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

PROJECT: U.S. CRANE & RIGGING
PROJECT NO.: 2016-14
PROJECT LOCATION: SECTION 97, BLOCK 1, LOT 21.2
REVIEW DATE: 24 AUGUST 2016
MEETING DATE: 1 SEPTEMBER
PROJECT REPRESENTATIVE: MASER CONSULTING

1. NYSDEC wetland boundaries should be updated on the plans. NYSDEC personnel should mark out the wetland boundary which should be surveyed by the Applicant's representative depicting current wetland boundary.
2. Approximate flood plain elevation depicted on the plans should be labeled in accordance with the 2009 flood plain maps. Actual flood plain boundaries should be depicted.
3. Topography on the site should be depicted in support of the flood plain boundary and site development.
4. Finish floor elevations for existing and proposed structures should be labeled.
5. City of Newburgh Flow Acceptance letter for increased flow from car wash and proposed building should be provided.
6. The narrative report identifies that stormwater quantity mitigation is not required as a re-development site. Treatment for water quality volumes will be required. Implementation of water quality control prior to discharge to the wetland area is required for re-developed sites.
7. Access to Stewart Avenue should be submitted to the Highway Department for review. It is noted a 30 foot wide access drive is proposed. Are tractor trailers proposed to access site from Stewart Avenue? It is noted that the drive lanes along the western portion of the proposed structure are only 20 foot width.
8. Height of the building should be identified.

9. Compliance with design guidelines regarding parking in front of the new proposed structure should be addressed. Site lighting should be depicted.
10. Survey should depict adjoining land use and structures.
11. Gerry Canfield's input regarding the use of the site in the MI zone should be received.
12. Compliance with Section 109-18 Non Residential Structures in the flood plain should be addressed.
13. The number of cranes and trailers to be stored on the site should be identified.
14. Ken Wersted's comments regarding traffic flow on the site as well as onto Stewart Avenue and Route 17K should be addressed.
15. The following agencies will be involved agencies for SEQRA review:
 - 1) NYSDOT
 - 2) NYSDECThe following will be interested agencies:
 - 1) City of Newburgh
 - 2) Orange County Planning
15. The Applicant's representative are requested to advise the Board as to how the site will function with the multiple uses.

Respectfully submitted,

McGoey, Hauser and Edsall
Consulting Engineers, D.P.C.

Patrick J. Hines
Principal

PJH/kbw



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

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**NARRATIVE SUMMARY
AUGUST 23, 2016
U.S. CRANE & RIGGING
TAX LOT 97-1-21.2
TOWN OF NEWBURGH, ORANGE COUNTY
PB#2016-14
MC PROJECT NO. 16001017A**

The existing parcel is approximately 97.8 acres in size with frontage on NYS Route 17K along its southern boundary, Stewart Avenue and Tarr Road to the west. Brookside Pond and the associated NYSDEC Freshwater Wetland (NB-29) exist on the northern and eastern portions of the site. A one-hundred year floodplain associated with the Brookside Pond (Quassaick Creek) is also located on-site in this area. Currently, the site is substantially developed with a large commercial garage structure, vehicle washing & service building, guard booths and large expanses of paved areas for vehicle storage. Much of the pavement and the existing buildings except for the guard booths are in the flood plain. Access to the site currently exists from NYS Route 17K. The site is located within the Town's IB (Interchange Business) Zoning District. Manufacturing, Altering, Fabricating or processing products or materials involving the use of only oil, gas or electricity for fuel, Offices and Motor vehicle service stations are uses subject to site plan review by the Planning Board. Lastly, the site is currently located and serviced by the Town of Newburgh Consolidated Water District and Crossroad Sewer District.

The attached Sketch Site Plan for U.S. Crane & Rigging proposes a 66,000 S.F. building for altering and fabricating steel, a 2,500 S.F. addition onto the existing car wash building for a truck washing bay, use of the existing garage building for parking cranes, rigging and elevators, a secondary access to the new facility off of Stewart Avenue and continued use of the paved areas for vehicle, crane and trailer parking. Up to 15 acres of the site shall be leased back to the Auto Auction for 5 years for vehicle storage. The above described improvements propose no disturbance to the floodplain or freshwater wetlands and its associated adjacent area. The proposed addition for the truck wash bay may be permitted to flood given the proposed use. No floodplain encroachment permit from the Town of Newburgh or wetland encroachment permits from the NYSDEC or the Army Corps of Engineers are anticipated for the project.

The proposed development by U.S. Crane & Rigging also requires no stormwater quantity mitigation, as this would be considered a redevelopment site and the project will seek to reduce the extents of the existing impervious areas. Further, reduced water quality volume requirements would be required for this redevelopment site to meet the stormwater management requirements per the 2015 New York State Stormwater Management Design Manual. The proposed structures will be serviced by connections to the available municipal water and sewer utilities.

At this time we are requesting to be put on the next available Planning Board agenda to discuss the project with the Board and its Consultant's.

JED/abf

R:\Projects\2016\16001017A-US Crane-Newburgh\Correspondence\OUT\160802_Narrative Summary.docx

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

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

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

1. Title of Subdivision/Site Plan (Project name):
U.S. Crane & Rigging - Newburgh

2. Owner of Lands to be reviewed:

| | |
|----------------|---|
| Name | <u>Manheim Remarketing, Inc</u> / <u>Auto Auctions, Inc</u> |
| Address | <u>6205 Peachtree Dunwoody Rd.</u> / <u>P.O. Box 10900</u> |
| | <u>Atlanta, GA 30328</u> / <u>Newburgh, NY 12550</u> |
| Phone | <u>(866) 626-4346</u> / <u>(845) 561-5786</u> |

3. Applicant Information (If different than owner):

| | |
|-----------------------|---------------------------------------|
| Name | <u>18 Route 17K LLC</u> |
| Address | <u>1520 Decatur St.</u> |
| | <u>Ridgewood, NY 11385</u> |
| Representative | <u>Thomas Auringer</u> |
| Phone | <u>(718) 456-6500, (718) 577-1849</u> |
| Fax | <u>(718) 418-6556</u> |
| Email | <u>tom@uscraneriggingllc.com</u> |

4. Subdivision/Site Plan prepared by:

| | |
|------------------|---------------------------------------|
| Name | <u>Maser Consulting PA</u> |
| Address | <u>555 Hudson Valley Ave.</u> |
| | <u>Suite 101</u> |
| | <u>New Windsor, NY 12553</u> |
| Phone/Fax | <u>(845) 564-4495; (845) 567-1025</u> |

5. Location of lands to be reviewed:

18 Route 17K, Newburgh, NY 12550

| | | | |
|-----------------|-------------|------------------------|-----------------|
| 6. Zone | <u>IB</u> | Fire District | <u>Goodwill</u> |
| Acreeage | <u>97.8</u> | School District | <u>Newburgh</u> |

7. Tax Map: Section 97 **Block** 1 **Lot** 21.2

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 1
Lot line change _____
Site plan review Site Plan for 68,500 sf of buildings and site improvements
Clearing and grading _____
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) Town sewer easement

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

Signature Therese Ausub Title MBR

Date: 8/3/16

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

U.S. Crane & Rigging - Newburgh

PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

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

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


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

1. Name and address of applicant
2. Name and address of owner (if different from applicant)
3. ~~Subdivision or~~ Site Plan and Location
4. Tax Map Data (Section-Block-Lot) 97-1-21.2
5. Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. Date of plan preparation and/or plan revisions
9. Scale the plan is drawn to (Max 1" = 100')
10. North Arrow pointing generally up

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

30. ___ Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. ___ If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. ___ Number of acres to be cleared or timber harvested
33. ___ Estimated or known cubic yards of material to be excavated and removed from the site
34. ___ Estimated or known cubic yards of fill required
35. ___ The amount of grading expected or known to be required to bring the site to readiness
36. ___ 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. ___ Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
- _____
- _____
38. ___ List of property owners within 500 feet of all parcels to be developed (see attached statement).

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

By: 
 Licensed Professional

Date: 8/22/16

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

Prepared (insert date):

FEE 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.

Thomas Auringer
APPLICANT'S NAME (printed)

Thomas Auringer
APPLICANT'S SIGNATURE

8.3.16
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).

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.

8.3.16
DATED

Thomas Auringer
APPLICANT'S NAME (printed)

Thomas Auringer
APPLICANT'S SIGNATURE

Short Environmental Assessment Form

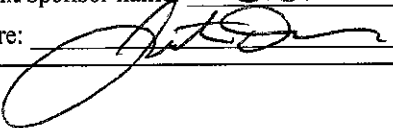
Part 1 - Project Information

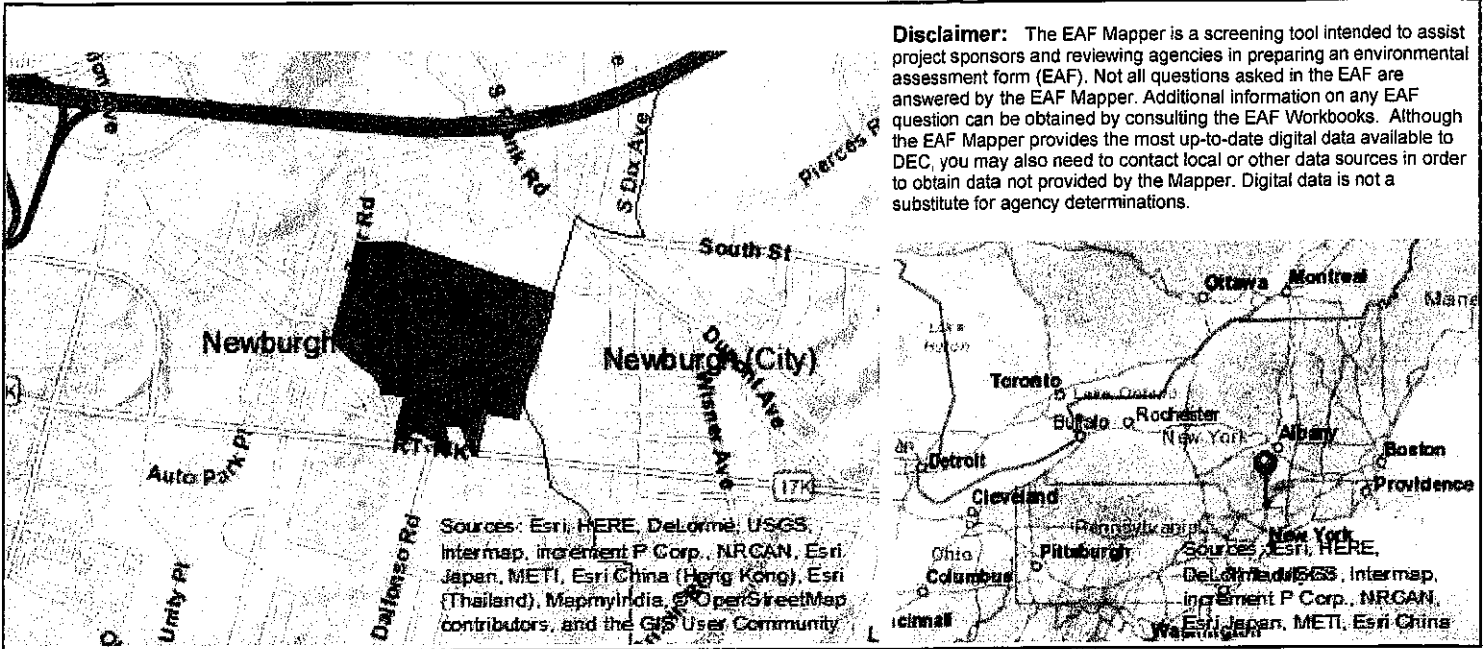
Instructions for Completing

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

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

| Part 1 - Project and Sponsor Information | | | | |
|--|--|--|---|--|
| Name of Action or Project: U.S. Crane - Newburgh | | | | |
| Project Location (describe, and attach a location map): 18 Route 17K, Town of Newburgh, Orange County, (North side of Route 17K) | | | | |
| Brief Description of Proposed Action: See attached narrative. | | | | |
| Name of Applicant or Sponsor: 18 Route 17K LLC (Thomas Auringer) | | Telephone: 718.456.6500 E-Mail: tom@uscraneriggingllc.com | | |
| Address: 1520 Decatur Street | | | | |
| City/PO: Ridgewood | | State: NY | Zip Code: 11385 | |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Newburgh Planning Board Site Plan Approval, Town of Newburgh Highway Department Site Plan Review, GML 239, NYSDOT - Non Utility Work Permit. | | | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | 97.8 acres | | |
| b. Total acreage to be physically disturbed? | | 7.3 acres | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 97.8 acres | | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland | | | | |

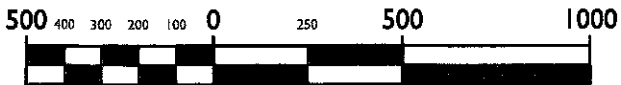
| | | |
|---|--|---|
| <p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ Off-site - 41A Wisner Ave (TRI Site-Complete); Off-site - 216 Dupont Ave (TRI Site-Complete); Off-site - Former Creek Industrial Park (State Superfund Program-Class N); Off-site - 86 Wisner Ave (Envir. Restoration Program-Complete)</p> | <p>NO</p> <p><input type="checkbox"/></p> | <p>YES</p> <p><input checked="" type="checkbox"/></p> |
| <p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> | | |
| <p>Applicant/sponsor name: <u>JUSTIN E. DATES, RLA</u></p> | <p>Date: <u>8/3/16</u></p> | |
| <p>Signature: </p> | | |



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

Project Site

**TAX LOT:
97-1-21.2**



SCALE : 1" = 500'



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**SITE PLAN
FOR
U.S. CRANE
18 ROUTE 17K
SECTION 97
BLOCK 1
LOT 21.2
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK**



Know what's below.
Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

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



NEW WINDSOR OFFICE
535 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 945.564.4495
Fax: 945.567.1025

LOCATION MAP

| | | | |
|------------------------------|-------------------------|------------------|--------------------|
| SCALE: AS SHOWN | DATE: 07/28/16 | DRAWN BY: JAP | CHECKED BY: XXX |
| PROJECT NUMBER: 16001017A | DRAWING NAME: C-EXBT | | |

SHEET TITLE
AERIAL MAP

SHEET NUMBER:
01 of 01

