



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

**PROJECT NAME:** 100 ROUTE 17K LLC – EV CHARGING STATIONS  
**PROJECT NO.:** 26-10  
**PROJECT LOCATION:** SECTION 95, BLOCK 1, LOT 49.2  
**REVIEW DATE:** 27 APRIL 2026  
**MEETING DATE:** 7 MAY 2026  
**PROJECT REPRESENTATIVE:** NICHOLAS GASPARO, WOOD HOLLOW DESIGNS

1. The EAF identifies habitat for two threatened or endangered species Upland Sandpiper and Indiana Bat. Potential impacts should be coordinated with NYSDEC Natural Heritage Program.
2. Numerous monitoring well sites are depicted. Information pertaining to site contamination / remediation should be identified.
3. Project is located on New York State Route 17K. Orange County Planning review and NYSDOT Informational Notification should be undertaken.
4. The application identifies the site in the B Business Zoning District. The project site is located in the Town IB Interchange Business Zoning District.
5. Air pumps exist in the proposed area for the charging stations. Are these air pumps proposed to be relocated? If they are to be relocated, the location should be depicted on the plan.
6. The zoning bulk table identifies pre-existing nonconformities on the site including lot area 0.92 acres required where 0.78 acres is provided and rear yard 60 feet required where 58 is provided. It is noted the bulk table contains +/- symbols. Actual distances should be provided in the bulk table.
7. The front yard setback for Route 17K requires 60 feet based on Town Code Section 55-18C(4)(b).
8. The site is located on NYS Route 17K which has specific landscape buffer requirements along the State Highway. Town Code Section 185-18(C)(4)(C) requires for all new development projects, the first 35 feet of front yard along all properties on 17K from the City of Newburgh west to the Town of Montgomery shall be landscaped. Parking of vehicles shall not be permitted in these landscaped areas. Thirty five foot dimension shall be expanded to 45 feet for all properties on Route 17K which are within 350 feet of the intersection of centerlines of intersecting street.

**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

9. Adjoiners Notices must be circulated after this meeting.

Respectfully submitted,

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



Patrick J. Hines  
Principal

PJH/kmm



Quinn M. Mullarkey, P.E.  
Senior Engineer

Town of Newburgh Planning Board

100 Route 17K LLC – EV Chargers (PB #26-10)

Link for Plan Set

<https://mhepc.egnyte.com/fl/JYDmDxKH83RJ>

## PROJECT NARRATIVE

100 Route 17K, Newburgh, NY

Woodhollow Contracting Corp / Woodhollow Energy Partners

*Project 26-10*

---

### Project Overview

Woodhollow Energy Partners proposes the **turnkey design, supply, and installation** of a high-capacity electric vehicle (EV) fast-charging system at **100 Route 17K, Newburgh, New York**.

This project will deliver a **640 kW DC fast charging (DCFC) system**, supported by all necessary electrical and civil infrastructure to meet both **current demand and future EV adoption growth**. The installation is designed to provide reliable, high-speed charging while ensuring long-term operational efficiency and scalability.

To maximize long-term value and reduce future construction costs, the system will be **strategically future-proofed** for the addition of a third high-power dispenser. All conduits, foundations, and electrical infrastructure will be pre-installed and sized to allow **seamless plug-and-play expansion**.

---

### Major Electrical Equipment

- Supply and installation of **(1) 1200A switchgear (480V, 3-phase), Central Hudson approved**
  - Installation of **two (2) 320 kW DC Fast Chargers** (dual-port configuration)
  - Installation of **one (1) 640 kW Power Cabinet**
  - Installation of a **new pad-mounted transformer**, coordinated with utility requirements
- 

### Electrical Infrastructure

- Installation of all **conduit, wiring, grounding, and terminations** in full compliance with NEC standards
- Installation of **medium-voltage cabling** per utility specifications
- Integration with **utility transformer vault and service infrastructure**

---

## **Conductors & Grounding**

- Supply and installation of all **primary and secondary conductors**
- Installation of a complete **grounding system**, including rods, bonding, and grounding conductors per code
- Execution of all **medium-voltage terminations and connections**
- Installation of all required miscellaneous electrical components

---

## **Civil Scope of Work**

- **Demolition, excavation, and trenching** for underground infrastructure
- Construction of **reinforced concrete foundations** for EV chargers and electrical equipment pads
- **Asphalt restoration and paving**, returning the site to original or improved condition

---

## **Site Services**

- Installation of **temporary fencing** and full compliance with site safety requirements
- **Trucking, hauling, and material disposal**
- Final site restoration including:
  - Asphalt sealing
  - Line striping
  - Landscaping restoration

---

Woodhollow Energy Partners is committed to delivering a **high-performance, scalable, and future-ready EV charging solution**. This project is designed to meet today's needs while anticipating tomorrow's growth, representing a **strategic investment in infrastructure, sustainability, and long-term value creation**.

**TOWN OF NEWBURGH PLANNING BOARD**

**PROJECT NAME:** 100 RTE 17K NEWBURGH NY Project 2610

**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 rejection of the application.**

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

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

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


---



---
- 38. NA 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.  


---



---
- 39. NA 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: Robert K. Ceriello  
 Licensed Professional -Signature  
 Print Name: ROBERT K. CERIELLO  
 Date: 3/30/2026

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.

Date Prepared: 3/30/2026

TOWN OF NEWBURGH  
APPLICATION FOR  
SUBDIVISION/SITE PLAN REVIEW

RETURN TO: Town of Newburgh Planning Board  
21 Hudson Valley Professional Plaza  
Newburgh, New York 12550

DATE RECEIVED: \_\_\_\_\_ TOWN FILE NO: 26-10  
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):  
100 RTE 17K NEWBURGH NY 26-10

2. Owner of Lands to be reviewed:  
Name 100 ROUTE 17K LLC  
Address 601 PORT WASHINGTON BLVD, PORT WASHINGTON NY 11050  
Phone 516-780-2969  
Email syedempires@gmail.com

3. Applicant Information (If different than owner):  
Name Woodhollow Contracting Corp.  
Address 103 SCHOOL ST, LINDENHURST NY 1175

Representative NICHOLAS GASPARO  
Phone 516-824-5916  
Email PERMITS@WOODHOLLOWDESIGNS.COI

4. Subdivision/Site Plan prepared by:  
Name ROBERT K. CERIELLO  
Address 24 Michaels Lane, East Islip, NY 11731  
Phone 516-356-1662  
Email Robert.Ceriello@cej-ny.com

5. Location of lands to be reviewed:  
100 RTE 17K NEWBURGH NY

6. Zone B - Business District Fire District FD030-ORANGE 1k fire  
Acreage 202x171 School District Newburgh

7. Tax Map: Section 95 Block 1 Lot 49.2

Project 2610

TOWN OF NEWBURGH  
APPLICATION FOR CLEARING AND GRADING

Name of applicant: Woodhollow Contracting Corp  
Name of owner on premises: 100 ROUTE 17K LLC  
Address of owner: 601 PORT WASHINGTON BLVD, PORT WASHINGTON NY 11050  
Telephone number of owner: \_\_\_\_\_  
Telephone number of applicant: 516-827-5916  
State whether applicant is owner, lessee, agent, architect, engineer or contractor:  
CONTRACTOR  
Location of land on which proposed work will be done: 100 RT 17K NEWBURGH NY

Section: 95 Block: 1 Lot: 49.2 Sub. Div.: \_\_\_\_\_  
Zoning District of Property: \_\_\_\_\_ Size of Lot: 202x171  
Area of lot to be cleared or graded: NA  
Proposed completion of date: TBD

EAF: Time of year limitations exist for Threatened and Endangered Species-  
Identify Species & dates if applicable:

Upland Sandpiper. Indiana Bat

Name of contractor/agent, if different than owner: \_\_\_\_\_  
Address: 103 SCHOOL STREET, LINDENHURST NY 11757  
Telephone number: 516-827-5916  
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: 12/30/2025

Signature of applicant (if different than owner): 

TOWN ACTION:

Examined: \_\_\_\_\_ 20 \_\_\_\_\_  
Approved: \_\_\_\_\_ 20 \_\_\_\_\_  
Disapproved: \_\_\_\_\_ 20 \_\_\_\_\_

**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, landscape consultant, traffic consultant), 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.

Town of Newburgh Code Chapter 104-2. Planning, Zoning and Building fees, Section E(2)(e) states: If the escrow account falls below 40% of the initial deposit, the Planning Board may, if recommended by the consulting engineer, planner or attorney, require that the applicant pay additional funds into the escrow account up to 75% of the initial deposit.

  
 \_\_\_\_\_  
 APPLICANT'S SIGNATURE

WOODHOLLOW CONTRACTING CORP  
 \_\_\_\_\_  
 APPLICANT'S NAME-- PRINTED

12/30/2025  
 \_\_\_\_\_  
 DATE

PROXY

(OWNER) 100 ROUTE 17K LLC, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 601 PORT WASHINGTON BLVD, PORT WASHINGTON NY 11050  
IN THE COUNTY OF NASSAU  
AND STATE OF NEW YORK

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

Address: 100 RTE 17K, NEWBURGH NY

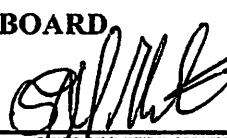
Section 95 Block 1 Lot 49.2

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH  
PLANNING BOARD AND WOODHOLLOW CONTRACTING CORP IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD

DATED: 09-26-26



OWNERS SIGNATURE

SYED HUSSAIN

OWNERS NAME (printed)

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

NAMES OF ADDITIONAL REPRESENTATIVES

Mary Hansen  
WITNESS' SIGNATURE

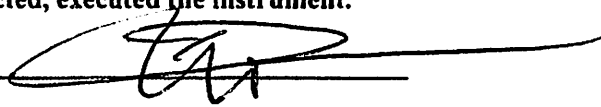
MARY HANSEN  
WITNESS' NAME (printed)

STATE OF NEW YORK )  
  )SS.:  
COUNTY OF ORANGE Quas )

On the 26 day of March 2026, before me, the undersigned,  
a Notary Public in and for said State, personally appeared, SYED HUSSAIN,  
personally known to me or proved to me on the basis of satisfactory evidence to be the  
individual whose name is subscribed to the within instrument and acknowledged to me that he  
executed the same in his capacity, and that by his signature on the instrument, the individual,  
or the person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

GHUN GUN PARK  
Notary Public, State of New York  
No. 01PA6288286  
Qualified in Queens County  
Commission Expires 09-03-2029



**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.

3/26/20  
DATED

  
APPLICANT'S SIGNATURE

WOODHOLLOW CONTRACTING CORP  
APPLICANT'S 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.

3/26/2026

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

  
\_\_\_\_\_  
**APPLICANT'S SIGNATURE**

**WOODHOLLOW CONTRACTING CORP**  
**APPLICANT'S NAME - PRINTED**



**AGRICULTURAL NOTE**

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

N/A

Property adjacent to lots ( ) 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.

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

26-10

**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)

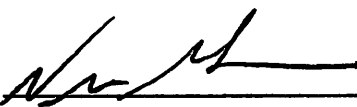
Name and address of the applicant: WOODHOLLOW CONTRACTING CORP

Description of the proposed project: INSTALL EV CHARGERS

Location of the proposed project: 100 RTE 17K, NEWBURGH NY  
EXISTING GAS STATION IN EXISTING PARKING SPACE

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: NA

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

WOODHOLLOW CONTRACTING CORP  
APPLICANT'S NAME - PRINTED

3/26/26

DATE

26-10

**ARCHITECTURAL REVIEW FORM**  
**TOWN OF NEWBURGH PLANNING BOARD**

**DATE:** 3/26/2026

**NAME OF PROJECT:** 100 RTE 17K, NEWBURGH NY

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

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

Type (steel, wood, block, split block, etc.) N/A

**COLOR OF THE EXTERIOR OF BUILDING:** N/A

**ACCENT TRIM:** N/A

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

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

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

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

**ROOF:** N/A

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

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

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

**WINDOWS/SHUTTERS:** N/A

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

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

**DOORS:** N/A

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

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

**SIGN:** N/A

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


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

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

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

WOODHOLLOW CONTRACTING CORP

**Name and Title (owner, agent, builder, superintendent of job, etc.)- Printed**

 \_\_\_\_\_

**Applicant's Signature**

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

Project 26-10

**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: 100 Route 17K EV CHARGER PROJECT		
Project Location (describe, and attach a general location map): 100 Route 17K, Newburgh NY		
Brief Description of Proposed Action (include purpose or need): Install (2) x Dc High-Power Autel DC Fast Chargers 640kw power cabinet. <input type="checkbox"/> Service Installation: Provide and install 1,200 A 480 V 3-phase service, transformer, and switchgear. <input type="checkbox"/> Coordinate primary service with Central Hudson, including vault and conduit installation to transformer pad. <input type="checkbox"/> Civil Work: Install transformer pad, trenching, asphalt/concrete restoration, curbing, and bollards. <input type="checkbox"/> Electrical Work: Install feeders, CT cabinet, disconnects, conduit, wire pulls, and grounding		
Name of Applicant/Sponsor: Woodhollow Contracting Corp	Telephone: 516-827-5916	E-Mail: permits@woodhollowdesigns.com
Address: 103 School St		
City/PO: Lindenhurst	State: NY	Zip Code: 11757
Project Contact (if not same as sponsor; give name and title/role): Nicholas Gasparo, CEO/Master Electrician	Telephone: 631-432-0546	E-Mail: permits@woodhollowdesigns.com
Address: 103 School St		
City/PO: Lindenhurst	State: NY	Zip Code: 11757
Property Owner (if not same as sponsor): 100 Route 17K LLC	Telephone:	E-Mail:
Address: 601 Port Washington Blvd		
City/PO: Port Washington	State: NY	Zip Code: 11050

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

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?  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? Newburgh

b. What police or other public protection forces serve the project site?  
Town of Newburgh Police Department

c. Which fire protection and emergency medical services serve the project site?  
FD030-Orange lk Fire

d. What parks serve the project site?  
Cronomer Hill Park and Algonquin 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 Gas Station EV Charger Installation

b. a. Total acreage of the site of the proposed action? 202x171 Ft 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? 202x171 Ft 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?  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?  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 Hydrofluorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

---

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

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

---

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

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ 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 ½ mile of the proposed site?  Yes  No

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

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

---

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

If Yes:

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

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

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

---

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration: \_\_\_\_\_

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

---

n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: \_\_\_\_\_

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

EXISTING GAS STATION

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: \_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

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

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): 336089, 336088  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
Not affected/Cleared

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? \_\_\_\_\_ N/A 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:

sand	_____	_____ %
silt	_____	_____ %
gravel	_____	_____ %

d. What is the average depth to the water table on the project site? Average: unknown 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 none Classification \_\_\_\_\_
- Lakes or Ponds: Name none Classification \_\_\_\_\_
- Wetlands: Name none Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) none

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No

If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

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

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

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

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

If Yes:

i. Name of aquifer: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 Upland Sandpiper \_\_\_\_\_ Indiana Bat \_\_\_\_\_  
 \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No  
 If Yes:  
 i. Species and listing (endangered or threatened): \_\_\_\_\_  
 Upland Sandpiper, Indiana Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No  
 If Yes:  
 i. Species and listing: \_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

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

If Yes:

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

ii. Name: \_\_\_\_\_

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

---

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

---

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

If Yes:

i. Describe possible resource(s): \_\_\_\_\_

ii. Basis for identification: \_\_\_\_\_

---

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

If Yes:

i. Identify resource: \_\_\_\_\_

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

iii. Distance between project and resource: \_\_\_\_\_ miles.

---

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

If Yes:

i. Identify the name of the river and its designation: \_\_\_\_\_

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

**F. Additional Information**

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

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

**G. Verification**

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

Applicant/Sponsor Name Woodhollow Contracting Corp Date 12/30/2025

Signature [Signature] Title CEO



E.2.i. [Rare Plants]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Upland Sandpiper, 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



2610



Workers' Compensation Board

CERTIFICATE OF NYS WORKERS' COMPENSATION INSURANCE COVERAGE

Form with fields for: 1a. Legal Name & Address of Insured, 1b. Business Telephone Number of Insured, 1c. NYS Unemployment Insurance Employer Registration Number of Insured, 1d. Federal Employer Identification Number of Insured or Social Security Number, 2. Name and Address of Entity Requesting Proof of Coverage, 3a. Name of Insurance Carrier, 3b. Policy Number of Entity Listed in Box "1a", 3c. Policy effective period, 3d. The Proprietor, Partners or Executive Officers are

This certifies that the insurance carrier indicated above in box "3" insures the business referenced above in box "1a" for workers' compensation under the New York State Workers' Compensation Law. (To use this form, New York (NY) must be listed under Item 3A on the INFORMATION PAGE of the workers' compensation insurance policy). The Insurance Carrier or its licensed agent will send this Certificate of Insurance to the entity listed above as the certificate holder in box "2".

The insurance carrier must notify the above certificate holder and the Workers' Compensation Board within 10 days IF a policy is canceled due to nonpayment of premiums or within 30 days IF there are reasons other than nonpayment of premiums that cancel the policy or eliminate the insured from the coverage indicated on this Certificate. (These notices may be sent by regular mail.) Otherwise, this Certificate is valid for one year after this form is approved by the insurance carrier or its licensed agent, or until the policy expiration date listed in box "3c", whichever is earlier.

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policy listed, nor does it confer any rights or responsibilities beyond those contained in the referenced policy.

This certificate may be used as evidence of a Workers' Compensation contract of insurance only while the underlying policy is in effect.

Please Note: Upon cancellation of the workers' compensation policy indicated on this form, if the business continues to be named on a permit, license or contract issued by a certificate holder, the business must provide that certificate holder with a new Certificate of Workers' Compensation Coverage or other authorized proof that the business is complying with the mandatory coverage requirements of the New York State Workers' Compensation Law.

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has the coverage as depicted on this form.

Approved by: Robin D Cohen (Print name of authorized representative or licensed agent of insurance carrier)

Approved by: Robin D Cohen (Signature) 11/14/2025 (Date)

Title: Vice President

Telephone Number of authorized representative or licensed agent of insurance carrier: 631-434-6666

Please Note: Only insurance carriers and their licensed agents are authorized to issue Form C-105.2. Insurance brokers are NOT authorized to issue it.

2610

# Electrician's License



License No 919

## Orange County New York

IT IS HEREBY CERTIFIED THAT **Nicholas Gasparo**  
DOING BUSINESS AS **Woodhollow Contr Corp**

HAS BEEN EXAMINED BY THE ELECTRICAL LICENSING BOARD OF ORANGE COUNTY  
AND HAS BEEN FOUND COMPETENT AND IS HEREBY GRANTED THIS

MASTER ELECTRICIAN LICENSE

AND IS PERMITTED TO PERFORM ELECTRICAL WORK IN THE COUNTY OF ORANGE, NEW  
YORK, PURSUANT TO LOCAL LAW NUMBER 8 OF 2007, AS AMENDED AND IN  
ACCORDANCE WITH THE RULES AND REGULATIONS SET FORTH IN LOCAL LAW  
NUMBER 8 OF 2007.

THIS LICENSE SHALL EXPIRE 11/30/2026

BOARD OF ELECTRICAL LICENSING

Ray S. Pantel - Chairman

Frank Saladino - Secretary

26-10

Orange County



Image Mate Online

Navigation GIS Map Tax Maps | DTF Links

Help Contact Us Log In

**Commercial**

- Property Info
- Owner/Sales
- Inventory
- Improvements
- Tax Info
- Report
- Comparables

Municipality of Newburgh				
SWIS:	334600	Tax ID:	95-1-49.2	
Ownership Information				
Name	Secondary Name	Address		
100 Route 17K LLC		601 Port Washington Blvd Port Washington NY 11050		
Sale Information				
Sale Date	Price	Property Class	Sale Type	Prior Owner
8/5/2022	\$1,450,000	432 - Gas station	Land & Building	Singh Realty Corp
	Value Usable	Arms Length	Deed Book	Deed Page
	Yes	Yes	15293	548
Sale Date	Price	Property Class	Sale Type	Prior Owner
5/12/1997	\$290,000	432 - Gas station	Land & Building	Alcor Petroleum Corp
	Value Usable	Arms Length	Deed Book	Deed Page
	No	No	4566	286
Historic Deed Information				
Book	Page	Prior Printkey*		

**Photographs**

No Photo Available

**Documents**

No documents found for this parcel

**Maps**

- [View Tax Map](#)
- [Pin Property on GIS Map](#)
- [View in Google Maps](#)
- [View in Bing Maps](#)
- [View in Near Map](#)

Map Disclaimer

15293	548	
4566	286	





# Property Description Report For: 100 Route 17K, Municipality of Newburgh

*No Photo Available*

**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 334600  
**Tax Map ID #:** 95-1-49.2  
**Property Class:** 432 - Gas station  
**Site:** COM 1  
**In Ag. District:** No  
**Site Property Class:** 432 - Gas station  
**Zoning Code:** -  
**Neighborhood Code:** 41126  
**School District:** Newburg  
**Total Assessment:** 2025 - Tentative \$250,000  
 2024 - \$250,000

**Total Acreage/Size:** 202 x 171  
**Land Assessment:** 2025 - Tentative \$68,000  
 2024 - \$68,000  
**Full Market Value:** 2025 - Tentative \$1,445,100  
 2024 - \$1,213,600  
**Equalization Rate:** ----  
**Deed Book:** 15293  
**Grid East:** 607777

**Property Desc:**  
**Deed Page:** 548  
**Grid North:** 974071

## Owners

100 Route 17K LLC  
 601 Port Washington Blvd  
 Port Washington NY 11050

## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
8/5/2022	\$1,450,000	432 - Gas station	Land & Building	Singh Realty Corp	Yes	Yes	No	15293/548
5/12/1997	\$290,000	432 - Gas station	Land & Building	Alcor Petroleum Corp	No	No	No	4566/286

Orange County



Image Mate Online

Navigation GIS Map Tax Maps | DTF Links

Help Contact Us Log In

Commercial

- Property Info
- Owner/Sales
- Inventory
- Improvements
- Tax Info
- Report
- Comparables

Municipality of Newburgh			
SWIS:	334600	Tax ID:	95-1-49.2
Tax Map ID / Property Data			
Status:	Active	Roll Section:	Taxable
Address:	100 Route 17K		
Property Class:	432 - Gas station	Site Property Class:	432 - Gas station
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zoning Code:	-	Bldg. Style:	Not Applicable
Neighborhood:	41126 -	School District:	Newburg
Property Description:	Legal description not given for property		
Total Acreage/Size:	202 x 171	Equalization Rate:	---
Land Assessment:	2025 - Tentative \$68,000 2024 - \$68,000	Total Assessment:	2025 - Tentative \$250,000 2024 - \$250,000
Full Market Value:	2025 - Tentative \$1,445,100 2024 - \$1,213,600		
Deed Book:	15293	Deed Page:	548
Grid East:	607777	Grid North:	974071
Bank Code:	N/A		

Photographs

No Photo Available

Documents

No documents found for this parcel

Maps

- View Tax Map
- Pin Property on GIS Map
- View in Google Maps
- View in Bing Maps
- View in Near Map

Map Disclaimer

Special Districts for 2025 (Tentative)				
Description	Units	Percent	Type	Value
AM010-Newburgh Ambulance	0	0%		0
FD030-Orange lk fire	0	0%		0
WD001-Consol wtr 1	0	0%		0
WD002-Consol wtr 2	0	0%		0
Special Districts for 2024				
Description	Units	Percent	Type	Value
AM010-Newburgh Ambulance	0	0%		0
FD030-Orange lk fire	0	0%		0
WD001-Consol wtr 1	0	0%		0
WD002-Consol wtr 2	0	0%		0
Land Types				
Type			Size	
Primary			34,000.00 sq ft	



**Utilities**

**Sewer Type:** Private                      **Water Supply:** Private  
**Utilities:** 0

**Inventory**

**Overall Eff Year Built:**                      **Overall Condition:** Normal  
**Overall Grade:** Average                      **Overall Desirability:** 0

**Buildings**

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Indent Bldgs
-----	------------	--------	-----------	---------------	------------	----------------	-----------	---------	-------------------------	---------	------------------

**Improvements**

Structure	Size	Grade	Condition	Year
Pavng-asphlt	20000 x 4	Average	Normal	1973
Sign-dbl pls	24.00 sq ft	Good	Good	1973
Strit-mercry	0 x 20	Average	Good	1973

**Special Districts for 2025 (Tentative)**

Description	Units	Percent	Type	Value
AM010-Newburgh Ambulance	0	0%		0
FD030-Orange lk fire	0	0%		0
WD001-Consol wtr 1	0	0%		0
WD002-Consol wtr 2	0	0%		0

**Special Districts for 2024**

Description	Units	Percent	Type	Value
AM010-Newburgh Ambulance	0	0%		0
FD030-Orange lk fire	0	0%		0
WD001-Consol wtr 1	0	0%		0
WD002-Consol wtr 2	0	0%		0

### Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
------	-------------	--------	----------	----------	--------	--------	--------	-------

### Taxes

Year	Description	Amount
2025	County	\$8,890.59
2024	County	\$8,811.34
2024	School	\$18,497.89

**\* Taxes reflect exemptions, but may not include recent changes in assessment.**