



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS D.P.C.

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)  
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)  
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)  
MATTHEW J. SICKLER, P.E. (NY & PA)  
PATRICK J. HINES

Main Office  
33 Airport Center Drive  
Suite 202  
New Windsor, New York 12553

(845) 567-3100  
fax: (845) 567-3232  
e-mail: mheny@mhepc.com

Principal Emeritus:  
RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

**PROJECT NAME: ROUTE 300 REALTY LLC**  
**PROJECT NO.: 15-30**  
**PROJECT LOCATION: SECTION 64, BLOCK 2, LOT 22**  
**REVIEW DATE: 13 NOVEMBER 2015**  
**MEETING DATE: 19 NOVEMBER 2015**  
**REPRESENTATIVE: VINCE DOCE**

1. The project is before the Board for a proposed change of use from a business use to a religious use.
2. The Applicants representatives are requested to evaluate landscaping on the site versus the approved landscaping plans for the project.
3. Parking calculations should be revised and take into account all the proposed usage and square footage in the building. Parking count identifies that 2,206 square feet will be utilized for seating. Total building square feet is 15,000 additional uses should be incorporated into the parking count.
4. Details of proposed dumpster enclosure identified on the plan should be provided.
5. Amended site plan should be submitted to NYSDOT and Orange County Planning based on access from State Highway.
6. The Applicants representatives are requested to submit an evaluation of the stormwater management facilities on the site in accordance with the stormwater control agreement previously executed. If no stormwater control agreement has been executed, a new one should be required based on current Town policy.

7. Note 11 should be further explained to identify what site improvements in addition to the landscaping are required to be installed.

Respectfully submitted,

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

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Patrick J. Hines  
Principal

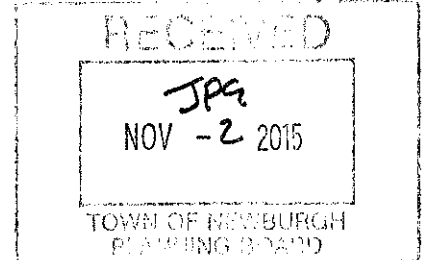
# VINCENT J. DOCE ASSOCIATES

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

October 29, 2015

15-30

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



RE: Amended Site Plan Review for Route 300 Realty LLC  
128 Old South Plank Road  
Town of Newburgh Tax Parcels Section 64 Block 2 Lot 22  
Town Project No. 2015-30

Dear Mr. Ewasutyn:

Enclosed are 14 sets of the above referenced plan, an application with a short EAF and the required fees.

The applicant proposes an amended site plan for a change of use of a previously approved site plan. The original project was approved December 15, 2005 for an office use. As a condition of approval, any change of use required an amended site plan approval.

The parcel is located at the intersection of Old South Plank Road and NYS Rte. 300 (Union Avenue). The parcel is located in the B zoning district, the Newburgh School District and the Winona Lake Fire District. The parcel has town sewer and water. The parcel has received outside the district user status for municipal sewer.

The parcel contains an existing building and associated drives/parking areas, lighting and utilities. This parcel received site plan approval for an office use. The proposed use will be a place of worship. The zoning bulk requirements differ for a place of worship and an office. The application will require area variances for lot width, side yard setback, total side yard setback and lot surface coverage.

As stated the applicant is requesting approval for this change in use. All other requirements that have yet to be installed (i.e. landscaping) will be installed per the previously approved site plan approval.

Sincerely,

Darren C. Doce

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)

- Title of Subdivision/Site Plan (Project name):  
AMENDED SITE PLAN FOR ROUTE 300 REALTY LLC
- Owner of Lands to be reviewed:  
Name 119 OLD SOUTH PLANK RD LLC  
Address 30 SYCAMORE DR  
WALKILL, NY 12589  
Phone \_\_\_\_\_
- Applicant Information (If different than owner):  
Name GRACE COMMUNITY CHURCH  
Address 2839 RTE 94  
WASHINGTONVILLE NY 10992  
845-576-0730  
Representative ERIC SAVACOLI / DARREN C. DOCK  
Phone 521-4584 ; 561-1170  
Fax \_\_\_\_\_  
Email ERIC@CCI-CONSTRUCTION.COM
- Subdivision/Site Plan prepared by:  
Name VINCENT J. DOCK ASSOCIATES  
Address 242 SOUTH PLANK RD  
NEWBURGH NY 12550  
Phone/Fax 845-561-1170 845-561-7738
- Location of lands to be reviewed:  
128 OLD SOUTH PLANK ROAD
- Zone B Fire District ORANGE LAKE  
Acreage 2.1 School District NEWBURGH
- Tax Map: Section 64 Block 2 Lot 2

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) NONE

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

Signature Dw. C. Dine Title P.E.

Date: 10/30/2015

**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**

AMENDED SITE PLAN LANDS OF  
**PROJECT NAME**

ROUTE 300 REALTY LLC

**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.  <sup>NA</sup> Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31.  <sup>NA</sup> 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.  <sup>NONE</sup> Number of acres to be cleared or timber harvested
33.  <sup>NONE</sup> Estimated or known cubic yards of material to be excavated and removed from the site
34.  <sup>NONE</sup> Estimated or known cubic yards of fill required
35.  <sup>NONE</sup> The amount of grading expected or known to be required to bring the site to readiness
36.  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.  
 \_\_\_\_\_  
 NONE
37.  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.  
 \_\_\_\_\_  
 NONE
38.  <sup>TO BE COMPLETED</sup> List of property owners within 500 feet of all parcels to be developed (see attached statement).

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

By:   
 Licensed Professional

Date: 10/30/2015

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date):

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <b>AMENDED SITE PLAN FOR ROUTE 300 REALTY LLC</b>			
Project Location (describe, and attach a location map): <b>128 OLD SOUTH PLANK ROAD, TOWN OF NEWBURGH, ORANGE COUNTY</b>			
Brief Description of Proposed Action: <b>CHANGE OF USE FROM A PROPOSED OFFICE BUILDING TO A PLACE OF WORSHIP. THIS IS A DEVELOPED SITE WITH AN EXISTING BUILDING AND PARKING AREAS.</b>			
Name of Applicant or Sponsor: <b>GRACE COMMUNITY CHURCH</b>		Telephone: <b>845-576-0730</b> E-Mail:	
Address: <b>2839 RTE 9A</b>			
City/PO: <b>WASHINGTONVILLE</b>		State: <b>NY</b>	Zip Code: <b>10992</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <b>TOWN OF NEWBURGH ZBA</b>			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>2.1</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>2.1</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			





<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>VINCENT J DOCE ASSOCIATES</u> Date: <u>10/30/2015</u></p> <p>Signature: <u>DARREN C. DOCE</u></p>		

Project:

Date:


**Short Environmental Assessment Form  
Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Agency Use Only [If applicable]

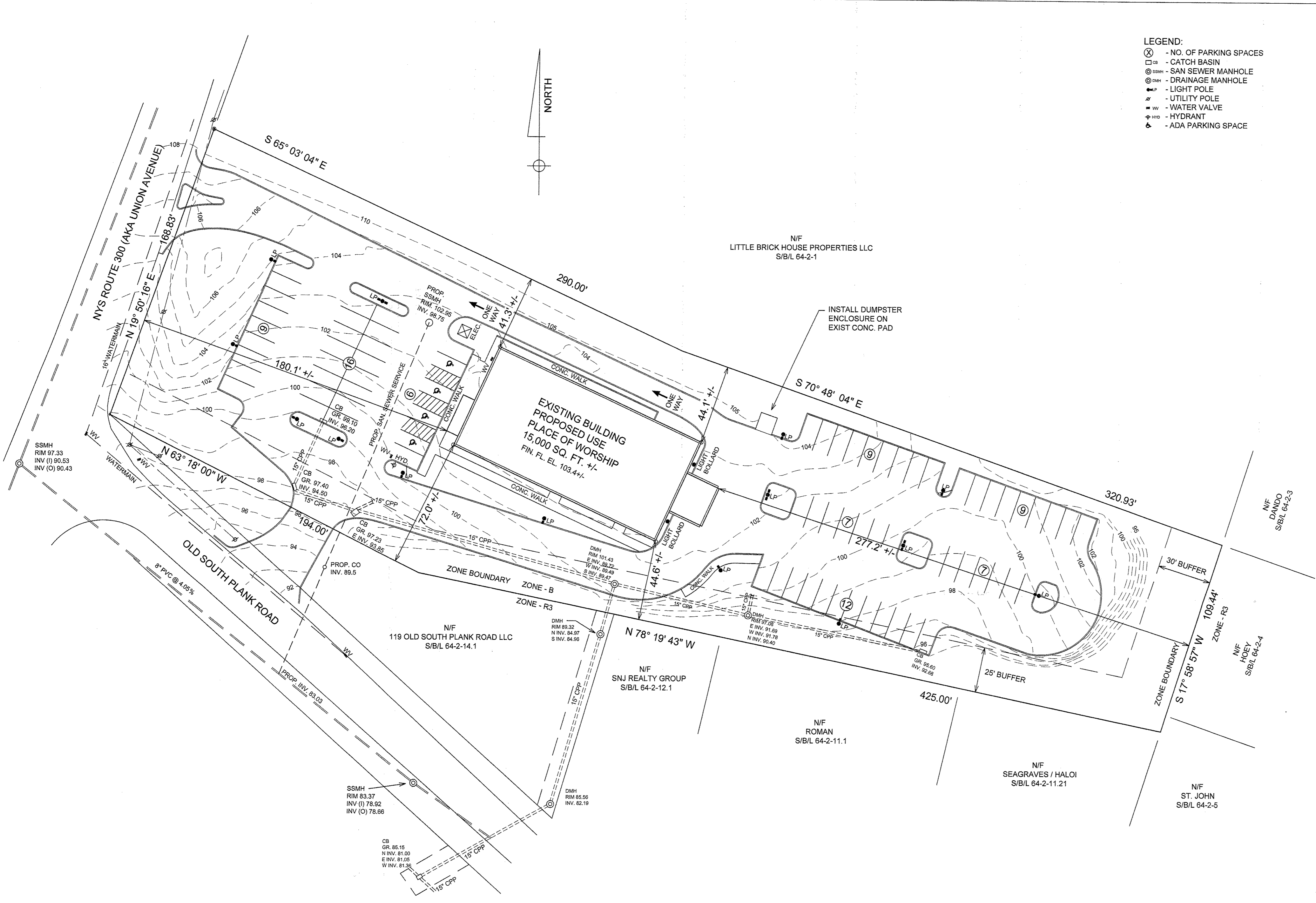
Project:

Date:

### Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____ Name of Lead Agency	_____ Date
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)



- LEGEND:**
- ⊗ - NO. OF PARKING SPACES
  - - CATCH BASIN
  - ⊙ - SAN SEWER MANHOLE
  - ⊕ - DRAINAGE MANHOLE
  - ⊙ - LIGHT POLE
  - ⊙ - UTILITY POLE
  - ⊙ - WATER VALVE
  - ⊙ - HYDRANT
  - ⊙ - ADA PARKING SPACE



LOCATION MAP  
SCALE: 1 IN. = 2000 FT.

**ZONE: B**  
PROPOSED USE: PLACE OF WORSHIP


REGULATION	REQUIRED	EXISTING
MIN. LOT AREA	2 AC.	2.1 AC. +/-
MIN. LOT WIDTH	200 FT.	174 FT. +/-
MIN. LOT DEPTH	200 FT.	180.1 FT. +/-
MIN. FRONT YARD	50 FT.	60 FT.
MIN. REAR YARD	60 FT.	277.2 FT. +/-
MIN. SIDE YARD	50 FT.	41.3 FT. +/-
MIN. SIDE YARD TOTAL	100 FT.	85.9 FT. +/-
MAX. BUILDING COVERAGE	25 %	8 % +/-
MAX. LOT SURFACE COVERAGE	50 %	60 %
MAX. BUILDING HEIGHT	40 FT.	40 FT. +/-

- NOTES:**
- TAX MAP DATA: SECTION 64 BLOCK 2 LOT 2
  - TOTAL AREA: 2.1 AC. +/-
  - OWNER: 119 OLD SOUTH PLANK RD LLC  
30 SYCAMORE DRIVE  
WALKKILL, NY 12589
  - APPLICANT: GRACE COMMUNITY CHURCH  
2839 RTE. 94  
WASHINGTONVILLE, NY 10092
  - THE CONTRACTOR MUST NOTIFY THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (1-800-982-7982) TO HAVE ANY EXISTING UTILITIES LOCATED AND MARKED AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, BLASTING OR DRILLING. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.
  - BEFORE BEGINNING ANY CONSTRUCTION THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION, AND SIZE OF ANY EXISTING UNDERGROUND UTILITY. THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON (HORIZONTAL AND VERTICAL) SHALL NOT BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS, AS NECESSARY, TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT MAKING REVISIONS AS NEEDED.
  - ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC., DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
  - IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM FEDERAL, STATE OR LOCAL AUTHORITIES.
  - BOUNDARY AND TOPOGRAPHICAL INFORMATION (HORIZONTAL AND VERTICAL) SHOWN HEREON IS AS PER A PLAN ENTITLED "AS-BUILT PLAN FOR ROUTE 300 REALTY, LLC, SECTION 64 BLOCK 2 LOT 2, TOWN OF NEWBURGH, ORANGE COUNTY, STATE OF NEW YORK," DATED SEPTEMBER 10, 2015, REVISED SEPTEMBER 21, 2015.
  - THE PURPOSE OF THIS PLAN IS TO RECEIVE SITE PLAN APPROVAL FOR A CHANGE OF USE FROM THE PREVIOUSLY APPROVED OFFICE BUILDING TO THE PROPOSED PLACE OF WORSHIP.
  - ALL SITE IMPROVEMENTS THAT HAVE NOT BEEN INSTALLED SHALL BE INSTALLED AS PER THE APPROVED "SITE PLAN FOR ROUTE 300 REALTY, LLC."

**PARKING REQUIREMENT:**  
 1 SPACES PER 3 PERMANENT SEATS OR 1 SPACE PER 40 SQ. FT. DEVOTED TO SEATING AREA  
 REQUIRED PARKING SPACES: 2206 SQ. FT. DEVOTED TO SEATING X 1 SPACE/40 SQ. FT. = 56 SPACES  
 EXISTING PARKING SPACES 75 SPACES  
 ADA PARKING SPACES REQUIRED - 3 SPACES  
 ADA PARKING SPACES PROVIDED - 4 SPACES

**AMENDED SITE PLAN**  
 FOR  
**ROUTE 300 REALTY, LLC**  
 128 OLD SOUTH PLANK ROAD, TOWN OF NEWBURGH  
 ORANGE COUNTY, NEW YORK  
 DATE: SEPTEMBER 23, 2015 SCALE: 1 IN. = 30 FT.

PREPARED BY:  
**VINCENT J. DOCE ASSOCIATES**  
 SURVEYORS - ENGINEERS - PLANNERS  
 242 SOUTH PLANK ROAD, NEWBURGH, NY 12550  
 TEL. 845 561-1170 FAX 845 561-7738



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