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

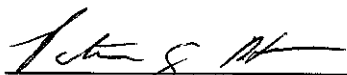
PROJECT: LANDS OF COSTUBBS, LLC-CLEARING PERMIT
PROJECT NO.: 17-02
PROJECT LOCATION: SECTION 86, BLOCK 1, LOT 39.3
REVIEW DATE: 16 JANUARY 2017
MEETING DATE: 19 JANUARY 2017
PROJECT REPRESENTATIVE: VINCENT J. DOCE, ASSOCIATES

1. Applicants are applying to clear and grade an approximately 3.5 acre portion of a 5.63+/- acre portion of property located at the intersection of Lakeside Road/Route 17K and Interstate 84 westbound off ramp.
2. The short Environmental Assessment Form provided should be filled out on line connected to NYSDEC's data base to provide site specific information from the data base.
3. The site contains NYSDEC fresh water wetlands. The fresh water wetlands delineation and regulated adjacent area should be confirmed with NYSDEC personnel.
4. Note #25 identifies that stumps shall be left in place to eliminate soil disturbance. The note further goes on to state that "if it is decided to remove" that a stormwater pollution prevention plan and submission to DEC is required. We would suggest that such document be prepared at this time and that coverage under the stormwater permit be obtained as it appears the intent of the owner to remove the stumps. Leaving the cleared stumps will have a significant visual impact on the very busy intersection. The open ended nature of Notes #25 & #26 are a concern.
5. Plans should identify loading areas for equipment, shipping and trucks on both portions of the site.
6. Stabilized construction entrance should be approved by Town Highway Superintendent. Stabilized construction entrance should depict stabilized construct areas 50 feet in length per detail.
7. Performance security and compliance in Section 83-12 is required to be posted.

8. The Planning Board should consider the visual impacts of the speculative land clearing at the very busy intersection.
9. The Planning Board may schedule a Public Hearing for the project in accordance with the Town's clearing and grading ordinance. A Public Hearing is not required for disturbances less than 5 acres, however the ordinance states that the Planning Board *may* hold said Public Hearing on any application before it.

Respectfully submitted,

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



Patrick J. Hines
Principal

PJH/kbw

VINCENT J. DOCE ASSOCIATES

ENGINEERS ~ SURVEYORS ~ PLANNERS
PROJECT CONSULTANTS - LAND CONSULTANTS
242 SOUTH PLANK ROAD - NEWBURGH, NEW YORK 12550
TEL. 845-561-1170 ~ FAX 845-561-7738

January 9, 2017

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

Re: Clearing Permit - Lands of Costubbs LLC
2 Lakeside Road
S/B/L 86-1-39.3
Town Project No. 2017-02

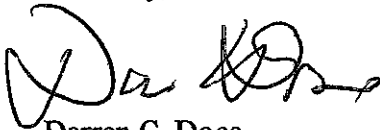
Dear Mr. Ewasutyn:

Enclosed are a clearing application, a clearing plan outlining the activities to be performed at the above referenced site, a short form EAF and the application/escrow fees.

The subject parcel is a 5.63 +/- acre parcel located at 2 Lakeside Road (intersection of Lakeside Road and Route 17K). This parcel is located in the IB zone, the Valley Central School District and the Coldenham Fire District. There is a NYSDEC freshwater wetland located in the center portion of the site that has been delineated by Michael Nowicki of Ecological Solutions LLC. The applicant would like to clear the trees and brush from the 3.5 acre +/- portion of the site not located within the wetland or 100-foot adjacent area. Initially, the stumps will remain in place so as to eliminate any soil disturbance. The applicant has been advised by their realtor that clearing the site will increase its marketability. Clearing the site will also remove the clearing restrictions that exist during certain months of the year.

If, after reviewing the attached material, you have any questions or comments please feel free to contact me.

Sincerely,



Darren C. Doce

cc Patrick Hines
Michael Donnelly, Esq.

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: _____
(Application fee returnable with this application)

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

CLEARING PLAN LANDS OF COSTUBBS LLC

2. Owner of Lands to be reviewed:

Name CO STUBBS LLC
Address 40 E 42ND ST SUITE 1942
NEW YORK NY 10165
Phone 212 498 9980

3. Applicant Information (If different than owner):

Name SAME
Address _____

Representative DARREN C. DOCE
Phone 845-561-1170
Fax 845-561-7738
Email DDOCE12@HOTMAIL.COM

4. Subdivision/Site Plan prepared by:

Name VINCENT J. DOCE ASSOCIATES
Address 242 SOUTH PLANK RD
NEWBURGH NY 12550
Phone/Fax 845-561-1170 / 845 561-7738

5. Location of lands to be reviewed:

2 LAKE SIDE ROAD

6. Zone LB
Acreage 5.63±

Fire District COLDENHAM
School District VALLEY CENTRAL

7. Tax Map: Section 86 Block 1 Lot 39.3

8. Project Description and Purpose of Review:

Number of existing lots _____ Number of proposed lots _____

Lot line change _____

Site plan review _____

Clearing and grading CLEARING _____

Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) NONE

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature [Signature] Title VP, Operations

Date: 12/19/16

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.

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.

Mark Winter - Gitelson
APPLICANT'S NAME (printed)


APPLICANTS SIGNATURE

12/19/16
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) Costubbs LLC, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 40E 42nd Street, Suite 1942,
IN THE COUNTY OF New York City
AND STATE OF New York ::

AND THAT HE/SHE IS THE OWNER IN FEE OF _____
TAX PARCEL SECTION 86 BLOCK 1 LOT 39.3

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND VINCENT J. DOCE ASSOCS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 12-19-2016


OWNERS SIGNATURE

Mark Winter Gitelson
OWNERS NAME (printed)


WITNESS' SIGNATURE

Yvonne Sun
WITNESS' NAME (printed)

NAMES OF ADDITIONAL
REPRESENTATIVES

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

12/19/2016
DATED

Mark Winter Gitelson
APPLICANT'S NAME (printed)


APPLICANT'S SIGNATURE

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

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

 NONE

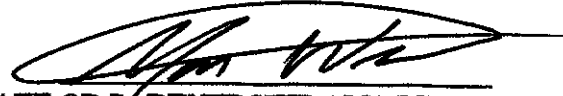
 NAME, ADDRESS, RELATIONSHIP OR INTEREST
(financial or otherwise)

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

 DATED

 INDIVIDUAL APPLICANT



 CORPORATE OR PARTNERSHIP APPLICANT

BY: VP of US operations
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)

TOWN OF NEWBURGH PLANNING BOARD

CLEARING PLAN - COSTUBBS LLC
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. ^{N.A.} 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
HOUSE IS PROPOSED.
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. Surveyor,s Certification
12. Surveyor's seal and signature
13. Name of adjoining owners
14. Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. ^{NONE} Flood plain boundaries
16. ^{N.A. NOT REQUIRED} 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. ^{NONE} Show existing or proposed easements (note restrictions)
20. ^{NONE} 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. Number of lots including residual lot
24. 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. ^{N.A.} Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. ^{N.A.} Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. Show topographical data with 2 or 5 ft. contours on initial submission

30. NONE Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
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. 3.5[±] Number of acres to be cleared or timber harvested
33. 0 Estimated or known cubic yards of material to be excavated and removed from the site
34. 0 Estimated or known cubic yards of fill required
35. 0 The amount of grading expected or known to be required to bring the site to readiness
36. 0 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. 0 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: W. A. Wore
Licensed Professional

Date: 1/4/2017

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):

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: CLEARING PLAN LANDS OF COSTUBBS LLC							
Project Location (describe, and attach a location map): 2 LAKESIDE ROAD, TOWN OF NEWBURGH, ORANGE CO							
Brief Description of Proposed Action: CLEARING TREES AND BRUSH TOTALING 3.5± AC.							
Name of Applicant or Sponsor: COSTUBBS LLC		Telephone: 212 498 9980					
Address: 40 E 42ND STREET SUITE 1942		E-Mail: YSUN@COFINANCEGRP.COM					
City/PO: NEW YORK		State: NY	Zip Code: 1065				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		5.63± acres					
b. Total acreage to be physically disturbed?		3.5± acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.65± 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 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							

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

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

Applicant/sponsor name: DARREN C. DOLE
VINCENT J. DOLE ASSOC. Date: 1/4/2017

Signature: [Signature]

Agency Use Only [If applicable]

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"/>

Agency Use Only [If applicable]

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.

- 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)

Town of Newburgh
308 Gardnertown Road
Newburgh, New York 12550

Examined _____ 20 _____

Approved _____ 20 _____

Disapproved _____ 20 _____

APPLICATION FOR CLEARING AND GRADING

Fee: 500.00

Date: 1/3/2017

NAME OF OWNER OF PREMISES: Costubbs LLC

ADDRESS OF OWNER: 60 E 42nd Street, Suite 1942 New York, NY 10165

TELEPHONE NUMBER OF OWNER 212-498-9980

State whether applicant is owner, lessee, agent, architect
engineer or contractor:

Owner

Location of land on which proposed work will be done:

2 LAKESIDE ROAD

Section: 86 Block: 1 Lot: 39.3 Sub. Div: _____

Zoning District of Property B3 Size of Lot: 5.63 acre. ±

Proposed Completion Date: MARCH 31, 2017

Name of Contractor/Agent, if other than owner: _____

Address _____

Tel: _____

Date of Planning Board Approval: _____

(if required)

I hereby agree to hold the Town of Newburgh harmless from
any claims arising from the proposed activity

Signature of Owner: [Signature] Date: 12/19/16

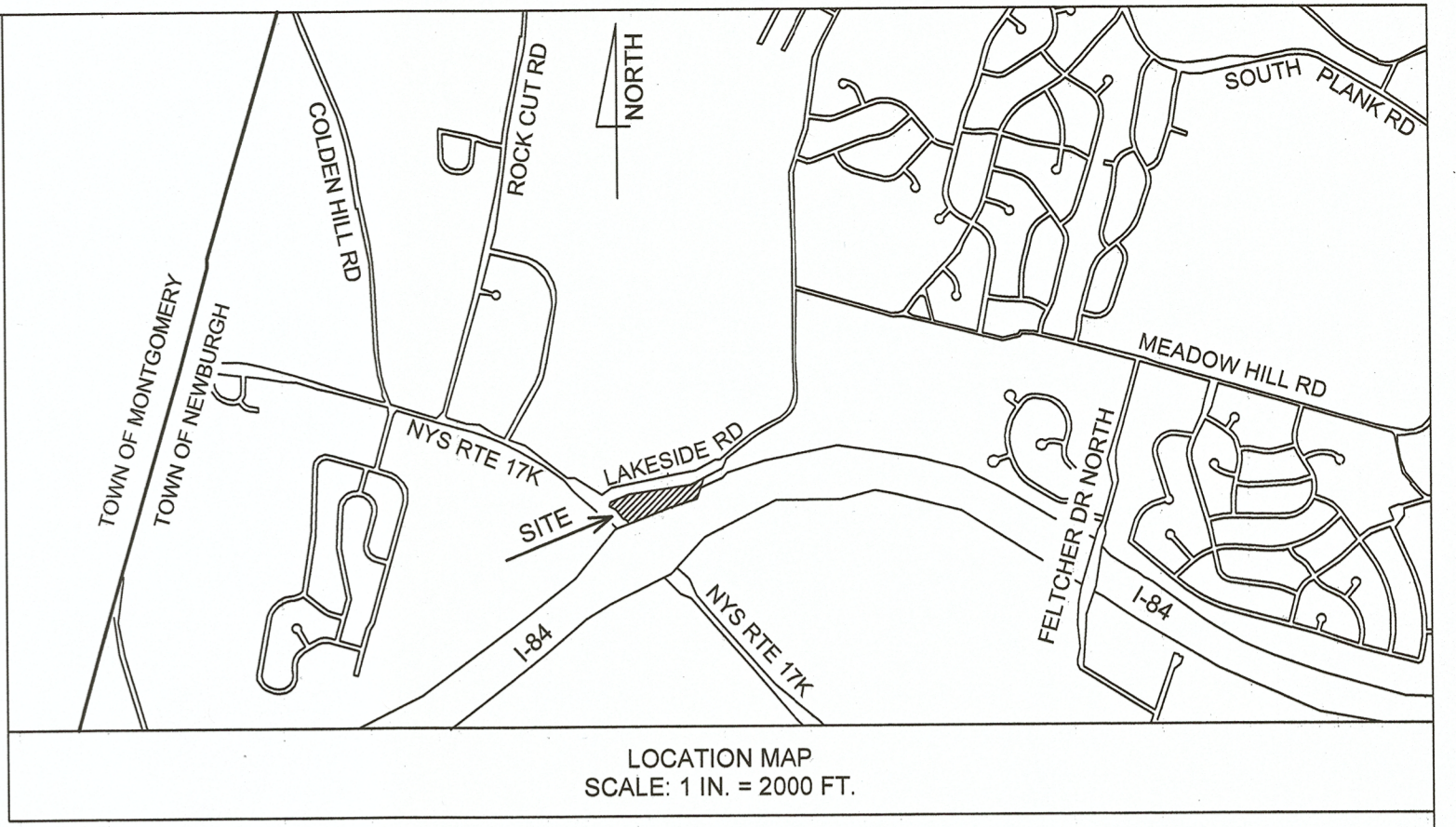
APPLICATION FOR CLEARING AND GRADING (CON'T)

State nature and purpose of the proposed activity:

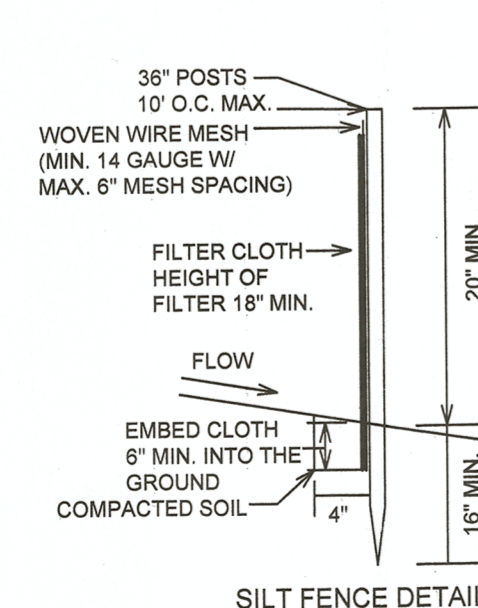
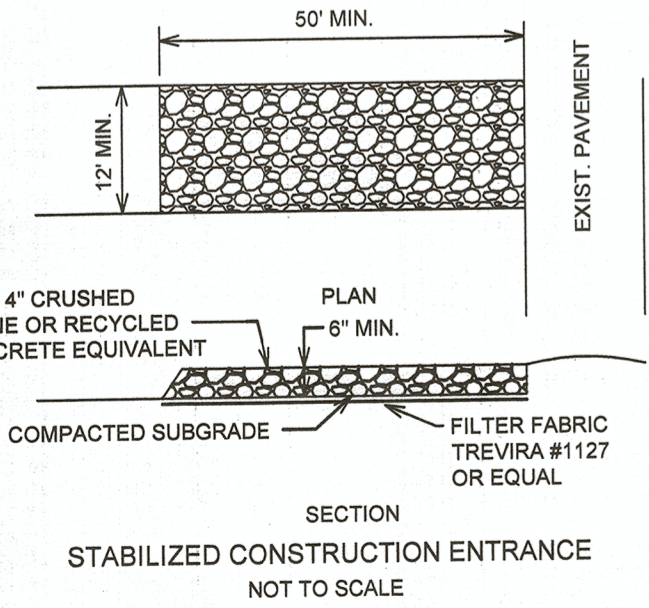
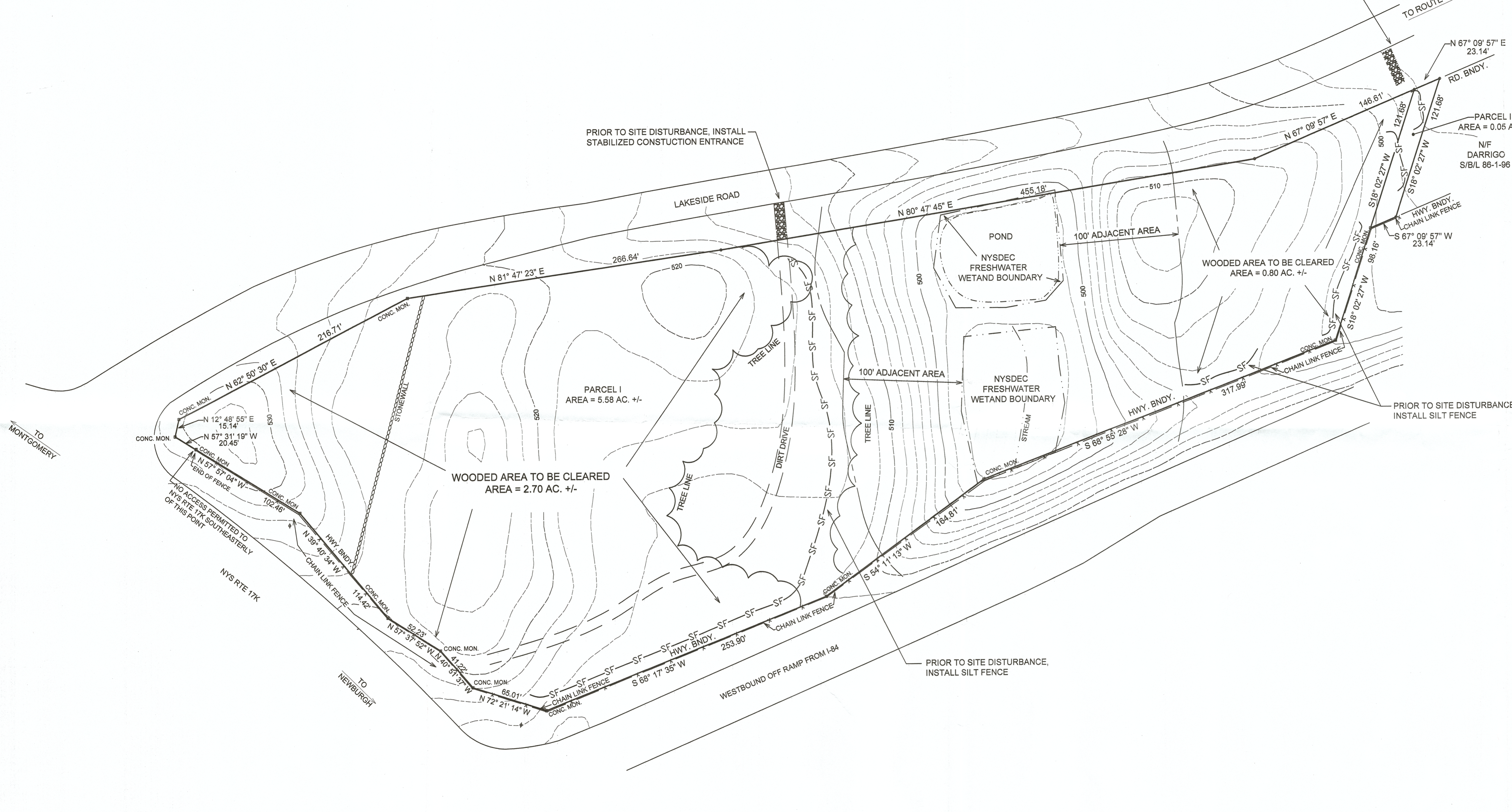
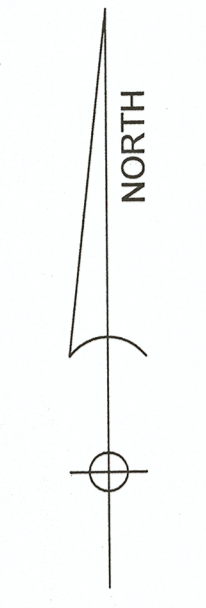
- (1) Drawings showing the boundaries of the parcel will be conducted:
- (2) A plan showing areas proposed to be cleared, filled or graded or subjected to timber harvesting and nature of the vegetation affected.
- (3) An erosion control plan:
- (4) Documentation regarding permit status with the New York State Department of Environmental Conservation permit required must be in effect prior to the Town's issuing a permit
- (5) Plans must show the type of vegetation to be destroyed by the proposed activities along with the planned disposition of the des-material:
- (6) Drainage computations prior to site preparation and after site preparation may be required.
N.A.
- (7) Nature of proposed activity:

<input checked="" type="checkbox"/>	Clearing	<u>3.5 ±</u>	Acerage
<input type="checkbox"/>	Excavation	<u>0</u>	Cubic Yards
<input type="checkbox"/>	Filling	<u>0</u>	Cubic Yards
<input type="checkbox"/>	Grading	<u>0</u>	Acerage

NYSDEC FRESHWATER WETLAND NOTE:
 ANY PROPOSED CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEARING OR OTHER REGULATED ACTIVITY IN THE FRESHWATER WETLAND OR WITHIN 100 FEET OF THE WETLAND BOUNDARY, AS DEPICTED ON THIS PLAN, REQUIRES A PERMIT FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION UNDER ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW (FRESHWATER WETLANDS ACT) PRIOR TO COMMENCEMENT OF WORK.



- NOTES
- TOTAL PARCEL AREA = 5.63 ACRES. +/-
 - ZONE DISTRICT - IB
 - TAX MAP DATA: SECTION 86 BLOCK 1 LOT 39.3
 - OWNER: COSTUBBS LLC
60 E 42ND STREET, SUITE 1942
NEW YORK, NY 10165
 - THE AREA TO BE CLEARED WILL BE CLEARED OF ALL TREES AND BRUSH. TO PREVENT SOIL DISTURBANCE, THE STUMPS WILL BE LEFT IN PLACE INITIALLY. THE TREE TRUNKS WILL BE CUT, BRUSH AND TREE LIMBS WILL BE CHIPPED AND ALL MATERIAL WILL BE REMOVED FROM THE SITE.
 - THE CONTRACTOR MUST NOTIFY THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (1-800-962-7962) TO HAVE ANY EXISTING UTILITIES LOCATED AND MARKED AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY GRADING, EXCAVATION, BLASTING OR DRILLING. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.
 - ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC., DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION. SITE PREPARATION ACTIVITIES SHALL BE SUBJECT TO THE PROVISIONS OF CHAPTER 83 'CLEARING AND GRADING' OF THE TOWN OF NEWBURGH TOWN CODE.
 - TOWN OFFICIALS, EMPLOYEES OR AGENTS SHALL HAVE PERMISSION TO ENTER THE SITE TO PERFORM APPROPRIATE OBSERVATIONS TO ENSURE COMPLIANCE WITH THE TERMS OF THE CLEARING AND GRADING PERMIT.
 - CONTOURS AS PER ORANGE COUNTY WATER AUTHORITY TOPOGRAPHIC MAPS.
 - ALL WORK TO BE DONE IN ACCORDANCE WITH STANDARDS SET FORTH IN 'NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL,' LATEST EDITION, PREPARED BY THE USDA SOIL CONSERVATION SERVICE.
 - ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SITE DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
 - ANY DISTURBED AREA SHALL BE SEEDED WITHIN 14 DAYS OF SITE CLEARING BEING COMPLETED. IF THE SEASON PREVENTS THE ESTABLISHMENT OF VEGETATION, THE DISTURBED AREA SHOULD BE MULCHED WITH STRAW AT A RATE OF TWO (2) TONS PER ACRE (100-120 BALES/ACRE). MULCH SHALL BE USED AS NECESSARY FOR PROTECTION UNTIL PERMANENT VEGETATION IS ESTABLISHED.
 - PRIOR TO SITE DISTURBANCE, A STABILIZED CONSTRUCTION ENTRANCE MUST BE INSTALLED AT THE CONSTRUCTION DRIVE TO PREVENT TRACKING OF SEDIMENT/DEBRIS ONTO PUBLIC ROADS. PUBLIC ROADS ARE TO BE SWEEPED CLEAN AS NEEDED.
 - INSTALL A SILT FENCE ON THE DOWNSLOPE SIDE OF THE AREA TO BE CLEARED TO PREVENT SEDIMENT/DEBRIS FROM ENTERING THE WETLAND/WETLAND BUFFER OR EXITING THE SITE.
 - SEEDING SPECIFICATIONS:
 - TEMPORARY SEEDING: SEEDING TO CONSIST OF RYEGRASS (ANNUAL OR PERENNIAL) APPLIED UNIFORMLY AT A RATE OF 30 LBS./AC. (0.7 LBS./1000 SQ. FT.), OR IF SEEDING IN OCTOBER/NOVEMBER, CERTIFIED 'AROSTOOK' WINTER RYE (CEREAL RYE) APPLIED AT A RATE OF 100 LBS./AC. (2.5 LBS./1000 SQ. FT.)
 - PERMANENT SEEDING: SEED MIXTURE SHALL CONSIST OF RED CLOVER OR COMMON WHITE CLOVER @ 8 LBS./AC. (0.2 LBS./1000 SQ. FT.) PLUS CREEPING RED FESCUE @ 20 LBS./AC. (0.45 LBS./1000 SQ. FT.) PLUS SMOOTH BROMEGRASS @ 2 LBS./AC. (0.05 LBS./1000 SQ. FT.) OR PERENNIAL RYEGRASS @ 5 LBS./AC. (0.10 LBS./1000 SQ. FT.)
 - OPTIMUM TIMES FOR SEEDING SHALL BE IN THE FALL AFTER AUGUST 15TH OR IN THE SPRING UNTIL MAY 15TH. PERMANENT SEEDING CAN BE DONE AT ANY TIME OF THE YEAR IF PROPERLY MULCHED AND ADEQUATE MOISTURE IS PROVIDED. PORTIONS THAT FAIL TO VEGETATE SHOULD BE RESEED AS NECESSARY.
 - BROADCASTING, DRILLING WITH A CULTIPACK TYPE SEEDER OR HYDROSEEDING SHALL BE ACCEPTABLE METHODS OF SEEDING.
 - MULCHING, WHERE REQUIRED, SHALL BE ACCOMPLISHED AS FOLLOWS:
 - MULCH SHALL BE SMALL GRAIN HAY OR STRAW, AIR-DRIED AND FREE OF SEEDS AND COARSE MATERIAL.
 - MULCH SHALL BE APPLIED AT A RATE OF 2 TONS/AC. (100-120 BALES/AC.) ANCHOR MULCH WITH WOOD FIBER MULCH (HYDROMULCH) AT 500-750 LBS./AC. (11-17 LBS./1000 SQ. FT.). THE WOOD FIBER MULCH SHALL BE APPLIED THROUGH A HYDROSEEDER IMMEDIATELY AFTER MULCHING. THE MULCH SHOULD COVER APPROXIMATELY 90% OF THE SOIL SURFACE.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PERIODICALLY INSPECTED, MAINTAINED AND REPLACED WHEN THEY BECOME IMPERFECT. INSPECTIONS OF PRACTICES WITHIN AN ACTIVE WORK ZONE SHOULD BE INSPECTED DAILY AND AFTER EVERY STORMWATER EVENT THAT GENERATES RUNOFF, AND/OR IN ACCORDANCE WITH THE REQUIREMENTS IN 'NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL,' LATEST EDITION.
 - SEDIMENT TO BE REMOVED FROM THE SILT FENCE WHEN THE DEPTH OF SEDIMENT IS 1/3 THE HEIGHT OF THE BARRIER. THE SILT FENCE SHOULD BE CHECKED FOR AREAS WHERE RUNOFF MIGHT HAVE ERODED BENEATH THE FENCE, SAGS IN THE FENCE, OR FENCE COLLAPSE. REPAIR AND REPLACE AS NEEDED. AFTER SITE STABILIZATION, REMOVE SILT FENCE AND DISPOSE OF IT PROPERLY.
 - INSPECT MULCHED AREAS FOR AREAS WHERE THE MULCH HAS BEEN LOOSENED OR REMOVED, AND REPLACE AS NEEDED. REMOVE ANY ANCHORS WHEN IT IS NO LONGER NEEDED AND DISPOSE OF IT PROPERLY.
 - INSPECT SEEDED AREAS TO SEE IF GOOD GROWTH IS BEING ESTABLISHED AND RESEED AS NEEDED.
 - INSPECT THE CONSTRUCTION ENTRANCE REGULARLY AND AFTER HIGH TRAFFIC VOLUMES OR STORMS. APPLY ADDITIONAL STONE AND CLEAN ROADWAYS AS NECESSARY.
 - ONCE THE AREA HAS BECOME PERMANENTLY STABILIZED, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF PROPERLY.
 - WETLAND BOUNDARY DELINEATED BY MICHAEL NOWICKI OF ECOLOGICAL SOLUTIONS LLC ON DECEMBER 15, 2016.
 - THE CONTRACTOR SHOULD HAVE THE 100-FOOT ADJACENT AREA BOUNDARY LINE STAKED TO PREVENT ENTERING THIS AREA.
 - INITIALLY STUMPS/ROOT STRUCTURES SHALL BE LEFT IN PLACE ELIMINATING SOIL DISTURBANCES. IF IT IS DECIDED TO REMOVE STUMPS/ROOT STRUCTURES THEREBY CAUSING SOIL DISTURBANCES GREATER THAN ONE ACRE, THE CONTRACTOR SHALL COMPLY WITH NYSDEC SPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY (GP-0-15-002). THIS WILL REQUIRE THE PREPARATION OF A SWPPP (REVIEWED AND ACCEPTED BY THE TOWN OF NEWBURGH) AND SUBMITTING A NOTICE OF INTENT (NOI) TO THE NYSDEC IN ORDER TO OBTAIN PERMIT COVERAGE. STUMP REMOVAL SHALL NOT COMMENCE UNTIL THE AUTHORIZATION TO DISCHARGE UNDER GP-0-15-002 GOES INTO EFFECT (FIVE BUSINESS DAYS FROM THE DATE THE NYSDEC RECEIVES THE NOI, UNLESS INFORMED OTHERWISE).
 - IF STUMPS ARE REMOVED CAUSING SOIL DISTURBANCES OVER 1 ACRE, THE DAILY SITE INSPECTIONS SHALL BE CONDUCTED BY A 'TRAINED CONTRACTOR' AND WEEKLY SITE INSPECTIONS MUST BE CONDUCTED BY A 'QUALIFIED INSPECTOR' AS DEFINED IN GP-0-15-002.



- NOTES:
- INSTALL SILT FENCE ON THE DOWNSLOPE SIDE OF DISTURBED AREAS TO CAPTURE SEDIMENT.
 - FASTEN SILT FENCE TO POSTS WITH WIRE TIES OR STAPLES.
 - WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN, OVERLAP BY 6\" AND FOLD.
 - PREFAB UNITS, GEOFAB, ENVIRONFENCE OR EQUAL.
 - INSTALL THE SILT FENCE ON A LINE OF EQUAL ELEVATION (CONTOUR).
 - PLACE SILT FENCE 5\" MIN. FROM TOE OF SLOPE
 - INSTALL SILT FENCE WITH THE POSTS ON THE DOWNSTREAM SIDE OF THE FABRIC.
 - SEDIMENT TO BE REMOVED FROM THE SILT FENCE WHEN THE DEPTH OF SEDIMENT IS 1/3 THE HEIGHT OF THE BARRIER. SILT FENCE SHOULD BE CHECKED FOR AREAS WHERE RUNOFF MIGHT HAVE ERODED BENEATH THE FENCE, SAGS OR BULGES IN THE FENCE OR FENCE COLLAPSE. REPAIR AND REPLACE AS NEEDED. AFTER SITE STABILIZATION, REMOVE SILT FENCE AND DISPOSE OF IT PROPERLY.
 - FILTER CLOTH TO BE ATTACHED TO WOVEN WIRE MESH WITH TIES SPACED EVERY 24\" AT THE TOP AND MIDSECTION.
 - FILTER CLOTH SHALL BE FILTER X, MIRAFI 100X, STABILINK T140N, OR APPROVED EQUAL.

NOTE:
 INSPECT CONSTRUCTION ENTRANCE REGULARLY AND AFTER HIGH TRAFFIC VOLUMES OR A STORM. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. CLEAN ROADWAYS AS NEEDED.

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

CLEARING PLAN
 FOR
COSTUBBS LLC
 2 LAKESIDE ROAD, TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK
 DATE: DECEMBER 29, 2016 SCALE: 1 IN. = 50 FT.

PREPARED BY:
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