

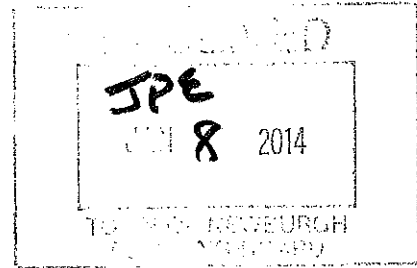
VINCENT J. DOCE ASSOCIATES

ENGINEERS ~ SURVEYORS ~ PLANNERS
PROJECT CONSULTANTS - LAND CONSULTANTS
242 SOUTH PLANK ROAD, NEWBURGH, NEW YORK 12550
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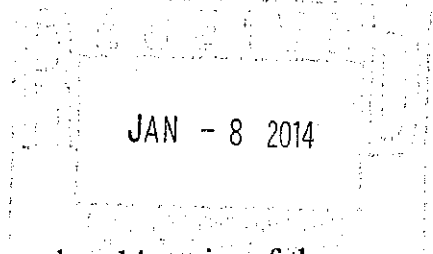
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January 7, 2014

John P. Ewasutyn, Chairman
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, NY 12550



RE: Conceptual Site Plan – Gardner Ridge
Gardnertown Road
Tax Parcel: Section 75 Block 1 Lot 4.12
Town Project No. 2002-29



Dear Mr. Ewasutyn:

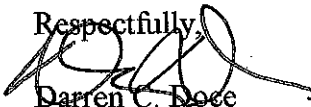
Enclosed are 14 sets of the above referenced subdivision plan, 14 copies of the Short Form EAF, and a check in the amount of \$2500.00 to replenish the escrow account.

As you are aware, due to changes in the Town law, the project has lost its previous approvals. Therefore, the applicant is now proposing a multiple dwelling project on 23.4 acres located in a R3 zoning district. The project will be a combination of non-senior citizen town home dwelling units and senior citizen multiple dwelling units, and is in conformance with the present zoning regulations. For projects of this type, the Town of Newburgh zoning allows for a bonus density of 9 dwelling units per useable acre. After deducting the lands impacted by environmental constraints, the project's useable area is 16.0 acres. The maximum dwelling units permitted by zoning is 144 units and this project proposes 122 units. The zoning code requires that one third of the additional units through application of the bonus density be dedicated to senior citizen dwelling units. In the case of this project 9 senior citizen dwelling units would be required. The project is proposing 32 senior citizen units. Of the 122 units, 90 units will be non-senior citizen single-family attached units (townhomes) and 32 units will be senior citizen units located in a single multiple dwelling building. The previous approval was for 125 condominium flats located in 5 multi-dwelling buildings. A recreation center is also proposed as before.

Municipal water and sewer are available. The parcel is located in the R3 Zoning District, the Newburgh School District and the Cronomer Valley Fire District.

If any further explanation is required, please feel free to contact our office.

Respectfully,



Darren C. Doce

617.20
Appendix B
Short Environmental Assessment Form

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: Site Plan for Gardner Ridge -Multiple Dwelling Project			
Project Location (describe, and attach a location map): Gardnertown Road, Town of Newburgh, Orange County			
Brief Description of Proposed Action: The project consists of 122 multiple dwelling units. There will be 90 single-family attached units (townhomes). These units will be non-senior housing units. There is also a multiple dwelling building containing 32 senior housing units. The project also proposes a recreation center. Municipal water and sewer lines will be extended into the site.			
Name of Applicant or Sponsor: BCM Development Company LLC		Telephone: 973 634-0820 973 664-0917	
Address: 576 Valley Road #301		E-Mail:	
City/PO: Wayne		State: New Jersey	Zip Code: 07470
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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NYSDOT (curb cut), Orange County Dept. of Health (watermain extension) NYSDEC (sewer extension) Town of Newburgh Town Board (bonus density), ACOE (NWP)		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____		23.4+/- acres	
b. Total acreage to be physically disturbed? _____		10.4+/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____		23.4+/- acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ The purpose of any water impoundment would be for possible storm water extended detention. The sizes are to be determined upon design of the storm water management system.	NO <input type="checkbox"/>	YES <input checked="" 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? If Yes, describe: _____ The project is adjacent to the past Town of Newburgh landfill which is no longer in operation.	NO <input type="checkbox"/>	YES <input checked="" 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? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Vincent J. Doce Associates</u>		Date: <u>December 16, 2013</u>
Signature: <u><i>Vincent J. Doce</i></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

ZONE - R3
 REGULATION
 LOT AREA
 LOT WIDTH
 LOT DEPTH
 REAR YARD
 SIDE YARD
 BOTH SIDE YARDS
 * ONE-FAMILY ATTACHED/GARAGE STYLE

MINIMUM
 10 AC.
 300 FT.
 1316 FT.
 3050 FT.
 2530 FT.
 5000 FT.

PROPOSED
 23.4 AC.
 350 FT.
 1316 FT.
 3050 FT.
 2530 FT.
 5000 FT.

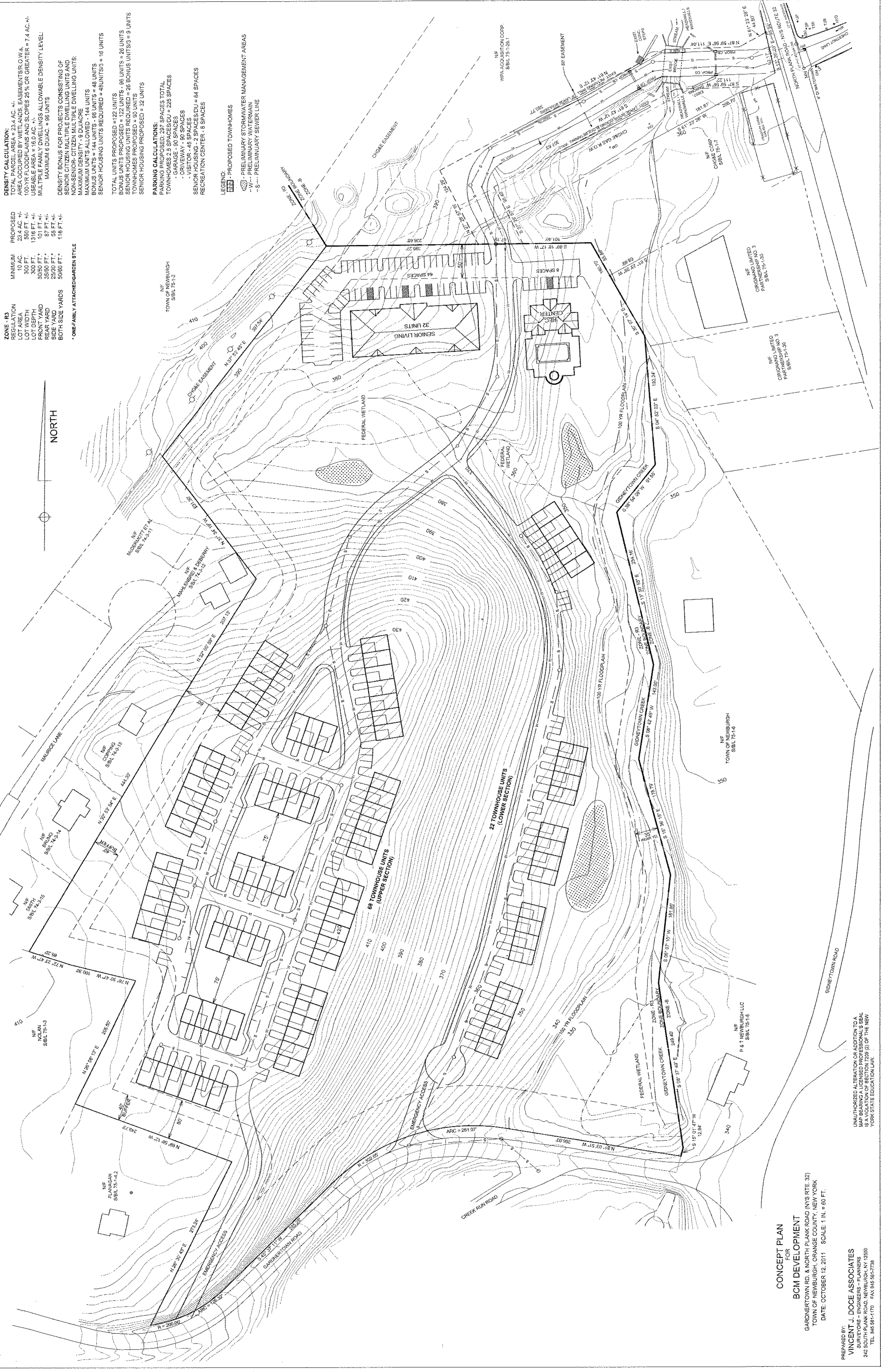
DENSITY CALCULATION:
 TOTAL PARCEL AREA = 23.4 AC. +/-
 AREA OCCUPIED BY WETLANDS, EASEMENTS, R.O.W.s,
 100-YR FLOODPLAINS AND SLOPES 25% OR GREATER = 7.4 AC. +/-
 USABLE AREA = 16.0 AC. +/-
 MULTIPLE DWELLING UNITS ALLOWABLE DENSITY LEVEL:
 MAXIMUM 6 DU/AC = 96 UNITS

DENSITY BONUS FOR PROJECTS CONSISTING OF
 SENIOR CITIZEN MULTIPLE DWELLING UNITS AND
 NON-SENIOR CITIZEN MULTIPLE DWELLING UNITS:
 MAXIMUM DENSITY - 9 DU/ACRE
 SENIOR UNITS = 144 UNITS - 96 UNITS = 48 UNITS
 SENIOR HOUSING UNITS REQUIRED = 48 UNITS/3 = 16 UNITS

TOTAL UNITS PROPOSED = 122 UNITS
 SENIOR UNITS PROPOSED = 122 UNITS - 96 UNITS = 26 UNITS
 TOWNHOMES PROPOSED = 90 UNITS
 SENIOR HOUSING PROPOSED = 32 UNITS

PARKING CALCULATIONS:
 PARKING PROPOSED: 237 SPACES TOTAL
 TOWNHOMES 25 SPACES/DU = 225 SPACES
 - DRIVEWAY 90 SPACES
 - VISITOR 46 SPACES
 RECREATION CENTER - 8 SPACES

LEGEND:
 [Symbol] PROPOSED TOWNHOMES
 [Symbol] PRELIMINARY STORMWATER MANAGEMENT AREAS
 [Symbol] PRELIMINARY WATERMAIN
 [Symbol] PRELIMINARY SEWER LINE



CONCEPT PLAN
 FOR
BCM DEVELOPMENT
 GARDNERTOWN RD. & NORTH PLANK ROAD (NY'S RTE. 32)
 TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK
 DATE: OCTOBER 12, 2011 SCALE: 1 IN. = 60 FT.

PREPARED BY:
VINCENT J. DOCE ASSOCIATES
 ENGINEERS - PLANNERS
 242 SOUTH PLANK ROAD, NEWBURGH, NY 12550
 TEL: 845-561-1770 FAX: 845-561-7738

UNAUTHORIZED ALTERATION OR ADDITION TO A
 MAP BEARING A LICENSED PROFESSIONAL'S SEAL
 IS A VIOLATION OF SECTION 207 OF THE NEW
 YORK STATE EDUCATION LAW.