



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

PROJECT NAME: SPARK CAR WASH
PROJECT NO.: 23-23
PROJECT LOCATION: SECTION 96, BLOCK 1, LOT 4 & 5
REVIEW DATE: 29 NOVEMBER 2023
MEETING DATE: 7 DECEMBER 2023
PROJECT REPRESENTATIVE: JEFFREY MARTEL, P.E.

1. A revised project narrative should be submitted as the site does not currently contain an automated car wash. The narrative also identifies that the property is located in West Nyack.
2. The project is in the Washington Lake Watershed, a City of Newburgh water supply reservoir. Stormwater management on the site must address discharge to the reservoir. Town of Newburgh policy is to require 110% treatment of the water quality volume.
3. The site contains potential habitat for two Threatened or Endangered Species, the Indiana Bat and the Upland Sandpiper. The applicant should coordinate with the NYS Department of Environmental Conservation regarding this.
4. The site access is NYS Route 300. NYSDOT approval for access and utilities will be required.
5. Front yard setback on State Highway is depicted at 50 feet, in compliance with Chapter 185-18C(4)(b)- front yards abutting all County and State Highways shall be at least 60 feet in depth.
6. The parking in front of the structure does not comply with the Town's Design Guidelines. Mitigation for parking in front of the structure should be proposed.
7. The monument sign should be dimensioned on the plans. Sign must comply with setbacks in Town Code.
8. The Bulk Table identifies lot depth at 127.9 feet while the survey plan prepared by Control Point Associates, identifies the lot depth at 205.83 feet.
9. The rear yard setback of 60 feet is required while the proposed car wash is setback 32.5 feet requiring a variance.
10. Actual building height should be identified in the Bulk Table to determine compliance with the NYS Fire Code.
11. Bulk Table requirement for both side yards should be the 84.4 + the 49.4 combined side yard setback.

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 | mhempa@mhepc.com

12. The Planning Board should address the need for sidewalks in the State Highway Corridor.
13. The dumpster enclosure appears to be a prominent feature on the site at its current location at the access point.
14. An analysis for the total number of vehicles that can queue on the site prior to causing traffic issues in the State Highway should be addressed.
15. NYSDOT approval for access and utility connections will be required.
16. A City of Newburgh Flow Acceptance letter will be required.
17. Orange County Planning Department referral will be required once a complete application has been submitted.
18. This is an Initial Appearance, Adjoiner's Notices must be sent out subsequent to this appearance.
19. The EAF appears to identify the stream as a Class C Stream. The stream is a DEC classified A Stream based on the diversion to Washington Lake.
20. In accordance with Town of Newburgh Code the proposed structure must have a fire suppression system.
21. Further review will be undertaken upon receipt of detailed Design Plans.

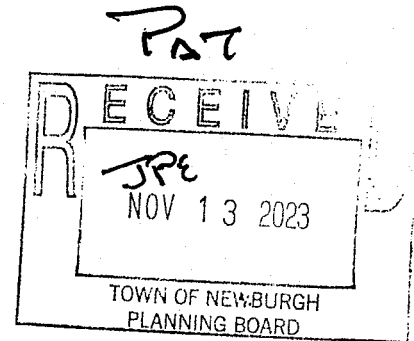
Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal

PJH/kbw



October 6, 2023
Town Of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550

Attn: Members of the Planning Board:

RE: Site Plan application for the property located at 1227-1229 Route 300, Newburgh, New York 12550

Dear Committee Members;

We are pleased to submit our application for site plan approval for the property located at 1227-1229 Route 300, Newburgh, New York 12550. Our plans for the property include maintaining its use as an automated car wash facility and to continue to serve the local community in that capacity. This submission marks our first time making an application to the Town of Newburgh.

The property owner, Pomarica Properties LLC; in conjunction with Spark Car Wash LLC- Tenant\Operator, was formed back in February, 2022. Our company acquired this under-performing car wash property in West Nyack with the sole intent of investing to improve the physical facilities and the car wash operations in order to increase efficiency and improve the customer experience. Upon completion of improvements, we will re-open the facility under the Spark brand name. We currently own and operate 5 car wash properties in New York and New Jersey. We acquired this property from the prior owner on July 1st, 2022.

The subject property has operated as a car wash for more than two decades prior to our acquisition, and we plan to enhance the existing use, while providing the local community a cleaner and more inviting car wash experience. While the prior owners had leased portions of the site to small third-party owned automotive-oriented businesses; we intend to operate the property solely as a modern state of the art automated express car wash. We are proposing an expansion of the footprint of the existing car wash building to accommodate the installation of new state of the art automated car wash equipment that will provide customers an exceptionally clean vehicle, and provide for the capture and re-cycling of approximately 75-80% of the water used in the wash process. The new equipment will allow more efficient processing of customers on busy days, which will mitigate any queuing of cars in line. We also propose the installation of up to 30 free vacuums stations for customers to use at their leisure. The building improvements will also include aesthetic upgrades to the exterior with the application of the Spark brand colors and design standards which are reflected in the drawings included in our submittal. The expanded building will also include a dedicated employee break room and customer service office. Additionally, all car washing activities (other than use of our free vacuums by customers) will, improving traffic flow on site as well as to help prevent direct discharge of used water and soap into the drainage system.

Mutch, Paul

Subject: FW: Will Serve Request - Water & Sewer Services

From: watersewer@townofnewburgh.org <watersewer@townofnewburgh.org>
Sent: Wednesday, September 6, 2023 2:04 PM
To: Ryser-Oatman, Megan <mryseroatman@stonefieldeng.com>
Cc: waterdistribution@townofnewburgh.org; [Steve Grogan@townofnewburgh.org](mailto:Steve_Grogan@townofnewburgh.org)
Subject: RE: Will Serve Request - Water & Sewer Services

CAUTION: External Email

Good afternoon Megan – Here is what I found out: both properties 96-1-4 and 96-1-5 currently have Town water and sewer service and both the water main and the sewer main can accommodate the 3,500 GPD demand.

Regarding both properties – they currently have residential access to water and sewer. The proposed car wash project would need to increase the sewer lateral connection going to the main and re-tap to the main, and the water line would need to be increased to a 4 or 6 inch line and re-tap to the main. All water and sewer work would require permits.

If you will be demolishing the existing buildings you will need a demolition permit from the building department, and it is your responsibility to disconnect the sewer and water at the corporation prior to demolition.

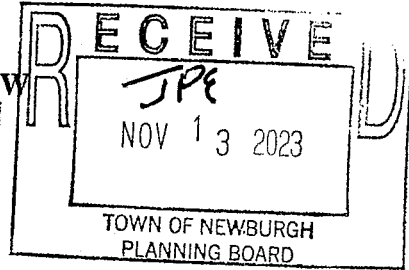
I hope this information helps, and if we can be of further assistance please feel free to contact our office.

Regards,

Patty
Town of Newburgh Water & Sewer Dept.
308 Gardnertown Road
Newburgh NY 12550
845-564-7813



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: 2023-23
(Application fee returnable with this application)

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

Proposed Spark Car Wash

2. Owner of Lands to be reviewed:

Name Pomarico Properties, LLC

Address 1229 Route 300

Newburgh, NY 12259

Phone _____

3. Applicant Information (If different than owner):

Name Spark Car Wash, LLC

Address 89 Summit Avenue 2nd Floor, Summit, NJ 07901

Representative Bob Vallario

Phone 201-248-8486

Fax _____

Email bob.vallario@sparkcarwash.com

4. Subdivision/Site Plan prepared by:

Name Jeffrey Martell, PE, Stonefield Engineering & Design

Address 15 Spring Street, 2nd Floor

Princeton, NJ 08542

Phone/Fax 609-362-6900

5. Location of lands to be reviewed:

1229 NY-300, Town of Newburgh, Orange County, New York

6. Zone (IB) Interchange Business

Fire District Cronomer Valley Fire District

Acreage 1.18 AC

School District Newburgh Enlarged City School District

7. Tax Map: Section 96 Block 1 Lot 4 & 5

8. Project Description and Purpose of Review:

Number of existing lots 2 Number of proposed lots N/A
Lot line change TBD
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 Robert Vallario Title V.P. STORE DEVELOPMENT
Date: 10/30/2023

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

Proposed Spark Car Wash

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. N/A Name and address of applicant
2. N/A Name and address of owner (if different from applicant)
3. N/A Subdivision or Site Plan and Location
4. N/A Tax Map Data (Section-Block-Lot)
5. N/A 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. N/A 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. N/A Surveyor,s Certification
12. N/A Surveyor's seal and signature
13. N/A Name of adjoining owners
14. N/A Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. N/A Flood plain boundaries
16. N/A Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. N/A Metes and bounds of all lots
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. X Show existing or proposed easements (note restrictions)
20. X Right-of-way width and Rights of Access and Utility Placement
21. X Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. X Lot area (in sq. ft. for each lot less than 2 acres)
23. X Number of lots including residual lot
24. X Show any existing waterways
25. X A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. X Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. X Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. X Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. X Show topographical data with 2 or 5 ft. contours on initial submission

30. N/A Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. X If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. N/A Number of acres to be cleared or timber harvested
33. N/A Estimated or known cubic yards of material to be excavated and removed from the site
34. N/A Estimated or known cubic yards of fill required
35. N/A The amount of grading expected or known to be required to bring the site to readiness
36. N/A Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
-
-
37. N/A Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
-
-
38. N/A 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: 11/6/23

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

Prepared (insert date):

STATEMENT TO APPLICANTS

RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW

The Town of Newburgh Clearing and Grading Control Law requires a separate permit for most site preparation activities, including clearing, grading, tree cutting, excavating and filling. Site preparation activities performed following site plan or subdivision approval by the Planning Board may be exempt from the permit application, public hearing, fee and bonding requirements of the law provided the subdivision or site plan application has been reviewed for conformance with the clearing and grading law and the approval conditioned on compliance with the standards set forth in the law. Completion of the attached form will enable the Planning Board to review your application for conformance with the law's requirements. In the event it is not completed you may be required to apply for a separated permit for your site preparation activities. A sediment and erosion control plan and a plan showing the areas to be cleared, filled, graded or subjected to tree cutting, the types of vegetation affected and the proposed disposition of the destroyed vegetation must accompany the form. A SEQRA long form or full EAF should be utilized to discuss any environmental impacts and must accompany the application.

TOWN OF NEWBURGH
APPLICATION FOR CLEARING AND GRADING

Name of applicant: Spark Car Wash, LLC

Name of owner on premises: Pomarico Properties, LLC

Address of owner: 1229 New York 300, Newburgh, NY

Telephone number of owner: 914-474-1020

Telephone number of applicant: 201-248-8486

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

Location of land on which proposed work will be done: _____
1229 New York 300, Newburgh, NY

Section: 96 Block: 1 Lot: 4 & 5 Sub. Div.: _____

Zoning District of Property: (IB) Interchange Business Size of Lot: 1.18 AC

Area of lot to be cleared or graded: >0.89 AC

Proposed completion of date: TBD

Name of contractor/agent, if different than owner: KIM BECKER

Address: 89 Summit Avenue, 2nd Floor, Summit, NJ 07901

Telephone number: 201-248-8486

Date of Planning Board Approval: N/A (if required)

I hereby agree to hold the Town of Newburgh harmless from any claims arising from the proposed activity.

Signature of owner: *[Signature]* Date: 10/31/23

Signature of applicant (if different than owner): *Robert Vallario*

TOWN ACTION:

Examined: _____ 20 _____

Approved: _____ 20 _____

Disapproved: _____ 20 _____

FEE LAW SUMMARY

PENDING APPLICATIONS

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

SEVERABILITY

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

EFFECTIVE DATE:

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

FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Spark Car Wash, LLC

APPLICANT'S NAME (printed)

Robert Vallario

APPLICANTS SIGNATURE

10/20/2023

DATE

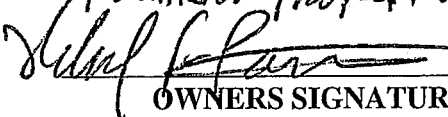
Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PROXY

(OWNER) Pomarico Properties, LLC, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 1229 New York 300, Newburgh, NY
IN THE COUNTY OF Orange County
AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF 1229 New York 300
Newburgh, NY

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND Spark Car Wash LLC IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 10/31/23

Pomarico Properties LLC

OWNERS SIGNATURE

Michael F. Pomarico
OWNERS NAME (printed)


WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

ANTHONY CASILLO
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.

10/30/2023
DATED

Spark Car Wash, LLC
APPLICANT'S NAME (printed)

Robert Vallaris
APPLICANT'S SIGNATURE

**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
_____ PLANNING BOARD
_____ ZONING BOARD OF APPEALS
_____ ZONING ENFORCEMENT OFFICER
_____ BUILDING INSPECTOR
_____ OTHER

10/30/2023
DATED

_____ INDIVIDUAL APPLICANT

Robert A. Vallano
CORPORATE OR PARTNERSHIP APPLICANT

BY: U.P. Stone Developments A
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)

AGRICULTURAL NOTE

(Required to be placed on all plans where property lies within 500 feet of land in active agricultural production or operation)

Property adjacent to lots (1) is in active agricultural operation and production and residents must be aware that such property is protected by New York State "Right to Farm Laws" as regulated by the Department of Agriculture and Markets. From time to time during and prior to the normal growing season land and crops may be sprayed from the ground or by air, manure may be applied, and periodic noise may occur from machinery operation at various times throughout the day. Residents should be aware of this action by the adjacent property owners.

(1) Specific lots adjacent to the active farming area which are impacted shall be inserted in this space.

AGRICULTURAL DATA STATEMENT

(Required pursuant to Agricultural and Markets Law §305-a for applications for site plan approvals, use variances and subdivision approvals that will occur on property within a County Agricultural District containing an active farm operation or on property with boundaries within five hundred feet of an active farm operation located in a County Agricultural District)

Name and address of the applicant: Spark Car Wash, LLC
89 Summit Avenue 2nd Floor, Summit, NJ 07901

Description of the proposed project: Proposed Car Wash

Location of the proposed project: 1229 New York 300, Newburgh, Orange County, NY

Name(s) and address(es) of any owner(s) of land within a County Agricultural District containing active farming operations and located within five hundred feet of the boundary of the project property: _____

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

Robert Valtario
APPLICANT'S SIGNATURE

10/30/2023
DATE

ARCHITECTURAL REVIEW

The Town of Newburgh Planning Board had been authorized to act as the Architectural Review Board for all: site plans, projects involving ten or more dwelling units, and any construction that would affect the character of a neighborhood under Section §185-59 of the Town Code (Zoning Law).

In order to perform this task, at some point prior to final approval, the applicant shall provide the Planning Board with elevations of buildings for all sides and a written (separately or on drawings) description of the materials, colors and textures to be used in construction. Plans shall also include topographical information and any screening of portions of the buildings, either existing or proposed.

Samples of the material and colors to be used shall either be submitted to the Planning Board or brought to the meeting at which architectural review will be discussed.

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: 10/31/2023

NAME OF PROJECT: Proposed Car Wash

The applicant is to submit in writing the following items prior to signing of the site plans.

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.)

Porcelain tile, corrugated metal, metal panels and storefront

COLOR OF THE EXTERIOR OF BUILDING:

White, Spark Blue, Gray and Spark Orange (accent color)

ACCENT TRIM: Canopy over tunnel doors, metal band over storefront

Location: window and metal panel over "The Spark Park"

Color: Spark Orange

Type (material): Metal panel and mapes canopy

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

will provide and comply

ROOF:

Type (gabled, flat, etc.): Flat

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

Color: White

WINDOWS/SHUTTERS:

Color (also trim if different): Charcoal gray

Type: storefront frame

DOORS:

Color: Charcoal gray doors and polycarbonate tunnel doors

Type (if different than standard door entrée): _____

SIGN:

Color: Spark light blue, Spark Orange and white

Material: channel letters

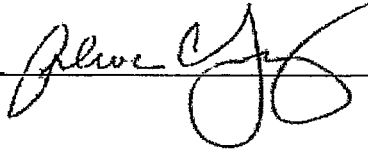
Square footage of signage of site: _____

North Elev 89.3 SF
West Elev 60.1 SF
South Elev 53.1 SF
Pylon 71 SF
Directional Signs (9)x3SF = 27 SF
Kiosk 14.93 SF (TOTAL)
TOTAL = 315.43 SF

Oliver Young, AIA - Principal

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

Signature



LIST OF ADJACENT PROPERTY OWNERS

Within ten business days following the applicant's first appearance before the Planning Board, the applicant shall forward a letter prepared by the Planning Board or an authorized agent of the Planning Board to all property owners within 500 feet of the land involved in the application, as the names of such owners appear on the last completed assessment roll of the Town, notifying the property owners of the receipt of the plat and application, by first class mail. **The list of property owners shall be provided to the applicant from the Planning Board, through the Town Assessor's office.** The applicant shall thereafter submit a duly executed, notarized affidavit of mailing to the Planning Board. Further appearances before the Planning Board shall be prohibited until an affidavit meeting the requirements has been delivered. In the event a modification to an application proposes an increase in the number of lots or the relocation of a proposed road or drainage basin to a location adjacent to an adjoining property, then a supplementary letter shall be required to be forwarded in the same manner advising of the modification.

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

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Car Wash		
Project Location (describe, and attach a general location map): 1229 Route 300, Town of Newburgh, Orange County, NY		
Brief Description of Proposed Action (include purpose or need): The project is a proposed automatic car wash with vacuum parking stalls.		
Name of Applicant/Sponsor: Spark Car Wash, LLC		Telephone: 201-248-8486
		E-Mail: bob.vallario@sparkcarwash.com
Address: 89 Summit Avenue, 2nd Floor		
City/PO: Summit	State: NJ	Zip Code: 07901
Project Contact (if not same as sponsor, give name and title/role): Paul Mutch Jr. Stonefield Engineering & Design, LLC		Telephone: 609-362-6900
		E-Mail: pmutch@stonefieldeng.com
Address: 15 Spring St		
City/PO: Princeton	State: NJ	Zip Code: 08542
Property Owner (if not same as sponsor): Pomarico Properties LLC		Telephone:
		E-Mail:
Address: 1229 Route 300		
City/PO: Town of Newburgh	State: New York	Zip Code: 12259

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Town of Newburgh	Projected 12/2023
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Orange County Planning Board	Projected 12/2023
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT	Projected 12/2023
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s): _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s): _____ _____	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
(IB) Interchange Business

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,

i. What is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Newburgh Enlarged City School District

b. What police or other public protection forces serve the project site?

Town of Newburgh Police Department

c. Which fire protection and emergency medical services serve the project site?

Cronomer Valley Fire District

d. What parks serve the project site?

N/A

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial property

b. a. Total acreage of the site of the proposed action? 1.18 acres
b. Total acreage to be physically disturbed? .89 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.18 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: 6 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

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

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

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 40 height; 118 width; and 36 length

iii. Approximate extent of building space to be heated or cooled: 4,292 square feet

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

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

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

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

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

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): The wetland located adjacent to the site will not be affected by the proposed development.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
The average limit of disturbance is being reduced by approximately six feet.

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

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

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

v. Describe any proposed reclamation/mitigation following disturbance: _____

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

i. Total anticipated water usage/demand per day: _____ 3,500 gallons/day

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

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

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

- Describe extensions or capacity expansions proposed to serve this project: _____
Water Line would need to be increased and re-tapped into the main.
- Source(s) of supply for the district: Town of Newburgh Water and Sewer Division

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

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

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____
N/A

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

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

i. Total anticipated liquid waste generation per day: _____ 3,500 gallons/day

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

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

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

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____
 The sewer lateral connection going to main would need to be increased and re-tapped into the main. _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

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

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____
 N/A _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of 8am to 8pm

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
personal vehicles only

iii. Parking spaces: Existing 37 Proposed 19 Net increase/decrease _____ Decrease in 18 spaces

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
Existing full movement driveway, ingress driveway, and egress driveway will be removed and one full movement driveway is proposed

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____ N/A
- Saturday: _____ N/A
- Sunday: _____ N/A
- Holidays: _____ N/A

ii. During Operations:

- Monday - Friday: _____ 8am-8pm
- Saturday: _____ 8am-8pm
- Sunday: _____ 8am-8pm
- Holidays: _____ 8am-8pm

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

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

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 The proposed building and lighting on vacuums provides site lighting. Area lights will be appropriately places along the site as needed.

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

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

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities:

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

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ TBD tons per _____ (unit of time)
 • Operation: _____ TBD tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: TBD _____
 • Operation: None _____
 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: TBD _____
 • Operation: trash enclosure for storage and weekly removal by private garbage truck _____

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

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

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

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.71 AC	0.53 AC	-0.18 AC
• Forested	0.34 AC	0.52 AC	+0.18 AC
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.05 AC	0.05 AC	0
• Wetlands (freshwater or tidal)	0.08 AC	0.08 AC	0
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
 i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
 i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
 If Yes:
 i. Dimensions of the dam and impoundment:
 • Dam height: _____ feet
 • Dam length: _____ feet
 • Surface area: _____ acres
 • Volume impounded: _____ gallons OR acre-feet
 ii. Dam's existing hazard classification: _____
 iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
 If Yes:
 i. Has the facility been formally closed? Yes No
 • If yes, cite sources/documentation: _____
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
 iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
 If Yes:
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes - Spills Incidents database Provide DEC ID number(s): _____
 Yes - Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____
 N/A
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): 336089
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
 The site is located across from Union Avenue from a Petroleum Bulk Storage Facility. The property to the rear of the site contains a transfer facility. Both properties are currently wooded.

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 5.2 feet

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

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

Erie gravelly silt loam	32.5 %
Erie extremely stony soils	18.1 %
Mardin gravelly silt loam	49.5 %

d. What is the average depth to the water table on the project site? Average: _____ 1.14 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: 49.5 % of site
 Poorly Drained 50.5 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

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

h. Surface water features.

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

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

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

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

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

- Streams: Name 862-222 Classification C _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

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

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

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

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

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

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

Groundhog _____	Eastern Grey Squirrel _____
White-tailed deer _____	Gray fox _____
Rabbits _____	

n. Does the project site contain a designated significant natural community? Yes No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

If Yes:

i. Species and listing (endangered or threatened): _____

Indiana Bat, Upland Sandpiper

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No

If Yes:

i. Nature of the natural landmark: Biological Community Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Spark Cgr Wash LLC Date 10/30/2023

Signature Robert A. Vallar Title V.P. STORE DEVELOPMENTS

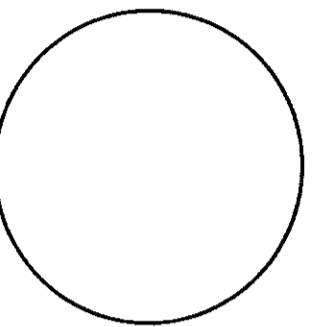
EAF Mapper Summary Report

Tuesday, October 24, 2023 10:48 AM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	336089
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-222
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat, Upland Sandpiper
E.2.p. [Rare Plants or Animals]	No

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



Gary Kliesch
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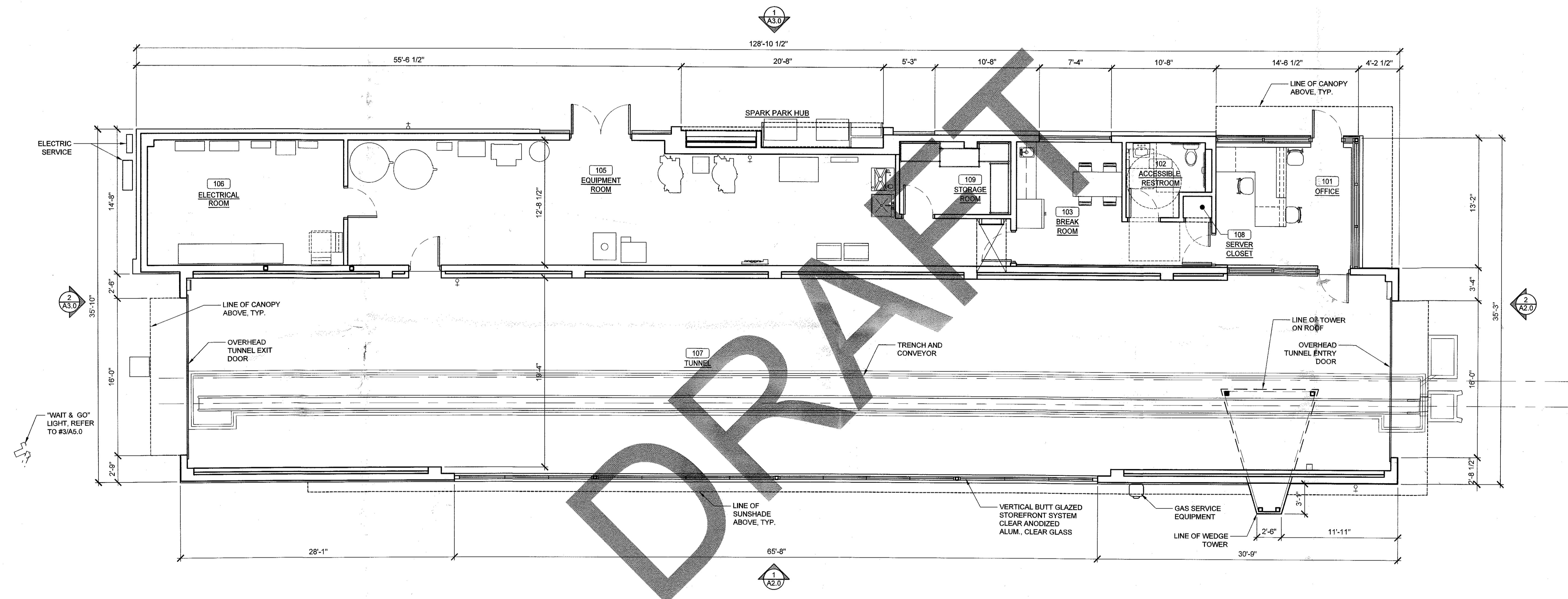
NJ: AI 13332	CT: ARI.0009367
NY: 025619	PA: RA-015112-B
FL: AR95782	DE: S5-000785
WI: 11190-5	D.C.: ARC101938
MD: 14129	MI: 1301064135
SC: 8935	IN: AR12200158
GA: RA 013883	MA: 10610
VA: 401016373	WV: 4569
NC: 11736	IL: 001.023586
NH: 04487	TX: 30377
AL: 9035	IA: ARC08262
NJ/CID: 21D00025000	TN: 107813

No.	Date	Revisions

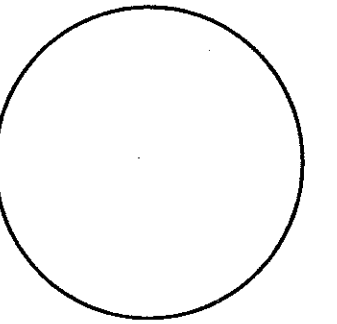
Proposed
**SPARK
CAR WASH**
Block 96, Lots 4&5
1229 NY-300
Town of Newburgh,
Orange County, NY 12550

Drawing Title:
PROPOSED FLOOR PLAN

Date: 09/15/2023	Dwg No. A 1.0
Drawn By: S.G.	1 of 5
Checked By: O.Y.	
Job No: 23-413	

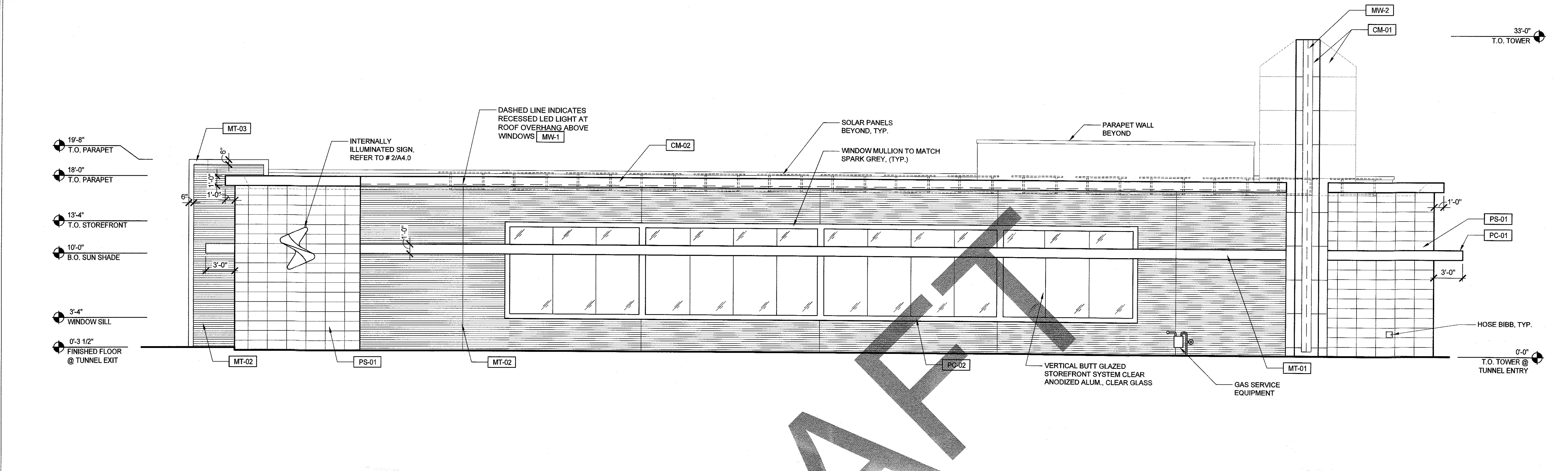


1 PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

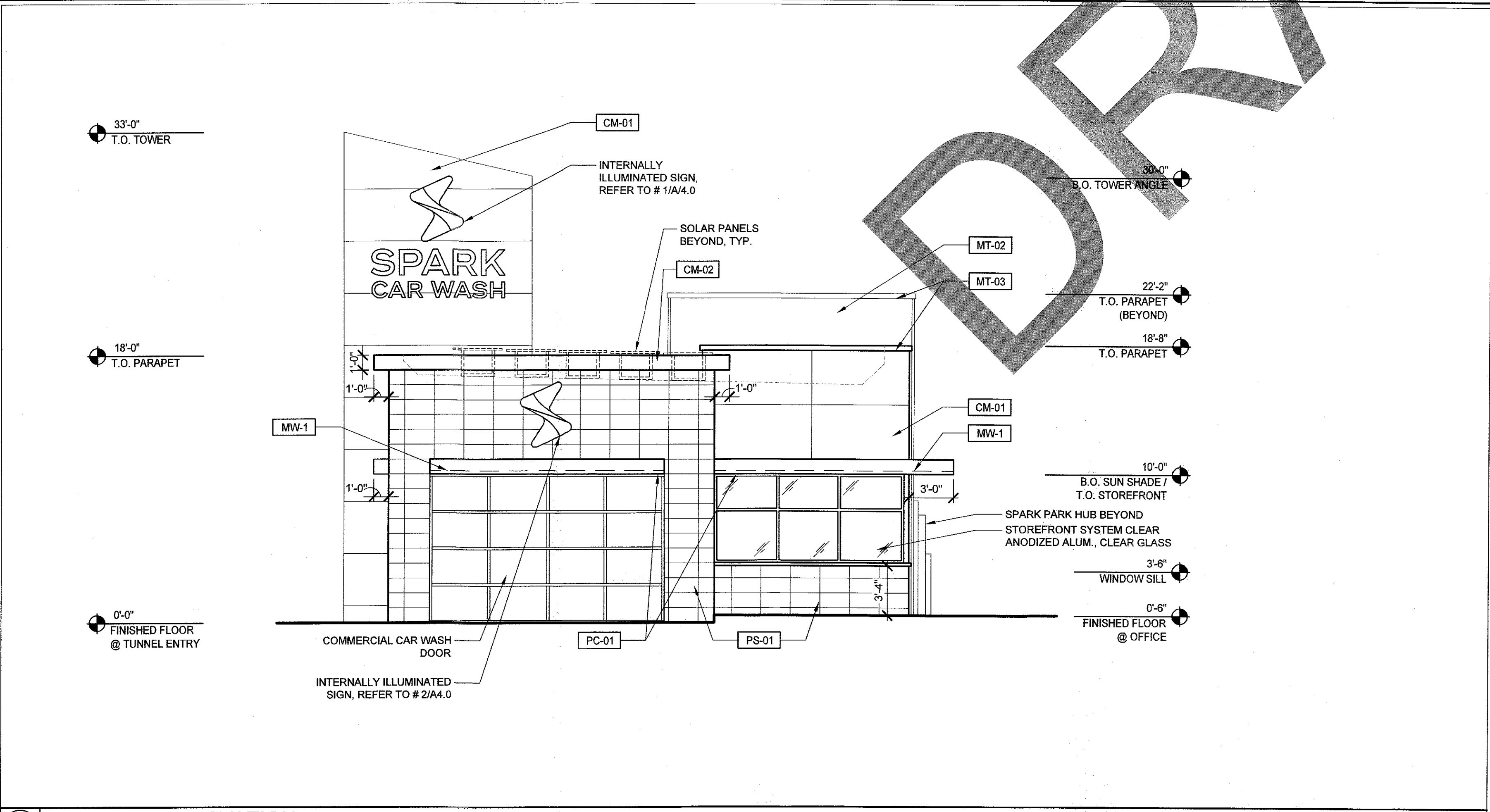


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NJCID: 21D00028000	TN: 107813



1 EAST SIDE ELEVATION (@ UNION AVE - STATE ROUTE 300)
SCALE: 3/16" = 1'-0"



2 NORTH SIDE ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH MATERIAL SCHEDULE				
CODE	MATERIAL DESCRIPTION	MANUFACTURER	PRODUCT #	DESCRIPTION
CM-01	COMPOSITE METAL PANEL	ALUCOBOND		COLOR: TO MATCH SPARK BLUE (R7, G83, B112) - WITH 3/4" REVEALS INSTALL PER MANUF. REQUIREMENTS
CM-01 (ALT)	EIFS	DRYVIT		ALTERNATE TO CM-01; SMOOTH FACE EIFS W/ 3/4" REVEALS COLOR: TO MATCH SPARK BLUE (R7, G83, B112)
CM-02	COMPOSITE METAL PANEL	ALUCOBOND		PROJECTED ROOF FASCIA TO PREVENT OIL CANNING COLOR: TO MATCH PC-02
CM-03	COMPOSITE METAL PANEL	ALUCOBOND		COLOR: CADILLAC WHITE III (WITH 3/4" REVEALS) INSTALL PER MANUF. REQUIREMENTS
CM-03 (ALT)	EIFS	DRYVIT		ALTERNATE TO CM-01; SMOOTH FACE EIFS W/ 3/4" REVEALS COLOR: SW 7006 "EXTRA WHITE"
PC-01	SUN SHADE	MAPES		SUPER SHADE WINDOW SUNSHADES COLOR: TO MATCH SPARK ORANGE (R249, G157, B62)
PC-02	METAL WINDOW FRAME	KAWNEER		6" WIDE METAL WINDOW FRAME SURROUNDING STOREFRONT SYSTEM COLOR: CHARCOAL
MT-01	COMPOSITE METAL PANEL	BAMCO INC.		COLOR: TO MATCH SPARK ORANGE (R249, G157, B62)
MT-02	CORRUGATED METAL PANEL	PAC-CLAD	7/8" CORRUGATED	FINISH: GALVALUME
MT-03	METAL COPING	PAC-CLAD		COLOR: TO MATCH PC-02
MT-04	METAL COPING	DIRECT EMBED CUSTOM COATING SYSTEM	CUSTOM	COLOR: TO MATCH SPARK ORANGE (R249, G157, B62)
PS-01	PORCELAIN TILE	DECO VITA	DECO VITE INDOOR 1 CM POLISHED - ABSOLUTE WHITE	SIZE: 12X24; FINISH: POLISHED - GROUT: MAPEI #103 COBBLESTONE - SCHLUTER STRIP - JOLLY P PVC PROFILE FOR WALLS, COLOR: WHITE
PS-02	LARGE FORMAT TILE	VIRGINIA TILE	PRIMA	COLOR: SMOKE; SIZE: 12X24; FINISH: FIELD TILE MATTE RECTIFIED
SP-01	EXTERIOR LAMINATE			COLOR: TO MATCH SPARK ORANGE (R249, G157, B62)

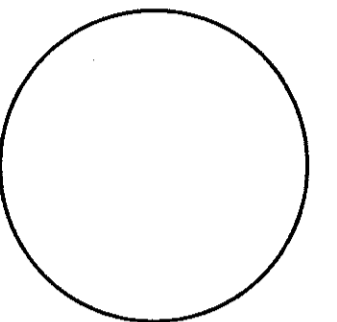
EXTERIOR LIGHTING SCHEDULE				
W-1	EXTERIOR WALL MOUNTED LIGHT	LIGHTOLOGY	ECLIPSE WALL SCONCE	COLOR: WHITE - SIZE: 9" DIA. MODEL: AFX852366 (18W)
W-1 ALT	EXTERIOR WALL MOUNTED LIGHT	LIGHTOLOGY	MEZZA CUPOLA EYELID WALL SCONCE	COLOR: WHITE - SIZE: 8" DIA. MODEL: SON929175 (48W) - USED ONLY WHEN JURISDICTIONS REQUIRE FOR LIGHTS TO POINT DOWNWARD
MW-1	LED LIGHT STRIP	SOLID STATE LUMINARIES SOLUTIONS OF LIGHTING	SSL-LSSL-5165-400 LUMENS	LED LIGHT STRIP TO BE INSTALLED TO MAPES CANOPY COLOR: WHITE
MW-2	LED LIGHT STRIP	SOLID STATE LUMINARIES SOLUTIONS OF LIGHTING	SSL-LSSL-5165-400 LUMENS	WITH WHITE ACRYLIC FACE - LED LIGHT STRIP INTEGRATED INTO FINISHES COLOR: WHITE
A-4	LED LIGHT STRIP	LUMENFACADE NANO	LOGN	WHITE AND STATIC COLORS

Date	
Drawing Issues / Revisions	
No.	

Proposed
SPARK CAR WASH
Block 96, Lots 4&5
1229 NY-300
Town of Newburgh,
Orange County, NY 12550

Drawing Title:
EXTERIOR ELEVATIONS,
EXTERIOR FINISH
SCHEDULE AND EXTERIOR
LIGHTING SCHEDULE

Date:	09/15/2023	Dwg No.	A 2.0
Drawn By:	S.G.		
Checked By:	O.Y.		
Job No:	23-413		2 of 5



Gary Kliesch
A.I.A., N.C.A.R.B., N.J.C.I.D.

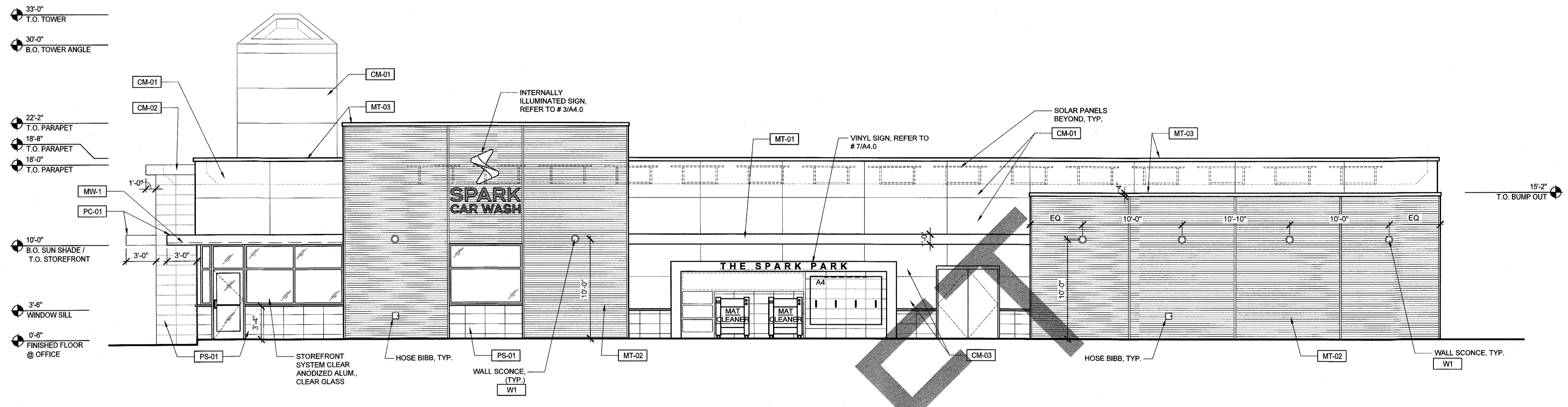
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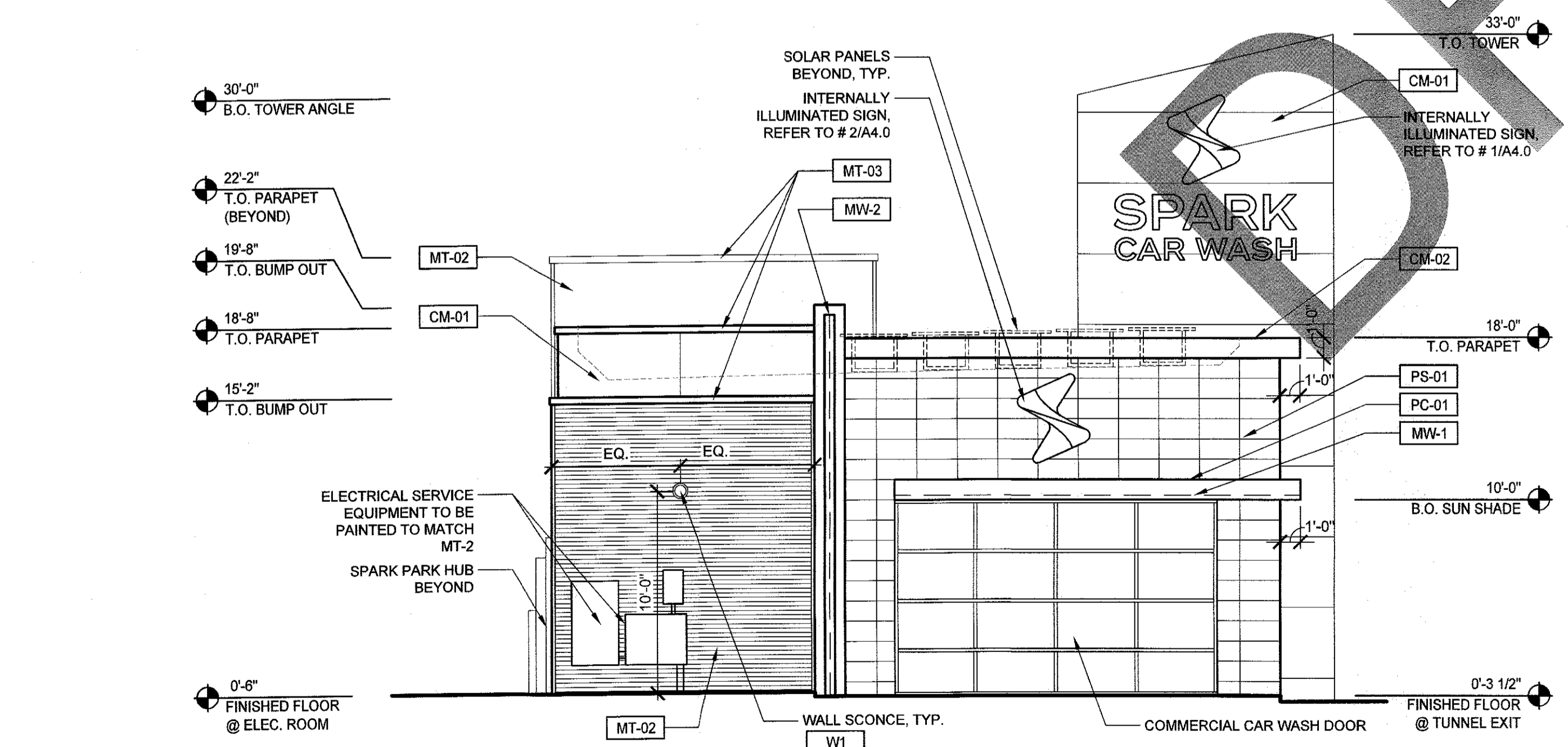
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CAR WASH**
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Town of Newburgh,
Orange County, NY 12550

Drawing Title:
EXTERIOR ELEVATIONS,
EXTERIOR FINISH
SCHEDULE AND EXTERIOR
LIGHTING SCHEDULE

Date:	09/15/2023	Dwg No.	A 3.0
Drawn By:	S.G.		
Checked By:	O.Y.		
Job No:	23-413	3 of 5	



1 WEST SIDE ELEVATION
SCALE: 3/16" = 1'-0"



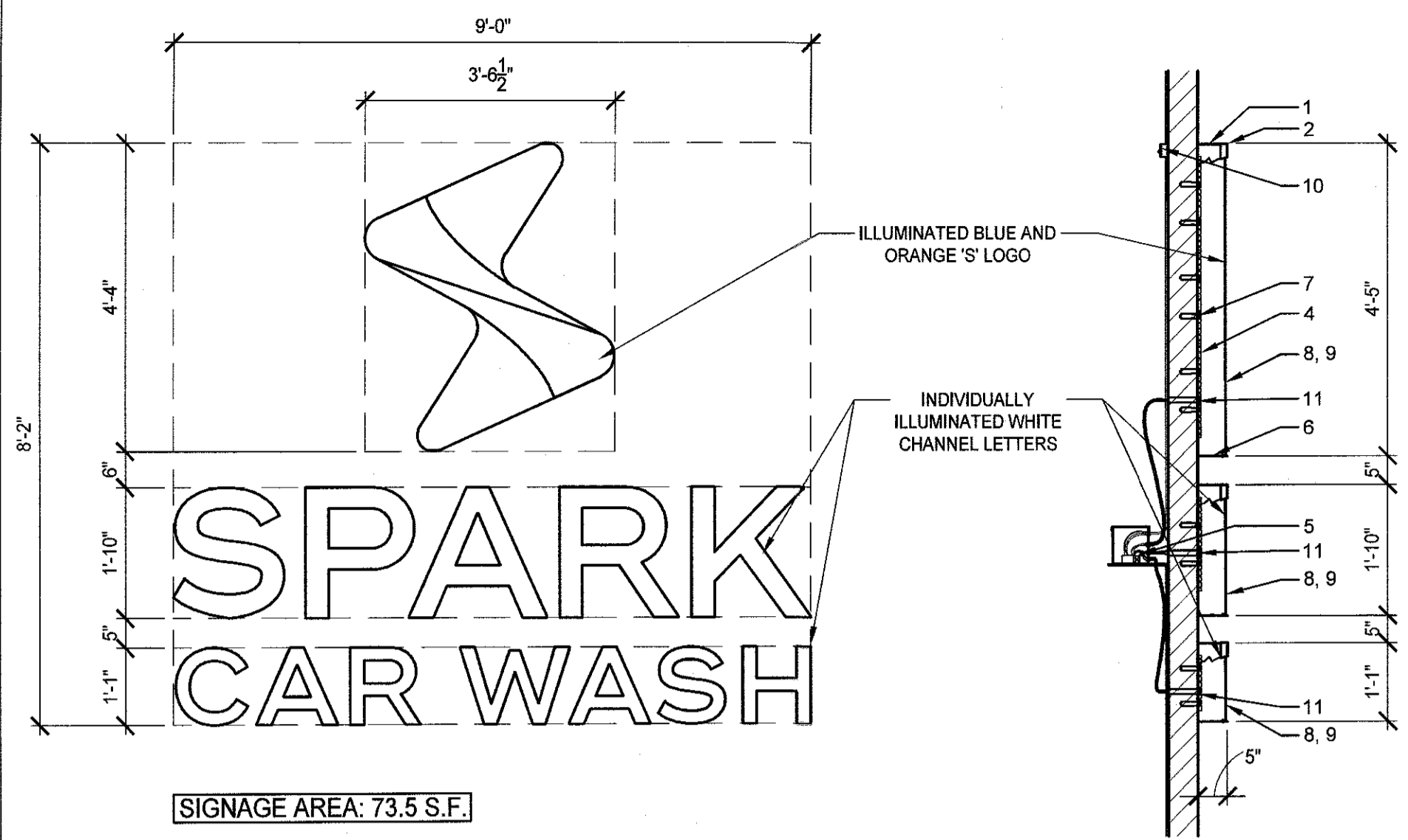
2 SOUTH SIDE ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH MATERIAL SCHEDULE

CODE	MATERIAL DESCRIPTION	MANUFACTURER	PRODUCT #	DESCRIPTION
CM-01	COMPOSITE METAL PANEL	ALUCOBOND		COLOR: TO MATCH SPARK BLUE (R7, G83, B112) - WITH 3/4" REVEALS INSTALL PER MANUF. REQUIREMENTS
CM-01 (ALT)	EIFS	DRYVIT		ALTERNATE TO CM-01; SMOOTH FACE EIFS W/ 3/4" REVEALS COLOR: TO MATCH SPARK BLUE (R7, G83, B112)
CM-02	COMPOSITE METAL PANEL	ALUCOBOND		PROJECTED ROOF FASCIA TO PREVENT OIL CANNING COLOR: TO MATCH PC-02
CM-03	COMPOSITE METAL PANEL	ALUCOBOND		COLOR: CADILLAC WHITE III (WITH 3/4" REVEALS) INSTALL PER MANUF. REQUIREMENTS
CM-03 (ALT)	EIFS	DRYVIT		ALTERNATE TO CM-01; SMOOTH FACE EIFS W/ 3/4" REVEALS COLOR: SW 7008 "EXTRA WHITE"
PC-01	SUN SHADE	MAPES		SUPER SHADE WINDOW SUNSHADES COLOR: TO MATCH SPARK ORANGE (R249, G157, B62)
PC-02	METAL WINDOW FRAME	KAWNEER		6" WIDE METAL WINDOW FRAME SURROUNDING STOREFRONT SYSTEM COLOR: CHARCOAL
MT-01	COMPOSITE METAL PANEL	BAMCO INC.		COLOR: TO MATCH SPARK ORANGE (R249, G157, B62)
MT-02	CORRUGATED METAL PANEL	PAC-CLAD	7/8" CORRUGATED	FINISH: GALVALUME
MT-03	METAL COPING	PAC-CLAD		COLOR: TO MATCH PC-02
MT-04	METAL COPING	DIRECT EMBED CUSTOM COATING SYSTEM	CUSTOM	COLOR: TO MATCH SPARK ORANGE (R249, G157, B62)
PS-01	PORCELAIN TILE	DECO VITA	DECO VITE INDOOR 1 CM POLISHED - ABSOLUTE WHITE	SIZE: 12X24; FINISH: POLISHED - GROUT: MAPEI #103 COBBLESTONE - SCHLUTER STRIP - JOLLY P PVC PROFILE FOR WALLS. COLOR: WHITE
PS-02	LARGE FORMAT TILE	VIRGINIA TILE	PRIMA	COLOR: SMOKE; SIZE: 12X24; FINISH: FIELD TILE MATTE RECTIFIED
SP-01	EXTERIOR LAMINATE			COLOR: TO MATCH SPARK ORANGE (R249, G157, B62)

EXTERIOR LIGHTING SCHEDULE

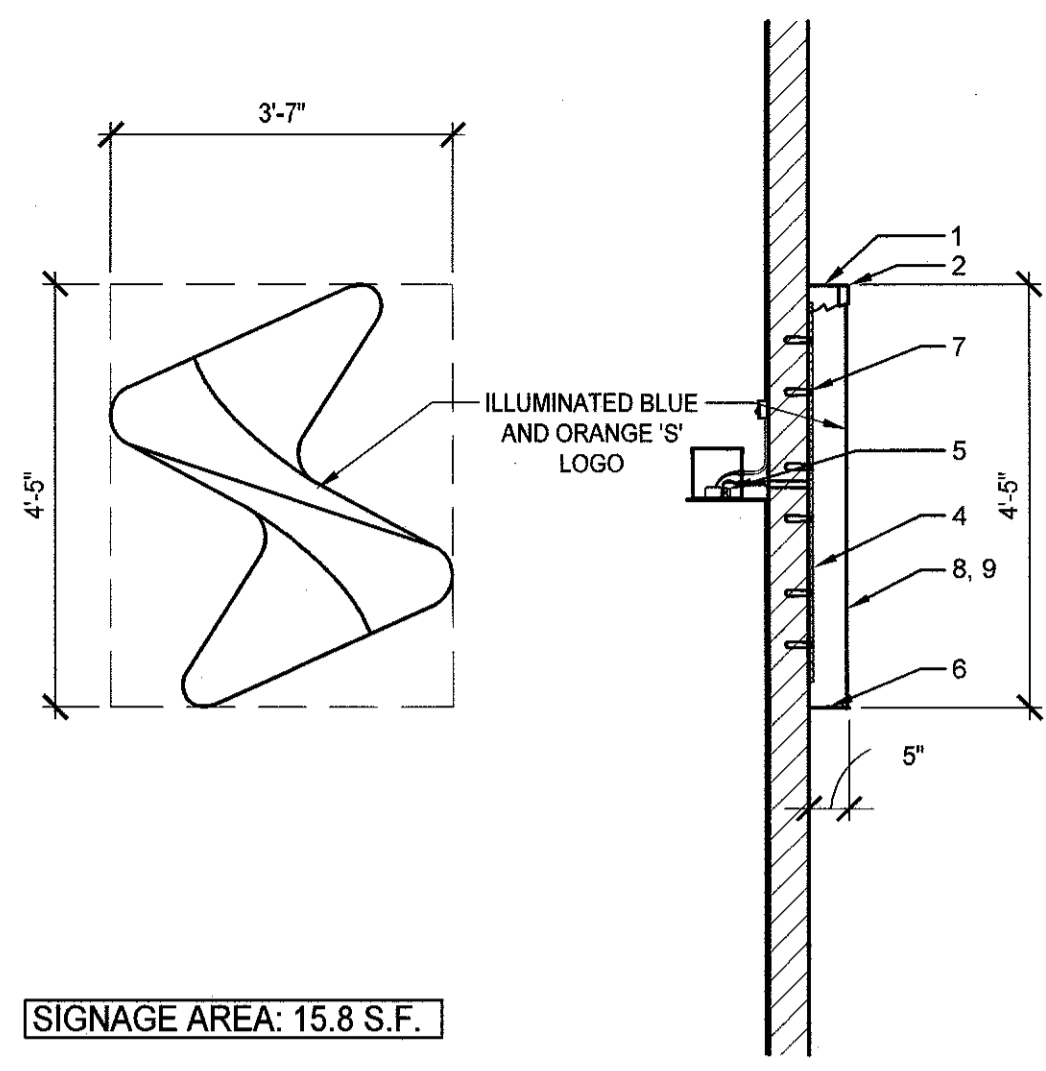
W-1	EXTERIOR WALL MOUNTED LIGHT	LIGHTOLOGY	ECLIPSE WALL SCENCE	COLOR: WHITE - SIZE: 9" DIA. MODEL: AFX852366 (16W)
W-1 ALT	EXTERIOR WALL MOUNTED LIGHT	LIGHTOLOGY	MEZZA CUPOLA EYELID WALL SCENCE	COLOR: WHITE - SIZE: 8" DIA. MODEL: SON929175 (48W) - USED ONLY WHEN JURISDICTIONS REQUIRE FOR LIGHTS TO POINT DOWNWARD
MW-1	LED LIGHT STRIP	SOLID STATE LUMINARIES SOLUTIONS OF LIGHTING	SSL-LSSL-5165-400 LUMENS	LED LIGHT STRIP TO BE INSTALLED TO MAPES CANOPY COLOR: WHITE
MW-2	LED LIGHT STRIP	SOLID STATE LUMINARIES SOLUTIONS OF LIGHTING	SSL-LSSL-5165-400 LUMENS	WITH WHITE ACRYLIC FACE - LED LIGHT STRIP INTEGRATED INTO FINISHES COLOR: WHITE
A-4	LED LIGHT STRIP	LUMENFACADE NANO	LOGN	WHITE AND STATIC COLORS



- GENERAL NOTES:**
- .04" x 5" ALUMINUM RETURNS - BLACK
 - 1" TRIM CAP - BLACK
 - .060" ALUMINUM BACKING
 - WHITE LED LIGHTING
 - REMOTE POWER SUPPLY, AS REQUIRED
 - 1/4" DRAIN HOLES (LETTERS AND RACEWAY)
 - FASTENERS AS REQUIRED BY LOCAL JURISDICTION
 - 3/16" THICK ACRYLIC FACE
 - LOGO IS FULL COLOR PRINTED ON FIRST-SURFACE TRANSLUCENT VINYL
 - PRIMARY ELECTRICAL
 - LISTED BUSHING
- ADDITIONAL NOTES:**
- FONT: LIBRE FRANKLIN ELECTRICAL:
- (1) 20-AMP / 120 VOLT CIRCUIT
 - JUNCTION BOX INSTALLED WITHIN 6 FEET OF SIGN
 - THREE WIRES: LINE, GROUND, NEUTRAL U.L. LISTED
 - LED'S TO BE POPULATED FOR EVEN AND CONSISTENT LIGHTING WITHOUT HOT SPOTS OR SHADOWS

SIGNAGE AREA: 73.5 S.F.

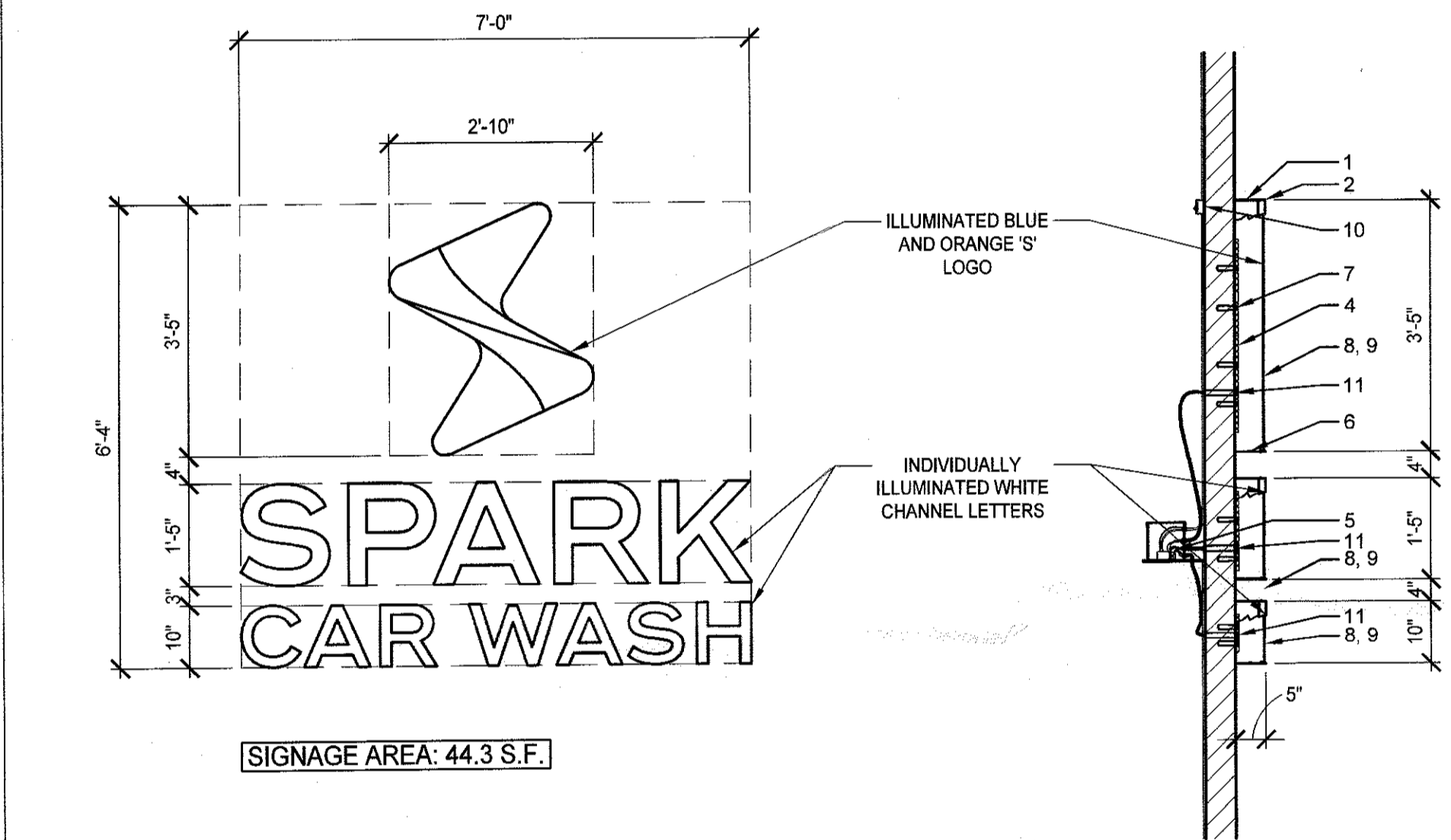
1 BUILDING SIGN DETAIL - TOWER SIGN
SCALE: 1/2" = 1'-0"



- GENERAL NOTES:**
- .04" x 5" ALUMINUM RETURNS - BLACK
 - 1" TRIM CAP - BLACK
 - .060" ALUMINUM BACKING
 - WHITE LED LIGHTING
 - REMOTE POWER SUPPLY, AS REQUIRED
 - 1/4" DRAIN HOLES (LETTERS AND RACEWAY)
 - FASTENERS AS REQUIRED BY LOCAL JURISDICTION
 - 3/16" THICK ACRYLIC FACE
 - LOGO IS FULL COLOR PRINTED ON FIRST-SURFACE TRANSLUCENT VINYL
 - PRIMARY ELECTRICAL
 - LISTED BUSHING
- ADDITIONAL NOTES:**
- FONT: LIBRE FRANKLIN ELECTRICAL:
- (1) 20-AMP / 120 VOLT CIRCUIT
 - JUNCTION BOX INSTALLED WITHIN 6 FEET OF SIGN
 - THREE WIRES: LINE, GROUND, NEUTRAL U.L. LISTED
 - LED'S TO BE POPULATED FOR EVEN AND CONSISTENT LIGHTING WITHOUT HOT SPOTS OR SHADOWS

SIGNAGE AREA: 15.8 S.F.

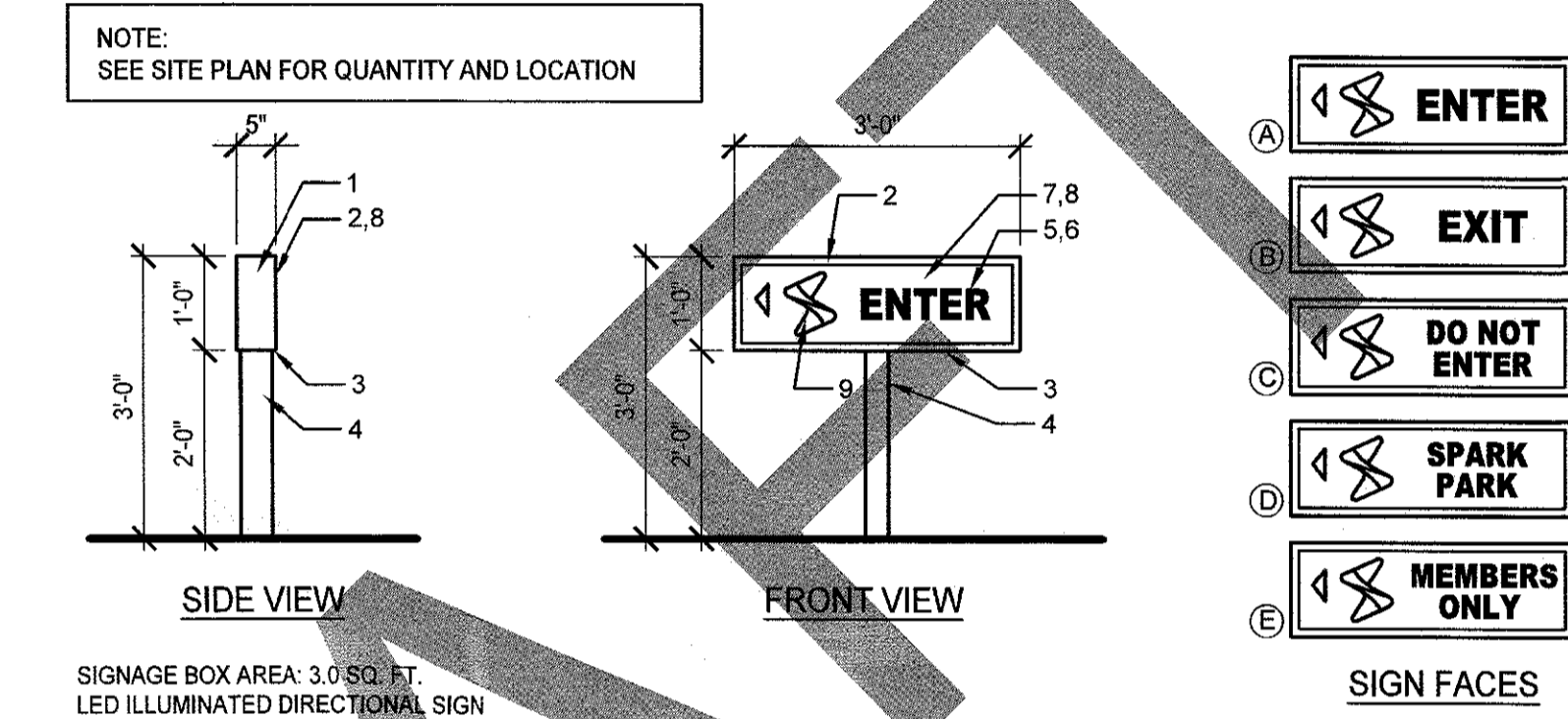
2 SPARK LOGO DETAIL
SCALE: 1/2" = 1'-0"



- GENERAL NOTES:**
- .04" x 5" ALUMINUM RETURNS - BLACK
 - 1" TRIM CAP - BLACK
 - .060" ALUMINUM BACKING
 - WHITE LED LIGHTING
 - REMOTE POWER SUPPLY, AS REQUIRED
 - 1/4" DRAIN HOLES (LETTERS AND RACEWAY)
 - FASTENERS AS REQUIRED BY LOCAL JURISDICTION
 - 3/16" THICK ACRYLIC FACE
 - LOGO IS FULL COLOR PRINTED ON FIRST-SURFACE TRANSLUCENT VINYL
 - PRIMARY ELECTRICAL
 - LISTED BUSHING
- ADDITIONAL NOTES:**
- FONT: LIBRE FRANKLIN ELECTRICAL:
- (1) 20-AMP / 120 VOLT CIRCUIT
 - JUNCTION BOX INSTALLED WITHIN 6 FEET OF SIGN
 - THREE WIRES: LINE, GROUND, NEUTRAL U.L. LISTED
 - LED'S TO BE POPULATED FOR EVEN AND CONSISTENT LIGHTING WITHOUT HOT SPOTS OR SHADOWS

SIGNAGE AREA: 44.3 S.F.

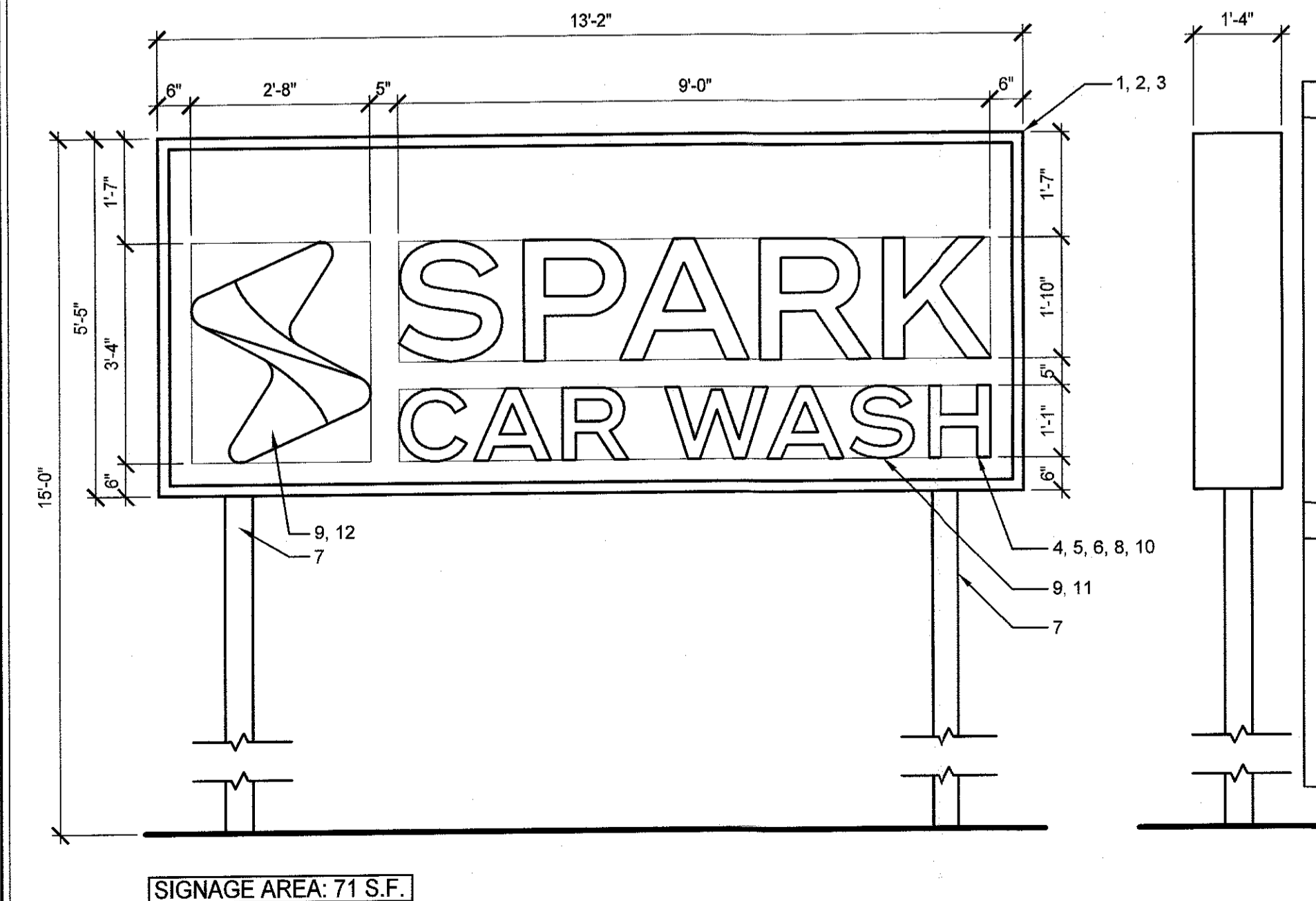
3 BUILDING SIGN DETAIL - TOWER SIGN
SCALE: 1/2" = 1'-0"



- GENERAL NOTES:**
- 5' X 1' X .063" ALUMINUM SPACE FRAME
 - 1" ALUMINUM RETAINERS
 - 1" X 1" X 1/8" ALUMINUM ANGLE
 - 4" X 4" X .075" SQUARE TUBE SUPPORT PAINTED BLACK
 - GE TETRA MAX 7100K WHITE LED'S (OR GE REPLACEMENT EQUIVALENT)
 - LED POWER SUPPLIES, AS REQUIRED
 - 1/8" CLEAR SOLAR GRADE POLY CARBONATE FACE 2ND SURFACE
 - BACKGROUND COLOR TO BE SPARK BLUE (PMS 3035)
 - 3M TO BE SPARK 'S' BLUE AND ORANGE LOGO
- ADDITIONAL NOTES:**
- ARTWORK FONT: LIBRE FRANKLIN
 - EXTERIOR FINISH: PAINTED BLACK
 - INTERIOR FINISH: REFLECTIVE WHITE
 - RETAINERS / FACE REMOVABLE FOR SERVICE ACCESS
 - ELECTRICAL: (1) 20-AMP / 120 VOLT CIRCUIT
 - U.L. LISTED

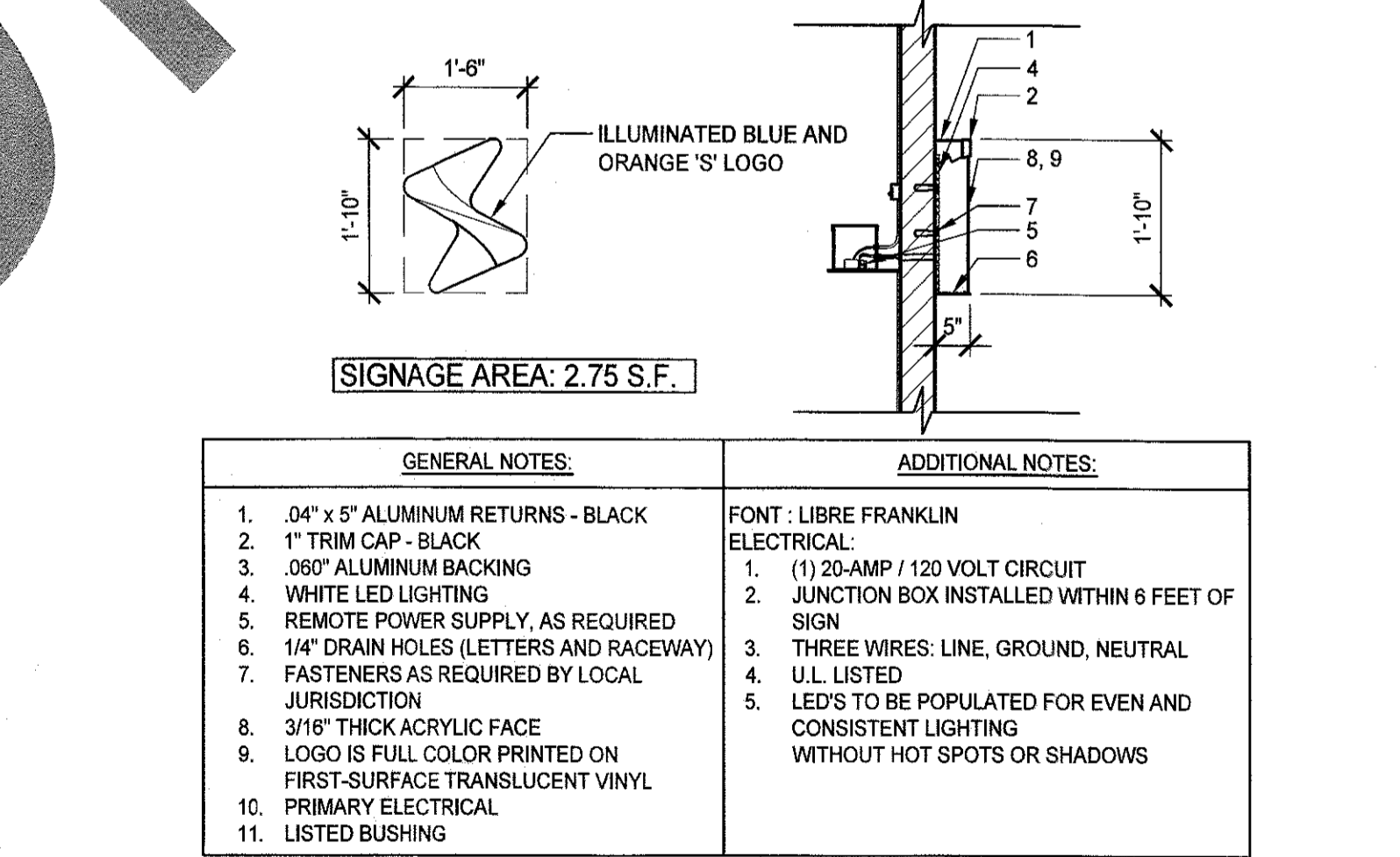
SIGNAGE BOX AREA: 3.0 SQ. FT. LED ILLUMINATED DIRECTIONAL SIGN

4 DIRECTIONAL SIGN DETAIL
SCALE: 1/2" = 1'-0"

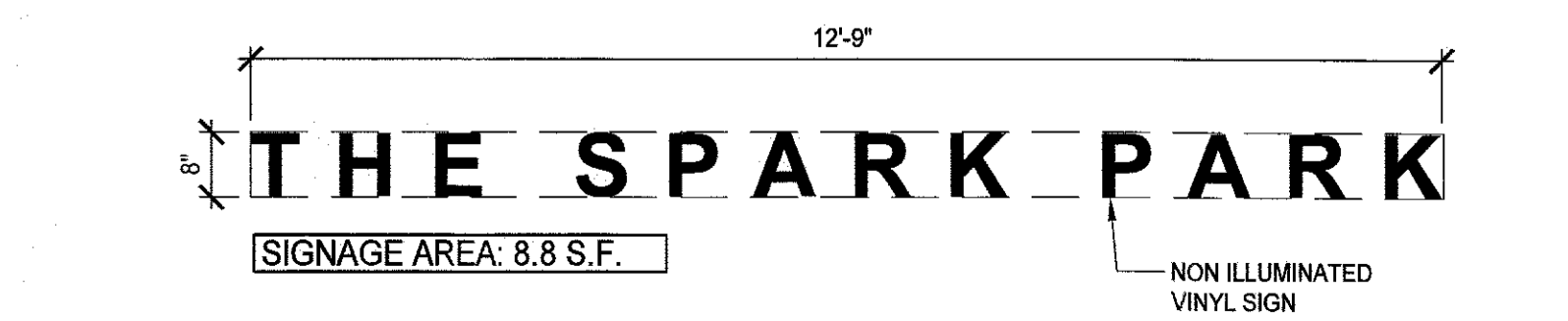


SIGNAGE AREA: 71 S.F.

5 FREESTANDING SIGN DETAIL
SCALE: 1/2" = 1'-0"

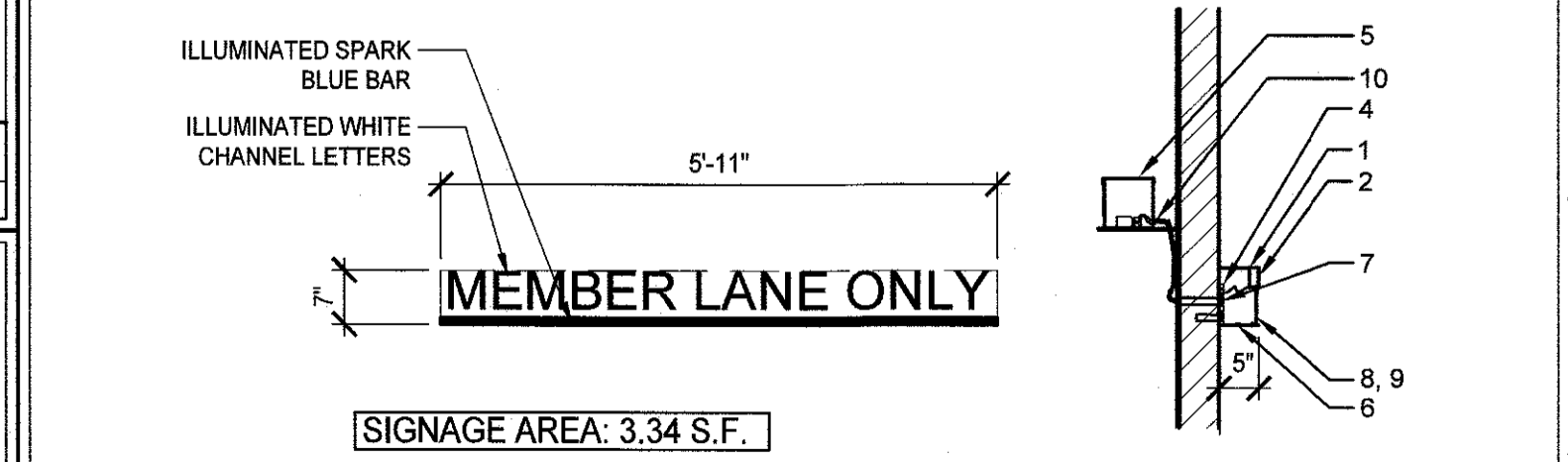


6 KIOSK LOGO SIGN DETAIL
SCALE: 1/2" = 1'-0"



7 SPARK PARK SIGN DETAIL
SCALE: 1/2" = 1'-0"

BUILDING AND SITE SIGNAGE DATA TABLE			
BUILDING SIGNAGE			
VIEW	PERMITTED	PROPOSED SIGNAGE	VARIANCE
NORTH ELEVATION		(1) "S SPARK CAR WASH" SIGN 9'-0"W X 8'-2"H SIGN AREA: 73.5 SQ. FT.	
		(1) "S" SPARK LOGO SIGN 3'-7"W X 4'-5"H SIGN AREA: 15.8 SQ. FT.	
		TOTAL FACADE SIGNAGE: 89.3 SQ. FT.	
WEST ELEVATION		(1) "S SPARK CAR WASH" SIGN 7'-0"W X 6'-4"H SIGN AREA: 44.3 SQ. FT.	
		(1) "S" SPARK LOGO SIGN 3'-7"W X 4'-5"H SIGN AREA: 15.8 SQ. FT.	
		TOTAL FACADE SIGNAGE: 60.1 SQ. FT.	
SOUTH ELEVATION		(1) "S SPARK CAR WASH" SIGN 7'-0"W X 6'-4"H SIGN AREA: 44.3 SQ. FT.	
		(1) "THE SPARK PARK" 12'-9"W X 8"H SIGN AREA: 8.8 SQ. FT.	
		(1) "S" SPARK LOGO SIGN 3'-7"W X 4'-5"H SIGN AREA: 15.8 SQ. FT.	
		TOTAL FACADE SIGNAGE: 53.1 SQ. FT.	
TOTAL BUILDING SIGNS		PROPOSED BUILDING SIGNAGE: 202.5 SQ. FT.	
FREESTANDING - PYLON SIGN		(1) "SPARK CAR WASH" SIGN 9'-0"W X 3'-4"H SIGN AREA: 71 SQ. FT. (PER FACE)	
DIRECTIONAL SIGNS		(8) SPARK DIRECTIONAL SIGNS 3'-0"W X 1'-0"H SIGN AREA: 3.0 SQ. FT. (EACH) TOTAL: 27.0 SQ. FT.	
KIOSK SIGN		(2) "MEMBERS LANE ONLY" SIGN 5'-11"W X 7'-0"H SIGN AREA: 3.34 SQ. FT. (EACH) 6.68 SQ. FT. (TOTAL)	
KIOSK LOGO		(3) "S" SPARK LOGO SIGN 1'-5"W X 1'-10"H SIGN AREA: 2.75 SQ. FT. (EACH) 8.25 SQ. FT. (TOTAL)	
TOTAL SITE SIGNS		PROPOSED SITE SIGNAGE: 175.68 SQ. FT.	



8 KIOSK LANE SIGN DETAIL
SCALE: 1/2" = 1'-0"

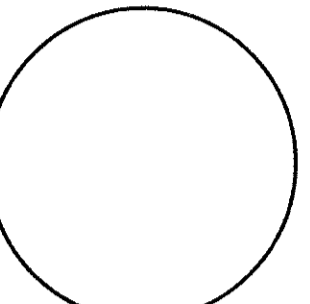
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ARCHITECTS, PC
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Gary Kliesch
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Date	
Drawing Issues / Revisions	
No.	

Proposed
SPARK CAR WASH
Block 96, Lots 4&5
1229 NY-300
Town of Newburgh,
Orange County, NY 12550

Drawing Title: SIGNAGE DETAILS	
Date: 09/15/2023	Dwg No. A 4.0
Drawn By: S.G.	
Checked By: O.Y.	
Job No: 23-413	4 of 5



Gary Kliesch
A.I.A., N.C.A.R.B., N.C.I.D.

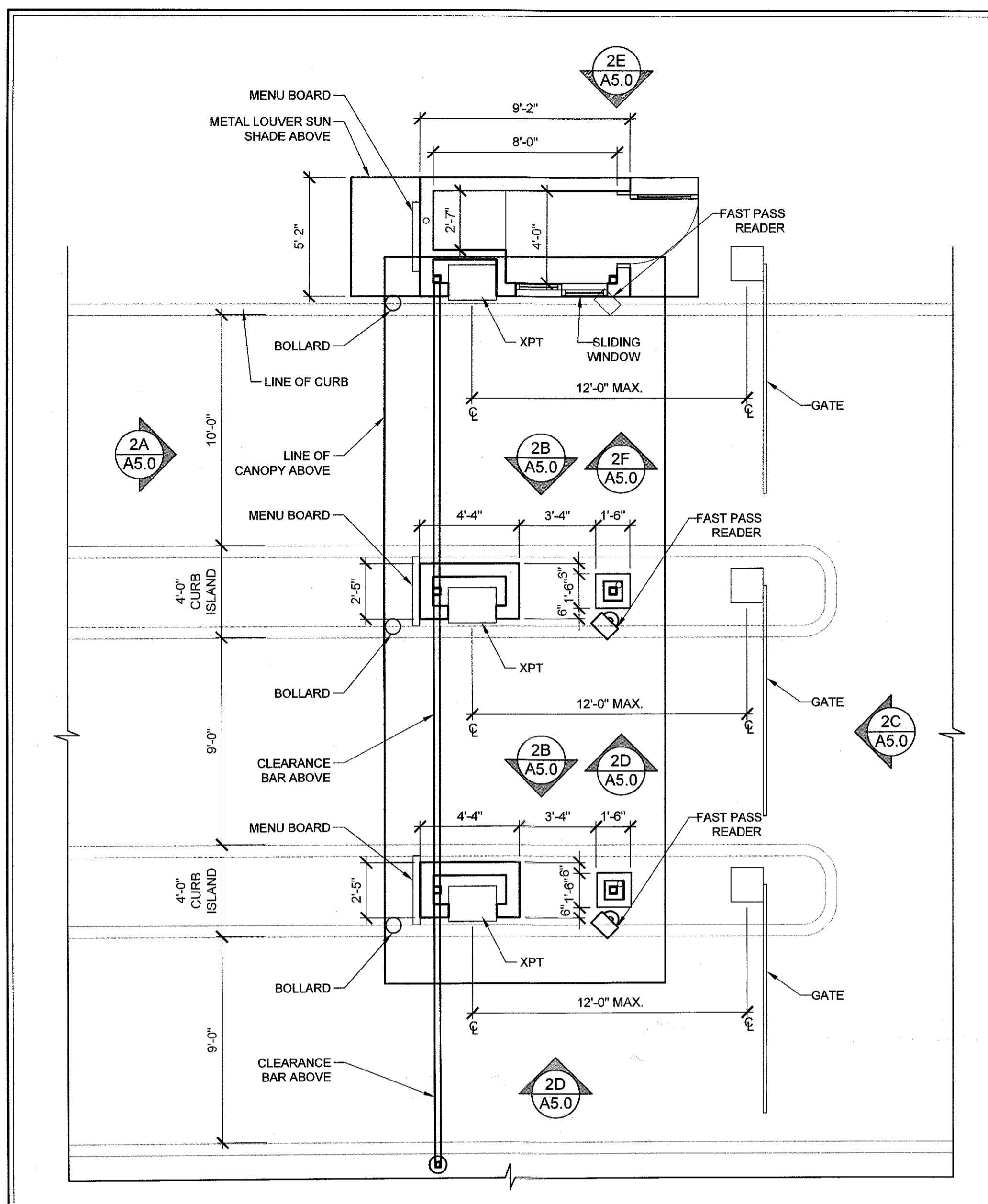
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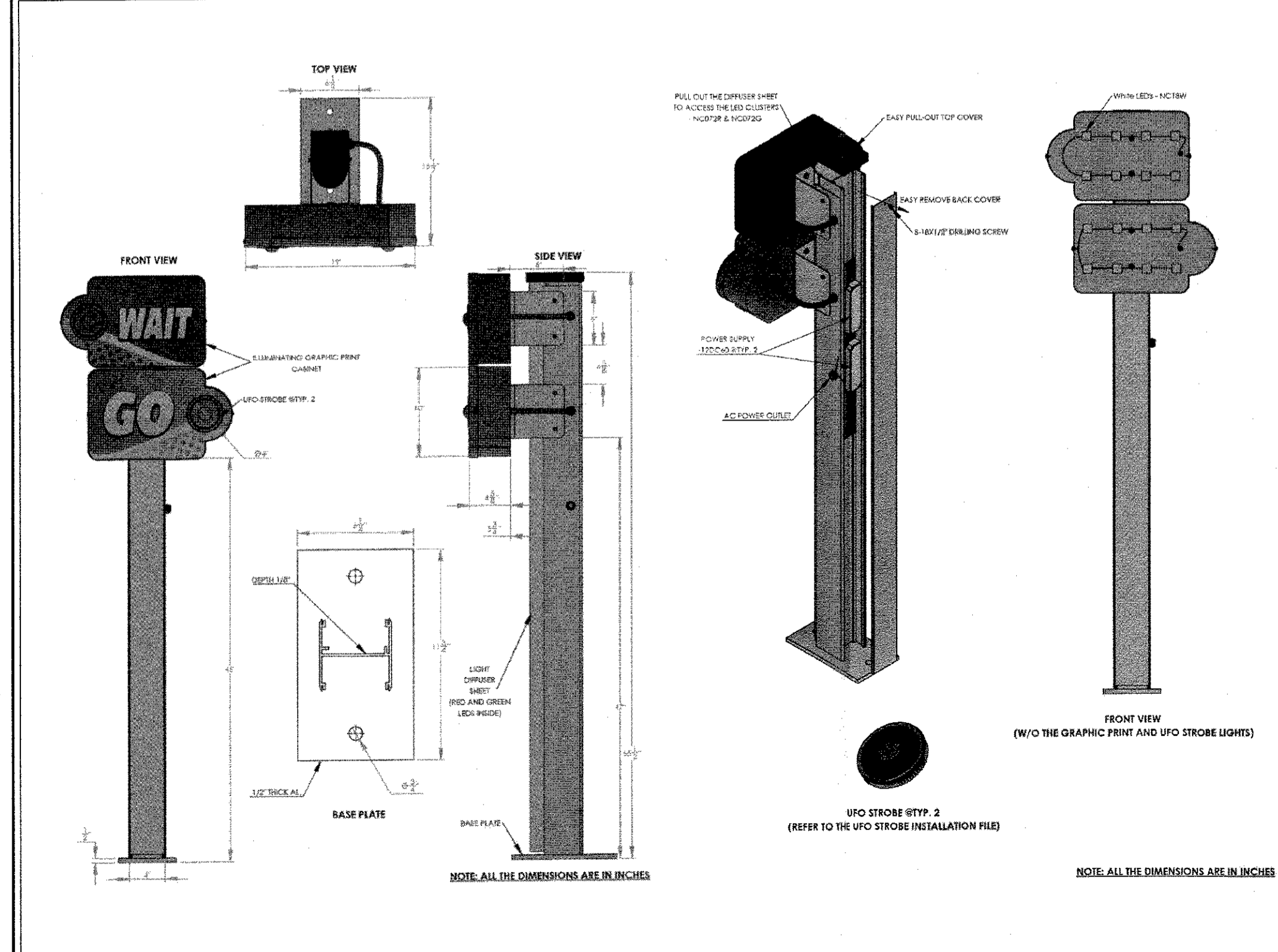
Proposed
**SPARK
CAR WASH**
Block 96, Lots 4&5
1229 NY-300
Town of Newburgh,
Orange County, NY 12550

Drawing Title:
PAY STATION CANOPY
AND "WAIT AND GO" SIGN
DETAILS

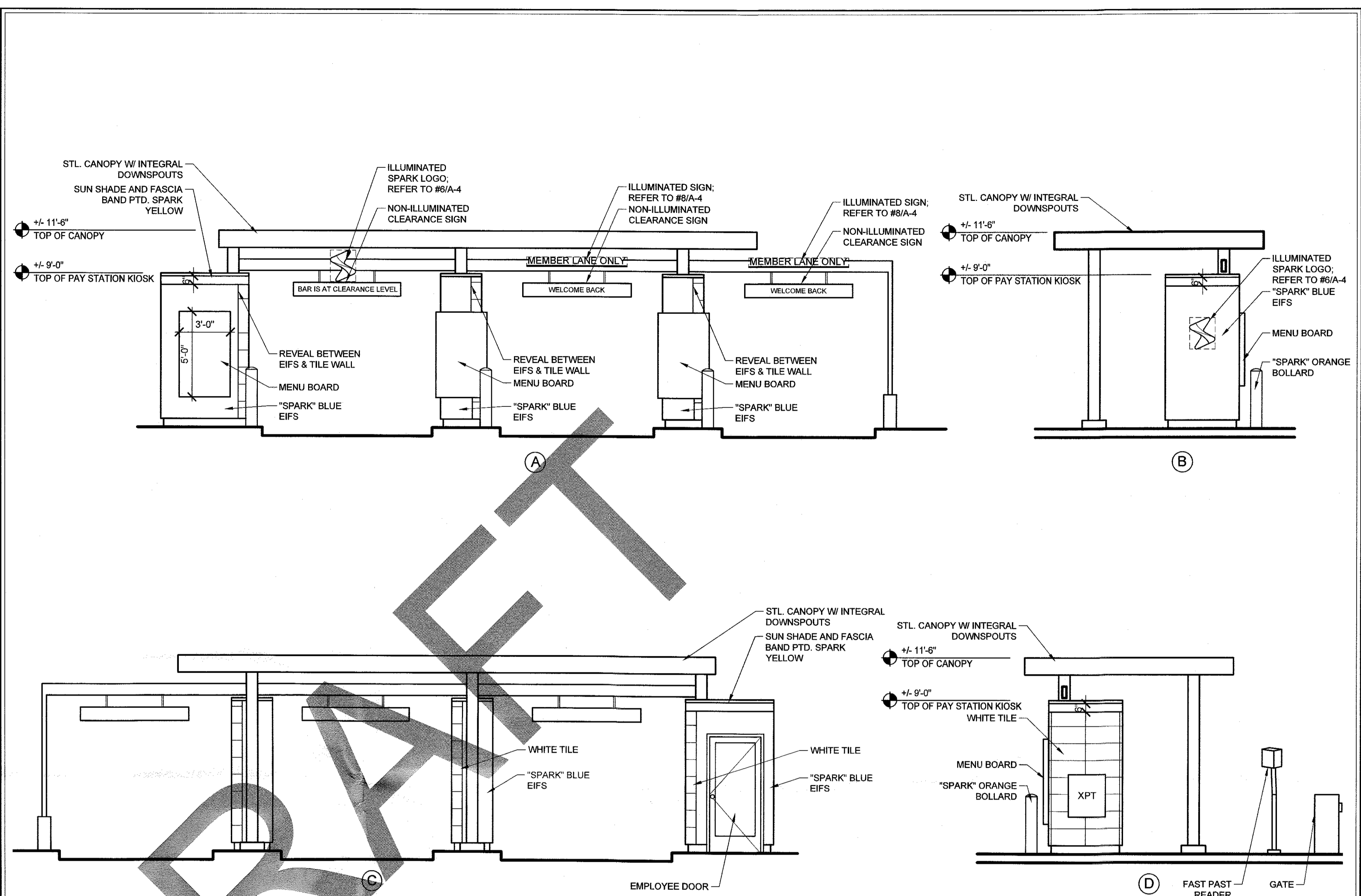
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Checked By:	
O.Y.	
Job No:	5 of 5
23-413	



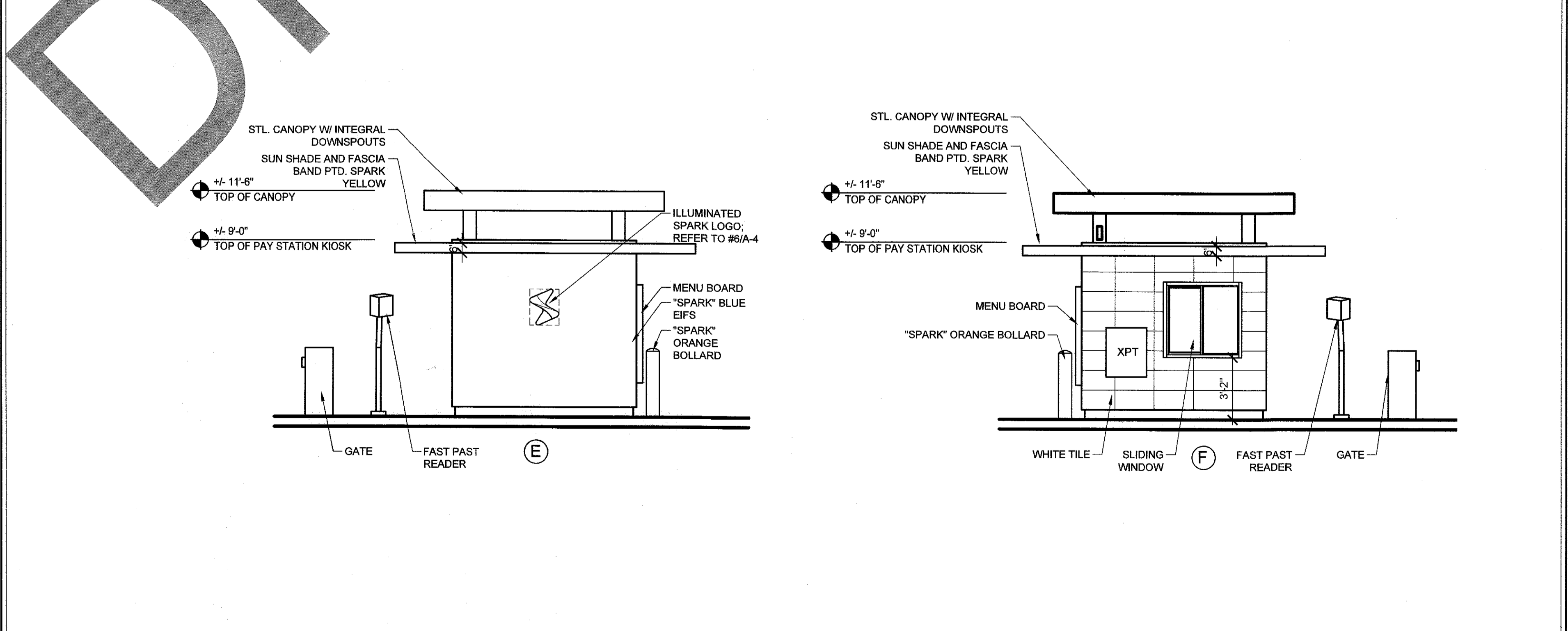
1 PAY STATION SCHEMATIC PLAN
SCALE: 1/4" = 1'-0"



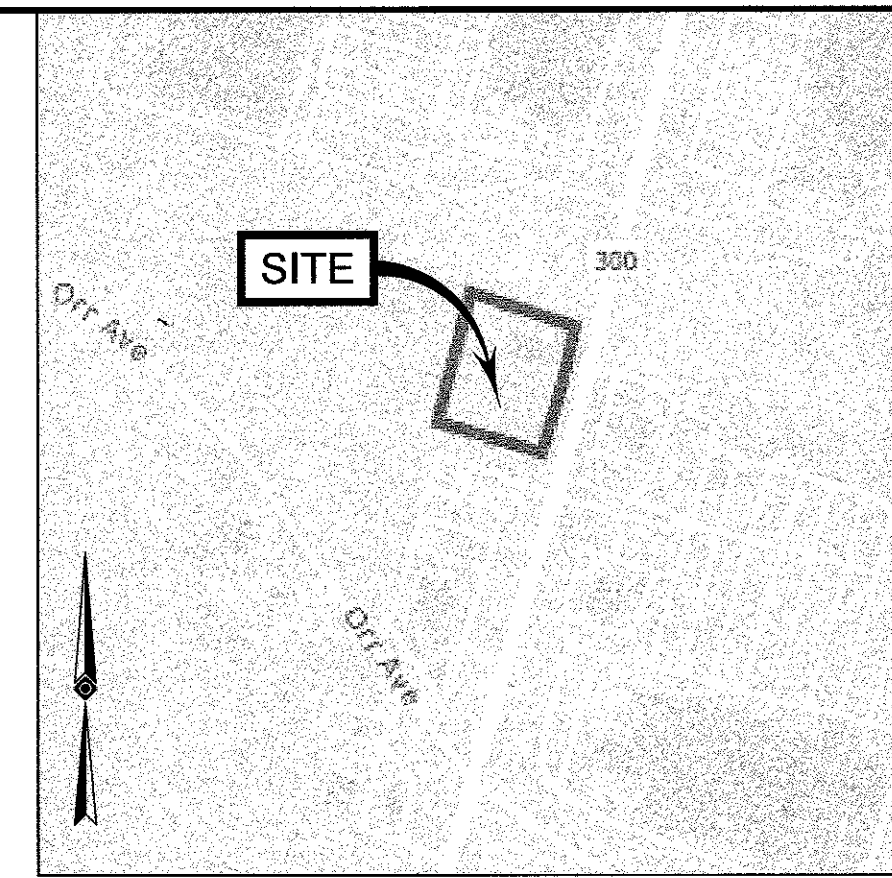
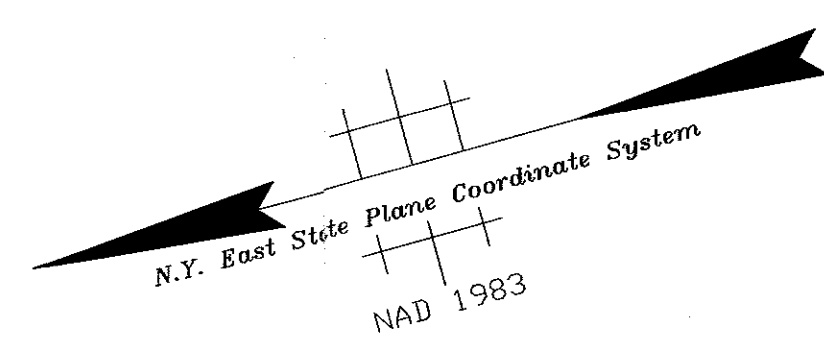
3 "WAIT AND GO" SIGN DETAILS
SCALE: N.T.S.



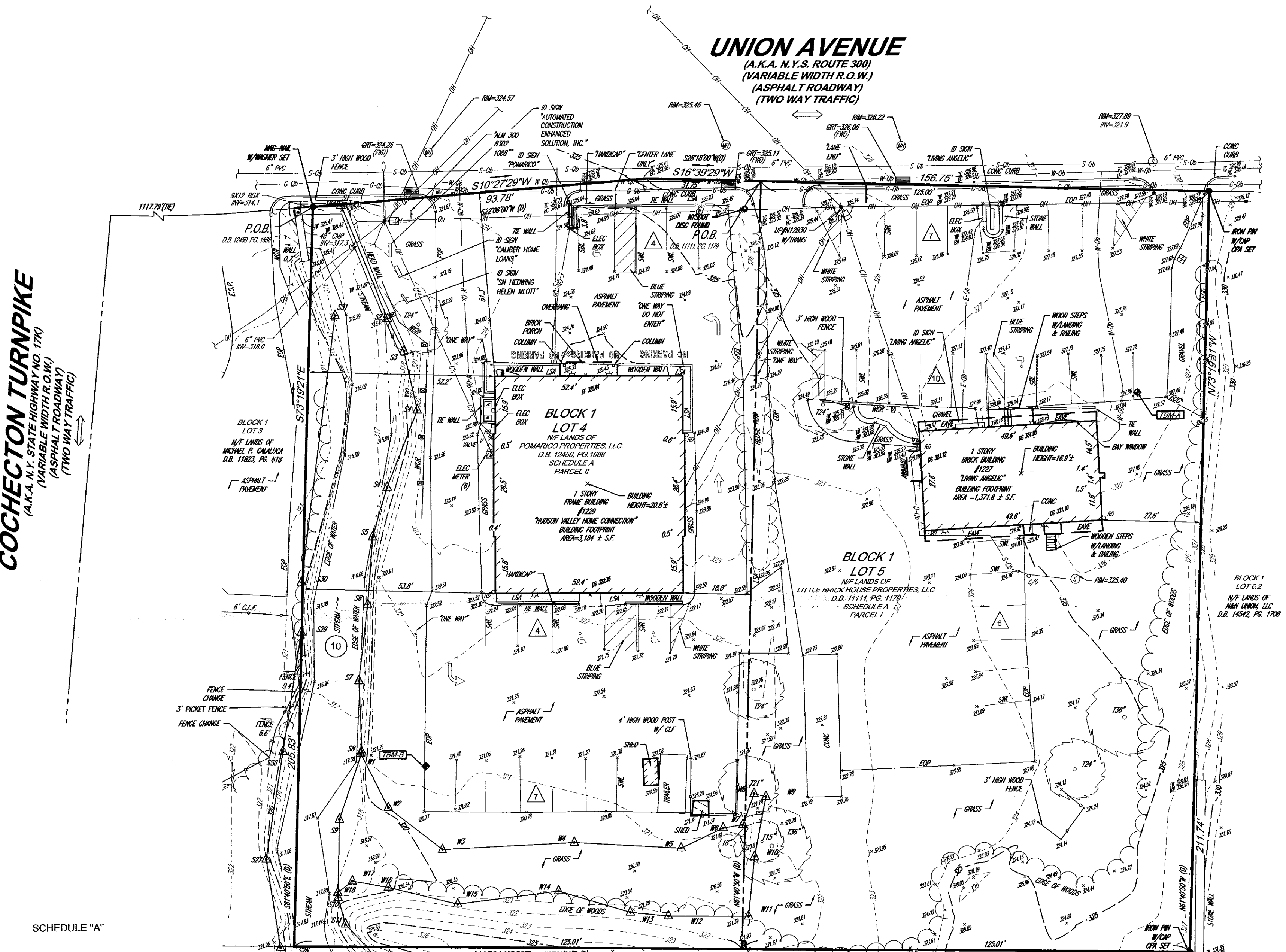
2 PAY STATION ELEVATIONS
SCALE: 1/4" = 1'-0"



2 PAY STATION ELEVATIONS
SCALE: 1/4" = 1'-0"



- LEGEND**
- EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - * 123.45 EXIST. TOP OF CURB ELEVATION
 - * 123.45 EXIST. BOTTOM OF CURB ELEVATION
 - * 123.45 EXIST. TOP OF WALL ELEVATION
 - * 123.45 EXIST. BOTTOM OF WALL ELEVATION
 - * 123.45 EXIST. FINISHED FLOOR ELEVATION
 - * 123.45 EXIST. DOOR SILL ELEVATION
 - OVERHEAD WIRES
 - APPROX. LOC. UNDERGROUND DRAINAGE LINE
 - APPROX. LOC. UNDERGROUND ELECTRIC LINE
 - APPROX. LOC. UNDERGROUND NATURAL GAS LINE
 - APPROX. LOC. UNDERGROUND SANITARY LINE
 - APPROX. LOC. UNDERGROUND WATER LINE
 - SUBSURFACE UTILITY QUALITY LEVEL A
 - SUBSURFACE UTILITY QUALITY LEVEL B
 - SUBSURFACE UTILITY QUALITY LEVEL C
 - SUBSURFACE UTILITY QUALITY LEVEL D
 - FIRE DEPARTMENT CONNECTION (F.D.C.)
 - POST INDICATOR VALVE
 - WATER METER
 - WATER VALVE
 - GAS VALVE
 - IRRIGATION VALVE
 - UNKNOWN VALVE
 - UNKNOWN MANHOLE
 - SANITARY/SEWER MANHOLE
 - CATCH BASINS
 - CLEAN OUT
 - MONITORING WELL
 - MONITORING WELL ON CONC.
 - GUY WIRE
 - UTILITY POLE
 - UTILITY POLE/LIGHT POLE/SOLAR PANEL
 - STREET LIGHT
 - PAINTED HANDICAPPED
 - PAINTED ARROWS
 - SIGN
 - DOUBLE SIGN
 - MAIL BOX
 - SECURITY CAMERA
 - METAL GUIDE RAIL
 - AIR STATION
 - AIR CONDITIONING UNIT
 - FLAG POLE
 - AREA LIGHT
 - GROUND FLOOD LIGHT
 - LAMP
 - AREA LIGHT ON BUILDING
 - DECIDUOUS TREE & TRUNK SIZE
 - PARKING SPACE COUNT
 - CHAIN LINK FENCE
 - EDGE OF CONC.
 - EDGE OF GRAVEL
 - EDGE OF PAVEMENT
 - FIRE DEPARTMENT CONNECTION
 - LANDSCAPED AREA
 - MASONRY BLOCK WALL
 - METAL COVER
 - MONUMENT
 - SOLID BLUE LINE
 - WOOD GUARDRAIL
 - SOLID WHITE LINE
 - FILLED WITH DEBRIS
 - EVIDENCE FOUND & SET
 - UNKNOWN TERMINUS
 - OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
 - BENCHMARKS
 - DEED DIMENSION
 - DELINEATION FLAG



COCHECTION TURNPIKE
(A.K.A. N.Y. STATE HIGHWAY NO. 17A)
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

UNION AVENUE
(A.K.A. N.Y.S. ROUTE 300)
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

SCHEDULE "A"

PARCEL I
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY LINE OF UNION AVENUE SAID POINT BEING LOCATED 1243.32 FEET SOUTHERLY AS MEASURED ALONG THE WESTERLY LINE OF UNION AVENUE FROM THE INTERSECTION OF SAID WESTERLY LINE OF UNION AVENUE WITH THE SOUTHERLY LINE OF THE COCHECTION TURNPIKE WHICH IS ALSO KNOWN AS ROUTE 17A;
THENCE FROM SAID POINT OF BEGINNING AND ALONG THE WESTERLY LINE OF UNION AVENUE, SOUTH 28° 18' WEST 125.0 FEET TO A POINT;
NORTH 61° 40' 50" WEST 211.74 FEET TO A POINT;
THENCE NORTH 27° 20' EAST 125.01 FEET TO A POINT;
THENCE SOUTH 61° 40' 50" EAST 213.85 FEET TO THE POINT OF BEGINNING.

PARCEL II
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE AND STATE OF NEW YORK, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY LINE OF UNION AVENUE, SAID POINT BEING LOCATED 1117.79 FEET SOUTHERLY AS MEASURED ALONG THE LINE OF UNION AVENUE FROM THE INTERSECTION OF SAID WESTERLY LINE OF UNION AVENUE WITH THE SOUTHERLY LINE OF COCHECTION TURNPIKE WHICH IS ALSO KNOWN AS ROUTE 17A;
THENCE FROM THE POINT OF BEGINNING AND ALONG THE WESTERLY LINE OF UNION AVENUE ON THE FOLLOWING TWO COURSES SOUTH 22° 06' WEST 93.78 FEET TO A POINT AND SOUTH 28° 18' WEST 31.75 FEET TO A POINT;
THENCE NORTH 61° 40' 50" WEST 213.85 FEET TO A POINT;
THENCE NORTH 27° 20' EAST 125.01 FEET TO A POINT;
THENCE SOUTH 61° 40' 50" EAST 205.83 FEET TO THE POINT OF BEGINNING.

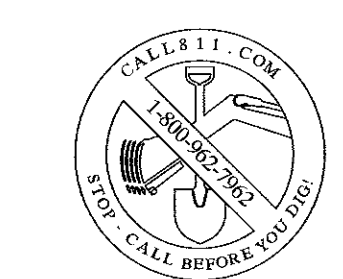
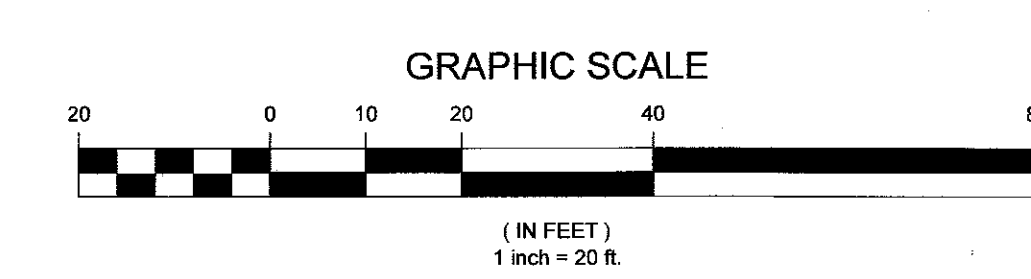
THE POLICY TO BE ISSUED UNDER THIS REPORT WILL INSURE THE TITLE TO SUCH BUILDINGS AND IMPROVEMENTS ERRECTED ON THE PREMISES, WHICH BY LAW CONSTITUTE REAL PROPERTY.

FOR CONVEYANCING ONLY, TOGETHER WITH ALL THE RIGHT, TITLE AND INTEREST OF THE PARTY OF THE FIRST PART, OF IN AND TO THE LAND LYING IN THE STREET IN FRONT OF AND ADJOINING SAID PREMISES.

THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THAT DESCRIBED IN A CERTIFICATE OF TITLE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE NO. NCS-1187978-NJ, WITH AN EFFECTIVE DATE OF 07-25-2023.

PARKING SPACE COUNT

REGULAR SPACES	36
HANDICAP SPACES	2
TOTAL SPACES	38



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

- NOTES:**
- PROPERTY KNOWN AS SECTION 96, BLOCK 1, LOTS 4 & 5, TOWN OF NEWBURGH, ORANGE COUNTY, STATE OF NEW YORK.
 - AREA = 52,988 SQUARE FEET OR 1.216 ACRES.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:
- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY, NOT FIELD VERIFIED.
 - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING, INCLUDES MARKOUT BY OTHERS.
 - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING, INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
 - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
- ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A CERTIFICATE OF TITLE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE NO. NCS-1187978-NJ, WITH AN EFFECTIVE DATE OF 07-25-2023, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, PART II:
 - (5) (AS TO PARCEL II) COVENANTS AND RESTRICTIONS CONTAINED IN INDENTURE RECORDED ON 08/28/1957 IN (AS) LIBER 1437 CP 207. (SEE POST) POLICY INSURES AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED BY REASON OF ANY VIOLATION THEREOF THAT RESULTS IN A FORFEITURE OR REVERSION OF TITLE - BLANKET IN NATURE.
 - (6) TELEPHONE EASEMENT CONTAINED IN INSTRUMENT RECORDED ON 03/05/1906 IN (AS) LIBER 481 CP 311. (SEE POST) - EXISTING POLES SHOWN.
 - (7) RIGHT OF WAY EASEMENT CONTAINED IN INSTRUMENT RECORDED ON 01/18/1929 IN (AS) LIBER 693 CP 329. (SEE POST) - BLANKET CONSTRUCT. OPERATE, RELOCATE AND MAINTENANCE AGREEMENT, POLES, WIRES AND APPURTENANCES SHOWN. EXISTING POLES SHOWN.
 - (8) GAS EASEMENT CONTAINED IN INSTRUMENT RECORDED ON 07/23/1931 IN (AS) LIBER 720 CP 208. (SEE POST) - BLANKET IN NATURE.
 - (9) TEMPORARY RIGHT AND EASEMENT CONTAINED IN INDENTURE RECORDED ON 10/28/1941 IN (AS) LIBER 872 CP 589. (SEE POST) - LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
 - (10) (AS TO PARCEL I) DITCH OR WATER EASEMENT CONTAINED IN INDENTURE RECORDED ON 09/17/1956 IN (AS) LIBER 1745 CP 889. (SEE POST) - WATER COURSE SHOWN.
 - EXISTING FIRM BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN), PER REF. #2.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
TEMPORARY BENCH MARKS SET:
TBM-A: MAG-NAIL SET IN ASPHALT ELEVATION= 327.87'
TBM-B: MAG-NAIL SET IN ASPHALT ELEVATION= 321.31'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - THE WETLANDS LIMITS SHOWN ON THIS SURVEY ARE BASED ON WETLANDS FIELD IDENTIFICATION MARKERS PLACED BY ECOLOGICAL SCIENCES, INC. ON 10-10-2023, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES INC. ON 10-11-2023. AT THE TIME OF THIS MAPPING, SAID WETLAND BOUNDARY LIMITS ARE SUBJECT TO CONFIRMATION BY NJDEP.

- REFERENCES:**
- THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF NEWBURGH, ORANGE COUNTY, STATE OF NEW YORK, SECTION #96.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, ORANGE COUNTY, NEW YORK, (ALL JURISDICTIONS), PANEL 139 OF 630", MAP NUMBER 38071C0139E, EFFECTIVE DATE: AUGUST 3, 2009.
 - MAP ENTITLED "FIGURE: AERIAL IMAGERY" DATE: 10/6/23 SOURCE: NY DHSES, NY STATEWIDE DIGITAL ORTHOIMAGERY PROGRAM, PRINT KEY 96-1-14 AND 96-1-5 CITY OF NEWBURGH ORANGE COUNTY, NEW YORK, PROVIDED BY ECOLOGICAL SCIENCES, INC.

THIS SURVEY IS CERTIFIED TO:
SPARK CAR WASH LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE '2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS', JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08-14-2023.

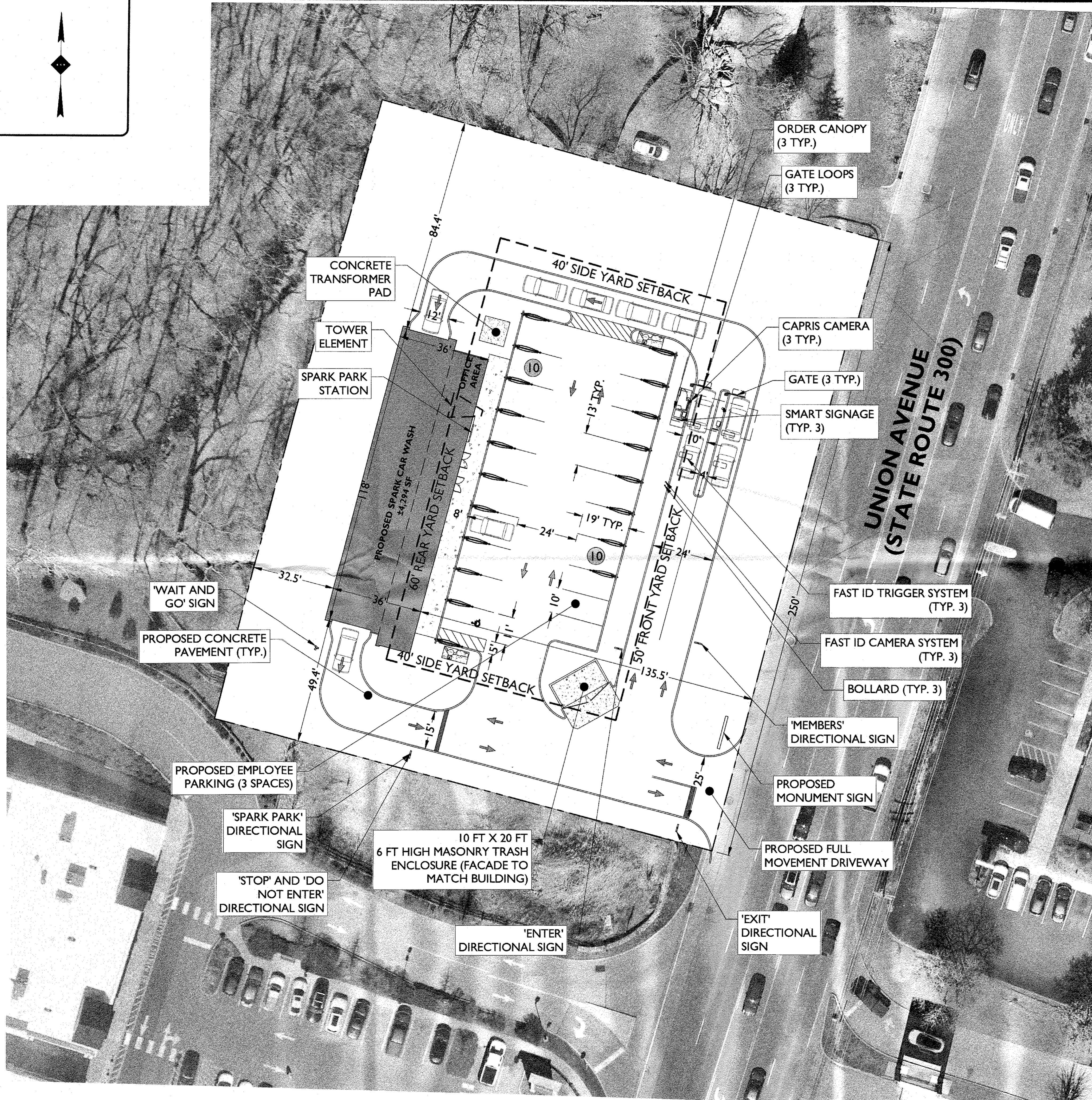
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR INK SEAL

JAMES D. SENS
NEW YORK PROFESSIONAL LAND SURVEYOR #0508048-1

NO.	DESCRIPTION OF REVISION	K.R.	K.S.	J.D.S.	10-18-2023
1	WETLAND FLAGS ADDITION				

FIELD DATE	08-14-2023	ALTA/NSPS LAND TITLE SURVEY
FIELD BOOK NO.	23-19	SECTION 96, BLOCK 1, LOTS 4 & 5
FIELD BOOK PG.	5-7	1227 & 1229 NYS ROUTE 300
FIELD CREW	EM/WRW	TOWN OF NEWBURGH
DRAWN	PV	ORANGE COUNTY, STATE OF NEW YORK
REVIEWED	RFS	
DATE	10-18-2023	
APPROVED	JDS	
DATE	09-26-2023	
SCALE	1" = 20'	
FILE NO.	01-230274-00	
DWG. NO.	1 OF 1	

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED. THIS MAP OR PLAN IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.

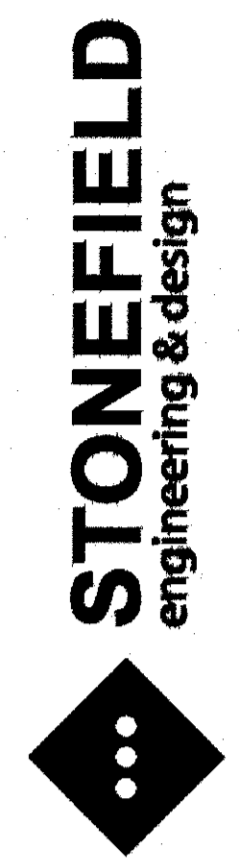


LAND USE AND ZONING			
BLOCK 96, LOTS 4 & 5			
INTERCHANGE BUSINESS (IB)			
PROPOSED USE		CONDITIONAL USE	
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	51,257 SF (1.18 AC)	51,257 SF (1.18 AC)
MINIMUM LOT WIDTH	150 FT	250.2 FT	250.2 FT
MINIMUM LOT DEPTH	150 FT	127.9 FT (EN)	127.9 FT (V)
MINIMUM FRONT YARD SETBACK	50 FT	47.2 FT (EN)	135.5 FT
MINIMUM SIDE YARD SETBACK (ONE)	30 FT	32.6 FT	49.4 FT
MINIMUM SIDE YARD SETBACK (BOTH)	80 FT	53.1 FT (EN)	84.4 FT
MINIMUM REAR YARD SETBACK	60 FT	93.9 FT	32.5 FT (V)
MAXIMUM BUILDING COVERAGE	20%	9.5%	8.4%
MAXIMUM BUILDING HEIGHT	40 FT	<40 FT	<40 FT
MAXIMUM SURFACE COVERAGE	80% (41,006 SF)	51.2% (26,243 SF)	47.6% (24,410 SF)

(EN) EXISTING NON-COMFORMITY
(V) VARIANCE

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 185-13 C.(1)	REQUIRED PARKING: 1 SPACE PER 600 SF (1) (4,500 SF) (1 SPACE / 600 SF) = 8 SPACES	19 SPACES
§ 185-13 D.(5)	90° PARKING: 9 FT X 18 FT W/ 24 FT AISLE	9 FT X 19 FT W/ 24 FT AISLE
§ 185-13 B.(3)	LOADING: ONE 12 FT WIDE SPACE REQUIRED	LOADING TO OCCUR OFF HOURS

(1) TO BE CONFIRMED



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NOT APPROVED FOR CONSTRUCTION

CONCEPT PLAN
PROPOSED CAR WASH

BLOCK 96, LOTS 4 & 5
1229 NY 300
TOWN OF NEWBURGH
ORANGE COUNTY, NY

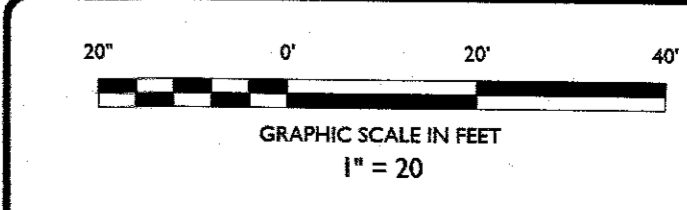
DRAFT
JEFFREY A. MARTELL, P.E.
NEW YORK LICENSE No. 86502
LICENSED PROFESSIONAL ENGINEER



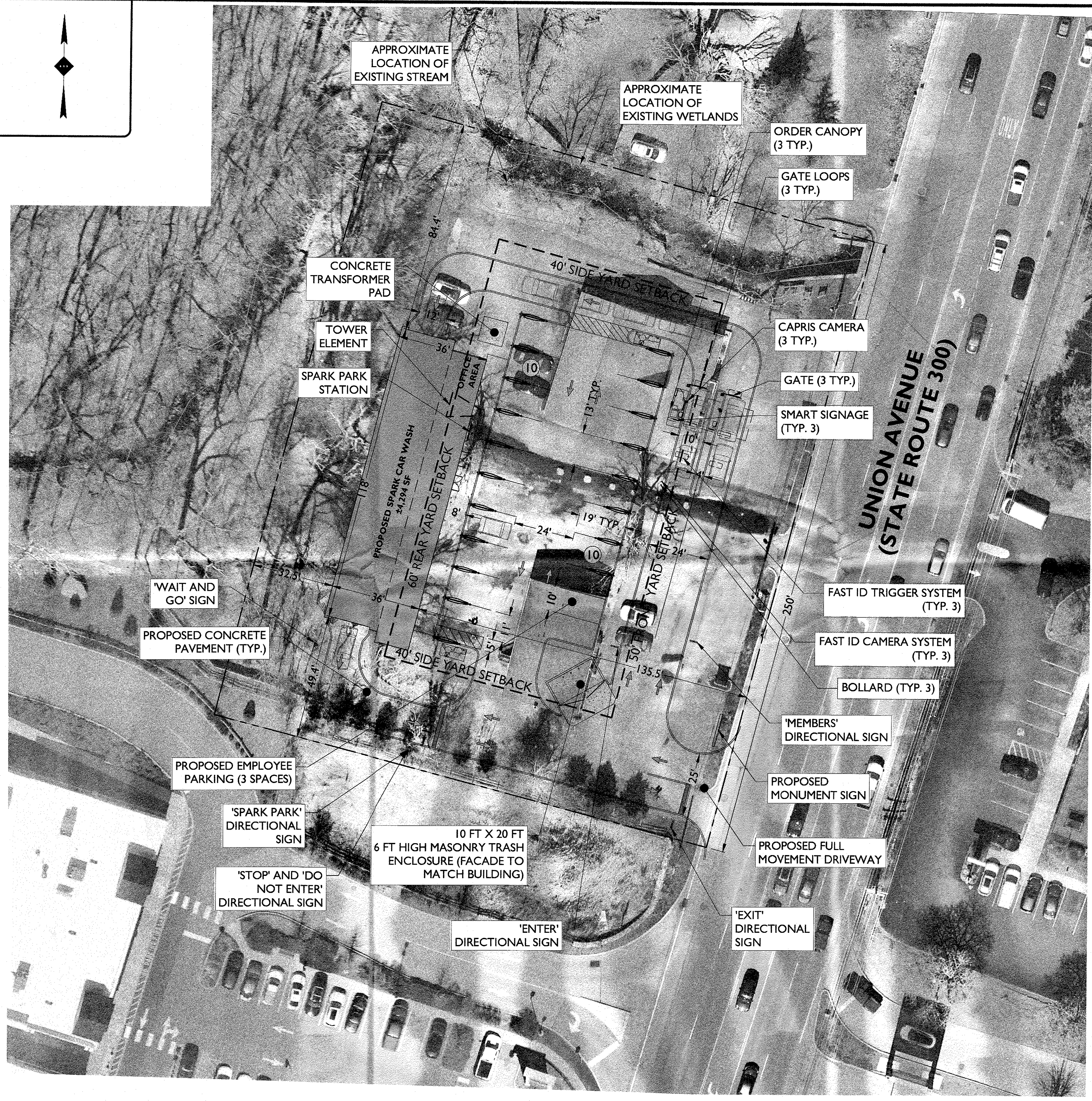
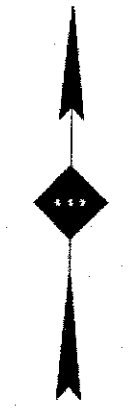
BY: GY CHK: PDM DATE: 09/28/2023
SCALE: (H) 1" = 20' PROJECT ID: NYC-220349

TITLE:
CONCEPT C

DRAWING:
C-1



Z:\LIC\2023\NYC-220349\SPARK CAR WASH - 1229 NY 300, TOWN OF NEWBURGH, NY\CAD\CONCEPT\300-30-30-IB-CONCEPT-C_1229 NY 300, NEWBURGH, NY.rvt

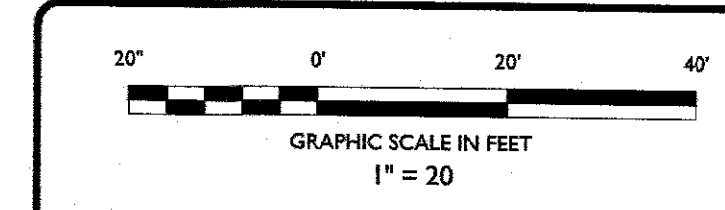


LAND USE AND ZONING			
BLOCK 96, LOTS 4 & 5			
INTERCHANGE BUSINESS (IB)			
PROPOSED USE		CONDITIONAL USE	
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	51,257 SF (1.18 AC)	51,257 SF (1.18 AC)
MINIMUM LOT WIDTH	150 FT	250.2 FT	250.2 FT
MINIMUM LOT DEPTH	150 FT	127.9 FT (EN)	127.9 FT (V)
MINIMUM FRONT YARD SETBACK	50 FT	47.2 FT (EN)	135.5 FT
MINIMUM SIDE YARD SETBACK (ONE)	30 FT	32.6 FT	49.4 FT
MINIMUM SIDE YARD SETBACK (BOTH)	80 FT	53.1 FT (EN)	84.4 FT
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MAXIMUM BUILDING COVERAGE	20%	9.5%	8.4%
MAXIMUM BUILDING HEIGHT	40 FT	<40 FT	<40 FT
MAXIMUM SURFACE COVERAGE	80% (41,006 SF)	51.2% (26,243 SF)	47.6% (24,410 SF)

(EN) EXISTING NON-CONFORMITY
(V) VARIANCE

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 185-13 C.(1)	REQUIRED PARKING: 1 SPACE PER 600 SF ⁽¹⁾ (4,500 SF) (1 SPACE / 600 SF) = 8 SPACES	19 SPACES
§ 185-13 D.(5)	90° PARKING: 9 FT X 18 FT W/ 24 FT AISLE	9 FT X 19 FT W/ 24 FT AISLE
§ 185-13 B.(3)	LOADING: ONE 12 FT WIDE SPACE REQUIRED	LOADING TO OCCUR OFF HOURS

(1) TO BE CONFIRMED



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CONCEPT PLAN
PROPOSED CAR WASH

BLOCK 96, LOTS 4 & 5
1229 NY-300
TOWN OF NEWBURGH
ORANGE COUNTY, NY

DRAFT

STONEFIELD
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BY: GY CHK: PDM DATE: 09/28/2023
SCALE: (H) 1" = 20' PROJECT ID: NYC-220349

TITLE:
**CONCEPT C
(AERIAL)**

DRAWING:
C-2

Z:\CONCEPT\NYC-220349\SPARK_CAR_WASH_1229_NY-300_TOWN_OF_NEWBURGH_NY\CONCEPT\CONCEPT_C_1229_NY-300_NEWBURGH_NY.DWG

Z:\NEWBURGH\CONCEPT\2024\SPARK CAR WASH - 1229 N. 300, TOWN OF NEWBURGH, NY\CONCEPT\2024\SPARK CAR WASH - 1229 N. 300, NEWBURGH, NY.DWG



APPROXIMATE
LOCATION OF
EXISTING STREAM

APPROXIMATE
LOCATION OF
EXISTING WETLANDS

UNION AVENUE
(STATE ROUTE 300)

40' SIDE YARD SETBACK

60' REAR YARD SETBACK

40' SIDE YARD SETBACK

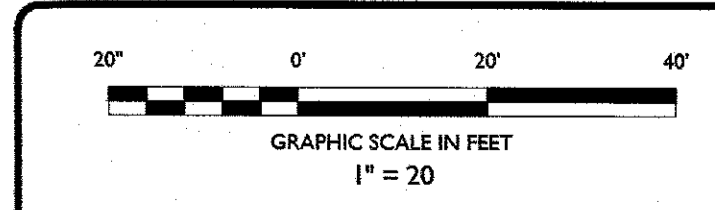
50' FRONT YARD SETBACK

LAND USE AND ZONING			
BLOCK 96, LOTS 4 & 5			
INTERCHANGE BUSINESS (IB)			
PROPOSED USE		CONDITIONAL USE	
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	51,257 SF (1.18 AC)	51,257 SF (1.18 AC)
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MINIMUM SIDE YARD SETBACK (ONE)	30 FT	32.6 FT	49.4 FT
MINIMUM SIDE YARD SETBACK (BOTH)	80 FT	53.1 FT (EN)	84.4 FT
MINIMUM REAR YARD SETBACK	60 FT	93.9 FT	32.5 FT (V)
MAXIMUM BUILDING COVERAGE	20%	9.5%	8.4%
MAXIMUM BUILDING HEIGHT	40 FT	<40 FT	<40 FT
MAXIMUM SURFACE COVERAGE	80% (41,006 SF)	51.2% (26,243 SF)	47.6% (24,410 SF)

(EN) EXISTING NON-CONFORMITY
(V) VARIANCE

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 185-13 C.(1)	REQUIRED PARKING: 1 SPACE PER 600 SF ⁽¹⁾ (4,500 SF) (1 SPACE / 600 SF) = 8 SPACES	19 SPACES
§ 185-13 D.(5)	90° PARKING: 9 FT X 18 FT W/ 24 FT AISLE	9 FT X 19 FT W/ 24 FT AISLE
§ 185-13 B.(3)	LOADING: ONE 12 FT WIDE SPACE REQUIRED	LOADING TO OCCUR OFF HOURS

(1) TO BE CONFIRMED



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NOT APPROVED FOR CONSTRUCTION

CONCEPT PLAN
PROPOSED CAR WASH

BLOCK 96, LOTS 4 & 5
1229 N. 300
TOWN OF NEWBURGH
ORANGE COUNTY, NY

DRAFT

JEFFREY A. MARTELL, P.E.
NEW YORK LICENSE No. 86502
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

BY: GY CHK: PDM DATE: 09/28/2023
SCALE: (H) 1" = 20' PROJECT ID: NYC-220349

TITLE
**CONCEPT C
(ENVIRO)**

DRAWING:
C-3