



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

**PROJECT NAME:** UNITY PLACE WAREHOUSE  
**PROJECT NO.:** 2021-29  
**PROJECT LOCATION:** SECTION 97, BLOCK 2, LOT 19.12 & 14.1  
**REVIEW DATE:** 29 OCTOBER 2021  
**MEETING DATE:** 4 NOVEMBER 2021  
**PROJECT REPRESENTATIVE:** BROOKER ENGINEERING, PLLC

1. The project is proposing a 162,800 square foot warehouse facility located at the intersection of Old Little Britain Road and Unity Place. Project proposes 160 parking spaces for passenger vehicles, 79 loading docks and 25 trailer storage parking spaces. The Concept Plan noticeably lacks an area designated for stormwater management.
2. A proposed 40 foot wide utility easement exists traversing the site through a portion of the building. This should be addressed in future submissions.
3. Parking is depicted within the front yard setbacks of each of the front yard areas. This does not comply with Town of Newburgh design guidelines. Applicants are requested to evaluate parking with regard to the design guidelines.
4. The rear of the proposed warehouse faces Unity Place. Visual renderings of the warehouse should be provided to the Planning Board early in the process as part of the architectural review.
5. Future submissions should show all improvements within 200 feet of any of the lot lines.
6. The parking calculation for the site identifies between 73 and 82 parking spaces required. 160 parking spaces is proposed. The Applicants representative are requested to evaluate the need for that amount of parking.
7. Orange County Planning Department referral will be required in the future. Project is located within 500 feet of a municipal boundary.
8. The project is a Type I Action greater than 100,000 square feet. Planning Board should consider issuing a Notice of Intent for Lead Agency.
9. The EAF identifies potential habitat for Threatened or Endangered Species- Indiana Bat. Tree clearing restrictions at a minimum would be required to mitigate impacts to this species.

**NEW YORK OFFICE**

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

**PENNSYLVANIA OFFICE**

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

10. The IB Zone abuts the R-3 Zone at Old Little Britain Road. Buffer requirements in accordance with Section 185-21 should be addressed. The property across the street is owned by the City of Newburgh and most likely will not be developed for residential uses
11. Highway Superintendents comments on the width of the access points of Little Britain Road and Unity Place for the trucks should be received.
12. City of Newburgh Flow Acceptance letter will be required.
13. Plans should depict utilities within the roadways, including water lines.
14. Further review will be provided upon submission of detailed plans.

Respectfully submitted,

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



Patrick J. Hines  
Principal

PJH/kbw



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**NARRATIVE SUMMARY**  
**prepared for**  
**UNITY PLACE WAREHOUSE**  
Application for Site Plan Approval  
Town of Newburgh Planning Board  
October 4, 2021

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The property which is the subject of this Site Plan Application has an area of 12.8 acres and is comprised of Tax Lots 97-2-14.1 & 97-2-19.12 in the Town of Newburgh. The property is situated at the northwest corner of the Old Little Britain Road and Unity Place intersection. The site is unimproved but a significant portion has been cleared and has a grass ground cover with the remaining land covered with trees.

A 162,800 sq. ft warehouse is proposed with parking for 160 passenger vehicles and 79 loading docks and 40 stalls for parking for trailers. The site is located in the IB zoning district and Warehousing is a permitted use subject to Use Group #9. This Concept Plan conforms to the bulk requirements associated with Use Group #9 and no bulk variances are anticipated. Passenger vehicles and trucks will both access the site from Unity Place. Passenger vehicle and truck circulation is separated. Two passenger driveways (24 & 26 ft.) are proposed at Unity Place. One 70-foot truck driveway is proposed at Unity Place and a second 70-foot truck driveway is proposed at Old Little Britain Road. Water and sewer service exists at Unity Place and it is proposed to connect to both. The site is relatively flat and is well suited for a warehouse as the volume of regrading will be relatively limited. The attached Site Plan dated 9/16/2021 is at a concept level of detail.

P:\BBE\21\21202\_UnityWarehouse\Submissions\2021-09-20\_PBConcept\2021-10-04\_Narrative.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):**

\_\_\_\_\_

**2. Owner of Lands to be reviewed:**

**Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**Phone** \_\_\_\_\_

**3. Applicant Information (If different than owner):**

**Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**Representative** \_\_\_\_\_

**Phone** \_\_\_\_\_

**Fax** \_\_\_\_\_

**Email** \_\_\_\_\_

**4. Subdivision/Site Plan prepared by:**

**Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**Phone/Fax** \_\_\_\_\_

**5. Location of lands to be reviewed:**

Northwest Corner of Old Little Britain Road and Unity Way \_\_\_\_\_

**6. Zone** \_\_\_\_\_ **Fire District** \_\_\_\_\_

**Acreege** \_\_\_\_\_ **School District** \_\_\_\_\_

**7. Tax Map: Section** \_\_\_\_\_ **Block** \_\_\_\_\_ **Lot** \_\_\_\_\_

**8. Project Description and Purpose of Review:**


Number of existing lots \_\_\_\_\_ Number of proposed lots \_\_\_\_\_  
Lot line change \_\_\_\_\_  
Site plan review  \_\_\_\_\_  
Clearing and grading  \_\_\_\_\_  
Other \_\_\_\_\_

**PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT**

**9. Easements or other restrictions on property:**

(Describe generally) \_\_\_\_\_  
2) 40 ft utility easement to Kohl's property.

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

Signature  \* \_\_\_\_\_ Title \_\_\_\_\_

Date: \_\_\_\_\_

\* On behalf of Unity Place Newburgh, LLC

**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**

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**PROJECT NAME**

**CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN**

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

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

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

1. \_\_\_ Name and address of applicant
2. \_\_\_ Name and address of owner (if different from applicant)
3. \_\_\_ Subdivision or Site Plan and Location
4. \_\_\_ Tax Map Data (Section-Block-Lot)
5. \_\_\_ Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. \_\_\_ Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
- NA 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

- TBP** 11.\_\_\_\_ Surveyor,s Certification
- TBP** 12.\_\_\_\_ Surveyor’s seal and signature
- 13.\_\_\_\_ Name of adjoining owners
- NA** 14.\_\_\_\_ \_Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
- NA** 15.\_\_\_\_ Flood plain boundaries
- TBP** 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
- NA** 21.\_\_\_\_ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
- NA** 22.\_\_\_\_ Lot area (in sq. ft. for each lot less than 2 acres)
- NA** 23.\_\_\_\_ Number of lots including residual lot
- NA** 24.\_\_\_\_ Show any existing waterways
- NA** 25.\_\_\_\_ A note stating a road maintenance agreement is to be filed in the County Clerk’s Office where applicable
- NA** 26.\_\_\_\_ Applicable note pertaining to owners review and concurrence with plat together with owner’s signature
- TBP** 27.\_\_\_\_ Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
- TBP** 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

NA 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

NA 32.\_\_\_\_ Number of acres to be cleared or timber harvested

NA 33.\_\_\_\_ Estimated or known cubic yards of material to be excavated and removed from the site

TBP 34.\_\_\_\_ Estimated or known cubic yards of fill required

TBP 35.\_\_\_\_ The amount of grading expected or known to be required to bring the site to readiness

NA 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.

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

NA 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: \_\_\_\_\_

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): 09-24-2021



## **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.

Note: Grading & Erosion Control Plans in support of this Application for Clearing and Grading to be provided when the Site Plan has progressed to a detailed design.

**TOWN OF NEWBURGH**  
**APPLICATION FOR CLEARING AND GRADING**

Name of applicant: UNITY PLACE NEWBURGH LLC

Name of owner on premises: Please see attached for owner of each lot

Address of owner: Please see attached for owner of each lot

Telephone number of owner: Please see attached for owner of each lot

Telephone number of applicant: c/o Akiva Bomzer (212)796-5449

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

Location of land on which proposed work will be done: \_\_\_\_\_  
Northwest Corner of Old Little Britain Road and Unity Way

Section: 97 Block: 2 Lot: 14.1& 19.12 Sub. Div.: \_\_\_\_\_

Zoning District of Property: IB Size of Lot: 12.83 acres

Area of lot to be cleared or graded: 11 acres

Proposed completion of date: 05-02-2022

Name of contractor/agent, if different than owner: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone number: \_\_\_\_\_

Date of Planning Board Approval: \_\_\_\_\_ (if required)

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

Signature of owner:  Date: 10/21/21

Signature of applicant (if different than owner): 

\* On Behalf of Unity Place Newburgh, LLC

\* authorized signatory

**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.

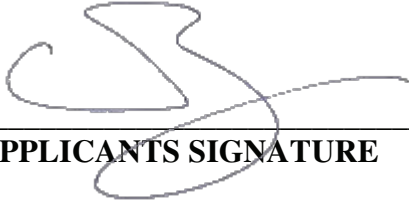
**FEE ACKNOWLEDGEMENT**

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.

Unity Place Newburgh, LLC

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**APPLICANT'S NAME (printed)**

A handwritten signature in blue ink, appearing to be a stylized 'S' or 'J' with a long horizontal stroke extending to the right.

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**APPLICANT'S SIGNATURE**

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**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) Ronald K. Barton, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 22 old mill rd, Wallkill, 12589

IN THE COUNTY OF orange

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF Managing Member of the  
Town of Newburgh

Tax Lot 97-2-14.12

WHICH IS <sup>one of</sup> THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Unity Place Newburgh, LLC IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

UNITY PLACE PROPERTIES, LLC

DATED: 10/21/21

  
OWNERS SIGNATURE

John C. Cappello, Esq. of  
Jacobowitz and Gubits, LLP  
Dennis Rocks, BrookerEngineers

By: Ronald K. Barton, Managing Member  
OWNERS NAME (printed)

Philip Grealy, PE, Phd., Collier Engineer

  
WITNESS' SIGNATURE

**NAMES OF ADDITIONAL REPRESENTATIVES**

Jason Anderson, AIA, Anderson  
Design Group

  
WITNESS' NAME (printed)

**PROXY**

(OWNER) Ronald K. Barton, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 22 oldmill Rd, Wallkill 12589

IN THE COUNTY OF Orange

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF Managing Member of the Town of Newburgh

Tax lot 97-2-19.12

/one of  
WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Unity Place Newburgh, LLC IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 10/21/21

LAKE VIEW REALTY HOLDING, LLC



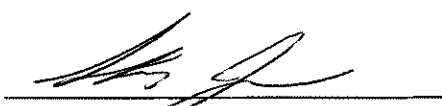
OWNERS SIGNATURE

John C. Cappello, Esq. of  
Jacobowitz and Gubits, LLP

Dennis Rocks, Brooker Engineers

By: Ronald K. Barton, Managing Member  
OWNERS NAME (printed)

Philip Gealy, PE, Phd., Collier Engineer



WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

Jason Anderson, AIA, Anderson  
Design Group

Stacey Jennings  
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.

Unity Place Newburgh, LLC

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**DATED**

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**APPLICANT'S NAME** (printed)



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**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:

\_\_\_\_\_ **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**

\_\_\_\_\_ **DATED**

\_\_\_\_\_ **INDIVIDUAL APPLICANT**

\_\_\_\_\_ **CORPORATE OR PARTNERSHIP APPLICANT**

**BY:** \_\_\_\_\_  
(Pres.) (Partner) (Vice-Pres.)  
(Sec.) (Treas.)

By Akiva Bomzer, authorized signatory



## **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)

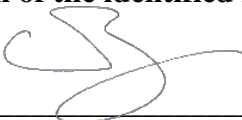
**Name and address of the applicant:** \_\_\_\_\_  
\_\_\_\_\_

**Description of the proposed project:** \_\_\_\_\_  
\_\_\_\_\_

**Location of the proposed project:** \_\_\_\_\_  
\_\_\_\_\_

**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.**

By  \_\_\_\_\_, authorized signatory

**APPLICANT'S SIGNATURE**

\_\_\_\_\_  
**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:** \_\_\_\_\_

**NAME OF PROJECT:** \_\_\_\_\_

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

Note: Architectural details have not yet been developed and will be provided in the future.

**EXTERIOR FINISH (skin of the building):**

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

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**COLOR OF THE EXTERIOR OF BUILDING:**

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**ACCENT TRIM:**

**Location:** \_\_\_\_\_

**Color:** \_\_\_\_\_

**Type (material):** \_\_\_\_\_

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

---

**ROOF:**

**Type (gabled, flat, etc.):** \_\_\_\_\_

**Material (shingles, metal, tar & sand, etc.):** \_\_\_\_\_

**Color:** \_\_\_\_\_

**WINDOWS/SHUTTERS:**

**Color (also trim if different):** \_\_\_\_\_

**Type:** \_\_\_\_\_

**DOORS:**

**Color:** \_\_\_\_\_

**Type (if different than standard door entrée):** \_\_\_\_\_

**SIGN:**

**Color:** \_\_\_\_\_

**Material:** \_\_\_\_\_

**Square footage of signage of site:** \_\_\_\_\_

\_\_\_\_\_

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

Unity Place Newburgh, LLC

  
\_\_\_\_\_

**Signature**

By Akiva Bomzer, authorized signatory

## **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.

SITE PLAN  
**REQUEST FOR 500' VARIANCE LIST**

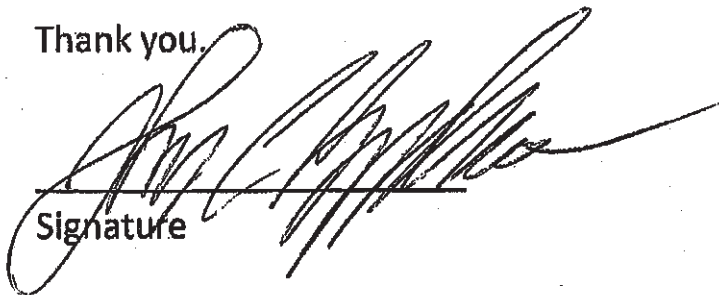
DATE: September 28, 2021

To whom it may concern:

I, John C Cappello, am requesting a 500' <sup>site plan</sup> variance  
list from my <sup>client's</sup> property located at NW Corner of Unity Place and Little Britain, also Road  
known as SBL: 97-2-14.1 and 19.12

You may reach me at (845) 778-2121 if you have any questions.

Thank you.

  
Signature

334600 97-2-47  
Webb Properties Inc  
800 Auto Park Pl  
Newburgh NY 12550

334600 97-2-22.1  
City of Newburgh  
83 Broadway  
Newburgh NY 12550

334600 97-2-42  
Jehovah Witnesses Circuit  
Assembly Hall Inc  
23 Unity Pl  
Newburgh NY 12550

334600 97-2-20  
Trust Stancil A. Scott Jr. Revocable  
Stancil A Scott Jr  
130 Old Little Britain Rd  
Newburgh NY 12550

334600 97-2-16.22  
Ruth N Tighe L.E.  
Mary Tighe-Matey  
92 Old Little Britain Rd  
Newburgh NY 12550

334600 97-2-22.2  
Newburgh Plaza LLC  
820 Morris Tpk Ste 301  
Short Hills NJ 07078

334600 97-2-14.1  
Unity Place Properties LLC  
800 Auto Park Pl  
Newburgh NY 12550

334600 97-2-17  
Boulder Holding Corp  
4 Boulder Rd  
Newburgh NY 12550

334600 97-2-18  
Boulder Holding Corp  
4 Boulder Rd  
Newburgh NY 12550

10/1/2021  
AP Done

334600 97-2-11  
Stancil A Scott  
Margaret Scott  
128 Old Little Britain Rd  
Newburgh NY 12550

334800 4-1-12.2  
Newburgh Water Supply  
City Hall  
Newburgh NY 12550

334600 97-2-26.2  
Adams-Newburgh, LLC  
765 Dutchess Tpke  
Poughkeepsie NY 12603

334600 97-2-16.23  
Ruth N Tighe L.E.  
Mary Tighe-Matey  
92 Old Little Britain Rd  
Newburgh NY 12550

334600 97-2-19.12  
Lake View Realty Holding LLC  
800 Auto Park Dr  
Newburgh NY 12550

334600 97-2-37  
Newburgh Auto Park LLC  
800 Auto Park Pl  
Newburgh NY 12550

334600 100-4-2  
Father Charles J Joanides Family IRT REV  
Nancy J Joanides Family IRT  
50 Lakeview Dr  
Newburgh NY 12550

334600 97-3-10  
Newburgh City Water  
City Hall  
83 Broadway  
Newburgh NY 12550

334600 97-2-40  
Properties Webb  
800 Auto Park Pl  
Newburgh NY 12550

334600 97-2-19.4  
Boulder Holding Corp  
4 Boulder Rd  
Newburgh NY 12550

334600 100-4-1  
Eric Bunten  
48 Lakeview Dr  
Newburgh NY 12550

Town of Newburgh  
Office of the Assessor  
1496 Route 300  
Newburgh, NY 12550

page 1 of 1

SEC 97 BLK 2 LOT 14, 14-19.12



Attachment to Town of Newburgh Application for Site Plan Review  
for  
Unity Place Warehouse

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**Property owners:**

**1) Tax Lot 97-2-19.12: Lake View Holding LLC  
Managing Member:**

Ronald K. Barton  
c/o Barton Chevrolet, Inc.  
800 Auto Park Place  
Newburgh, NY 12550  
Tel: (845) 561-8000  
Email: ron@bartoncadillac.com

**2) Tax Lot 97-2-14.1: Unity Place Properties LLC  
Managing Member:**

Ronald K. Barton  
c/o Barton Chevrolet, Inc.  
800 Auto Park Place  
Newburgh, NY 12550  
Tel: (845) 561-8000  
Email: ron@bartoncadillac.com

**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:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

**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 Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
<p>i. Coastal Resources.</p> <p><i>i.</i> Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>		

**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?  Yes  No

- **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?  Yes  No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  Yes  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?)  Yes  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?  Yes  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?

\_\_\_\_\_

\_\_\_\_\_

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? \_\_\_\_\_

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

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

d. What parks serve the project site?  
\_\_\_\_\_  
\_\_\_\_\_

**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)?  
\_\_\_\_\_

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

ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ 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?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 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): \_\_\_\_\_

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:

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

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: \_\_\_\_\_ 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: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal? To be determined  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: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

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: \_\_\_\_\_

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

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

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 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): \_\_\_\_\_

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

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project? To be determined  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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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 (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (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 \_\_\_\_\_ to \_\_\_\_\_.  
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_  
 iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_  
 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: \_\_\_\_\_  
 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? **Not anticipated**  Yes  No

---

l. Hours of operation. Answer all items which apply.  
 i. During Construction:  
 • Monday - Friday: \_\_\_\_\_  
 • Saturday: \_\_\_\_\_  
 • Sunday: \_\_\_\_\_  
 • Holidays: \_\_\_\_\_  
 ii. During Operations:  
 • Monday - Friday: \_\_\_\_\_  
 • Saturday: \_\_\_\_\_  
 • Sunday: \_\_\_\_\_  
 • Holidays: \_\_\_\_\_



m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  During construction  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:  
 \_\_\_\_\_  
 \_\_\_\_\_

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: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 • Operation : \_\_\_\_\_ 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: \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• 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:  
\_\_\_\_\_

---

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: \_\_\_\_\_  
\_\_\_\_\_

---

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): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
\_\_\_\_\_

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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 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: \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

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

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ % 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 \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ 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: \_\_\_\_\_  
 \_\_\_\_\_

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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: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> 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: <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: i. Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, give a brief description of how the proposed action may affect that use: _____ _____	
<b>E.3. Designated Public Resources On or Near Project Site</b>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <span style="border: 1px solid black; padding: 2px;">Not classified as "highly productive". see below.</span> <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

<p>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?          If Yes:  <i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site    <input type="checkbox"/> Historic Building or District  <i>ii.</i> Name: _____  <i>iii.</i> Brief description of attributes on which listing is based: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site?          If Yes:  <i>i.</i> Describe possible resource(s): _____  <i>ii.</i> Basis for identification: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?          If Yes:  <i>i.</i> Identify resource: _____  <i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____  <i>iii.</i> Distance between project and resource: _____ miles.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?          If Yes:  <i>i.</i> Identify the name of the river and its designation: _____  <i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No

**F. Additional Information**

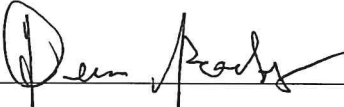
Attach any additional information which may be needed to clarify your project.

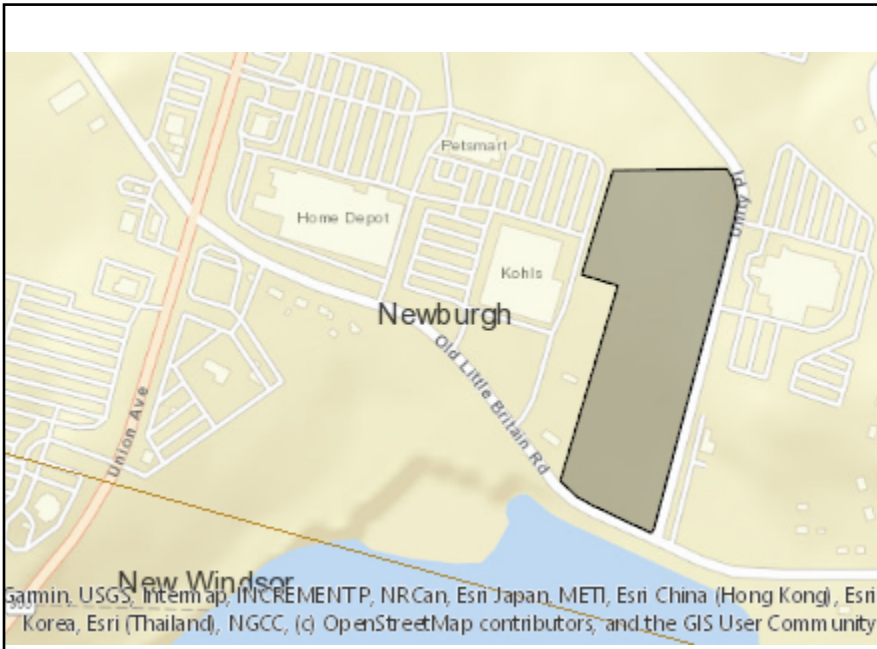
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

Applicant/Sponsor Name Dennis Rocks Date 09-23-2021

Signature  Title Engineer for Applicant



**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]	V00312, 336031, C336031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
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.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
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



Attachment to Full Environmental Assessment Form  
for  
Unity Place Warehouse

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**Page 1, Item A: Owner**

**Property owners:**

**1) Tax Lot 97-2-19.12: Lake View Holding LLC  
Managing Member:**

Ronald K. Barton  
c/o Barton Chevrolet, Inc.  
800 Auto Park Place  
Newburgh, NY 12550  
Tel: (845) 561-8000  
Email: ron@bartoncadillac.com

**2) Tax Lot 97-2-14.1: Unity Place Properties LLC  
Managing Member:**

Ronald K. Barton  
c/o Barton Chevrolet, Inc.  
800 Auto Park Place  
Newburgh, NY 12550  
Tel: (845) 561-8000  
Email: ron@bartoncadillac.com

## Attachment to FEAF

### Item D.2.r.ii Construction

- The following materials to be recycled or salvaged shall be non-hazardous only. Diversion of materials may include donations to charitable organizations or reused on-site.
  - Concrete
  - Concrete Masonry Units (CMU)
  - Metals: (banding, stud trim, ductwork, piping, rebar, roofing, other trim, steel, iron, galvanized sheet steel, stainless steel, aluminum, copper, zinc, lead, brass, and bronze)
- On Site:
  - All construction waste material that will be recycled will be gathered in separate containers and then trucked to a remote location to be off-loaded for sorting and recycling. If requested, subcontractors will provide a letter from recycling facility on their letterhead declaring their recycling rate and listing the receiving facilities/companies that will be purchasing or accepting the recycled or salvaged materials.
  - Each subcontractor will stockpile all construction debris in a designated project area at the end of each workday. All onsite food waste will be disposed of in separate waste bins labeled plastics, papers and metals to be recycled. All salvage or reuse will be identified onsite and will be stored onsite.
  - An on-site pre-construction meeting with subcontractors will be held to reinforce to each subcontractor's key field employees the commitments made by their companies with regard to the project goals and requirements mentioned above.
  - Waste prevention and recycling activities will be discussed at the beginning of each weekly subcontractor coordination meeting to reinforce project goals and communicate progress to date.

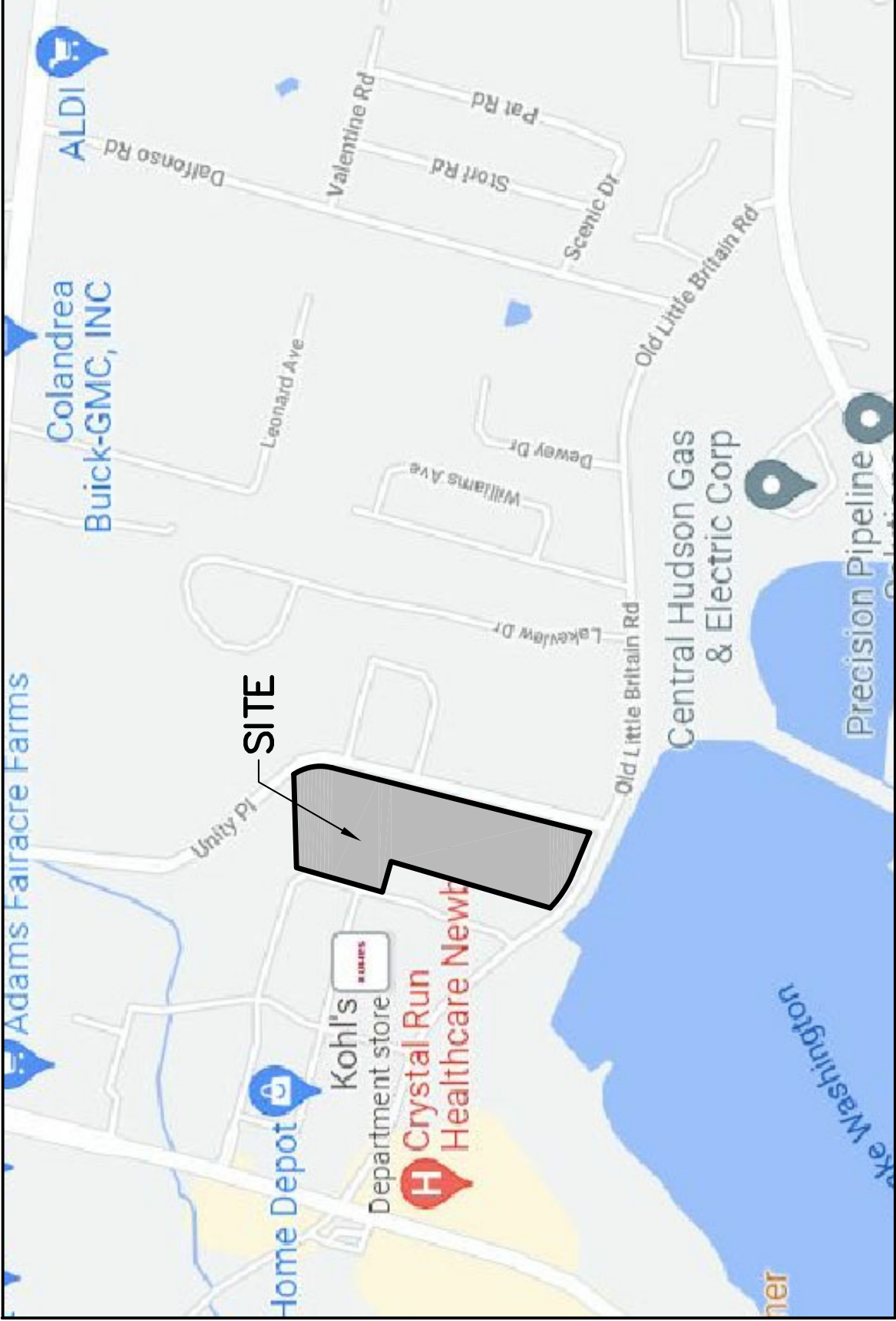
The intent is for this project is to recycle, reuse or salvage at least 75%, by weight, of the waste generated as a result of land clearing and construction activities for this project.

## **Attachment to FEAF**

### **Item D.2.r.ii Operation**

Minimization, recycling or reuse of materials during building occupancy will be obtained by meeting the following criteria, such as:

- **Indoor Water Use Reduction**
  - Intent: Maximize water efficiency within buildings to reduce the burden on municipal water supply and wastewater systems including process water use and process wastewater generation.
  - The proposed building will employ strategies that use 20% to 30% less water than the water use baseline calculated for the building. The domestic water baseline (not including irrigation) is determined by the Energy Policy Act of 1992 fixture performance requirements.
  - Proposed Technologies & Strategies: Use high-efficiency, low flow fixtures, as well as occupant sensors to reduce the potable water demand shall be implemented.
- **Energy Reduction:**
  - Electric Consumption: Proposed design to be a 20% improvement of the annual baseline energy consumption outlined in ASHRAE 90.1-2007
- **Enhanced Indoor Air Quality Strategies:**
  - Intent: Exceed the expected minimum indoor air quality (IAQ) performance to enhance indoor air quality in buildings, thus contributing to the comfort and well-being of the occupants, as well as the overall energy efficiency of the building.
  - The proposed building will exceed the minimum requirements of voluntary consensus standard ASHRAE 62.1-2004, Ventilation for Acceptable Indoor Air Quality. Mechanical ventilation systems shall be designed using the Ventilation Rate Procedure.
  - Proposed Technologies & Strategies: The building shall be designed and constructed to meet the requirements of Sections 4, 5, 6, and 7 of the referenced ASHRAE standard.



VICINITY MAP  
N.T.S.

**PETER D. TORGERSEN,**  
**ENVIRONMENTAL SCIENCES**

110 Town Line Road, Pearl River New York 10965, 845 642 8939 petertorger271@gmail.com

August 5, 2021

Eliot Spitzer

Re: Lot D1 & F1, Unity Place, Newburgh, New York

Dear Mr. Spitzer,

Last Week I walked the above site to determine either the presence or absence of any wetlands, steams or ponds that could inhibit any future development. Except for an existing manmade detention pond I found nothing that fit any description of wetlands. The USACOE does not have jurisdiction over manmade features such as detention ponds or water quality basins that are actively maintained and still functioning as originally designed. There had been a significant amount of rain the night before and except for a few depressions in the wooded portions of the site there were no signs of surface saturation. The site appears to have been significantly disturbed in the past and the recent installation of the municipal road named Unity Place has rerouted any surface water that might have impacted this site. The existing detention pond has a piped outlet and can never flood the site. Neither the national Wetlands Inventory nor the NYSDEC Wetlands Mapper indicate any existing wetlands at this location. The Soils Survey of Orange County shows the south half of this site to have Erie type soils. Erie soils are a type that is known to have a high frequency of having wetlands. In this case there are no dominant plant communities of wetland tolerant vegetation. There are no onsite streams or ditches that connect to the adjacent lake. There are no examples of saturated soil.

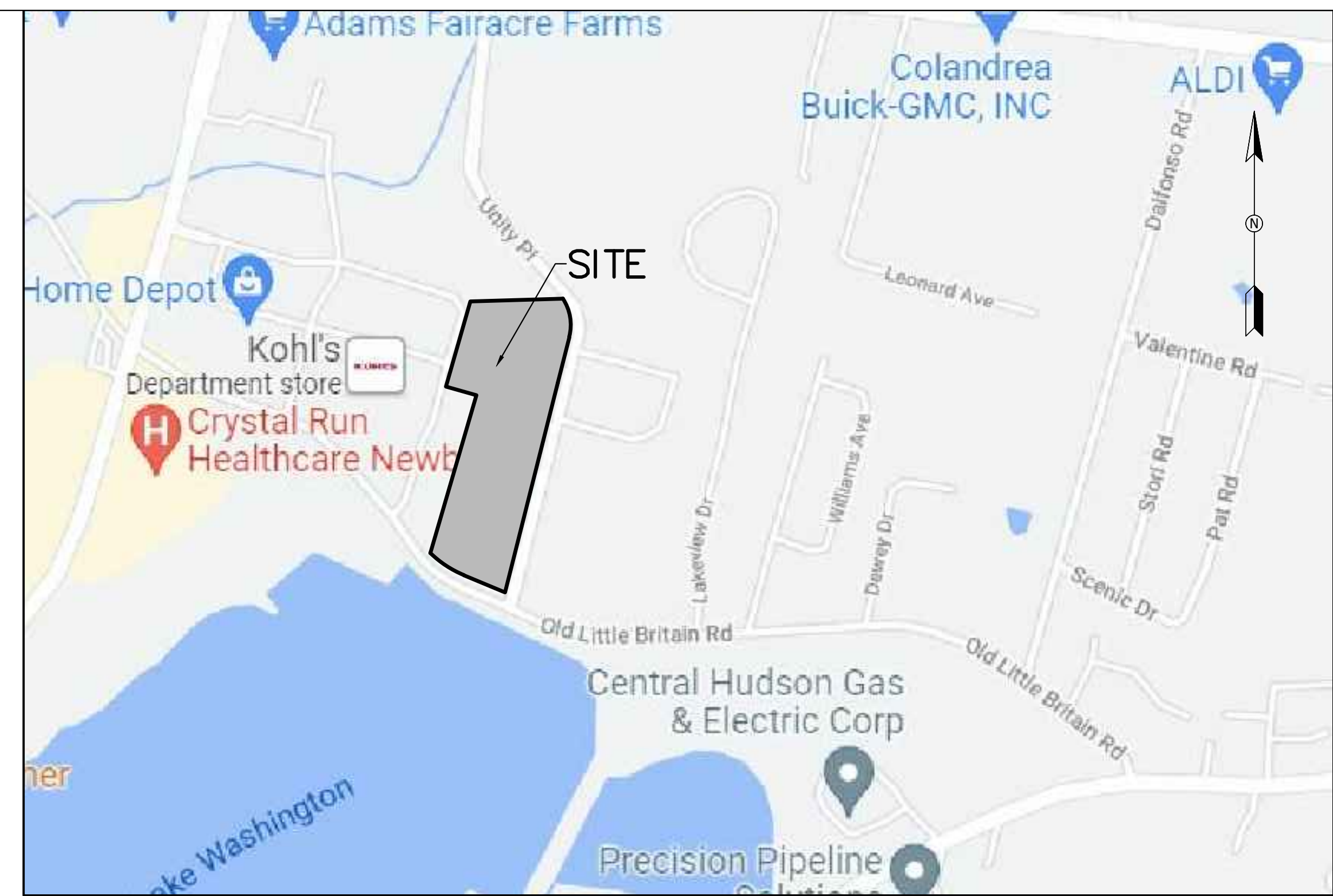
There are no wetlands located on these two adjacent properties.

Yours truly,

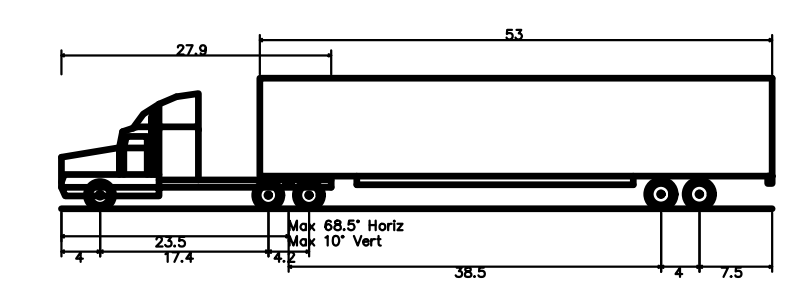
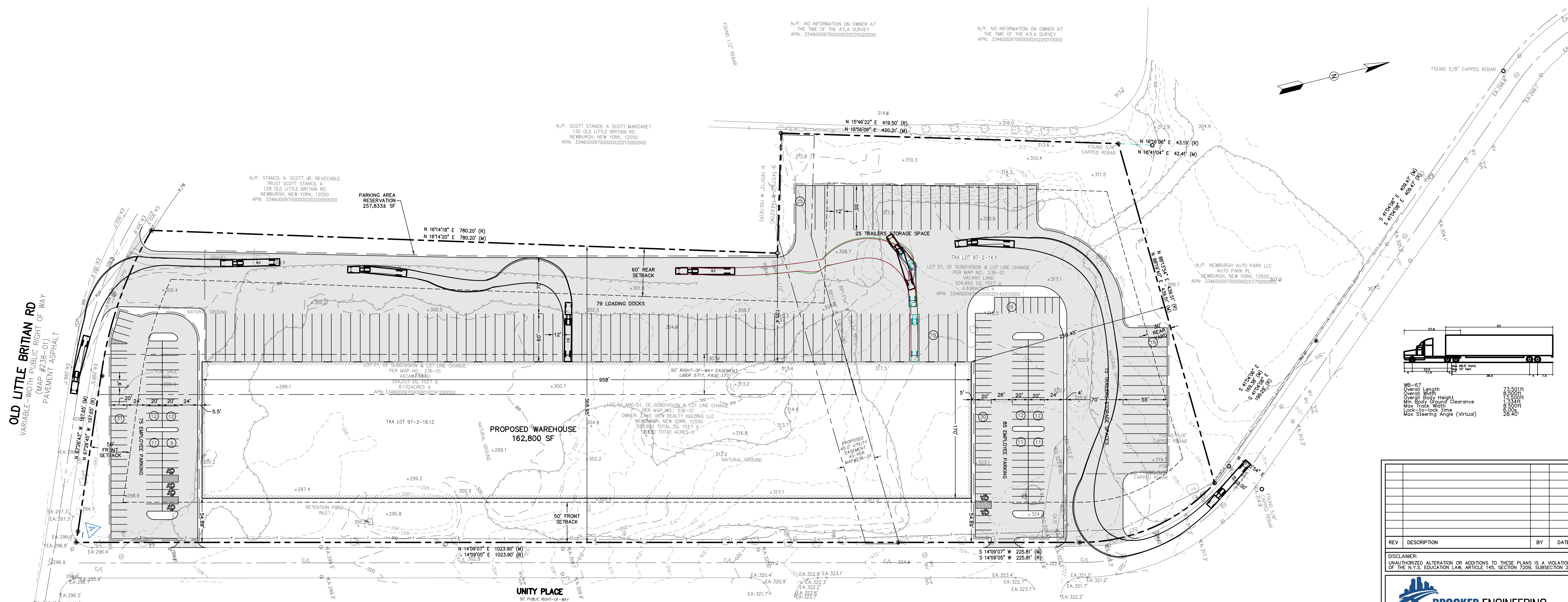
A handwritten signature in cursive script that reads "Peter Torgersen". The signature is written in black ink and is positioned above the printed name.

Peter Torgersen





VICINITY MAP  
SCALE 1"=300'



WB-67	Overall Length	100.00 ft
	Overall Width	8.50 ft
	Overall Body Height	8.50 ft
	Min. Body Ground Clearance	13.50 ft
	Min. Truck Height	8.50 ft
	Lock-to-lock time	6.00 sec
	Max Steering Angle (Virtual)	28.40°

**PARKING CALCULATION:**  
 A) AS PER ZONING CODE § 185-13:  
 1 EMPLOYEE/1,500 SF  
 167,800 SF / 1,500 SF = 109 EMPLOYEES  
 REQUIRED 2 SPACES/3 EMPLOYEES = 109 EMPLOYEES = 73  
 B) AS PER ZONING CODE ATTACHMENT 2, CHART  
 1 PARKING GENERATION RATES:  
 REQUIRED: 0.50 SPACES/1,000 SF GROSS BUILDING AREA (162,800 SF) = 82 SPACES  
 PROVIDED: 160 SPACES (>73 & >82.0K)  
 REQUIRED ADA PARKING: 6  
 PROVIDED ADA PARKING: 6

**SITE PLAN NOTES:**  
 1. TAX LOTS 97-2-141 & 97-2-1912  
 2. AREA OF TRACT: 558,892 SF ± (12.830 AC ±)  
 3. ZONE: IB  
 4. USE: WAREHOUSE, STORAGE AND TRANSPORTATION  
 FACILITIES INCLUDING TRUCK AND BUS TERMINALS.  
 5. PLANNING BOARD SITE PLAN REVIEW USE GROUP: 9  
 RECORDED OWNERS:  
 LAKE VIEW REALTY HOLDING LLC  
 RONALD K. BARTON  
 C/O BARTON CHEVROLET, INC.  
 800 AUTO PART PLACE  
 NEWBURGH, NEW YORK, 12550  
 TAX LOT 97-2-141  
 UNITY PLACE PROPERTIES LLC  
 RONALD K. BARTON  
 C/O BARTON CHEVROLET, INC.  
 800 AUTO PART PLACE  
 NEWBURGH, NEW YORK, 12550

**BULK TABLE**  
 USE SUBJECT TO SITE PLAN REVIEW BY THE PLANNING BOARD: MANUFACTURING, ALTERING, FABRICATING OR PROCESSING PRODUCTS OR MATERIALS INVOLVING THE USE OF ONLY OIL, GAS OR ELECTRICITY FOR FUEL.

	MIN. LOT AREA (SF)	MIN. LOT WIDTH (FEET)	MIN. LOT DEPTH (FEET)	MIN. FRONT YARD (FEET)	MIN. REAR YARD (FEET)	MIN. SIDE YARD (FEET)	MIN. BOTH SIDE YARD (FEET)	MAX. PERMITTED LOT BUILDING COVERAGE (%)	MAX. PERMITTED LOT BUILDING HEIGHT (FEET)	MAX. PERMITTED LOT SURFACE COVERAGE (%)
REQUIRED	40,000	150	150	50	60	30	80	40	40	80
PROPOSED	558,892	1,725	368.95	54.89	135.4	250.45	N/A	29.13	40	76

**LOT BUILDING COVERAGE**  
 IB DISTRICT  
 BUILDING AREA = 162,800 SF  
 LOT AREA = 558,892 SF  
 = (162,800)/(558,892) = 0.29 X 100 = 29%

**MAX. PERMITTED LOT SURFACE COVERAGE**  
 PAVEMENT AREA = 259,793 SF  
 BUILDING AREA = 162,800 SF  
 TOTAL IMPERVIOUS AREA = 422,593 SF  
 SURFACE COVERAGE = (422,593/558,892) = 0.76 X 100 = 76%

REV	DESCRIPTION	BY	DATE

DISCLAIMER:  
 UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.  
 www.BrookerEngineering.com

**BROOKER ENGINEERING, PLLC**  
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
 LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • HYDROLOGICAL • SURVEYING

74 Lafayette Avenue, Suite 501  
 Suffern, NY 10901  
 (845) 357-4411

22 Paris Avenue, Suite 105  
 Rockleigh, NJ 07847  
 (201) 984-1221

PROJECT:  
**UNITY PLACE WAREHOUSE**  
 TOWN OF NEWBURGH  
 ORANGE COUNTY  
 NEW YORK

TITLE:  
**CONCEPT PLAN**

PROJECT NO:	21202	DRAWN:	JO	CHECKED:	DR
SCALE:	1"=50'				
GRAPHIC SCALE:					
DATE:	09/29/2021	DRAWING NO.:	<b>B</b>		