



45 Main Street · P.O. Box 166
Pine Bush, New York 12566
Tel: (845) 744-3620
Fax: (845) 744-3805
Email: mnt-pc@mnt-pc.com

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

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

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

Project Narrative

For

Restaurant Depot Site Plan

NYS Route 300
Town of Newburgh
Orange County, New York
Town of Newburgh Project #2015-33

Prepared for:

Route 300 Newburgh Partners, LLC
1277 Union Avenue
Newburgh, NY 12550

Prepared by:

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



Prepared:

November 18, 2015

A. Description of Project Site

The project is located adjacent to the NYS Thruway Interchange 17 in the Town of Newburgh, County of Orange, State of New York. The project site is located on the westerly side of NYS Route 300 and is accessed by a private road known as Holiday Inn Drive. The site is designated as tax map parcel: Section 95, Block 1, Lot 8. The project site contains a total of 9.44 Acres located in the IB zoning district.

B. Description of the Project

The project involves the construction of an approximately 62,284 square foot Restaurant Depot and associated parking and loading areas. The proposed building measures approximately 228 feet by 285 feet. The project also includes an 11,400 square foot potential future building expansion.

Restaurant Depot is a nationwide company founded in 1990 in Elmhurst, NY. There are currently 113 Restaurant Depot stores in 33 states. Restaurant Depot is a wholesale distributor of approximately 6,000 unique items for the foodservice industry. Merchandise ranges from dry groceries, perishables (produce, meat, fish), fresh and frozen foods, and paper and plastics to equipment and supplies for foodservice operations. The products are similar to a supermarket or grocery store; however they are sold in much larger packages. Typical hours of operation are from 7:00am to 6:00pm Monday through Friday with reduced hours on Saturdays and Sundays.

The proposed store is anticipated to have 2,000 customers per week, comprised mostly of small businesses, not-for-profit organizations, and some retail customers. Restaurant Depot operates similarly to other club stores (Sam's Club, Costco, etc.), but is not open to the general public. Members must operate a business or non-profit organization to obtain a membership. Due to the lack of general public membership, Restaurant Depot has significantly less traffic (often +/-75% less) than typical club stores.

Based upon the store size and market, the Restaurant Depot has an anticipated employment of 40-50 members upon opening. A majority of these employees will be hired from the local workforce.

The proposed building will be steel frame building constructed with precast concrete wall panels and feature a flat roof with an overall height of 36'0". The exterior of the building will be painted white with blue accents and affixed with Restaurant Depot signage.

The front of the building will be equipped with an 80 foot by 168 foot canopy area overhanging a portion of the customer parking spaces. Loading docks for deliveries are proposed on the southwestern portion of the building, containing six (6) overhead doors.

C. Site Access & Parking

The proposed building will access NYS Route 300 by the existing access drive known as Holiday Inn Drive. The existing intersection is currently controlled by existing traffic signals. The existing access drive is proposed to be resurfaced; however, no other improvements to the site access are proposed.

In accordance with Section 185-13C(1), off-street parking spaces shall be provided in accordance with the provided schedule in Section 185-13C(1)(b). For uses not covered within the aforementioned code, the Planning Board may determine the required parking spaces utilizing the most recent edition of the Institute of Traffic Engineers' Parking Generation publication. Due to the anticipated parking demand for the proposed Restaurant Depot being significantly less than the parking spaces required for a retail facility and significantly more than required for a warehouse facility, the parking demands for similar Restaurant Depot stores has been utilized to establish the parking requirements for the proposed store. Based upon similar stores in similar markets, the applicant has requested the 207 parking spaces as shown on the site plan.

D. Traffic Generation

A detailed analysis of traffic generation for the proposed project is described in the Traffic Impact Study for Restaurant Depot prepared by Atlantic Traffic & Design Engineers, Inc., dated November 9, 2015. As stated in this report, the proposed store will have a peak morning trip generation of 70 vehicles (based upon 62,284 square foot store). Based upon the traffic study conclusions, the proposed store will not negatively impact traffic conditions in the vicinity of the site.

E. Water Supply and Sewage Disposal

Water service will be provided by a connection to the existing 16" cast iron water main located along NYS Route 300. To provide adequate supply for the required fire suppression system, a 10" water service will be installed along the existing access drive for the proposed building. Potable water will be provided to the building through a 2" water service lateral installed off of the 10" water service, near where the water lines enter the proposed building.

Sewage disposal will be provided by a connection to the existing sewer main along NYS Route 300. The proposed 6" sewer service will be installed along the existing access drive in accordance with all application New York State Department of Health, Orange County Department of Health, and Town of Newburgh regulations. The anticipated sewer design flow is 5,000 – 7,000 gallons per day (gpd). The design flow includes the proposed water usage and discharge from the refrigeration and HVAC units.

F. Stormwater Management

The proposed area of disturbance is approximately 8.0 acres. A Stormwater Pollution Prevention Plan (SWPPP), including the design of stormwater treatment and detention facilities for the proposed improvements, will be prepared for the project. Erosion and sediment control measures will be installed during construction to prevent the transportation of sediment off-site. The SWPPP will be developed in full compliance with NYSDEC State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity, Permit Number GP-0-15-002.

TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW

RETURN TO: Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550

DATE RECEIVED: _____ TOWN FILE NO: _____
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):
RESTAURANT DEPOT SITE PLAN

2. Owner of Lands to be reviewed:
Name ROUTE 300 NEWBURGH PARTNERS, LLC
Address 55 SOUTH MAIN STREET
LIBERTY, NY 12754
Phone _____

3. Applicant Information (If different than owner):
Name JETRO CASH AND CARRY ENTERPRISES, INC.
Address 15-24 132ND STREET
COLLEGE POINT, NY 11356
Representative LARRY COHEN
Phone 718-559-4290
Fax _____
Email LCOHEN@JETROD.COM

4. Subdivision/Site Plan prepared by:
Name MERCURIO-NORTON-TAROLLI-MARSHALL (MNTM)
Address PO BOX 166
PINE BUSH, NY 12566
Phone/Fax 845-744-3620

5. Location of lands to be reviewed:
NYS ROUTE 300

6. Zone IB Fire District WINONA LAKE
Acreage 9.44 School District NEWBURGH

7. Tax Map: Section 95 Block 1 Lot 8

8. Project Description and Purpose of Review:

Number of existing lots _____ Number of proposed lots _____
Lot line change _____
Site plan review _____ ✓
Clearing and grading _____ ✓
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) NYS THROWN SLOPE MAINTENANCE, 2 ACCESS EASEMENTS

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

Signature JG Lake Title VP
Date: 11/19/11

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.

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: JETRO CASH AND CARRY ENTERPRISES, INC.

Description of the proposed project: PROPOSED RESTAURANT DEPOT

Location of the proposed project: NYS ROUTE 300, TOWN OF NEWBURGH
TAX PARCEL 95-1-B

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

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

Jg Lake
APPLICANT'S SIGNATURE

11/19/15
DATE

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

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

 X NONE

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

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

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

 4/19/15
DATED

_____ INDIVIDUAL APPLICANT

_____ CORPORATE OR PARTNERSHIP APPLICANT

BY: J.G. Lake V.P.
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

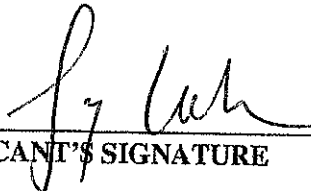
The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that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

11/9/15
DATED

Larry Cohen
APPLICANT'S NAME (printed)


APPLICANT'S SIGNATURE

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.

Larry Cohen
APPLICANT'S NAME (printed)

Jg Cohen
APPLICANT'S SIGNATURE

11/19/15
DATE


Note: if the property abuts and has access to a County or State Highway or road, the following information must be placed on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PROXY

(OWNER) ROUTE 300 PARTNERS, LLC, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 55 SOUTH MAIN ST. LIBERTY, NY 12754
IN THE COUNTY OF SULLIVAN
AND STATE OF NEW YORK
AND THAT HE/SHE IS THE OWNER IN FEE OF SECTION 9'S Block 1 LOT 8
TOWN OF NEWBURGH, ORANGE COUNTY, NY

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND MERCURIO NORDEN & TAVELLI IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 11-19-15


OWNERS SIGNATURE

IRWIN GITLIN, MANAGING MEMBER
OWNERS NAME (printed)


WITNESS' SIGNATURE

John Lavelle
WITNESS' NAME (printed)

NAMES OF ADDITIONAL REPRESENTATIVES

TOWN OF NEWBURGH PLANNING BOARD

RESTAURANT DEPOT SITE PLAN
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.

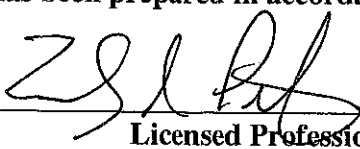
1. Name and address of applicant
2. Name and address of owner (if different from applicant)
3. Subdivision or Site Plan and Location
4. Tax Map Data (Section-Block-Lot)
5. Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. Zoning table showing 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

- 30. Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
- 31. NA 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. _____ 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. NA 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. NA Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.

- 38. _____ List of property owners within 500 feet of all parcels to be developed (see attached statement).

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

By: 
 Licensed Professional

Date: 12/2/15

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):



35 Technology Drive
 Warren, New Jersey 07059
 908-769-5588
 atde@atlantictraffic.com

November 23, 2015
VIA EMAIL

Mercurio-Norton-Tarolli-Marshall, P.C.
 45 Main Street
 Pine Bush, NY 12566
 Attention: Lawrence Marshall, P.E.
 President

**RE: Proposed Restaurant Depot
 Union Avenue (NYS Route 300)
 Town of Newburgh
 Orange County, New York
 ATDE Project No. AJ15202**

Dear Mr. Marshall:

As a follow up to the Traffic Impact Study prepared by our office for the proposed Restaurant Depot located along southbound Union Avenue (NYS Route 300) in the Town of Newburgh, our office has also evaluated the proposed parking supply for the Restaurant Depot. We understand the Town requires approximately 310 parking stalls for the proposed 62,284 square foot Restaurant Depot facility. Currently approximately 200 parking stalls are proposed on-site.

As indicated in our Traffic Impact Study, Restaurant Depot's have unique trip generation characteristics as they are not opened to the general public. Therefore, they do not experience a typical traffic and parking generation when compared to other warehouse or wholesale uses. Currently, Restaurant Depot has over 100 existing facilities to establish their anticipated parking demand for a facility of this size in the proposed market area. Additionally, our office reviewed existing parking supplies for 8 similar Restaurant Depots to the one proposed in the Town of Newburgh. **Table I** summarizes the location, facility size, parking supply and parking supply rate per 1,000 square feet of building area for the existing Restaurant Depot facilities.

**TABLE I
 RESTAURANT DEPOT
 PARKING SUPPLY RATE**

Location	Building Size	Parking Supply	Parking Supply Rate
Colonie, NY	62,818 SF	217	3.45
New Castle, DE	63,145 SF	174	2.76
Virginia Beach, VA	61,587 SF	183	2.97
Avon, MA	86,105 SF	241	2.80
Bethlehem, PA	62,102 SF	171	2.75
Blauvelt, NY	60,788 SF	189	3.11
Bohemia, NY	72,545 SF	229	3.16
Chicopee, MA	60,212 SF	215	3.57

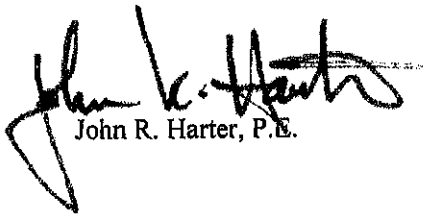
Based on the data provided in **Table I**, the average parking supply rate for a typical Restaurant Depot facility is 3.07 per 1,000 square feet. Applying this parking supply rate to the proposed 62,284 square foot Restaurant Depot facility would equate to a recommended parking supply of 192 parking

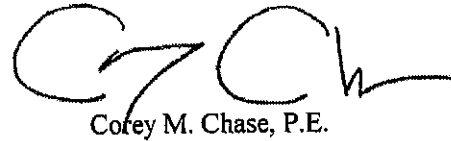
stalls. Therefore, we anticipate the proposed 200 stall parking supply to be adequate for the anticipated needs for the proposed facility.

Please contact our office with any questions or comments you may have or should you require any additional information.

Sincerely,

ATLANTIC TRAFFIC & DESIGN ENGINEERS, INC.


John R. Harter, P.E.


Corey M. Chase, P.E.

cc: Larry Cohen - Restaurant Depot

K:\2015VAJ152021Correspondence\Letters-Memos\AJ15202 Letter Report 11-23-15.doov\CC\cb

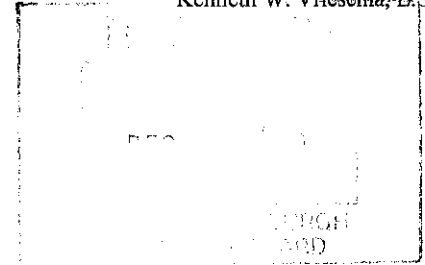
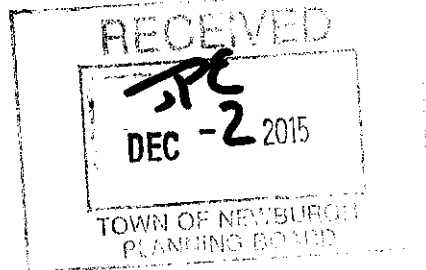
William G. Norton, L.S.
Alphonse Mercurio, L.S.

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

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

December 2, 2015

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



Re: Job No. 3960
Lands of Route 300 Newburgh Partners, LLC
Tax Map Parcel: 95-1-08
Town of Newburgh, Route 300
Restaurant Depot Site Plan
Town of Newburgh Project #2015-33

Dear Board Members:

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

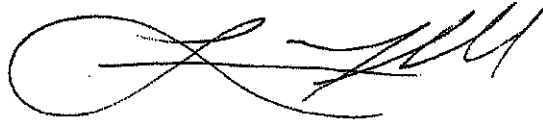
1. Fourteen (14) copies of the Site Plan
2. Fourteen (14) copies of the Full Environmental Assessment Form (EAF)
3. Fourteen (14) copies of the Project Narrative
4. Fourteen (14) copies of the Application Package
5. Fourteen (14) copies of the Application Checklist
6. Fourteen (14) copies of the Building Rendering
7. Fourteen (14) copies of the Lighting Fixture Cut-Sheet
8. Fourteen (14) copies of the Traffic Impact Study
9. Fourteen (14) copies of the Parking Evaluation Letter
10. Application Fee: \$19,996.25
11. SEQRA Fee: \$1,000.00
12. Escrow/EAF Fee: \$15,737
13. Public Hearing Fee: \$150

We have contacted the Assessor's office regarding the list of 500-foot adjoining property owners. This list is being compiled and will be submitted when completed.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Lawrence Marshall', with a large, stylized initial 'L'.

Lawrence Marshall, P.E.

LM/rs
Enc.

cc: Kenneth Wersted
Lawrence Cohen

Survey Notes:

- 1.) VERTICAL DATUM IS NAVD88 DETERMINED FROM DIFFERENTIAL GPS OBSERVATIONS IN CONJUNCTION WITH THE NYS DOT CORS NETWORK. TOPOGRAPHY IS DERIVED FROM GROUND SHOTS BY MNTM.
- 2.) REFERENCE IS MADE TO A HIGHWAY TAKING SHOWN ON A MAP ENTITLED "NEW YORK STATE THRUWAY, CATSKILL SECTION SUBDIVISION 5, MAP NUMBER 675, PARCEL 675, LIBER 1389, PAGE 1201, AND A PERMANENT EASEMENT FOR SLOPES, MAP NUMBER 675, PARCEL 676.
- 3.) REFERENCE IS MADE TO A HIGHWAY TAKING AS SHOWN ON A MAP ENTITLED "STATE HIGHWAY # 939, UNION AVENUE-ROUTE 17K CONNECTION, MAP NUMBER 11, PARCEL 11, LIBER 2380, PAGE 223 & LIBER 2412, PAGE 269, AND A TEMPORARY EASEMENT SHOWN ON MAP 12, PARCEL 12.
- 4.) RESTRICTIONS IN L. 711, P. 508 DOES NOT AFFECT THIS PROPERTY.
- 5.) UTILITY GRANT IN L. 720, P. 213 DOES NOT AFFECT THIS PROPERTY.
- 6.) SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN LIBER 2248, PAGE 362.
- 7.) SUBJECT TO AND TOGETHER WITH A RECIPROCAL RIGHT OF WAY AND EASEMENT BETWEEN THE ESTATE OF ANTHONY M. FUSCO & MONROE SEIFER AND WABNO HOSPITALITIES CORP. BEING 30' IN WIDTH, AND GRANTING ACCESS TO NEW YORK STATE ROUTE 17K AND NEW YORK STATE ROUTE 300, AS DESCRIBED IN LIBER 609, PAGE 283.
- 8.) AS PER FEMA MAP NO. 380627, EFFECTIVE AUGUST 3, 2009, THE SITE IS DESIGNATED AS ZONE X UNSHADED, NO PORTION OF THE SITE IS LOCATED WITHIN A 100 YEAR FLOOD PLAIN.
- 9.) THIS ALTA SURVEY IS BASED UPON A TITLE ABSTRACT PREPARED BY LAND SERVICES USA, INC., TITLE NO. NYFA15-4137, INSURED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

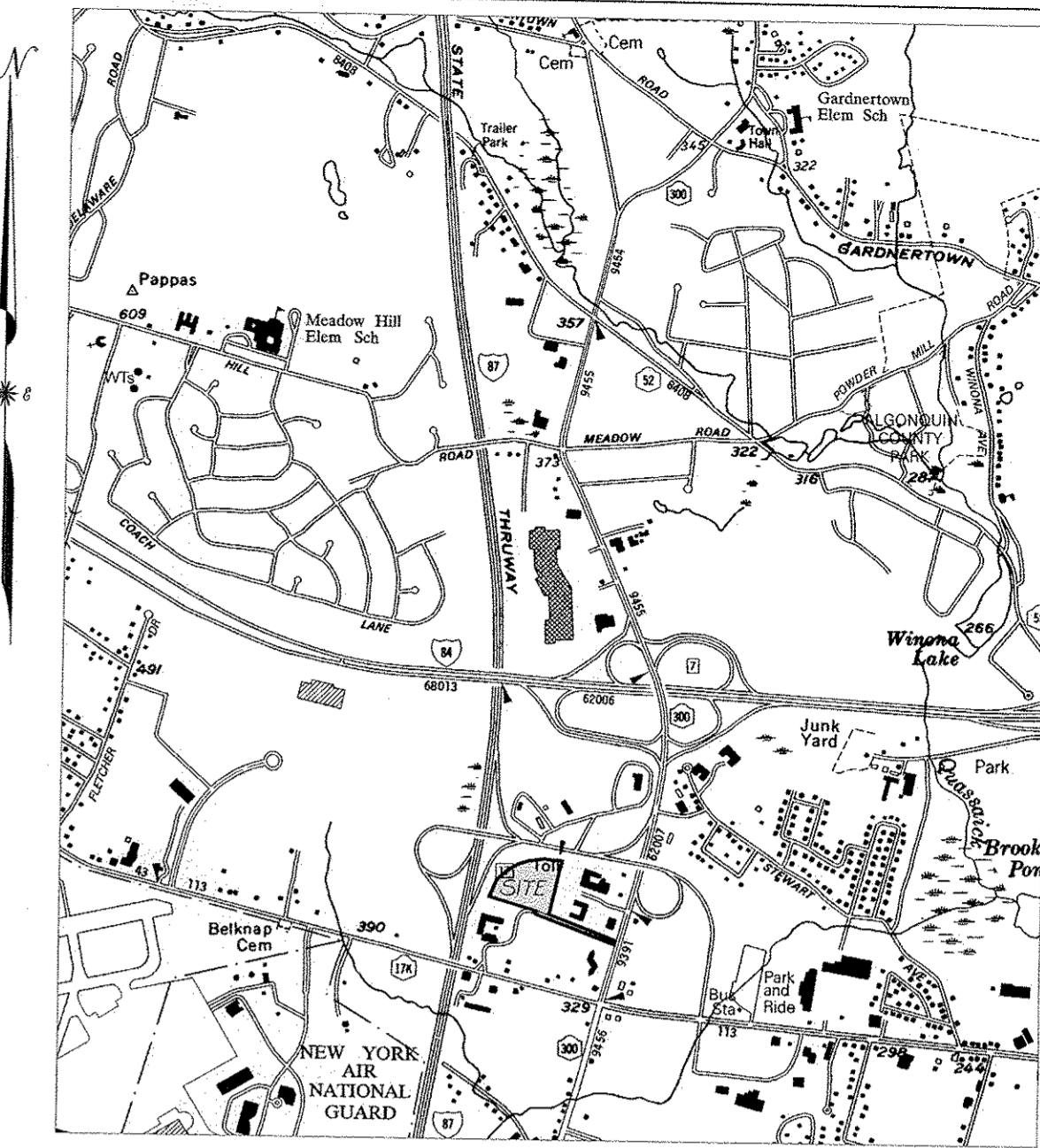
Zoning Legend: IB

	REQUIRED	PROVIDED
MINIMUM LOT AREA	15,000 SQ.FT.	9.44 ACRES
MINIMUM LOT WIDTH	100'	>100'
MINIMUM LOT DEPTH	12.5'	>12.5'
MINIMUM YARDS		
FRONT (NYS ROUTE 300)	40'	168'
SIDE (EACH)	15'	12.2'
REAR	40'	83'
MAXIMUM BUILDING COVERAGE	2.5%	18%
MAXIMUM BUILDING HEIGHT	3.5'	36'
MAXIMUM LOT SURFACE COVERAGE	50%	-

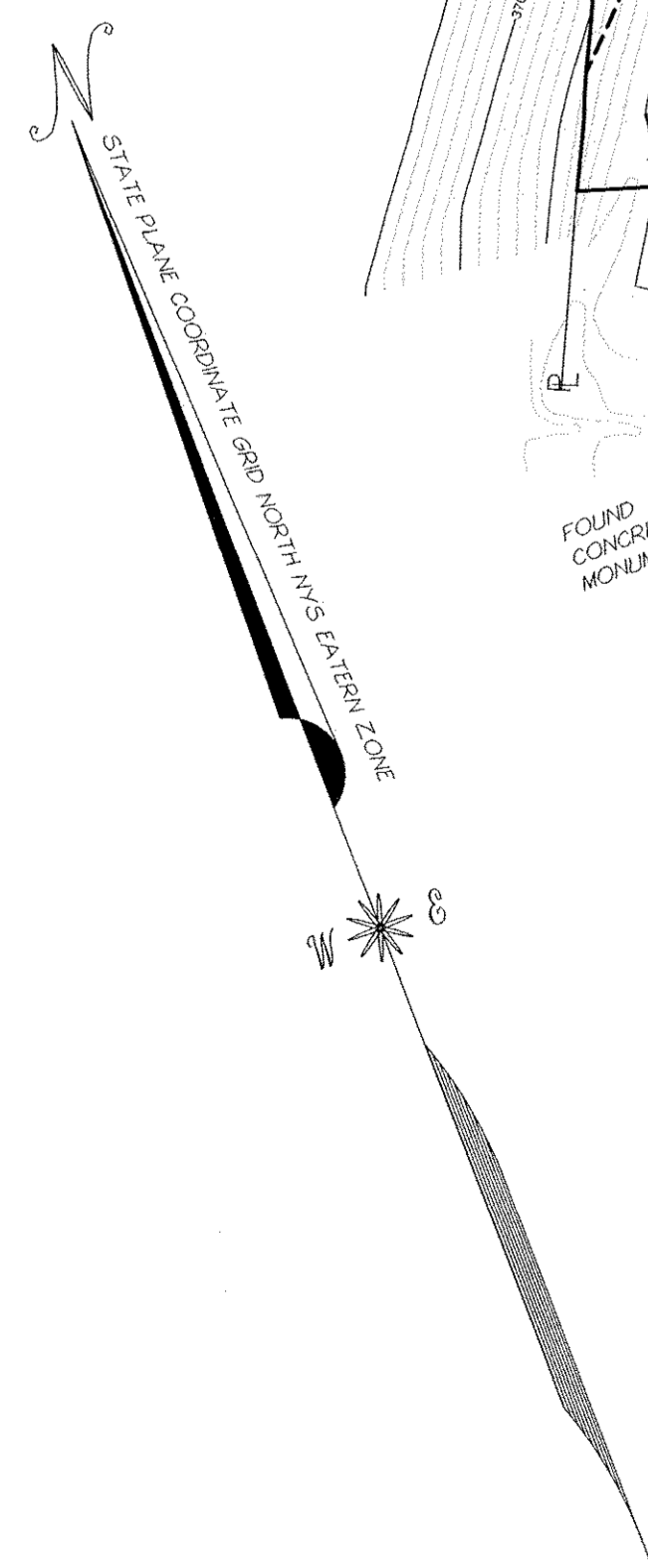
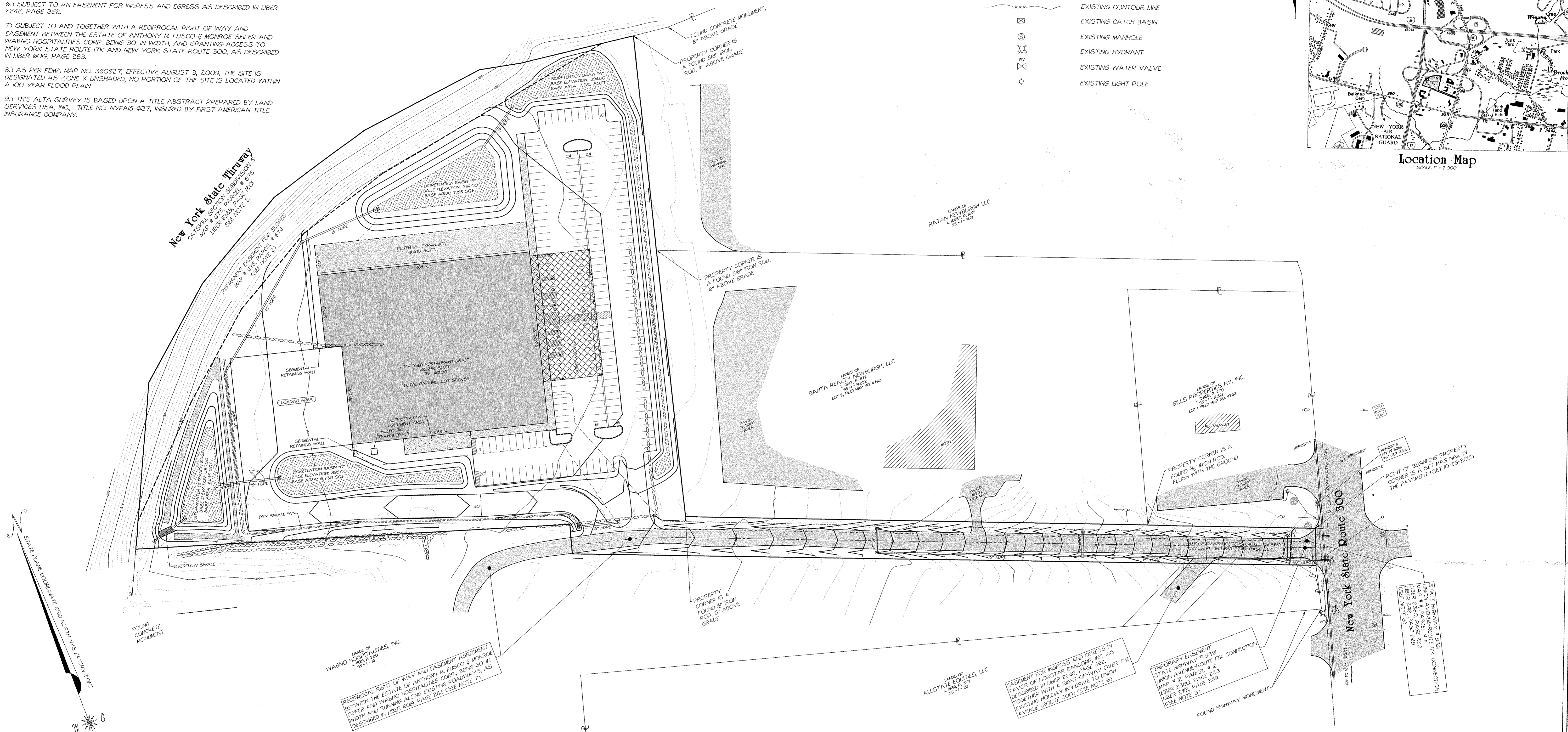
*WITH PUBLIC SEWER AND WATER

Legend

- PROPERTY LINE & CORNER
-
- EASEMENT LINE
- ADJOINERS PROPERTY LINE
- LIBER OF DEEDS, PAGE
- TAX MAP DESIGNATION (SECTION - BLOCK - LOT)
- EX. UTILITY POLE & LINE
- EXISTING CONTOUR LINE
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING LIGHT POLE



Location Map
SCALE: 1" = 1,000'



RECIPROCAL RIGHT OF WAY AND EASEMENT AGREEMENT BETWEEN THE ESTATE OF ANTHONY M. FUSCO & MONROE SEIFER AND WABNO HOSPITALITIES CORP. BEING 30' IN WIDTH AND RUNNING ALONG EXISTING ROADWAYS, AS DESCRIBED IN LIBER 609, PAGE 285 (SEE NOTE 7)

EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF NORSTAR BANKING, INC. AS DESCRIBED IN LIBER 2248, PAGE 362, TOGETHER WITH A RIGHT-OF-WAY OVER THE EXISTING HOLIDAY INN DRIVE TO UNION AVENUE (ROUTE 300) (SEE NOTE 6)

TEMPORARY EASEMENT STATE HIGHWAY # 939 UNION AVENUE-ROUTE 17K CONNECTION MAP # 11, PARCEL 11, LIBER 2380, PAGE 223 LIBER 2412, PAGE 269 (SEE NOTE 3)

CURRENT OWNER:	ROUTE 300 NEWBURGH PARTNERS, LLC 55 SOUTH MAIN STREET LIBERTY, NY 12754
APPLICANT:	JETRO CASH AND CARRY ENTERPRISES, INC. 15-24 132ND STREET COLLEGE POINT, NY 11356

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

NO.	DATE	DESCRIPTION	BY	LAWRENCE MADEWELL	OF 10/20/15

Total Area = 9.44 Acres
TOWN OF NEWBURGH PROJECT #2015-33

Commercial Site Plan
for
Route 300 Newburgh Partners, LLC

RECORD OWNER: ROUTE 300 NEWBURGH PARTNERS, LLC 1277 UNION AVENUE, NEWBURGH, NY 12550
DEED REFERENCE: LIBER 1850, PAGE 1772
TAX MAP REFERENCE: SECTION 95, BLOCK 1, LOT 8

Situate in the Town of Newburgh
Orange County, New York State
Scale 1"=60' October 22, 2015

Survey Notes:

- 1.) VERTICAL DATUM IS NAVD88 DETERMINED FROM DIFFERENTIAL GPS OBSERVATIONS IN CONJUNCTION WITH THE NYS DOT CORNERS NETWORK. TOPOGRAPHY IS DERIVED FROM GROUND SHOTS BY MNTM.
- 2.) REFERENCE IS MADE TO A HIGHWAY TAKING SHOWN ON A MAP ENTITLED "NEW YORK STATE THRUWAY, CATSKILL SECTION SUBDIVISION 5, MAP NUMBER 675, PARCEL 675, LIBER 1389, PAGE 1201, AND A PERMANENT EASEMENT FOR SLOPES, MAP NUMBER 675, PARCEL 676.
- 3.) REFERENCE IS MADE TO A HIGHWAY TAKING AS SHOWN ON A MAP ENTITLED "STATE HIGHWAY # 9391, UNION AVENUE-ROUTE 17K CONNECTION, MAP NUMBER II, PARCEL II, LIBER 2380, PAGE 223 & LIBER 2402, PAGE 269, AND A TEMPORARY EASEMENT SHOWN ON MAP II, PARCEL 12..
- 4.) RESTRICTIONS IN L. 711, P. 508 DOES NOT AFFECT THIS PROPERTY.
- 5.) UTILITY GRANT IN L. 720, P. 213 DOES NOT AFFECT THIS PROPERTY.
- 6.) SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN LIBER 2248, PAGE 362.
- 7.) SUBJECT TO AND TOGETHER WITH A RECIPROCAL RIGHT OF WAY AND EASEMENT BETWEEN THE ESTATE OF ANTHONY M. FUSCO & MONROE SEIFER AND WABNO HOSPITALITIES CORP. BEING 30' IN WIDTH, AND GRANTING ACCESS TO NEW YORK STATE ROUTE 17K AND NEW YORK STATE ROUTE 300, AS DESCRIBED IN LIBER 6019, PAGE 283.
- 8.) AS PER FEMA MAP NO. 360627, EFFECTIVE AUGUST 3, 2009, THE SITE IS DESIGNATED AS ZONE X UNSHADED, NO PORTION OF THE SITE IS LOCATED WITHIN A 100 YEAR FLOOD PLAIN
- 9.) THIS ALTA SURVEY IS BASED UPON A TITLE ABSTRACT PREPARED BY LAND SERVICES USA, INC., TITLE NO. NYFAIS-4137, INSURED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

Zoning Legend: IB

REQUIRED	REQUIRED
MINIMUM LOT AREA	15,000 SQ.FT.
MINIMUM LOT WIDTH	100'
MINIMUM LOT DEPTH	12.5'
MINIMUM YARDS	
FRONT (NYS ROUTE 300)	40'
SIDE (FAOH)	15'
REAR	40'
MAXIMUM BUILDING COVERAGE	2.5%
MAXIMUM BUILDING HEIGHT	3.5'
MAXIMUM LOT SURFACE COVERAGE	50%

*WITH PUBLIC SEWER AND WATER

Legend

- PROPERTY LINE & CORNER
-
- EASEMENT LINE
- ADJOINERS PROPERTY LINE
- LIBER OF DEEDS, PAGE
- TAX MAP DESIGNATION (SECTION - BLOCK - LOT)
- EX. UTILITY POLE & LINE
- EXISTING CONTOUR LINE
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING LIGHT POLE



Location Map
SCALE: 1"=2,000'



Total Area = 9.44 Acres
TOWN OF NEWBURGH PROJECT #2015-33

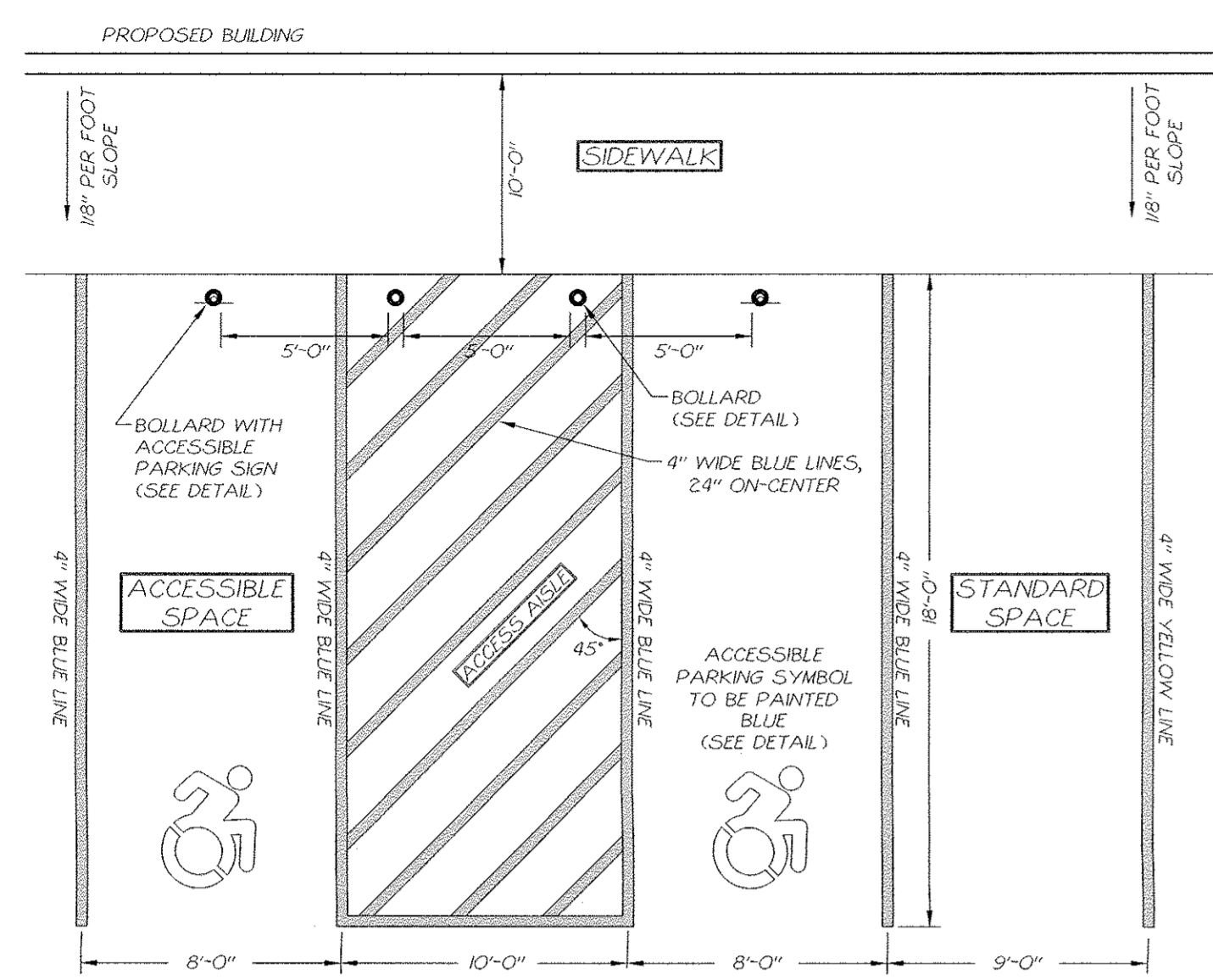
**Survey & Existing Conditions Plan
for
Route 300 Newburgh Partners, LLC**

RECORD OWNER: ROUTE 300 NEWBURGH PARTNERS, LLC 1277 UNION AVENUE, NEWBURGH, NY 12550
DEED REFERENCE: LIBER 1820, PAGE 1772
TAX MAP REFERENCE: SECTION 95, BLOCK 1, LOT 8
Situate in the Town of Newburgh
Orange County, New York State
Scale 1"=60' October 22, 2015

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

NO.	DATE	DESCRIPTION	BY

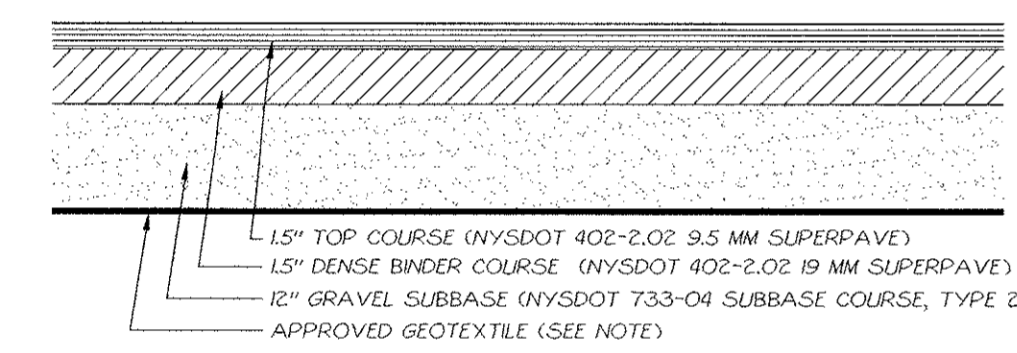
WILLIAM G. NORTON LS #049480
LAWRENCE MARSHALL PE #087107



NOTES:

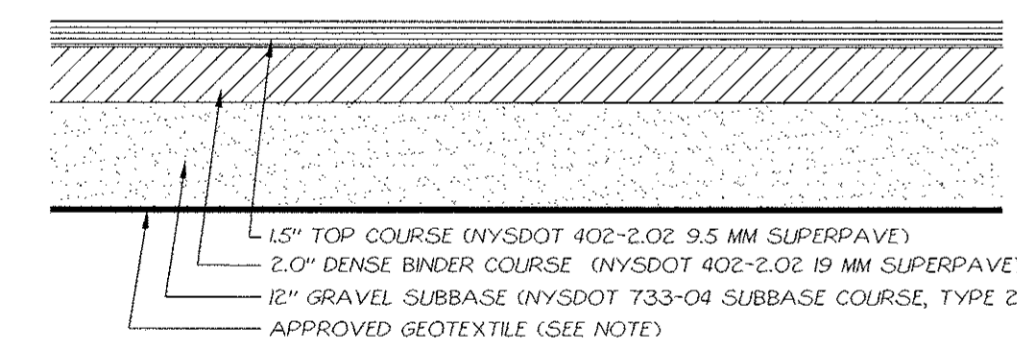
- 1) ALL ACCESSIBLE RAMP AND ACCESS AISLES SHALL MEET ALL CURRENT CODES AND ADAAG REGULATIONS.
- 2) PROPOSED ACCESS RAMP SHALL CONSIST OF COLORED TOOLED/SERRATE SLIP RESISTANT SURFACING AND/OR TACTILE WARNING DEVICE AS REQUIRED BY AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES AND CODE REGULATIONS.
- 3) PROPOSED STRIPING TO BE PAINTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
CURBING & BOLLARDS: TWO (2) COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL, SAFETY YELLOW 6555300
PARKING LOT STRIPING & WHEELSTOPS: TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT, YELLOW TMS494
ACCESSIBLE STRIPING & DETAIL: TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT, "1C" BLUE

Access Ramp & Parking Space Striping Detail



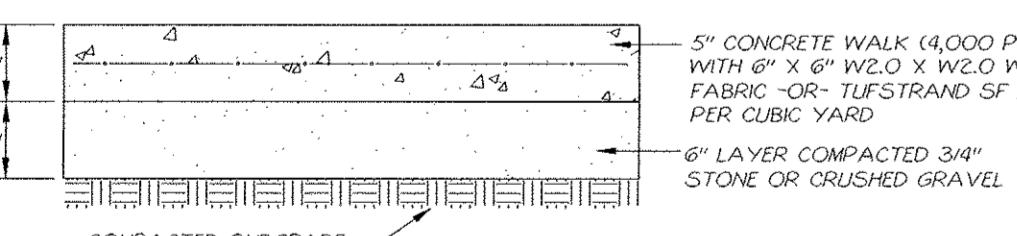
GEOTEXTILE NOTE:
GEOTEXTILE IS ONLY REQUIRED IN AREAS WHERE SUBBASE IS NOT ACCEPTABLY STABLE. GEOTEXTILE SHALL BE APPROVED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER.

Standard Asphalt Pavement Section



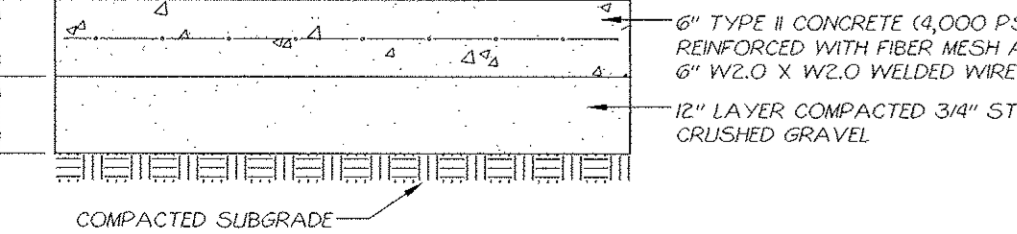
GEOTEXTILE NOTE:
GEOTEXTILE IS ONLY REQUIRED IN AREAS WHERE SUBBASE IS NOT ACCEPTABLY STABLE. GEOTEXTILE SHALL BE APPROVED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER.

Heavy Duty Asphalt Pavement Section



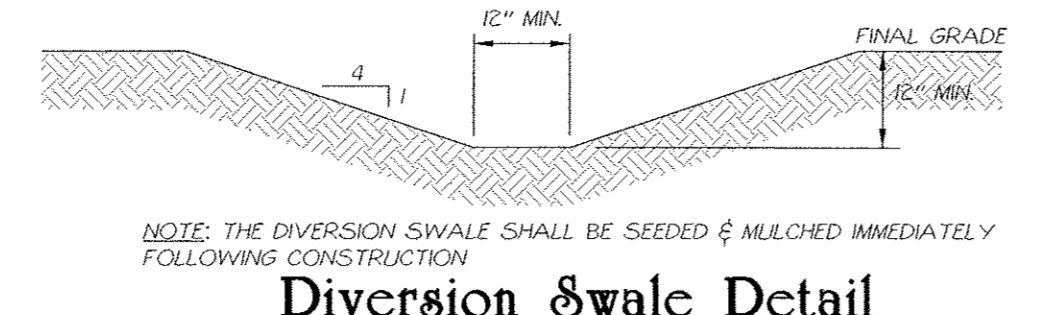
NOTE:
1) CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 10 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD. CONSTRUCTION JOINTS SHALL BE CUT OR FORMED IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE STANDARDS AND JOINT SEALANT RECOMMENDATIONS.
2) DOWELS SHALL BE PLACED ACROSS SLAB EXPANSION JOINTS TO LIMIT DIFFERENTIAL SETTLEMENTS.
3) THE OUTER 2 FEET OF CONCRETE SHALL HAVE A THICKNESS OF 12 INCHES WHERE THE CONCRETE ADJOINS THE ASPHALT PAVEMENT. THE THICKNESS SHALL TAPER BACK TO THE THICKNESS SHOWN AT A 45 DEGREE ANGLE.

Standard Concrete Pavement Detail

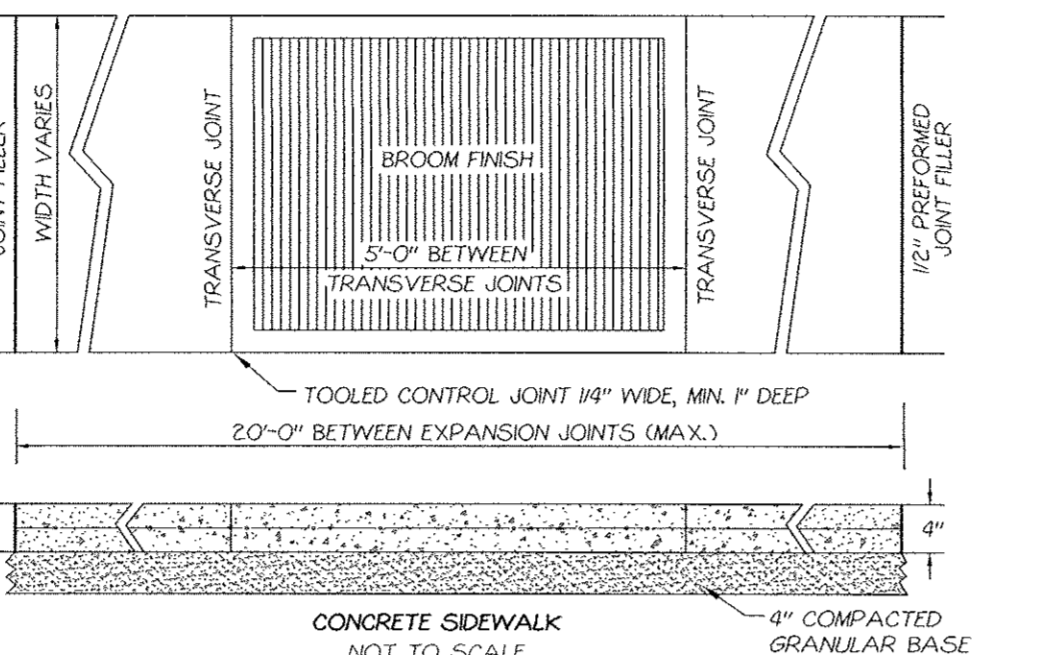


NOTE:
CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 10 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD. CONSTRUCTION JOINTS SHALL BE CUT OR FORMED IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE STANDARDS AND JOINT SEALANT RECOMMENDATIONS.

Heavy Duty Concrete Pavement Detail



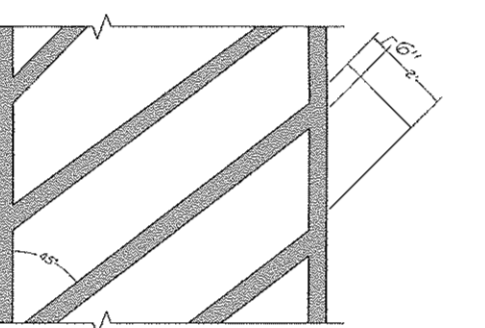
Diversion Swale Detail



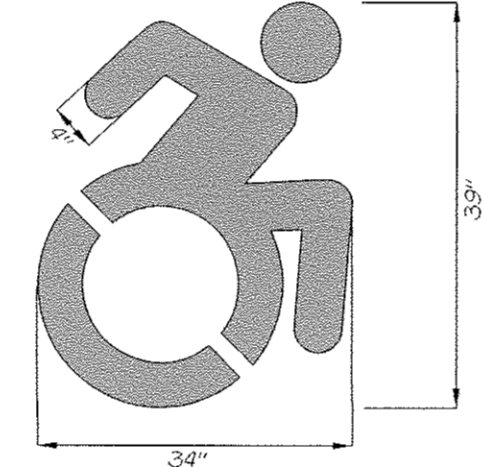
Standard Curb Detail



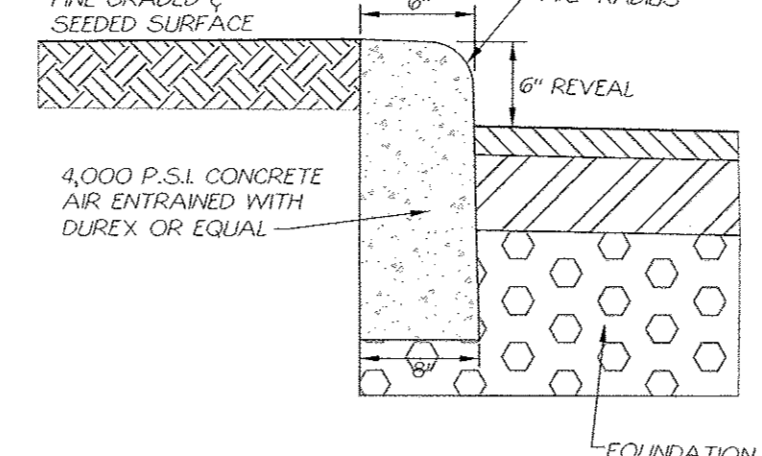
Sidewalk Detail



Island Striping Detail



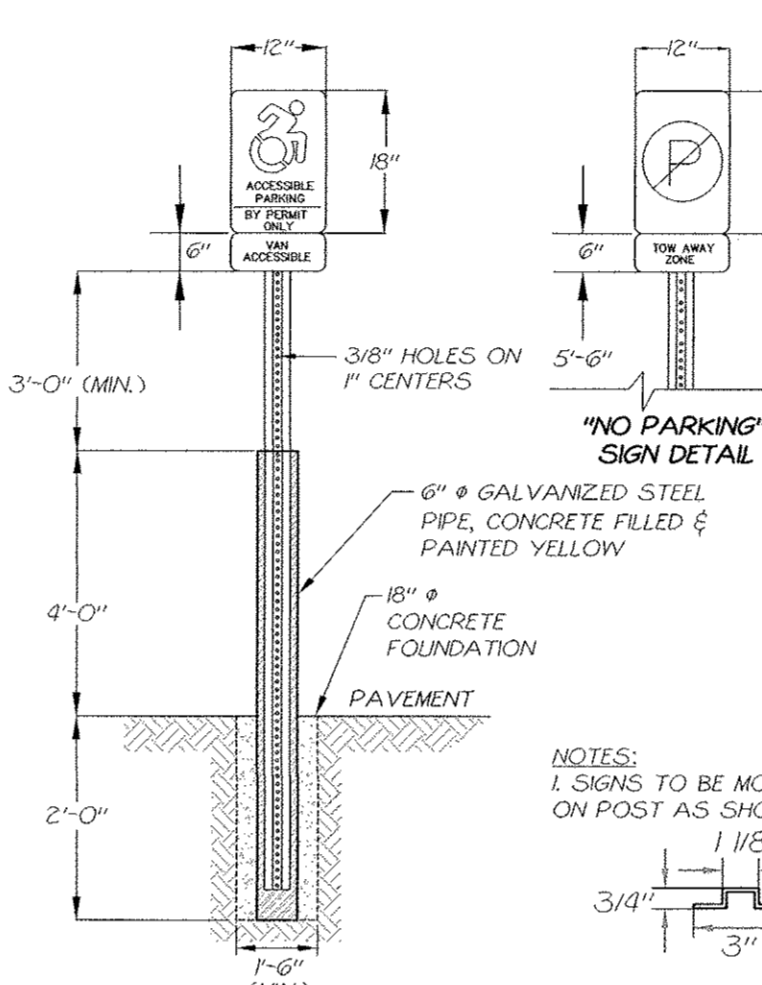
Accessible Parking Symbol



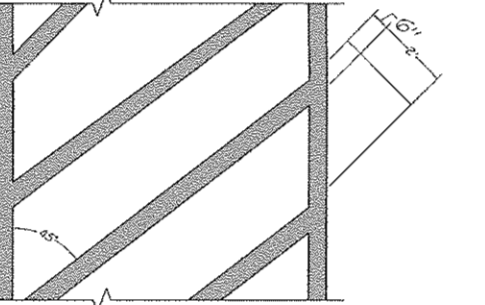
NOTES:

- 1) CURB SHALL BE CAST IN PLACE. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE INSTALLED WHERE REQUIRED (AT CURB BOYES, CATCH BASINS, BRIDGES, ETC.). CONTRACTION (CONTROL) JOINTS SHALL BE INSTALLED AT 20' INTERVALS.
- 2) THIS DETAIL SHALL BE UTILIZED FOR INSTALLATION OF CURBING WITHIN PROJECT SITE (CURBED ISLANDS, ETC.).

Soil Restoration Specifications



Sign Details



Bollard Detail



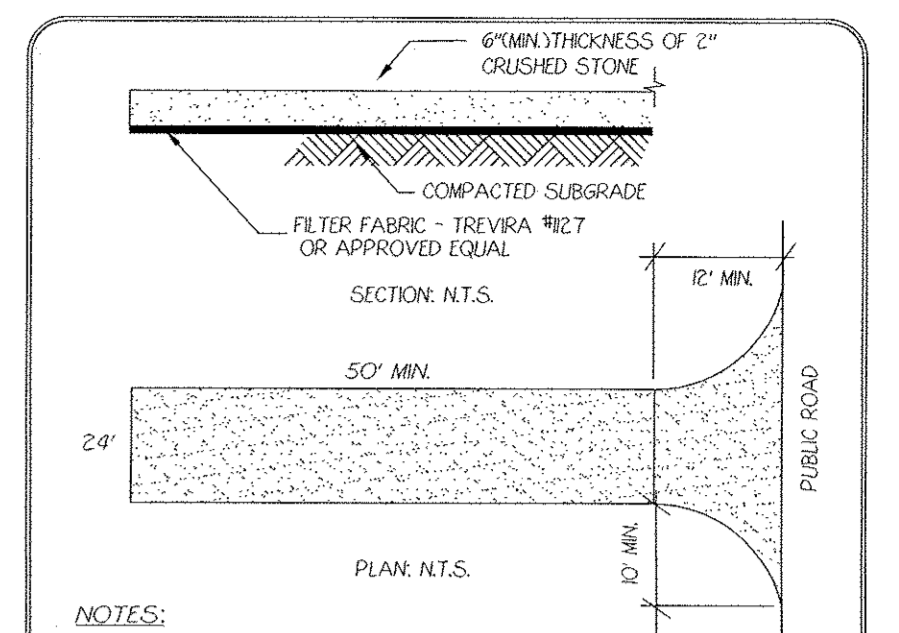
Curbing - Outside Corner Detail

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT	COMMENTS/EXAMPLES
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED	PRESERVATION OF NATURAL FEATURES
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED	CLEARING AND GRUBBING
AREAS WHERE TOPSOIL IS STRIPPED ONLY-NO CHANGE IN GRADE	AERATE * AND APPLY 6" INCHES OF TOPSOIL	PROTECT AREA FROM ANY ON GOING CONSTRUCTION ACTIVITIES
AREAS OF CUT OR FILL	APPLY FULL SOIL RESTORATION	
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN A ZONE 5-25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (RESTORATION/COMPACTION AND COMPOST ENHANCEMENT)	
AREAS WHERE RUNOFF REDUCTION AND/OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES	KEEP CONSTRUCTION EQUIPMENT FROM CROSSING THESE AREAS. TO PROTECT NEWLY INSTALLED PRACTICE FROM ANY ONGOING CONSTRUCTION ACTIVITIES CONSTRUCT A SINGLE PHASE OPERATION FENCE AREA
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PREVIOUS AREA.	

*AERATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COLTERS MAKING A NARROW SLIT IN THE SOIL. A ROLLER WITH MANY SPIKES MAKING INDENTATIONS IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MINI-SUBSOILER.

FULL SOIL RESTORATION SPECIFICATIONS:

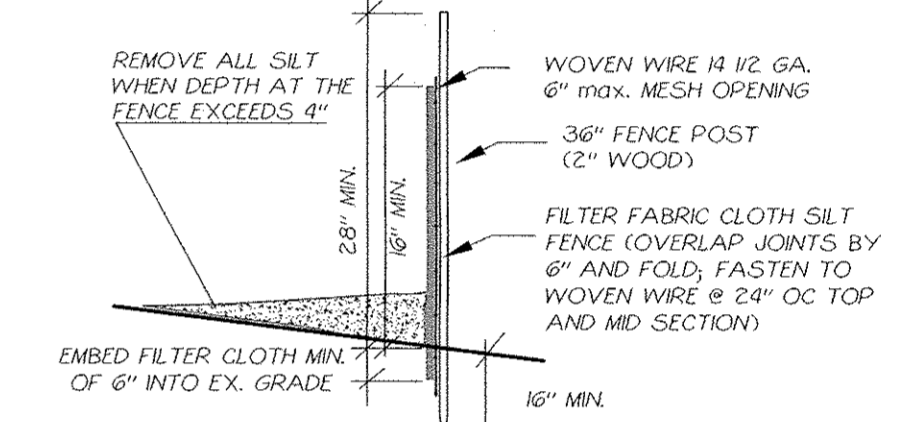
- 1) SOIL RESTORATION SHALL BE PERFORMED DURING THE LANDSCAPING PHASE OF THE PROJECT. SOIL RESTORATION SHALL INCLUDE THE FOLLOWING STEPS:
 - A. APPLY 3" OF COMPOST OVER SUBSOIL.
 - B. TILL COMPOST INTO SUBSOIL TO A MINIMUM DEPTH OF 12".
 - C. REMOVE ALL STONEROCK MATERIAL GREATER THAN 4" IN SIZE.
 - D. APPLY 6" OF TOPSOIL.
 - E. VEGETATE IN ACCORDANCE WITH THE LANDSCAPING PLAN.
- 2) COMPOST SHALL BE AGED AND FROM PLANT DERIVED MATERIALS, FREE OF WEEDS, SEEDS, WATER, AND DUST. COMPOST SHOULD PASS THROUGH A HALF INCH SCREEN AND HAVE SUITABLE PH FOR PLANT GROWTH.
- 3) MAINTENANCE SHALL INCLUDE THE FOLLOWING:
 - A. INSPECTIONS AFTER EACH STORM EVENT GREATER THAN HALF-INCH FOR THE FIRST SIX MONTHS.
 - B. RESEEDING OF BARE OR ERODING AREAS TO ESTABLISH A STABILIZED COVER.
 - C. WATER ONCE EVERY THREE DAYS FOR THE FIRST MONTH, THEN PROVIDE A HALF INCH OF WATER PER WEEK.
- 4) VEGETATED AREAS SHALL BE KEPT FREE OF VEHICULAR AND FOOT TRAFFIC.
- 5) DOLLAR GENERAL LANDSCAPING NOTES SHALL APPLY IN CASES OF MORE STRINGENT REQUIREMENTS.



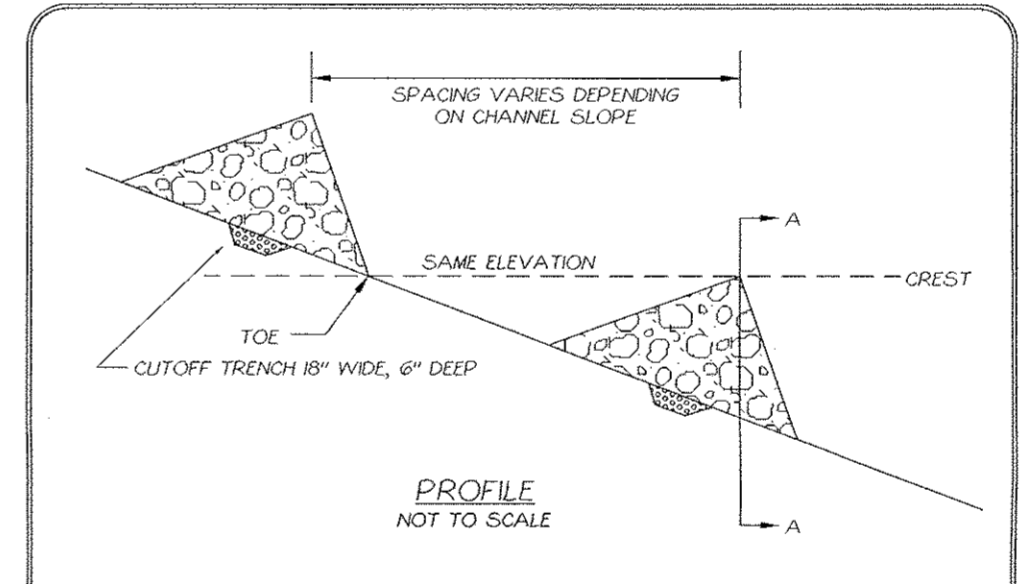
Stabilized Construction Entrance Detail

NOTES:
ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY.
ALL SEDIMENTATION WILL BE INSPECTED & MAINTAINED ON A REGULAR BASIS.
PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
THE WIDTH OF THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE 12" MINIMUM, BUT SHALL NOT BE LESS THAN THE FULL WIDTH OF THE INGRESS/EGRESS AREA BEING USED.

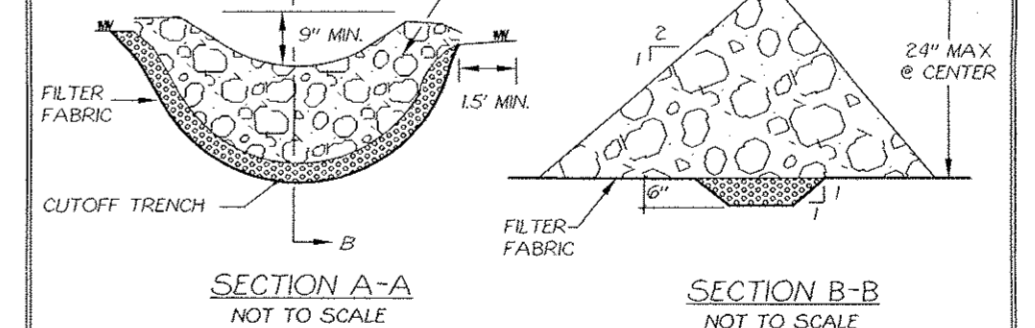
Stabilized Construction Entrance Detail
FOR ALL PROPOSED ENTRANCES



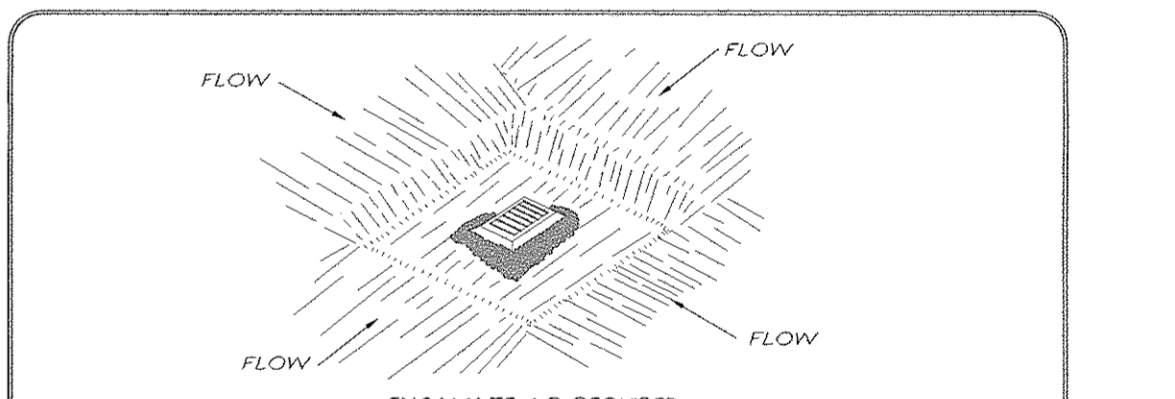
Silt Fence Detail



Temporary Check Dam Detail



Temporary Catch Basin Sediment Trap

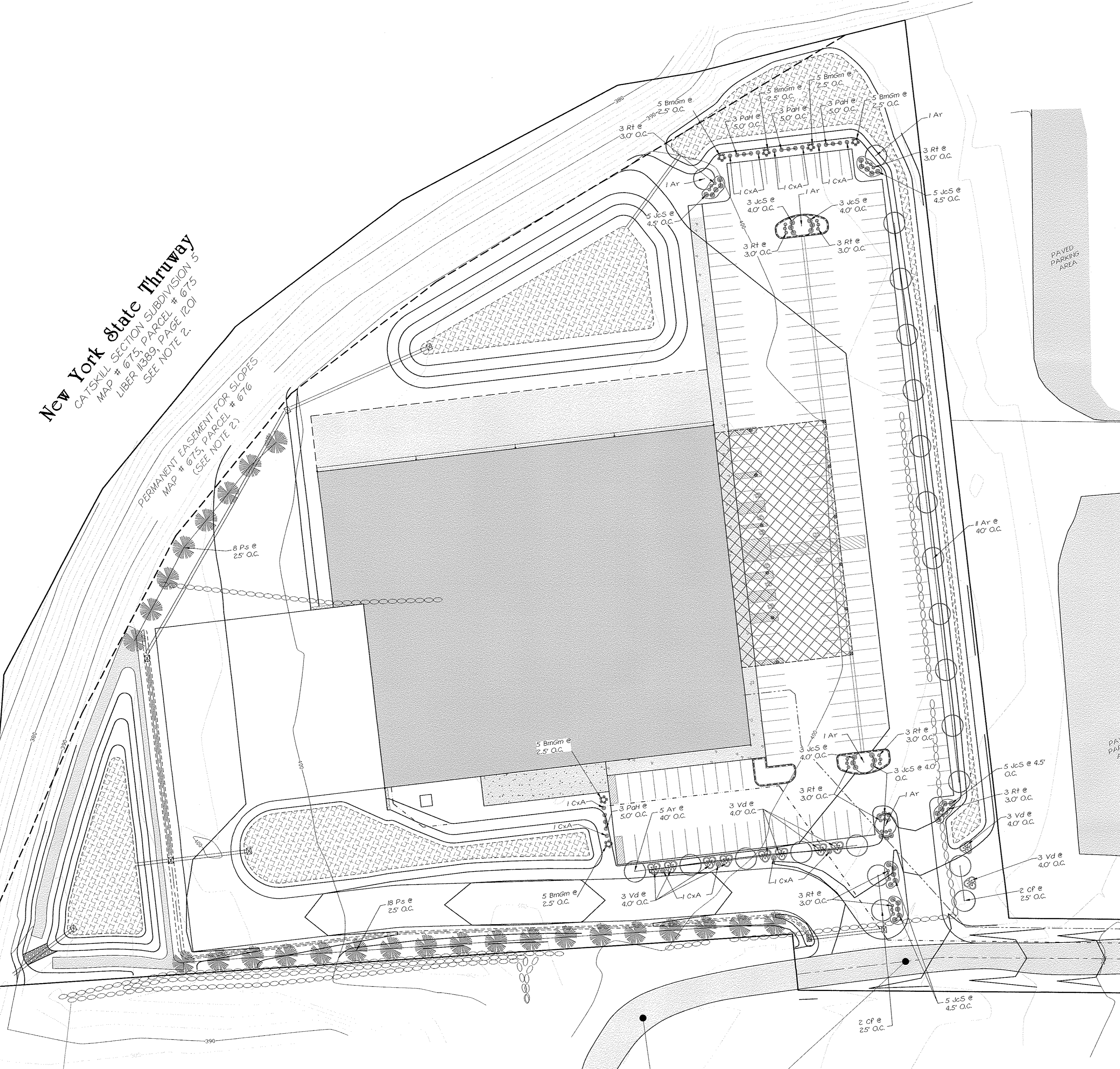
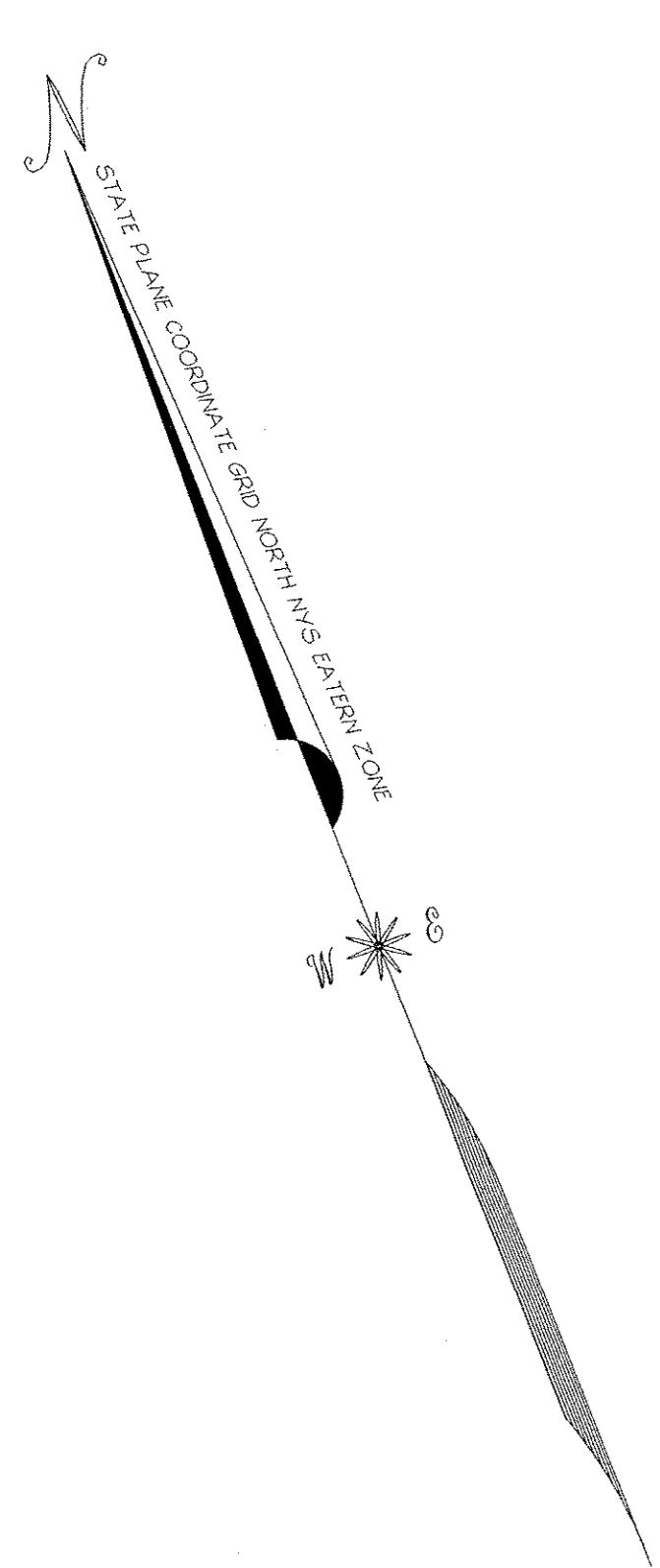


TRAP	WIDTH (W) FT.	LENGTH (L) FT.	DEPTH (D) FT.	CONTRIB. DRAINAGE AREA (A.C.)	REQUIRED STORAGE (CU.FT.)	STORAGE (CU.FT.)
C	20	50	2.0	0.5	1800	8,000

CONSTRUCTION NOTES:
1. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO THE 1/2 DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.
2. THE VOLUME OF THE SEDIMENT STORAGE SHALL BE 3,600 CUBIC FEET PER ACRE OF CONTRIBUTING DRAINAGE AREA.
3. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN EVENT AND REPAIRS MADE AS NEEDED.
4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED. RUNOFF FROM DISTURBED AREAS SHALL BE DIRECTED TO THE SEDIMENT TRAP.
5. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
6. ALL CUT SLOPES SHALL BE 1:1 OR FLATTER.
7. THE MAXIMUM CONTRIBUTING DRAINAGE AREA SHALL BE 3 ACRES.
8. TEMPORARY INLET PROTECTION SHALL BE PROVIDED AT EACH PROPOSED CATCH BASIN PRIOR TO FINAL GRADING AND STABILIZATION. TEMPORARY INLET PROTECTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL ABOVE AND SHALL EXTEND A MINIMUM OF FIVE (5) FEET AROUND THE BASIN.

Temporary Catch Basin Sediment Trap

NO.	DATE	DESCRIPTION	BY



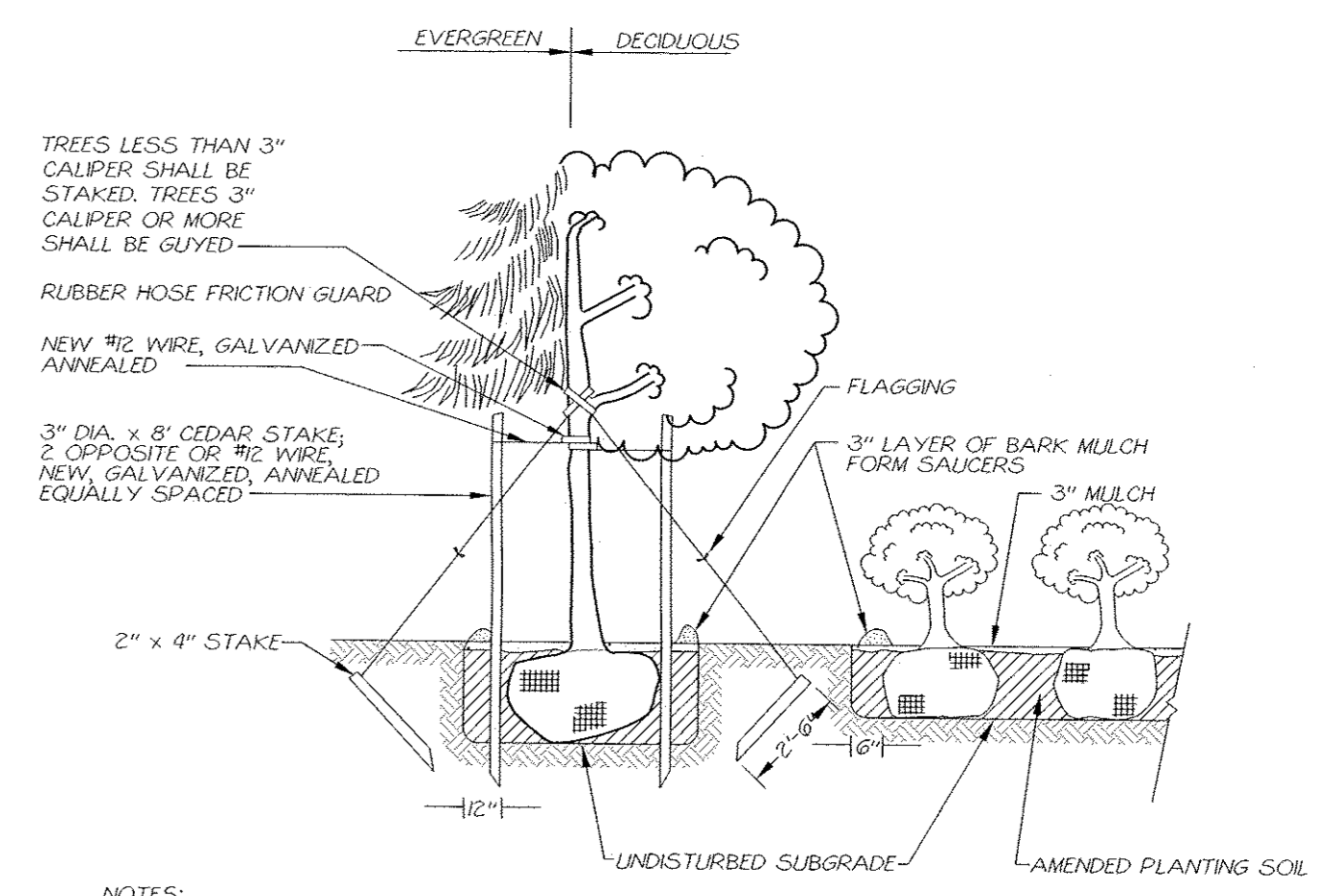
Planting Table

COMMON NAME	BOTANICAL NAME	KEY	QTY	PLANTING SIZE	MATURE SIZE	TYPE
SARGENT'S JUNIPER	JUNIPERUS CHINENSIS SARGENTI	JcS	43	8" - 2"	24" - 36"	EVERGREEN SHRUBS
RED TWIG DOGWOOD	CORNUS ALBA	Rt	33	24" OR 3 GAL.	4' - 6'	DECIDUOUS SHRUBS
GREEN MOUNTAIN BOXWOOD	BUXUS MICROPHYLLA 'GREEN MOUNTAIN'	BmGm	30	24" - 30"	32" - 48"	EVERGREEN SHRUBS
ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	Vd	30	24" - 30"	5' - 9'	DECIDUOUS SHRUBS
RED MAPLE	ACER RUBRUM	Ar	21	1" - 1.5" C	40' - 60'	DECIDUOUS TREES
WHITE FLOWERING DOGWOOD	CORNUS FLORIDA	Cf	4	8' - 9' HGT.	20' - 30'	DECIDUOUS TREES
WHITE PINE	PINUS STROBUS	Ps	26	8' - 9' HGT.	40' - 60'	EVERGREEN TREES
DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HANELY'	Pdh	12	--	12"-24"	GRASSES
FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CxA	12	--	3' - 5'	GRASSES

Landscape Plantings

BLUE GRASS BLEND:
25% FESTUCA RUBRA COMMUTATA (CHEWINGS FESCUE)
15% LOLIUM PERENNE (PERENNIAL RYEGRASS)
60% POA PRATENSIS (KENTUCKY BLUEGRASS)

- NOTES:**
- 1) ANY DISTURBED AREAS NOT DESIGNATED A SHALL BE STABILIZED WITH BLUE GRASS BLEND.
 - 2) SEEDING SHALL BE PERFORMED AT A RATE OF 2 LBS. PER ACRE.



NOTES:

- 1) ALL PLANT MATERIAL SHALL BE HEALTHY AND FULL AT TIME OF PLANTING.
- 2) ALL TREES SHALL BE WARRANTED TO BE HEALTHY FOR 2-YEARS FROM TIME OF PLANTING.
- 3) ALL PROPOSED LANDSCAPE PLANTINGS SHALL CONFORM TO THE GUIDELINES SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS FOR NURSERY STOCK.
- 4) TREE WRAPPING SHALL BE PROVIDED AROUND BASE OF TREE TO 8" ABOVE RUBBER HOSE (DECIDUOUS TREES ONLY).

Planting Detail

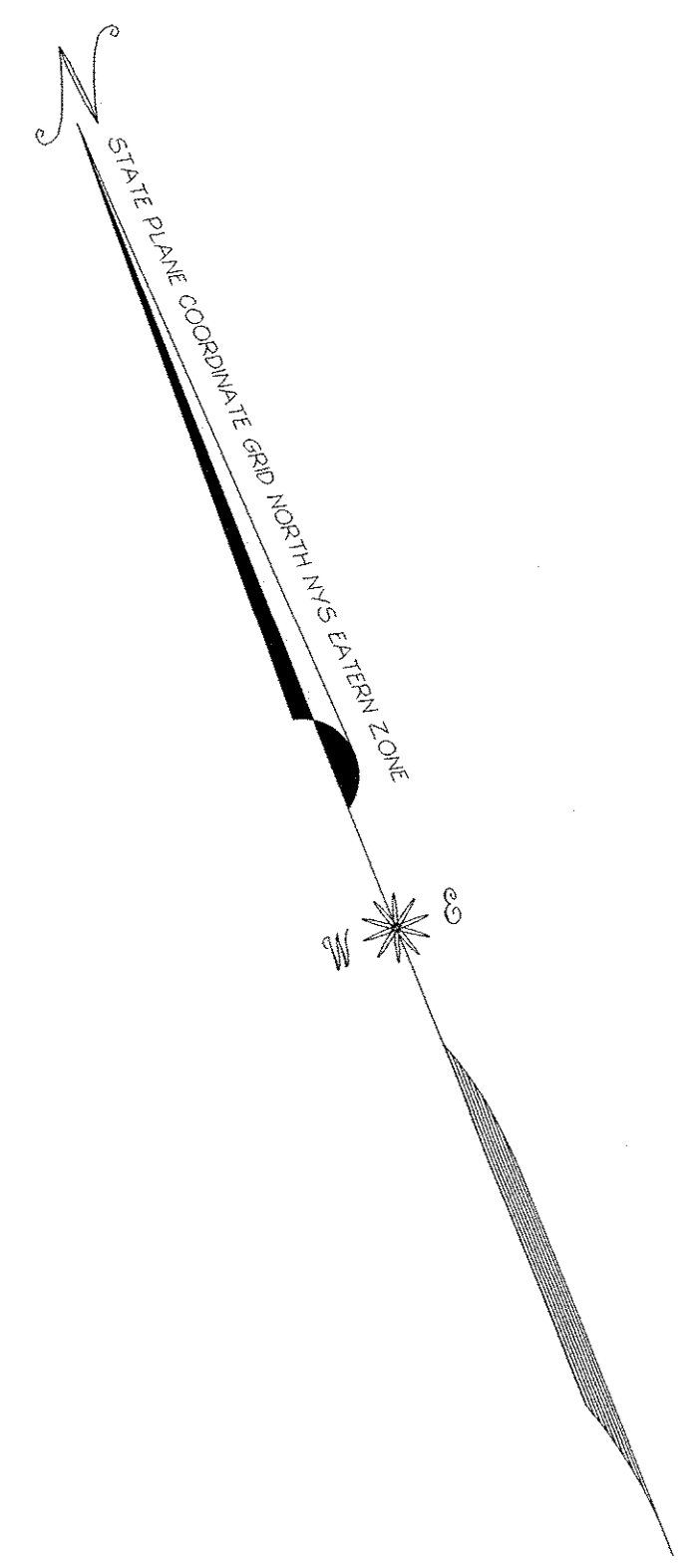
MNTM
Mercurio-Norton-Tarolli-Marshall
—ENGINEERING—LAND SURVEYING—
PO Box 166, 45 Main Street, Pine Bush, NY 12566
P: (845)744.3620 F:(845)744.3805 Email: mnt-pe@mnt-pe.com

LANDSCAPING PLAN FOR COMMERCIAL SITE PLAN
FOR
Route 300 Newburgh Partners, LLC

RECORD OWNER: ROUTE 300 NEWBURGH PARTNERS, LLC 1277 UNION AVENUE, NEWBURGH, NY 12550
DEED REFERENCE: LIBER 1820, PAGE 1772
TAX MAP REFERENCE: SECTION 95, BLOCK 1, LOT 8

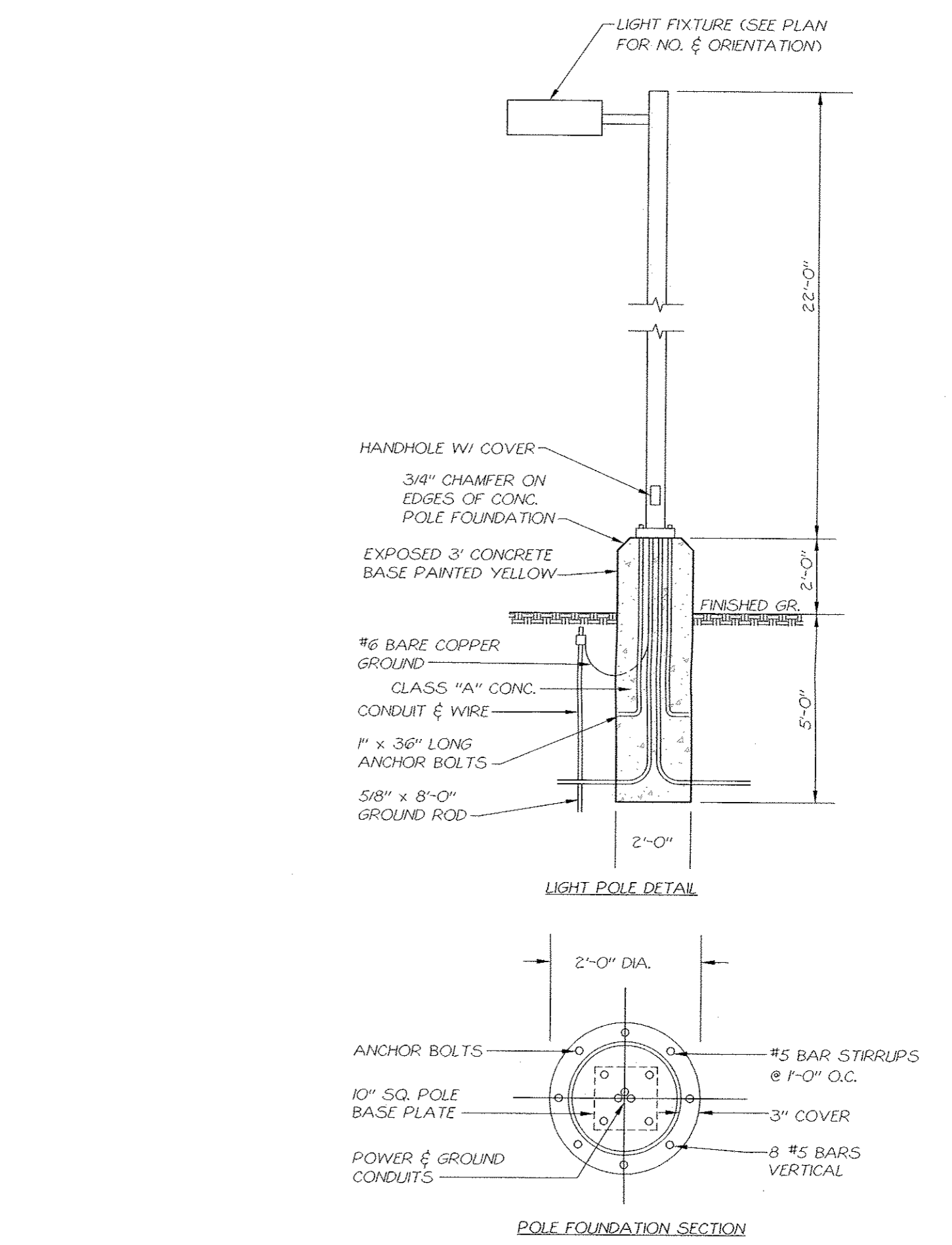
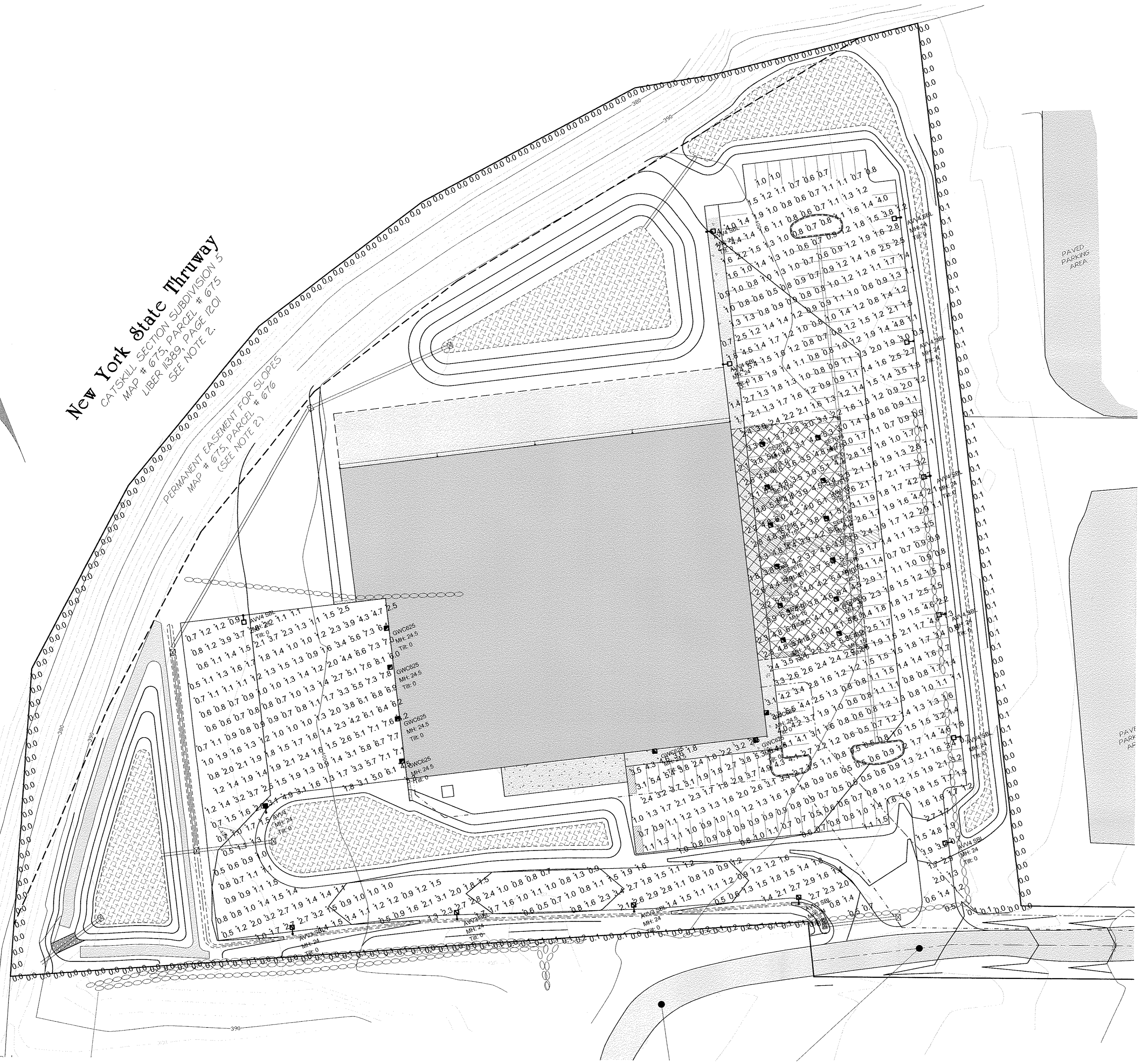
Situate in the Town of Newburgh
Orange County, New York State
November 2015

LAWRENCE MARSHALL PE #087107
DRAFTED BY: [Signature]
MAP CK:
PROJECT: 3960 SHEET 4 OF 5



New York State Thruway
 CATSKILL SECTION SUBDIVISION 5
 MAP # 675, PARCEL # 675
 LIBER 1389, PAGE 1201
 SEE NOTE 2

PERMANENT EASEMENT FOR SLOPES
 MAP # 675, PARCEL # 676
 (SEE NOTE 2)



Light Pole Detail

Lighting Schedule

LABEL	QUANTITY	DESCRIPTION	ARRANGEMENT	LUMENS	LLF	MOUNTING HEIGHT (ft)	BULB (ft)
SE765	12	SE765-M (50W PSMH)	SINGLE	14000	0.75	15.0 FT.	PSMH
AVV3 SBL	4	AVV30625-M (250W PSMH, TYPE 3 WBL5)	SINGLE	25000	0.75	23.0 FT.	PSMH
AVV4 SBL	9	AVV40625-M (250W PSMH, TYPE 4 WBL5)	SINGLE	25000	0.75	24.0 FT.	PSMH
GW025	7	GW025-M (50W PSMH)	SINGLE	25000	0.75	24.5 FT.	PSMH
AVV4	1	AVV40625-M (250W PSMH)	SINGLE	25000	0.75	23.0 FT.	PSMH

(1) PSMH = PULSE START METAL HALIDE

CALCULATION SUMMARY

LABEL	AVG FC	MAX FC	MIN FC
PROPERTY LINE SUMMARY	0.0 FC	0.2 FC	0.0 FC
SITE SUMMARY	2.1 FC	8.1 FC	0.5 FC
CANOPY SUMMARY	4.2 FC	6.4 FC	1.8 FC

Light Notes:
 1) ALL LIGHT INTENSITIES PROVIDED BY CREE LIGHTING.

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

NO.	DATE	DESCRIPTION	BY

Lawrence Marshall

Lighting Plan for Commercial Site Plan
for
Route 300 Newburgh Partners, LLC

RECORD OWNER: ROUTE 300 NEWBURGH PARTNERS, LLC 1277 UNION AVENUE, NEWBURGH, NY 12550
 DEED REFERENCE: LIBER 1820, PAGE 1772
 TAX MAP REFERENCE: SECTION 95, BLOCK 1, LOT 8

Situate in the Town of Newburgh
 Orange County, New York State
 Scale: 1"=40' November 2015

DRAFTED BY: MAP OK: PROJECT: 3960 SHEET 5 OF 5