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CONSULTING ENGINEERS D.P.C.

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

PROJECT: KOLB RADIOLOGY
PROJECT NO.: 19-18
PROJECT LOCATION: SECTION 75, BLOCK 1, LOT 19.15
REVIEW DATE: 13 AUGUST 2019
MEETING DATE: 15 AUGUST 2019
PROJECT REPRESENTATIVE: MAURI ARCHITECTS

1. The project involves the conversion of an existing garage area into an MRI Suite. Additional site improvements include upgrading of the parking lot.
2. The proposed pavement details should be detailed on the plans.
3. Stripping details compliant with Newburgh double stripe details should be added to the plans for re-stripping of the re-surfaced parking lot.
4. One accessible parking space is depicted. The Applicants are requested to evaluate whether additional accessible parking spaces are required based on proposed use and number of spaces on the site.
5. Gerry Canfield's comments regarding the need for fire suppression sprinkling of the addition should be received.
6. It is believed the existing structure is connected to the Town's water and sewer.
7. The project is located to a lot which adjoins the R-3 Zone with a professional office overlay. A heavily wooded tree line exists between this site and the residences on Blue Jay Drive. The Planning Board should determine if this existing buffer is adequate for compliance with the Town's buffer requirements between the B Zone and R-3. It is noted that gaps exist in the tree line.
8. The project is located within 500 feet of Interstate 84 and must be submitted to County
• Regional Office • 111 Wheatfield Drive • Suite 1 • Milford, Pennsylvania 18337 • 570-296-2765 •

Planning for review.

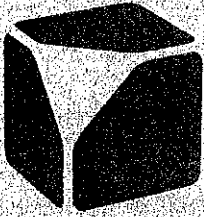
9. Information on any proposed additional site lighting should be depicted on the plans.
10. The existing dumpster enclosure is in disrepair and is located a significant distance from the professional office in the vicinity of the residential structures on Blue Jay Drive. The Applicants are requested to evaluate re-construction of the dumpster and possible re-location of the dumpster to the vicinity of the shed closer to the structure.
11. The Applicants representative are requested to evaluate existing landscape conditions. It appears the landscaping has matured over time to be significantly higher than the gutter lines along the building frontage.
12. Existing bollard lighting is not depicted along the building frontage. The existing bollard lighting will be impacted the proposed addition.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw



MARTIN J. DIESING AIA
RICHARD K. TOMPKINS AIA

AUG 12 2019
MAURI ARCHITECTS

August 09, 2019

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

Re: Kolb Radiology
12 Hudson Valley Prof. Plaza, Newburgh, NY
Town of Newburgh Project #PB 2019-18

Dear Chairman Ewasutyn and Planning Board Members,

Kolb Radiology is proposing to occupy a portion of an existing Office building located at the above referenced address. The existing parcel is approximately 1.29 acres and is located within the B (Business) zoning district.

This proposal includes converting the existing 4 bay garage at the existing Office building into Kolb Radiology's Medical Offices along with the construction of a new 105 square foot entry addition on the North (rear) side of the existing building. This addition will contain both access to the proposed Kolb Radiology Medical Office and the existing Offices.

Attached for your review and consideration is a Proposed Site Plan, Short Environmental Assessment Form and related Applications. I look forward to meeting with you and the Planning Board to discuss this project further. Should you have any questions prior to the next Planning Board meeting, please do not hesitate to contact my office.

Sincerely,

Martin J. Diesing RA AIA

**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:** 19-18
(Application fee returnable with this application)

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

Kolb Radiology

2. Owner of Lands to be reviewed:

Name Kevin Weiner
Address 16 Clubhouse Lane
Scarsdale, NY 10583
Phone _____

3. Applicant Information (If different than owner):

Name Jay Diesing, RA, AIA - Mauri Architects PC
Address 73 Mansion Street
Poughkeepsie, NY 12601
Representative _____
Phone 845.452.1030
Fax N/A
Email Jay@mauri-architects.com

4. Subdivision/Site Plan prepared by:

Name Jay Diesing, RA, AIA - Mauri Architects PC
Address 73 Mansion Street
Poughkeepsie, NY 12601
Phone/Fax Phone = 845.452.1030 / Fax = N/A

5. Location of lands to be reviewed:

12 Hudson Valley Professional Plaza, Newburgh NY 12550

6. Zone B - Business **Fire District** Goodwill
Acreage 1.29 +/- **School District** Newburgh

7. Tax Map: Section 75 **Block** 1 **Lot** 19.15

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 For 105 sf Building Addition / Conversion of Garage to Office

Clearing and grading N/A


Other N/A

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) Existing Easement (Filed Map 6800)

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 Architect

Date: August 09, 2019

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.

TOWN OF NEWBURGH PLANNING BOARD

Kolb Radiology

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

30. N/A Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. N/A 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. N/A Number of acres to be cleared or timber harvested
33. N/A Estimated or known cubic yards of material to be excavated and removed from the site
34. N/A Estimated or known cubic yards of fill required
35. N/A The amount of grading expected or known to be required to bring the site to readiness
36. N/A 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. N/A 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. 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: August 09, 2019

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.

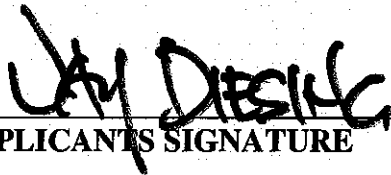
Prepared (insert date):

FEE 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.

Jay Diesing, RA, AIA

APPLICANT'S NAME (printed)



APPLICANT'S SIGNATURE

August 09, 2019

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) Kevin Weiner, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 16 Clubhouse Lane, Scarsdale

IN THE COUNTY OF Westchester

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF _____

12 Hudson Valley Professional Plaza, Newburgh NY

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND Jay Diesing - Mauri Architects PC IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

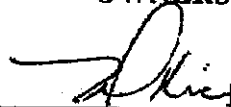
DATED: 8/7/19



OWNERS SIGNATURE

Kevin Weiner

OWNERS NAME (printed)



WITNESS' SIGNATURE

MARY RICE

WITNESS' NAME (printed)

NAMES OF ADDITIONAL
REPRESENTATIVES

**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:

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
 PLANNING BOARD
 ZONING BOARD OF APPEALS
 ZONING ENFORCEMENT OFFICER
 BUILDING INSPECTOR
 OTHER

August 09, 2019

DATED

Jay Diesing, RA, AIA

INDIVIDUAL APPLICANT

Mauri Architects PC

CORPORATE OR PARTNERSHIP APPLICANT

BY:


(Pres.)

(Partner)

(Vice-Pres.)

(Sec.) (Treas.)

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: August 09, 2019

NAME OF PROJECT: Kolb Radiology

The applicant is to submit in writing the following items prior to signing of the site plans.

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.)

Vinyl Lap Siding to Match Existing

COLOR OF THE EXTERIOR OF BUILDING:

Cream to Match Existing

ACCENT TRIM:

Location: Window & Door Trims, Fascias

Color: Beige to Match Existing

Type (material): Aluminum / Vinyl / PVC at New Columns

PARAPET (all roof top mechanicals are to be screened on all four sides):

N/A

ROOF:

Type (gabled, flat, etc.): Gabled

Material (shingles, metal, tar & sand, etc.): Shingles to Match Existing

Color: Brown

WINDOWS/SHUTTERS:

Color (also trim if different): N/A

Type: _____

DOORS:

Color: Painted Beige to Match Existing

Type (if different than standard door entrée): Wood w/ Full Glazing

SIGN:

Color: Black

Material: Plastic

Square footage of signage of site: 6 sf wall mounted sign.

Tenant sign to be added to vacant
portion of existing monument sign.

Jay Diesing, RA, AIA - Mauri Architects PC

Please print name and title (owner, agent, builder, superintendent of job, etc.)

Signature



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: Kolb Radiology			
Project Location (describe, and attach a location map): 12 Hudson Valley Prof. Plaza, Newburgh NY12550			
Brief Description of Proposed Action: Converting an existing 4 bay garage at an existing Office Building to new Medical Office for Kolb Radiology. A Proposed 105 sf entry addition is proposed for accessibility to new and existing spaces.			
Name of Applicant or Sponsor: Jay Diesing, RA, AIA - Mauri Architects PC		Telephone: 845.452.1030 E-Mail: Jay@mauri-architects.com	
Address: 73 Mansion Street			
City/PO: Poughkeepsie		State: NY	Zip Code: 12601
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"/>
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: Building Permit from Town of Newburgh			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.29 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? _____ 1.29 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input 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			

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?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?			
	<input checked="" type="checkbox"/>	<input 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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"/> Wetland	<input checked="" type="checkbox"/> Urban	<input checked="" type="checkbox"/> 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" 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: <u>Jay Diesing, RA - Mauri Architects PC</u> Date: <u>August 09, 2019</u>		
Signature: <u>JAY DIESING</u> Title: <u>ARCHITECT</u>		

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

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"/>
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"/>

Project:	
Date:	

**Short Environmental Assessment Form
Part 3 Determination of Significance**

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 FORM

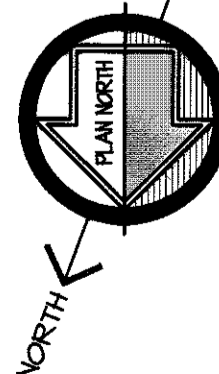
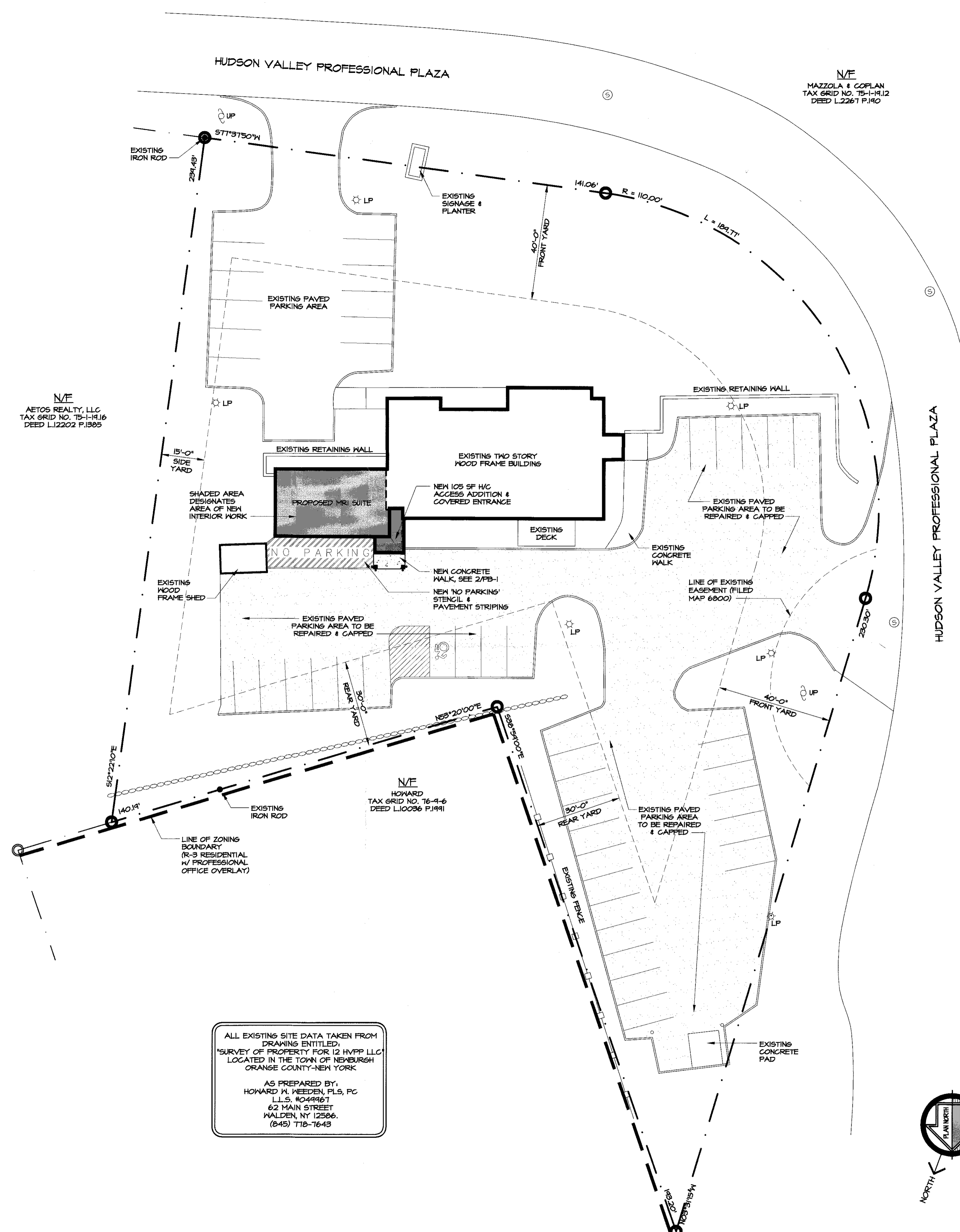
N/E
AETOS REALTY, LLC
TAX GRID NO. 75-1-19.16
DEED L12202 P.1395

N/E
MAZZOLA & COPLAN
TAX GRID NO. 75-1-19.12
DEED L2267 P.140

N/E
HOWARD
TAX GRID NO. 76-4-6
DEED L10036 P.1441

ALL EXISTING SITE DATA TAKEN FROM
DRAWING ENTITLED:
"SURVEY OF PROPERTY FOR 12 HVPP LLC"
LOCATED IN THE TOWN OF NEWBURGH
ORANGE COUNTY-NEW YORK

AS PREPARED BY:
HOWARD M. WEEDEN, PLS, PC
L.L.S. 8049161
62 MAIN STREET
WALDEN, NY 12586.
(845) 718-1643



1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"



PROPOSED SITE PLAN FOR:
KR KOLB RADIOLOGY
KOLB RADIOLOGY
12 HUDSON VALLEY PROF. PLAZA
NEWBURGH, NY

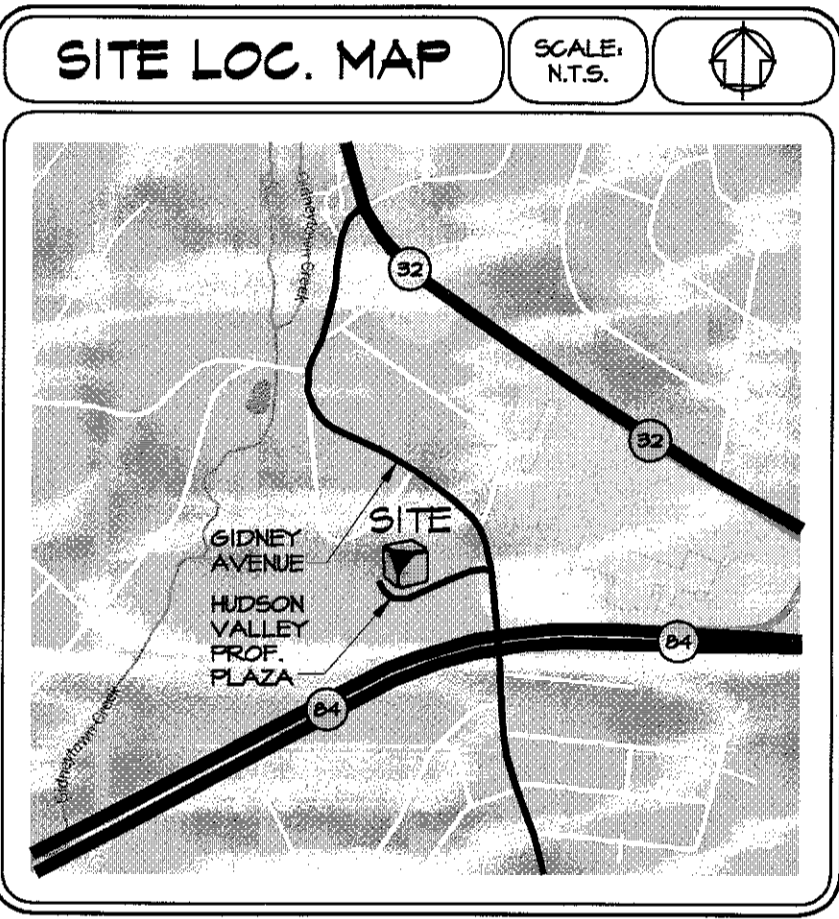
INDEX TO DRAWINGS

SHT. #	TITLE
PB-1	PROPOSED SITE PLAN, LOCATION MAP, ZONING CHART AND DETAILS
PB-2	PROPOSED PARTIAL FLOOR PLAN AND PROPOSED PARTIAL NORTH ELEVATION

OWNER & APPLICANT

NAME OF OWNER: KEVIN WEINER
ADDRESS: 16 CLUBHOUSE LANE
SCARSDALE, NY 10583

NAME OF APPLICANT: JAY DIESING, RA, AIA
MAURI ARCHITECTS PC
ADDRESS: 73 MANSION STREET
POUGHKEEPSIE, NY 12601



OWNER'S CONSENT

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THESE PLANS, THEIR CONTENT AND LEGENDS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED THEREON.

SIGNED THIS _____ DAY OF _____, 20__

SITE PLAN APPROVAL

SITE PLAN APPROVED BY RESOLUTION # _____ OF THE PLANNING BOARD OF THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK, THE _____ DAY OF _____, 20__ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION; ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

THIS APPROVAL SHALL BE VALID FOR A PERIOD OF ONE YEAR AND MUST BE COMPLETED WITHIN TWO YEARS OF THE ABOVE DATE. AN EXTENSION MAY BE GRANTED SUBJECT TO THE CONDITIONS OF THE CODE OF THE TOWN OF NEWBURGH.

SIGNED THIS _____ DAY OF _____, 20__

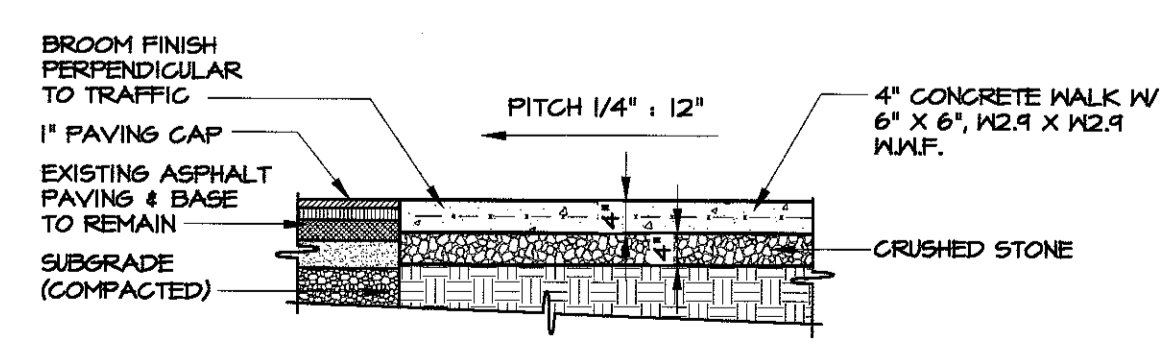
CHAIRMAN _____

ZONING DATA CHART SBL # 75-1-19.15 TOWN OF NEWBURGH

ZONE	B	REQUIRED		
		MIN	EXISTING	PROPOSED
LOT AREA		15,000 SF	1,293 ACRES 56,202± SF	1,293 ACRES 56,202± SF
LOT WIDTH		100'	225'-11"±	225'-11"±
LOT DEPTH		150'	181'-9"±	181'-9"±
FRONT YARD SETBACK	MIN	40'	66'-9"±	66'-9"±
REAR YARD SETBACK	MIN	30'	67'-0"±	55'-7"±
SIDE YARD SETBACKS	MIN	15' (ONE) 30' (BOTH)	39'-5"±	39'-5"±
LOT BUILDING COVERAGE	MAX	40%	7.9%	8.1%
BUILDING HEIGHT	MAX	35'	22'-6"±	22'-6"±
LOT SURFACE COVERAGE	MAX	80%	54.4%	54.4%
PARKING	1/200 SF	MIN	34	45
BASEMENT =			3,317 SF	
FIRST FLOOR =			4,282 SF	
			16,499 SF	

GENERAL NOTES

1. THE PROPOSED BUILDING SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE, LOCAL CODES AND ALL OTHER APPLICABLE CODES AND ORDINANCES.



2 WALK DETAIL
SCALE: 1/2" = 1'-0"



project no.
19-24

date
09 AUG 19

drawn by
SW

revision	description

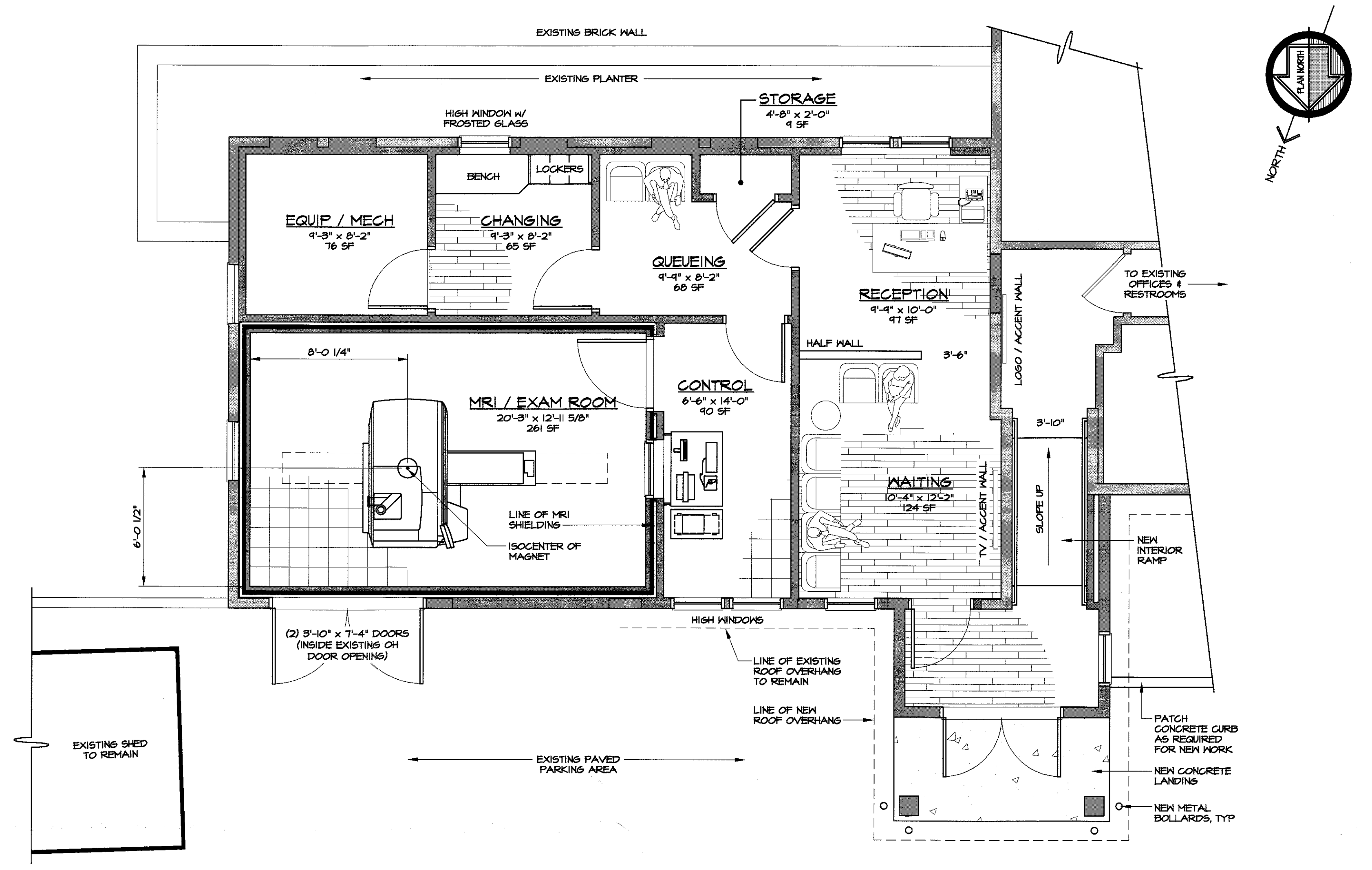
PROPOSED SITE PLAN FOR:
KR KOLB RADIOLOGY
KOLB RADIOLOGY
12 HUDSON VALLEY PROF. PLAZA
NEWBURGH, NY

PROPOSED SITE PLAN, LOCATION MAP,
ZONING CHART AND DETAILS

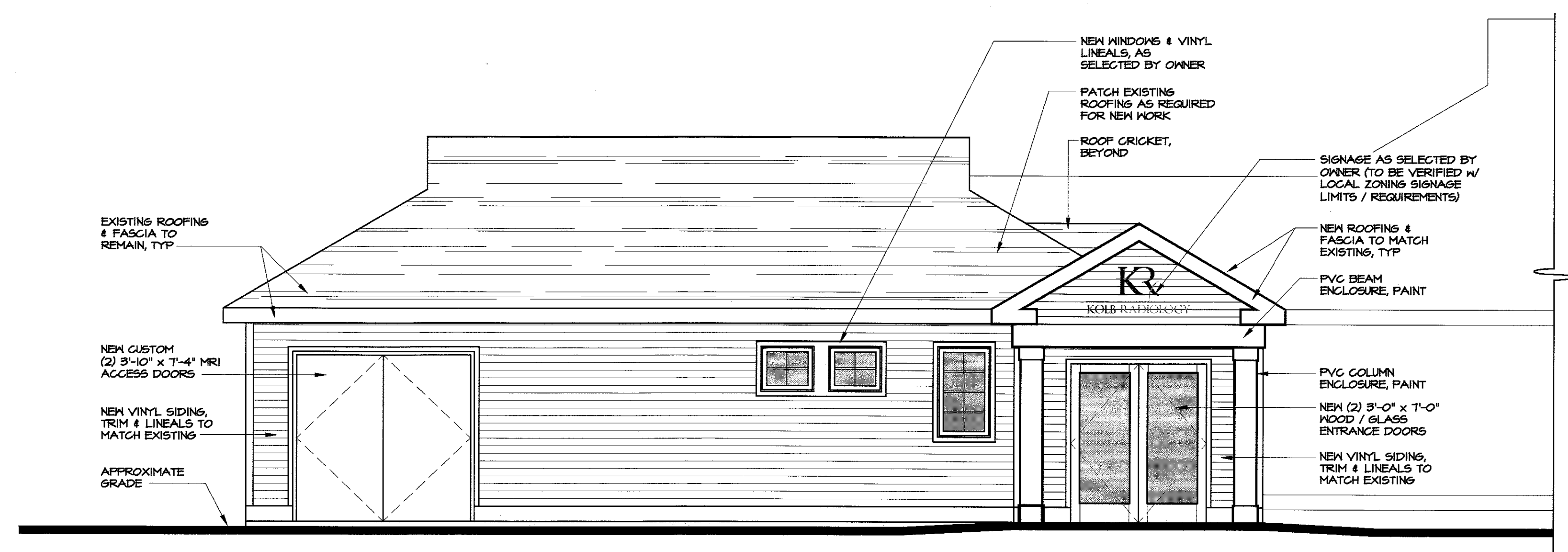
MAURI ARCHITECTS PC
73 MANSION STREET
POUGHKEEPSIE NY 12601 845-452-0280 mauri-architects.com

PURSUANT TO SECTION 945-B(1) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW





1 PROPOSED PARTIAL FLOOR PLAN
 PB-2 SCALE: 1/4" = 1'-0"
 0 1' 2' 5' 10'



2 PROPOSED PARTIAL NORTH ELEVATION
 PB-2 SCALE: 1/4" = 1'-0"
 0 1' 2' 5' 10'

project no.	19-24
date	09 AUG 19
drawn by	SW
description	
revision	

PROPOSED SITE PLAN FOR:

KOLB RADIOLOGY
 KOLB RADIOLOGY
 12 HUDSON VALLEY PROF. PLAZA
 NEWBURGH, NY

PROPOSED PARTIAL FLOOR PLAN AND
 PROPOSED PARTIAL NORTH ELEVATION

MAURI ARCHITECTS PC
 15 MANHATTAN STREET POUGHKEEPSIE NY 12601 845.452.0550 mauri-architects.com

PROPOSED BY:

MAURI ARCHITECTS PC

