

**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:** 10/7/2013 **TOWN FILE NO:** 2013-20  
(Application fee returnable with this application)

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

McDonald's

**2. Owner of Lands to be reviewed:**

**Name** c/o CRE Asset Management, LLC

**Address** 5 Brewster Street, #368

Glen Cove, NY 11542

**Phone** \_\_\_\_\_

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

**Name** McDonald's USA, LLC

**Address** 111 Wood Ave South, Suite 400

Iselin, NJ 08830

**Representative** Joseph Lombardi

**Phone** 732-623-8516

**Fax** 732-623-8504

**Email** \_\_\_\_\_

**4. Subdivision/Site Plan prepared by:**

**Name** Bohler Engineering

**Address** 35 Technology Drive

Warren, NJ 07059

**Phone/Fax** 908-668-8300/908-451-4401

**5. Location of lands to be reviewed:**

187 North Plank Road (NYS Route 23)

**6. Zone** B  
**Acreage** 2.1

**Fire District** Cronomer  
**School District** Enlarged Newburgh City School District

**7. Tax Map: Section** 76 **Block** 1 **Lot** 1.1

**8. Project Description and Purpose of Review:**

Number of existing lots 1 Number of proposed lots 1  
Lot line change No  
Site plan review Yes  
Clearing and grading No  
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 [Handwritten Signature] Title CONSTRUCTION MANAGER

Date: 10/2/13

**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

McDonald's - Rebuild

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.  Surveyor,s Certification
12.  Surveyor's seal and signature
13.  Name of adjoining owners
14.  <sup>N/A</sup> Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15.  <sup>N/A</sup> Flood plain boundaries
16.  <sup>N/A</sup> 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.  Right-of-way width and Rights of Access and Utility Placement
21.  <sup>N/A</sup> 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.  <sup>N/A</sup> Number of lots including residual lot
24.  <sup>N/A</sup> Show any existing waterways
25.  <sup>N/A</sup> 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.  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. 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. X Estimated or known cubic yards of material to be excavated and removed from the site
34. X 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. X List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By:   
 \_\_\_\_\_  
 Licensed Professional

Date: 10/4/13  
 \_\_\_\_\_

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): 10/4/13

## **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.

JOSEPH LONDRA  
APPLICANT'S NAME (printed)

  
APPLICANT'S SIGNATURE

10/2/13  
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).

**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.

10/2/13

**DATED**

JOSEPH LOMBARDI  
**APPLICANT'S NAME (printed)**

  
**APPLICANT'S SIGNATURE**



## **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: 10/4/13

NAME OF PROJECT: McDonald's - Rebuild

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.)

Brick and tile

**COLOR OF THE EXTERIOR OF BUILDING:**

Red brick and white tile

**ACCENT TRIM:**

Location: Above window line and roof line

Color: Grey

Type (material): Aluminum/metal

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

Yes

**ROOF:**

Type (gabled, flat, etc.): Flat

Material (shingles, metal, tar & sand, etc.): Single ply roofing

Color: TBD

**WINDOWS/SHUTTERS:**

Color (also trim if different): None

Type: Tempered glass

**DOORS:**

Color: Metal

Type (if different than standard door entrée): Tempered glass

**SIGN:**

Color: White and yellow

Material: \_\_\_\_\_

Square footage of signage of site: \_\_\_\_\_

Bradford A. Bohler, P.E.

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

  
\_\_\_\_\_

Signature

**617.20**  
**Appendix A**  
**State Environmental Quality Review**  
**FULL ENVIRONMENTAL ASSESSMENT FORM**

**Purpose:** The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

**Full EAF Components:** The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

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**THIS AREA FOR LEAD AGENCY USE ONLY**

**DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions**

Identify the Portions of EAF completed for this project:

Part 1

Part 2

Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore a **negative declaration will be prepared**.
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.\***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared**.

\*A Conditioned Negative Declaration is only valid for Unlisted Actions

McDonald's USA, LLC

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Name of Action

Town of Newburgh

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Name of Lead Agency

Planning Board Chairman

---

Print or Type Name of Responsible Officer in Lead Agency

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Title of Responsible Officer

---

Signature of Responsible Officer in Lead Agency

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Signature of Preparer (If different from responsible officer)

**PART 1--PROJECT INFORMATION**  
**Prepared by Project Sponsor**

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action McDonald's Restaurant

Location of Action (include Street Address, Municipality and County)

187 North Plan Road, Section 76; Block 1; Lot 1.1, Town of Newburgh, Orange County, NY

Name of Applicant/Sponsor Bohler Engineering / Bradford A. Bohler, P.E.

Address 35 Technology Drive

City / PO Warren State NJ Zip Code 07059

Business Telephone 908-668-8300

Name of Owner (if different) c/o CRE Asset Management, LLC

Address 5 Brewster Street, #368

City / PO Glen Cove State NY Zip Code 11542

Business Telephone \_\_\_\_\_

Description of Action:

Proposed rebuild and improvements to the existing McDonald's Restaurant on the subject site. Proposed improvements include the demolition of the existing building and construction of a new 5,206-SF building with 107 indoor seats. Related improvements will include a two (2) lane drive-thru system, modifications to the parking area, repaving of the parking area, as well as upgrades to the site drainage, utilities, lighting, signage and landscaping. A total of sixty four (64) parking spaces are proposed.

The improvements will result in an overall decrease of 0.12-acres in impervious surfaces for a total lot coverage of 1.59-acres. Total limit of land disturbance for the improvements is approximately 2.1-acres.

**Please Complete Each Question--Indicate N.A. if not applicable**

**A. SITE DESCRIPTION**

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use:  Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Other Existing McDonald's Restaurant

2. Total acreage of project area: 2.8 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	<u>1.7</u> acres	<u>1.1</u> acres
Other (Indicate type) <u>Grass /Landscaped area</u>	<u>1.1</u> acres	<u>1.7</u> acres

3. What is predominant soil type(s) on project site? Pittsfield gravelly loam, (PtC) & Udorthents, smoothed (UH)

- a. Soil drainage:  Well drained 100 % of site  Moderately well drained 0 % of site.  
 Poorly drained 0 % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? \_\_\_\_\_ acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site?  Yes  No

a. What is depth to bedrock ~15-20+(in feet)

5. Approximate percentage of proposed project site with slopes:

- 0-10% 90 %  10- 15% 5 %  15% or greater 5 %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places?  Yes  No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks?  Yes  No

8. What is the depth of the water table? ~15-18+(in feet)

9. Is site located over a primary, principal, or sole source aquifer?  Yes  No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area?  Yes  No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?  Yes  No

According to:

Per a NYSDEC Environmental Mapper query and response from the NYSDEC Natural Heritage Program, no threatened or endangered wildlife or rare plants have been recorded on or within the vicinity of the site.

Identify each species:

Based on existing site conditions and the extent of the surrounding development, it is not anticipated that the site contains any suitable habitat for any threatened or endangered species.

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

Yes  No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes  No

If yes, explain:

14. Does the present site include scenic views known to be important to the community?  Yes  No

15. Streams within or contiguous to project area:

There are no streams within or contiguous to the project area.

a. Name of Stream and name of River to which it is tributary

16. Lakes, ponds, wetland areas within or contiguous to project area:

There are no lakes or ponds within or contiguous to the project area.

b. Size (in acres):

17. Is the site served by existing public utilities?  Yes  No
- a. If YES, does sufficient capacity exist to allow connection?  Yes  No  N/A
- b. If YES, will improvements be necessary to allow connection?  Yes  No  N/A
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617?  Yes  No
20. Has the site ever been used for the disposal of solid or hazardous wastes?  Yes  No

**B. Project Description**

1. Physical dimensions and scale of project (fill in dimensions as appropriate).

- a. Total contiguous acreage owned or controlled by project sponsor: 2.8 acres.
- b. Project acreage to be developed: 2.1 acres initially; 2.1 acres ultimately.
- c. Project acreage to remain undeveloped: 0.7 acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. 0 %
- f. Number of off-street parking spaces existing 90; proposed 64
- g. Maximum vehicular trips generated per hour: 307 (upon completion of project)?
- h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	_____	_____	_____	_____
Ultimately	_____	_____	_____	_____

- i. Dimensions (in feet) of largest proposed structure: 23'-4" height; 45.67' width; 114.33' length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? ~1,500 ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.

3. Will disturbed areas be reclaimed  Yes  No  N/A
- a. If yes, for what intended purpose is the site being reclaimed?

Existing McDonald's Restaurant facility is being upgraded, onsite materials and soils will be used as necessary/feasible.

- b. Will topsoil be stockpiled for reclamation?  Yes  No
- c. Will upper subsoil be stockpiled for reclamation?  Yes  No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0 acres.



5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

Yes  No

6. If single phase project: Anticipated period of construction: 3 months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated N/A (number)

b. Anticipated date of commencement phase 1: Jun month 2014 year, (including demolition)

c. Approximate completion date of final phase: Oct month 2014 year.

d. Is phase 1 functionally dependent on subsequent phases?  Yes  No

8. Will blasting occur during construction?  Yes  No

9. Number of jobs generated: during construction 20 ; after project is complete 40-50

10. Number of jobs eliminated by this project 0 .

11. Will project require relocation of any projects or facilities?  Yes  No

If yes, explain:

12. Is surface liquid waste disposal involved?  Yes  No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount \_\_\_\_\_

b. Name of water body into which effluent will be discharged \_\_\_\_\_

13. Is subsurface liquid waste disposal involved?  Yes  No Type \_\_\_\_\_

14. Will surface area of an existing water body increase or decrease by proposal?  Yes  No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain?  Yes  No

16. Will the project generate solid waste?  Yes  No

a. If yes, what is the amount per month? 3 tons

b. If yes, will an existing solid waste facility be used?  Yes  No

c. If yes, give name Taylor Recycling ; location Montgomery, New York

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill?  Yes  No

Identify impacts: If yes, explain: caused by this project?

17. Will the project involve the disposal of solid waste?  Yes  No

a. If yes, what is the anticipated rate of disposal? \_\_\_\_\_ tons/month.

b. If yes, what is the anticipated site life? \_\_\_\_\_ years.

18. Will project use herbicides or pesticides?  Yes  No

19. Will project routinely produce odors (more than one hour per day)?  Yes  No

20. Will project produce operating noise exceeding the local ambient noise levels?  Yes  No

21. Will project result in an increase in energy use?  Yes  No

If yes, indicate type(s)

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day 2,220 gallons/day.

24. Does project involve Local, State or Federal funding?  Yes  No

If yes, explain:

**25. Approvals Required:**

			Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Site Plan Approval	10/4/2013
			Architectural Review	10/4/2013
City, Town Zoning Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Variances	To be submitted
City, County Health Department	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	County Food Service	To be submitted
Other Local Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Building Department	To be submitted
Other Regional Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
State Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	SPDES	to be submitted
			NYSDOT - Driveway Permit	To be submitted
Federal Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		

**C. Zoning and Planning Information**

1. Does proposed action involve a planning or zoning decision?  Yes  No

If Yes, indicate decision required:

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Zoning amendment     | <input checked="" type="checkbox"/> Zoning variance | <input type="checkbox"/> New/revision of master plan | <input type="checkbox"/> Subdivision      |
| <input checked="" type="checkbox"/> Site plan | <input type="checkbox"/> Special use permit         | <input type="checkbox"/> Resource management plan    | <input checked="" type="checkbox"/> Other |

2. What is the zoning classification(s) of the site?

B Zone

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

B Zone  
Minimum Lot Area - 15,000 sf/Maximum Building Coverage - 40%/Maximum Surface Coverage - 80%

4. What is the proposed zoning of the site?

N/A

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

N/A

6. Is the proposed action consistent with the recommended uses in adopted local land use plans?  Yes  No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Site is bordered to the northeast commercial uses, to the northwest by a gas station, and to the southeast by a shopping center and residential uses beyond.

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile?  Yes  No

9. If the proposed action is the subdivision of land, how many lots are proposed? N/A

a. What is the minimum lot size proposed? N/A

10. Will proposed action require any authorization(s) for the formation of sewer or water districts?  Yes  No

N/A

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

Yes  No

a. If yes, is existing capacity sufficient to handle projected demand?  Yes  No

The development currently exists and is currently served by police and fire department services

12. Will the proposed action result in the generation of traffic significantly above present levels?  Yes  No

a. If yes, is the existing road network adequate to handle the additional traffic.  Yes  No

The proposed development will predominately be utilized by existing traffic due to the current existing use to remain the same.

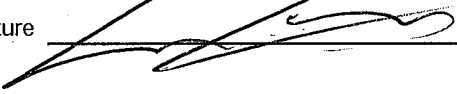
**D. Informational Details**

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

**E. Verification**

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Bradford A. Bohler, P.E. Date 10/4/13

Signature 

Title Professional Engineer, Bohler Engineering

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

## PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

### Responsibility of Lead Agency

**General Information (Read Carefully)**

- ! In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- ! The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- ! The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- ! The number of examples per question does not indicate the importance of each question.
- ! In identifying impacts, consider long term, short term and cumulative effects.

**Instructions (Read carefully)**

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

#### Impact on Land

1. Will the Proposed Action result in a physical change to the project site?

NO  YES

**Examples** that would apply to column 2

- |  |                          |                          |                              |                             |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where the depth to the water table is less than 3 feet.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction of paved parking area for 1,000 or more vehicles.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction that will continue for more than 1 year or involve more than one phase or stage.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change	
--	-------------------------------------	-----------------------------------	--	--

- Construction or expansion of a sanitary landfill.    Yes  No
- Construction in a designated floodway.    Yes  No
- Other impacts:    Yes  No

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)

NO  YES

- Specific land forms:    Yes  No

**Impact on Water**

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

NO  YES

**Examples** that would apply to column 2

- Developable area of site contains a protected water body.    Yes  No
- Dredging more than 100 cubic yards of material from channel of a protected stream.    Yes  No
- Extension of utility distribution facilities through a protected water body.    Yes  No
- Construction in a designated freshwater or tidal wetland.    Yes  No
- Other impacts:    Yes  No

4. Will Proposed Action affect any non-protected existing or new body of water?

NO  YES

**Examples** that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.    Yes  No
- Construction of a body of water that exceeds 10 acres of surface area.    Yes  No
- Other impacts:    Yes  No





1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

NO       YES

**Examples that would apply to column 2**

- |  |                          |                          |                              |                             |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action would change flood water flows                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action may cause substantial erosion.                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action is incompatible with existing drainage patterns. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow development in a designated floodway. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

**IMPACT ON AIR**

7. Will Proposed Action affect air quality?

NO       YES

**Examples that would apply to column 2**

- |   |                          |                          |                              |                             |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will induce 1,000 or more vehicle trips in any given hour.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in the incineration of more than 1 ton of refuse per hour.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the amount of land committed to industrial use.                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the density of industrial development within existing industrial areas.               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

**IMPACT ON PLANTS AND ANIMALS**

8. Will Proposed Action affect any threatened or endangered species?

NO       YES

**Examples that would apply to column 2**

- |   |                          |                          |                              |                             |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Removal of any portion of a critical or significant wildlife habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

9. Will Proposed Action substantially affect non-threatened or non-endangered species?

NO  YES

**Examples that would apply to column 2**

• Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

**IMPACT ON AGRICULTURAL LAND RESOURCES**

10. Will Proposed Action affect agricultural land resources?

NO  YES

**Examples that would apply to column 2**

• The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction activity would excavate or compact the soil profile of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

**IMPACT ON AESTHETIC RESOURCES**

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)  
 NO       YES

**Examples that would apply to column 2**

• Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

**IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES**

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?  
 NO       YES

**Examples that would apply to column 2**

• Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Any impact to an archaeological site or fossil bed located within the project site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1	2	3
	Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

- Other impacts:    Yes  No

**IMPACT ON OPEN SPACE AND RECREATION**

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

NO  YES

**Examples that would apply to column 2**

- The permanent foreclosure of a future recreational opportunity.    Yes  No
- A major reduction of an open space important to the community.    Yes  No
- Other impacts:    Yes  No

**IMPACT ON CRITICAL ENVIRONMENTAL AREAS**

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

NO  YES

List the environmental characteristics that caused the designation of the CEA.

**Examples that would apply to column 2**

- Proposed Action to locate within the CEA?    Yes  No
- Proposed Action will result in a reduction in the quantity of the resource?    Yes  No
- Proposed Action will result in a reduction in the quality of the resource?    Yes  No
- Proposed Action will impact the use, function or enjoyment of the resource?    Yes  No
- Other impacts:    Yes  No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

**IMPACT ON TRANSPORTATION**

15. Will there be an effect to existing transportation systems?

NO       YES

**Examples** that would apply to column 2

- |  |                          |                          |                              |                             |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Alteration of present patterns of movement of people and/or goods. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in major traffic problems.             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

**IMPACT ON ENERGY**

16. Will Proposed Action affect the community's sources of fuel or energy supply?

NO       YES

**Examples** that would apply to column 2

- |   |                          |                          |                              |                             |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

**NOISE AND ODOR IMPACT**

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

NO       YES

**Examples** that would apply to column 2

- |  |                          |                          |                              |                             |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Blasting within 1,500 feet of a hospital, school or other sensitive facility.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Odors will occur routinely (more than one hour per day).   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will remove natural barriers that would act as a noise screen.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |



	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Proposed Action will set an important precedent for future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will create or eliminate employment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?

NO     YES

**If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3**

## Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

### Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

**Instructions** (If you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- ! The probability of the impact occurring
- ! The duration of the impact
- ! Its irreversibility, including permanently lost resources of value
- ! Whether the impact can or will be controlled
- ! The regional consequence of the impact
- ! Its potential divergence from local needs and goals
- ! Whether known objections to the project relate to this impact.





















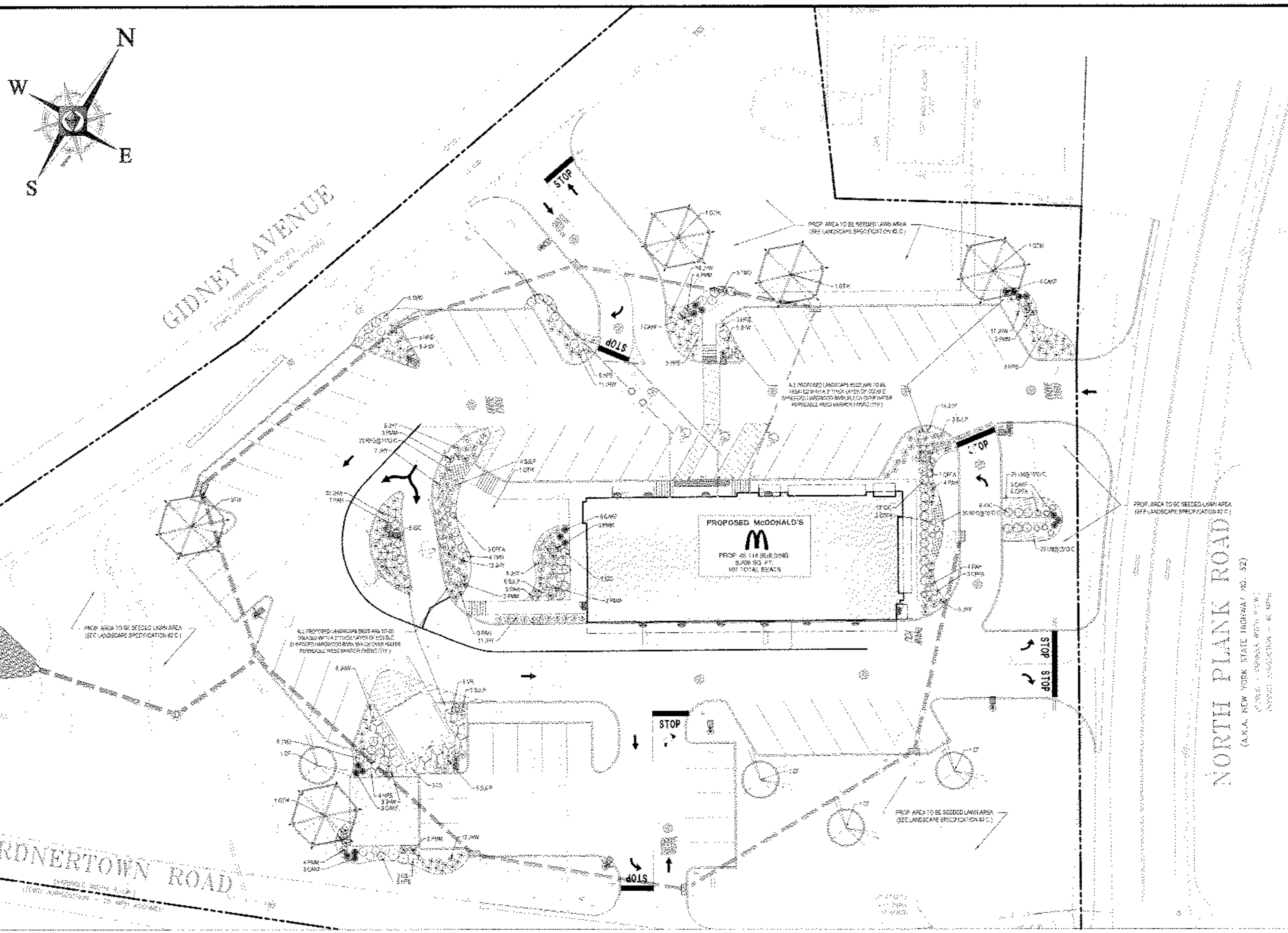












### COMPLIANCE CHART

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
195-13.02L OFF-STREET PARKING & LOADING	(A) ALL OPEN PARKING AREAS SHALL BE SUITABLE LANDSCAPED. IN PARKING LOTS WITH MORE THAN 20 SPACES, AT LEAST 5% OF THE AREA OF THE PARKING LOT SHALL BE DEVOTED TO LANDSCAPING WITHIN THE INTERIOR OF THE PARKING LOT. SUCH LANDSCAPING SHALL BE IN ADDITION TO THAT WHICH MAY BE REQUIRED ALONG THE STREET LINE. THE LOT LINES OR THE BUILDING FOUNDATION IN ALL PARKING LOTS PROVIDING EIGHT OR MORE OFF-STREET PARKING SPACES, ONE SHADE OR FLOWERING ORNAMENTAL TREE SHALL BE PLANTED FOR EACH EIGHT PARKING SPACES AND ANY ADDITIONAL NUMBER THEREOF, SAID TREE OR TREES TO BE PLANTED IN MEDIAN DIVIDERS, ISLANDS OR SUCH OTHER LOCATIONS AS MAY BE ACCEPTABLE TO THE PLANNING BOARD.	TOTAL PARKING SPACES: 64 SPACES REQUIRED TREES: 8 (4' x 8' TREES)  PROPOSED LANDSCAPE WITHIN PARKING AREA: 1,236 SF  TOTAL PARKING SPACES: 64 SPACES REQUIRED TREES: 8 (4' x 8' TREES)  PROPOSED: 8 TREES PROVIDED WITHIN IMMEDIATE VICINITY TO PARKING AREA.	COMPLIES
	(B) ALL PLANTINGS REAR, LANDSCAPED ISLANDS AND FENCES PLAN WALKWAYS, IF PROVIDED, SHALL BE PROTECTED BY CURBS, STURDY POSTS, RAILS OR WALLS 1 1/2 TO TWO FEET IN HEIGHT OR OTHER PROTECTIVE DEVICES AND SHALL BE OF SUFFICIENT WIDTH TO PREVENT DAMAGE OR ACCIDENT TO BOTH PLANT MATERIALS AND PEDESTRIANS. ADDITIONAL BARRIERS MAY BE REQUIRED BY THE PLANNING BOARD TO GIVE BETTER PROTECTION AND TO IMPROVE PEDESTRIAN AND VEHICULAR CIRCULATION.	ALL PROPOSED PLANTINGS ARE PROTECTED WITHIN CURBED AREAS.	COMPLIES
			COMPLIES

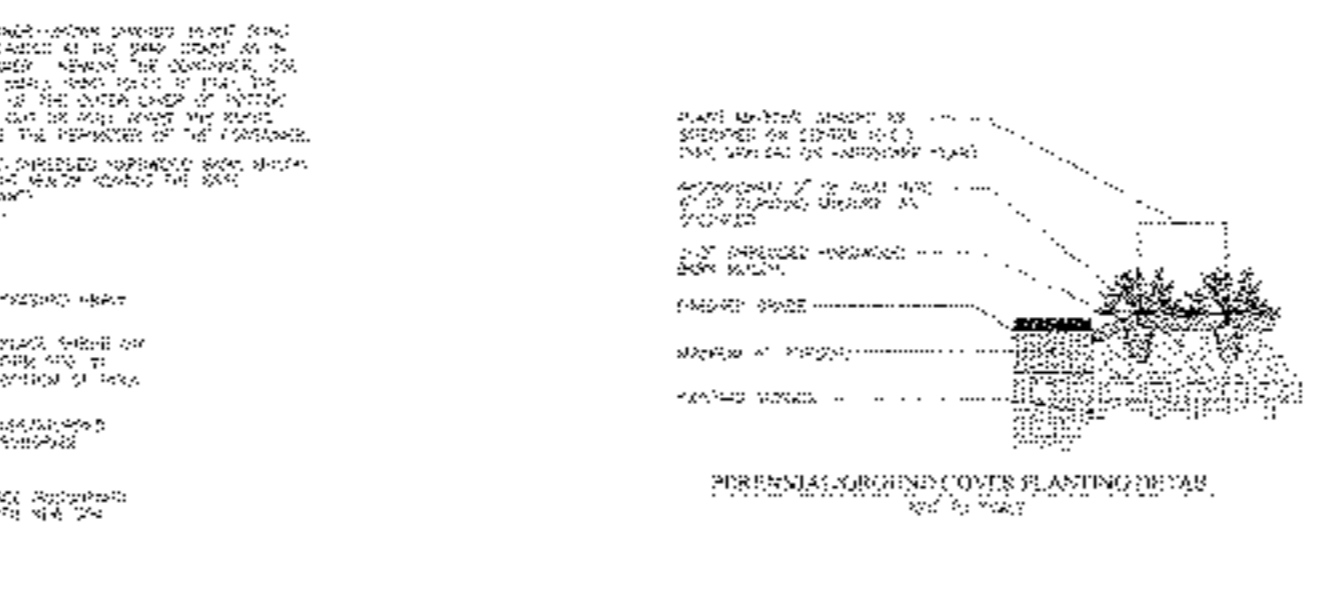
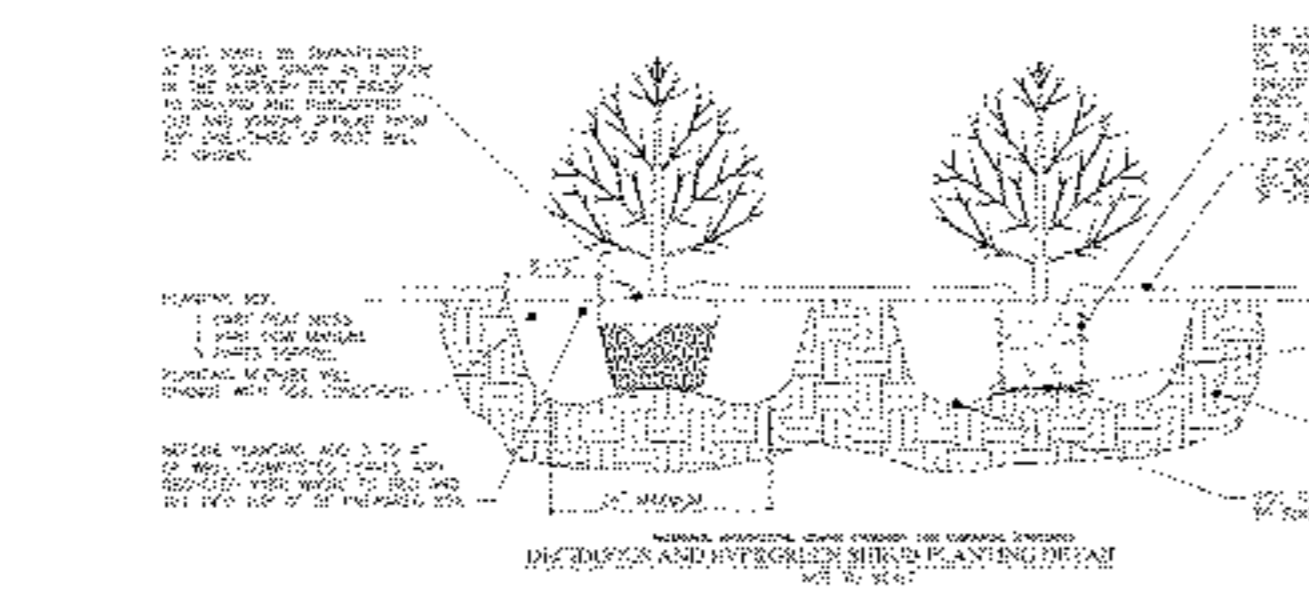
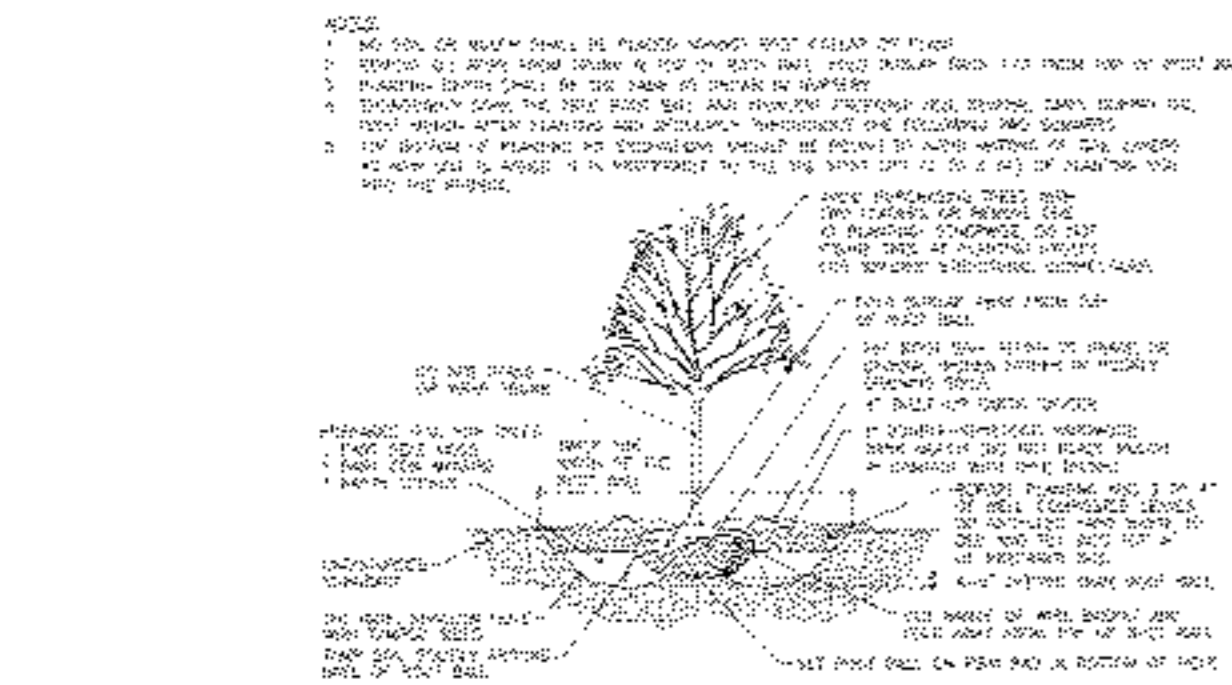
### LANDSCAPE SCHEDULE

KEY	PLANT	RECOMMENDATION NAME	COMMON NAME	SIZE	REMARKS
OR	0	ELIZABETH PRUNELLA (NEARBY SHOULDER)	BOYLE THORNLESS HONEYLOCUST	2 1/2" CAL.	8-8
OR	1	ODONDS FLORIDA	WHITE-GLOWING LIGULWOOD	2 1/2" CAL.	8-8
OR	2	CHAMAEDORIS PARSIFERA FL. PURA AREA NAVA	DIWARY GOLD-THROAT CYPRESS	1 1/2" SPED	43-04
OR	3	SEX GLABRA COMPACT	DWARF HAMBURY HELL	14-10"	40-04
OR	4	ARTEMISIA HORIZONTALIS VOLUMINOSA	MACOPRA BARBER	14-24" SPED	40-04
OR	5	TRINIS MUCOSUS	DRUM MAIDEN	16-20"	40-04
OR	6	JASMINE HYDRANGEA	GENESEE VIEW	18-20"	40-04
OR	7	VIOLARIA SYDNEYHILLUM	LEATHERY EAF VIBURNUM	24"	40-04
OR	8	CONJUGIA SPINOSA FORMOSY SHILOH RAY	RED OAK DOGWOOD	2 1/2"	40-04
OR	9	INFERNUM PATULUM SUNBURST	SUNBURST ST. JOHNWORT	18-24"	40-04
OR	10	SPINARIA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPirea	16-18"	40-04
OR	11	CONFERUS LORDBURN ALG WILSON	WILSONS SILVER HULL SPIDER	15-18" SPED	40-04
OR	12	LINDO HUSCARY BULLBUS	DOG BULLDOG YUPE	14"	CONTAINER
OR	13	RUSSOYA FULSUA YOGI DESTINY	GOLDSTURMUS-ACTIVEVED SUSAN	2 1/2 CAL.	CONTAINER
OR	14	CAULOPAGOSIS APURKHOA KAR, FOENSTER	STAR-ER REED GRASS	2 CAL.	CONTAINER
OR	15	PENSTEMON ALPISALPACOSIS HAMELY	DWARF HOULDAV GRASS	2 CAL.	CONTAINER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AREAS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL PREVAIL.

REFERENCE DETAIL SHEET FOR LANDSCAPE SPECIFICATIONS

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY



L/C: 031-0145	ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL	
PROPOSED DRIVE-THRU RESTAURANT		
SECTION 78, BLOCK 1, LOT 1.1		
STREET ADDRESS		
65 NORTH PLANK ROAD		
TOWN	STATE	
TOWN OF NEWBURGH	NY	
COUNTY	ORANGE	
REGIONAL DWS. NO.	PLAN DESCRIPTION	
T.B.D.	LANDSCAPE PLAN	
STATUS	DATE	BY
PRELIMINARY	10/04/13	KM
PLAN CHECKED	10/04/13	LMBS
AS-BUILT	N/A	N/A
8	OF 17	

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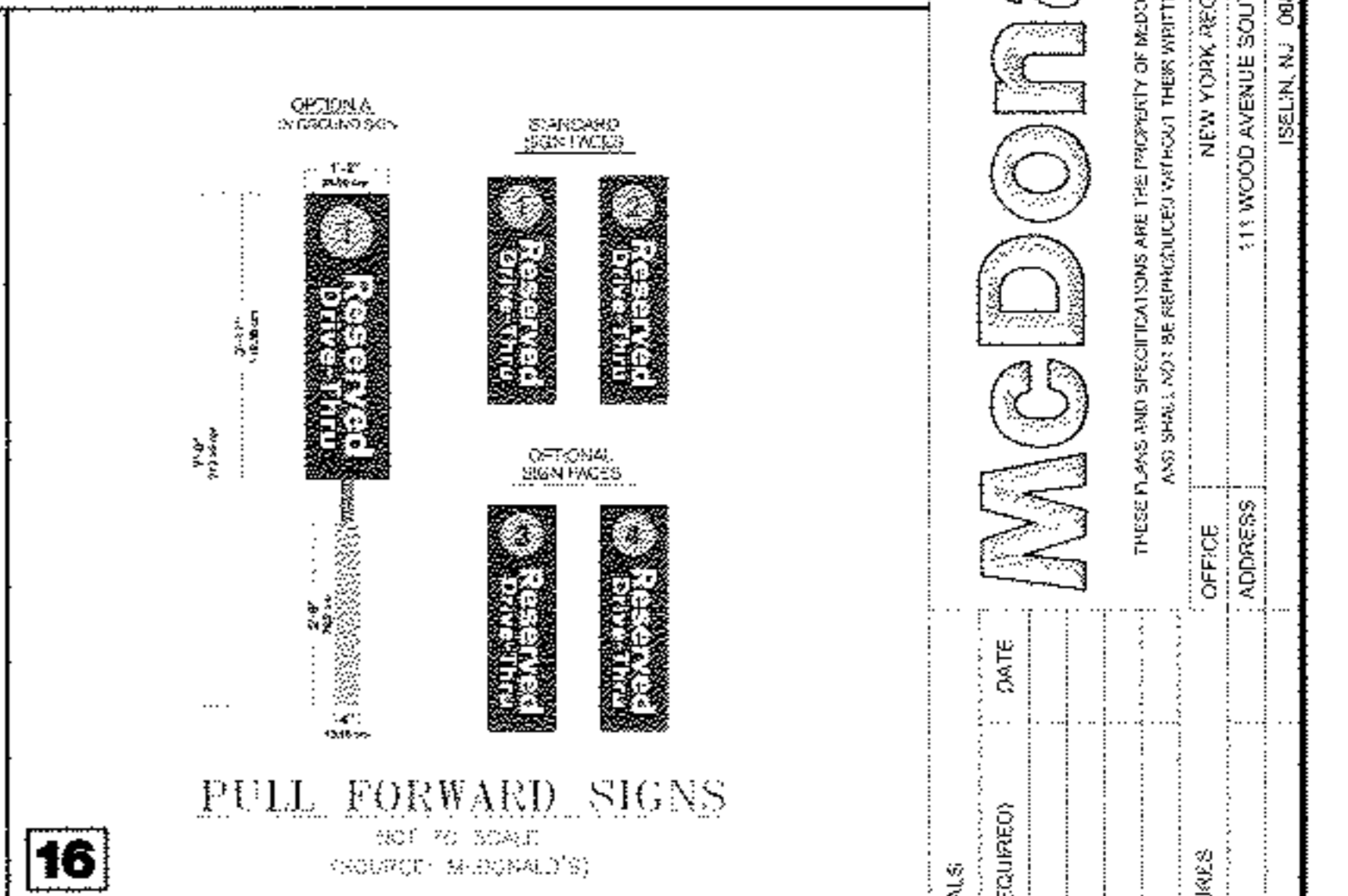
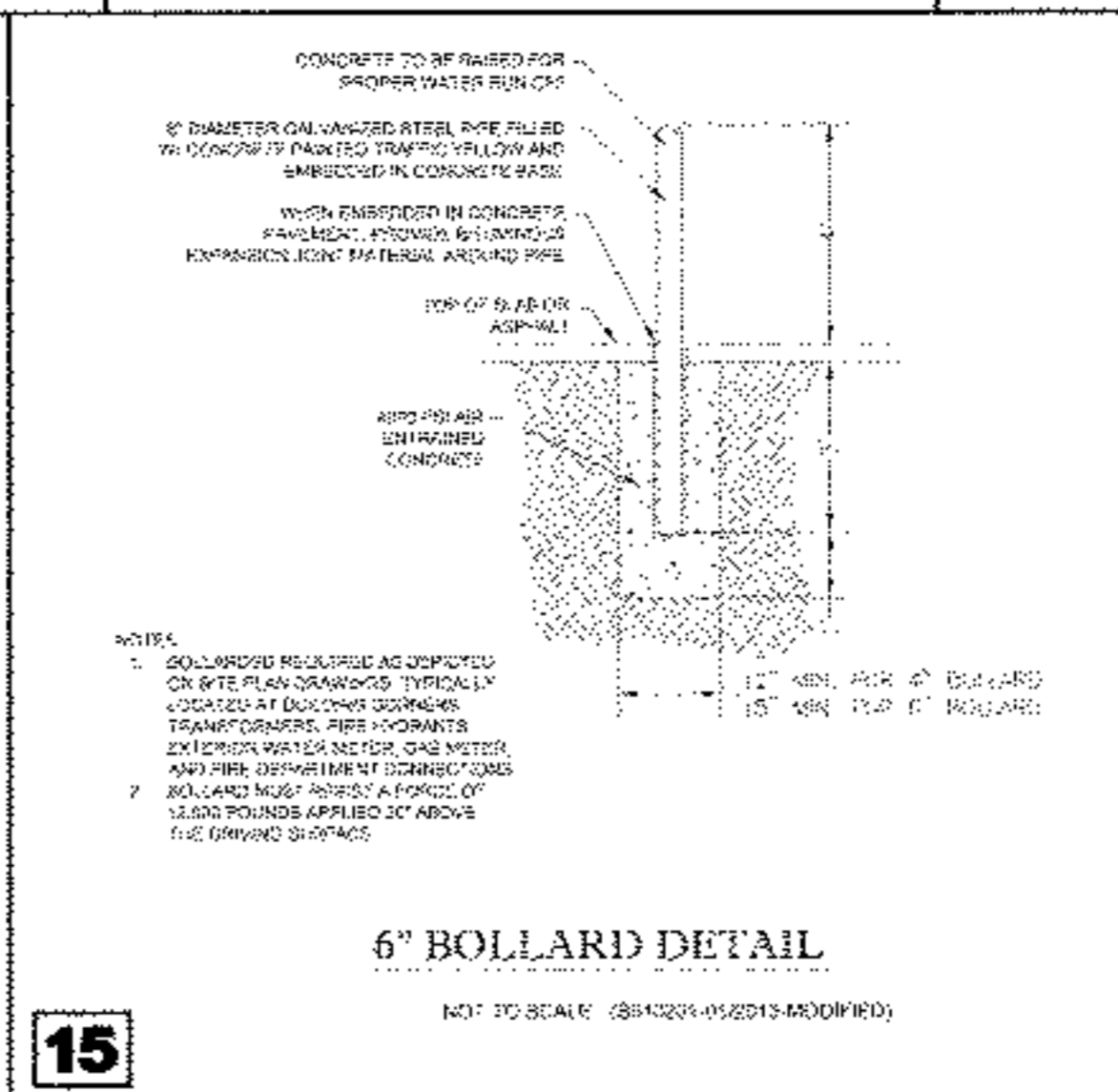
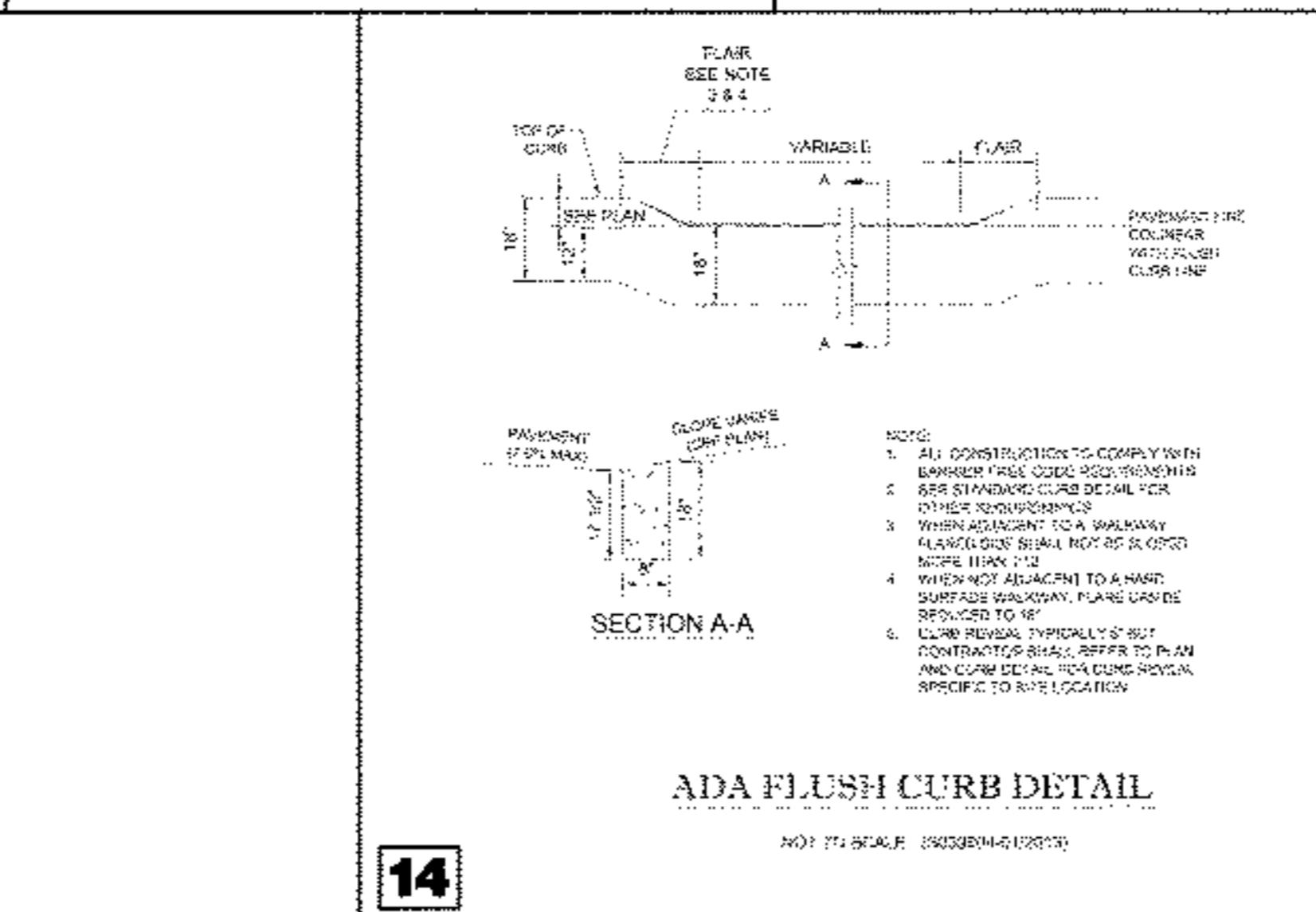
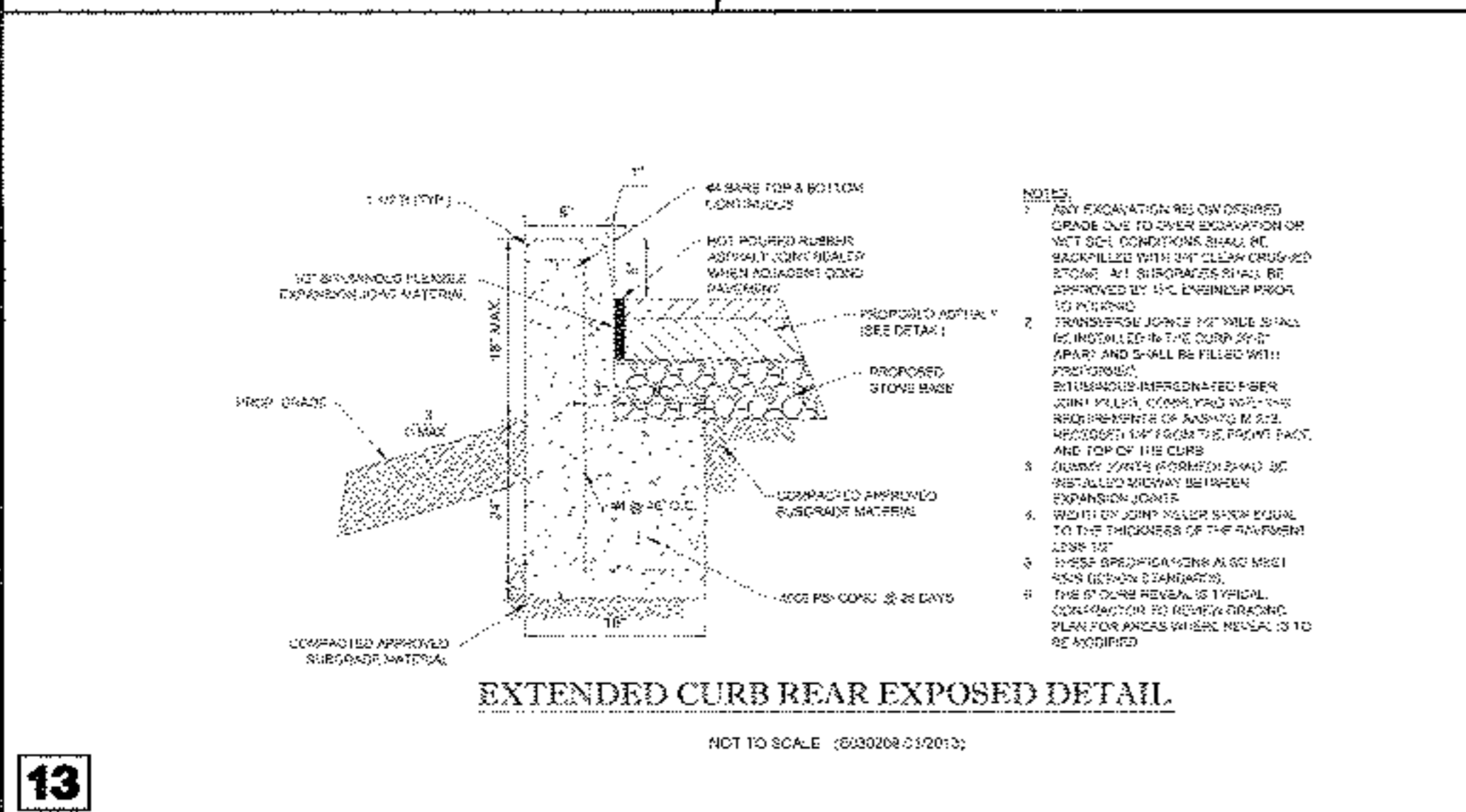
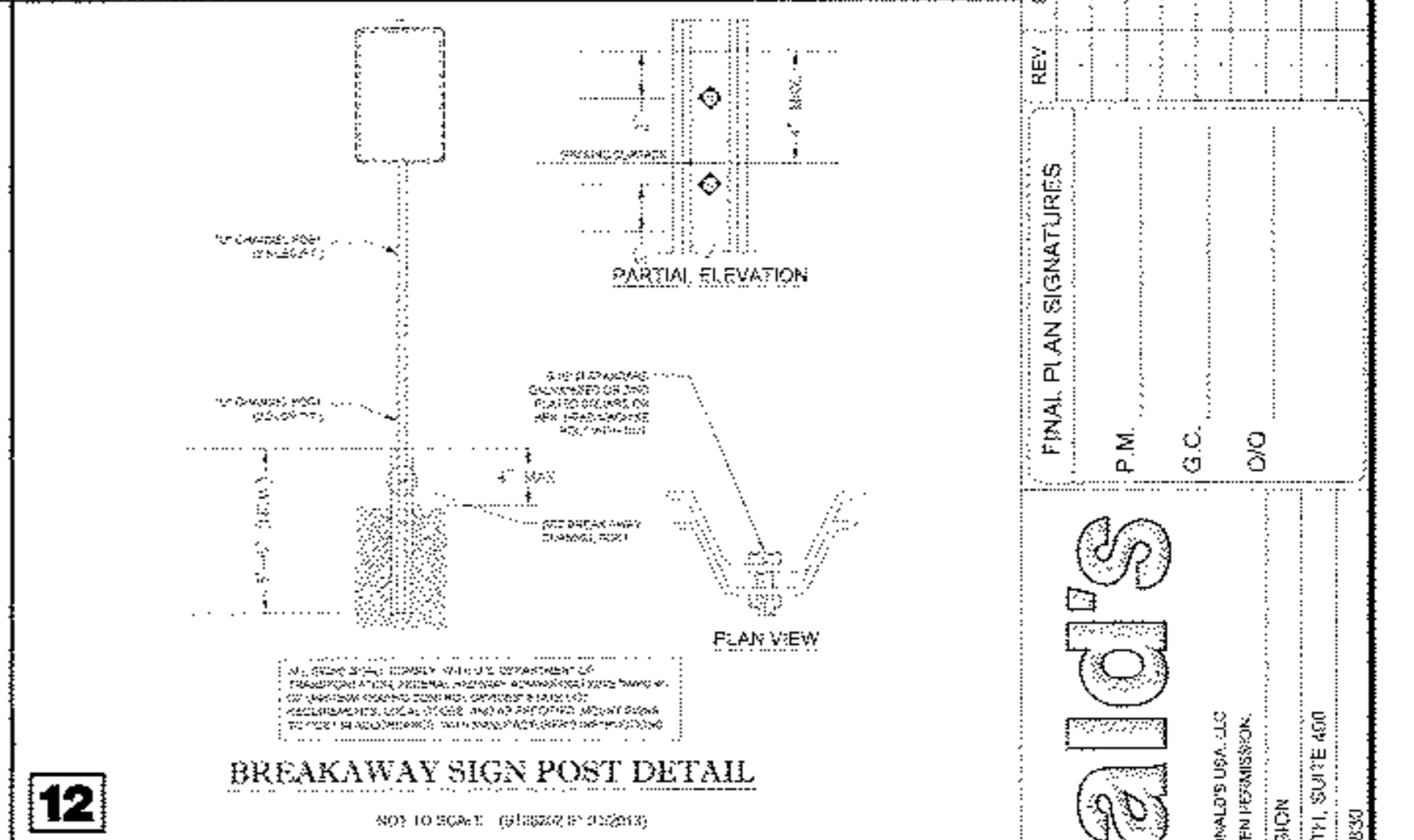
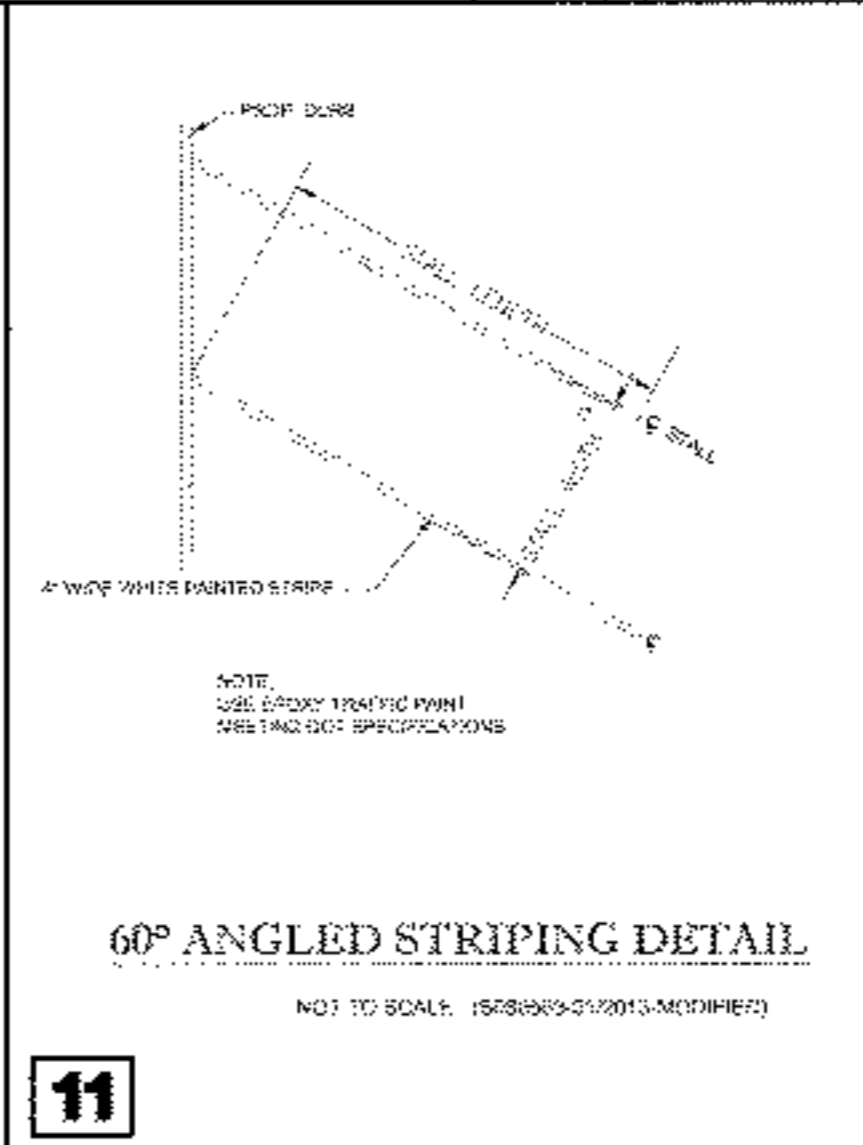
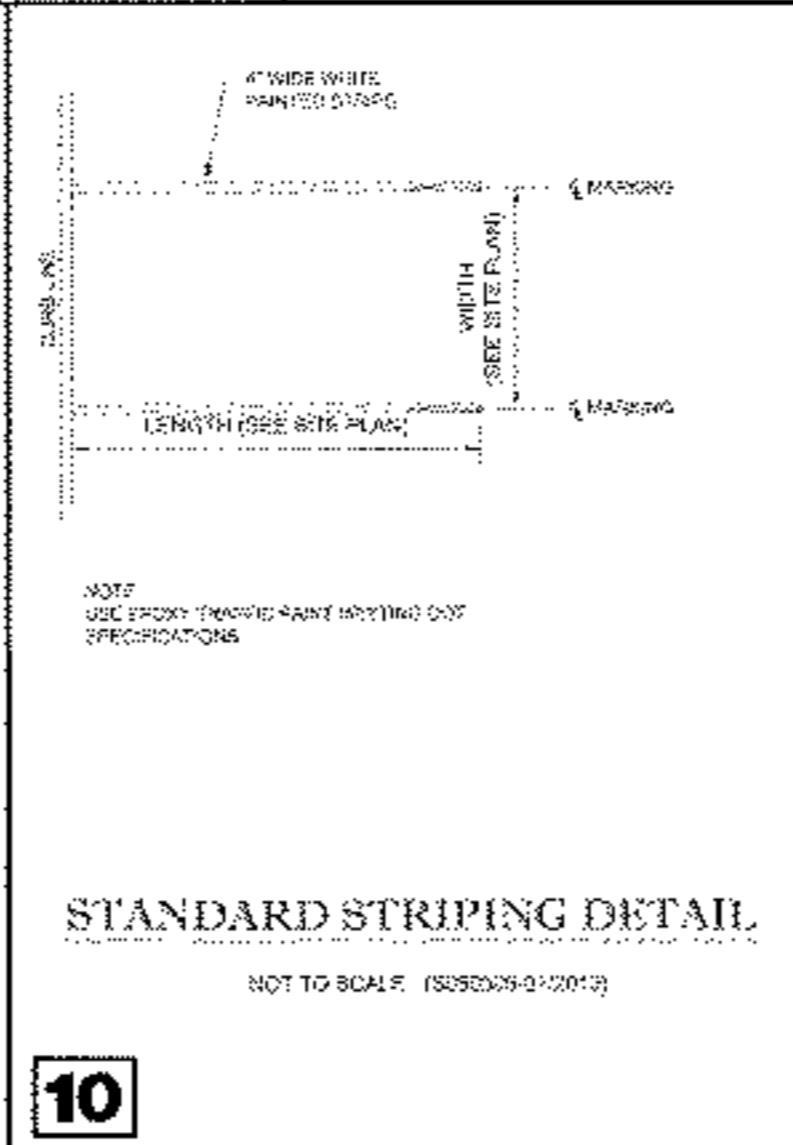
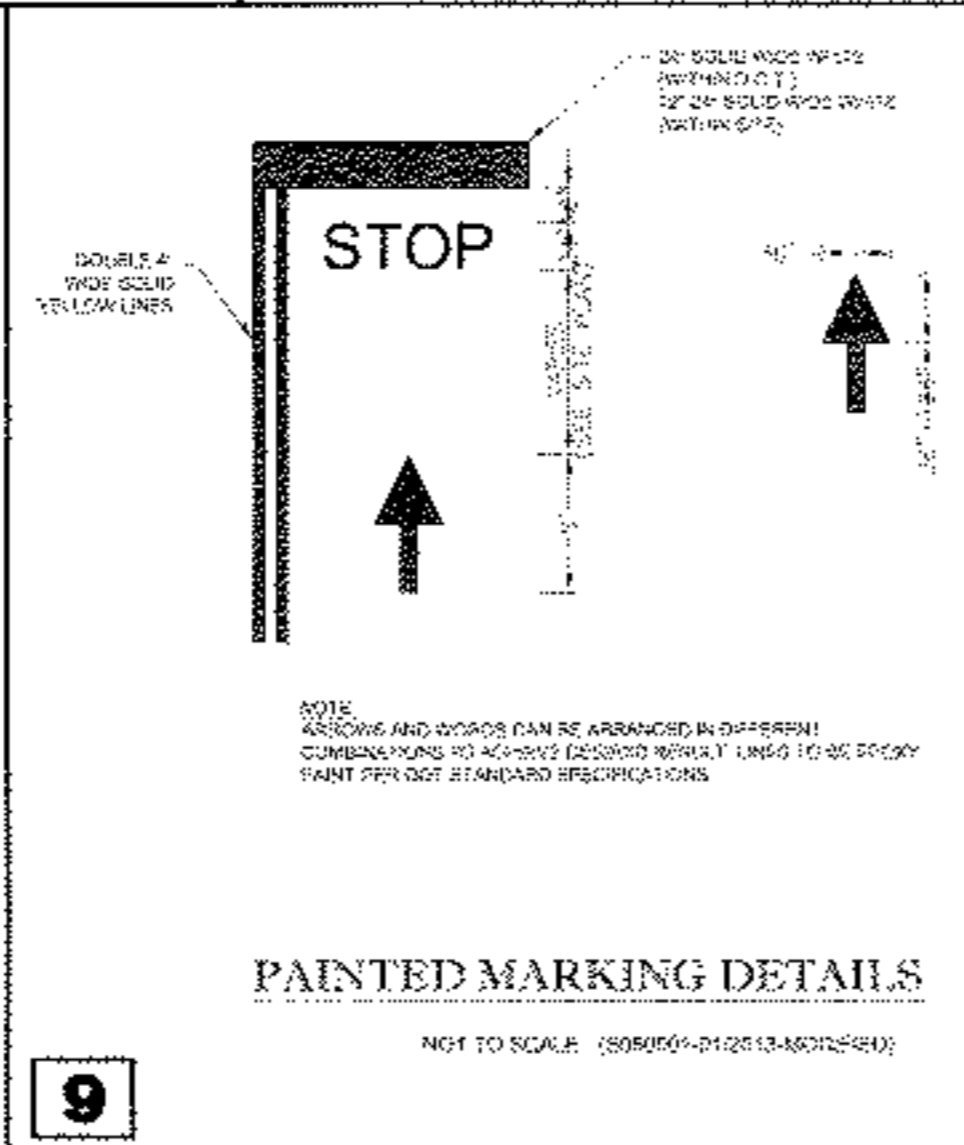
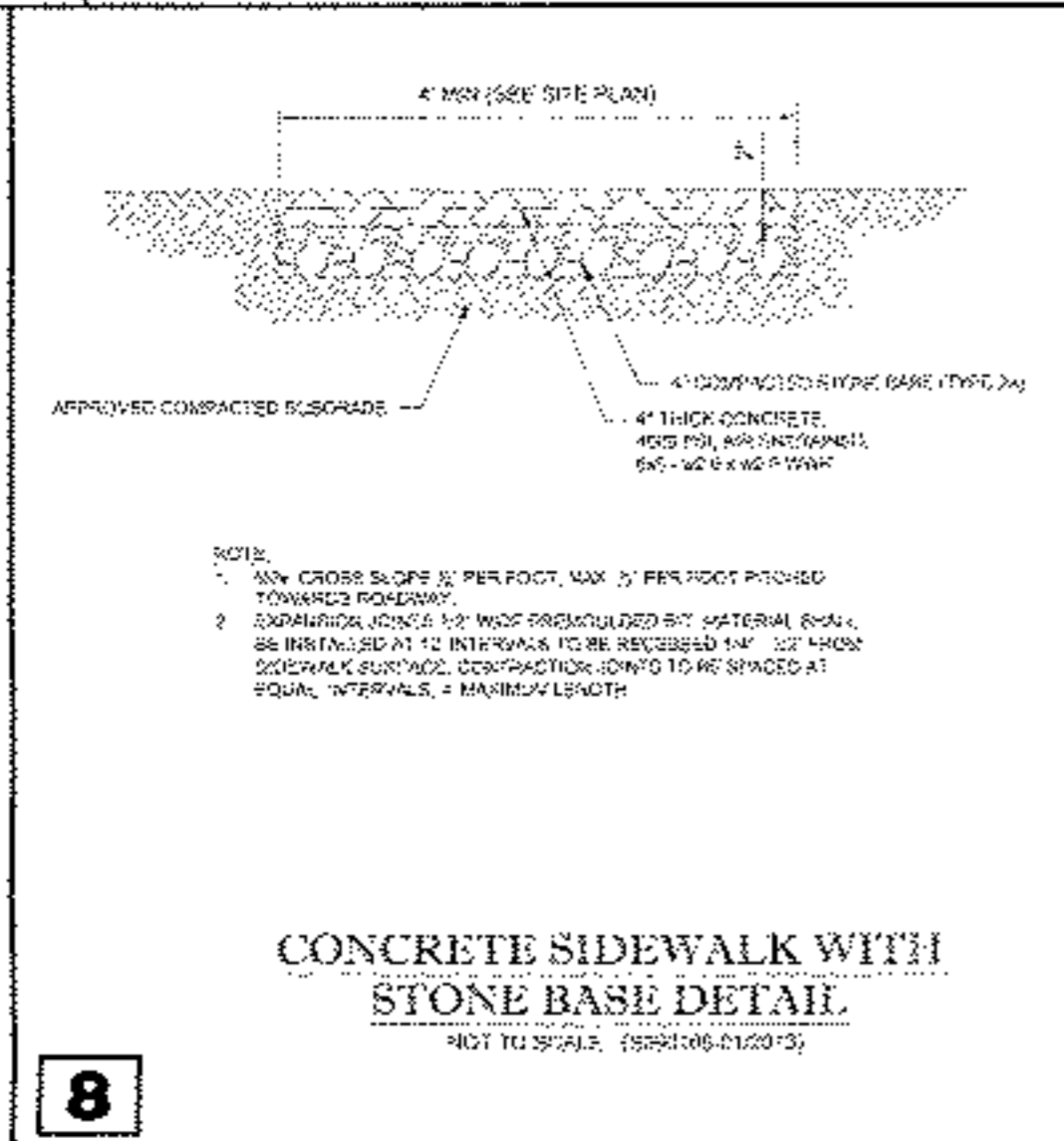
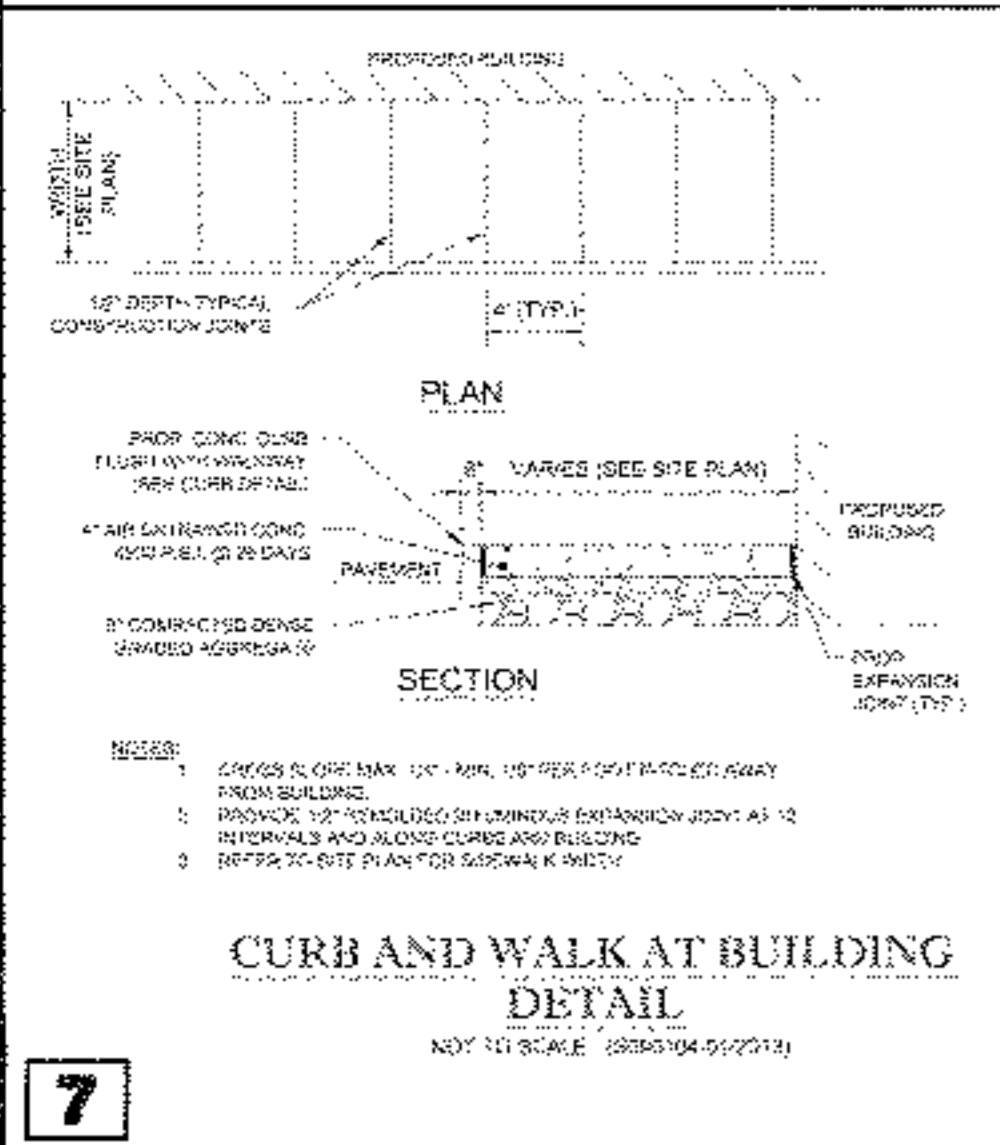
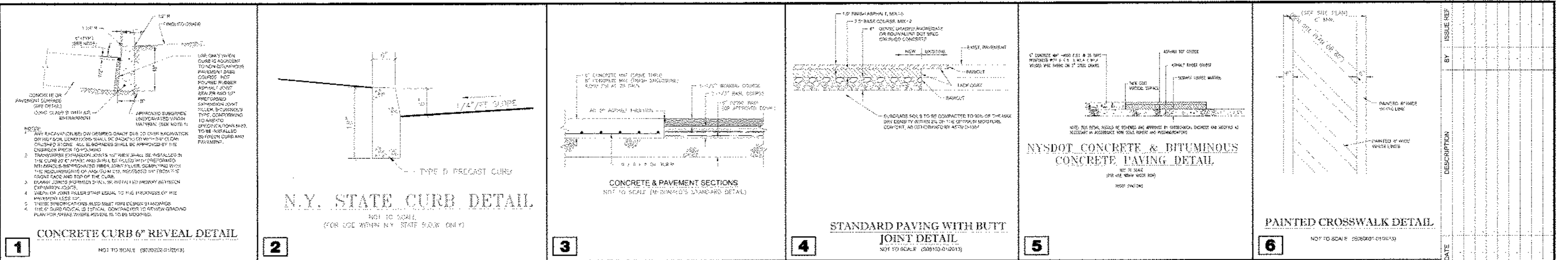












**TRAFFIC SIGNAGE**  
NOT TO SCALE

**TRAFFIC SIGNAGE**  
NOT TO SCALE

**TRAFFIC SIGNAGE**  
NOT TO SCALE

**NOTE: TOWN, COUNTY, AND NYSDOT STANDARD DETAILS SUPERCEDE BOHLER DETAILS**

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L/C: 031-0145 ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROPOSED DRIVE-THRU RESTAURANT

SECTION 76, BLOCK 1, LOT 1.1

STREET ADDRESS: 65 NORTH PLANK ROAD

TOWN: TOWN OF NEWBURGH STATE: NY

COUNTY: ORANGE

REGIONAL DWG. NO: T.B.D. PLAN DESCRIPTION: DETAIL SHEET

STATUS: PRELIMINARY DATE: 10/04/13 BY: KM

PLAN CHECKED: 10/04/13 BY: M/BB

AS BUILT: N/A N/A

DATE: 10/04/13

BY: KM

14 OF 17





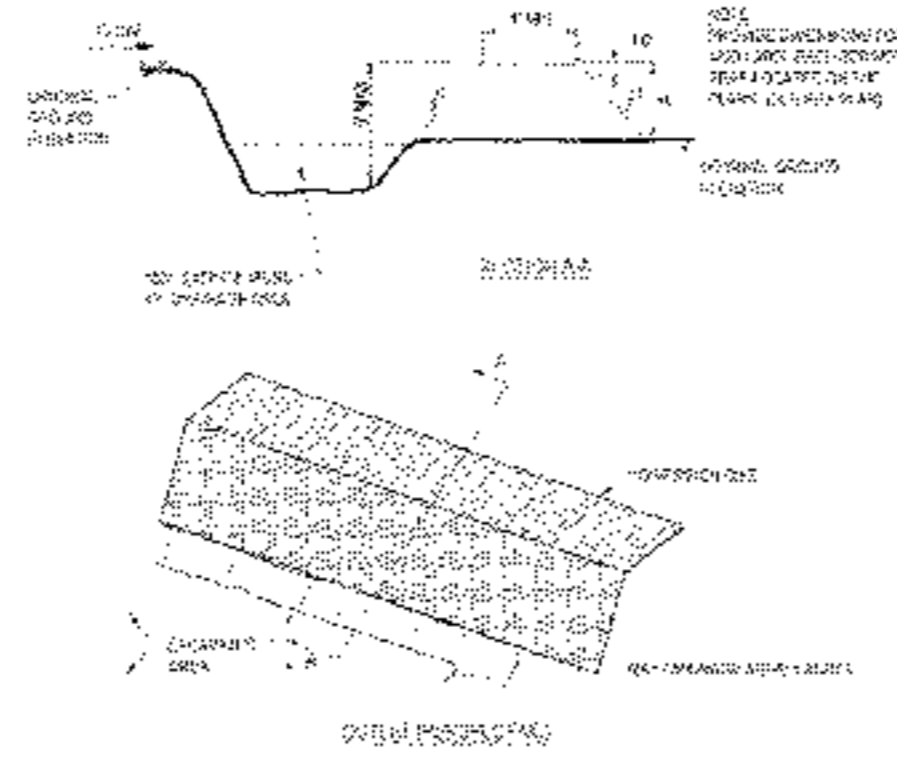




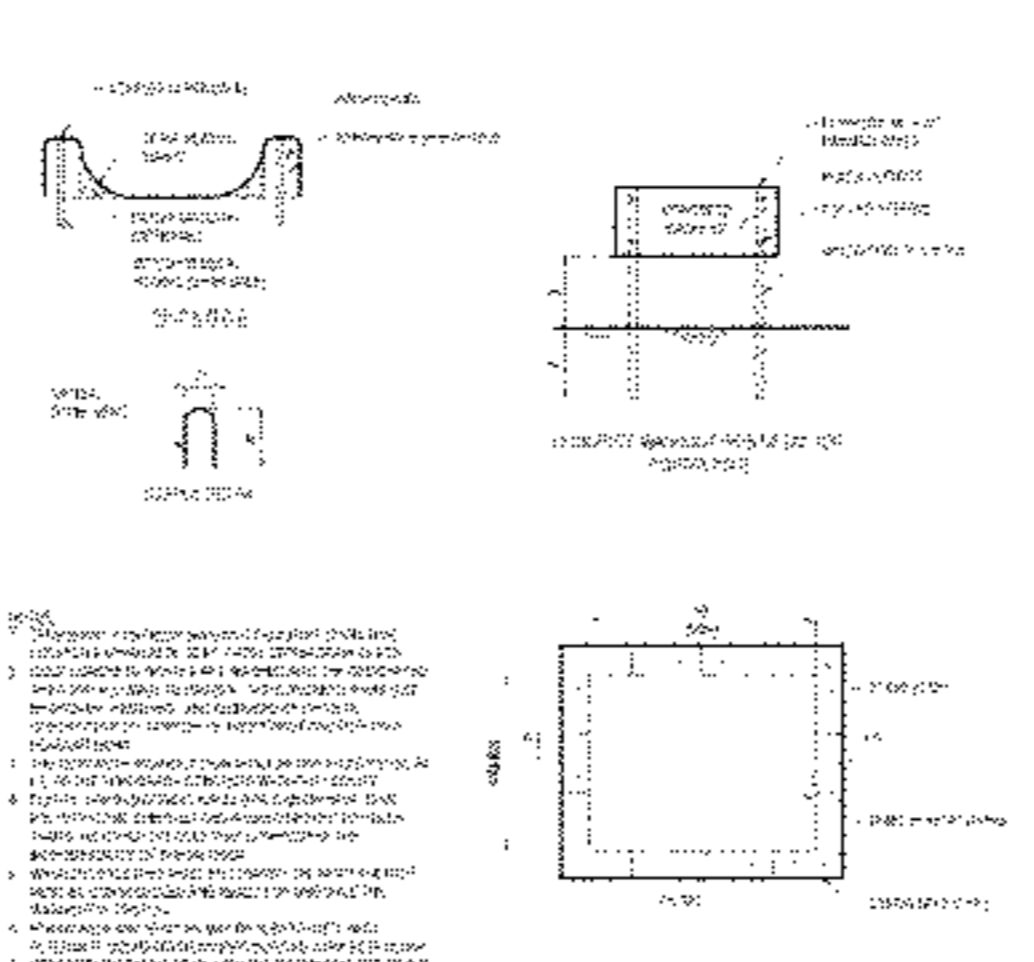




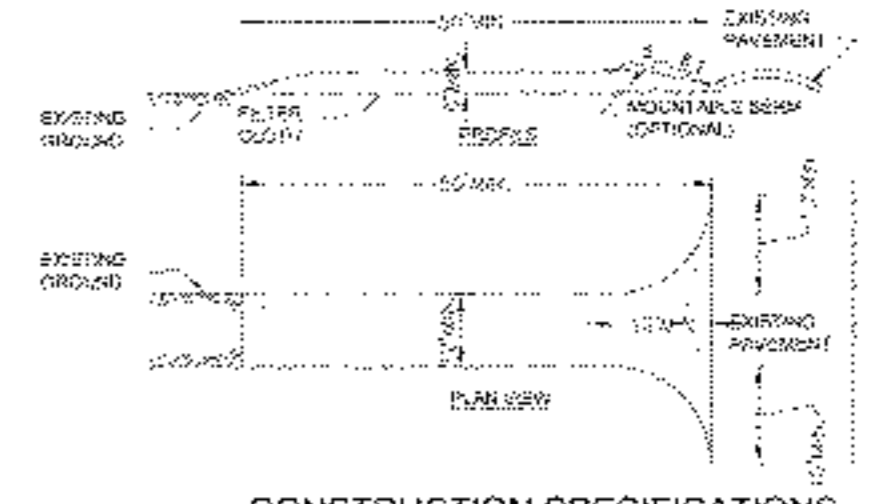
**TEMPORARY DIVERSION/INFILTRATION SWALE**  
NOT TO SCALE



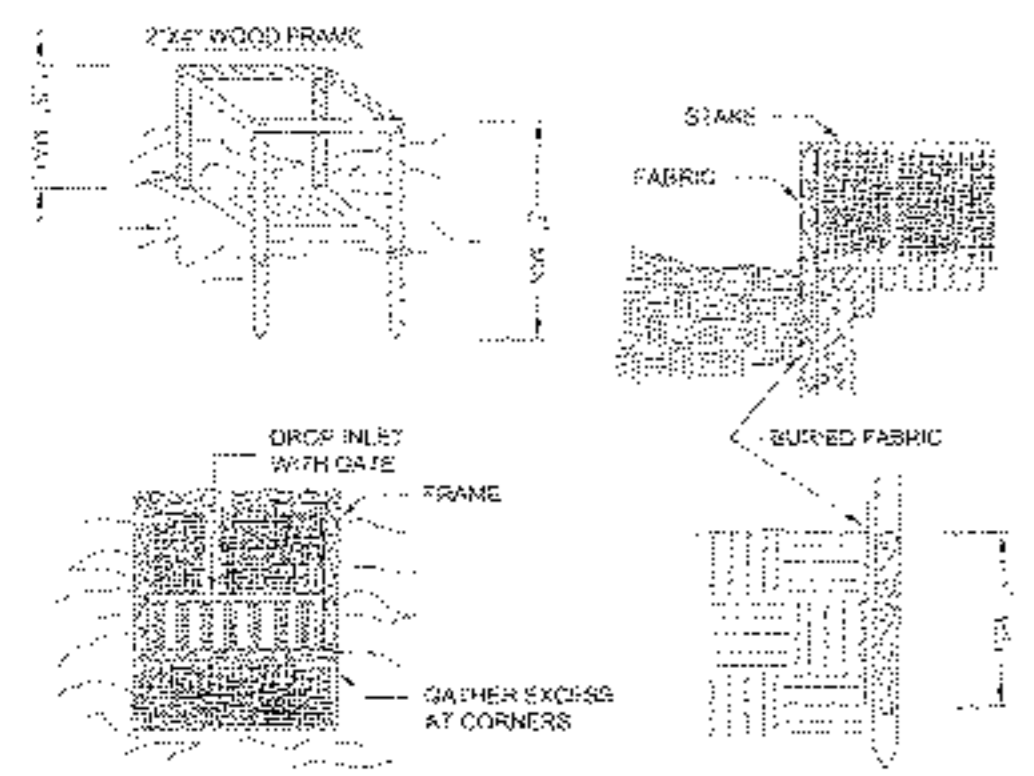
**TEMPORARY SEDIMENT TRAP DETAIL**  
NOT TO SCALE



**CONCRETE WASTE MANAGEMENT DETAIL**  
NOT TO SCALE



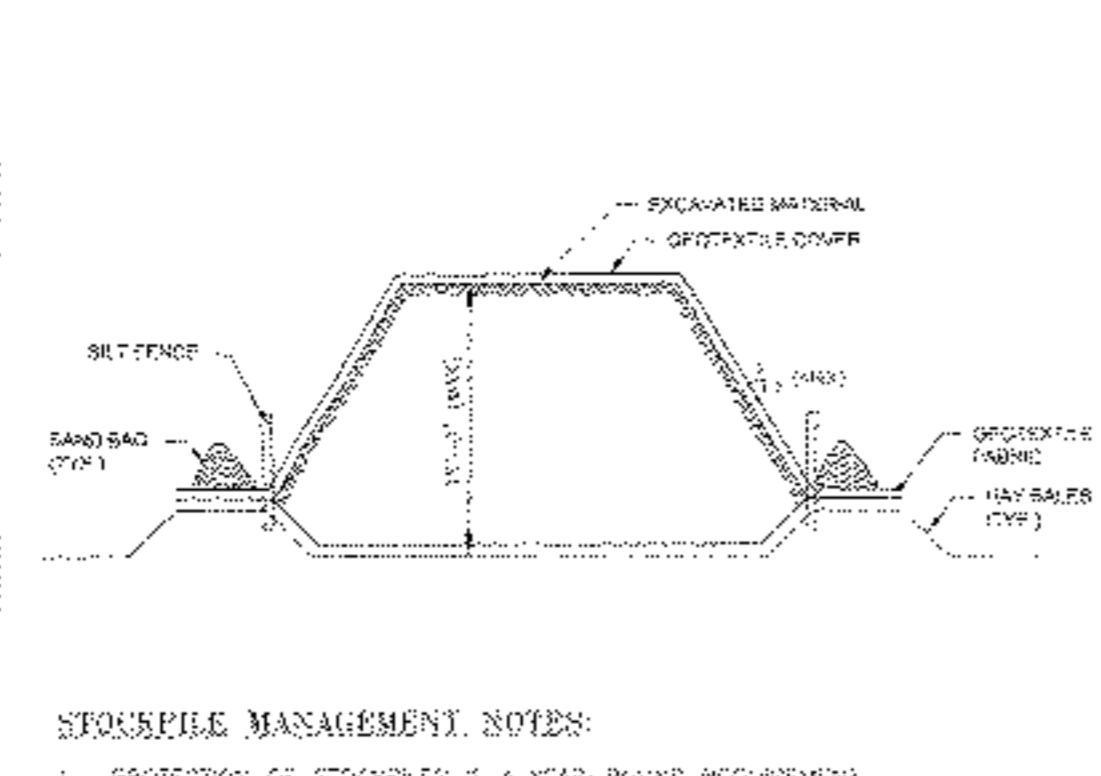
**STABILIZED CONSTRUCTION ENTRANCE AND ANTI-TRACKING PAD**  
NOT TO SCALE



**CONSTRUCTION SPECIFICATIONS**

1. FILTER FABRIC SHALL HAVE AN EOS OF 40. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" X 4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACES BETWEEN STAKES SHALL BE 12 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPACES GREATER THAN 12 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE BEMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACK FILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" X 4" WOOD FRAME SHALL BE COARDED AROUND THE CREST OF THE FABRIC FOR OVER 3" STABILITY.

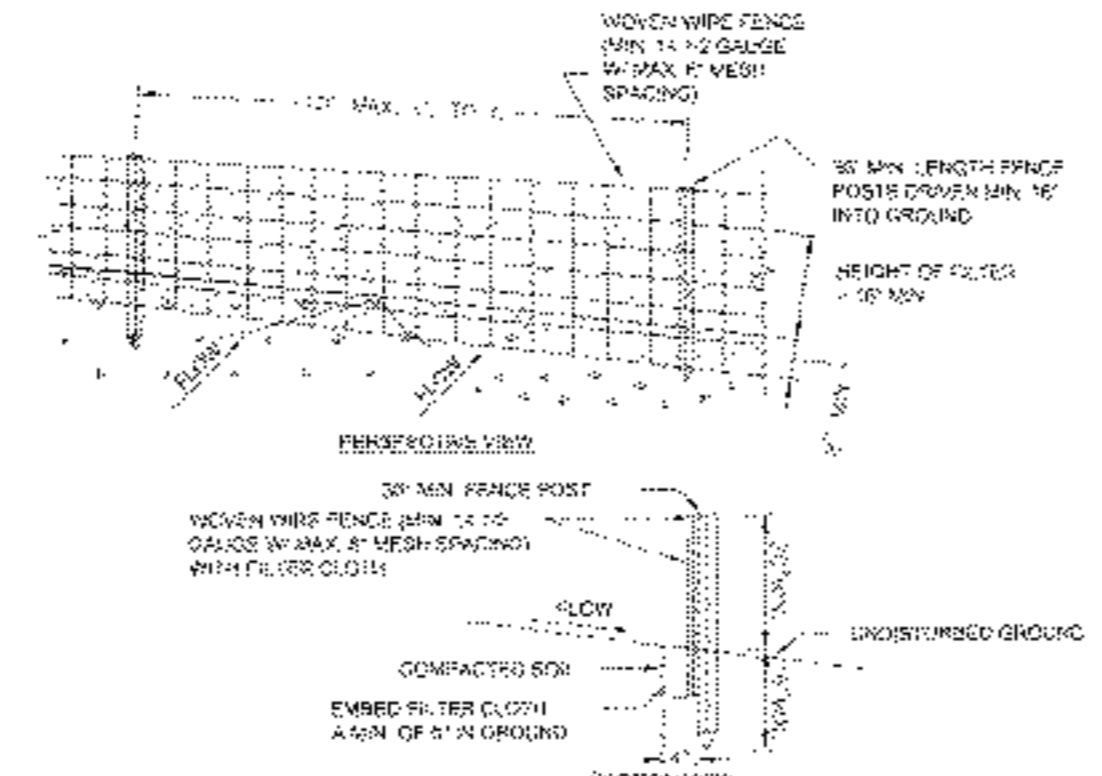
MAXIMUM DRAINAGE AREA 1 ACRE.



**STOCKPILE MANAGEMENT NOTES:**

1. PROTECTION OF STOCKPILES IS A YEAR-ROUND REQUIREMENT.
2. LOCATE STOCKPILES A MINIMUM 10 FT. AWAY FROM UNCONTAMINATED GROUND OR WATERWAYS, DRAINAGE AND ROAD.
3. MAINTAIN PROPER DRAINAGE PRACTICES AS APPROPRIATE ON ALL STOCKPILED MATERIAL.
4. DURING THE WINTER SEASON FOR STOCKPILES, COVER IN PLASTIC OR COVERED WITH GEOTEXTILE. THE GEOTEXTILE MATTERS AT ALL TIMES.
5. REMOVE AND/OR REPAIR IMMEDIATELY ANY AND ALL WEAR OR AS REQUIRED BY THE LICENSEE TO BE IN FULL COMPLIANCE WITH ALL REGULATIONS.
6. WEAR SHALL BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-THIRD (1/3) OF THE BARRIER HEIGHT.

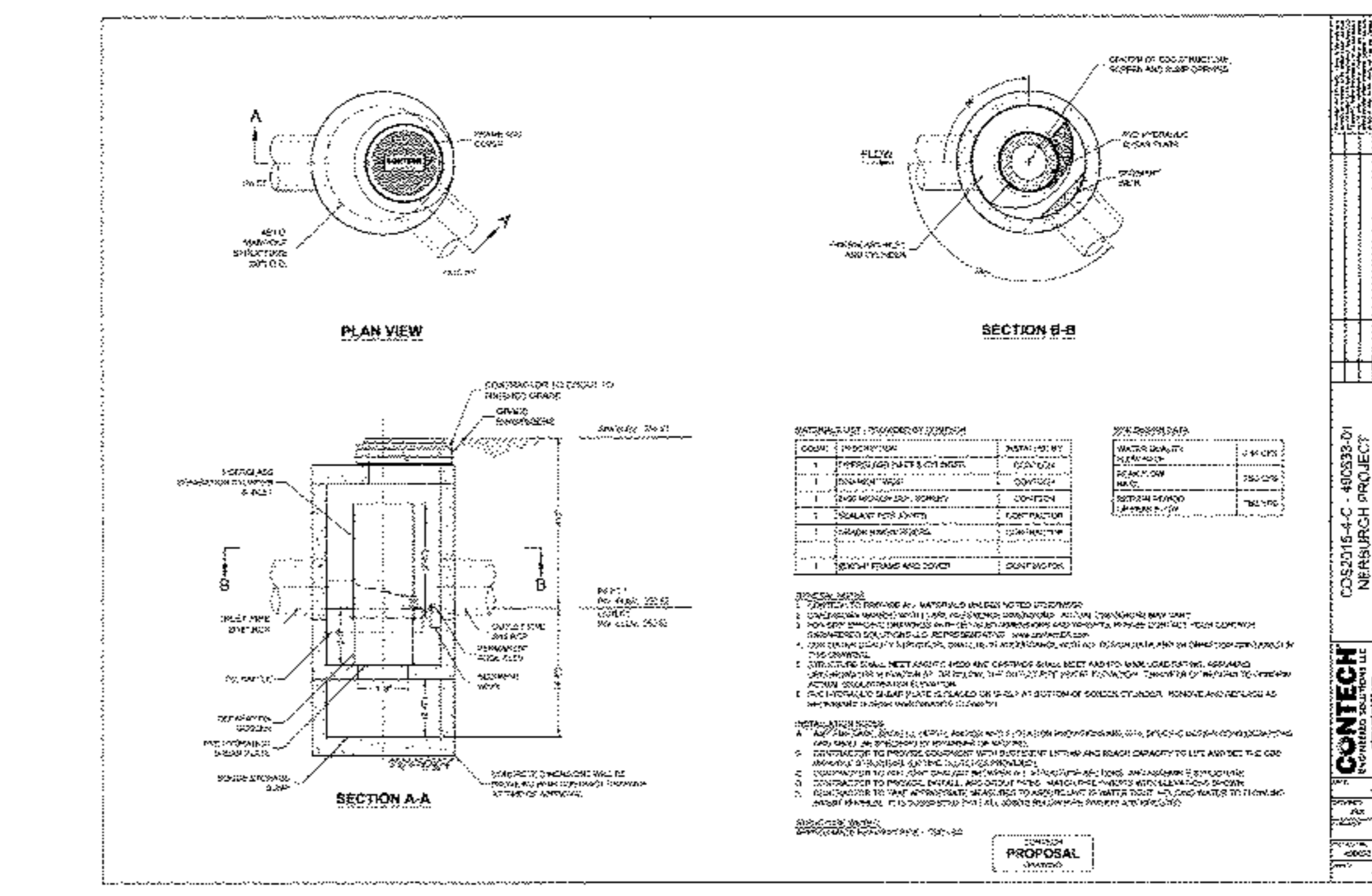
**TEMPORARY STOCKPILE DETAIL**  
NOT TO SCALE



**CONSTRUCTION SPECIFICATIONS**

1. WOVEN WIRE FENCE TO BE FASTENED SPECIFICALLY TO FRAMING POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL CHICKEN OR U-TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE 12" OR FASHIONED SECURELY TO WOVEN WIRE FENCE WITH THE SPACING VARYING 24" TO 30" AND NO SECTION FENCE SHALL BE WOVEN WIRE 12" TO 16" GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND TIGHTENED. FILTER CLOTH SHALL BE TIGHTENED TO A MINIMUM OF 10% TENSION.
4. PRE-CAST UNITS SHALL BE USED AS ENVIROMENT, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BURST" DEVELOPS IN THE SILT FENCE.

**SILT FENCE DETAIL**  
NOT TO SCALE



**CDS UNIT DETAIL**  
NOT TO SCALE

**5**

**6**

**7**

**8**

NO.	DATE	DESCRIPTION	BY	ISSUE REF.

NO.	DATE	DESCRIPTION	BY	ISSUE REF.

NO.	DATE	DESCRIPTION	BY	ISSUE REF.

NO.	DATE	DESCRIPTION	BY	ISSUE REF.

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**CDS UNIT DETAIL**

NOT TO SCALE

**NOTE: TOWN, COUNTY, AND NYSDOT STANDARD DETAILS SUPERCEDE BOHLER DETAILS**

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800-962-7962

**BOHLER ENGINEERING**

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WARREN, NJ 07059  
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www.bohlereng.com

**B.A. BOHLER**

PROFESSIONAL ENGINEER

DATE: 10/04/13

BY: KM

**PROPOSED DRIVE-THRU RESTAURANT**

SECTION 76, BLOCK 1, LOT 1.1

STREET ADDRESS: 65 NORTH PLANK ROAD

TOWN: TOWN OF NEWBURGH STATE: NY

COUNTY: ORANGE

STATUS: PRELIMINARY

DATE: 10/04/13

BY: KM

REGIONAL DWG. NO: T.B.D.

PLAN DESCRIPTION: DETAIL SHEET

AS-BUILT: N/A

DATE: 10/04/13

BY: KM

CO-SIGN SIGNATURES

PLAN APPROVALS

DATE: 10/04/13

BY: KM

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**McDonald's**

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NEW YORK REGION  
111 WOOD AVENUE SOUTH, SUITE 400  
ISEL IN, IL 60090

**CONTECH**

CONTECH LLC, MEMBER OF THE CONTECH GROUP, INC.  
NEWBURGH, NY  
SITE DESIGNATION: PROPOSED CDS UNIT