



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

**PROJECT NAME:** SAM NEWBURGH, LLC  
**PROJECT NO.:** 22-20  
**PROJECT LOCATION:** 1420 ROUTE 300  
SECTION 60, BLOCK 3, LOT 22.222  
**REVIEW DATE:** 10 AUGUST 2022  
**MEETING DATE:** 18 AUGUST 2022  
**PROJECT REPRESENTATIVE:** VINCENT J. DOCE ASSOCIATES

1. The project proposes to convert the previous movie theatre structure into a self-storage facility.
2. The project will require variances as self-storage facilities are limited to 15 foot maximum height in the IB Zoning District. Bulk Table identifies the building height at 23 feet.
3. All items in Section 185-35 Self-Storage Centers should be addressed on the plans.
4. The plans should address the fencing requirements in Section 185-35F.
5. The Planning Board should evaluate existing landscaping on the site with regard to the self-storage regulations.
6. Orange County Planning Department referral is required.
7. The applicant's representative are requested to evaluate the large amount of parking existing on the site. Maintenance of the existing parking and the potential to remove excess parking from the site should be addressed.
8. Architectural review of the structure is required.
9. NYSDOT is an involved agency as the site has access to two state highways.

Respectfully submitted,

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

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines  
Principal

PJH/kbw

**NEW YORK OFFICE**

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

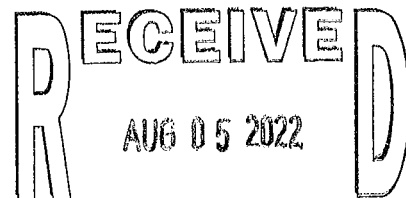
**PENNSYLVANIA OFFICE**

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

# VINCENT J. DOCE ASSOCIATES

ENGINEERS ~ SURVEYORS ~ PLANNERS  
PROJECT CONSULTANTS - LAND CONSULTANTS  
41 MEAD ALLEY, MONTGOMERY, NY 12549  
TEL. 845-561-1170 EMAIL DDOCE12@HOTMAIL.COM

August 3, 2022



MHE Engineering, D.P.C.

John P. Ewasutyn, Chairman  
Town of Newburgh Planning Board  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

RE: Site Plan for Change of Use  
1420 NYS Route 300, Town of Newburgh  
Tax Parcel: Section 60 Block 3 Lots 22.222  
Application No. 22-20

Dear Mr. Ewasutyn:

Enclosed are 12 sets of the above referenced site plan, application, short form EAF and the required fees. PDF copies will be sent to Dominic Cordisco and Ken Wersted. Pat Hines will be provided with a hard copy as well as a PDF. The applicant is requesting to be placed on the next available planning board agenda.

The site is an 8.4 +/- acre parcel located at 1420 NYS Rte 300. The parcel is designated as Town of Newburgh Tax Parcel Section 60 Block 3 Lot 22.222. The parcel is located in an Interchange Business (IB) zoning district. The site is located within the Winona Lake Fire District and the Newburgh School District.

There is an existing 38,522 +/- square foot building (building footprint area - 33,994 +/- sq. ft.) located on the parcel currently being used as a cinema. There are approximately 6.1 acres of impervious surface on the site containing 591 parking spaces and associated drives. The parcel has access to NYS Route 300 at an existing signalized intersection. The parcel also has access to NYS Route 52 through an existing access easement over lands of others. This access drive is unsignalized. The site is connected to Town water and sewer. The water/sewer service connections are at NYS Route 52. Stormwater runoff is collected by numerous on-site catch basins/culverts and transported to stormwater infrastructure located in Meadow Avenue. Since this is a pre-existing developed site, there will not be an increase in impervious surfaces and there will not be an increase in stormwater runoff from the site.

The application is for a change of use of the existing site. The proposed use will be an indoor self-storage facility which is an allowed use within the IB zone subject to planning board approval. The proposed self-storage building area will be 85,000 square foot in size containing a 227 square foot office and 708 storage units. There will not be a

# VINCENT J. DOCE ASSOCIATES

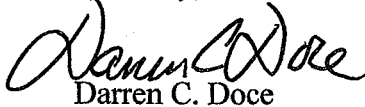
ENGINEERS ~ SURVEYORS ~ PLANNERS  
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41 MEAD ALLEY, MONTGOMERY, NY 12549  
TEL. 845-561-1170 EMAIL DDOCE12@HOTMAIL.COM

change in size to the existing building envelope. All work will occur within the existing building. The interior of the building will be renovated to provide three stories. The building height will not change. This will be accomplished by lowering the sloped floor area within the building. There will be no proposed outdoor storage. All storage will be within the secure building, therefore, fencing around the perimeter of the property is not needed.

Since this is an existing developed site and there is no earthwork proposed, the applicant requests that the "Site Plan Checklist" requirement for contours be waived.

If any further explanation is required, please feel free to contact me.

Sincerely,



Darren C. Doce

cc Dominic Cordisco, Planning Board Attorney  
Patrick Hines, McGoey, Hauser & Edsall, Planning Board Engineer  
Ken Wersted, Planning Board Traffic Consultant

TOWN OF NEWBURGH  
APPLICATION FOR  
SUBDIVISION/SITE PLAN REVIEW

RECEIVED  
AUG 05 2022

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

MHE Engineering, D.P.C.

DATE RECEIVED: \_\_\_\_\_ TOWN FILE NO: 22-20  
(Application fee returnable with this application)

- Title of Subdivision/Site Plan (Project name):  
CHANGE OF USE SITE PLAN FOR SAM  
NEWBURGH LLC
- Owner of Lands to be reviewed:  
Name SAM NEWBURGH LLC  
Address 410 JAMES HOCHFELDER  
157 DOVE HILL DR, MANHASSET NY 11030  
Phone 917-647-8038
- Applicant Information (If different than owner):  
Name SAME  
Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Representative \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_
- Subdivision/Site Plan prepared by:  
Name DARREN C. DOCE/VINCENT J. DOCE ASSOCIATES  
Address 41 MEAD ALLEY  
MONTGOMERY NY 12549  
Phone/Fax 845 561-1170
- Location of lands to be reviewed:  
1420 ROUTE 300
- Zone B Fire District WINONA LAKE  
Acreage 8.4 AC. School District NEWBURGH
- Tax Map: Section 60 Block 3 Lot 22.222

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) 15' WATERLINE EASEMENT, 30' DRAINAGE EASEMENT, 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 Sam Newberry LLC Title managing member  
Sam Hochfelder

Date: 7/26/22

**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

CHANGE OF USE SITE PLAN FOR  
SAM NEWBURGH LLC  
PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1.  Environmental Assessment Form As Required
2.  Proxy Statement
3.  Application Fees
4.  Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda.  
Non-submittal of the checklist will result in application rejection.

1.  Name and address of applicant
2.  Name and address of owner (if different from applicant)
3.  Subdivision or Site Plan and Location
4.  Tax Map Data (Section-Block-Lot)
5.  Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6.  Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7.  Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8.  Date of plan preparation and/or plan revisions
9.  Scale the plan is drawn to (Max 1" = 100')
10.  North Arrow pointing generally up

- 11.  Surveyor,s Certification
- 12.  Surveyor's seal and signature
- 13.  Name of adjoining owners
- 14. NA  Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
- 15. NA  Flood plain boundaries
- 16. NA  Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
- 17.  Metes and bounds of all lots
- 18.  Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
- 19.  Show existing or proposed easements (note restrictions)
- 20.  Right-of-way width and Rights of Access and Utility Placement
- 21. NA  Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
- 22.  Lot area (in sq. ft. for each lot less than 2 acres)
- 23. NA  Number of lots including residual lot
- 24. NONE  Show any existing waterways
- 25. NA  A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
- 26. NA  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. NA  Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
- 29.  <sup>REQUEST</sup><sub>WAIVER</sub> Show topographical data with 2 or 5 ft. contours on initial submission

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. 0  Number of acres to be cleared or timber harvested
33. 0  Estimated or known cubic yards of material to be excavated and removed from the site
34. 0  Estimated or known cubic yards of fill required
35. NONE  The amount of grading expected or known to be required to bring the site to readiness
36. NONE  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. NONE  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 *Wynn C. Wore*  
 Licensed Professional  
 Date: 3-2-2022

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):



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.

**SAM NEWBURGH LLC**  
**JAMES L. HOCHFELDER**  
APPLICANT'S NAME (printed)

\* *James L. Hochfelder*, *MANAGING MEMBER*  
APPLICANT'S SIGNATURE

7/26/22  
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 LLC  
PROXY

JAMES L. HOCHFELDER, <sup>MANAGING MEMBER</sup>  
(OWNER) \_\_\_\_\_, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 157 DOVE HILL DR, MANHASSET 11030

IN THE COUNTY OF NASSAU

AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF TOWN OF

NEWBURGH TAX PARCEL SECTION 60 BLOCK 3  
LOT 22.222

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

DARREN C. DOGE  
PLANNING BOARD AND VINCENT J. DOLE ASSOC. IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 7/26/22

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

NAMES OF ADDITIONAL  
REPRESENTATIVES

James Hochfelder  
OWNERS SIGNATURE  
Sam Newburgh LLC

JAMES L. HOCHFELDER  
OWNERS NAME (printed)

[Signature]  
WITNESS' SIGNATURE

Candis Trause  
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.

7/26/22  
DATED

**SAM NEWBURGH LLC**  
**JAMES L. HOCHFELDER**  
APPLICANT'S NAME (printed)

\* James L. Hochfelder  
APPLICANT'S SIGNATURE  
MANAGING MEMBER

**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:

- 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
- PLANNING BOARD
- ZONING BOARD OF APPEALS
- ZONING ENFORCEMENT OFFICER
- BUILDING INSPECTOR
- OTHER

7/26/22  
DATED

James Hochfelder  
INDIVIDUAL APPLICANT

Sam Newburgh LLC

CORPORATE OR PARTNERSHIP APPLICANT

BY: Managing member  
(Pres.) (Partner) (Vice-Pres.)  
(Sec.) (Treas.)

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

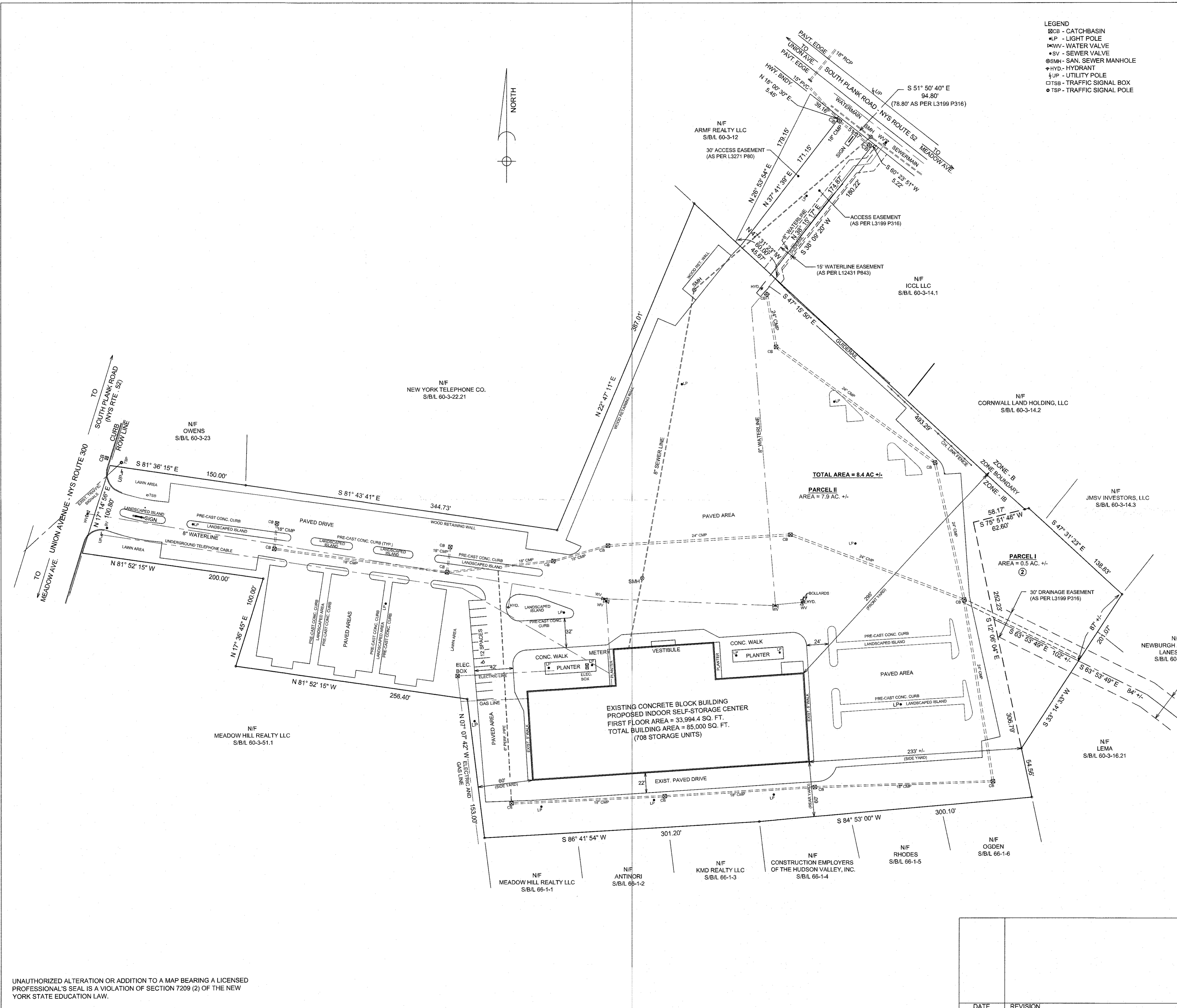
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

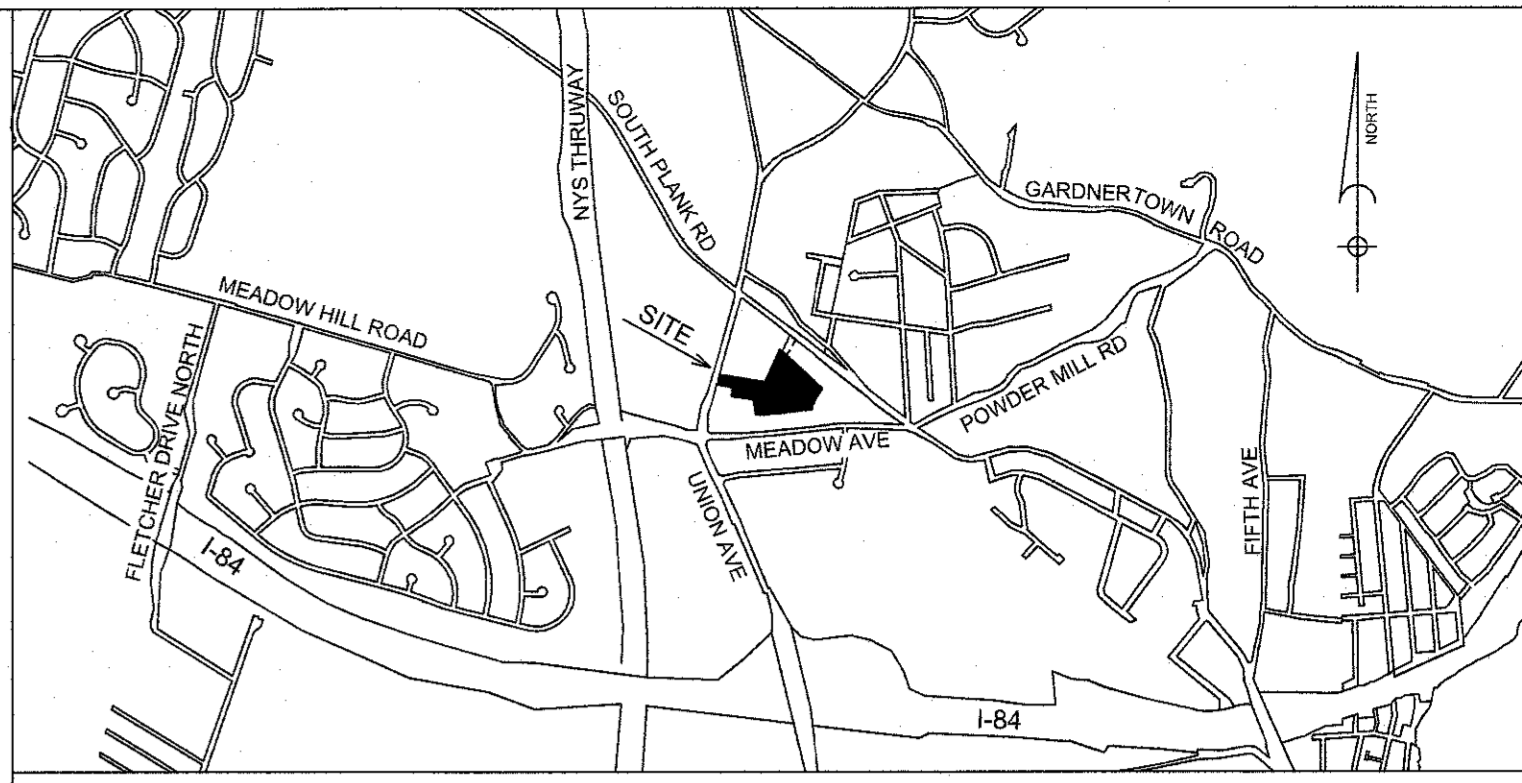
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Change of Use Site Plan for SAM Newburgh LLC			
Project Location (describe, and attach a location map): 1420 Route 300, Town of Newburgh, Orange County			
Brief Description of Proposed Action: Change of use of an existing developed site, containing a 38,522 +/- square foot building, from a movie theater to an indoor self-storage facility. There will be no change to the size of the existing building envelope and the height of the existing building will remain the same. The new building area will be 85,000 square feet, but all changes will be done within the interior of the existing building. The building will contain a 227 square foot office and 708 storage units.			
Name of Applicant or Sponsor: SAM Newburgh, LLC c/o James Hochfelder		Telephone: 917 647-8038 E-Mail: hochjl@aol.com	
Address: 157 Dove Hill Dr			
City/PO: Manhasset		State: NY	Zip Code: 11030
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"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Zoning Board of Appeals area variance			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		8.4 +/- acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		8.4 +/- acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ The existing building is connected to the Town of Newburgh water system.	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ The existing building is connected to the Town of Newburgh sewer system.	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. 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?  b. 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	





- LEGEND**
- ▣ CB - CATCHBASIN
  - LP - LIGHT POLE
  - ⊕ WW - WATER VALVE
  - SV - SEWER VALVE
  - ⊙ SMH - SAN, SEWER MANHOLE
  - ⊕ HYD - HYDRANT
  - ⊕ UP - UTILITY POLE
  - ⊕ TSB - TRAFFIC SIGNAL BOX
  - ⊕ TSP - TRAFFIC SIGNAL POLE



**LOCATION MAP**  
SCALE: 1 IN. = 2000 FT.

**ZONE: IB**  
**USE: SELF-STORAGE CENTER**

REGULATION	MINIMUM REQUIRED	MINIMUM EXISTING
LOT AREA	3 AC.	8.4 AC.
LOT WIDTH	100 FT.	331 FT.
LOT DEPTH	125 FT.	1082 FT.
FRONT YARD	80 FT.	295 FT.
REAR YARD	40 FT.	60 FT.
SIDE YARD	30 FT.	60 FT.
SIDE YARD (TOTAL)	60 FT.	293 FT.
	<b>MAXIMUM PERMITTED</b>	<b>MAXIMUM PROPOSED</b>
BUILDING HEIGHT	15 FT.	23 FT.
BUILDING COVERAGE	30 %	9.3 %
LOT SURFACE COVERAGE	60 %	73 %

**PARKING CALCULATIONS:**  
OFFICE: 1 SPACE PER 200 SQ. FT. OF FLOOR AREA  
OFFICE FLOOR AREA - 227 SQ. FT.  
PARKING SPACES REQUIRED - 2 SPACES  
SELF-STORAGE CENTER: 0.1 SPACE PER 1000 SQ. FT. OF GROSS FLOOR AREA  
(ITE PARKING MANUAL) STORAGE FLOOR AREA - 84,773 SQ. FT.  
PARKING SPACES REQUIRED - 9 SPACES  
OR  
1.36 SPACES/100 UNITS X 708 UNITS = 10 SPACES

PARKING SPACES REQUIRED - 12 SPACES  
ADA PARKING SPACES REQUIRED - 1 SPACE

- GENERAL NOTES:**
- TAX MAP DATA: SECTION 60 BLOCK 3 LOT 22.222
  - OWNER AND APPLICANT: SAM NEWBURGH, LLC F/K/A MAX NEWBURGH, LLC  
C/O JAMES HOCHFELDER  
157 DOVE HILL DRIVE  
MANHASSET, NY 11030
  - PARCEL AREA: 8.4 AC. +/-
  - THE LOCATION (HORIZONTAL AND VERTICAL) AND THE SIZES OF THE UNDERGROUND UTILITIES SHOWN SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. AS NEEDED, THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION AND SIZE OF ANY EXISTING UNDERGROUND UTILITY. THE CONTRACTOR MUST PERFORM EXPLORATORY EXCAVATIONS TO LOCATE THE UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF ANY CONSTRUCTION TO PERMIT MAKING REVISION AS NEEDED.
  - ANY EXISTING STRUCTURE, PAVEMENT, CURB, LANDSCAPED AREA ETC. DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
  - IT IS THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM FEDERAL, STATE OR LOCAL AUTHORITIES.
  - ② DENOTES LOT NO. AS PER A MAP ENTITLED "SUBDIVISION PLAN LANDS OF NEWBURGH ALGONQUIN LANES, INC.," DATED NOVEMBER 4, 1985, LAST REVISED APRIL 30, 1986 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE MAY 8, 1986 AS MAP NO. 7824
  - UNDERGROUND UTILITY LOCATIONS AS PER A MAP ENTITLED "AS-BUILT SURVEY SITE OF NEWBURGH CINEMAS," DATED JANUARY 29, 1987, PREPARED BY CONTRACTORS LINE AND GRADE CO. NORTH.

CALL BEFORE YOU DIG  
DIG SAFELY NEW YORK MUST BE CONTACTED (DIAL 811 OR 1-800-962-7962) AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, DRILLING OR BLASTING TO HAVE ANY EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.

**CHANGE OF USE SITE PLAN**  
FOR  
**SAM NEWBURGH LLC**  
1420 ROUTE 300, TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK  
DATE: JUNE 29, 2022 SCALE: 1 IN. = 50 FT.

**RECEIVED**  
AUG 05 2022  
MHE Engineering, D.P.C.

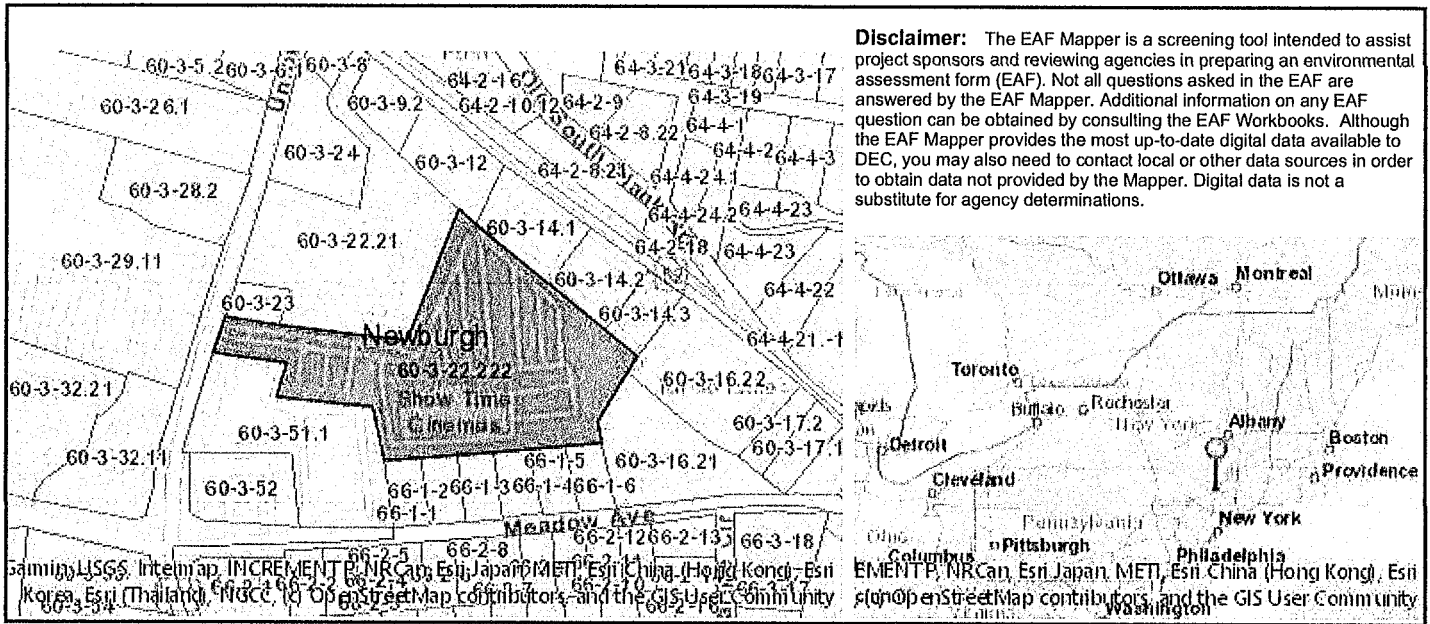
PREPARED BY:  
**VINCENT J. DOCE ASSOCIATES**  
SURVEYORS - PLANNERS - LAND CONSULTANTS - ENGINEERS  
41 MEAD ALLEY, MONTGOMERY, NEW YORK 12549  
TEL. 845 561-1170 EMAIL: DDOCE12@HOTMAIL.COM

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.

DATE	REVISION

*Handwritten signature and initials: Vincent J. Doce*





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