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CONSULTING ENGINEERS D.P.C.

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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: AMENDED SITE PLAN JWCAH
PROJECT NO.: 14-11
PROJECT LOCATION: SECTION 97, BLOCK 2, LOT 42
PROJECT REPRESENTATIVE: DOCE ASSOCIATES
REVIEW DATE: 29 MAY 2014
MEETING DATE: 5 JUNE 2014

1. A review of the lighting plan submitted identifies apparent inconsistencies in the lighting levels depicted at the fixtures. Assuming all fixtures are the same as identified in the luminaire schedule, the lighting levels should be consistent at each of the fixtures. Lighting levels which are not depicted on the plan currently.
2. Red circles are depicted on the walkway to the parking lot. If this is proposed as lighting fixtures, they should be identified on the lighting schedule.
3. Revision block identifies supplemental emergency/maintenance lighting added. It is unclear where on the plans this lighting was added.
4. Method of operation and time of the lights should be added to the plans. Will lights be manually turned on, run by photo sensors used only during events?

Respectfully submitted,

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

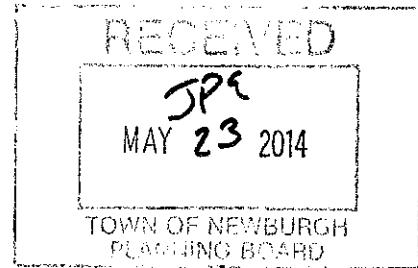
Patrick J. Hines
Associate

REGIONAL OFFICES

• 111 Wheatfield Drive • Milford, Pennsylvania 18337 • 570-296-2765 •
• 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

Vincent J. Doce Associates
ENGINEERS ~ SURVEYORS ~ PLANNERS
PROJECT CONSULTANTS ~ LAND CONSULTANTS
242 SOUTH PLANK ROAD - NEWBURGH, NEW YORK 12550
TEL. 845-561-1170 ~ FAX 845-561-1170

May 22, 2014



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

RE: Amended Site Plan Jehovah Witness Circuit Assembly Hall (JWCAH)
Unity Place
Town of Newburgh Tax Parcel: Section 97 Block 2 Lot 42
Town Project No. 2014- 11

Dear Mr. Ewasutyn:

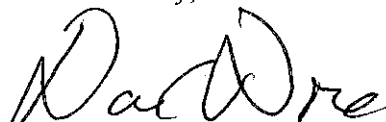
Enclosed are 14 sets of the above referenced plan, 14 copies of the application with a short EAF, and the required fees (\$1500.00 application fee and \$1000.00 escrow fee).

On May 29, 2008 the Planning board approved an amended site plan for this project for an expansion of the parking area. A condition of the approval was that no lighting could be installed without further amended site plan approval.

Periodically, the JWCAH has safety audits done on their properties. As a result of a recent inspection it was recommended that lighting be installed in the parking areas as a safety precaution. This application proposes lighting within the parking expansion area.

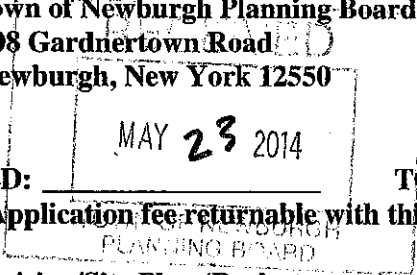
If any further explanation is required, please feel free to contact our office.

Sincerely,


Darren C. Doce

**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: 2014-11

(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):

JWCAH Educational Center Amended Site Plan

2. Owner of Lands to be reviewed:

Name JWCAH, Inc.

Address 23 Unity Place

Newburgh, NY 12550

Phone (845) 569-7970

3. Applicant Information (If different than owner):

Name Jason Joorabchi, Manager

Address e-mail: info@newburghah.org

Representative Vincent Doce

Phone (845) 561-1170

Fax _____

Email vincentdoce@gmail.com or ddoce12@hotmail.com

4. Subdivision/Site Plan prepared by:

Name Jeffrey Gordon, LA . Codespoti & Associates P.C.

Address 504 Boston Post Road, Suite 202

Orange, CT 06477

Phone/Fax (203) 799-1400 FAX (203) 799-0011

5. Location of lands to be reviewed:

23 Unity Place, Newburgh, NY 12550

6. Zone IB

Fire District Goodwill

Acreeage 13.70

School District Newburgh

7. Tax Map: Section 97

Block 2

Lot 42

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots none
Lot line change none
Site plan review Propose amendment to add 8 lights to southeast lot / access drive as shown on
Clearing and grading none Plan SP5
Other _____

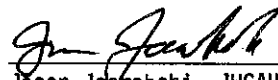
PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF

THE PROJECT: Propose to add 8 light fixtures on 15-ft. poles to southeast lot/access drive to provide safety lighting during occupied hours when natural light not available.

9. Easements or other restrictions on property:

(Describe generally) Conditions as specified in 5/29/2008 Approval of Site Plan Amendment.

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 Manager
Jason Joorabchi, JWCAH, Inc.
Date: 5-16-14

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). Property abuts Unity Place (Town Road)

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

TOWN OF NEWBURGH PLANNING BOARD

JWCAH Educational Center Amended Site Plan
PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

Proposed: Amendment to 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. same Name and address of owner (if different from applicant)
3. Subdivision or Site Plan and Location - Amended Site Plan
4. Tax Map Data (Section-Block-Lot) Section 97 Block 2 Lot 42
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
See SP5 - Proposing adding 8 lights on 15-ft. poles within southeast lot / along access drive.
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. X **Surveyor,s Certification** Note: Not a subdivision.
12. X **Surveyor's seal and signature** Note: Not a subdivision.
13. X **Name of adjoining owners**
14. X **Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements** Note: no wetlands involved.
15. X **Flood plain boundaries** Note: No flood plain involved.
16. X **Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989**
Note: Amendment is to allow lighting. Does not involve sewerage.
17. X **Metes and bounds of all lots** Note: Not a subdivision.
18. X **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)** None involved.
20. X **Right-of-way width and Rights of Access and Utility Placement**
21. X **Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)** Existing. No change proposed.
22. X **Lot area (in sq. ft. for each lot less than 2 acres)** Existing 13.70 acre lot - no change proposed.
23. X **Number of lots including residual lot** Existing single lot
24. X **Show any existing waterways** None involved.
25. X **A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable** Note: no road work involved.
26. na **Applicable note pertaining to owners review and concurrence with plat together with owner's signature** Note: Amendment to existing lot.
27. X **Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.**
Note: location of proposed lights in the southeast lot, access is shown.
28. X **Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided** Note: not a subdivision.
29. X **Show topographical data with 2 or 5 ft. contours on initial submission**

30. X Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number Section 97 Block 2 Lot 42
31. none 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. none Number of acres to be cleared or timber harvested
33. none Estimated or known cubic yards of material to be excavated and removed from the site
34. none Estimated or known cubic yards of fill required
35. none The amount of grading expected or known to be required to bring the site to readiness
36. none 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. none 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: Richard A. Eldred, P.E.
Licensed Professional

Date: May 15, 2014

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): May 15, 2014

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part I - 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 I 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 I - Project and Sponsor Information | | | |
|---|--------------|--|----------------|
| Name of Action or Project: JWCAH Educational Center Amended Site Plan | | | |
| Project Location (describe, and attach a location map): JWCAH Educational Center, 23 Unity Place, Newburgh, NY 12550 - See Plan SP5 | | | |
| Brief Description of Proposed Action: Add 8-light fixtures on 15-ft. poles within southeast parking lot/access drive perimeter to provide safety lighting during occupied hours when natural light not available. | | | |
| Name of Applicant or Sponsor: JWCAH, Inc., c/o Jason Joorabchi, Manager | | Telephone: (845) 569-7970 E-Mail: info@newburghah.org | |
| Address: 23 Unity Place | | | |
| City/PO: Newburgh | State: NY | Zip Code: 12550 | |
| 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 X YES |
| 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: | | | NO X YES |
| 3.a. Total acreage of the site of the proposed action? | | 0 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? | | 13.70 acres | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | |
| <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland | | | |

| | NO | YES | N/A |
|--|----|-----|-----|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? | | X | |
| b. Consistent with the adopted comprehensive plan? | | X | |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | X |
| 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 | X |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | X |
| b. Are public transportation service(s) available at or near the site of the proposed action? | | X | |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | | X | |
| 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: Low Energy Light Emitting Diodes (LED) | NO | YES | X |
| 10. Will the proposed action connect to an existing public/private water supply? not applicable If No, describe method for providing potable water: _____ | NO | YES | |
| 11. Will the proposed action connect to existing wastewater utilities? not applicable If No, describe method for providing wastewater treatment: _____ | NO | YES | |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | NO | YES | X |
| b. Is the proposed action located in an archeological sensitive area? | | | |
| 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? | NO | YES | X |
| 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: _____ | | X | |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Developed site - adding safety lighting | | | |
| 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 | X |
| 16. Is the project site located in the 100 year flood plain? | NO | YES | X |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES | NO | YES | X |

| | | |
|---|--------------------|-----|
| 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: _____ | NO | YES |
| | X | |
| 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: _____ | NO | YES |
| | X | |
| 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 | YES |
| | X | |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: JWCAH, Inc. Richard I. Eldred, P.E. | Date: May 15, 2014 | |
| Signature: <i>Richard I. Eldred</i> | | |

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? | | |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | | |
| 3. Will the proposed action impair the character or quality of the existing community? | | |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | | |
| 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? | | |
| 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? | | |
| 7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities? | | |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | | |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | | |

| | 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? | | |
| 11. Will the proposed action create a hazard to environmental resources or human health? | | |

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.

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.

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

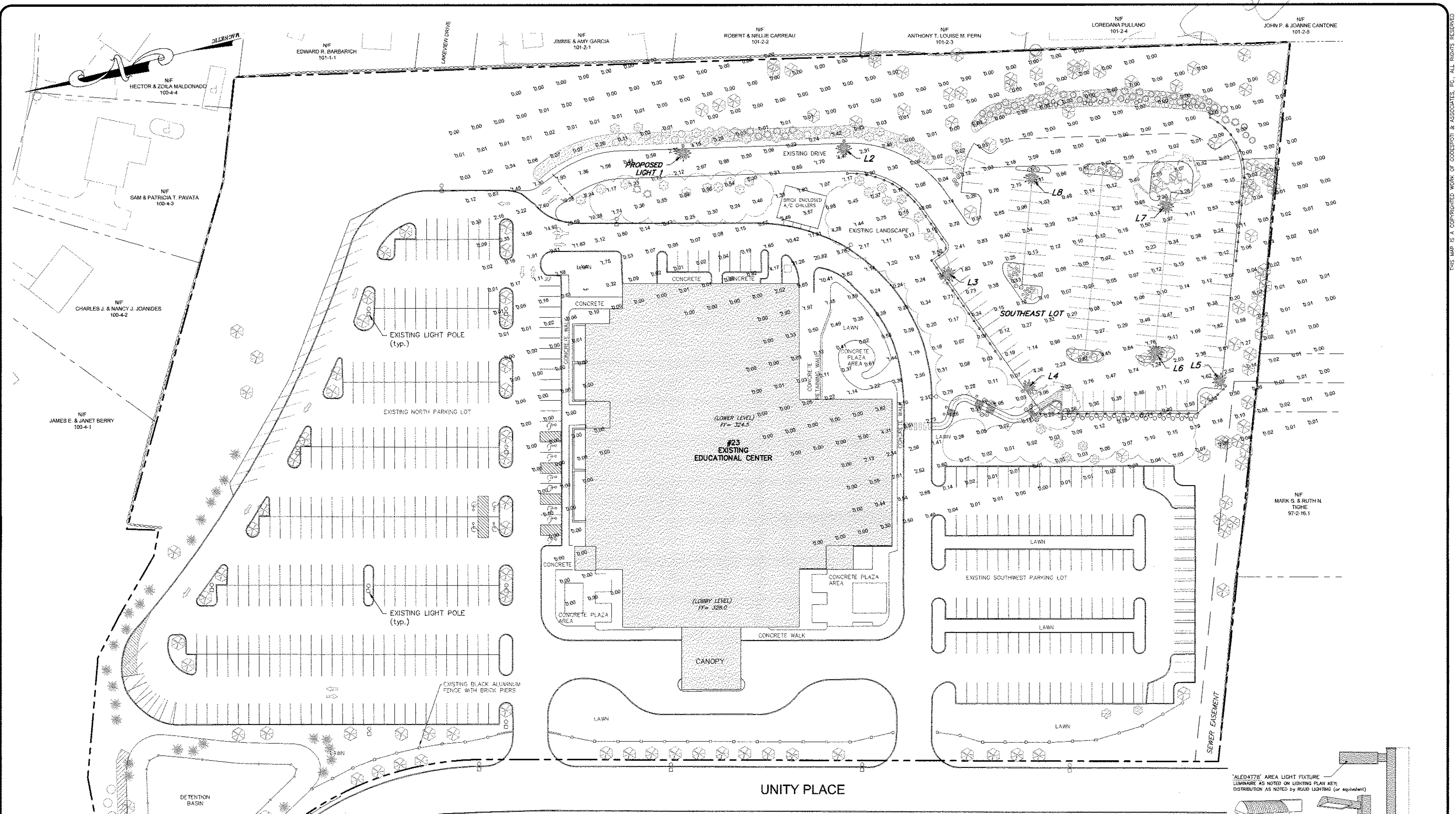
Date

Print or Type Name of Responsible Officer in Lead Agency

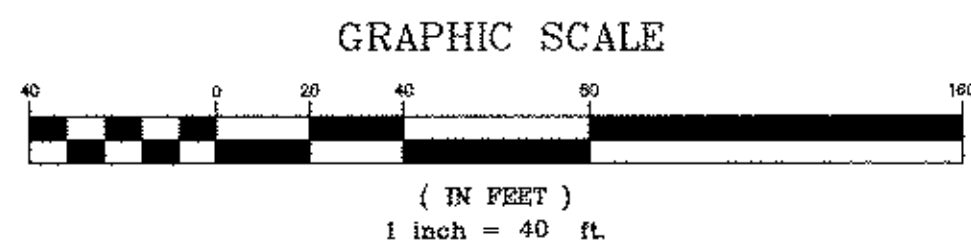
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)



**AGENCY SUBMISSION ONLY
NOT FOR CONSTRUCTION**



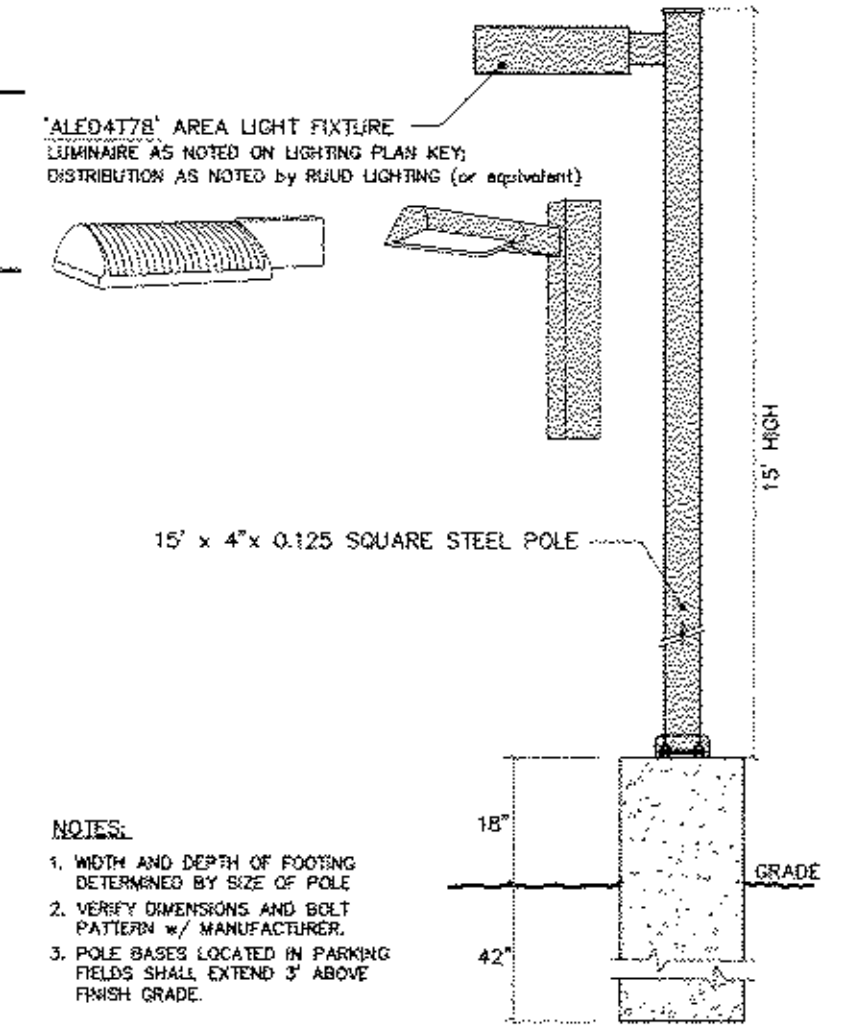
STATISTICS

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min | Avg/Max |
|---------------|--------|--------|---------|--------|---------|---------|---------|
| Upper/Pkg/Lot | ◊ | 0.80fc | 21.28fc | 0.05fc | N/A | N/A | 0.01 |

LUMINAIRE SCHEDULE

| Symbol | Label | Qty | Catalog Number | Description | Temp | File | Lumens | L.P. | Watts |
|--------|-------|-----|---------------------------------------|---|------|-------------|---------|-------|-------|
| ◊ | 8 | 8 | ALED4778-RVLED4778-WPLED4778 (TYPE 1) | CAST FINISHED METAL HOUSING, 6 CIRCUIT BOARD EACH WITH 1 LED, 1/2 INCHES 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED. CLEAR FLAT GLASS LENS IN CAST WHITE PAINTED METAL LENS FRAME. | 50° | ALED4778.jm | Abacast | 5,000 | 78.1 |

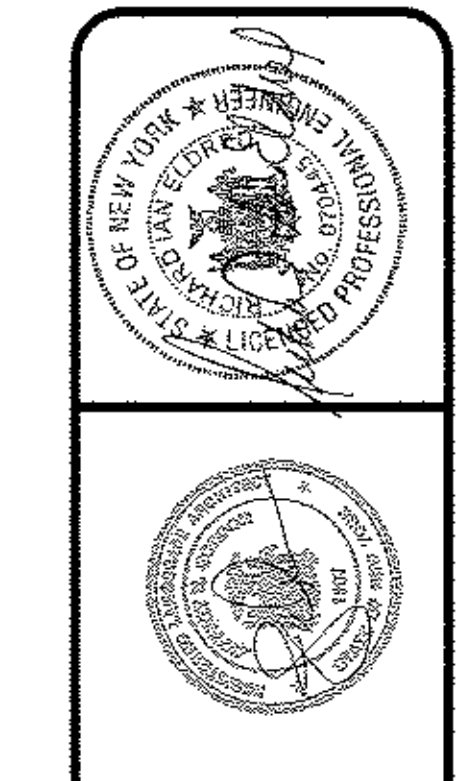
- NOTES**
- ALL POLE HEIGHTS PER MANUFACTURER RECOMMENDATIONS AT 15 FEET HEIGHT. DESIGN SHOWS WORST CONDITION OF LIGHT SPILL. LOWER HEIGHTS WILL RESULT IN LOWER HORIZONTAL ILLUMINANCE.
 - CALCULATED VALUES SHOWN ON DRAWINGS ARE IN FOOT CANDLES (FC). DISTANCE BETWEEN CROSS HAIRS AT 15 FT AND DO NOT ACCOUNT FOR ADDITIONAL REDUCTIONS IN POTENTIAL LIGHTING THROUGH SCREENING BY LANDSCAPE SCREENING.
 - VEHICLE AREAS:
HIGH ACTIVITY LEVEL: 2 FC AVERAGE ON PAVEMENT
MEDIUM ACTIVITY LEVEL: 1 FC AVERAGE ON PAVEMENT
LOW LEVEL OF ACTIVITY: 0.5 FC AVERAGE ON PAVEMENT
 - PARKING AND PEDESTRIAN AREA:
HIGH ACTIVITY LEVEL: 0.9 FC MINIMUM ON PAVEMENT
MEDIUM ACTIVITY LEVEL: 0.6 FC MINIMUM ON PAVEMENT
LOW LEVEL OF ACTIVITY: 0.2 FC MINIMUM ON PAVEMENT



EXTERIOR LIGHT FIXTURE DETAIL
N.T.S.

REVISIONS

| BY | DATE | DESCRIPTION |
|----|---------|--|
| | 3-25-08 | MODIFICATIONS PER STAFF |
| | 6-2-08 | MODIFICATIONS PER CONDITIONS OF APPROVAL |
| | 7-22-08 | ADD COMMENTS FROM KALA |
| | 8-11-08 | ADD COMMENTS FROM KALA |
| | 4-3-14 | MAINTENANCE LIGHTING ADDED |
| | 1-16-14 | LIGHT POLE DETAIL/NEW POLES LABEL |



CODESPOTI & ASSOCIATES P.C.
504 BOSTON POST ROAD, SUITE 202
GRANDE, CONNECTICUT 06477
PHONE: 203-798-0011
FAX: 203-798-0011

AMENDED SITE DEVELOPMENT PLANS
JWCAH EDUCATIONAL CENTER
PREPARED FOR
JWCAH, INC.
23 UNITY PLACE
NEWBURGH, NEW YORK

SITE LIGHTING PLAN
UPPER LOT

| DWG # | CHECKED |
|----------|----------|
| 03726 | 2/12/08 |
| CAD FILE | ACAD VER |
| 3652 | LD07 |
| DATE | |
| SCALE | |
| 1" = 40' | |
| JOB NO. | |
| 3652 | |
| SHEET | |

SP5