



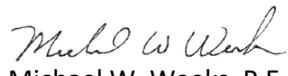
**TOWN OF NEWBURGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS**

**PROJECT NAME:** CANNABIS HUTS – AMENDED SITE PLAN  
**PROJECT NO.:** 25-32  
**PROJECT LOCATION:** SECTION 23, BLOCK 2, LOT 1  
**REVIEW DATE:** 10 OCTOBER 2025  
**MEETING DATE:** 16 OCTOBER 2025  
**PROJECT REPRESENTATIVE:** DAY STOKOSA ENGINEERING, PLLC

1. The project is a Special Use under Town Code 185-48.9.
2. The project is currently before the Board of Appeals and Planning Board for the charging stations under 2025-19. Project is seeking variances in the ZBA for several pre-existing nonconformities. It is noted these will also be covered for this application.
3. Adjoiners' Notices must be sent out.
4. A copy of the Cannabis License has been submitted. Identifying License Number 25-000409.
5. County Planning referral is required as the project is a special use along a State Highway.
6. Signage to ARB approval.
7. The applicants have submitted a 2001 site plan for the site. Numerous items on site plan do not exist on the site including a proposed car wash bay. The Planning Board should decide whether site plan is sufficient for the use. Changes to the site plan should be updated.
8. The Planning Board may wish to request the building plans which identify a proposed separation between the gas station and the proposed retail cannabis dispensary.
9. All items in Code Section 185-48.9C (1 through 5) should be addressed on the plan sheets.
10. The applicant is requested to confirm separation distances between the proposed use and the daycare center located south of the site.

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

  
Patrick J. Hines  
Principal

  
Michael W. Weeks, P.E.  
Principal

PJH/kmm

**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

**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: \_\_\_\_\_**  
**(Application fee returnable with this application)**

**1. Title of Subdivision/Site Plan (Project name):**

Cannabis Huts

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

**Name** First Prestige Properties Inc  
**Address** 289 North Plank Road - Suite 2  
Newburgh NY 12550  
**Phone**  
**Email**

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

**Name** Kamaljit Kaur  
**Address** 151 Heather Drive  
Hopewell Junction, NY 12533

**Representative** Jay Singh  
**Phone** 917.250.9355  
**Email** jat3k@yahoo.com

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

**Name** Day|Stokosa Engineering, PLLC  
**Address** 3 Van Wyck Lane  
Hopewell Junction, NY 12590

**Phone** Amy Bombardieri  
**Email** Amy@DayStokosaEng.com  
845.590.1402

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

530<sup>6</sup> Route 9W

**6. Zone**

B  
**Acreeage** 1.6 AC

**Fire District**

Middlehope fire

**School District**

Marlboro

**7. Tax Map: Section**

23

**Block**

2

**Lot**

1

8. Project Description and Purpose of Review:

Number of existing lots \_\_\_\_\_ Number of proposed lots \_\_\_\_\_  
Lot line change \_\_\_\_\_  
Site plan review Adding a proposed cannabis dispensary to the existing building  
Clearing and grading \_\_\_\_\_  
Other \_\_\_\_\_

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) \_\_\_\_\_

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

Signature: [Handwritten Signature] Title \_\_\_\_\_

Print Name: KAMALJEET KAUR

Date: 10/1/25

**NOTE:** If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

**PROXY**

(OWNER) First, Prestige Properties, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT \_\_\_\_\_

IN THE COUNTY OF \_\_\_\_\_

AND STATE OF \_\_\_\_\_

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

Address: 530 BUS RTE 9W

Section 23 Block 2 Lot 1

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

Day|Stokosa Engineering / Amy Bombardieri

PLANNING BOARD AND \_\_\_\_\_ IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD

DATED: 9.15.2025

[Signature]

OWNERS SIGNATURE

Frank Nessori

OWNERS NAME (printed)

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

WITNESS' SIGNATURE

NAMES OF ADDITIONAL REPRESENTATIVES

WITNESS' NAME (printed)

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

On the 15<sup>th</sup> day of September 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared, Frank Nessori, 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

[Signature]

JILL NIBE  
Notary Public, State of New York  
Registration #01N16334308  
Qualified In Orange County  
Commission Expires Jan. 4, 2028

TOWN OF NEWBURGH PLANNING BOARD

PROJECT NAME: Cannabis Hts

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

## **FEE LAW SUMMARY**

### **PENDING APPLICATIONS**

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

### **SEVERABILITY**

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

### **EFFECTIVE DATE:**

This local law shall take effect immediately upon filing in the Office of the Secretary of State.

**FEE ACKNOWLEDGEMENT**

The Town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal, 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.

Kamaljit Kaur

**APPLICANT'S SIGNATURE**

KAMALJIT KAUR

**APPLICANT'S NAME-- PRINTED**

09/15/2025

**DATE**

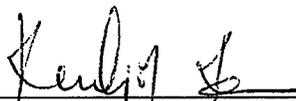
**PLANNING BOARD DISCLAIMER STATEMENT**  
**TO APPLICANTS**

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.

09/15/2025  
\_\_\_\_\_  
DATED

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

KAMALJIT KAUR  
\_\_\_\_\_  
APPLICANT'S NAME - PRINTED



# Certificate of Licensure

New York State Adult-Use Cannabis Program



Office of Cannabis  
Management

License Number : OCM-RETL-25-000409 License Type : Adult-Use Retail Dispensary License

Entity Name : Guru Baba Inc DBA : \_\_\_\_\_

Effective Date: 04-Aug-2025 Expiration Date: 04-Aug-2027

Operating Address : 5306 Route 9W Newburgh NY 12550

STREET CITY STATE ZIP

The Adult-Use Cannabis Licensee must comply with all applicable state and local laws and regulations. This includes but is not limited to the Cannabis Law and its implementing regulations. An Adult-Use Cannabis Licensee's failure to comply with these laws and regulations may result in revocation of the license or permit, and the imposition of civil penalties, or any other enforcement action, as provided for in state and local laws and regulations, including but not limited to, the Cannabis Law and its implementing regulations. This license or permit is not a property or vested right.

**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: Cannabis Huts - Retail marijuana dispensary		
Project Location (describe, and attach a general location map): 5306 Route 9W Newburgh		
Brief Description of Proposed Action (include purpose or need): Adding a cannabis dispensary to the existing building (in the current/previous Subway space)		
Name of Applicant/Sponsor: Kamaljit Kaur		Telephone: 917.250.9355
		E-Mail: jat3K@yahoo.com
Address: 151 Heather Drive		
City/PO: Hopewell Junction	State: NY	Zip Code: 12533
Project Contact (if not same as sponsor; give name and title/role): Jay Singh		Telephone: 917.250.9355
		E-Mail: jat3K@yahoo.com
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board	9/2025
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board	9/2025
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NY OCM	Approved 8/2025
h. Federal agencies <input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Yes <input 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**

<b>C.1. Planning and zoning actions.</b>	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): Remediation Sites:336059	
_____	
_____	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? Marlboro

b. What police or other public protection forces serve the project site?  
Town of Newburgh PD, Orange County Sheriff, NYS Troopers

c. Which fire protection and emergency medical services serve the project site?  
Middlehope Fire, Newburgh Ambulance

d. What parks serve the project site?  
NA

**D. Project Details**

**D.1. Proposed and Potential Development**

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

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 1.6 acres

b. Total acreage to be physically disturbed? \_\_\_\_\_ 0 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 1.6 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: \_\_\_\_\_

\_\_\_\_\_

Does the project include new residential uses?  Yes  No

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,

- Total number of structures \_\_\_\_\_
- Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length
- 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,

- Purpose of the impoundment: \_\_\_\_\_
- If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_
- If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_
- Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres
- Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length
- 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:

- What is the purpose of the excavation or dredging? \_\_\_\_\_
- 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? \_\_\_\_\_
- Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_
- Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_
- What is the total area to be dredged or excavated? \_\_\_\_\_ acres
- What is the maximum area to be worked at any one time? \_\_\_\_\_ acres
- What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet
- Will the excavation require blasting?  Yes  No
- 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:

- 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: \_\_\_\_\_ 60 gallons/day

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

Sanitary wastewater

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

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- 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?
- Will a line extension within an existing district be necessary to serve the project?

Yes  No  
 Yes  No

If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

- v. 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):  
 Existing septic system \_\_\_\_\_

- vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 none \_\_\_\_\_

- 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  
 Yes  No

- iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  
 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)

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

Yes:  
i. Estimate methane generation in tons/year (metric): \_\_\_\_\_  
i. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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 \_\_\_\_\_  Yes  No

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

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

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

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

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

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

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

l. Hours of operation. Answer all items which apply.  
i. During Construction:  
• Monday - Friday: \_\_\_\_\_  
• Saturday: \_\_\_\_\_  
• Sunday: \_\_\_\_\_  
• Holidays: \_\_\_\_\_  
ii. During Operations:  
• Monday - Friday: \_\_\_\_\_ 9 am - 9 pm  
• Saturday: \_\_\_\_\_ 9 am - 9 pm  
• Sunday: \_\_\_\_\_ 9 am - 9 pm  
• Holidays: \_\_\_\_\_ 9 am - 9 pm

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:  
Existing gas station site lighting to remain \_\_\_\_\_

---

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 : \_\_\_\_\_ 0.5 tons per \_\_\_\_\_ year (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: \_\_\_\_\_
- Operation: Reuse of shipping materials; boxes, packing padding \_\_\_\_\_

---

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: \_\_\_\_\_
- Operation: Commercial hauler \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

---

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)
- Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe:

\_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			0
• Forested			0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			0
• Agricultural (includes active orchards, field, greenhouse etc.)			0
• Surface water features (lakes, ponds, streams, rivers, etc.)			0
• Wetlands (freshwater or tidal)			0
• Non-vegetated (bare rock, earth or fill)			0
• Other Describe: _____			0

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:  
Pattycake Playhouse Inc  
\_\_\_\_\_

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): 336059  
 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): 336059  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_  
Classification Code: N (No Further Action at this Time)  
\_\_\_\_\_

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? \_\_\_\_\_ >4 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:

UH Udorthents	_____	80 %
Ab Alqden silt loam	_____	14 %
PtB Pittsfield	_____	6 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 5 feet

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	_____	80 % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	_____	6 % of site
<input checked="" type="checkbox"/> Poorly Drained	_____	14 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	_____	100 % of site
<input type="checkbox"/> 10-15%:	_____	% of site
<input type="checkbox"/> 15% or greater:	_____	% of site

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

h. Surface water features.

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

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

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

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

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

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters Approximate Size 0.04 ac
- Wetland No. (if regulated by DEC) \_\_\_\_\_

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

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

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: \_\_\_\_\_  
 Deer, birds, groundhog, skunk \_\_\_\_\_  
 \_\_\_\_\_

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): \_\_\_\_\_  
 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: ORANc01

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

**F. Additional Information**

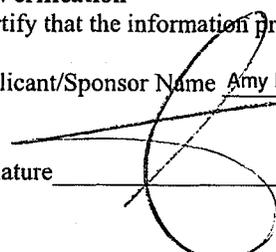
Attach any additional information which may be needed to clarify your project.

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

**G. Verification**

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

Applicant/Sponsor Name Amy Bombardieri Date 10.06.2025

Signature  Title Engineer for applicant



E.2.m. [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Indiana Bat Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ORANc01
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



## Search Details from Environmental Remediation Databases

### Site Record

### Document Repository

Site-related documents are available for review through the [DEC Info Locator](#) 

### Administrative Information

**Site Name:** McCall Place Plume

**Site Code:** 336059

**Program:** State Superfund Program

**Classification** : N \*

**EPA ID Number:**

### Location

**DEC Region:** 3

**Address:** Intersection of Route 9W North and McCall Place

**City:** Newburgh

**Zip:** 12550-

**County:** Orange

**Latitude:** 41.555407

**Longitude:** -74.004135

**Site Type:**

**Estimated Size:** 45 Acres

### Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

### Site Owner(s) and Operator(s)

**Current Owner Name:** Information Not Available

### Site Document Repository

No Repository Information Available

### Site Description

**Location:** The site is not defined, hence location is not known. However, the area of interest is in Town of Newburgh and is generally located along Route 9W near and in the vicinity of the intersection of 9W and McCall Place.

**Site Features:** Site features are not known since site is not defined. However, Hudson River is east of 9W. The topography is generally uphill east and west of 9W near McCall Place. There is a small stream intersecting McCall Place which generally flows north. There is a bus garage and gas station/auto repair facility north and south respectively of 9W and McCall place intersection. There is a vacant lot north and northeast of bus garage.

**Current Zoning/Use:** Current zoning and use of the site is not known since the site is not defined. However, McCall place is residential. The street north to McCall Place is High Land Terrace and to the south is Pine Orchid which too is predominantly residentially. Properties east and west of Route 9W in the vicinity of McCall Place are predominantly commercial.

**Historical Uses:** Historical use is not known since site is not defined.

**Operable Units:** Operable units are not defined since site is not defined.

**Site Geology and Hydrology:** Site geology and hydrology is not known since site is not defined. However, during the investigation to track down the ground water contamination source encountered bed rock at 32 feet in the east of Bus garage and 68 feet at the intersection of 9W and McCall Place. Soil lithology varies but sand, slit and clay and mixture thereof was encountered at different depths at different locations. Ground water flow direction is not known.

## Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
Trichloroethene (TCE)
Tetrachloroethene (PCE)
1,1 dichloroethene

## Site Environmental Assessment

**Nature and Extent of Contamination:** Chlorinated solvents (primarily PCE) were detected in seven private supply wells on McCall Place. A water line was extended to the affected residents. The Department maintains treatment on one well which provides water to two homes. The Department conducted site characterization in the area of interest to identify the source area, defining and classifying the site. Three chlorinated VOCs (Cis-1,2-Dichloroethylene, PCE, and TCE) were detected at concentrations exceeding NYSDEC TOGS Standards in the groundwater in the site investigation area. The groundwater contamination in the site area exists as three separate plumes. However, the investigation did not reveal source of the ground water contamination discovered in private wells. Hence, it is recommended that the site not be listed on "Registry of Inactive Hazardous Waste Disposal Sites".

**Special Resources Impacted/Threatened:** The site is not defined. However, there is no data suggesting the presence of special resources, hence the impact and threat thereto where not evaluated.

**Significant Threat:** The site is not defined. Alternate water supply is provided to potentially affected residents and there is no data to support that there is a significant threat to environment and human health arising from the area of interest.

\* Class N Sites: "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due



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## Site Classifications

See also the "Frequently Asked Questions" provided below

### Classifications for "Registry" Sites:

Classification Codes 1-5 apply to sites that are listed in the "Registry of Inactive Hazardous Waste Disposal Sites," or "Registry." The Registry was created by Environmental Conservation Law Article 27 Section 1305 and is also described in regulation (6 NYCRR Section 375-2.7). Sites listed on the Registry are commonly said to be sites in the "State Superfund Program" <environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/state-superfund-sites>."

#### Classification Code: 1

This classification is assigned to a site at which:

1. contamination constitutes a significant threat to public health and the environment; and
2. the significant threat to public health and the environment is causing, or presents an imminent danger of causing, either irreversible or irreparable damage to the environment.

#### Classification Code: 2

This classification is assigned to a site at which:

1. the disposal of hazardous waste has been confirmed and the presence of such hazardous waste or its components or breakdown products represents a significant threat to public health or the environment; or
2. hazardous waste disposal has not been confirmed, but the site has been listed on the Federal National Priorities List (NPL).

#### Classification Code: 3

This classification is assigned to a site at which contamination does not presently and is not reasonably foreseeable to constitute a significant threat to public health or the environment. This classification is not to be used for sites where insufficient data is available to make a definitive decision concerning significant threat.

#### Classification Code: 4

This classification is assigned to a site that has been properly closed but that requires continued site management consisting of operation, maintenance and/or monitoring. Class 4 is appropriate for a site where remedial construction actions have been completed for all operable units, but the site has not necessarily been brought into compliance with standards, criteria, or guidance (e.g., a groundwater extraction and treatment system has been installed and is operating properly but groundwater standards have not been achieved yet). The Record of Decision should define the remedial action objectives that need to be achieved during site management. If a Certificate of Completion (CoC) is to be issued for a site, the CoC is issued concurrently with the reclassification.

#### Classification Code: 5

The classification assigned to a site that has been properly closed and requires no further action. This may include a site where continued operation, maintenance, or monitoring is not needed to achieve/maintain protectiveness, but the site is not suitable for delisting from the Registry (e.g., DEC is unable to obtain an institutional control).

## **Classifications for Non-Registry Sites:**

Non-Registry sites are those that are being investigated and remediated in a brownfield program or other environmental remediation program and are not listed in the Registry.

### **Classification Code: A (Active)**

The classification assigned to a non-registry site in any remedial program where work is underway and not yet complete (i. e., Brownfield Cleanup Program, Environmental Restoration Program, Voluntary Cleanup Program and RCRA Corrective action Program sites). This may be used for Manufactured Gas Plant sites or those being remediated under an EPA Cooperative Agreement.

### **Classification Code: C (Completed)**

The classification used for sites where the Department has determined that remediation has been satisfactorily completed under a remedial program (i. e., State Superfund, Brownfield Cleanup Program, Environmental Restoration Program, Voluntary Cleanup Program, and RCRA Corrective Action Program). State Superfund (Registry) sites must have completed all active operation, maintenance, or monitoring requirements before they can be delisted and made class C. Non-registry sites may be made a class C after successful completion of all required construction or after a no further action remedy has been selected by the Department. These sites will be issued a Certificate of Completion (COC), but may still require ongoing maintenance and periodic certification of institutional/engineering controls (IC/ECs).

### **Classification Code: P (Potential)**

This classification is used for sites where preliminary information indicates that a site may have contamination that makes it eligible for consideration for placement on the Registry of Inactive Hazardous Waste Disposal Sites (commonly referred to as the list of State Superfund Sites). Further information and/or investigation, in the form of a site characterization, is needed to determine if a Class P site qualifies for listing of the site on the Registry. Generally, to qualify for placement on the Registry, there must be evidence that hazardous waste was disposed on the site and that any resulting contamination presents a significant threat (or reasonably foreseeable threat) to public health or the environment. Class P sites are not listed on the Registry and many are eventually found to not qualify for Registry listing. Sites that do not qualify for listing are typically then reclassified to a "Class N" site.

### **Classification Code: PR (Potential RCRA Corrective Action)**

"Class PR" is a specialty classification code that is **not** related to the Registry. This classification code is used for sites that are, or have been, subject to the requirements of the Resource Conservation and Recovery Act (RCRA) corrective action program. RCRA corrective action sites are those that are managing or have actively managed hazardous waste in a manner which is, or was a permit required activity (e.g., waste solvents from a manufacturing process). If releases occurred resulting in environmental contamination, remediation may be necessary under the RCRA corrective action program </environmental-protection/waste-management/hazardous-waste>. Similar to a Class P site, Class PR sites are investigated and reviewed to determine if RCRA corrective action is necessary. If so, remediation is carried out under a RCRA permit, order, or other legal mechanism.

### **Classification Code: N (No Further Action at this Time)**

Sites are given a classification of "N" when:

- the investigation and evaluation of a Class P site results in a determination that contamination at the site does not warrant placing the site on the Registry or it is being addressed under a brownfield program;

- a site was in a brownfield program (BCP, ERP or VCP) or other non-Registry program, remediation was not completed, and the site did not otherwise qualify for listing on the Registry. As an example, this occurs when a volunteer begins a brownfield project and then for economic or other reasons, determines they cannot complete the work and the brownfield project is terminated. If the contamination at the brownfield site qualifies it for placement on the Registry, the Department acts to do so. If the site re-enters a brownfield program, it can be reclassified to Class A (active) to indicate that work has recommenced;
- a site was identified simply as the location(s) where a drum(s) or other discrete waste was at one time present and subsequently removed by DEC or others and, based on the resulting conditions, no need for additional work was apparent; or
- an application to the BCP, ERP or VCP was submitted, and was then withdrawn or terminated before any actions were taken to investigate or remediate the site.

## Frequently Asked Questions about Site Classifications

### Q. Are Registry sites more heavily contaminated than non-Registry sites?

A: Sites are placed on the Registry if the Department determines that they present a significant threat to public health (as determined by the Department of Health) or the environment and therefore meet the definition of Class 2. When a Class 2 site has been remediated, it is reclassified or removed from the Registry (delisted) to indicate that the significant threat(s) has been addressed. Non-Registry sites may but usually do not also present significant threats. For all sites in a Department remedial program, the goal of investigating and remediating a site is that the result must be protective of public health and the environment regardless of whether the site is on the Registry or not.

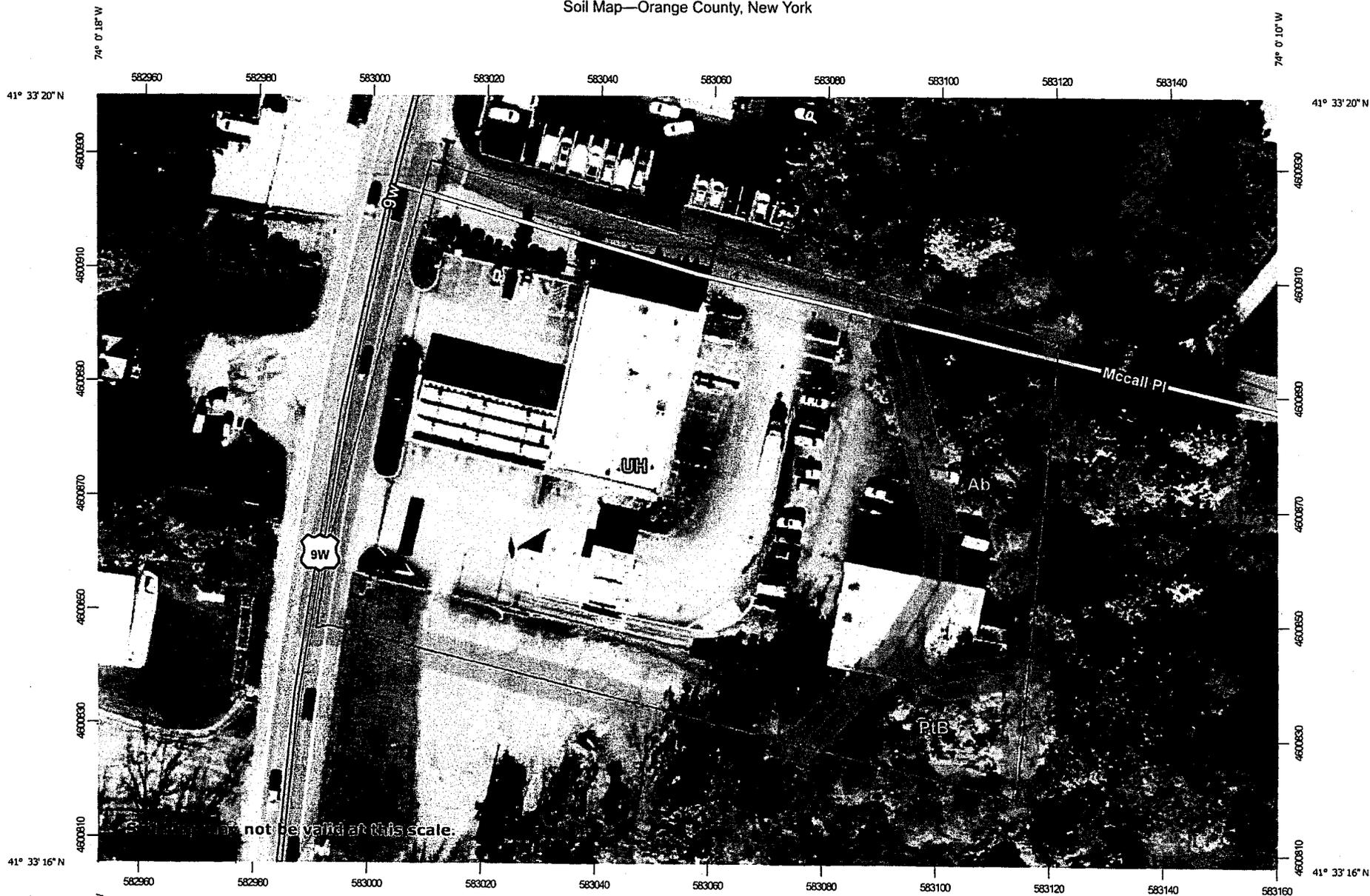
### Q. When did the Department begin to make information available on its public website about Class P?

A: Prior to 2013, information about Class P sites was available by request but was not placed on the public website because by the nature of these sites, the information is often preliminary, incomplete, or not verified. Since existing conditions at P sites are often unknown or incomplete and not fully characterized, information about these sites can easily be misunderstood. Their mere existence may unnecessarily raise concern about human exposures or environmental impacts before the sites are better characterized. This information is now being made available on the public website due to the increasing and large numbers of requests for property information that are often associated with buying and selling property. **DEC offers the information with the caution that it should not be used to form conclusions about site contamination beyond what the definition of this classification provides, namely the potential for concern. It should be noted that the information provided for a P site is preliminary in nature and unverified and that no DEC investigation has yet been completed.** Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon these summaries.

### Q. When did the Department begin to make information available on its public website about Class N sites?

A: Like the Class P sites, prior to 2013, information about Class N was available by request but was not placed on the public website for several reasons. Many Class N sites were investigated decades ago before information was added to the database making the online information incomplete. Others are brownfield sites where only an application to a program was submitted and no further action taken. Still others were projects undertaken voluntarily but not completed for lack of funding or another reason. Class N site information is now being made available on the public website due to the increasing and large numbers of requests for property information that are often associated with buying and selling property. Again, DEC offers the information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the nature of this information, significant conclusions or decisions should not be based solely upon the released summaries.

Soil Map—Orange County, New York



Scale is not valid at this scale.

Map Scale: 1:948 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 18N WGS84



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

10/6/2025  
Page 1 of 3

### MAP LEGEND

- |                               |   |                        |   |                       |
|-------------------------------|---|------------------------|---|-----------------------|
| <b>Area of Interest (AOI)</b> |    | Area of Interest (AOI) |  | Spoil Area            |
| <b>Soils</b>                  |    | Soil Map Unit Polygons |  | Stony Spot            |
|                               |    | Soil Map Unit Lines    |  | Very Stony Spot       |
|                               |    | Soil Map Unit Points   |  | Wet Spot              |
| <b>Special Point Features</b> |   |                        |  | Other                 |
|                               |    | Blowout                |  | Special Line Features |
|                               |    | Borrow Pit             | <b>Water Features</b>   |                       |
|                               |    | Clay Spot              |  | Streams and Canals    |
|                               |    | Closed Depression      | <b>Transportation</b>   |                       |
|                               |    | Gravel Pit             |  | Rails                 |
|                               |    | Gravelly Spot          |  | Interstate Highways   |
|                               |    | Landfill               |  | US Routes             |
|                               |    | Lava Flow              |  | Major Roads           |
|                               |    | Marsh or swamp         |  | Local Roads           |
|                               |    | Mine or Quarry         | <b>Background</b>   |                       |
|                               |    | Miscellaneous Water    |  | Aerial Photography    |
|                               |    | Perennial Water        |   |                       |
|                               |    | Rock Outcrop           |   |                       |
|                               |   | Saline Spot            |   |                       |
|                               |  | Sandy Spot             |   |                       |
|                               |  | Severely Eroded Spot   |   |                       |
|                               |  | Sinkhole               |   |                       |
|                               |  | Slide or Slip          |   |                       |
|                               |  | Sodic Spot             |   |                       |

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

**Warning: Soil Map may not be valid at this scale.**

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Orange County, New York  
 Survey Area Data: Version 26, Sep 2, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ab	Alden silt loam	0.3	13.8%
PtB	Pittsfield gravelly loam, 3 to 8 percent slopes	0.2	6.2%
UH	Udorthents, smoothed	2.0	80.0%
<b>Totals for Area of Interest</b>		<b>2.5</b>	<b>100.0%</b>

## Orange County, New York

### Ab—Alden silt loam

#### Map Unit Setting

*National map unit symbol:* 9vtc  
*Elevation:* 300 to 1,500 feet  
*Mean annual precipitation:* 42 to 52 inches  
*Mean annual air temperature:* 46 to 52 degrees F  
*Frost-free period:* 135 to 215 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Alden and similar soils:* 80 percent  
*Minor components:* 20 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Alden

##### Setting

*Landform:* Depressions  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Parent material:* A silty mantle of local deposition overlying loamy till

##### Typical profile

*H1 - 0 to 9 inches:* silt loam  
*H2 - 9 to 36 inches:* silt loam  
*H3 - 36 to 60 inches:* gravelly fine sandy loam

##### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Very poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.57 in/hr)  
*Depth to water table:* About 0 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* Frequent  
*Calcium carbonate, maximum content:* 1 percent  
*Available water supply, 0 to 60 inches:* High (about 9.2 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 5w  
*Hydrologic Soil Group:* C/D  
*Ecological site:* F144AY040NY - Semi-Rich Very Wet Till  
Depressions

*Hydric soil rating: Yes*

**Minor Components**

**Canandaigua**

*Percent of map unit: 5 percent*

*Landform: Depressions*

*Hydric soil rating: Yes*

**Erie**

*Percent of map unit: 5 percent*

*Landform: Depressions*

*Hydric soil rating: No*

**Wayland**

*Percent of map unit: 5 percent*

*Landform: Flood plains*

*Hydric soil rating: Yes*

**Carlisle**

*Percent of map unit: 5 percent*

*Landform: Marshes, swamps*

*Hydric soil rating: Yes*

**Data Source Information**

Soil Survey Area: Orange County, New York

Survey Area Data: Version 26, Sep 2, 2025

## Orange County, New York

### PtB—Pittsfield gravelly loam, 3 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 9vw8  
*Elevation:* 0 to 1,000 feet  
*Mean annual precipitation:* 42 to 52 inches  
*Mean annual air temperature:* 46 to 52 degrees F  
*Frost-free period:* 135 to 215 days  
*Farmland classification:* All areas are prime farmland

#### Map Unit Composition

*Pittsfield and similar soils:* 75 percent  
*Minor components:* 25 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Pittsfield

##### Setting

*Landform:* Till plains, hills, drumlinoid ridges  
*Landform position (two-dimensional):* Summit  
*Landform position (three-dimensional):* Crest  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Parent material:* Calcareous loamy till

##### Typical profile

*H1 - 0 to 10 inches:* gravelly loam  
*H2 - 10 to 34 inches:* gravelly loam  
*H3 - 34 to 60 inches:* gravelly sandy loam

##### Properties and qualities

*Slope:* 3 to 8 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 5.95 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 15 percent  
*Available water supply, 0 to 60 inches:* Moderate (about 8.5 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2e  
*Hydrologic Soil Group:* B  
*Ecological site:* F144AY036NY - Semi-Rich Well Drained Till Uplands

*Hydric soil rating: No*

**Minor Components**

**Bath**

*Percent of map unit: 5 percent*

*Hydric soil rating: No*

**Charlton**

*Percent of map unit: 5 percent*

*Hydric soil rating: No*

**Hollis**

*Percent of map unit: 5 percent*

*Hydric soil rating: No*

**Mardin**

*Percent of map unit: 5 percent*

*Hydric soil rating: No*

**Paxton**

*Percent of map unit: 5 percent*

*Hydric soil rating: No*

**Data Source Information**

Soil Survey Area: Orange County, New York

Survey Area Data: Version 26, Sep 2, 2025

## Orange County, New York

### UH—Udorthents, smoothed

#### Map Unit Setting

*National map unit symbol:* 9vxc  
*Elevation:* 0 to 1,260 feet  
*Mean annual precipitation:* 42 to 52 inches  
*Mean annual air temperature:* 46 to 52 degrees F  
*Frost-free period:* 135 to 215 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Udorthents and similar soils:* 75 percent  
*Minor components:* 25 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Udorthents

##### Typical profile

*H1 - 0 to 4 inches:* channery loam  
*H2 - 4 to 70 inches:* very gravelly sandy loam

##### Properties and qualities

*Slope:* 0 to 8 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Somewhat excessively drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to high (0.06 to 5.95 in/hr)  
*Depth to water table:* About 36 to 72 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 15 percent  
*Available water supply, 0 to 60 inches:* Low (about 5.4 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 6s  
*Hydrologic Soil Group:* A  
*Hydric soil rating:* No

#### Minor Components

##### Alden

*Percent of map unit:* 5 percent  
*Landform:* Depressions  
*Hydric soil rating:* Yes

##### Bath

*Percent of map unit:* 5 percent  
*Hydric soil rating:* No

**Fredon**

*Percent of map unit: 5 percent*

*Hydric soil rating: No*

**Raynham**

*Percent of map unit: 5 percent*

*Hydric soil rating: No*

**Wurtsboro**

*Percent of map unit: 5 percent*

*Hydric soil rating: No*

## **Data Source Information**

Soil Survey Area: Orange County, New York

Survey Area Data: Version 26, Sep 2, 2025

**SITE IMPROVEMENTS FOR  
THE COASTAL GAS STATION**

LOCATED AT THE  
INTERSECTION OF ROUTE 9W NORTH  
AND  
McCALL PLACE  
IN THE  
TOWN OF NEWBURGH

PREPARED BY:

SAYRE CONSULTING SERVICES  
PROJECT MANAGERS

BROOKS & BROOKS  
SURVEYORS

DEWKETT ENGINEERING, P.C.  
ENGINEERS

ANTHONY J. COPPOLA, R.A.  
ARCHITECTS

RECEIVED  
OCT 7 X 2025  
MHE Engineering, D.P.C.

SITE PLAN APPROVED  
Planning Board, Town of Newburgh  
Orange County, New York  
*[Signature]* 7-16-02  
Chairman

INDEX OF DRAWINGS		
SHEET NO.	TITLE	DRAWING NO.
1	TITLE SHEET	
2	SITE PLAN	SP-1
3	SIGN DETAILS	SP-2
4	DRAINAGE & UTILITY PLAN	DR-1
5	SEWAGE DISPOSAL SYSTEM PLAN	SD-1
6	SEWAGE DISPOSAL SYSTEM DETAILS	SD-2
7 - 11	MISCELLANEOUS DETAILS	D-1 THRU D-5

KAREN AGENT  
294-9958

Lands of  
JUDITH E. CARROLL  
Deed Liber 2252 Page 0549

SCHOOL BUS GARAGE  
B-ZONE

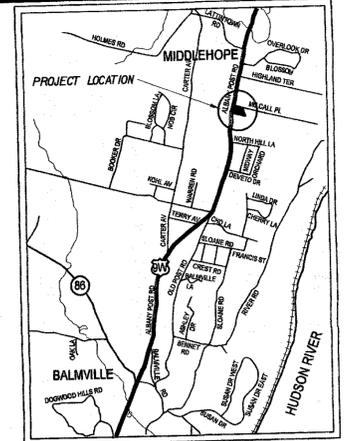
Lands of  
M & M, Ltd.  
Deed Liber 3128 Page 0163

APPLICANT:  
FRANK HESARI & FRED HESARI  
PRESTIGE PETROLEUM  
5306 ROUTE 9W NORTH  
MIDDLEHOPE, NY 12550

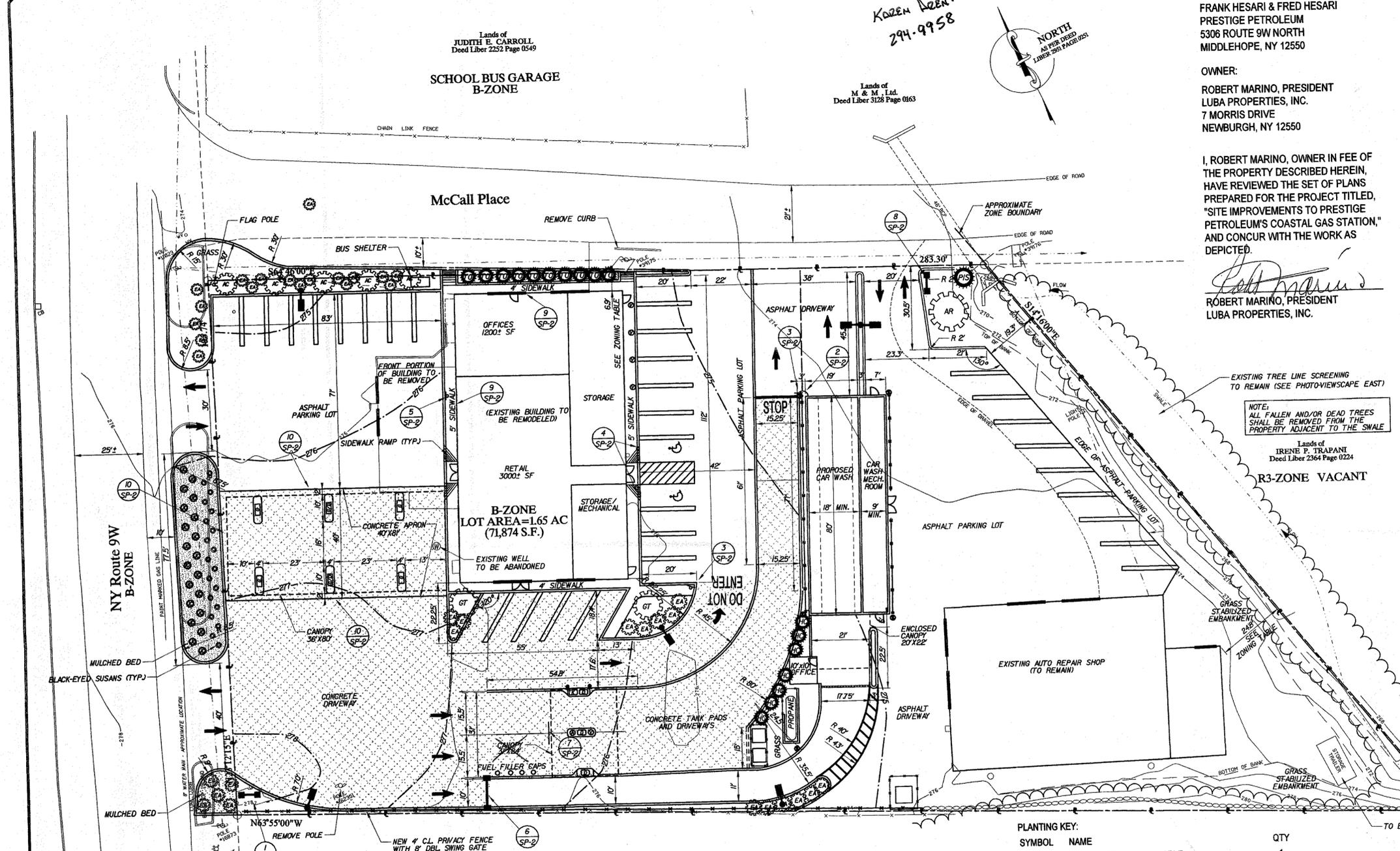
OWNER:  
ROBERT MARINO, PRESIDENT  
LUBA PROPERTIES, INC.  
7 MORRIS DRIVE  
NEWBURGH, NY 12550

I, ROBERT MARINO, OWNER IN FEE OF THE PROPERTY DESCRIBED HEREIN, HAVE REVIEWED THE SET OF PLANS PREPARED FOR THE PROJECT TITLED, "SITE IMPROVEMENTS TO PRESTIGE PETROLEUM'S COASTAL GAS STATION," AND CONCUR WITH THE WORK AS DEPICTED.

*Robert Marino*  
ROBERT MARINO, PRESIDENT  
LUBA PROPERTIES, INC.



LOCATION MAP  
SCALE: 1"=2000'



ZONING TABLE		
ZONING DISTRICT B		
	REQUIRED	PROVIDED
MIN. LOT AREA (S.F.)	30,000	71,874
MIN. LOT WIDTH (FT.)	100	195.6
MIN. LOT DEPTH (FT.)	125	283.1
MIN. FRONT YARD (FT.)	40	86.1
MIN. REAR YARD (FT.)	30	24.8'
MIN. 1 SIDE YARD (FT.)	15	6.9'
MIN. BOTH SIDE YARD (FT.)	30	91.6
MAX. LOT BLDG COVERAGE (%)	40	20
MAX. BUILDING HEIGHT (FT.)	35	30
MIN. PARKING SPACES	26	37
MAX. SIGN AREA (S.F.)	239	237.5

\* EXISTING CONDITION. ANY NON-CONFORMANCE WILL NOT BE INCREASED IN SEVERITY OR MAGNITUDE AS A RESULT OF THE WORK SHOWN ON THESE PLANS.

NY Route 9W  
B-ZONE

- PROPOSED CONTOUR
- GROUND-MOUNTED SIGN PANEL
- SINGLE LUMINARE ON 25' POLE
- DOUBLE LUMINARE ON 25' POLE
- Ⓜ GASOLINE PUMP
- Ⓝ DIESEL PUMP
- Ⓚ KEROSENE PUMP
- Ⓢ VACUUM MACHINE
- Ⓜ AIR PUMP
- ▨ CONCRETE PAVEMENT
- ⊙ CONIFEROUS PLANTING
- ⊙ DECIDUOUS PLANTING

- NOTES:
- THERE ARE NO NEW YORK STATE DEC REGULATED WETLANDS ON SITE.
  - THERE ARE NO FLOOD PLAINS ON SITE.
  - SEE DWG. SDS-1 & SDS-2 FOR SEWAGE SYSTEM PLANS AND DETAILS.
  - PARKING SPACE LAYOUT SHALL CONFORM TO TOWN OF NEWBURGH MUNICIPAL CODE SECTION 185-13.
  - BOUNDARY AND TOPOGRAPHIC SURVEY FROM MAP TITLED "MAP OF SURVEY OF LANDS OF LUBA PROPERTIES, INC. PREPARED FOR PRESTIGE PETROLEUM," PREPARED BY BROOKS & BROOKS LAND SURVEYORS, P.C., AUGUST 27, 1999.
  - SEE DWG. DR-1 FOR DRAINAGE AND UTILITY PLAN.
  - PUBLIC WATER SERVICE TO UTILIZED. PRIVATE WELL TO BE ABANDONED.

PLANTING KEY:

SYMBOL	NAME	QTY
AR	ACER RUBRUM - RED MAPLE	1
EA	EUONYMUS ALATUS - BURNING BUSH	36
JC	JUNIPERUS CHINENSIS VAR. 'SARGENTII' SARGENT'S JUNIPER	20
AC	ACER CAMPESTRE - FIELD MAPLE (STREET TREE PRUNED)	5
PIS	PINUS SYLVESTRIS - SCOTCH PINE	2
GT	GLEDITSIA TRIACANTHOS VAR. INERMIS THORNLESS HONEY LOCUST	2
HC	JUNIPERUS CLUNENSIS HETZI COLUMNARIS HETZ COLUMNAR JUNIPER	7
RF	RUDBECKIA FULGIDA - BLACK-EYED SUSAN	19
TO	THUJA OCCIDENTALIS VAR. 'EMERALD' EMERALD ARBOR-VITAE	10

NOTE:  
DECIDUOUS TREES - 2.5'-3" CAL. EVERGREEN TREES - 5'-6" HIGH  
LOW GROWING SHRUBS - 18"-24" SPREAD LARGE SHRUBS - 2'-2.5' HIGH



SITE PLAN APPROVED  
Planning Board, Town of Newburgh  
Orange County, New York  
*Chairman*



DATE	DESCRIPTION	BY	SYMBOL
5/31/01	LANDSCAPE DETAILS	RMB	

REVISIONS

SAYRE CONSULTING SERVICES  
BY MICHAEL BLACH ESTABLISHED  
NEWBURGH, NEW YORK 12550  
PHONE (914) 368-0823  
CELL (914) 331-9822

DEWKETT ENGINEERING, P.C.  
107 EAST MARKET STREET, SUITE 901  
NEWBURGH, NEW YORK 12550  
PHONE (914) 368-0823 FAX (914) 670-1200

TITLE OF PROJECT  
**SITE IMPROVEMENTS TO  
PRESTIGE PETROLEUM'S  
COASTAL GAS STATION**

LOCATION OF PROJECT  
**ROUTE 9W NORTH  
TOWN OF NEWBURGH  
ORANGE COUNTY, NY**

TITLE OF DRAWING  
**SITE PLAN  
SEC 23 BLOCK 2 LOT 1**

DATE: **AUG 2000** DRAWING NUMBER: **SP-1**