



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

PROJECT NAME: WELLNOW FACILITY
PROJECT NO.: 2022-01
PROJECT LOCATION: SECTION 60, BLOCK 3, LOT 32.11
REVIEW DATE: 14 JANUARY 2022
MEETING DATE: 20 JANUARY 2022
PROJECT REPRESENTATIVE: COLLIERS ENGINEERING

1. The project proposes to demolish an existing bank facility and replace it with a medical office facility. Project maintains almost the exact same footprint of the existing structure. A majority of the pavement on the site is identified to remain as well. The Planning Board may wish to discuss an overlay of the pavement which is to remain to match the look of the revised pavement on the site. Existing drive up lanes and canopy are proposed to be removed.
2. The project is located on a State Highway and submission to NYSDOT should occur.
3. Project is less than 4,000 commercial and is a Type II Action under SEQRA. Dominic Cordisco's comments regarding this should be received.
4. A Demolition Permit is required from the Town of Newburgh Code Department. Notes should be placed on detailed plans regarding the need for a Demolition Permit.
5. The site is part of a shopping center approval. Site was approved under a "Unified Site Plan Concept". Notes should be added to the plans and Approval Resolution stating that the site will be operated and maintained consistent with the rest of the shopping center facility.
6. It is recommended a note be placed on the plans that the building foundation will be staked prior to construction of the foundations as the building is located very close to required setback lines.
7. A parking calculation should be added to the Zoning Bulk Table.
8. The project will result in a reduction in impervious surface from this portion of the shopping center. Two of the existing stormwater management facilities are at least partially located on the site. No additional stormwater quantity or quality control is required. Soil erosion sediment control Plan should be provided with future submissions.
9. Submission to County Planning will be required once detailed plans are provided.
10. Adjoiner's Notices are required to be circulated.

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 | mhpa@mhepc.com

11. The submitted EAF identifies potential habitat for Indiana Bats, however no tree removal is proposed.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in cursive script that reads "Patrick J. Hines".

Patrick J. Hines
Principal

PJH/kbw

TOWN OF NEWBURGH PLANNING BOARD

**APPLICATION PACKAGE
for
SUBDIVISIONS, SITE PLANS,
LOT LINE CHANGES
And
SPECIAL EXCEPTION USE PERMITS**

Procedures and Requirements

July 2013

**TOWN OF NEWBURGH PLANNING BOARD
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550
(845) 564-7804
fax: (845) 564-7802
planningboard@hvc.rr.com**

Upon initial review of a Short Form, the Planning Board may require specific additional environmental information or the preparation of a Long Form. Long Form part 1 should be completed by the applicant. The Board will review and may modify Part 2 prior to making a decision on the SEQRA aspect of the project.

All fees for consulting and professional services that the Planning Board incurs during the review of the applications will be the responsibility of the applicant. An advance deposit for these fees will be required and will be placed in an escrow account with the Town. If the escrow account falls below the 40% of the initial deposit, the applicant will be required to immediately make an additional deposit to the escrow account prior to any further review of the project application by the Planning Board.

Very truly yours,

JOHN P. EWASUTYN, Chairman
Town of Newburgh Planning Board

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots N/A
Lot line change N/A
Site plan review Yes
Clearing and grading N/A
Other N/A

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) None

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

Signature Sumeet Desai Digitally signed by Sumeet Desai
DN: cn=Sumeet Desai, o=City of Orange, ou=City of Orange, email=Sumeet.Desai@cityoforange.com Title Project Manager

Date: 11/15/2021

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.

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

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.

N/A

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.

PROXY

(OWNER) Conew, LLC, a Delaware Limited Liability Company (C/o CoFinance, Inc.),
DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 60 East 42ND Street, Suite 1942

IN THE COUNTY OF Manhattan

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF Tax Lot 60-3-32.11

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND G William Group, LLC & Colliers Engineering & Design CT, PC
_ IS AUTHORIZED TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: Nov 30, 2021


OWNERS SIGNATURE

Renat Yusupov
OWNERS NAME (printed)

NAMES OF ADDITIONAL
REPRESENTATIVES


WITNESS' SIGNATURE

Mark Winter-Gitelson
WITNESS' NAME (printed)

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

 X NONE

 NAME, ADDRESS, RELATIONSHIP OR INTEREST
(financial or otherwise)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

 TOWN BOARD
 X PLANNING BOARD
 ZONING BOARD OF APPEALS
 ZONING ENFORCEMENT OFFICER
 BUILDING INSPECTOR
 OTHER

11/15/2021
DATED

INDIVIDUAL APPLICANT

Sumeet Desai- GWG Project Manager
CORPORATE OR PARTNERSHIP APPLICANT

BY: Sumeet Desai
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)

Digitally signed by Sumeet Desai
DN: C=US, E=sdesai@gwgllo.com,
O=GWG LLC., CN=Sumeet Desai
Date: 2021.11.15 11:59:49-05'00'

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.

APPLICANT'S SIGNATURE

N/A

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.

WINDOWS/SHUTTERS:

Color (also trim if different): Glass and black spandrel glass. Frame is aluminum

Type: Storefront system

DOORS:

Color: glass with aluminum frame

Type (if different than standard door entrée): storefront system

SIGN:

Color: Tan, blue and red

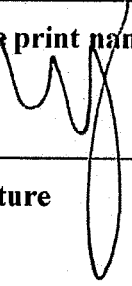
Material: Cultured Stone, Brick, EIFS and Back lit signage.

Square footage of signage of site: 50 s.f.

Michael Busch, Jr., Architect, MB Architecture

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

Signature



WHITEMAN
OSTERMAN
& HANNA LLP

Attorneys at Law
www.woh.com

One Commerce Plaza
Albany, New York 12260
518.487.7600

Thomas A. Shepardson
Partner
518.487.7663 phone
tshepardson@woh.com

December 28, 2021

VIA FEDERAL EXPRESS & EMAIL

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

**RE: *Newburgh Towne Center – WELLNOW
Site Plan & Architectural Review Applications
Environmental Assessment Form***

Dear Chairman Ewasutyn:

This firm represents Conew, LLC, a Delaware limited liability Company (c/o CoFinance, Inc.) (“CoFinance”), the owner of the Newburgh Towne Center shopping center located at the intersection of Meadow Hill Road and Union Avenue – NYS Route 300 in the Town of Newburgh, New York (the “Project Site”). Together with the applicant, G William Group, LLC, CoFinance is seeking to demolish an existing $\pm 3,645$ square foot structure, which was formerly used as a bank, but has been vacant for some time, and redevelop this site with an approximately $\pm 3,515$ square foot WellNow urgent care, medical office facility (the “Project”). The site comprises ± 1.92 acres within the fully approved ± 22.18 acre overall shopping center. Accessory parking is proposed in compliance with the requirements of the Town’s Zoning Law and the site will be fully landscaped pursuant to a proposed Landscaping Plan.

The Project will require site plan and architectural approval from the Town of Newburgh Planning Board (the “Planning Board”).¹

We have enclosed the following for the Planning Board’s consideration:

¹ The Project Site is located in the Town’s Interchange Business (IB) zoning district. Retail uses are permitted in the IB zoning district, subject to site plan approval from the Planning Board.

Narrative Summary

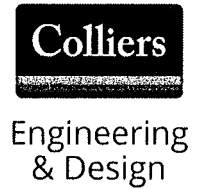
To: Town of Newburgh Planning Board
From: Colliers Engineering & Design
Parcel Info: Tax Lot: 60-3-32.11, Town of Newburgh, Orange County, New York
Date: December 27, 2021
Project No.: 19005844A – Newburgh Towne Center, WellNow Facility
Planning Board No.: 2022-01

Colliers Engineering & Design, has developed the attached Planning Board Application documents, including a Sketch Site Plan for the above referenced parcel. The existing tax lot (60-3-32.11) is approx. 1.92 acres in size and part of the Newburgh Towne Center. The parcel is a corner lot with frontage along NYS Route 300 to the east & frontage along Meadow Hill Road to the south. Commercial uses exist to the north, south, east & west of the property. This site is currently developed with the former Sterling National Bank facility; however, the facility has been vacant for some time. The site is accessed through the main driveways to the Newburgh Towne Center which are located at Meadow Hill Road to the south and NYS Route 300 on the east. The site is located within the Town of Newburgh IB (Interchange Business) zoning district, in which office for business, research and professional use is a permitted use subject to site plan approval from the Planning Board.

The applicant, G William Group, LLC, proposes to demolish the existing building and construct a new 3,515 sq. ft. WellNow urgent care, medical office. The proposed site will maintain a significant amount of existing impervious area to provide the parking and circulation needs for the new building. The total impervious coverage is estimated to be reduced by ±1,500 square feet. The redeveloped site will provide 30 parking spaces where the Zoning Code requires a total of 18 spaces.

The site is located in the Town of Newburgh Consolidated Water District and the Crossroads Sewer District. Water & sanitary sewer lines exist within the Newburgh Towne Center and modified services for each will be extended to the proposed WellNow facility. The estimated flow generated from the use is 1,000 GPD.

555 Hudson Valley Avenue
 Suite 101
 New Windsor New York 112553
 Main: 877 627 3772
 colliersengineering.com



June 17, 2021

Mr. Sumeet Desai
 Project Manager
 G. William Group, LLC
 55 Carter Drive, # 104
 Edison, NJ 08817

Newburgh Towne Center - HomeGoods/WellNow
 Town of Newburgh, Orange County, New York
 Colliers Engineering & Design Project No. 18006812B/19005844A

Dear Mr. Desai,

The Newburgh Towne Center is an approximately 145,000 square foot existing shopping center consisting of a Stop-N-Shop Supermarket, Marshal's and other retail stores, AT&T store and an unoccupied bank (former Sterling National Bank).

It is our understanding that a new retail tenant (HomeGoods) is proposed to replace some 22,000 square feet of existing/vacant space with no building additions for this tenant except for a minor modification to the northern building wall for a loading dock. The proposed HomeGoods store will generate traffic similar to the previous uses (similar retail rates) and would be considered a re-occupancy of the existing retail space.

In addition to the proposed HomeGoods replacing existing/vacant space within the multi-tenant building, the existing vacant bank (3,645 square feet) is proposed to be replaced with a WellNow Urgent Care facility (3,515 s.f.).

Based on information provided by the Institute of Transportation Engineers (ITE) as contained in their report entitled "Trip Generation", 10th Edition, 2017, the re-occupancy of the existing Bank would generate the following:

Bank with Drive-Thru 3,645 Square Feet	Entry		Exit		Total	
	HTGR	Volume	HTGR	Volume	HTGR	Volume
Weekday Peak AM Hour	7.34	27	7.34	27	14.68	54
Weekday Peak PM Hour	10.03	37	10.03	37	20.06	74
Saturday Peak Hour	13.20	48	13.20	48	26.40	96

Based on ITE Land Use 912 - Bank with Drive-Thru



Engineering
& Design

ITE Trip Generation Rates

Attachment 1

Drive-in Bank (912)

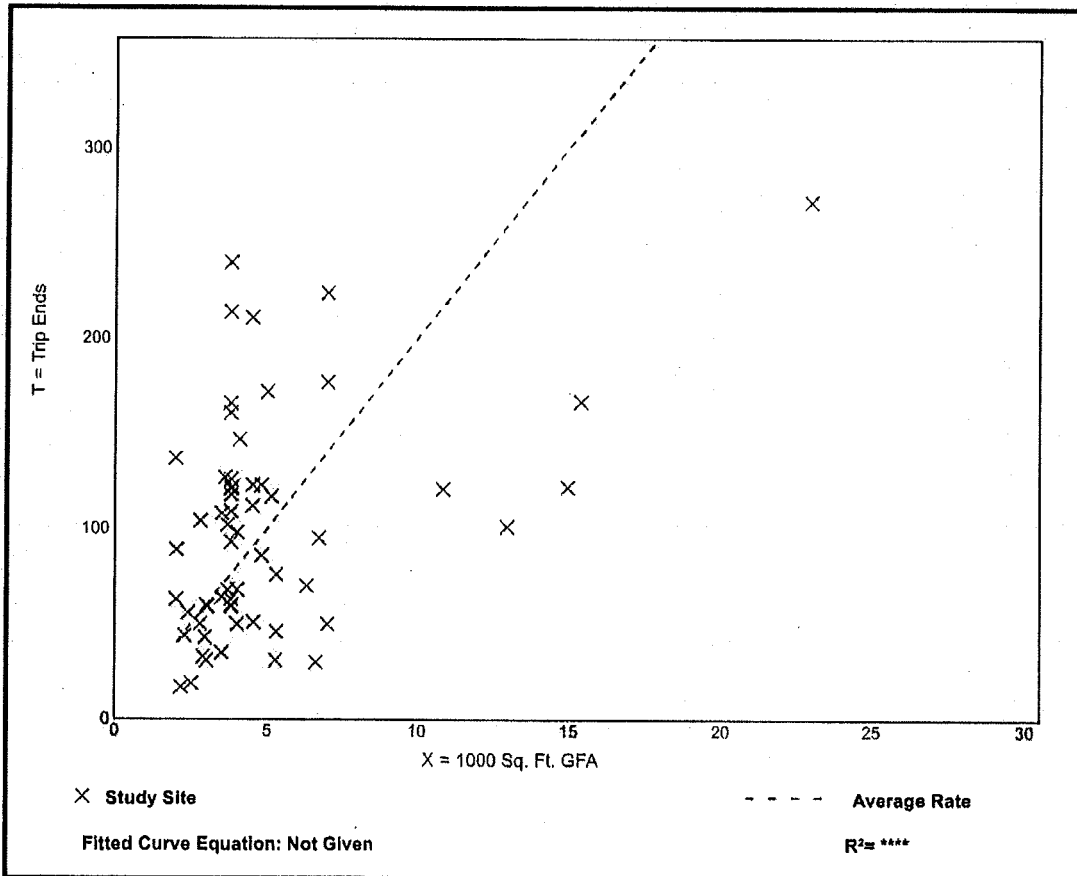
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 59
1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
20.06	4.54 - 68.50	13.13

Data Plot and Equation



Clinic (630)

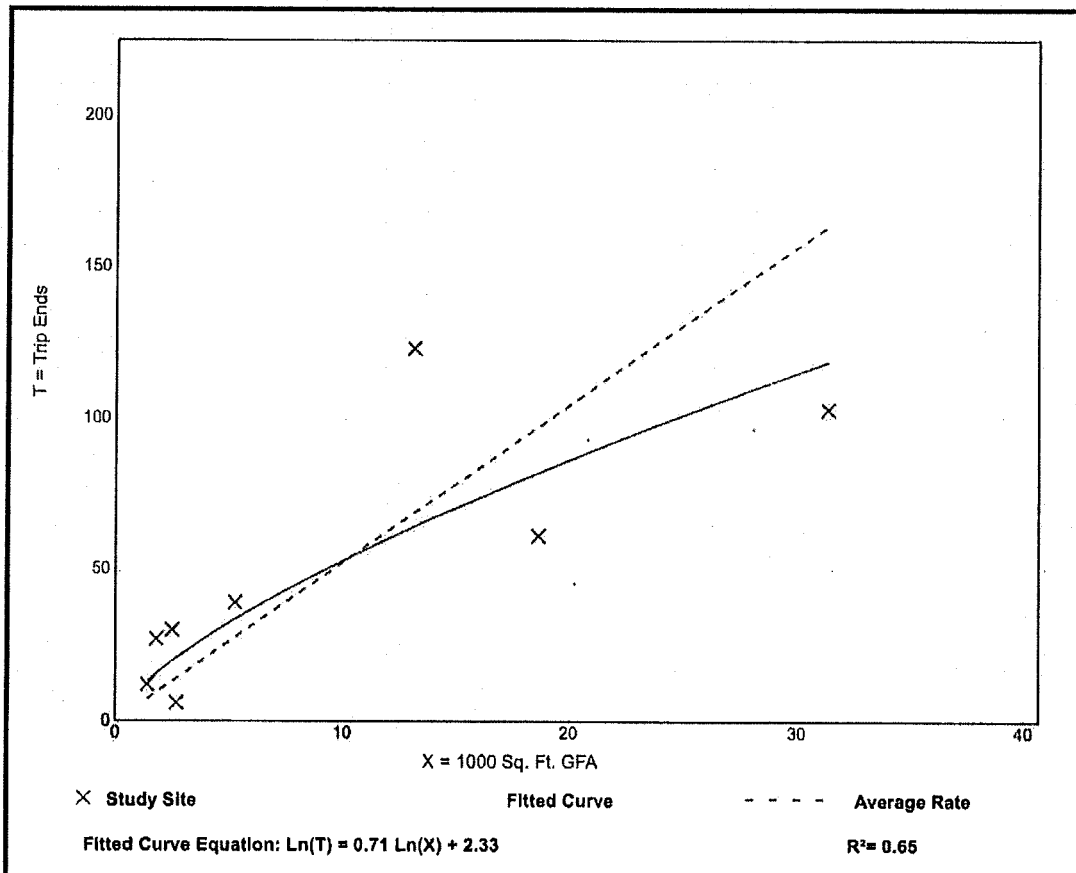
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 8
1000 Sq. Ft. GFA: 10
Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
5.22	2.22 - 15.00	3.37

Data Plot and Equation



**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: WellNOW Facility		
Project Location (describe, and attach a general location map): 1425 NY-300, Newburgh, NY 12550 (SBL: 60-3-32.11, Town of Newburgh) on the west side of NY-300 approx. 900' south of NY-52		
Brief Description of Proposed Action (include purpose or need): The applicant proposes the demolition of the existing, former bank facility and construction of a new WellNOW urgent care medical office (3,515 SF). The remainder of the ±1.92 acre site will substantially remain as developed with parking areas for the facility.		
Name of Applicant/Sponsor: G William Group, LLC (Attn: Sumeet Desai)	Telephone: (732)-494-8370	E-Mail: sdesai@gwglc.com
Address: 55 Carter Drive, #104		
City/PO: Edison	State: NJ	Zip Code: 08817
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): Conew LLC, A Delaware limited liability company (c/o CoFinance, Inc.)	Telephone: (646) 344-3336	E-Mail: ryusufov@cofinancegroup.com
Address: 60 East 42nd Street, Suite 1942		
City/PO: New York	State: NY	Zip Code: 10165

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No

If Yes, what is the zoning classification(s) including any applicable overlay district?

IB (Interchange Business) 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? Newburgh

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

Town of Newburgh Police Department, New York State Police

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

Orange Lake Fire District

d. What parks serve the project site?

Algonquin Park, Cronomer Hill Park, Chadwick Lake Park

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? _____ 1.92 acres

b. Total acreage to be physically disturbed? _____ 0.63 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 22.18 acres

INCLUDES ADJACENT
NEWBURGH TOWNE
CENTER TAX LOTS:
60-3-29.11 & 60-3-32.21

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: _____ 8 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: _____

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: _____ 1,000 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: Newburgh Consolidated Water District
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project?

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: _____

N/A

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

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

If Yes:

i. Total anticipated liquid waste generation per day: _____ 1,000 gallons/day

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

Sanitary wastewater

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

If Yes:

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

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: _____
TBD

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Facility HVAC, X-Ray Machine, Lighting - Provided by Local Utility via Grid

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

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

i. During Construction:

- Monday - Friday: _____ 7 am - 7 pm
- Saturday: _____ 7 am - 7 pm
- Sunday: _____ as permitted
- Holidays: _____ as permitted

ii. During Operations:

- Monday - Friday: _____ 8 am - 8 pm
- Saturday: _____ 8 am - 8 pm
- Sunday: _____ 8 am - 8 pm
- Holidays: _____ 8 am - 8 pm (could vary)

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: _____
 The facility will generate Regulated Medical Waste

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
 Regulated medical waste material generated in research, production and testing of biologicals for health care purposes.

 iii. Specify amount to be handled or generated TBD tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
 None at this time.

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____
 Local NY State facility, TBD.
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:
 N/A

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:
 Commercial/retail uses to the north and east; Supermarket to the west; and Gas Station to the south.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.79	0.75	-0.04
• 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.)	0.09	0.09	0
• Wetlands (freshwater or tidal)	-	-	-
• Non-vegetated (bare rock, earth or fill)	-	-	-
• Other Describe: <u>Landscaped Area</u>	1.04	1.08	+0.04

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ ±3.0 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:

Mdb (Mardin gravelly silt loam)	_____	56.3 %
Ca (Canandaigua silt loam)	_____	43.7 %
	_____	%

d. What is the average depth to the water table on the project site? Average: _____ 4.5 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ 56.3 % of site
 Poorly Drained: _____ 43.7 % of site

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

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

h. Surface water features.

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

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

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

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

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

- Streams: Name N/A Classification _____
- Lakes or Ponds: Name N/A Classification _____
- Wetlands: Name Federal Wetlands (OFF-SITE) Approximate Size 4.72 Acres
- Wetland No. (if regulated by DEC) N/A

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

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

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

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

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

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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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: _____	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: Algonquin Park (Local), Cronomer Hill Park (Local), Chadwick Lake Park (Local)	
<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.): <u>Local Parks (3)</u>	
<i>iii.</i> Distance between project and resource: <u>0.9, 1.4, 2.4 respectively</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

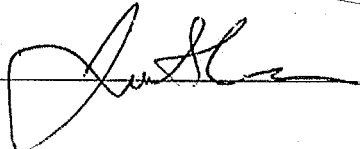
Attach any additional information which may be needed to clarify your project.

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 Justin E. Dates, RLA Date December 27, 2021

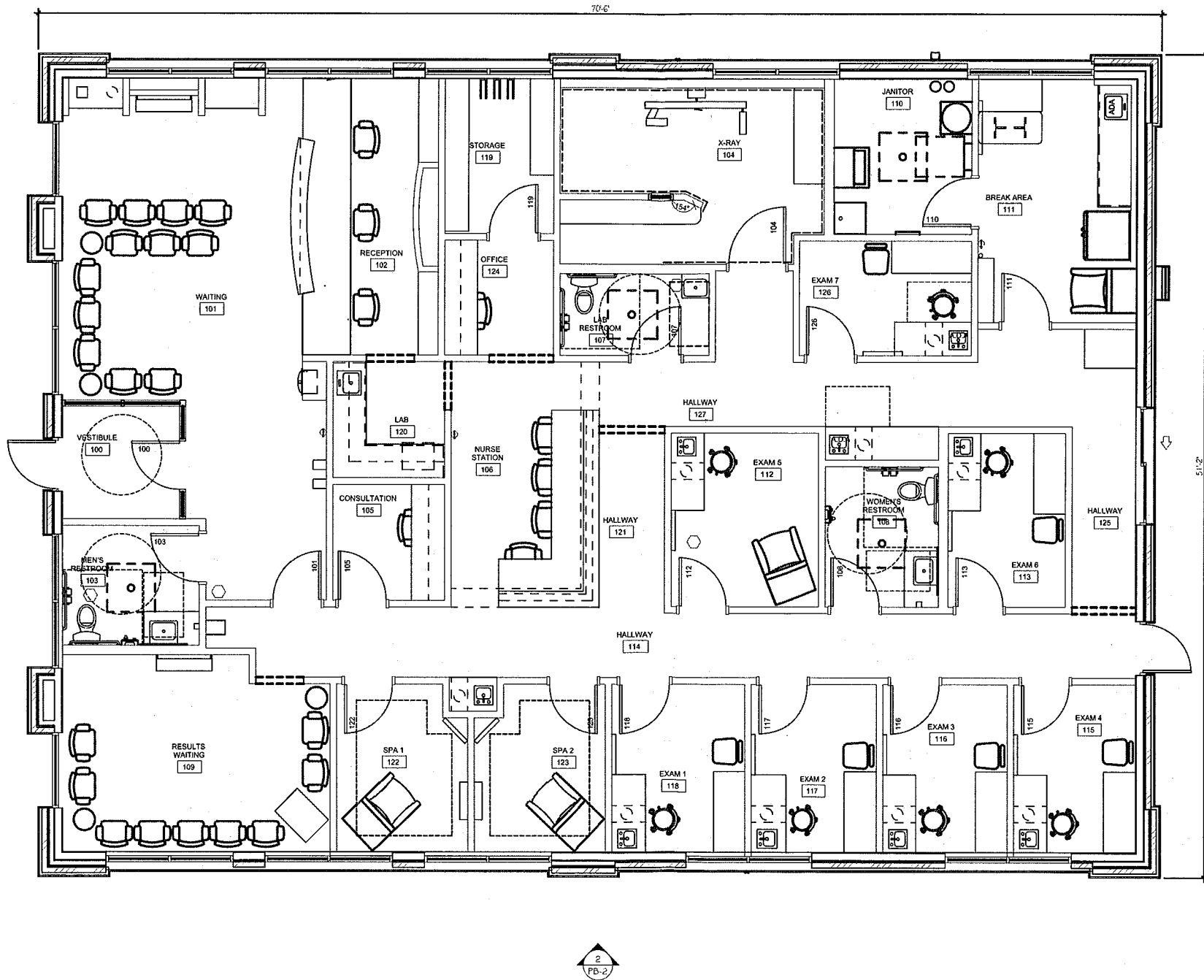
Signature  Title Senior Associate, Colliers Engineering & Design

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

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NOTE:
SEE CIVIL ENGINEERING DRAWINGS FOR INFORMATION
REGARDING THE SITE AND ORIENTATION OF THE BUILDING
ON THE SITE.



PROFESSIONAL LICENSE NUMBER
NY: 040186
EXPIRATION: 10/31/2022

VERSIONS

NO.	DATE	DESCRIPTION
1	11.18.2021	PLANNING REVIEW BOARD

PROJECT

wellnow
URGENT CARE

1425 ROUTE 300
NEWBURGH, NY 12550
NEWBURGH TOWN
CENTER

SHEET TITLE

EXTERIOR ELEVATIONS

SQUARE FT	DRAWN BY
3,515	SK
SCALE	CHECKED BY
AS NOTED	MB
SHEET NO.	PROJECT
PB-1	21-027

KEY NOTES

TAG #	NOTE
1	STONE VENEER MFR: DUTCH QUALITY COLOR: SIENNA DRystack WESTERN LIME CORP W-5
2	PRECAST CONCRETE SILL MFR: STONECAST COLOR: LIMESTONE MORTAR: WESTERN LIME CORP W-5
3	MODULAR BRICK VENEER MFR: FINE HALL BRICK COLOR: BROWNS FERRY MORTAR: WESTERN LIME CORP W-11
4	EFS 1 MFR: DRYVIT STYLE: OUTSULATION PLUS MD TEXTURE: SANDPAPER FINE COLOR: 110 VAN DYKE
5	EFS 2 MFR: DRYVIT STYLE: OUTSULATION PLUS MD TEXTURE: SANDPAPER FINE COLOR: 302 TAMALE
6	THERMALLY BROKEN ALUMINUM FRAME W/ INSULATED GLAZING
7	THERMALLY BROKEN ALUMINUM FRAME W/ INSULATED SPANDREL GLAZING
8	PREFINISHED METAL COPING MFR: PRESTONE LINA CLAD COLOR: REGAL RED
9	METAL PANELED ALUMINUM FRAME AWNING BY TENANT AS SEPERATE SUBMITTAL COLOR: RED



SEE ELEVATION 1/PB-4 FOR EXTERIOR ELEVATION WITH COLOR

1 FRONT ELEVATION

1/4" = 1'-0"



SEE ELEVATION 2/PB-4 FOR EXTERIOR ELEVATION WITH COLOR

2 LEFT ELEVATION

1/4" = 1'-0"

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1425 ROUTE 300
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NEWBURGH TOWN
CENTER

SHEET TITLE

EXTERIOR ELEVATIONS

SQ. FT. 3,515	DRAWN BY SK
SCALE AS NOTED	CHECKED BY MB
	PROJECT 21-027

SHEET NO.

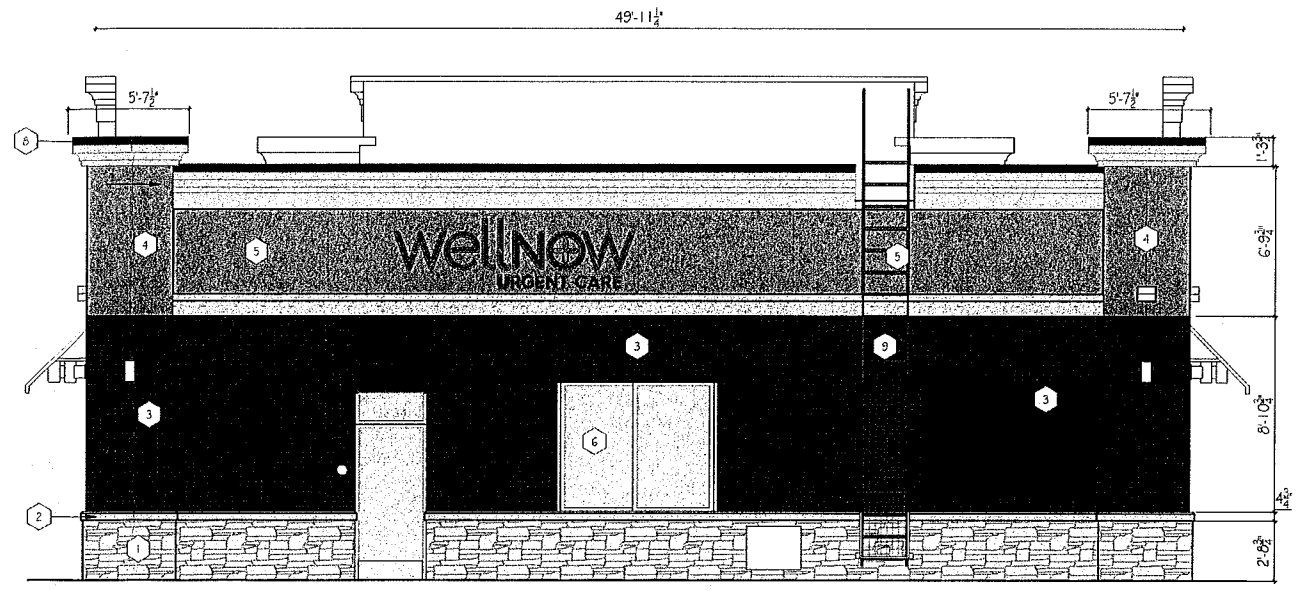
PB-2

KEY NOTES

TAG #	NOTE
1	STONE VENEER MFR: DUTCH QUALITY COLOR: SINNA DRYSTACK WESTERN LIME CORP W-5
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6	THERMALLY BROKEN ALUMINUM FRAME W/ INSULATED GLAZING
7	THERMALLY BROKEN ALUMINUM FRAME W/ INSULATED SPANPANEL GLAZING
8	PREFINISHED METAL COPING MFR: FIRESTONE UVA-CLAD COLOR: RECAL RED
9	METAL PANELLED ALUMINUM FRAME AWNING BY TENANT AS SEPARATE SUBMITTAL COLOR: RED

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1 BACK ELEVATION
1/4" = 1'-0"



SEE ELEVATION 3/PB-4 FOR EXTERIOR ELEVATION WITH COLOR

2 RIGHT ELEVATION
1/4" = 1'-0"

PROFESSIONAL LICENSE NUMBER
NY: 040188
EXPIRATION: 10/31/2022

VERSIONS

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PROJECT

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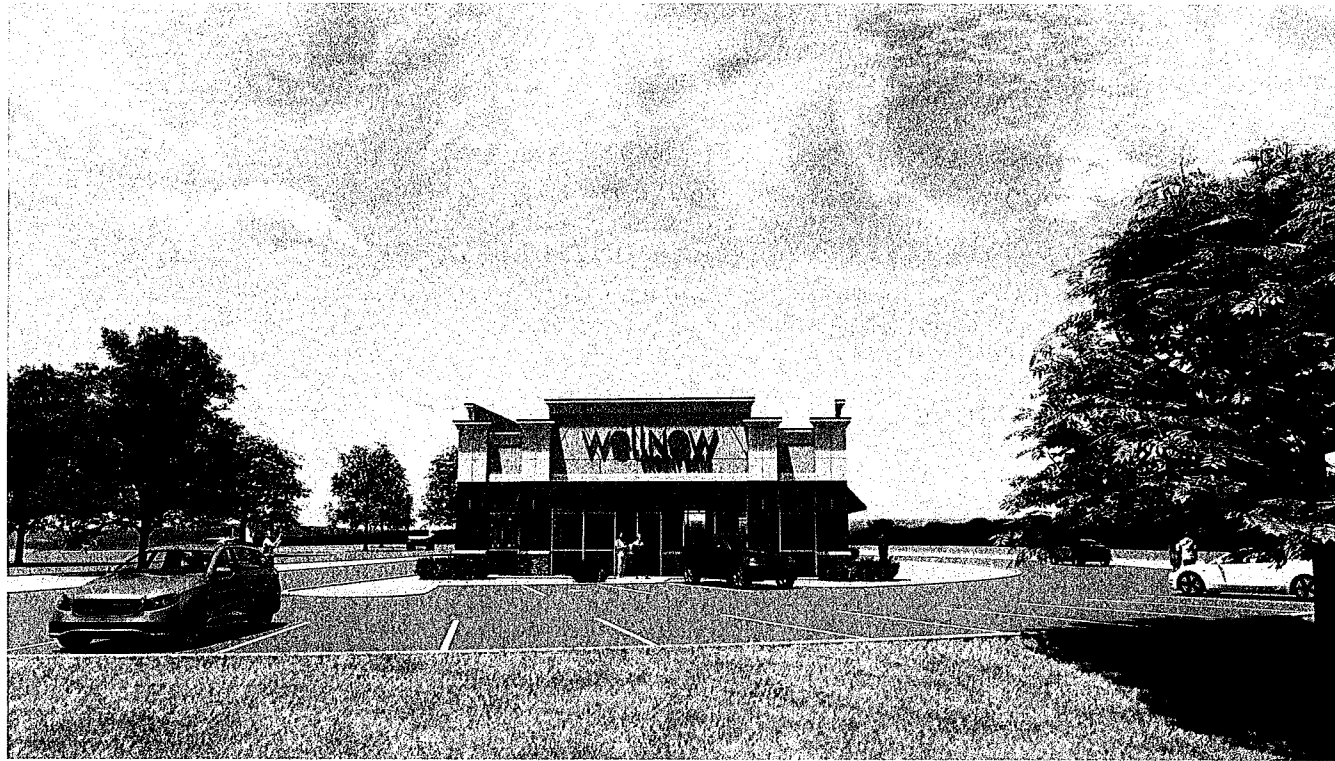
SHEET TITLE

EXTERIOR ELEVATIONS

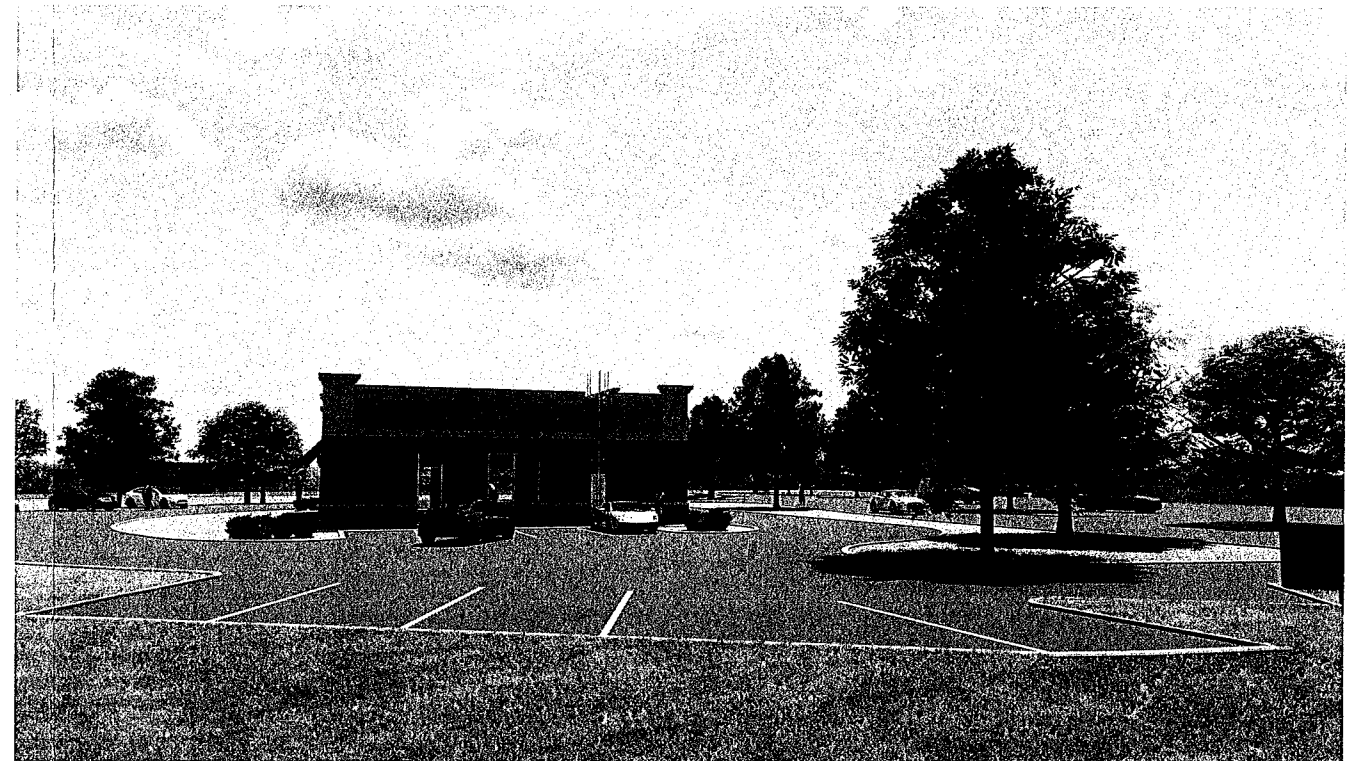
SQUARE FT 3,515	DRAWN BY SK
SCALE AS NOTED	CHECKED BY MB
SHEET NO.	PROJECT 21-027

PB-3

FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION ONE



SIDE ELEVATION TWO



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PROJECT

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NEWBURGH, NY 12550
NEWBURGH TOWN
CENTER

SHEET TITLE

EXTERIOR RENDERINGS

SQUARE FT 3,515	DRAWN BY LT
SCALE AS NOTED	CHECKED BY MB
SHEET NO.	PROJECT 21-027

PB-3