Three Family</u> | <u>Multiple Family (four or more)</u> |
|---------------|-------------------|-------------------|---------------------|---------------------------------------|
| Initial Phase | _____ | _____ | _____ | _____ |
| At completion | _____ | _____ | _____ | _____ |
| of all phases | _____ | _____ | _____ | _____ |

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

If Yes,

- i. Total number of structures _____ 1
- ii. Dimensions (in feet) of largest proposed structure: _____ 30'+/- height; _____ 130'+/- width; and _____ 70' +/- length
- iii. Approximate extent of building space to be heated or cooled: _____ 9,100 +/- square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No

If Yes,

- i. Purpose of the impoundment: _____
- ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
- iii. If other than water, identify the type of impounded/contained liquids and their source. _____

- iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
- v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No

If Yes:

- i. What is the purpose of the excavation or dredging? _____
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 - Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
If yes, describe. _____

- v. What is the total area to be dredged or excavated? _____ acres
- vi. What is the maximum area to be worked at any one time? _____ acres
- vii. What would be the maximum depth of excavation or dredging? _____ feet
- viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No

If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Federal wetland as shown on Survey Map

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
Less than 0.10-acre of Federal Wetlands will be filled.

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

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:

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

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

c. Will the proposed action use, or create a new demand for water? Yes No
If Yes:

i. Total anticipated water usage/demand per day: _____ 100 +/- gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
If Yes:

- Name of district or service area: Town of Newburgh Water District
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

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

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

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

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

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

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

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

i. Total anticipated liquid waste generation per day: _____ 100 +/- gallons/day

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

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

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):
On-site septic system

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 0.66 acres (impervious surface)
 _____ Square feet or 2.16 acres (parcel size)
- ii. Describe types of new point sources. Culvert, outlet control structure
- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
On-site underground stormwater management facility.
 - If to surface waters, identify receiving water bodies or wetlands: _____
unnamed, federal wetlands
 - Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- ii. In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
 _____ Small electric service is proposed (anticipated to be 400+/- amps)

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

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

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

| | |
|--|---|
| <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ As allowed by Code • Saturday: _____ As allowed by Code • Sunday: _____ As allowed by Code • Holidays: _____ As allowed by Code | <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7am-10pm anticipated • Saturday: _____ 7am-10pm anticipated • Sunday: _____ 7am-10pm anticipated • Holidays: _____ 7am-10pm anticipated |
|--|---|

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
During construction typical building sounds are anticipated to include a bull dozer, circular saw, hammers, etc.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
On-site light poles and building wall light packs will light the site. The light poles will be downward facing/full cut-off.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ Typical tons per _____ 4 months +/- (unit of time)
 • Operation : _____ Typical tons per _____ Week (unit of time)

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

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: Local waste service provider.
 • Operation: Local waste service provider.

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertsypes on the project site.

| Land use or Covertype | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|--|-----------------|----------------------------------|--------------------|
| • Roads, buildings, and other paved or impervious surfaces | 0.0 | 0.66 +/- | +0.66 +/- |
| • Forested | 1.04 +/- | 0.15 +/- | -0.89 +/- |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 0 | 0.31 +/- | +0.31 +/- |
| • Agricultural (includes active orchards, field, greenhouse etc.) | 0 | 0 | 0 |
| • Surface water features (lakes, ponds, streams, rivers, etc.) | 0 | 0 | 0 |
| • Wetlands (freshwater or tidal) | 1.12 +/- | 1.04 +/- | -0.08 +/- |
| • Non-vegetated (bare rock, earth or fill) | 0 | 0 | 0 |
| • Other Describe: _____ | | | |

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

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

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

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

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

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): 336059
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ Varies; 3+/- feet

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

c. Predominant soil type(s) present on project site: To be determined at time of geotech _____ %
Report. _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: To be determined feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: 50 % of site
 Poorly Drained: 50 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 95 % of site
 10-15%: _____ % of site
 15% or greater: 5 % of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either i or ii, continue. If No, skip to E.2.i.

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

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

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal wetland Approximate Size 1.1+/- acre
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____
 Common species native to tree areas _____

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

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

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

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

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

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

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

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

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

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information


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

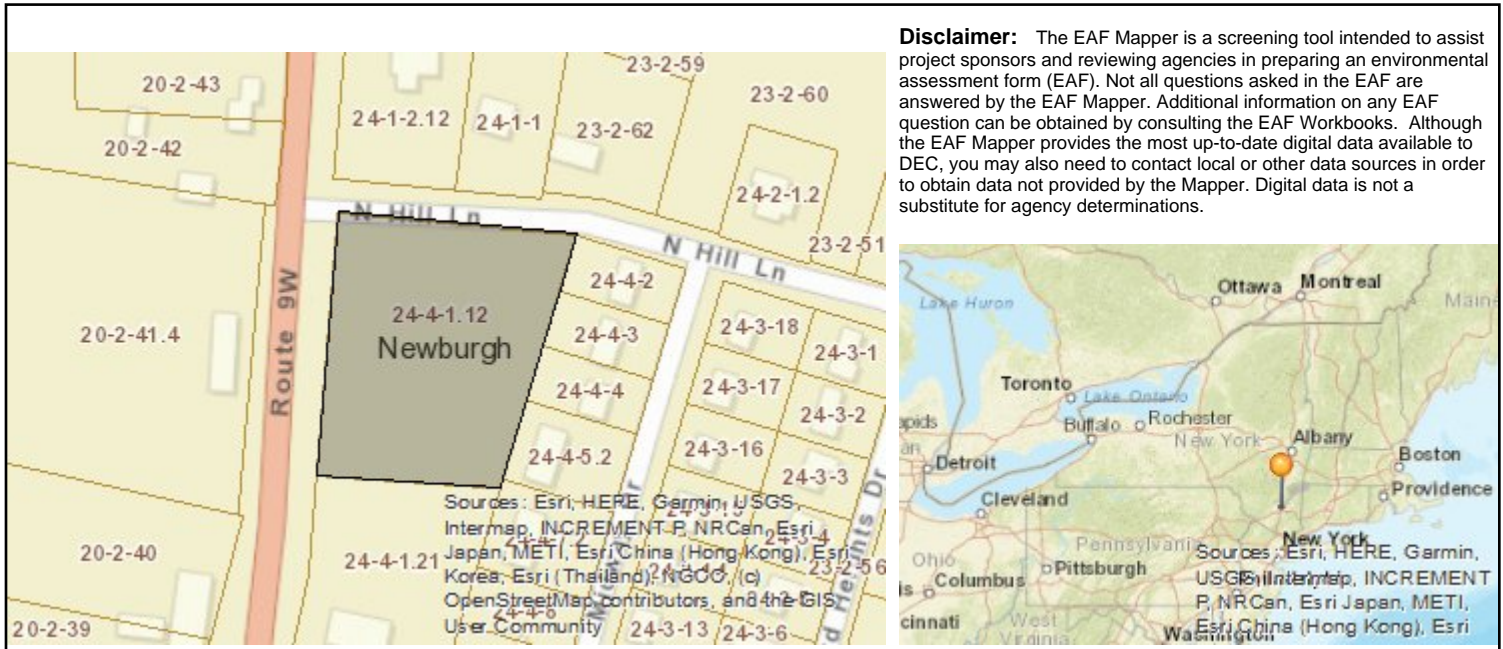
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

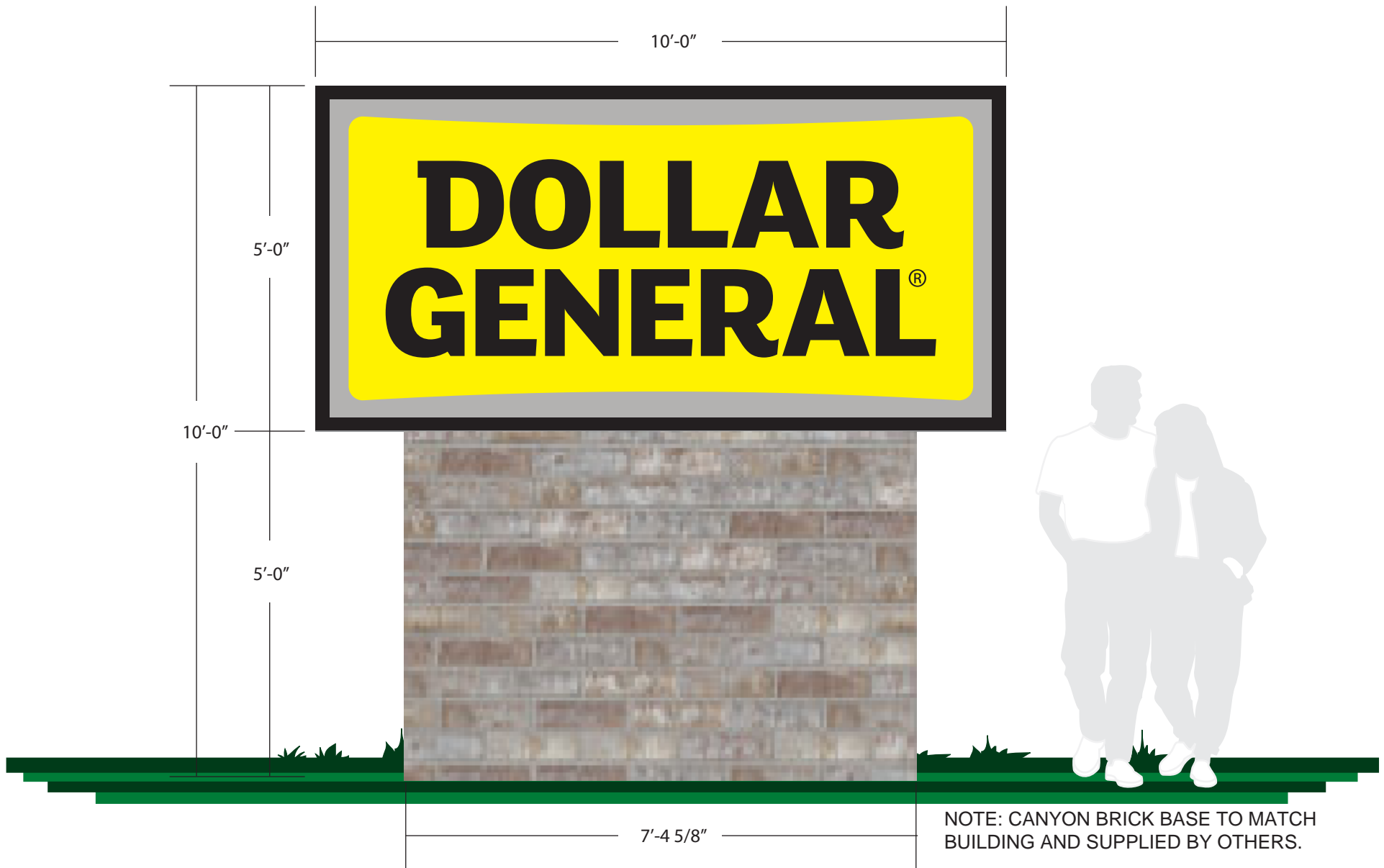
Applicant/Sponsor Name BOHLER ENGINEERING MA, LLC Date 3/9/2020
CARYN MLODZIANSKI

Signature  Title PROJECT MANAGER



| | |
|--|--|
| B.i.i [Coastal or Waterfront Area] | Yes |
| B.i.ii [Local Waterfront Revitalization Area] | No |
| C.2.b. [Special Planning District] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h [DEC Spills or Remediation Site - Potential Contamination History] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.i [DEC Spills or Remediation Site - Listed] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.iii [Within 2,000' of DEC Remediation Site] | Yes |
| E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID] | 336059 |
| E.2.g [Unique Geologic Features] | No |
| E.2.h.i [Surface Water Features] | No |
| E.2.h.ii [Surface Water Features] | No |
| E.2.h.iii [Surface Water Features] | No |
| E.2.h.v [Impaired Water Bodies] | No |
| E.2.i. [Floodway] | No |
| E.2.j. [100 Year Floodplain] | No |
| E.2.k. [500 Year Floodplain] | No |
| E.2.l. [Aquifers] | No |
| E.2.n. [Natural Communities] | No |
| E.2.o. [Endangered or Threatened Species] | Yes |

| | |
|--|--|
| E.2.o. [Endangered or Threatened Species - Name] | Atlantic Sturgeon, Shortnose Sturgeon, Indiana Bat |
| E.2.p. [Rare Plants or Animals] | No |
| E.3.a. [Agricultural District] | No |
| E.3.c. [National Natural Landmark] | No |
| E.3.d [Critical Environmental Area] | No |
| E.3.e. [National or State Register of Historic Places or State Eligible Sites] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.3.f. [Archeological Sites] | Yes |
| E.3.i. [Designated River Corridor] | No |



NOTE: CANYON BRICK BASE TO MATCH BUILDING AND SUPPLIED BY OTHERS.



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

Customer: Dollar General

Project No: 298739

Scale: 1/2"=1'-0"

Date: 5/16/16

Drawn By: DB

Location & Site No:

Description:

M50 @ 10' OAH

Revised:

Revised:

Customer Approval: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.

Please read carefully, check appropriate box and fax back to Everbrite:

- Sketch OK as is
- New sketch required

SIGNATURE _____

DATE _____



**Parks, Recreation,
and Historic Preservation**

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

December 21, 2020

Caryn Mlodzianowski
Project Manager
Bohler Engineering
17 Computer Drive West
Albany, NY 12205

Re: SEQRA
DG Balmville
Town of Newburgh, Orange County, NY
20PR07692

Dear Caryn Mlodzianowski:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) as part of your SEQRA process. These comments are those of OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

If this project will involve state or federal permitting, funding or licensing, it may require additional review for potential impacts to architectural and archaeological resources, in accordance with Section 106 of the National Historic Preservation Act or Section 14.09 of NYS Parks Recreation and Historic Preservation Law.

Based on the information provided, OPRHP has no concerns regarding the proposed project under SEQRA. Should the project design be changed, we recommend further consultation with this office.

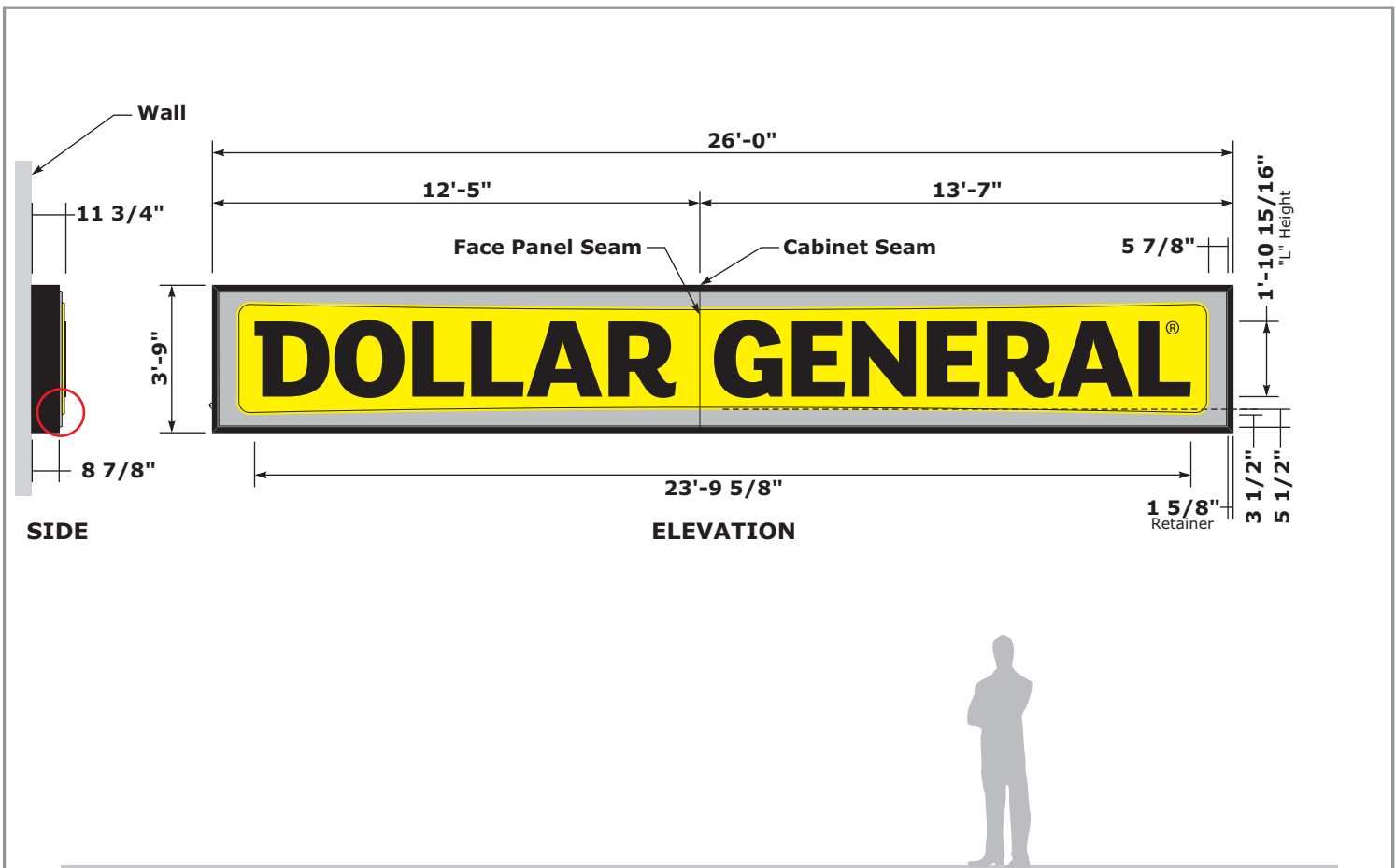
If you have any questions, please don't hesitate to contact me.

Sincerely,

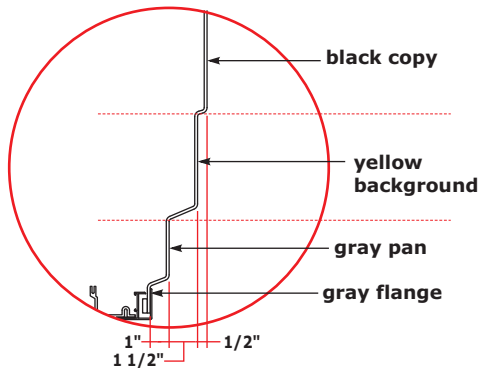
Philip A. Perazio, Historic Preservation Program Analyst - Archaeology Unit
Phone: 518-268-2175
e-mail: philip.perazio@parks.ny.gov

via email only

cc: John Ewasutyn, Town of Newburgh; Matt Lessard, Bohler Engineering



.150" clear UV polycarbonate (Spartech) pan formed face with Black copy over Spraylat C8-2633 Yellow on PMS Cool Gray 5 background. Cabinet to be painted Semi-Gloss Black.



FACE EMBOSMENT DETAIL

| SQUARE FOOTAGE |
|----------------|
| ACTUAL |
| 97.50 sq. ft. |

| COLOR SPECIFICATIONS | |
|---------------------------|-------------------------------|
| Yellow: | match Spraylat C8-2633 |
| Brushed Aluminum: | match Spraylat FM-171 |
| Black (Copy): | match Spraylat Black |
| Semi-Gloss Black (Metal): | match Black Polyurethane |
| Cool Gray: | match PMS Cool Gray 5 |
| Rock Bottom Gray: | match Sherwin Williams SW7062 |
| Green: | match PMS 368C |



File Name: Dollar General Cutsheets 2013

Project #: 13-0181

Page 11 of 33

Date: 08/30/2013

Approved By:



135 SOUTH DAVID LANE
KNOXVILLE, TN 37922
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