



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

**PROJECT NAME:** NEWBURGH SELF STORAGE-1420 ROUTE 300  
**PROJECT NO.:** 24-6  
**PROJECT LOCATION:** SECTION 60, BLOCK 3, LOT 22.222/1420 Route 300  
**REVIEW DATE:** 15 MARCH 2024  
**MEETING DATE:** 21 MARCH 2024  
**PROJECT REPRESENTATIVE:** COLLIERS ENGINEERING/JUSTIN DATES, RLA

1. The project proposes to convert the existing Showtime Cinemas Movie Theater site for self-storage use, including renovation of the existing theater building and the addition of conventional self-storage structures throughout the parcel.
2. Project requires referral to the Zoning Board of Appeals, as self-storage facilities in the IB Zone have a maximum permitted building height of 15 feet. The existing movie theater structure is 28 feet high.
3. Site has two access points on state highways, NYS Route 52 and NYS Route 300. Submission to Orange County Planning and NYSDOT will be required.
4. The applicant is requested to submit a calculation for the lot surface coverage.
5. The Code Enforcement Departments comments regarding fire access to the existing structure should be received. Buildings 30 feet and less require a 20 foot wide fire access road.
6. The site would be considered a re-development site under the NYSDEC Stormwater SPDES Permit system. A SWPPP in compliance with those regulations will be required.
7. No additional approval for sewer flow form City of Newburgh is required.
8. Numerous structures are located at the required Bulk Table setbacks. A note should be added to the plans requiring staking of the structures with submission of a Survey Plot Plan to the Building Department prior to construction of footings.
9. Information pertaining to the easement from the parcel to NYS Rout 52 should be submitted.

**NEW YORK OFFICE**

33 Airport Center Drive, Suite 202, New Windsor, NY 12553  
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

**PENNSYLVANIA OFFICE**

111 Wheatfield Drive, Suite 1, Milford, PA 18337  
570-296-2765 | F: 570-296-2767 | mhpa@mhepc.com

This appears to be across a separate parcel.

10. Architectural review of the site will be required.
11. All buildings will be required to have a fire suppression sprinkler system. Details of the improvements to the water system should be depicted.
12. Existing utilities serving the site should be depicted.
13. Future submissions should include landscaping, soil erosion sediment control, grading and lighting.
14. This is an initial appearance, Adjoiner's Notices must be sent out in compliance with Town Code.

Respectfully submitted,

**MHE Engineering, D.P.C.**



Patrick J. Hines  
Principal

PJH/kbw

**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](mailto: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:** 24-06  
(Application fee returnable with this application)

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

2. Owner of Lands to be reviewed:

Name Sam Newburgh, LLC  
Address 157 Dove Hill Drive  
Manhasset, NY 11030  
Phone \_\_\_\_\_

3. Applicant Information (If different than owner):

Name Michael Moyer  
Address 2178 Industrial Drive  
Bethlehem, PA 18017  
Representative \_\_\_\_\_  
Phone (610) 952-2122  
Fax \_\_\_\_\_  
Email Budgetstorageus@yahoo.com

4. Subdivision/Site Plan prepared by:

Name Colliers Engineering & Design (Attn. Justin E. Dates R.L.A.)  
Address 555 Hudson Valley Avenue, Suite 101  
New Windsor, NY 12553  
Phone/Fax (845) 875-4952

5. Location of lands to be reviewed:

1420 Route 300, Newburgh, NY 12550

6. Zone IB  
Acreage 8.43

Fire District Winona Lake  
School District Newburgh Enlarged City School District

7. Tax Map: Section 60 Block 3 Lot 22.222

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

Number of existing lots 1 Number of proposed lots 1

Lot line change N/A

Site plan review for proposed self-storage center

Clearing and grading N/A

Other \_\_\_\_\_

**PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT**

**9. Easements or other restrictions on property:**

(Describe generally) Drainage Easement (SE corner of site)

**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 Partner

Date: 3/5/24

**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**

**Newburgh Self Storage**

**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 of~~ 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. N/A 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. N/A Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. X 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. X 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. X 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. N/A 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. \_\_\_\_\_ Estimated or known cubic yards of material to be excavated and removed from the site
34. \_\_\_\_\_ Estimated or known cubic yards of fill required
35. \_\_\_\_\_ 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: Justin E. Dates, R.L.A.   
Licensed Professional

Date: 3/7/2024

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:** \_\_\_\_\_

**Name of owner on premises:** \_\_\_\_\_

**Address of owner:** \_\_\_\_\_

**Telephone number of owner:** \_\_\_\_\_

**Telephone number of applicant:** \_\_\_\_\_

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

**Location of land on which proposed work will be done:** \_\_\_\_\_  
\_\_\_\_\_

**Section:** \_\_\_\_\_ **Block:** \_\_\_\_\_ **Lot:** \_\_\_\_\_ **Sub. Div.:** \_\_\_\_\_

**Zoning District of Property:** \_\_\_\_\_ **Size of Lot:** \_\_\_\_\_

**Area of lot to be cleared or graded:** \_\_\_\_\_

**Proposed completion of date:** \_\_\_\_\_

**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:** \_\_\_\_\_

**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:**

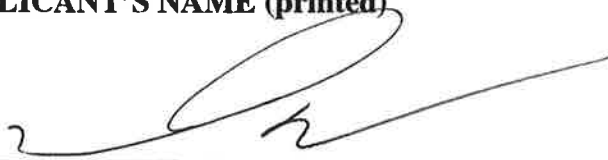
This local law shall take effect immediately upon filing in the Office of the Secretary of State.

**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.

Michael M. J. P.

\_\_\_\_\_  
**APPLICANT'S NAME (printed)**



\_\_\_\_\_  
**APPLICANTS SIGNATURE**

3/5/24

\_\_\_\_\_  
**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).

SAM NEWBURGH PROXY  
James Hochfelder

(OWNER) marketing member, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 157 Dove Hill Dr, Manhasset

IN THE COUNTY OF Nassau

AND STATE OF New York 11030

AND THAT HE/SHE IS THE OWNER IN FEE OF Tax Lot: 60-3-22.222

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

Michael Moyer & Colliers

PLANNING BOARD AND Engineering & Design IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 3/6/24

James Hochfelder  
OWNERS SIGNATURE

James Hochfelder  
OWNERS NAME (printed)

EA Cherney  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

ELIZABETH CHERNEY  
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.

3/15/14

\_\_\_\_\_  
**DATED**

Michael Moyer

\_\_\_\_\_  
**APPLICANT'S NAME (printed)**

2 

\_\_\_\_\_  
**APPLICANT'S SIGNATURE**





## 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:** \_\_\_\_\_

\_\_\_\_\_  
**Description of the proposed project:** \_\_\_\_\_

\_\_\_\_\_  
**Location of the proposed project:** \_\_\_\_\_

\_\_\_\_\_  
**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:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

**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**

\_\_\_\_\_  
**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: 3/5/24

NAME OF PROJECT: Newburgh Self-Storage

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.)

METAL SIDING, CMU (EXISTING BUILDING)

**COLOR OF THE EXTERIOR OF BUILDING:**

GRAY

**ACCENT TRIM:**

Location: COILING / CORNICE

Color: TBD

Type (material): METAL

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

NONE. EXISTING ROOF TOP UNITS ON EXISTING BUILDING

**ROOF:**

Type (gabled, flat, etc.): EXISTING: FLAT, NEW: SLOPED

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

Color: GALVALUME

**WINDOWS/SHUTTERS:**

**Color (also trim if different):** NO SHUTTERS

**Type:** REPLACEMENT WINDOWS TO BE CLEAR ANODIZED ALUMINUM

**DOORS:**

**Color:** GRAY

**Type (if different than standard door entrée):** OVERHEAD, COILING

**SIGN:**

**Color:** TBD

**Material:** ACRYLIC

**Square footage of signage of site:** TBD

Michel Meyer

**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.

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

**Moyer, Mooney, Rehrig Investments**  
7757 Martins Creek Belvidere Hwy  
Bangor, PA 18013  
DBA Budget Storage

FIDELITY DEP AND DISCOUNT BANK  
60-312/313

1333

3/6/2024

Pay to the  
Order of TOWN OF NEWBURGH PLANNING BOARD

\$ \*\*20,250.00

Twenty Thousand Two Hundred Fifty and 00/100\*\*\*\*\*Dollars

TOWN OF NEWBURGH PLANNING BOARD



APPLICATION; COMMERCIAL SITE PLAN

⑈001333⑈ ⑆031303129⑆ 537850373⑈

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

**Moyer, Mooney, Rehrig Investments**  
7757 Martins Creek Belvidere Hwy  
Bangor, PA 18013  
DBA Budget Storage

FIDELITY DEP AND DISCOUNT BANK  
60-312/313

1334

3/6/2024

Pay to the  
Order of TOWN OF NEWBURGH PLANNING BOARD

\$ \*\*16,145.00

Sixteen Thousand One Hundred Forty-Five and 00/100\*\*\*\*\*Dollars

TOWN OF NEWBURGH PLANNING BOARD



ESCROW; SITE PLAN

⑈001334⑈ ⑆031303129⑆ 537850373⑈

Details on Bank Intuit® CheckLock™ Secure Check



CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

**Moyer, Mooney, Rehrig Investments**  
7757 Martins Creek Belvidere Hwy  
Bangor, PA 18013  
DBA Budget Storage

FIDELITY DEP AND DISCOUNT BANK  
60-312/313

1335

3/6/2024

Pay to the  
Order of TOWN OF NEWBURGH PLANNING BOARD

\$\*\*2,000.00

Two Thousand and 00/100\*\*\*\*\**Dollars*

TOWN OF NEWBURGH PLANNING BOARD



SEQRA

⑈001335⑈ ⑆031303129⑆ 537850373⑈

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

**Moyer, Mooney, Rehrig Investments**  
7757 Martins Creek Belvidere Hwy  
Bangor, PA 18013  
DBA Budget Storage

FIDELITY DEP AND DISCOUNT BANK  
60-312/313

1336

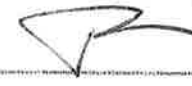
3/6/2024

Pay to the  
Order of TOWN OF NEWBURGH PLANNING BOARD

\$\*\*150.00

One Hundred Fifty and 00/100\*\*\*\*\**Dollars*

TOWN OF NEWBURGH PLANNING BOARD



PUBLIC HEARING

⑈001336⑈ ⑆031303129⑆ 537850373⑈

Details on Back Intuit® CheckLock™ Secure Check MP

## Narrative Summary

To: Town of Newburgh Planning Board

From: Colliers Engineering & Design

Date: March 7, 2024

Subject: Newburgh Self Storage

Tax Lot: 60-3-22.222

1420 NYS Route 300

Town of Newburgh, Orange County, NY

CED Project No.: 24000891A

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On behalf of the Applicant, Colliers Engineering & Design has developed the attached Planning Board Application documents, including a Sketch Site Plan for the above referenced project. The existing parcel is tax lot 60-3-22.222 and approximately 8.43 acres in size with roadway frontage along NYS Route 300 to the West. The site also has access to NYS Route 52 via an easement over the adjacent parcel to the North. The parcel currently contains the Showtime Cinemas Movie Theater and associated parking areas (overall impervious coverage is  $\pm 5.8$  acres). The site is located within the Town of Newburgh IB (Interchange Business) Zoning District, the Town of Newburgh Consolidated Water District, and Crossroads Sewer District. The site is currently serviced by Town water and sanitary sewer.

The applicant is proposing to redevelop the site with a self-storage center. A self-storage center use is a permitted use within the IB Zone, subject to site plan approval by the Planning Board. The project involves renovating the interior of the existing movie theater building into a 2-story storage facility (theater portion) and a drive-thru (within current concession portion of the building) and a 3,300 S.F. storage addition on the front side (north side). Additionally, ten (10) proposed buildings dedicated to self-storage totaling 71,825 S.F. and a 600 S.F. office building. The development complies with the bulk requirements established for the IB zone, except for the maximum permitted building height of 15 feet for self-storage centers. The existing height of the movie theater structure is 28 feet. The applicant shall seek a 13-foot height variance from the Zoning Board of Appeals.

The estimated site disturbance for the proposed project development is  $\pm 6.9$  acres. This requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) in accordance with NYSDEC and Town of Newburgh requirements to provide stormwater management/mitigation for water quantity and quality. Please note that the proposed development will result in a decrease of impervious coverage by  $\pm 0.9$  acres and the stormwater design will adhere to the alternative approach permitted within Chapter 9: Redevelopment Activity from the NYS Stormwater Management Design Manual.

The proposed office space (600 SF) is the only building that requires potable water and sanitary sewer service and will be accommodated by connections to existing water and sewer lines on site. The project is anticipated to generate a water and sewer demand of 15GPD, for the one (1) employee of the office space. No other buildings are required to have potable water or sanitary sewer service.

At this time, the Applicant is seeking to have further discussions with the Town of Newburgh Planning Board for this proposed project at the next available meeting.

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Newburgh Self Storage		
Project Location (describe, and attach a general location map): 1420 Route 300, Town of Newburgh, Orange County, NY (Tax Lot: 60-3-22.222)		
Brief Description of Proposed Action (include purpose or need): The existing parcel is tax lot 60-3-22.222 and approximately 8.43 acres in size with roadway frontage along NYS Route 300 to the West. The site also has access to NYS Route 52 via an easement over the adjacent parcel to the North. The parcel currently contains the Showtime Cinemas Movie Theater and associated parking areas. The site is located within the Town of Newburgh IB (Interchange Business) Zoning District, the Town of Newburgh Consolidated Water District, and Crossroads Sewer District. The site is currently serviced by Town water and sanitary sewer. The applicant is proposing to redevelop the site with a self-storage center. A self-storage center use is a permitted use within the IB Zone, subject to site plan approval by the Planning Board. The project involves renovating the interior of the existing movie theater building into a 2-story storage facility (theater portion) and a drive-thru (within current concession portion of the building) and a 3,300 S.F. storage addition on the front side (north side). Additionally, ten (10) proposed buildings dedicated to self-storage totaling 71,825 S.F. and a 600 S.F. office building. The development complies with the bulk requirements established for the IB zone, except for the maximum permitted building height of 15 feet for self-storage centers. The existing height of the movie theater structure is 28 feet. The applicant shall seek a 13-foot height variance from the Zoning Board of Appeals.		
Name of Applicant/Sponsor: Michael Moyer	Telephone: (610) 952-2122	E-Mail: Budgetstorageus@yahoo.com
Address: 2178 Industrial Drive		
City/PO: Bethlehem	State: PA	Zip Code: 18017
Project Contact (if not same as sponsor; give name and title/role): Colliers Engineering & Design (Attn. Justin E. Dates R.L.A.)	Telephone: (845) 875-4952	E-Mail: justin.dates@collierseng.com
Address: 555 Hudson Valley Ave - Suite 101		
City/PO: New Windsor	State: NY	Zip Code: 12553
Property Owner (if not same as sponsor): Sam Newburgh, LLC	Telephone:	E-Mail:
Address: 157 Dove Hill Drive		
City/PO: Manhasset	State: NY	Zip Code: 11030

**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Newburgh Planning Board: Site Plan	March 2024
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Newburgh ZBA: Area Variance (Bldg. Ht.)	TBD
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building Department: Building Permit	TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Orange County Planning: GML 239 Referral Orange County Dept. of Health: Water Extension	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?  Yes  No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?  Yes  No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  Yes  No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**C.3. Zoning**

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
IB (Interchange Business) Zoning District
- b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No
- c. Is a zoning change requested as part of the proposed action?  Yes  No  
If Yes,  
i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

- a. In what school district is the project site located? Newburgh Enlarged City School District
- b. What police or other public protection forces serve the project site?  
Newburgh Town Police
- c. Which fire protection and emergency medical services serve the project site?  
Winona Lake Engine Co. 2, Town Of Newburgh Emergency Medical Services
- d. What parks serve the project site?  
Alogonquin Park

**D. Project Details**

**D.1. Proposed and Potential Development**

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial
- b. a. Total acreage of the site of the proposed action? 8.43 acres  
b. Total acreage to be physically disturbed? ±6.9 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 8.43 acres
- c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_
- d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
\_\_\_\_\_  
ii. Is a cluster/conservation layout proposed?  Yes  No  
iii. Number of lots proposed? \_\_\_\_\_  
iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_
- e. Will the proposed action be constructed in multiple phases?  Yes  No  
i. If No, anticipated period of construction: 10 months  
ii. If Yes:  
  - Total number of phases anticipated \_\_\_\_\_
  - Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
  - Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year
  - Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures 10  
 ii. Dimensions (in feet) of largest proposed structure: 15 height; 55 width; and 340 length  
 iii. Approximate extent of building space to be heated or cooled: +67,300 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: Stormwater control/treatment facilities  
 ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: Stormwater runoff  
 iii. If other than water, identify the type of impounded/contained liquids and their source. N/A  
 iv. Approximate size of the proposed impoundment. Volume: TBD million gallons; surface area: TBD acres  
 v. Dimensions of the proposed dam or impounding structure: N/A height; N/A length  
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Earth Stormwater basins will have concrete outlet control structures.

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): \_\_\_\_\_  
 • Over what duration of time? \_\_\_\_\_  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_  
 v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres  
 vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres  
 vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

*ii.* Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*iii.* Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No  
 If Yes, describe: \_\_\_\_\_

*iv.* Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
 If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

*v.* Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

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*c.* Will the proposed action use, or create a new demand for water?  Yes  No  
 If Yes:

*i.* Total anticipated water usage/demand per day: \_\_\_\_\_ 15 gallons/day

*ii.* Will the proposed action obtain water from an existing public water supply?  Yes  No  
 If Yes:

- Name of district or service area: Town of Newburgh Consolidated Water District
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

*iii.* Will line extension within an existing district be necessary to supply the project?  Yes  No  
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

*iv.* Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No  
 If, Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

*v.* If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

*vi.* If water supply will be from wells (public or private), what is the maximum pumping capacity: N/A gallons/minute.

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*d.* Will the proposed action generate liquid wastes?  Yes  No  
 If Yes:

*i.* Total anticipated liquid waste generation per day: \_\_\_\_\_ 15 gallons/day

*ii.* Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary Waste Water

*iii.* Will the proposed action use any existing public wastewater treatment facilities?  Yes  No  
 If Yes:

- Name of wastewater treatment plant to be used: City of Newburgh Wastewater Treatment Facility
- Name of district: Town of Newburgh Crossroads Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No



Yes  No  
 Yes  No  
 If Yes:
 

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:
 

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
N/A

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
None

---

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:
 

- i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or +4.9 acres (impervious surface)  
 \_\_\_\_\_ Square feet or 8.43 acres (parcel size)
- ii. Describe types of new point sources. On-site stormwater conveyance system
- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
On-site stormwater management facility
  - If to surface waters, identify receiving water bodies or wetlands: N/A
  - Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

---

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:
 

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
Moving trucks and customer cars/trucks (No Fleet Vehicles)
- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
Potential for stationary power generators
- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
Building HVAC Equipment

---

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:
 

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No
- ii. In addition to emissions as calculated in the application, the project will generate:
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
  - \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>		
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>		
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend  <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ -</p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>		
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>		
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7AM-7PM</li> <li>• Saturday: _____ 7AM-7PM</li> <li>• Sunday: _____ As Permitted</li> <li>• Holidays: _____ As Permitted</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 24 HR</li> <li>• Saturday: _____ 24 HR</li> <li>• Sunday: _____ 24 HR</li> <li>• Holidays: _____ 24 HR</li> </ul> </td> </tr> </table>	<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7AM-7PM</li> <li>• Saturday: _____ 7AM-7PM</li> <li>• Sunday: _____ As Permitted</li> <li>• Holidays: _____ As Permitted</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 24 HR</li> <li>• Saturday: _____ 24 HR</li> <li>• Sunday: _____ 24 HR</li> <li>• Holidays: _____ 24 HR</li> </ul>
<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7AM-7PM</li> <li>• Saturday: _____ 7AM-7PM</li> <li>• Sunday: _____ As Permitted</li> <li>• Holidays: _____ As Permitted</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 24 HR</li> <li>• Saturday: _____ 24 HR</li> <li>• Sunday: _____ 24 HR</li> <li>• Holidays: _____ 24 HR</li> </ul>	

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:  
Heavy equipment & generators utilized during the permitted construction times.

---

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

---

n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
Combination of LED wallpacks and pole mounted fixtures for the site.

---

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

---

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

---

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

---

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s):  
 \_\_\_\_\_  
 \_\_\_\_\_

---

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ 9.7 tons per \_\_\_\_\_ Month (unit of time)
- Operation : \_\_\_\_\_ 0.13 tons per \_\_\_\_\_ Month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Recycle excess or scrap construction materials.
- Operation: Recycle glass, plastics, cardboard, etc.

---

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Local hauling company and solid waste landfill
- Operation: Local hauling company and solid waste landfill

---

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_
- ii. Anticipated rate of disposal/processing:
  - \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
  - \_\_\_\_\_ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_
- ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_
- iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe:

Residential to the South of the site & Commercial properties surround the remainder of the site.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	±5.8	±4.9	-0.9
• Forested	0.0	0.0	0.0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	±1.0	±1.23	+0.23
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0	0.0	0.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.0	0.0	0.0
• Wetlands (freshwater or tidal)	0.0	0.0	0.0
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: Landscape Areas	±1.63	±2.3	+0.67

c. Is the project site presently used by members of the community for public recreation? <i>i.</i> If Yes: explain: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, <i>i.</i> Identify Facilities: "Tots-N-U's" (1451 RT 300, Newburgh, NY 12550) _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: <i>i.</i> Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <i>ii.</i> Dam's existing hazard classification: _____ <i>iii.</i> Provide date and summarize results of last inspection: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: <i>i.</i> Has the facility been formally closed? _____ • If yes, cite sources/documentation: _____ <i>ii.</i> Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____ <i>iii.</i> Describe any development constraints due to the prior solid waste activities: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: <i>i.</i> Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: <i>i.</i> Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <input type="checkbox"/> Yes – Spills Incidents database      Provide DEC ID number(s): _____ <input type="checkbox"/> Yes – Environmental Site Remediation database      Provide DEC ID number(s): _____ <input type="checkbox"/> Neither database <i>ii.</i> If site has been subject of RCRA corrective activities, describe control measures: _____ _____ <i>iii.</i> Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ <i>iv.</i> If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

---

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 2 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

<u>Mardin Gravelly Silt Loam</u>	_____	87.2 %
<u>Udorthents, Smoothed</u>	_____	12.8 %
_____	_____	%

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 4 feet

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	_____	12.8 % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	_____	87.2 % of site
<input type="checkbox"/> Poorly Drained:	_____	% of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	_____	100 % of site
<input type="checkbox"/> 10-15%:	_____	% of site
<input type="checkbox"/> 15% or greater:	_____	% of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

---

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Quassaic Creek, lower and minor tribs Classification C
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

---

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:

i. Name of aquifer: \_\_\_\_\_

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>Typical Suburban Wildlife _____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>Indiana Bat</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: <u>Storm King Mountain</u>	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>State Park</u>	
<i>iii.</i> Distance between project and resource: <u>3.5</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

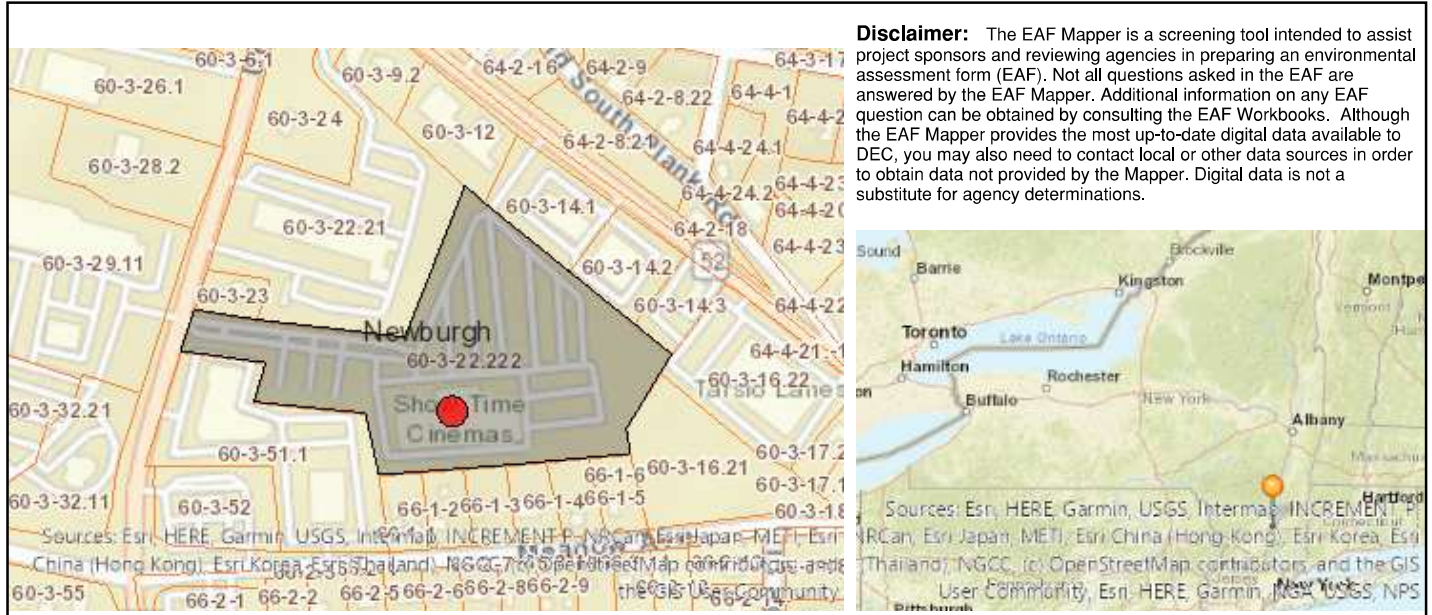
Applicant/Sponsor Name Justin E. Dates R.L.A. Date 3/7/2024  
Colliers Engineering & Design

Signature \_\_\_\_\_ Title Department Manager



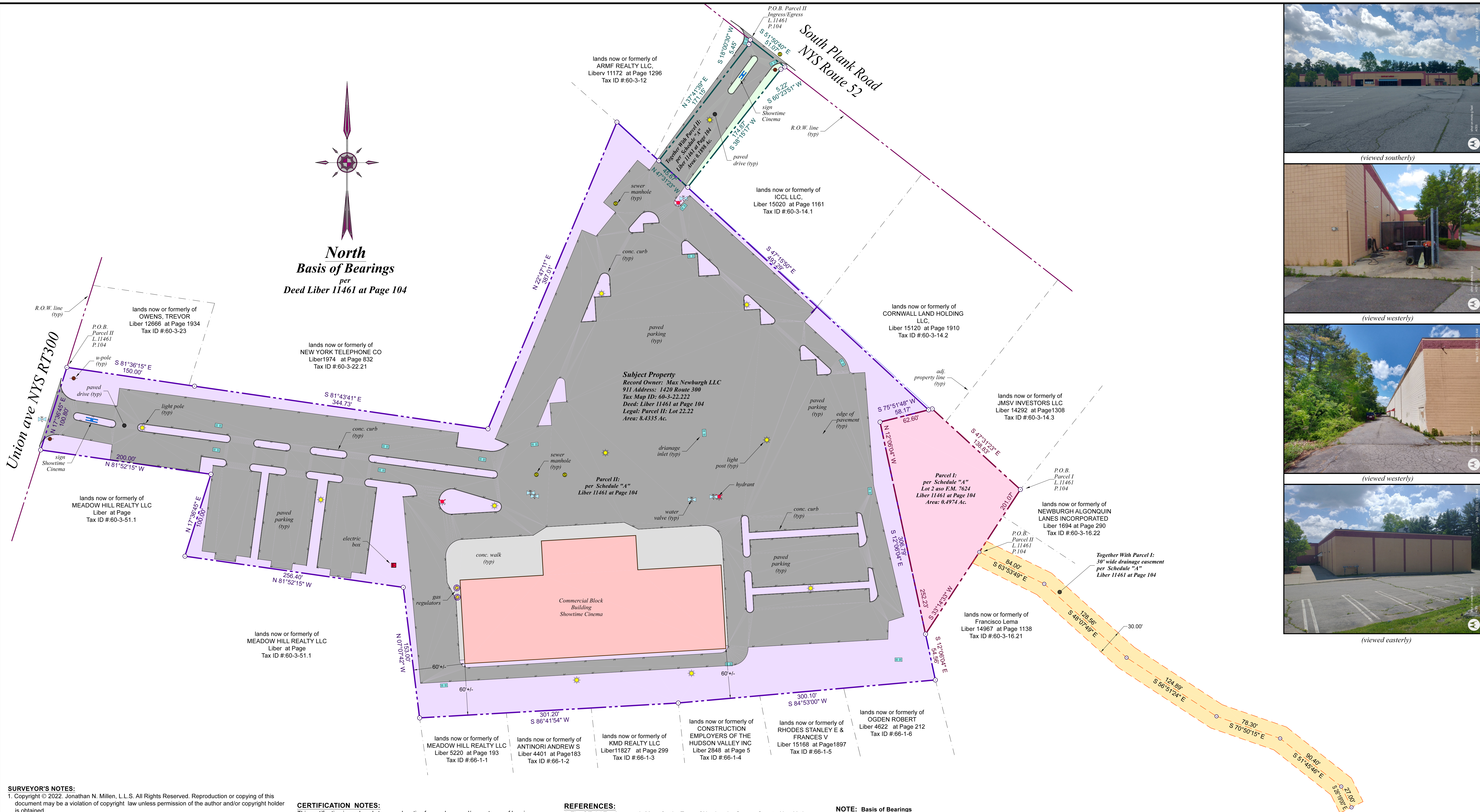
**PRINT FORM**





B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



**SURVEYOR'S NOTES:**

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- Unauthorized alteration of an item in any way, or addition to a survey map for any person, unless acting under the direction of a licensed land surveyor, is a violation of section 7209, subdivision 2, of the New York State Education Law.
- Only maps bearing the surveyor's signature overlaid with embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Anything other than copies with an embossed seal and signature may contain unauthorized and undetectable modifications, deletions, additions, and changes, and are not to be relied upon. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.
- Certifications on this map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this map.
- The certifications herein are not transferable.
- The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
- This survey is subject to the findings of a Title Report and/or Title Search.
- Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
- Subject to any conditions, restrictions, covenants and/or right-of-ways/easements of record, if any.

**CERTIFICATION NOTES:**  
This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

**SURVEYOR'S CERTIFICATION:**  
I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 1420 Route 300 in the Town of Newburgh, County of Orange, State of New York. Completed on May 17, 2022, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

Signature \_\_\_\_\_ Date \_\_\_\_\_

Jonathan N. Millen, L.L.S.  
1229 Route 300 - Suite 3  
Newburgh, NY 12550

**REFERENCES:**

- The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York.
- Various Deeds of Record - Liber and Page or Document ID as shown.
- A portion of the Subject Parcel being Lot 2 as shown on a map entitled, "Subdivision Plan Of the Lands Of Newburgh Algonquin Lanes, Inc.", filed in the Orange County Clerk's Office on May 8, 1986 as Filed Map No. 7624.
- A map entitled, "Subdivision Plan Of the Lands Of Newburgh Algonquin Lanes, Inc.", filed in the Orange County Clerk's Office on March 3, 1987 as Filed Map No. 8129.
- A map entitled, "Proposed Subdivision - Site Plan Lands Of C.F.K.S. Associates", filed in the Orange County Clerk's Office on January 15, 1982 as Filed Map No. 5831.

**CERTIFIED TO:**  
I hereby certify to:  
Riverside Abstract, LLC  
166 Far, LLC  
1420 First, LLC

**NOTE: Basis of Bearings**  
All property lines are as per Deed Liber 11461 at Page 104.

**Jonathan N. Millen, L.L.S.**  
PROFESSIONAL LAND SURVEYOR  
CERTIFIED TO BE CORRECT AND ACCURATE  
N.Y. LIC. No. 050746

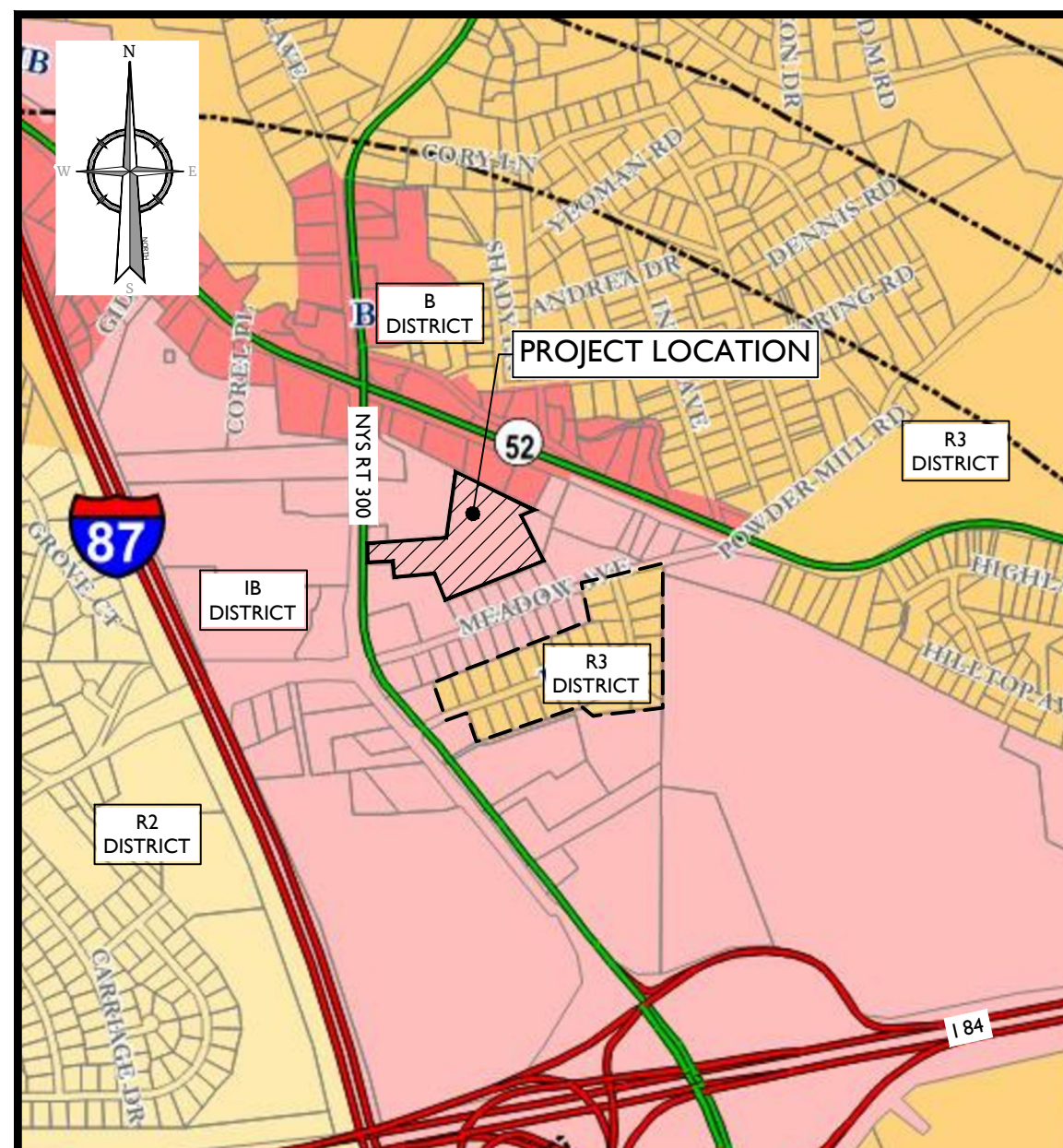
Jonathan N. Millen, L.L.S.

**Boundary Survey**  
of the lands of  
**Max Newburgh, LLC**

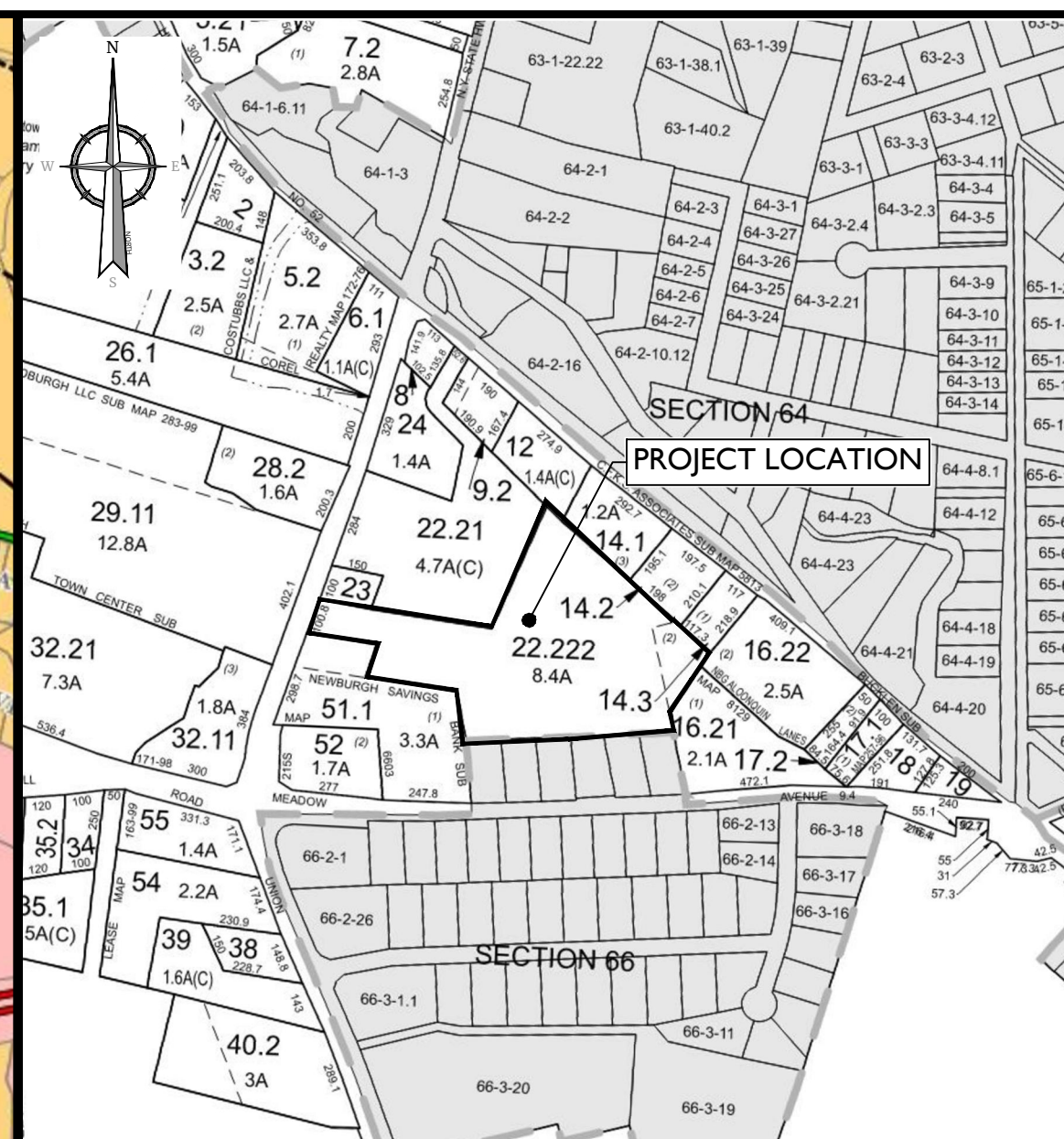
Automated Construction Enhanced Solutions, Inc.  
Professional Land Surveying  
1229 Route 300 - Suite 4 - Newburgh, NY 12550  
Office: 845-943-7198 Field: 914-906-8830 Web: accessurveying.com

Prepared For Tax Map Parcel  
**60-3-22.222**  
1420 Route 300  
situated in the  
**Town of Newburgh**  
County of Orange, New York 12550

DATE: 05/17/2022 SCALE: 1"=50' JOB No.22062STR DRAWN BY: jnm



**LOCATION MAP**  
SCALE: 1" = 1000'  
TOWN OF NEWBURGH, NY ZONING MAP



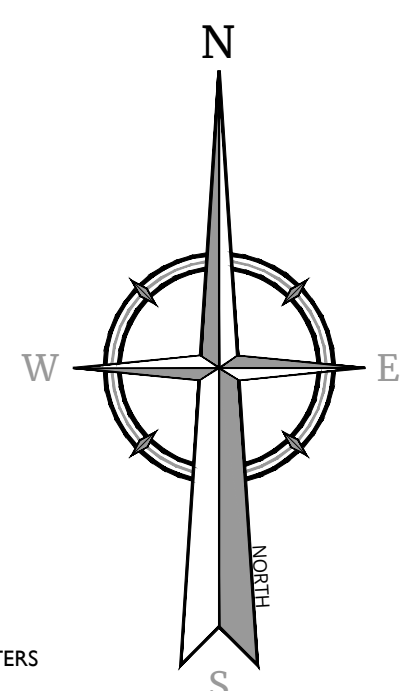
**TAX MAP**  
SCALE: 1" = 500'  
TOWN OF NEWBURGH, NY TAX MAP

**OWNER:**  
SAM NEWBURGH, LLC  
157 DOVE HILL DRIVE  
MANHASSET, NY 11030

**APPLICANT:**  
MICHAEL MOYER  
2178 INDUSTRIAL DRIVE  
BETHLEHEM, PA 18017

**TAX LOT:**  
SBL: 60-3-22.222  
28.43 ACRES

**BULK TABLE:**  
ZONING DISTRICT: IB (INTERCHANGE BUSINESS)  
USE SUBJECT TO SITE PLAN REVIEW BY PLANNING BOARD: SELF-STORAGE CENTERS



**Colliers**  
Engineering & Design  
www.colliersengineering.com

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**PROTECT YOURSELF**  
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

**811**  
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

**TABLE OF BULK REQUIREMENTS**

MINIMUM	REQUIRED	PROPOSED	REMARKS
LOT AREA	3.0 ACRES	8.43 ACRES	OK
LOT WIDTH	100 FEET	100.4 FEET	OK
LOT DEPTH	125 FEET	99.1 FEET	OK
FRONT YARD	80 FEET	223.4 FEET	OK
REAR YARD	40 FEET	60 FEET	OK
1 SIDE YARD	30 FEET	31 FEET	OK
BOTH SIDE YARDS	60 FEET	62 FEET	OK
DISTANCE BETWEEN BUILDINGS (1)	25 FEET	25 FEET	OK
DRIVE WIDTH (1)	20 FEET	24 FEET	OK
<b>MAXIMUM</b>			
LOT BUILDING COVERAGE	30%	29.9%	OK
LOT SURFACE COVERAGE	60%	58.0% (EXISTING = 26.0%)	OK
<b>BUILDING HEIGHT</b>			
STORAGE BUILDINGS	15 FEET	≤15 FEET (PROPOSED STRUCTURES) 28 FEET (EXISTING BUILDING)	OK VARIANCE REQUIRED
OFFICE	40 FEET	30 FEET (PROPOSED STRUCTURE)	OK

1. PER ZONING CODE 185-35, FOR SELF-STORAGE CENTERS.

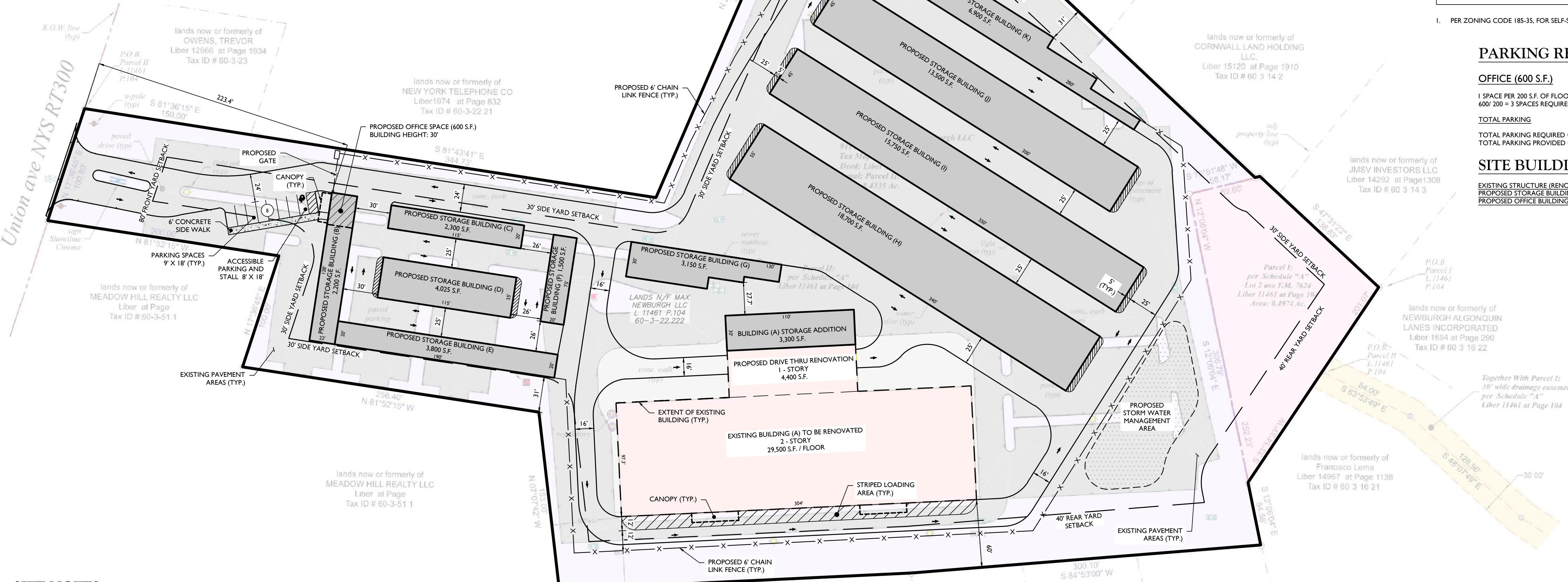
**PARKING REQUIREMENTS:**

**OFFICE (600 S.F.)**  
1 SPACE PER 200 S.F. OF FLOOR AREA  
600 / 200 = 3 SPACES REQUIRED

**TOTAL PARKING**  
TOTAL PARKING REQUIRED = 3 SPACES  
TOTAL PARKING PROVIDED = 8 SPACES

**SITE BUILDINGS:**

EXISTING STRUCTURE (RENOVATED): 63,400 S.F.  
PROPOSED STORAGE BUILDINGS: 75,125 S.F.  
PROPOSED OFFICE BUILDINGS: 600 S.F.



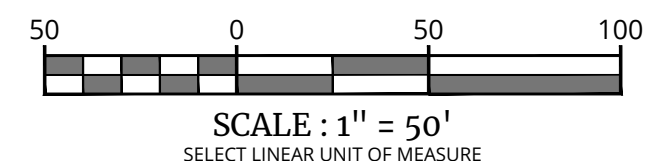
- SITE NOTES:**
- THE PROPERTY IS NOT WITHIN ANY ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 36071C0139E DATED AUGUST 3, 2009.
  - SCHOOL DISTRICT: NEWBURGH ENLARGED CITY SCHOOL DISTRICT
  - FIRE DEPARTMENT: WINONA LAKE ENGINE CO. 2
  - NO PROPOSED WORK WITHIN THE NEW YORK STATE RIGHT-OF-WAY AT THIS TIME.

**SURVEY REFERENCE**

- BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "BOUNDARY SURVEY OF THE LANDS OF MAX NEWBURGH, LLC PREPARED FOR TAX MAP PARCEL 60-3-22.222" PREPARED BY AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC. DATED MAY 17, 2022.

**LEGEND**

PROJECT SITE	—————
ADJACENT PROPERTY LINES	-----
PROPERTY SETBACK	-----
STORMWATER AREA	-----
PROPOSED FENCING	-----X-----



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

**SITE PLAN**  
FOR  
**NEWBURGH SELF STORAGE**

**SECTION: 60**  
**BLOCK: 3**  
**LOT: 22.222**

**TOWN OF NEWBURGH**  
**ORANGE COUNTY**  
**NEW YORK STATE**

**Colliers**  
Engineering & Design

555 Hudson Valley Avenue  
Suite 101  
New Windsor, NY 12553  
Phone: 845.564.4495  
COLLIERS ENGINEERING & DESIGN  
ARCHITECTURE, LANDSCAPE ARCHITECTURE  
SURVEYING CT., P.C.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	3/7/2024	MAS	JED
PROJECT NUMBER:	DRAWING NUMBER:		
24000891A	C-CNPT		

**SKETCH SITE PLAN**

SHEET NUMBER:  
**1 of 1**

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.