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Principal Emeritus:

RICHARD D. McGOEY, P.E. (NY & PA)

TOWN OF NEWBURGH PLANNING BOARD TECHNICAL REVIEW COMMENTS

PROJECT: FARRELL INDUSTRIAL PARK

PROJECT NO.: 20-16

PROJECT LOCATION: SECTION 1, BLOCK 1, LOT 63.23

REVIEW DATE: 9 JULY 2021 MEETING DATE: 15 JULY 2021

PROJECT REPRESENTATIVE: JMC ENGINEERING/JOSEPH P. MCDAFFERI

- 1. Status of coordination with this project and the Town of Newburgh Town Board regarding potential fair share contributions to the Gardnertown Rd./Route 300 intersection should be addressed. This intersection must be addressed/mitigated as part of the SEQRA review for the project. Another project in the Route 300 corridor is currently before the Town Board regarding potential impacts to the intersection.
- **2.** Berry Ln. right-of-way information should be submitted to the Planning Board attorney for review. The applicant's response is that the applicant's attorney is coordinating with the Town Board attorney. Status of this review should be addressed.
- **3.** The applicant's have confirmed that a water tank will not be required on the site. A fire pump will be provided at each building to meet required fire flow.
- **4.** As part of the Board's architectural review the applicants have provided details of the signage on Drawing A-102 for the Board's ARB review.
- **5.** A Stormwater Facilities Maintenance Agreement will be required to be filed with the Town and County.
- **6.** The project should identify in the SWPPP and on the Soil Erosion and Sediment Control plans that it will be requesting a 5-acre waiver. The amount of area to be disturbed at any one time should be identified on the Construction and Erosion and Sediment Control Phasing Plan.
- **7.** Approval from the NYSDEC for a Sanitary SPDES Permit and Orange County Health Department for a plan review for the subsurface sanitary sewer disposal system is required.

- **8.** Orange County Health Department approval for the proposed water system with hydrants is required.
- **9.** NYSDOT approval for access drive and utilities is required.
- **10.** The project requires ZBA approval prior to any Planning Board approvals. The project is a Type I Action Greater than 100,000-square feet which requires coordinated review. The Planning Board is Lead Agency for SEQRA review. ZBA must await the Lead Agency's Determination of Significance prior to taking action.
- 11. Separate comments regarding the SWPPP have been produced by this office.

Respectfully submitted,

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

Patrick J. Hines

Principal

PJH/dns



Site Planning
Civil Engineering
Landscape Architecture
Land Surveying
Transportation Engineering

Environmental Studies
Entitlements
Construction Services
3D Visualization
Laser Scanning

June 15, 2021

Chairman John P. Ewasutyn and Members of the Planning Board Town of Newburgh 21 Hudson Valley Professional Plaza Newburgh, NY 12550

RE: JMC Project 18156 Farrell Industrial Park Route 300 Town of Newburgh, NY

Dear Chairman Ewasutyn and Members of the Planning Board:

It was a pleasure to see all of you at your May 20, 2021 meeting, at which time we provided an update on the above referenced project and a summary of changes to the design since our previous presentation at your February 18, 2021 meeting. Upon completion of our presentation, we initiated a discussion with your Board, during which each of you advised that there were no comments at this time. The discussion then turned to a review of the written comments provided by the Board's consultants in the following correspondence:

- A. "Town of Newburgh Planning Board Technical Review Comments, prepared by MH&E Consulting Engineers, D.P.C.", dated May 14, 2021.
- B. "Letter from Creighton Manning to the Planning Board", dated May 14, 2021.
- C. "Memorandum from Karen Arent Landscape Architect to the Planning Board", dated May 12, 2021.

Since the May 20th meeting, the Applicant's team has been working to address the comments of the above referenced correspondence. Accordingly, at this time, we are pleased to submit three copies of the documents listed below, which have been revised/provided in response to the above noted correspondence, for the Planning Board's record and reference. As previously requested by your Board, we will also provide one paper and/or electronic copy of the documents to each of the Planning Board consultants, as noted below the signature of this letter.

I. JMC Drawings:

Dwg. No. Title		<u>Revi</u>	sion No. / Date
C-000	"Cover Sheet"	3	06/02/2021
C-100	"Layout Plan"	3	06/02/2021
C-200	"Grading Plan"	3	06/02/2021

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC | JMC Site Development Consultants, LLC

Dwg. No. Title		Revis	sion No. / Date
C-300	"Utilities Plan"	3	06/02/2021
C-400	"Erosion and Sediment Control Plan"	3	06/02/2021
C-600	"Lighting Plan"	3	06/02/2021
C-903	"Construction Details"	3	06/02/2021
L-100	"Landscape Plan"	3	06/02/2021

2. Claris Design Build Architectural Drawings:

Dwg. No. Tit	<u>lle</u>	Revis	sion No. / Date
A102	"Sign Details"	2	04/21/2021

- 3. "Full Environmental Assessment Form", signed and dated 05/04/2021. (revised)
- 4. "Mack Fire Protection Letter", dated February 8, 2021.
- 5. CD Rom containing PDF copies of this letter and the above attachments. (I Provided)

In order to assist in your review of the above listed and enclosed documents, we offer the following, which reiterates each comment in the above noted correspondence that was received by the Planning Board, and provides a written response to same, including a description of how/why each of the above documents has been revised and/or provided:

A. MH&E Consulting Engineers, D.P.C. Technical Review

Comment No. I

The Planning Board issued a Notice of Intent for Lead Agency. This office circulated for Lead Agency on 26 January 2021. No involved agency has taken exception to the Planning Board being Lead Agency. At this time, the Planning Board can declare itself Lead Agency for the SEQRA review of the project.

Response No. I

This comment is so noted, and it is acknowledged that the Board acted on Lead Agency at your May 20th meeting. We look forward to continuing to work with the Board through the SEQRA and Site Plan Approval processes.

Comment No. 2

Continued coordination with this project and the Town of Newburgh Town Board regarding potential fair share contributions to the Gardnertown Road/RT-300 intersection should be confirmed. The project sponsor is requested to confirm their willingness to participate in any proposed traffic improvements at the intersection.

Response No. 2

The Applicant is open to discussion regarding the above.

Comment No. 3

The Berry Lane right-of-way information should be submitted to the Planning Board Attorney for review.

Response No. 3

It is our understanding that Stanley Schutzman, Esq., the project attorney, is providing information to the Planning Board Attorney under separate cover that Berry Lane does not directly impact within the site.

Comment No. 4

A sign-off from OPRHP has been received regarding potential impacts to cultural and archeologic resources. A No Impact letter has been received.

Response No. 4

This comment is so noted.

Comment No. 5

A revised SWPPP based on the grading changes to the plan has been submitted and is under review by this office.

Response No. 5

This comment is so noted. We look forward to receiving any technical comments on the SWPPP in the near future.

Comment No. 6

References made in response to MHE comment #14 that the attached EAF has been revised. No EFA was attached to this submission.

Response No. 6

The previously submitted EAF has been attached hereto for ease of reference.

Comment No. 7

The applicant requests this office to prepare a letter to the Orange County Health Department to authorize review of the subsurface sanitary sewer disposal system and water system on the site. This office will submit the letter upon planning board authorization.

Response No. 7

Noted. We look forward to receipt of the above noted letter in the near future so that we can initiate the Health Department Approvals.

Comment No. 8

It is noted that at the request of the Planning Board that the emergency access road from Berry Lane has been placed back on the project plans.

Response No. 8

Confirmed.

Comment No. 9

The site contains what appears to be two (2) parcels. Is a lot consolidation required for the project? What appears to be a lot line, runs through proposed Building B. Documentation of the lot consolidation should be provided to the Planning Board.

Response No. 9

Confirmed. Lot consolidation will be filed. It is our understanding that the lot consolidation will be handled through the Town Assessor's Office and completion of same will be a condition of approval. As requested, documentation of the consolidation will be provided to the Planning Board when it is completed.

Comment No. 10

NYSDOT approval for access and utilities will be required.

Response No. 10

This comment is so noted, and the permitting process has been initiated.

Comment No. 11

Hydrant locations should be reviewed with the Building Department and jurisdictional emergency services.

Response No. 11

As discussed during the May 20, 2021 meeting, the hydrant locations were reviewed and adjusted according to conversations with the local fire department. Further evaluation and confirmation of the hydrant locations is anticipated during the permitting process.

Comment No. 12

The fire and domestic water lines must show valve in such that termination of the fire line terminates the 4-inch domestic water line. The 4-inch valve depicted needs to be relocated to the 6-inch line prior to the tee for the potable water.

Response No. 12

The fire and domestic services have been revised as noted above, as shown on the attached JMC Drawing C-300 "Utilities Plan".

Comment No. 13

Location of the fire department connection should be evaluated by jurisdictional services. A valve on Building A appears to be located in front of parking spots.

Response No. 13

As discussed during the May 20th meeting, the fire department connection locations were reviewed and adjusted according to conversations with the local fire department. Further evaluation and confirmation of the fire department connection and valve locations is anticipated during the permitting process.

Comment No. 14

We note in response to a NYSDOT comment that the culvert crossing at Route 300 is identified to be installed by directional drill or other trenchless technology. It is unclear if directional drill would be appropriate for a 24-inch RCP pipe. In addition, a connection to the catch basin is required, which would require excavation to complete those connections.

Response No. 14

This comment is so noted. We are continuing to work with the NYSDOT through the permitting process and will keep the Town informed of all progress.

Comment No. 15

The applicant is requested to provide a water flow and pressure analysis that adequate supply for fire protection is provided in the 8-inch diameter water main identified on the site. This information will be required by the Health Department in their submission.

Response No. 15

This comment is so noted. As stated in the attached Mack Fire Protection Letter, the available water supply is not sufficient to support Ordinary Hazard Group 2 fire sprinkler design and a fire pump will be required. We have also been advised by Mack Fire Protection that a storage tank will not be required.

Comment No. 16

It is requested that the Planning Board be copied on any submissions to outside agencies including the design report for the subsurface sanitary sewer disposal system and water supply reports.

Response No. 16

Noted. The Applicant, as well as their design team, will comply with this request.

Comment No. 17

It is requested the applicants confirm that all stormwater management facilities which will contain standing water for any period of time be depicted as fenced. Appropriate fencing, gates and other details should be added to the plans.

Response No. 17

As requested, fences have been shown to be installed around the stormwater management facilities.

Comment No. 18

Detail 34 on Sheet C-903 identifies thrust blocks. Restrained joint pipe is required in the Town of Newburgh. A restrained joint pipe chart should be added to the plans.

Response No. 18

As requested, Detail 34 has been removed from drawing C-903 and a restrained joint pipe chart has been added to drawing C-300.

Comment No. 19

Several types of curbing are depicted on detail sheets including granite curb, concrete curb, curb and gutter and hot mix asphalt curb. The actual curbing on the site should be identified on the plans.

Response No. 19

All on-site curbs will be cast in place concrete. All other details have been removed from drawing C-903.

Comment No. 20

A monument sign is identified along the property frontage on NYS Route 300. The monument sign identifies "See architectural drawings for details". This information should be submitted to the Planning Board for review.

Response No. 20

Information regarding the proposed monument and wall mounted signs are provided on drawing A102, which is attached hereto for your information, review, and reference.

Comment No. 21

A dry laid stone wall detail exists in the detail sheets. Location of the dry laid stone wall should be identified on the plans.

Response No. 21

The dry laid stone wall is proposed to be constructed along the site frontage, as requested during the initial meeting and presentation of the project. The location of the wall is depicted on drawing C-100.

Comment No. 22

Retaining walls have been incorporated into the plans. Retaining walls will require stamped design plans and a building permit during construction. Appropriate notes should be added to the plans.

Response No. 22

Detail 63 has been provided on Drawing C-904 for the proposed segmental block retaining walls. This detail notes that it is provided for Site Plan Approval only and engineered drawings will be required prior to issuance of a Building Permit.

Comment No. 23

The geotechnical report identifies the need for blasting and/or mechanical rock removal. This should be discussed with the planning board.

Response No. 23

As discussed with the Planning Board, General Construction Note 9 was previously added to Drawing C-000. In accordance with the request of the Board, this note has been revised to include the hours in which blasting is permitted.

Comment No. 24

A Stormwater Facilities Maintenance Agreement will be required to be filed with the Town and County.

Response No. 24

Confirmed.

Comment No. 25

The utility plan sheet C-300 has notes identifying items not considered in this project. I.e.; Note #27.

Response No. 25

All nonrelevant notes have been removed from drawing C-300.

Comment No. 26

The project requires submission to the Orange County Planning Department for a 239 Referral. Complete application including SWPPP, plans and reports must be submitted.

Response No. 26

This comment is so noted. The Applicant looks forward to this submission when the Board deems it appropriate.

B. Creighton Manning Letter

Comment No. 1

On the south side of the buildings, there is a strip of concrete pavement with heavy-duty asphalt on either side. The buildings have no truck access so we presume this is trailer storage. Is the concrete strip for trailer landing gear?

Response No. I

Yes, the concrete strip is for the trailer landing gear.

Comment No. 2

NYSDOT issued comments on March 12, 2021, which the applicant intends to respond to shortly.

Response No. 2

As stated at the May 20, 2021 meeting, a response was submitted to NYSDOT and the Planning Board was provided copies.

Comment No. 3

The Findings Statement for the Polo Club has been prepared and the relevant sections on transportation are attached (Page 6, 7). We note that the Polo Club will be providing a fair share contribution to adding NB/SB left turn lanes on Route 300, and right turn lane on Gardnertown Road, backplates if possible, additional DOT signal equipment, and future improvements at Route 52/Route 300. In addition, and in coordination with NYSDOT, they will widen Route 300 and provide a SB left turn lane and NB right turn lane into their project. Although the NYSDOT review process is still ongoing, the applicant should consider how their project can contribute to these improvements (excluding the left/right lanes into Polo Club).

Response No. 3

Noted.

C. Karen Arent Landscape Architect Memorandum

Comment No. 1

Include in the notes that all replacement plants shall be of the same size and species as specified on the planting list.

Response No. I

Note 12 on Drawing L-100 has been revised to include references for replacement of the plant material at the size and species indicated on the plant list.

Comment No. 2

Amend the notes to include that the Landscape Architect's inspection will be performed the two following growing seasons as well as after initial planting, per the two year plant survival warrantee.

Response No. 2

Note 12 on Drawing L-100 has been revised to reference the above noted inspections.

In addition to addressing the above noted comments, minor adjustments were made to the drawings, as follows:

- a. The crosswalk detail on drawing C-903 has been revised to be more consistent with the NYSDOT standard, based upon discussions with Mr. Ken Wersted, PE, of Creighton Manning.
- b. Minor adjustments were made to the landscape design in the area of the stormwater management basins adjacent to Route 300, in order to ensure the necessary area is provided for maintenance access.

We trust that the above along with the enclosed documents have been revised to address the comments of the Board's consultants, and we look forward to the continuation of your review at your next available meeting. In the interim, should you have questions or require additional information, please do not hesitate to contact us at 914-273-5225.

Sincerely,

IMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Joseph P. Modafferi, Jr. Joseph P. Modafferi, Jr., RLA

Senior Project Manger

cc:

Dominic Cordisco, Esq., w/enc. (I PDF copy via email)
Mr. Patrick J. Hines, PE, w/enc. (I copy via overnight mail + I PDF copy via email)
Mr. Ken Wersted, PE, w/enc. (I PDF copy via email)
Ms. Karen Arent, RLA, w/enc. (I PDF copy via email)
Stanley A. Schutzman Esq., w/enc. (I copy via overnight mail + I PDF copy via email)
Mr. Stephen Zagoren, w/enc. (I PDF copy via email)
Mr. Butch Payne, w/enc. (I PDF copy via email)
Mr. Phil Clark, w/enc. (I PDF copy via email)

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FARRELL INDUSTRIAL PARK

TAX MAP SECTION 34 | BLOCK 2 | LOT 45 ROUTE 300 TOWN OF NEWBURGH, NY TOWN OF NEWBURGH PROJECT NO. 2020-16

FARRELL BUILDING COMPANY 2317 MONTAUK HIGHWAY BRIDGEHAMPTON, NY 11932 631-766-0023

CHUN S. MCGLASSON

CARMEL, NY 10512

16 ANNA COURT

STANELY A. SCHUTZMAN, P.C. **ROCKLAND COUNTY OFFICE:**

61 S. MAIN STREET NEW CITY, N.Y. 10956 PHONE: (845) 600-8LAW (8529) DUTCHESS COUNTY OFFICE: P.O. BOX 969 POUGHKEEPSIE, N.Y. 12602



Site Planner, Civil & Traffic Engineer, Surveyor

and Landscape Architect:

JMC PLANNING ENGINEERING LANDSCAPE ARCHITECTURE & LAND SURVEYING PLLC: 120 BEDFORD ROAD ARMONK, NY 10504 914-273-5225



203-910-4716

914-456-3698

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY

EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT

LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES

CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT. THE OWNER'S

REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA); AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN

ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYSDOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE

OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT

. THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM THE TOWN OF NEWBURGH CODE ENFORCEMENT DEPARTMENT PRIOR TO DEMOLITION OF THE EXISTING

THE FIELD WITH THE USE OF ORANGE CONSTRUCTION OR CHAIN LINK FENCE. THE DELINEATED LIMITS SHALL BE SUBJECT TO THE REVIEW OF THE TOWN ENGINEER

AND SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION. NO ENCROACHMENT BEYOND THESE LIMITS SHALL BE PERMITTED BY WORKERS AND/OR

CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL

ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR

THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND

SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INSOFAR AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR

2. CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.

4. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL. STATE. AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND

FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES

UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION OF UTILITY SERVICE.

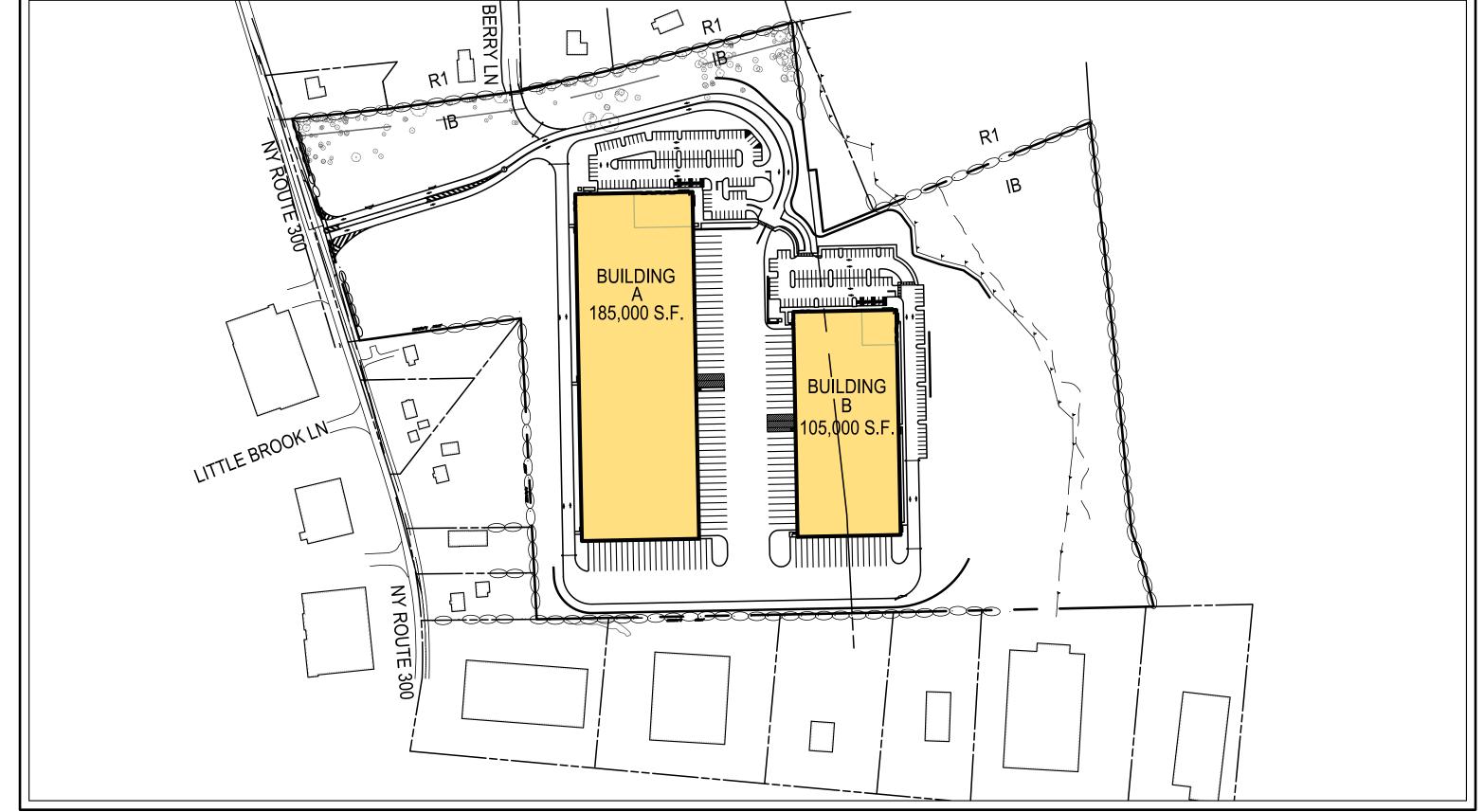
GN-BUILD NEWTOWN, CT 06470 203-364-9460



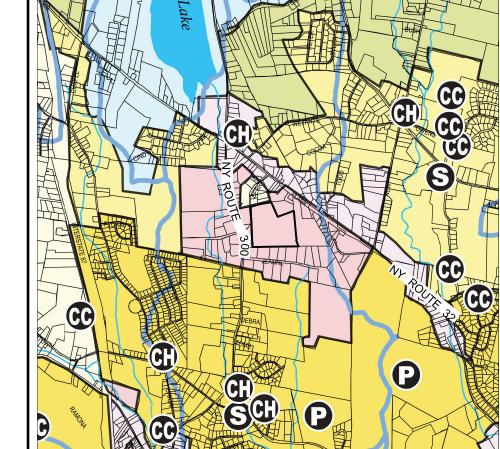
Geotechnical Engineer: CARLIN-SIMPSON & ASSOCIATES 51 MAIN STREET SAYREVILLE, NJ 08872

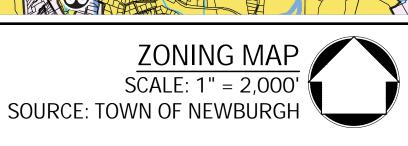
Natural Resources Consultant: ECOLOGICAL SOLUTIONS, LLC 1248 SOUTHFORD ROAD SOUTHBURY, CT 06488

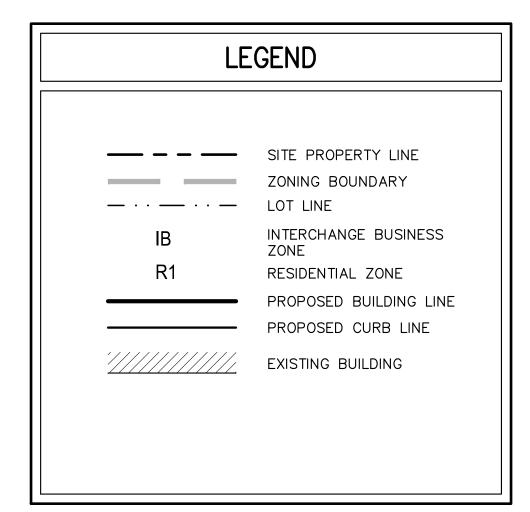
Cultural Resources Consultant HUDSON VALLEY CULTURAL RESOURCE CONSULTANTS, LTD. P.O. BOX 264 SALT POINT, NY 12578

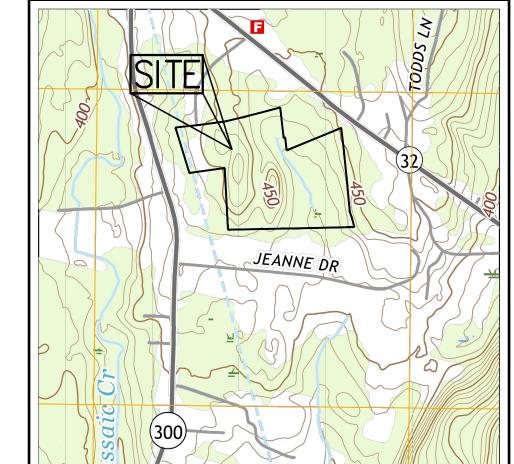


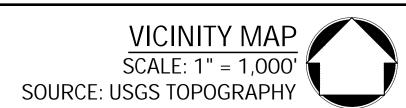












JMC Drawing List

C-000 COVER SHEET

C-010 EXISTING CONDITIONS MAP AND SITE REMOVALS PLAN

C-100 LAYOUT PLAN C-101 SIGHT DISTANCE PLAN

C-110 PRELIMINARY LOT CONSOLIDATION & SUBDIVISION PLAN C-200 GRADING PLAN

C-210 DRIVEWAY PROFILE C-300 UTILITIES PLAN

C-310 ON SITE WASTEWATER TREATMENT SYSTEM PLAN C-400 EROSION AND SEDIMENT CONTROL PLAN

C-600 LIGHTING PLAN

C-700 TRUCK TURNING PLAN

C-900 CONSTRUCTION DETAILS C-901 CONSTRUCTION DETAILS

C-902 CONSTRUCTION DETAILS

C-903 CONSTRUCTION DETAILS

C-904 CONSTRUCTION DETAILS

C-905 CONSTRUCTION DETAILS (OWTS)

C-906 CONSTRUCTION DETAILS (SITE ENTRANCE) C-907 CONSTRUCTION DETAILS (SITE ENTRANCE)

L-100 LANDSCAPE PLAN

L-900 LANDSCAPE DETAILS

Claris Design Build Drawing List:

A101 FLOOR PLANS BUILDINGS A & B

A102 SIGN DETAILS A201 BUILDING A ELEVATIONS

A202 BUILDING B ELEVATIONS

A203 RENDERINGS

A301 BUILDING SECTIONS

TABLE OF LAND USE

SECTION 34, BLOCK 2, LOT 45(1) ZONE "IB" - "INTERCHANGE BUSINESS"

PROPOSED USE: WAREHOUSE (D9)
PROPOSED ACCESSORY USES: OFF STREET PARKING (A4), TRUCK LOADING FACILITIES (A5) FIRE DISTRICT: CRONOMER VALLEY

WATER DISTRICT: NEWBURGH SCHOOL DISTRICT: NEWBURG								
DESCRIPTION		R	EQUIRE	D	EXISTING	P	ROPOSE	ED
LOT AREA	(SQUARE FEET)		44,000		±1,545,969 ⁽¹⁾	N	NO CHANG	E ⁽¹⁾
LOT WIDTH	(FEET)		150		±965		NO CHANG	
LOT DEPTH	(FEET)		150		±1,311	N	NO CHANG	E
LOT BUILDING COVERAGE	(PERCENT)		40		N/A ⁽²⁾		18.76 ⁽³⁾	
BUILDING HEIGHT	(FEET)		40		N/A ⁽²⁾		47 ⁽⁴⁾	
LOT SURFACE COVERAGE	(PERCENT)		80		N/A ⁽²⁾	45.48 ⁽⁵⁾)
YARDS								
FRONT BUILDING SETBACK	(FEET)		60 ⁽⁶⁾		N/A ⁽²⁾		±329	
REAR BUILDING SETBACK	(FEET)		60		N/A ⁽²⁾		±454	
SIDE BUILDING SETBACK	(FEET)	3	50/80/22	8 ⁽⁷⁾	N/A ⁽²⁾	±1	105/346/2	241 ⁽⁷⁾
SIDE YARD BUFFER (8)	(FEET)		100		N/A ⁽²⁾		±100	
PARKING SUMMARY		BLDG A	BLDG B	TOTAL		BLDG A	BLDG B	TOTAL
TOTAL SPACES	(SPACES)	124(10)	70 (9)	194 ₍₁₀₎	1	129	122	251
STANDARD SPACES	(SPACES)	119	67	186	N/A ⁽²⁾	124	117	241
HANDICAP SPACES	(SPACES)	5 ⁽¹¹⁾	3 ⁽¹¹⁾	8 ⁽¹¹⁾	N/A ⁽²⁾	5	5	10
LOADING SPACES	(SPACES)	6 ⁽¹²⁾	4 ⁽¹²⁾	10 ⁽¹²⁾	N/A ⁽²⁾	44	28	72
TRUCK/TRAILER SPACE	(SPACES)	N/A ⁽²⁾	N/A ⁽²⁾	N/A ⁽²⁾	N/A ⁽²⁾	22	18	40

(1) THE SITE IS ONE TAX LOT THAT INCLUDES TWO PARCELS. THE TWO EXISTING PARCELS WILL BE MERGED THROUGH THE OFFICE OF THE TAX ASSESSOR AT THE APPROPRIATE TIME

TOTAL BUILDING AREA - 185,000 S.F. (BUILDING A) + 105,000 S.F. (BUILDING B) = 290,000 S.F.

(4) THE BUILDING HEIGHT SHOWN ACCOUNTS FOR THE GRADING REQUIRED TO ACCOMMODATE LOADING AREAS FOR THE WAREHOUSES. THE ACTUAL HEIGHT OF THE BUILDING, WITHOUT CONSIDERATION OF THE AVERAGE GRADE IS 43 FEET (A 42 FT HIGH FLAT ROOF AND A 1 FT PARAPET — SEE ARCHITECTURAL DRAWINGS.) THE AVERAGE GRADE AT EACH BUILDIN HAS BEEN CALCULATED BY MEASURING THE FINISHED GRADE ALONG THE FACADE FACING THE STREET AT 50 FOOT INCREMENTS AND FINDING THE AVERAGE ELEVATION AS FOLLOWS: BUILDING A = (450 + 450 + 454 + 45BUILDING B = (454 + 450 + 450 + 450 + 450 + 450 + 450 + 450 + 450 + 450 + 448) / 11 = 450.2THE BUILDING HEIGHT FOR EACH BUILDING WAS THEN CALCULATED BY DETERMINING THE DIFFERENCE BETWEEN THE AVERAGE GRADE AND THE FINISHED FLOOR ELEVATION, THEN ADDING THE DIFFERENCE TO THE ACTUAL BUILDING HEIGHT AS FOLLOWS:

ACCORDINGLY, FOR THE PURPOSE OF THIS APPLICATION THE BUILDING HEIGHTS FOR BUILDINGS A AND B ARE 44 AND 47 RESPECTIVELY. A VARIANCE IS REQUIRED AND WILL BE

(5) THE LOT SURFACE COVERAGE WAS CALCULATED AS FOLLOWS: TOTAL COVERAGE AREA - 185,000 S.F. (BUILDING A) + 105,000 S.F. (BUILDING B) + 413,062 (PAVEMENT & SIDEWALKS) = 703,062 S.F. SURFACE COVERAGE - TOTAL COVERAGE AREA/LOT AREA = 703,062 S.F./1,545,969 S.F. = 45.48%

(6) PURSUANT TO SECTION 185-18.C.4.(b). OF THE TOWN CODE, FRONT YARDS ABUTTING A STATE HIGHWAY SHALL BE AT LEAST 60 FEET.

(7) PURSUANT TO THE TABLE OF USE AND BULK REQUIREMENTS FOR THE IB DISTRICT, THE MINIMUM SIDE YARD DIMENSION SHALL BE 30 FEET AND THE MINIMUM DIMENSION FOR BOTH SIDE YARDS SHALL BE 80 FEET. PURSUANT TO SECTION 185—18.C.5. OF THE TOWN CODE, SIDE YARDS OF A LOT IN THE IB DISTRICT ABUTTING A RESIDENTIAL DISTRICT WITH A TOTAL BUILDING FLOOR AREA BETWEEN 250,000 S.F. AND 500,000 S.F. SHALL HAVE A SETBACK OF 200 FEET, PLUS AN ADDITIONAL 2 FEET FOR EACH FOOT OF BUILDING HEIGHT OVER 35 FFFT. THE NUMBERS PROVIDED ARE "ONE SIDE YARD /ROTH SIDE YARDS /SIDE YARD ADJACENT TO A RESIDENTIAL DISTRICT."

(8) PURSUANT TO SECTION 185-21.D.2. OF THE TOWN CODE, SITES IN THE IB ZONE THAT ARE ADJACENT TO A RESIDENTIAL ZONE SHALL HAVE A BUFFER STRIP OF 75 FEET. PURSUANT TO SECTION 185-21.D.3., THE BUFFER SHALL BE INCREASED TO 100 FEET. PURSUANT TO SECTION 185-21.E.6., THE 40 FEET CLOSEST TO THE PROPERTY LINE SHALL REMAIN UNDISTURBED IN ITS EXISTING VEGETATIVE STATE AND THE REMAINING 60 FEET SHALL BE ENHANCED.

(9) SINCE THE ENDUSER OF THE PROPOSED WAREHOUSE IS UNKNOWN AT THIS TIME, THE ANTICIPATED NUMBER OF EMPLOYEES HAS BEEN CALCULATED BASED UPON THE ENERGYSTAR.GOV "WAREHOUSE SPACE USE INFORMATION" AND "WAREHOUSE DATA TRENDS". WHICH INDICATES AN AVERAGE OCCUPANT DENSITY FOR THE TOTAL NUMBER OF

EMPLOYEES OF 0.5 OCCUPANTS PER 1,000 S.F. AND A 95TH PERCENTILE OF 1.5 EMPLOYEES PER 1,000 S.F. FOR THE PURPOSE OF THIS APPROVAL, IT HAS BEEN CONSERVATIVELY ASSUMED THAT THIS FACILITY WILL OPERATE WITH 1 EMPLOYEE PER 1,000 S.F. BASED UPON THIS, BUILDING A WILL HAVE 185 EMPLOYEES AND BUILDING B WILL HAVE 105 EMPLOYEES, FOR A TOTAL OF 290 EMPLOYEES. (10) THE TOWN PARKING REQUIREMENT IS 2 SPACES PER 3 EMPLOYEES. THEREFORE, BUILDING A REQUIRES 124 PARKING SPACES (185/3 = 61.66) (61.66 X 2 = 123.32). BUILDING B

REQUIRES 70 PARKING SPACES (105/3 = 35 (35 X 2 = 70). FOR A TOTAL REQUIRED PARKING SPACES OF 194. (11) IN ACCORDANCE WITH ADA REQUIREMENTS, BUILDING A, WHICH REQUIRES 123.32 PARKING SPACES NEEDS 5 HANDICAP PARKING SPACES. BUILDING B, WHICH REQUIRES 70 PARKING SPACES NEEDS 3 HANDICAP PARKING SPACES, RESULTING IN A TOTAL REQUIRED HANDICAP PARKING SPACES OF 8. (12) THE TOWN LOADING REQUIREMENT IS 2 SPACES FOR THE FIRST 40,000 S.F. AND ONE ADDITIONAL FOR EACH ADDITIONAL 40,000 S.F. THEREFORE, BUILDING A (185,000 S.F.) REQUIRES 6 LOADING SPACES (185,000 - 40,000 = 145,000) (145,000/40,000 = 3.62) (2 + 3.62 = 5.62). BUILDING B (105,000 S.F.) REQUIRES 4 LOADING SPACES (105,000 -40,000 = 65,000) (65,000/40,000 = 1.625) (2 + 1.625 = 3.625) FOR A TOTAL REQUIRED LOADING SPACES OF 10.

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION. Know what's **below. Call** before you dig

REVISED/ISSUED PER TOWN COMMENTS REVISED/ISSUED PER TOWN COMMENTS 04/21/2021 REVISED/ISSUED PER TOWN COMMENTS

Previous Editions Obsolete



JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC JMC Site Development Consultants, LLC John Meyer Consulting, Inc. 120 BEDFORD ROAD • ARMONK, NY 10504 voice 914.273.5225 • fax 914.273.2102

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REPORTS BEARING THE SEAL

OF A LICENSED PROFESSIONAL

ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW

YORK STATE EDUCATION LAW,

EXCEPT AS PROVIDED FOR BY

SECTION 7209, SUBSECTION 2.

TC Approved: DL/JS NOT TO SCALE ^{roject No:} 18156 18156-COVER COVER COVER.scr

MACHINERY UNLESS OTHERWISE APPROVED BY THE TOWN ENGINEER. 9. THE CONTRACTOR IS INFORMED THAT BLASTING AND CHIPPING ARE PERMITTED FOR THE EXCAVATION OF ROCK. SHOULD THE CONTRACTOR ELECT TO USE BLASTING, THEY SHALL BE REQUIRED TO FOLLOW THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND OBTAIN A PERMIT FROM THE TOWN OF NEWBURGH. AS WELL AS FOLLOW ALL REGULATIONS AS OUTLINED IN CHAPTER 66 "BLASTING" OF THE TOWN OF NEWBURGH TOWN CODE.THE CONTRACTOR IS

TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

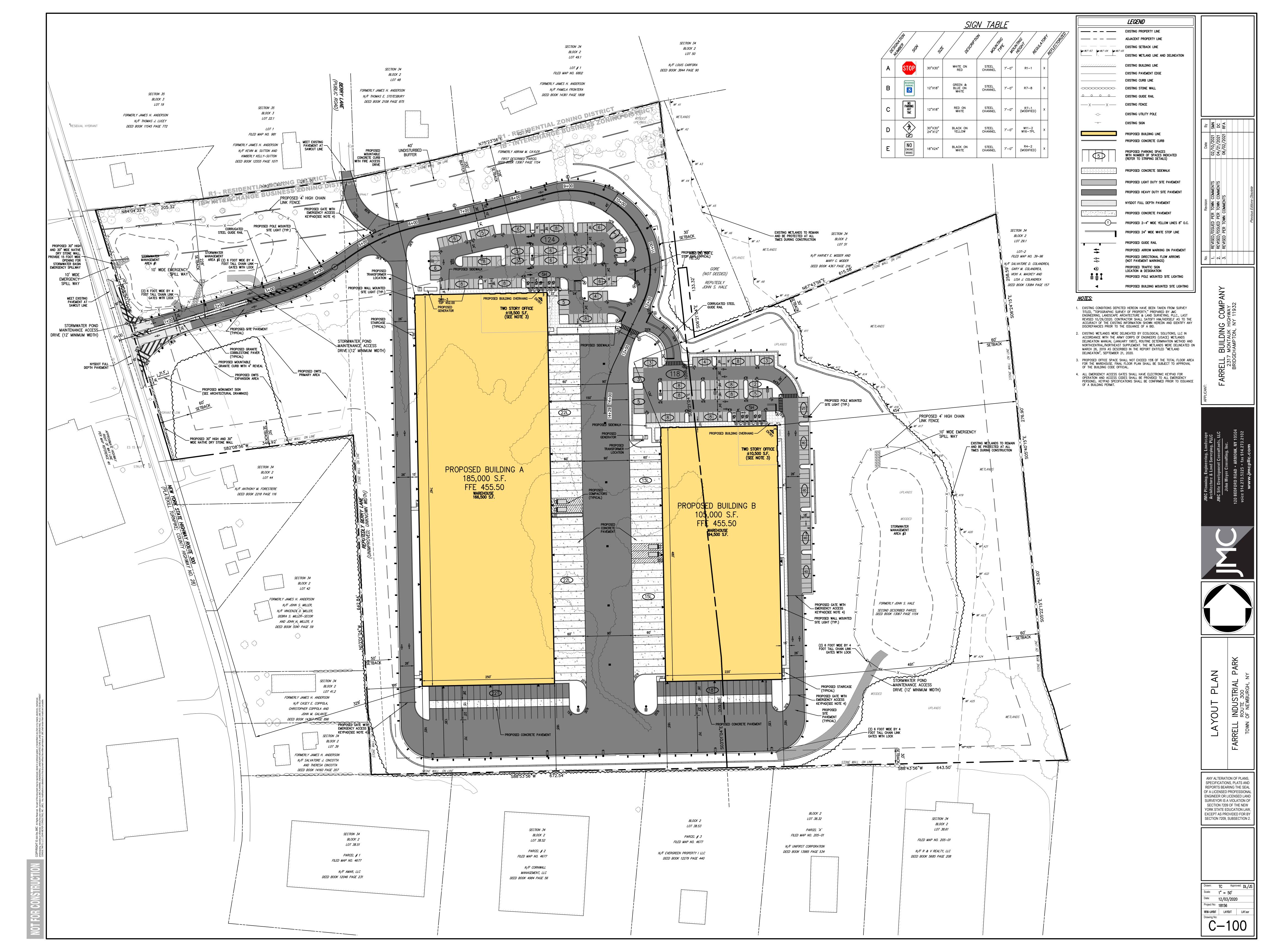
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.

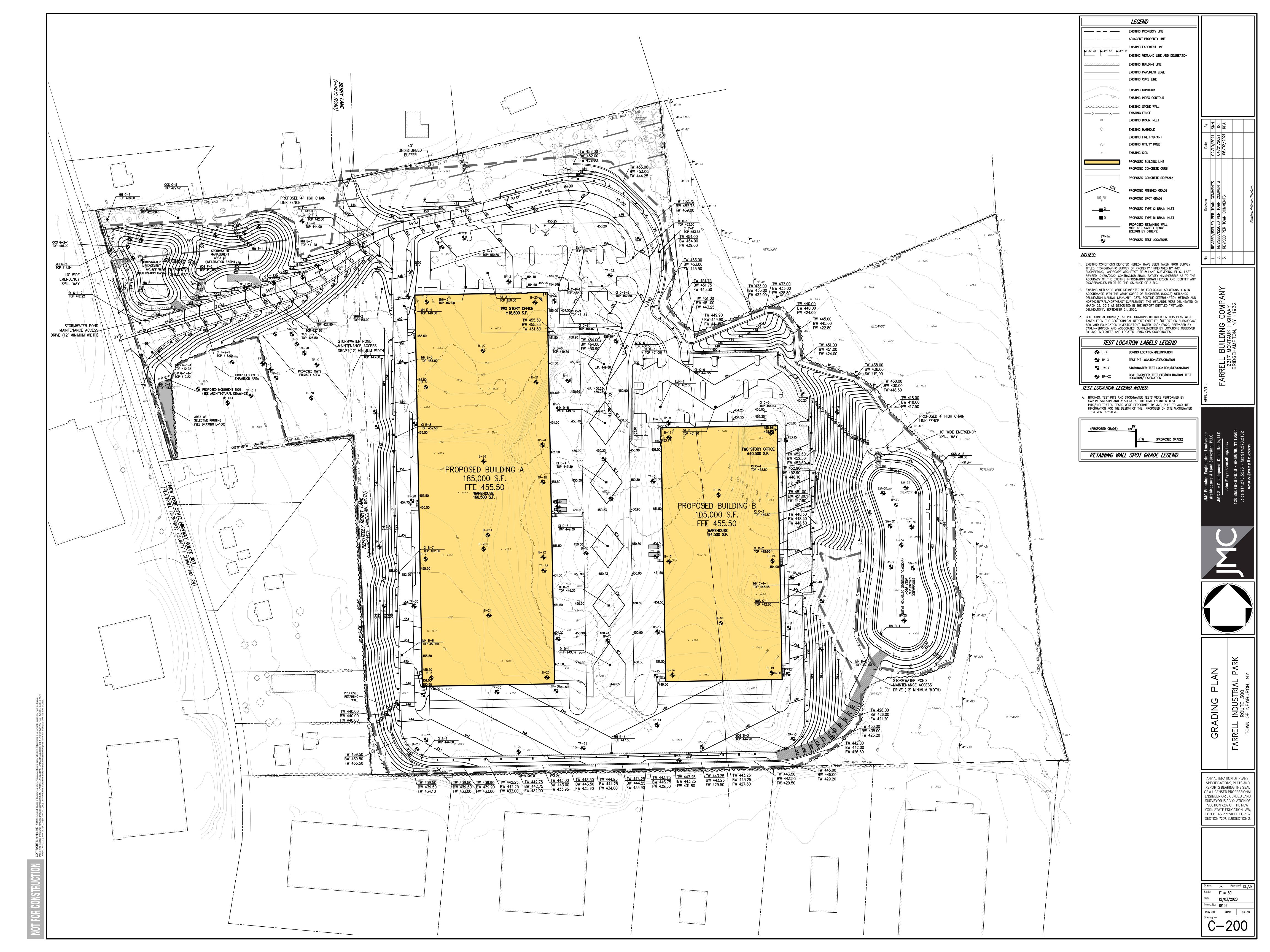
RELOCATION SHALL BE DESIGNED BY JMC, PLLC.

ON-SITE STRUCTURES AND/OR ANY DEMOLITION ACTIVITIES.

5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE 5. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN. 8. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL SURVEY THE CLEARING AND GRADING LIMIT LINE, WHICH SHALL BE CLEARLY DELINEATED IN

FURTHER INFORMED THAT THE TOWN CODE PERMITS BLASTING MONDAY THROUGH SATURDAY, BETWEEN THE HOURS OF 8 AM AND 7 PM. 10.THE CONTRACTOR IS INFORMED THAT CRUSHING OF THE ON SITE ROCK IS PERMITTED. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED TOWN PERMITS, AS WELL AS ANY PERMIT AND/OR APPROVALS REQUIRED FROM ANY OTHER LOCAL, STATE. AND/OR FEDERAL AGENCY.



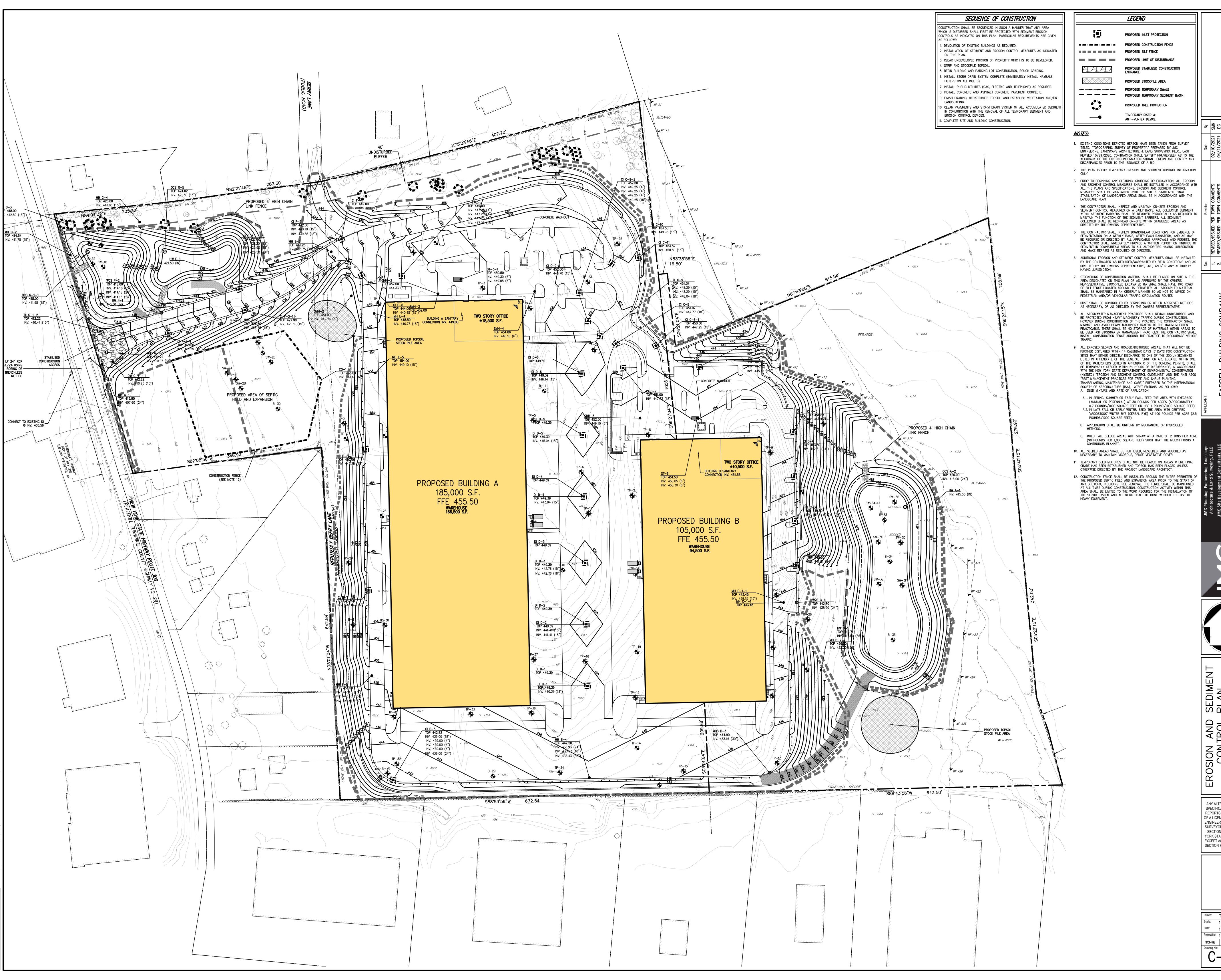


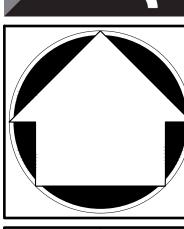


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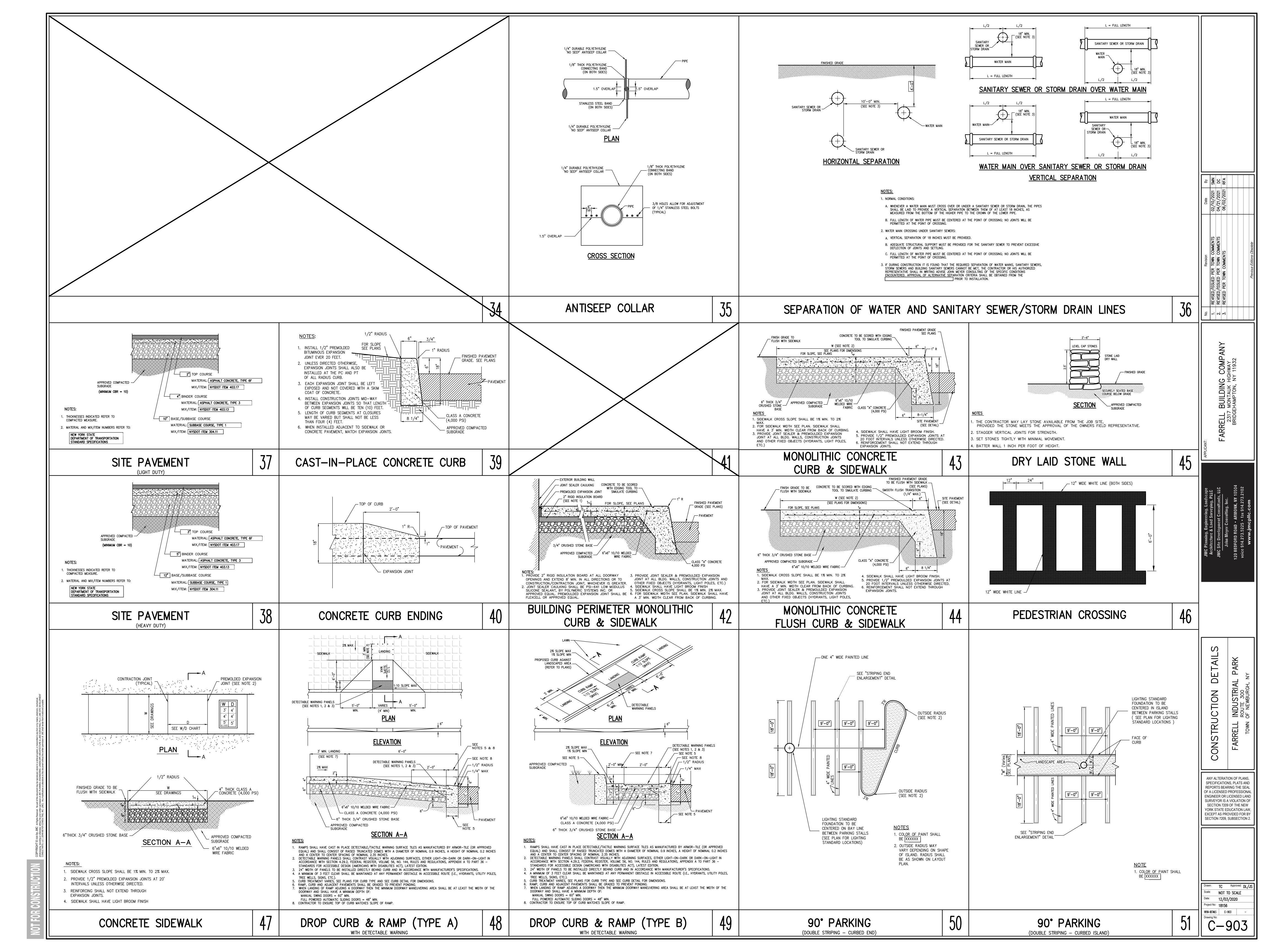
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Project No: 18156





EXISTING WETLAND LINE AND DELINEATION EXISTING WETLAND BUFFER EXISTING BUILDING OVERHANG EXISTING PAVEMENT EDGE EXISTING RETAINING WALL PROPOSED CONCRETE APRON PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS) 2-4" WIDE YELLOW LINES 8"O.C. 12" WIDE WHITE STOP LINE TRAFFIC SIGN LOCATION & DESIGNATION PROPOSED DECIDUOUS TREE

ALL PLANT MATERIAL SPECIFIED ON THE DRAWINGS SHALL BE FIRST QUALITY NURSERY GROWN STOCK, CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY, ALL OF WHICH SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORTI (ANSI Z60.1)," LATEST EDITION. BUIL

3. ALL MULCH TO BE PLACED IN PLANTING BEDS SHALL BE CLEAN, NON-DYED, TOXIC FREE, ORGANIC MATERIAL, CONSISTING OF SHREDDED HARDWOOD, ROOT MULCH SHREDDED CEDAR, OR BARK CHIPS, AS APPROVED BY THE OWNERS FIELD REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT. THE PLACEMENT THICKNESS OF THE MULCH SHALL BE 3" AND/OR AS DIRECTED IN THE PLANTING DETAILS.

5. ALL LANDSCAPE PLANTINGS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANT(S) AT THE BEGINNING

7. ALL PLANT MATERIAL STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECTS EGGS; AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBJECTIONABLE
DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE
WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTEGRAL CONTAINERS,

8. PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SOURCES OF ALL PLANT MATERIAL SHALL BE DISCLOSED TO PROJECT LANDSCAPE ARCHITECT AND OWNER PRIOR TO

10. ALL LAWN/MEADOW AREAS (SOD OR SEED) SHALL RECEIVE A MINIMUM 6"

11. SOIL WITHIN ALL PLANTING BEDS SHALL BE PREPARED AS DIRECTED IN THE PLANTING DETAILS AND PROJECT SPECIFICATIONS PRIOR TO INSTALLATION OF

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN GOOD HEALTH UNTIL THE PROJECT LANDSCAPE ARCHITECT HAS PROVIDED WRITTEN ACCEPTANCE THAT THE PLANTINGS ARE COMPLETE AND IN CONFORMANCE WITH THE PLANS. THE CONTRACTOR SHALL GUARANTEE THE SURVIVAL OF THE PLANT MATERIAL FOR A PERIOD OF TWO YEAR AFTER ACCEPTANCE BY THE PROJECT LANDSCAPE ARCHITECT, UNLESS OTHERWISE AGREED TO WITH THE OWNER. ALL PLANT MATERIAL SHALL BE INSPECTED BY THE PROJECT LANDSCAPE ARCHITECT AFTER THE INITIAL PLANTING, AS WELL AS AT THE BEGINNING OF THE TWO GROWING SEASONS FOLLOWING THE INITIAL PLANTING. ANY PLANT MATERIAL REQUIRED TO BE REPLACED SHALL BE

CONSTRUCTED CONDITION AT NO ADDITIONAL COST TO OWNER.

14. FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY PROJECT LANDSCAPE ARCHITECT. PROJECT LANDSCAPE ARCHITECT MAY ADJUST SPACING AND LOCATION IN FIELD PRIOR TO OR AFTER PLANTING.

15. CONTRACTOR SHALL IMMEDIATELY REPORT ANY UNSATISFACTORY SITE CONDITIONS TO THE OWNER IN WRITING. CONTRACTOR SHALL RECEIVE NO ADDITIONAL PAYMENT FOR ADDITIONAL WORK ASSOCIATED WITH THE UNSATISFACTORY CONDITIONS IF NOT PROPERLY REPORTED AND WITHOUT PRIOR

16. ALL TREE AND SHRUB PLANTINGS INSTALLED ADJACENT TO PARKING AREAS SHALL BE SETBACK A MINIMUM OF 24" FROM EDGE OF THE PLANT TO EDGE

18. THE CONTRACTOR IS INFORMED THAT ALL SOILS (SUBSOILS AND TOPSOIL) TO BE USED ON SITE SHALL BE SUBJECT TO TESTING BY AN INDEPENDENT LAB PRIOR TO BEING DISTRIBUTED ACROSS THE SITE FOR COMPLIANCE WITH THE SPECIFICATIONS PROVIDED HEREON AND/OR TECHNICAL SPECIFICATIONS. SPECIAL ATTENTION SHALL BE GIVEN TO THE TOPSOIL, AS IT IS CRITICAL TO THE SURVIVAL/HEALTH OF THE PROPOSED PLANT MATERIAL. TEST RESULTS SHALL BE PROVIDED TO THE PROJECT LANDSCAPE ARCHITECT AND TOWN LANDSCAPE ARCHITECT FOR THEIR REVIEW/APPROVAL. CONTRACTOR SHALL AMEND THE SUBSOIL AND/OR TOPSOIL TO MEET THE SPECIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL COORDINATE WITH THE TOWN AND PROJECT LANDSCAPE ARCHITECTS FOR INSPECTION OF THE SUBGRADE AND TOPSOIL PRIOR TO THE START OF

INSPECTION OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION FOR CONFIRMATION THAT SAID MATERIAL MEETS THE SIZE AND SPECIES SPECIFICATIONS NOTED HEREON. THIS INSPECTION MAY TAKE PLACE ON SITE OR AT THE NURSERY (SUBJECT TO APPROVAL OF THE OWNER). THE CONTRACTOR SHALL PROVIDE REPLACEMENTS FOR ANY MATERIAL REJECTED BY THE PROJECT 20. THE CONTRACTOR IS INFORMED THAT, IF REQUIRED BY THE BUILDING CODE

OFFICIAL, ALL LANDSCAPE PLANTINGS SHALL BE SUBJECT TO INSPECTION AND ACCEPTANCE OF THE TOWN LANDSCAPE ARCHITECT PRIOR TO CERTIFICATE OF

21. THE CONTRACTOR IS INFORMED THAT A LANDSCAPE BOND IS REQUIRED IN ACCORDANCE WITH THE RESOLUTION OF SITE PLAN APPROVAL IN AN AMOUNT DETERMINED BY THE TOWN LANDSCAPE ARCHITECT. UPON COMPLETION OF INSTALLATION, PLANTINGS SHALL BE INSPECTED AND ACCEPTED BY THE TOWN LANDSCAPE ARCHITECT. ONE YEAR AFTER THE ACCEPTANCE, A PARTIAL RELEASE OF THE LANDSCAPE BOND MAY BE REQUESTED AND TWO YEARS AFTER THE ACCEPTANCE, A FULL RELEASE OF THE LANDSCAPE BOND MAY BE REQUESTED. APPROVAL OF EITHER REQUEST WILL BE RECOMMENDED BY THE TOWN LANDSCAPE ARCHITECT IF MORE THAN 90% OF THE PLANT MATERIAL, INCLUDING GROUND COVERS, ARE IN GOOD HEALTH AT THE TIME OF INSPECTION. SHOULD IT BE DETERMINED THAT MORE THAN 10% OF THE PLANT MATERIAL IS IN POOR HEALTH, SAID PLANT MATERIAL SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER AND THE NEWLY INSTALLED PLANT MATERIAL SHALL LIVER FOR ONE YEAR AFTER INSTALLATION BEFORE THE LANDSCAPE BOND CAN BE RECOMMENDED FOR RELEASE.

REMOVAL IN THE AREA SHOWN HEREON IS INTENDED TO PROVIDE VISIBILITY OF THE PROPOSED MONUMENT SIGN AND SHALL BE DONE UNDER THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT, TOWN LANDSCAPE ARCHITECT,

Scale: 1" = 50' 12/03/2020 Project No: 18156 . 18156-LAND | LAND.scr

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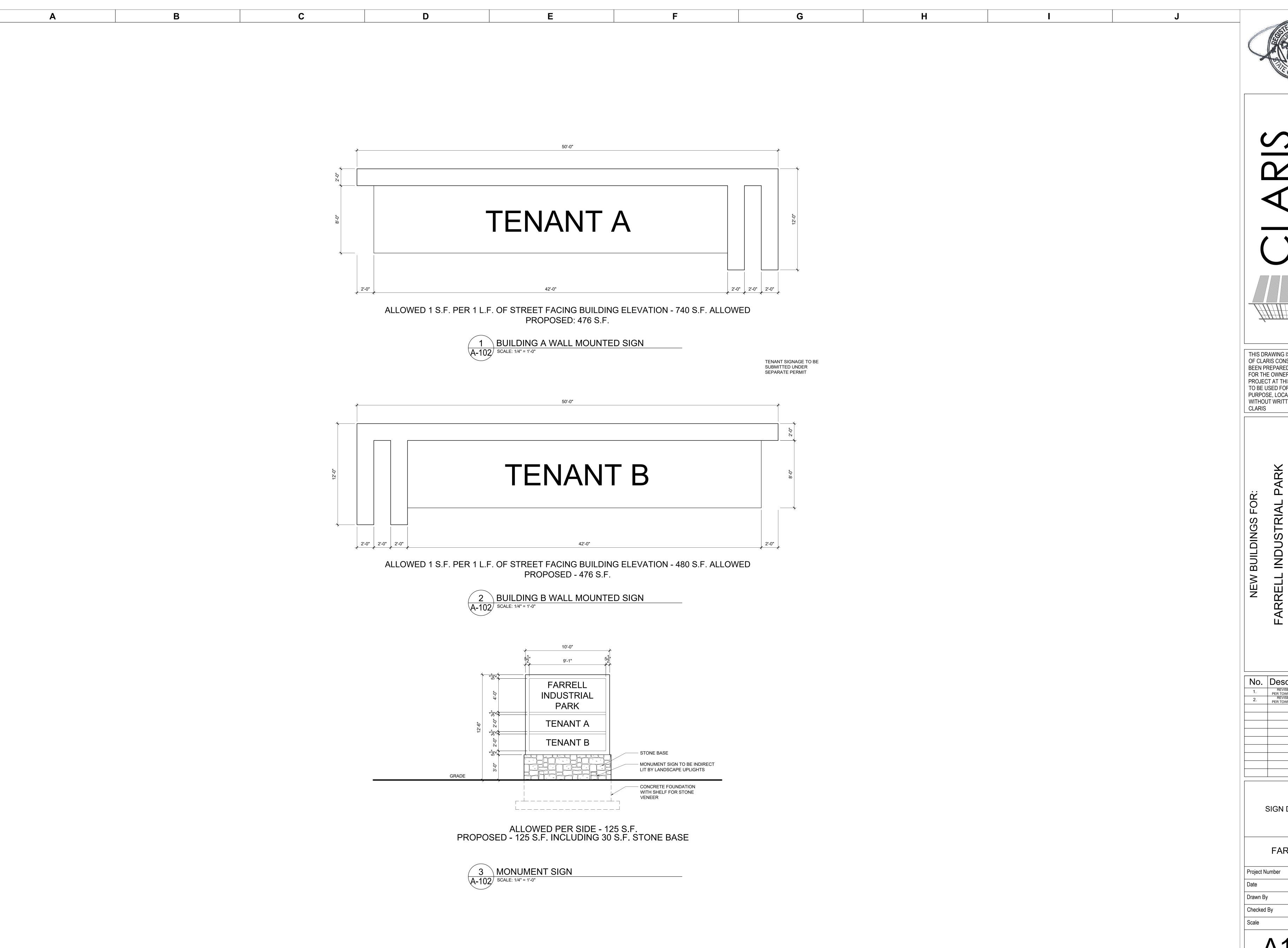
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SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW,







THIS DRAWING IS THE PROPERTY OF CLARIS CONSTRUCTION IT HAS BEEN PREPARED SPECIFICALLY
FOR THE OWNER FOR THIS
PROJECT AT THIS SITE, AND IS NOT
TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER WITHOUT WRITTEN CONSENT OF

	No.	Description	Date
	1.	REVISED/ISSUED PER TOWN COMMENTS	02/10/21
	2.	REVISED/ISSUED PER TOWN COMMENTS	04/21/21

SIGN DETAILS

FARRELL

Project Number	20-25
Date	01/21/21
Drawn By	JWK
Checked By	
Scale	As Noted

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: Farrell Industrial Park			
Project Location (describe, and attach a general location map):			
NYS Route 300 (Plattekill Turnpike), Town of Newburgh, NY			
Brief Description of Proposed Action (include purpose or need): The Applicant proposes the construction of two warehouse buildings on the Site. One is p square feet, with a total of 290 employees. The site improvements include a single access loading spaces for trucks. The height of the proposed buildings is 45 feet to the top of the parapet and 49 feet from the permitted. The project will therefore require a building height variance. See Project Narrative for further discussion.	driveway off of NY Route 300, as w	ell as parking for cars and	
Name of Applicant/Sponsor:	Telephone: 631-766-0023		
Farrell Building Company Attn. Stephen Zagoren	E-Mail: zags1413@gmail.com		
Address: 2317 Montauk Highway			
City/PO: Bridgehampton	State: NY	Zip Code: 11932	
Project Contact (if not same as sponsor; give name and title/role):	Telephone: 914-273-5225	•	
JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC Attn.: Joseph P. Modafferi, Jr., RLA	E-Mail: jmodafferi@jmcpllc.com		
Address: 120 Bedford Road			
City/PO: Armonk	State: NY	Zip Code: 10504	
Property Owner (if not same as sponsor):	Telephone:		
Chun S. McGlasson	E-Mail:		
Address: 16 Anna Court			
City/PO: Carmel	State: NY	Zip Code: 10512	

B. Government Approvals

B. Government Approvals, Funding, or Spon assistance.)	nsorship. ("Funding" includes grants, loans, ta	ax relief, and any othe	r forms of financial
Government Entity	If Yes: Identify Agency and Approval(s) Required	Applicati (Actual or	
a. City Counsel, Town Board, ☐Yes✔No or Village Board of Trustees			
b. City, Town or Village Yes No Planning Board or Commission	Site Plan Approval	12/04/2020	
c. City, Town or Yes No Village Zoning Board of Appeals	Building Height variance	01/14/2021	
d. Other local agencies			
e. County agencies Yes No	Health Dept. septic system approval; private watermain ext. Orange County §239-m General Municipal Law Referral	TBD	
f. Regional agencies Yes \(\sqrt{N}\) No			
g. State agencies Yes No	NYSDEC SPDES General Permit GP-0-20-001; NYSDOT Highway Work Permit, NYSDEC SPDES Wastewater Permit	TBD	
h. Federal agencies Yes No			
i. Coastal Resources. i. Is the project site within a Coastal Area, o	or the waterfront area of a Designated Inland W	aterway?	∐Yes √No
ii. Is the project site located in a communityiii. Is the project site within a Coastal Erosion	with an approved Local Waterfront Revitaliza Hazard Area?	tion Program?	☐ Yes ✓ No ☐ Yes ✓ No
C. Planning and Zoning			
C.1. Planning and zoning actions.			
 Will administrative or legislative adoption, or an only approval(s) which must be granted to enable If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete sections C.2. 		-	∐Yes √ No
C.2. Adopted land use plans.			
a. Do any municipally- adopted (city, town, vill where the proposed action would be located?) include the site	✓ Yes No
If Yes, does the comprehensive plan include spe would be located?		proposed action	∐Yes √ No
b. Is the site of the proposed action within any lo Brownfield Opportunity Area (BOA); design or other?) If Yes, identify the plan(s):	ocal or regional special planning district (for e ated State or Federal heritage area; watershed		∏Yes √ No
c. Is the proposed action located wholly or partion or an adopted municipal farmland protection If Yes, identify the plan(s):		pal open space plan,	∐Yes √ No

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? IB "Interchange Business"	✓ Yes No
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? If Yes, i. What is the proposed new zoning for the site?	∏Yes √ No
C.4. Existing community services.	
a. In what school district is the project site located? Newburgh Central School District	
b. What police or other public protection forces serve the project site? Town of Newburgh Police Department	
c. Which fire protection and emergency medical services serve the project site? Cronomer Valley Fire District; Town of Newburgh Emergency Medical Services	
d. What parks serve the project site? Chadwick Lake Park; Cronomer Hill Park; 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, components)? Industrial (warehouse)	include all
b. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±35.21 acres ±35.21 acres	
c. Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, h square feet)? % Units:	☐Yes ✓ No ousing 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) Lot consolidation	
 ii. Is a cluster/conservation layout proposed? iii. Number of lots proposed? 1 iv. Minimum and maximum proposed lot sizes? Minimum N/A Maximum N/A 	∐Yes √ No
e. Will the proposed action be constructed in multiple phases? i. If No, anticipated period of construction: 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 determine timing or duration of future phases:	

f. Does the project include new residential uses?	∐Yes √ No
If Yes, show numbers of units proposed. One Family Two Family Three Family Multiple Family (four or more)	
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 2	
ii. Dimensions (in feet) of largest proposed structure: 49 height: 250 width: and 740 length	
ii. Dimensions (in feet) of largest proposed structure:49 height;250 width; and740 length iii. Approximate extent of building space to be heated or cooled:990,000 square feet	
h. Does the proposed action include construction or other activities that will result in the impoundment of any	Yes√No
liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?	
If Yes,	
i. Purpose of the impoundment:ii. If a water impoundment, the principal source of the water:Ground water Surface water street	
u. If a water impoundment, the principal source of the water:	eamsOther 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:v. Dimensions of the proposed dam or impounding structure: height; length	acres
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, co	ncrete)·
71. Construction method materials for the proposed dam of impounding structure (e.g., earth fin, rock, wood, ec	merete).
D.2. Project Operations	
a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both	h? ✓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? General site grading	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
Volume (specify tons or cubic yards): ±15,000 CY	
Over what duration of time? 9 - 12 months	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispersional	ose of them.
Excess topsoil	
iv. Will there be onsite dewatering or processing of excavated materials?	✓ Yes No
If yes, describe. Excavated rock will be processed for use as compacted fill.	¥ 1 65_110
v. What is the total area to be dredged or excavated? ±10acres	
vi. What is the maximum area to be worked at any one time? TBD acres	
vii. What would be the maximum depth of excavation or dredging? ±24 feet	
viii. Will the excavation require blasting?ix. Summarize site reclamation goals and plan: See Site Plans	✓Yes No
M. Summarize site rectalitation goals and plan.	
b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment	☐Yes ✓ No
into any existing wetland, waterbody, shoreline, beach or adjacent area?	
If Yes: i Identify the wetland or weterhody which would be affected (by name, weter index number, wetland man num	nhan an agachamhia
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map nur description): 	noer or geographic

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placem alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in sq	
iii. Will the proposed action cause or result in disturbance to bottom sediments? If Yes, describe:	☐Yes ☐No
iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? If Yes:	☐ Yes ☐ No
 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?	V Yes N o
If Yes:	_ _
i. Total anticipated water usage/demand per day: 3,480 gallons/day	0 0
<i>ii.</i> Will the proposed action obtain water from an existing public water supply? If Yes:	✓ Yes □ No
 Name of district or service area: Consolidated Water #1 	
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:	Yes No
Describe extensions or capacity expansions proposed to serve this project:	
Source(s) of supply for the district:	
<i>iv.</i> Is a new water supply district or service area proposed to be formed to serve the project site? If, Yes:	☐ Yes ☑ No
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>i.</i> Total anticipated liquid waste generation per day: 3,480 gallons/day <i>ii.</i> Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe a	11
approximate volumes or proportions of each): Sanitary wastewater Sanitary wastewater	_
iii. Will the proposed action use any existing public wastewater treatment facilities?If Yes:	☐ Yes No
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 spec	ifying proposed
receiving water (name and classification if surface discharge or describe subsurface disposal plans): On-site subsurface septic fields.	
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	V Yes N o
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?	
If Yes:	
i. How much impervious surface will the project create in relation to total size of project parcel?	
$\pm 686,063$ Square feet or ± 15.75 acres (impervious surface)	
±1,533,600 Square feet or ±35.21 acres (parcel size) ii. Describe types of new point sources. New point sources of stormwater runoff include building gutters and driveway curbing	7
ti. Describe types of new point sources. New point sources of stofffwater fution include building gutters and driveway curbing	ā.
iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent progroundwater, on-site surface water or off-site surface waters)? Site runoff will be directed to on-site retention ponds that will control the rate of runoff to pre-developed conditions.	roperties,
If to surface waters, identify receiving water bodies or wetlands:	
	
Will stormwater runoff flow to adjacent properties?	☐Yes 🗸 No
<i>iv.</i> 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	∐Yes ∏ No
combustion, waste incineration, or other processes or operations?	
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,	☐Yes \ No
or Federal Clean Air Act Title IV or Title V Permit?	1 65 1 10
If Yes:	
<i>i.</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 ₂)	
• Tons/year (short tons) of Carbon Dioxide (CO ₂) • Tons/year (short tons) of Nitrous Oxide (N ₂ O)	
• Tons/year (short tons) of Nitrous Oxide (N ₂ O) • Tons/year (short tons) of Perfluorocarbons (PFCs)	
• Tons/year (short tons) of Fernuorocarbons (FFCs) • Tons/year (short tons) of Sulfur Hexafluoride (SF ₆)	
• Tons/year (short tons) of Sarhar Hexandoride (SF ₆) • Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)	
Tons/year (short tons) of Carbon Dioxide equivalent of Hydronourocarbons (III es)	

h. Will the proposed action generate or emit methane (inclu landfills, composting facilities)? If Yes:		∏Yes ✓ No
i. Estimate methane generation in tons/year (metric):ii. Describe any methane capture, control or elimination medelectricity, flaring):	easures included in project design (e.g., combustion to go	enerate heat or
i. Will the proposed action result in the release of air pollutary quarry or landfill operations? If Yes: Describe operations and nature of emissions (e.g., discount).		∏Yes ∏ No
 j. Will the proposed action result in a substantial increase in new demand for transportation facilities or services? If Yes: i. When is the peak traffic expected (Check all that apply) Randomly between hours of): Morning Evening Weekend	Yes
 iii. Parking spaces: Existing	available within ½ mile of the proposed site? ortation or accommodations for use of hybrid, electric	□Yes □No
 k. Will the proposed action (for commercial or industrial profor energy? If Yes: i. Estimate annual electricity demand during operation of the project of the project other): Grid/local utility iii. Will the proposed action require a new, or an upgrade, to the project of the project of the project other). 	the proposed action: TBD ct (e.g., on-site combustion, on-site renewable, via grid/le	Yes No ocal utility, or Yes No
I. Hours of operation. Answer all items which apply. i. During Construction: • Monday - Friday: 8:00 AM10:00 PM • Saturday: 8:00 AM10:00 PM • Sunday: 8:00 AM10:00 PM • Holidays: 8:00 AM10:00 PM	 ii. During Operations: Monday - Friday: 24/5 Saturday: As required Sunday: As required Holidays: As required 	

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction,	✓ Yes No
operation, or both? If yes:	
i. Provide details including sources, time of day and duration:	
Construction equipment and tools at times permitted by Town Code.	
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:	
Parking lot and security lighting as permitted by Town Code.	
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)	☐ Yes [] No
or chemical products 185 gallons in above ground storage or any amount in underground storage? If Yes:	
: Do 1 - 4/ \	
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,	✓ Yes ☐ No
insecticides) during construction or operation?	
If Yes:i. Describe proposed treatment(s):	
Landscape maintenance and pest control as required.	
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>i.</i> Describe any solid waste(s) to be generated during construction or operation of the facility:	
• Construction: TBD tons per TBD (unit of time)	
• Operation : 20-25 tons per month (unit of time)	
ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid wast	e:
Construction: Debris recycling will be in accordance with all applicable local requirements.	
Operation: Recyling will be in accordance with County requirements.	
Operation: Recyling will be in accordance with County requirements.	
iii. Proposed disposal methods/facilities for solid waste generated on-site:	
Construction: Private carter.	
Operation: Private carter.	

s. Does the proposed action include construction or modification of a solid waste management facility?			
If Yes:	6 4 4 4		1 1011
i. Type of management or handling of waste proposed	for the site (e.g., recycling or	transfer station, compostin	g, landfill, or
other disposal activities): ii. Anticipated rate of disposal/processing:			
• Tons/month, if transfer or other non-o	combustion/thermal treatment	or	
Tons/hour, if combustion or thermal to		, 01	
iii. If landfill, anticipated site life:			
t. Will the proposed action at the site involve the commer		orage or disposal of hazard	lous TYes 7 No
waste?	retail generation, treatment, sk	rage, or disposar or nazard	1005 100
If Yes:			
i. Name(s) of all hazardous wastes or constituents to be	generated, handled or manag	ed at facility:	
<i>ii</i> . Generally describe processes or activities involving h	unzardous wastes or constituer	ata:	
u. Generally describe processes of activities involving in	lazardous wastes of constituer	its	
iii. Specify amount to be handled or generatedto	ons/month		
iv. Describe any proposals for on-site minimization, rec	ycling or reuse of hazardous of	constituents:	
v. Will any hazardous wastes be disposed at an existing	offsite hazardous waste facil	ity?	☐Yes☐No
If Yes: provide name and location of facility:			
If No: describe proposed management of any hazardous v	wastes which will not be sent	to a hazardous waste facilit	ty:
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 ☑ Resid	ential (suburban) Rural	(non-farm)	
Forest Agriculture Aquatic Other	(specify):		
ii. If mix of uses, generally describe:			
b. Land uses and covertypes on the project site.			
Land use or	Current	Acreage After	Change
Covertype Roads, buildings, and other paved or impervious	Acreage	Project Completion	(Acres +/-)
surfaces	0.04	15.75	+15.71
Forested	25.96	1.50	-24.46
Meadows, grasslands or brushlands (non-			
agricultural, including abandoned agricultural)	7.93	7.95	+0.02
Agricultural	•	•	_
(includes active orchards, field, greenhouse etc.)	0	0	0
Surface water features	0	1.50	+1.50
(lakes, ponds, streams, rivers, etc.)	U	1.50	+1.50
Wetlands (freshwater or tidal)	1.28	1.28	0
Non-vegetated (bare rock, earth or fill)	0	0	0
• Other	0	7.23	+7.23
Describe: Landscaping	U	1.23	T1.23

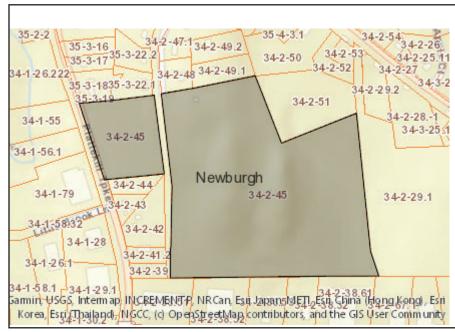
i. If Yes: explain:	☐ Yes No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities:	□Yes []No
. Does the project site contain an existing dam? f Yes:	☐ Yes No
i. Dimensions of the dam and impoundment:	
• Dam height: feet	
• Dam length: feet	
• Surface area: acres	
Volume impounded: gallons OR acre-feet i. Dam's existing hazard classification: gallons OR acre-feet	
iii. Provide date and summarize results of last inspection:	
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 fac	☐Yes No cility?
Yes: i. Has the facility been formally closed?	☐Yes☐ No
If yes, cite sources/documentation:	
i. Describe the location of the project site relative to the boundaries of the solid waste management facility:	
ii. Describe any development constraints due to the prior solid waste activities:	
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:	□Yes ☑ No
Describe wests(s) handled and wests management activities including among instactions when activities access	rred:
. Describe waste(s) handled and waste management activities, including approximate time when activities occur	
	☐Yes ☑ No
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
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: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site	□Yes □ No
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: 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
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: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site	_
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: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes – Spills Incidents database Provide DEC ID number(s): Yes – Environmental Site Remediation database Provide DEC ID number(s):	□Yes□No
 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 – Spills Incidents database Provide DEC ID number(s): Yes – Environmental Site Remediation database 	□Yes□No

v. Is the project site subject to an institutional contra		☐ Yes ✓ No
If yes, DEC site ID number:		
Describe the type of institutional control (control (control)) Describe any use limitations:	e.g., deed restriction or easement):	
Describe any use minitations. Describe any engineering controls:		
Will the project affect the institutional or e	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 proje	ct site? 1.2-2.5_ feet	
b. Are there bedrock outcroppings on the project site		☐ Yes / No
If Yes, what proportion of the site is comprised of b	edrock outcroppings?%	
c. Predominant soil type(s) present on project site:	MdB Mardin gravelly silt loam 35	0/0
or resonant son of po(e) process on project site.	ANC/AND Arnot-Lordstown complex 40	
	SXC Swartswood and Mardin soils 15	%
d. What is the average depth to the water table on th	e project site? Average: 1.5-6.5+ feet	
e. Drainage status of project site soils: Well Drain	ned: 55 % of site	
✓ Moderatel	y Well Drained: 40 % of site	
✓ Poorly Drawn	ained <u>5</u> % of site	
f. Approximate proportion of proposed action site w		
	✓ 10-15%: 14.18 % of site	
	\checkmark 15% or greater: 18.77 % of site	
g. Are there any unique geologic features on the pro		∐Yes√No
If Yes, describe:		
h. Surface water features.		
	ands or other waterbodies (including streams, rivers,	✓ Yes □ No
ponds or lakes)?		
<i>ii.</i> Do any wetlands or other waterbodies adjoin the If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.		✓ Yes N o
iii. Are any of the wetlands or waterbodies within o		✓ Yes N o
state or local agency?	r adjoining the project site regulated by any rederal,	V 1 CS_INO
	pody on the project site, provide the following information:	
• Streams: Name 862-231	Classification C	
	Classification Approximate Size	
Wetlands: Name Federal Waters	Approximate Size	
• Wetland No. (if regulated by DEC)	ost recent compilation of NYS water quality-impaired	☐ Yes ☑ No
v. Are any of the above water bodies listed in the m waterbodies?	ost recent compilation of NYS water quanty-impaired	LI Yes VINO
	is 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 adj	oining, a primary, principal or sole source aquifer?	☐Yes No
If Yes: i. Name of aquifer:		
i. Italiie of aquiter.		

m. Identify the predominant wildlife species that occupy or use the project site: Typical suburban species Typical suburban species	
n. Does the project site contain a designated significant natural community? If Yes: i. Describe the habitat/community (composition, function, and basis for designation):	∏Yes ∏ No
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. i. Species and listing (endangered or threatened): 	☐Yes ✓No ies?
 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? If Yes: i. Species and listing: 	□Yes √ No
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? If yes, give a brief description of how the proposed action may affect that use:	☐Yes ✓No
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? If Yes, provide county plus district name/number:	∏Yes ✓No
b. Are agricultural lands consisting of highly productive soils present? i. If Yes: acreage(s) on project site? ii. Source(s) of soil rating(s):	∏Yes ✓ No
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? If Yes: i. Nature of the natural landmark:	∏Yes ✓No
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? If Yes: i. CEA name: ii. Basis for designation: iii. Designating agency and date:	☐Yes No

e. Does the project site contain, or is it substantially contiguous to, a but which is listed on the National or State Register of Historic Places, or Office of Parks, Recreation and Historic Preservation to be eligible for If Yes: i. Nature of historic/archaeological resource: Archaeological Site ii. Name: iii. Brief description of attributes on which listing is based:	that has been determined by the Commissioner of t	s√No he NYS
f. Is the project site, or any portion of it, located in or adjacent to an are archaeological sites on the NY State Historic Preservation Office (SH		s No
g. Have additional archaeological or historic site(s) or resources been id If Yes: i. Describe possible resource(s): ii. Basis for identification:		s No
h. Is the project site within fives miles of any officially designated and pascenic or aesthetic resource? If Yes: i. Identify resource:		s√No
ii. Nature of, or basis for, designation (e.g., established highway overlogetc.):	•	byway,
etc.):	iles.	
 i. Is the project site located within a designated river corridor under the Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: 		s No
ii. Is the activity consistent with development restrictions contained in	6NYCRR Part 666?	s_No
F. Additional Information Attach any additional information which may be needed to clarify you If you have identified any adverse impacts which could be associated measures which you propose to avoid or minimize them.	•	lus any
G. Verification I certify that the information provided is true to the best of my knowled and Surveying Landscape Applicant/Sponsor Name Architecture & Land Surveying, PLLC Signature Joseph P. Modafferi, Jr., Rt.A. Joseph P. Modafferi, Jr., Rt.A.	dge. Date 05/04/2021 Title Senior Project Manager	

PRINT FORM



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-231
E.2.h.iv [Surface Water Features - Stream Classification]	С
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No

E.2.I. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
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]	Yes
E.3.i. [Designated River Corridor]	No



15 Industrial Park Place Middletown, CT 06457 P: 860-632-8053 F:860-632-8054 February 8, 2021

RE: Farrell Industrial Park Fire Sprinkler Design Criteria

Building A & B Parameters:

Ceiling Height: 42 ft.

Finished Floor Elevation: +456 ft.

Hazard Classification: Ordinary Group 2

Definition: occupancies or portions of other occupancies where the quantity and combustibility of contents are moderate to high, stockpiles of contents with moderate rates of heat release do not exceed 12 ft, and stockpiles of contents with high rates of heat release do not exceed 8 ft.

Storage Limitations:

- Class I-III Commodities stored solid-piled, palletized, bin box, shelf, rack, and back to back shelf up to and including 12 ft. in height.
- Class IV Commodities stored rack, and back to back shelf up to and including 10 ft. in height.
- Class IV Commodities stored palletized, bin box, shelf, and solid piled up to and including 12 ft. in height.
- Group A Plastic Commodities stored solid-piled, palletized, bin box, shelf, rack, and back to back shelf up to and including 5ft in height.

Design Criteria:

Ordinary Hazard Group 2 Density: 0.20 gpm/sqft Design Area: 1,500 sqft

Maximum Area per Sprinkler: 130 sqft

Maximum Distance between Sprinklers: 15 ft Minimum Distance between Sprinklers: 6 ft

Hose Allowance: 250 gpm

Flow Test:

Date: 02/04/2021 Time: 08:00 AM

Flow Hydrant Location: IFO 1613 NY-300, Newburgh, NY

Flow: 748 gpm

Hydrant Elevation (Google Earth): +407 ft

Gauge Hydrant Location: IFO 1638 NY-300, Newburgh, NY

Static: 51 psi Residual: 50 psi

Hydrant Elevation (Google Earth): +397 ft

Preliminary hand calculations are as follows:

Minimum Flow Requirements

0.20 gpm/sqft X 1,500 sqft = 300 gpm system flow X 115% (overage) = 345 gpm

Total System Demand = 345 gpm (system flow) + 250 gpm hose allowance = 595 gpm

Minimum Pressure Requirements

10 psi min. end head pressure (anticipate 8.0 K-Factor Sprinkler) + 18 psi elevation loss (within building) + 26 psi elevation loss (building to gauge hydrant) + 5 psi loss backflow preventer/valves + 15 psi anticipated System Friction Loss (estimate) = 74 psi at gauge hydrant

Synopsis

The available water supply is not sufficient to support an Ordinary Hazard Group 2 fire sprinkler system design. A fire pump will be required.

If there are any question, please do not hesitate to call.

Sincerely,

Brian Sargent, CFPS, SET Senior Designer Mack Fire Protection