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CONSULTING ENGINEERS D.P.C.

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

PROJECT: LANDS OF MAR PROPERTIES, LLC
PROJECT NO.: 2016-12
PROJECT LOCATION: SECTION 95, BLOCK 1, LOT 33
REVIEW DATE: 23 AUGUST 2016
MEETING DATE: 1 SEPTEMBER
PROJECT REPRESENTATIVE: MNTM ENGINEERING

1. Project requires zoning variances for existing conditions as well as an increase in lot surface coverage. The following variances are required:
 - Minimum front yard - 9.1 provided where 50 feet is required.
 - Minimum lot area - 40,000 square feet required where 33,946 exists.
 - Minimum side yard 1- 50 feet is required where 10 feet exists.
 - Minimum side yard both - 100 feet is required where 53.2 is provided.
 - Maximum lot surface coverage - 80% where 95.1% is proposed.

In addition the site will not meet the calculated parking requirements. The Town of Newburgh code requires one space for 200 feet of office space and one for every 150 feet of retail space. Based on the Town code, 68 parking spaces would be required. The Applicant is proposing 46 spaces. The Town code allows the Planning Board flexibility for parking where uses are not identified in the code. In this case uses are identified in the code.

2. A City of Newburgh Flow Acceptance letter for the increased flow from the site is required.
3. Orange County Planning referral is required due to proximity to NYS Route 17K and the NYS Thruway.
4. Referral to NYSDOT for access will also be required. The site currently has 2 points of access at NYS Route 17K. Are entrances proposed to be one way in, one way out? The westerly most drive aisles are only identified at 14.3 feet based on parallel parking along side of the building. The majority of this driveway is located on lands of NYS Thruway Authority. Use of this property is subject to obtaining an occupancy permit. This should be obtained sooner than later, as traffic circulation around the site would be severely restricted should this access be limited. Parking spaces would most likely be lost should the NYS Thruway Authority not grant the use of the property.

5. The proposal is to convert shale and gravel parking to paved parking. The Applicant's representatives are requested to address increased runoff from the project site. No topography has been provided, however any runoff directed to the NYS Thruway Authority's property must be addressed.
6. Handicapped accessibility should be addressed at the existing and proposed structure. Modifications to existing sidewalk may be required.
7. Detailed of proposed refuse enclosure should be provided on future plans.
8. Water and sewer utilities should be added to the proposed plans.
9. Gerry Canfield's comments regarding the fire suppression system in the building should be received.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw



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Email: mntm@mntm.co

William G. Norton, L.S.
Alphonse Mercurio, L.S.

Lawrence J. Marshall, P.E.
John Tarolli, P.E., L.S.

Zachary A. Peters, P.E.
Kenneth W. Vriesema, L.S.

Project Narrative

For Lands of

MAR Properties, LLC

NYS Route 17K
Town of Newburgh
Orange County

Prepared for:

MAR Properties, LLC
101 Bracken Road
Montgomery, NY 12549

Prepared by:

Mercurio-Norton-Tarolli-Marshall, P.C.
P. O. Box 166
45 Main Street
Pine Bush, NY 12566
(845) 744-3620



Lawrence Marshall, P.E.

Prepared:

August 4, 2016

I) Description of the Project Site

The project site is located in the Town of Newburgh, Orange County, New York on the southern side of New York State Route 17K. The project site consists of tax map parcel Section 95, Block 1, Lot 33. The site contains approximately 0.779 acres of land located in the IB zoning district. The project site contains an existing ±10,000 (100' x 100') commercial building and associated parking area.

The parking facilities consist of a paved area to the north and east of the existing building and a gravel parking area and driveway to the south and west. Portions of both the paved and gravel parking areas on the east side of the site, as well as portions of the gravel driveway on the west side of the site, encroach onto the neighboring properties.

II) Description of the Project

The proposed development is for the construction of a ±1,500 square foot (15' x 100') addition to the south side of the existing commercial building. The gravel portions of the existing parking lot are intended to be paved and striped to better facilitate parking and vehicle movements throughout the site.

The existing building and parking areas do not meet several of the bulk requirements for the IB zoning district. The existing insufficient bulk requirements and the proposed bulk requirements are outlined in the following table:

Zoning Legend: IB			
<u>Individual Retail Stores</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Minimum Lot Area	40,000 SF	33,946 SF	33,946 SF
Minimum Lot Width	150'	170'	170'
Minimum Front Yard	50'	9.1'	9.1'
Minimum Rear Yard	60'	79.3'	64.3'
Minimum Side Yard (One)	50'	10.0'	10.0'
Minimum Side Yard (Both)	100'	53.2'	53.2'
Maximum Building Lot Coverage	40%	29.6%	34.1%
Maximum Lot Surface Coverage	80%	91.0%	95.1%
Minimum Floor Area	N/A	N/A	N/A
Maximum Height	35'	<35'	<35'

The existing building does not meet the required minimum lot area, minimum front yard setback, minimum side yard (one) setback, minimum side yard (both) setback, or maximum lot surface coverage. The proposed building addition will not alter the lot area or encroach onto existing insufficient setbacks, but will result in an increase in the total lot surface coverage. As established in the table above, the existing non-conformity of the maximum lot surface coverage of the site will be increased as a result of the proposed addition and parking lot improvements. In an effort to reduce the impact of the additional impervious surfaces on the site, the paved and gravel areas, which encroach on the neighboring property east of the project site, will be restored to grass. Taking into account the reduction in the pavement from the restoration of these areas and that the majority of the area intended to be paved is presently impervious (gravel), the net pavement is

Project Narrative for
MAR Properties, LLC

approximately equal to or slightly less than what is presently at the site. Despite the lot surface coverage increasing, the amount of impervious surface for this facility will remain virtually the same.

III) Site Access & Parking

The existing entrances, which access NYS Route 17K at the north end of the site, are intended to be maintained. No improvements to either entrance is proposed at this time.

The Town of Newburgh Zoning Code requires 1 space for every 200 square feet of office space and 1 space for every 150 square feet of retail space. The existing 6,000 square foot retail stores require 40 parking spaces to be provided. The proposed 5,500 SF office requires 27.5 parking spaces. Adherence to the Town of Newburgh parking regulations, necessitates a minimum of 68 parking spaces be provided for the existing and proposed uses at the site.

The site plan has been designed to utilize all available area for parking while minimizing the total impervious surface. The site has a total of 46 parking spaces, including 2 accessible spaces. Based upon Institute of Transportation Engineers, Parking Generation Manual, 4th Edition, an office space can anticipate a parking demand of 2.84 spaces per 1,000 square feet of building area. Similarly, a retail/shopping center creates a demand of 3.96 spaces per 1,000 square feet of building area. Utilizing this standard, the retail and office uses within the building would require 15.62 and 23.76 parking spaces, respectively. Assuming concurrent peak parking generation of both the office portion and the retail portion of the building, a minimum of 40 parking spaces would be necessary. As the peak hour of parking generation for a shopping center often occurs after the office portion of the building has closed for the day, 40 parking spaces is most likely a conservative estimate for the required parking at the site.

Additionally, New York State Department of Environmental Conservation (NYSDEC) Stormwater Design Manual, January 2015 edition, requires applicants to reduce the number of parking spaces to the maximum anticipated to be utilized by a facility wherever possible. As such, the applicant is seeking to reduce the required number of parking spaces on the site from the 68 required by the Town of Newburgh Zoning Code to the 46 able to be provided on the site.

IV) Water and Sewer Services

The existing building is serviced by municipal water and sewer services.

Employing the NYSDEC design standards for daily water and sewer usage, the daily demand for both the office and retail portions would use 0.1 gpd per square foot of floor area. Presently, at ±10,000 square feet the total estimated water and sewer demand for the building at full occupancy would be approximately 1,000 gallons per day. The proposed addition to the building has an anticipated demand of 150 gallons per day for a total building demand of 1,150 gallons per day.

TOWN OF NEWBURGH PLANNING BOARD

APPLICATION PACKAGE

for

SUBDIVISIONS,

SITE PLANS,

LOT LINE CHANGES

And

SPECIAL EXCEPTION USE PERMITS

Procedures and Requirements

July 2013

**TOWN OF NEWBURGH PLANNING BOARD
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550
(845) 564-7804
fax: (845) 564-7802
planningboard@hvc.rr.com**

JULY 2013

TO WHOM IT MAY CONCERN:

This package of information and forms is provided to assist the applicant in the preparation of a submission of a site plan, subdivision, lot line change or special exception use permit to the Town of Newburgh Planning Board. In most cases the application will be prepared initially by a licensed professional engineer, architect, surveyor or land planner. Since in almost every case such professional will be required for the process, they should be retained as early as possible.

Procedurally, the applicant should contact the Planning Board to discuss the potential project and obtain the necessary forms and regulations.

The Zoning and Subdivision Regulations of the Town of Newburgh require that the applicant must present plans to the Secretary of the Planning Board. When your application is complete, it will be placed on the next **AVAILABLE** agenda. Submittals must be handed in to the Planning Board Secretary at least 10 days prior to the next meeting, but the date of the appearance at a meeting will be determined by the next available time slot, not necessarily the next meeting. You will be notified of the date, time and place of your meeting.

A minimum of **FOURTEEN (14)** sets of **FOLDED PLANS** for a major or minor subdivision or a site plan must be submitted with a **COMPLETED** application, and **FIFTEEN (15)** sets of plans must be submitted if plans need to be submitted to the Town of Newburgh Traffic Consultant. This completed application must include a **LONG FORM OR FULL EAF** for every project except lot line changes, 2 lot subdivisions under 3 acres or site plans impacting less than one acre, along with a **NARRATIVE** of the proposed project. The narrative should include the action being taken, the size of the parcel, what zone the parcel is in, the water and sewer information, any Zoning Board of Appeals relief needed, and whether the parcel is on a private or town road. Complex or unusual projects should be discussed in greater detail.

Following the first meeting before the Planning Board the applicant is required to send an Adjoiner Notice to property owners within 500 feet of the parcels in question (please see final page of the package for full instructions).

Upon initial review of a Short Form, the Planning Board may require specific additional environmental information or the preparation of a Long Form. Long Form part 1 should be completed by the applicant. The Board will review and may modify Part 2 prior to making a decision on the SEQRA aspect of the project.

All fees for consulting and professional services that the Planning Board incurs during the review of the applications will be the responsibility of the applicant. An advance deposit for these fees will be required and will be placed in an escrow account with the Town. If the escrow account falls below the 40% of the initial deposit, the applicant will be required to immediately make an additional deposit to the escrow account prior to any further review of the project application by the Planning Board.

Very truly yours,

JOHN P. EWASUTYN, Chairman
Town of Newburgh Planning Board

**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):**
_____ Survey and Sketch Plan of lands of MAR Properties, LLC _____

2. **Owner of Lands to be reviewed:**
Name _____ MAR Properties LLC _____
Address _____ 101 Bracken Rd Montgomery, NY 12549 _____

Phone _____ 845-629-2223 _____

3. **Applicant Information (If different than owner):**
Name _____
Address _____

Representative _____ Steven Brown _____
Phone _____ 845-629-2223 _____
Fax _____ 845-230-1814 _____
Email _____ Stevebro2632@gmail.com _____

4. **Subdivision/Site Plan prepared by:**
Name _____ Lawrence Marshall of MNTM Engineering _____
Address _____ 45 Main St Pine Bush, NY 12566 _____

Phone/Fax _____ 845-7443620 _____ F845-744-3805 _____

5. **Location of lands to be reviewed:**
_____ 99 Route 17K Newburgh NY 12550 _____

6. **Zone** IB _____ **Fire District** FD030-Orange Lake Fire _____
Acreage .779 _____ **School District** Newburgh _____

7. **Tax Map: Section** 95 **Block** 1 **Lot** 33 _____

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 1

Lot line change _____

Site plan review Proposed ±1,500 s.f. (15' x 100') addition to existing commercial building

Clearing and grading _____

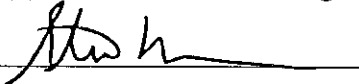
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) _____

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/ Member

Date: 8/2/16

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.

TOWN OF NEWBURGH PLANNING BOARD

Survey & Sketch Plan of Lands of MAR Properties, 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. x Environmental Assessment Form As Required
2. x Proxy Statement
3. x Application Fees
4. x 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. x Name and address of applicant
2. x Name and address of owner (if different from applicant)
3. x Subdivision or Site Plan and Location
4. x Tax Map Data (Section-Block-Lot)
5. x 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. x 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. x Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. x Date of plan preparation and/or plan revisions
9. x Scale the plan is drawn to (Max 1" = 100')
10. x North Arrow pointing generally up

11. x Surveyor,s Certification
12. x Surveyor's seal and signature
13. x 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. x Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. x Metes and bounds of all lots
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. N/A Show existing or proposed easements (note restrictions)
20. x 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. x 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. x Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. x 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: 8-11-16

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):

STATEMENT TO APPLICANTS

RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW

The Town of Newburgh Clearing and Grading Control Law requires a separate permit for most site preparation activities, including clearing, grading, tree cutting, excavating and filling. Site preparation activities performed following site plan or subdivision approval by the Planning Board may be exempt from the permit application, public hearing, fee and bonding requirements of the law provided the subdivision or site plan application has been reviewed for conformance with the clearing and grading law and the approval conditioned on compliance with the standards set forth in the law. Completion of the attached form will enable the Planning Board to review your application for conformance with the law's requirements. In the event it is not completed you may be required to apply for a separated permit for your site preparation activities. A sediment and erosion control plan and a plan showing the areas to be cleared, filled, graded or subjected to tree cutting, the types of vegetation affected and the proposed disposition of the destroyed vegetation must accompany the form. A SEQRA long form or full EAF should be utilized to discuss any environmental impacts and must accompany the application.

TOWN OF NEWBURGH
APPLICATION FOR CLEARING AND GRADING

Name of applicant: MAR Properties LLC

Name of owner on premises: MAR Properties LLC

Address of owner: 101 Bracken Rd Montgomery, NY 12549

Telephone number of owner: 845-629-2223

Telephone number of applicant: 845-629-2223

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

Location of land on which proposed work will be done: 99 Route 17K Newburgh, NY

Section: 95 Block: 1 Lot: 33 Sub. Div.: _____

Zoning District of Property: IB Size of Lot: .779 Acres

Area of lot to be cleared or graded: 0.46 Acres

Proposed completion of date: April 30, 2017

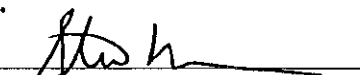
Name of contractor/agent, if different than owner: _____

Address: _____

Telephone number: _____

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:  Date: 8/2/16

Signature of applicant (if different than owner): _____

TOWN ACTION:

Examined: _____ 20 _____

Approved: _____ 20 _____

Disapproved: _____ 20 _____

FEE LAW SUMMARY

PENDING APPLICATIONS

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

SEVERABILITY

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

EFFECTIVE DATE:

This local law shall take effect immediately upon filing in the Office of the Secretary of State.

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.

MAR Properties LLC Member/Steven Brown
APPLICANT'S NAME (printed)


APPLICANTS SIGNATURE

8-2-2016
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) Steven Brown, **DEPOSES AND SAYS THAT HE/SHE**
RESIDES AT 15 Saddle Hill Rd Chester, NY 10918
IN THE COUNTY OF Orange
AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF 99 Route 17K Newburgh NY

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND Mercurio-Norton-Tarolli-Marhsall
Engineering & Land Surveying **IS AUTHORIZED**
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 8/2/2016


OWNERS SIGNATURE

MNTM Engineering

Steven Brown
OWNERS NAME (printed)


WITNESS' SIGNATURE

**NAMES OF ADDITIONAL
REPRESENTATIVES**

LAWRENCE MARSHALL
WITNESS' NAME (printed)

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.

8/2/2016

DATED

MAR Properties LLC / Steven Brown

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:

 X NONE

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

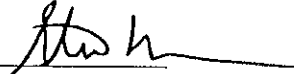
This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

 X TOWN BOARD
 X PLANNING BOARD
_____ ZONING BOARD OF APPEALS
_____ ZONING ENFORCEMENT OFFICER
_____ BUILDING INSPECTOR
_____ OTHER

 8/2/16
DATED

INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

BY: Steven Brown/ Member 
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)

AGRICULTURAL NOTE

(Required to be placed on all plans where property lies within 500 feet of land in active agricultural production or operation)

Property adjacent to lots (1) is in active agricultural operation and production and residents must be aware that such property is protected by New York State "Right to Farm Laws" as regulated by the Department of Agriculture and Markets. From time to time during and prior to the normal growing season land and crops may be sprayed from the ground or by air, manure may be applied, and periodic noise may occur from machinery operation at various times throughout the day. Residents should be aware of this action by the adjacent property owners.

(1) Specific lots adjacent to the active farming area which are impacted shall be inserted in this space.

AGRICULTURAL DATA STATEMENT

(Required pursuant to Agricultural and Markets Law §305-a for applications for site plan approvals, use variances and subdivision approvals that will occur on property within a County Agricultural District containing an active farm operation or on property with boundaries within five hundred feet of an active farm operation located in a County Agricultural District)

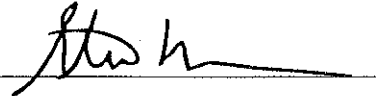
Name and address of the applicant: MAR Properties LLC
101 Bracken Rd Montgomery, NY 12549

Description of the proposed project: 1,500 square foot (15' x 100') addition to existing commercial building and parking lot expansion

Location of the proposed project: 99 Route 17K Newburgh, NY 12550

Name(s) and address(es) of any owner(s) of land within a County Agricultural District containing active farming operations and located within five hundred feet of the boundary of the project property: None

A tax map or other map showing the site of the proposed project relative to the location of the identified farm operations must be attached to this form.



APPLICANT'S SIGNATURE

8/2/16

DATE

ARCHITECTURAL REVIEW

The Town of Newburgh Planning Board had been authorized to act as the Architectural Review Board for all: site plans, projects involving ten or more dwelling units, and any construction that would affect the character of a neighborhood under Section §185-59 of the Town Code (Zoning Law).

In order to perform this task, at some point prior to final approval, the applicant shall provide the Planning Board with elevations of buildings for all sides and a written (separately or on drawings) description of the materials, colors and textures to be used in construction. Plans shall also include topographical information and any screening of portions of the buildings, either existing or proposed.

Samples of the material and colors to be used shall either be submitted to the Planning Board or brought to the meeting at which architectural review will be discussed.

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: 8/2/16

NAME OF PROJECT: MAR Properties LLC

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.)

Stucco/ EFIS

COLOR OF THE EXTERIOR OF BUILDING:

Matching existing Cream color

ACCENT TRIM:

Location: windows, corners and fascia

Color: white

Type (material): stucco/ EFIS/ Metal

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

ROOF:

Type (gabled, flat, etc.): Flat

Material (shingles, metal, tar & sand, etc.): EPDM

Color: GRAY

WINDOWS/SHUTTERS:

Color (also trim if different): clear glass.

Type: Fixed Pane Store front and white vinyl

DOORS:

Color: Anodized aluminum and glass or solid painted exterior matching building

Type (if different than standard door entrée): _____

SIGN:

Color: _____

Material: _____

Square footage of signage of site: _____

Steven Brown

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



Signature

LIST OF ADJACENT PROPERTY OWNERS

Within ten business days following the applicant's first appearance before the Planning Board, the applicant shall forward a letter prepared by the Planning Board or an authorized agent of the Planning Board to all property owners within 500 feet of the land involved in the application, as the names of such owners appear on the last completed assessment roll of the Town, notifying the property owners of the receipt of the plat and application, by first class mail. **The list of property owners shall be provided to the applicant from the Planning Board, through the Town Assessor's office.** The applicant shall thereafter submit a duly executed, notarized affidavit of mailing to the Planning Board. Further appearances before the Planning Board shall be prohibited until an affidavit meeting the requirements has been delivered. In the event a modification to an application proposes an increase in the number of lots or the relocation of a proposed road or drainage basin to a location adjacent to an adjoining property, then a supplementary letter shall be required to be forwarded in the same manner advising of the modification.

334600 95-1-17
Wabno, Hospitalities
90 Rte 17K
Newburgh NY 12550

334600 95-1-18
Newburgh Auto Spa LLC
34 ODell Cir
Newburgh NY 12550

334600 95-1-45.12
Crossroads Court Real Estate, LLC
P.O. Box 10804
Newburgh NY 12552

334600 95-1-32.1
Newburgh Hotel Partners, LLC
95 Route 17K
Newburgh NY 12550

334600 95-1-15.1
Allstate Equities LLC
P.O. Box 215
Monsey NY 10952

334600 95-1-33
Mar Properties LLC
1010 Bracken Rd
Montgomery NY 12549

334600 95-1-16
WABNO Hospitalities, Inc.
90 Rte 17K
Newburgh NY 12550

334600 95-1-45.22
Tract Society of New York, Inc, Watchtower B
900 Red Mills Rd
Wallkill NY 12589

334600 95-1-31
E & B Real Estate
Holding Llc
123 Lake St
Elmira NY 14902

334600 95-1-34
Rt 17K Premium Gas Inc.
Two Jericho Plaza Wing C Ste 110
Jericho NY 11753

334600 95-1-32.3
Newburgh Hotel Partners, LLC, Hotel Partners
95 Route 17K
Newburgh NY 12550

334600 95-1-71
Lowe's Home Centers Inc
1000 Lowe's Boulevard
Mooresville NC 28117

334600 95-1-7.1
NYS Dept of Transportation
55 S Main St
Albany NY 12201

334600 95-1-7.1
NYS Dept of Transportation
55 S Main St
Albany NY 12201

334600 95-1-80
COS17 II, LLC
1089 Little Britain Rd.
New Windsor, NY 12553

**Town of Newburgh
Office of the Assessor
1496 Route 300
Newburgh, NY 12550**

SEC
95 BLK
1 LOT
33

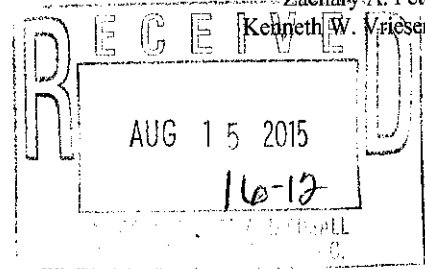
William G. Norton, L.S.
Alphonse Mercurio, L.S.

Lawrence J. Marshall, P.E.
John Tarolli, P.E., L.S.

Zachary A. Peters, P.E.
Kenneth W. Vriesema, L.S.

August 11, 2016

Planning Board
Town of Newburgh
308 Gardnertown Road
Newburgh, NY 12550



Re: Job No. 3843
Lands of MAR Properties, LLC
Tax Map Parcel: 95-1-33
Town of Newburgh, NYS Route 17K
Site Plan Modification: Building Addition
Town of Newburgh Project #2016-12

Dear Board Members:

Enclosed please find the following items in reference to the above-captioned project:

1. Twelve (12) copies of the Site Plan
2. Twelve (12) copies of the Short Environmental Assessment Form (EAF)
3. Twelve (12) copies of the Project Narrative
4. Twelve (12) copies of the Application Package
5. One (1) original list of Adjoining Property Owners (500 feet)
6. Application Fee: \$1,875.00
7. SEQRA Fee: \$1,000.00
8. Escrow Fee: \$1,300.00
9. Public Hearing Fee: \$150

Please place this project on the next available meeting agenda for discussion.

If you have any questions or concerns, please feel free to contact me at (845) 744-3620 or by email at lmarsall@mntm.co.

Sincerely,

A handwritten signature in black ink, appearing to be "L. Marshall", written over a large, decorative flourish.

Lawrence Marshall, P.E.

LM/rs
Enc.

cc: Michael Donnelly, Esq.
Patrick Hines
Steve Brown



Short Environmental Assessment Form

Part 1 - Project Information

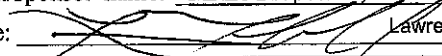
Instructions for Completing

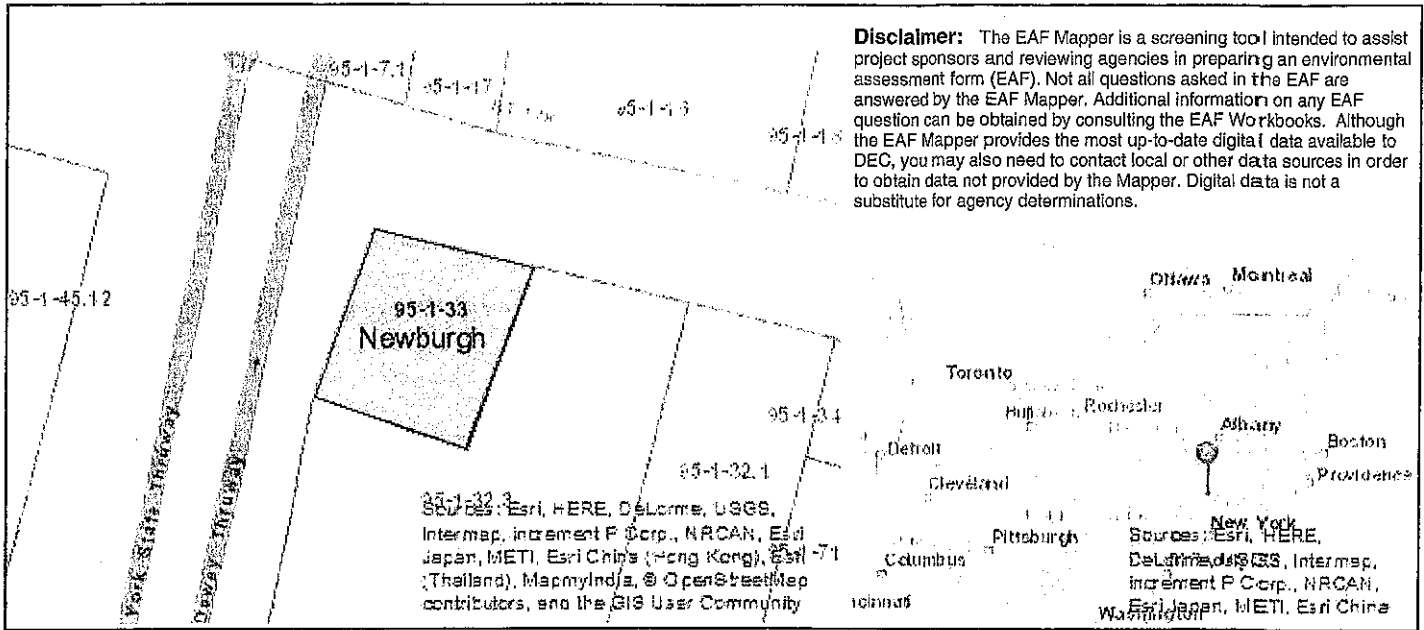
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Survey & Sketch Plan of Lands of MAR Properties, LLC				
Project Location (describe, and attach a location map): 99 Route 17K, Newburgh, NY 12550				
Brief Description of Proposed Action: Proposed 1,500 (15'x100') addition to the existing commercial building and expansion of the associated parking lot.				
Name of Applicant or Sponsor: MAR Properties, LLC (c/o Steve Brown)		Telephone: (845) 629-2223 E-Mail: stevebro2632@gmail.com		
Address: 101 Bracken Road				
City/PO: Montgomery		State: NY	Zip Code: 12549	
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: Town of Newburgh Zoning Board of Appeals, New York State Thruway Authority, New York State Department of Transportation			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.779 acres		
b. Total acreage to be physically disturbed?		0.46 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.779 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 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?	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Maintain existing connection to public water supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Maintain existing connection to public sewer facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/> Urban <input 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/> NO <input checked="" type="checkbox"/> YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Runoff will flow to existing conveyance systems			

<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>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>MAR Properties, LLC</u></p>		<p>Date: <u>8-11-16</u></p>
<p>Signature: <u></u> Lawrence Marshall, Project Engineer</p>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Notes:

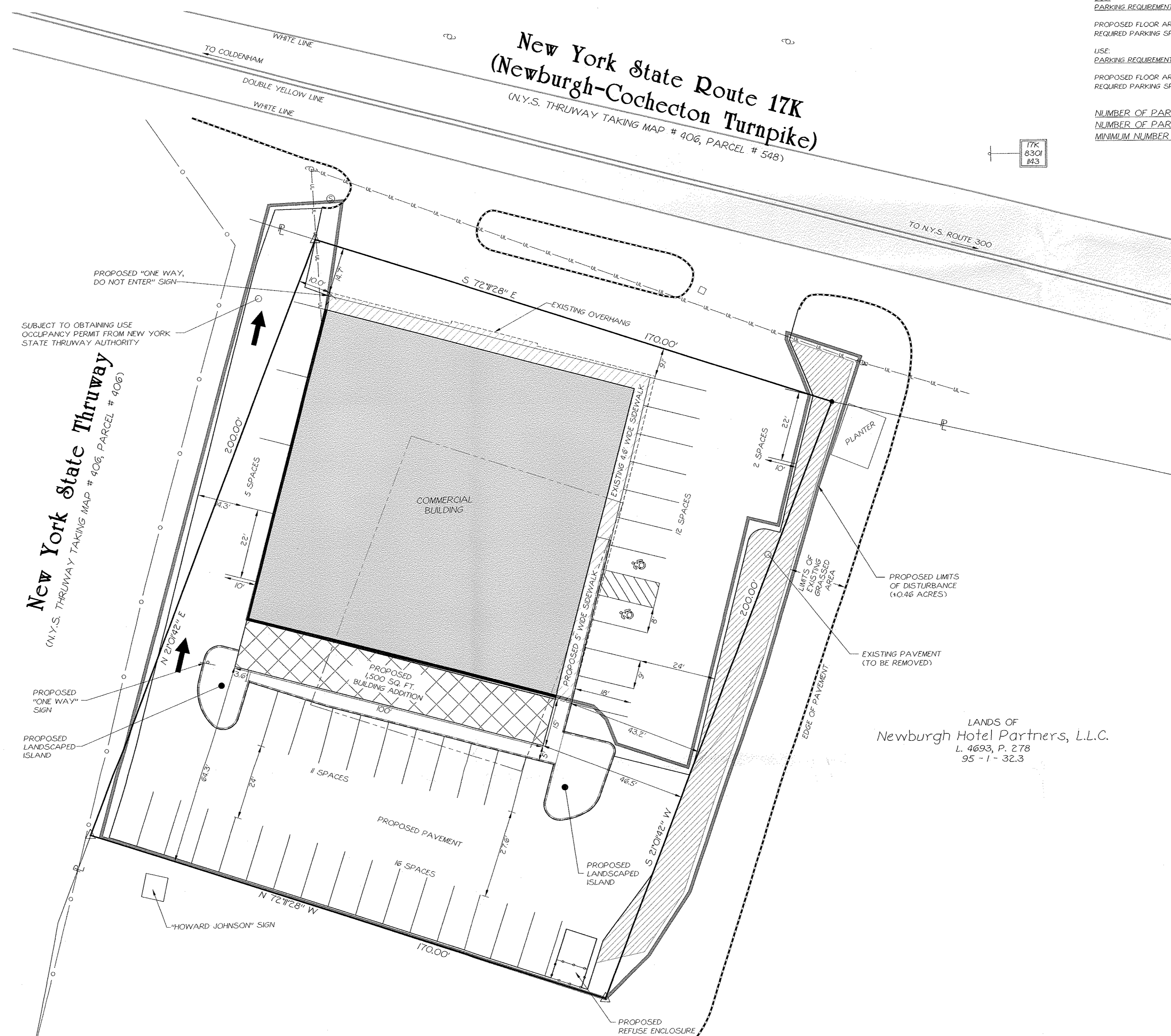
1) THE RECORD OWNER OF TAX MAP PARCEL 95-1-35 (0.778 ACRES) IS:
 MAR PROPERTIES, LLC
 P.O. BOX 96
 MCNROE, NY 10949

Zoning Legend: IB

RETAIL STORES	REQUIRED	PROVIDED	PROPOSED	VARIANCE REQUESTED
MINIMUM LOT AREA	40,000 SF	33,946 SF	33,946 SF	@054 SF
MINIMUM LOT WIDTH	150'	170'	170'	-
MINIMUM FRONT YARD	50'	9.1'	9.1'	40.9'
MINIMUM SIDE YARD (EACH)	50'	10.0'	10.0'	40.0'
MINIMUM SIDE YARD (BOTH)	100'	53.2'	53.2'	46.8'
MINIMUM REAR YARD	60'	79.3'	64.3'	-
MAXIMUM BUILDING HEIGHT	35'	<35'	<35'	-
MAXIMUM LOT SURFACE COVERAGE	80%	91.0%	95.7%	15.7%
MAXIMUM BUILDING LOT COVERAGE	40%	29.6%	34.7%	-

Parking Requirements

TOWN OF NEWBURGH ZONING CODE		
USE:	RETAIL & PERSONAL SERVICE	
PARKING REQUIREMENTS:	1 PER 150 S.F. FLOOR AREA	
PROPOSED FLOOR AREA:	6,000 S.F.	6,000 S.F.
REQUIRED PARKING SPACES:	6,000 S.F. x 1 SPACES PER 150 S.F. = 40 PARKING SPACES	
USE:	OFFICE	
PARKING REQUIREMENTS:	1 PER 200 S.F. FLOOR AREA	
PROPOSED FLOOR AREA:	5,500 S.F.	5,500 S.F.
REQUIRED PARKING SPACES:	5,500 S.F. x 1 SPACES PER 200 S.F. = 27.5 PARKING SPACES	
NUMBER OF PARKING SPACES REQUIRED:		68
NUMBER OF PARKING SPACES PROVIDED:		46
MINIMUM NUMBER OF HANDICAP PARKING SPACES REQUIRED:		2
INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) PARKING GENERATION CALCULATIONS		
USE:	SHOPPING CENTER	
PARKING REQUIREMENTS:	3.96 SPACES PER 1000 S.F.	
PROPOSED FLOOR AREA:	6,000 S.F.	6,000 S.F.
REQUIRED PARKING SPACES:	6000 S.F. x 3.96 SPACES PER 1000 S.F. = 23.76 PARKING SPACES	
USE:	OFFICE	
PARKING REQUIREMENTS:	2.84 SPACES PER 1000 S.F.	
PROPOSED FLOOR AREA:	5,500 S.F.	5,500 S.F.
REQUIRED PARKING SPACES:	5,500 S.F. x 2.84 SPACES PER 1000 S.F. = 15.62 PARKING SPACES	
NUMBER OF PARKING SPACES REQUIRED:		40
NUMBER OF PARKING SPACES PROVIDED:		46
MINIMUM NUMBER OF HANDICAP PARKING SPACES REQUIRED:		2



Legend

- PROPERTY LINE & CORNER
- ADJOINER'S PROPERTY LINE
- LIBER OF DEEDS, PAGE
- TAX MAP DESIGNATION (SECTION - BLOCK - LOT)
- EX. UTILITY POLE & LINE
- HIGHWAY MILE MARKER AND INFORMATION
- DEEP SOIL TEST LOCATION & NUMBER
- PERCOLATION SOIL TEST LOCATION & NUMBER
- EXISTING STRUCTURE
- EXISTING CONCRETE CURB
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING IMPERVIOUS COVER (TO BE REMOVED)
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- ZONING MINIMUM SETBACK LINE
- PROPOSED CURBING
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED PAVEMENT MARKING (DIRECTIONALITY ARROW)

LANDS OF
 Newburgh Hotel Partners, L.L.C.
 L. 4693, P. 278
 95-1-32.3

" UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
 " ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES."
 " CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."

MNTM
Mercurio-Norton-Tarolli-Marshall
 ENGINEERING - LAND SURVEYING
 PO Box 166, 45 Main Street, Pine Bush, NY 12566
 P: (845)744.3620 F: (845)744.3805 Email: mntm@mntm.co

Lawrence Marshall

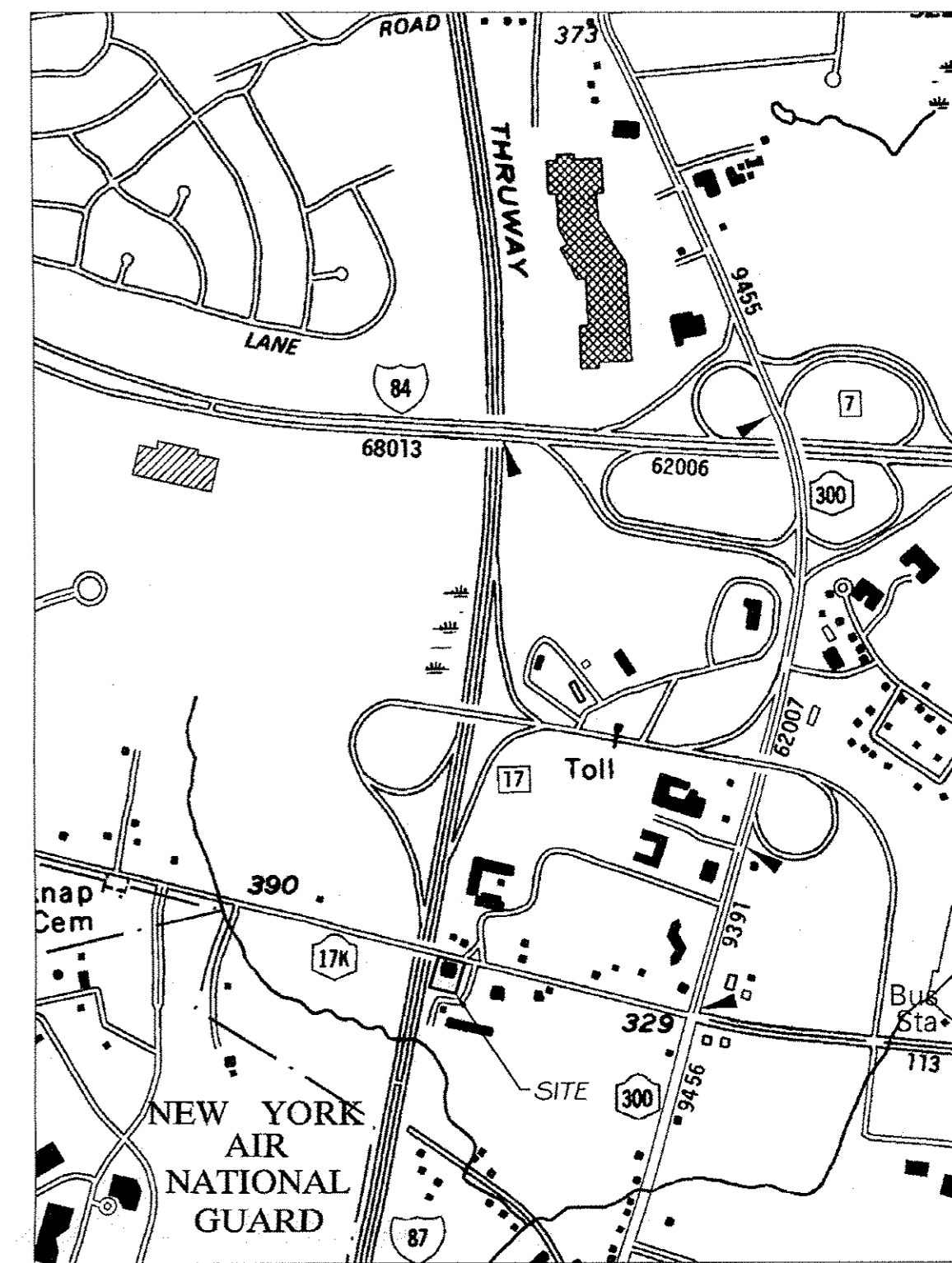
TOWN OF NEWBURGH PLANNING BOARD PROJECT NUMBER: 2016-12			
Sketch Site Plan of lands of MAR Properties, L.L.C.			
DEED REFERENCE: LIBER 6128, PAGE 182 TAX MAP REFERENCE: SECTION 95, BLOCK 1, LOT 33 Situate in the Town of Newburgh Orange County, New York State Scale 1" = 20' August 2016			
NO.	DATE	DESCRIPTION	BY
		LAWRENCE MARSHALL	PE #087107
DRAFTED BY: RTS		PROJECT: 3843 SHEET 1 OF 2	

Notes:

- 1) THE RECORD OWNER OF TAX MAP PARCEL 95-35 (0.778 ACRES) IS: MAR PROPERTIES, LLC, P.O. BOX 96, MONROE, NY 10949
- 2) SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.
- 3) SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF ANY ADJOINING ROADS FOR USE AS A PUBLIC HIGHWAY.
- 4) SUBJECT TO UTILITY GRANTS OF RECORD.

Zoning Legend: IB

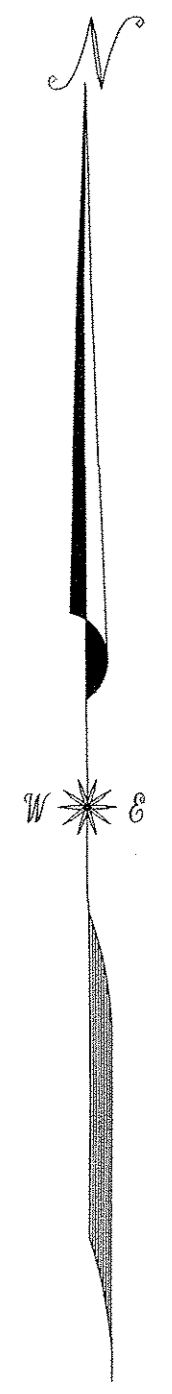
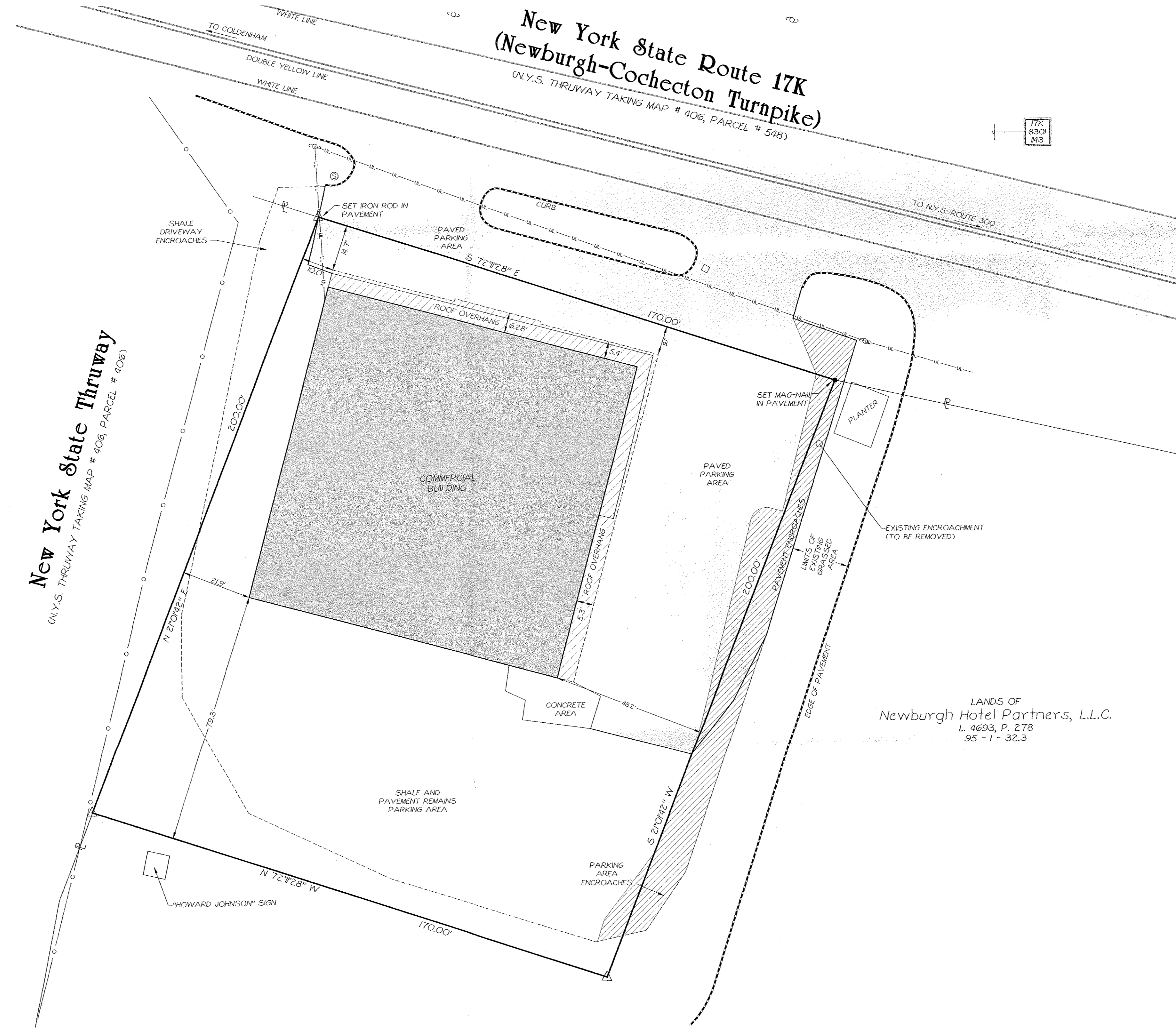
RETAIL STORES	REQUIRED	PROVIDED	EXISTING NON-COMFORMITY
MINIMUM LOT AREA	40,000 SF	33,946 SF	6,054 SF
MINIMUM LOT WIDTH	150'	170'	-
MINIMUM FRONT YARD	50'	91'	40.9'
MINIMUM SIDE YARD (EACH)	50'	10.0'	40.0'
MINIMUM SIDE YARD (BOTH)	100'	53.2'	46.8'
MINIMUM REAR YARD	60'	79.3'	-
MAXIMUM BUILDING HEIGHT	35'	<35'	-
MAXIMUM LOT SURFACE COVERAGE	80%	91.0%	11.0%
MAXIMUM BUILDING LOT COVERAGE	40%	29.6%	-



Location Map
SCALE: 1" = 1,000'

Legend

- PROPERTY LINE & CORNER
- ADJOINERS PROPERTY LINE
- LIBER OF DEEDS, PAGE
- TAX MAP DESIGNATION (SECTION - BLOCK - LOT)
- EX. UTILITY POLE & LINE
- HIGHWAY MILE MARKER AND INFORMATION
- EXISTING STRUCTURE
- EXISTING CONCRETE CURB
- ZONING MINIMUM SETBACK LINE
- EXISTING SIDEWALK
- EXISTING IMPERVIOUS COVER (TO BE REMOVED)
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE



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MNTM
Mercurio-Norton-Tarolli-Marshall
 ENGINEERING - LAND SURVEYING
 PO Box 166, 45 Main Street, Pine Bush, NY 12566
 P: (845)744.3620 F: (845)744.3805 Email: mntm@mntm.co

NO.	DATE	DESCRIPTION	BY

ALPHONSE MERCURIO LS #049509 LAWRENCE MARSHALL PE #087107

Area = 0.779 Acres
Survey Map & Existing Conditions Plan
of Lands of
MAR Properties, L.L.C.
 DEED REFERENCE: LIBER 628, PAGE 182
 TAX MAP REFERENCE: SECTION 95, BLOCK 1, LOT 33
 Situate in the Town of Newburgh
 Orange County, New York State
 Scale 1" = 20' August 2016
 ORIGINAL SURVEY COMPLETED: AUGUST 2014
 DRAFTED BY: RTS PROJECT: 3843 SHEET 2 OF 2