



**CONSULTING ENGINEERS, D.P.C.**

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

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

**PROJECT: DOLLAR GENERAL - BALMVILLE**  
**PROJECT NO.: 20-04**  
**PROJECT LOCATION: SECTION 24, BLOCK 4, LOT 1.12**  
**REVIEW DATE: 8 JULY 2021**  
**MEETING DATE: 15 JULY 2021**  
**PROJECT REPRESENTATIVE: BOHLER ENGINEERING/ CARYN MLODZIANOWSKI**

1. Sanitary sewer disposal system design and details are currently outstanding.
2. Plans must be revised to address the potable and fire flow line design in compliance with Town of Newburgh requirements.
3. The Stormwater Management Report must be addressed as an SWPPP. An MS4 acceptance letter and coverage under the NYSDEC permit will be required. Currently the Stormwater Management Report lacks many items required to be considered a complete SWPPP.

Respectfully submitted,

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

Patrick J. Hines  
Principal  
PJH/dns

**TOWN OF NEWBURGH  
APPLICATION FOR  
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, New York 12550**

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

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

Proposed Retail Development

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

**Name** Margaret Fillberti, Joan Fillberti-Gottlieb, David Fillberti, Barbara Fillberti, Elaine Fillberti-Harney  
**Address** 1 North Hill Lane  
Newburgh, NY 12550  
**Phone** \_\_\_\_\_

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

**Name** HSC Balmville, LLC C/O Bohler Engineering MA, LLC  
**Address** 17 Computer Drive West  
Albany, NY 12205  
**Representative** Caryn Mlodzianowski  
**Phone** (518) 538-9900  
**Fax** (518) 438-0900  
**Email** cmlodzianowski@bohlereng.com

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

**Name** Bohler Engineering MA, LLC  
**Address** 17 Computer Drive West  
Albany, NY 12205  
**Phone/Fax** (518) 438-9900

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

Southeast corner of US Route 9W & North Hill Lane

**6. Zone** B- Business **Fire District** Middle Hope Fire  
**Acreage** 2.16 Acres **School District** Marlboro

**7. Tax Map: Section** 24 **Block** 4 **Lot** 1.12

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

Number of existing lots 1 Number of proposed lots 1

Lot line change N/A

Site plan review Proposed 1-story retail development.

Clearing and grading 0.85+/- acre

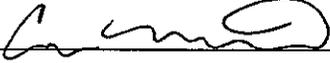
Other \_\_\_\_\_

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

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

(Describe generally) 30' Proposed utility easement running along North Hill Lane

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

Signature  Title CARYN MLODZIANOWSKI  
PROJECT MANAGER

Date: 3/3/2020

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

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

**TOWN OF NEWBURGH PLANNING BOARD**

Proposed Dollar General Retail Store

PROJECT NAME

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

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

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

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

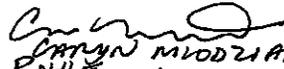
1. X Name and address of applicant
2. X Name and address of owner (if different from applicant)
3. X Subdivision or Site Plan and Location
4. X Tax Map Data (Section-Block-Lot)
5. X Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. X Zoning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

11.  Surveyor,s Certification
12.  Surveyor's seal and signature Survey enclosed. Final survey to be completed.
13.  Name of adjoining owners
14.  Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15.  N/A Flood plain boundaries
16.  To be completed post soils testing. 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.  N/A 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.  N/A 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.  N/A 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.  N/A Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29.  Show topographical data with 2 or 5 ft. contours on initial submission

See survey

30.      Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. N/A If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. N/A Number of acres to be cleared or timber harvested
33. N/A Estimated or known cubic yards of material to be excavated and removed from the site
34. TBD Estimated or known cubic yards of fill required
35. TBD The amount of grading expected or known to be required to bring the site to readiness
36. N/A Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
- \_\_\_\_\_
- \_\_\_\_\_
37. N/A Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
- \_\_\_\_\_
- \_\_\_\_\_
38.      List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By:   
CARYN MODZIARSKI  
SOHLER ENGINEERING MA, LLC  
Licensed Professional

Date: 3/3/2020

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date): 3/3/2020

**FEE ACKNOWLEDGEMENT**

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

HSC BALMVILLE, LLC, C/O BOHLER ENGINEERING MA, LLC  
CARYN MLODZIANOWSKI  
APPLICANT'S NAME (printed)

  
APPLICANTS SIGNATURE

3/3/2020  
DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

NOTARIZED AUTHORIZATION OF OWNER

We, Margaret J. Filiberti, Barbara A. Filiberti, David M. Filiberti, Joan M. Filiberti-Gottlieb, and Elaine M. Filiberti-Harney, as the sole or joint fee simple title holders of the property described as a +/-2.16 acre parcel being Tax Parcel No. 334600-24-4-1.12 located at the southeast corner of the intersection of Route 9 West and North Hill Lane in the Municipality of Newburgh, Orange County, New York, do hereby authorize Bohler Engineering, Commerce Street Partners, LLC and/or their consultants to act as our agent in seeking site plan/development plan approval, DOT approvals, and/or all regulatory approvals in connection therewith on the above referenced property.

Margaret J. Filiberti  
by and through her attorney - in - fact,  
Barbara A. Filiberti  
Margaret J. Filiberti, by and through her Attorney-in-Fact, Barbara A. Filiberti

Barbara A. Filiberti  
Barbara A. Filiberti

David M. Filiberti  
David M. Filiberti

Joan M. Filiberti-Gottlieb  
Joan M. Filiberti-Gottlieb

Elaine M. Filiberti-Harney  
Elaine M. Filiberti-Harney

STATE OF NEW YORK  
COUNTY OF ORANGE

On the 28<sup>th</sup> day of September, 2019, before me, the undersigned, a Notary Public in and for the State of New York, personally appeared Barbara A. Filiberti, David M. Filiberti, Joan M. Filiberti-Gottlieb and Elaine M. Filiberti-Harney, personally known to me or proved to me on the basis of satisfactory evidence to be, the individuals whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individuals or the persons upon behalf of whom the individuals acted, executed the instrument.

[Signature]  
NOTARY PUBLIC

My commission expires: 11/30/2022

AXELROD ALAN J  
Notary Public, State of New York  
No. 02AX4526760  
Qualified in Orange County  
Commission Expires November 30, 2022

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

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

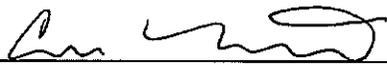
An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

3/3/2020

DATED

HSC PALMVILLE, LLC Ohio  
BOHLER ENGINEERING MA, LLC  
APPLICANT'S NAME (printed)

  
APPLICANT'S SIGNATURE



## **ARCHITECTURAL REVIEW**

The Town of Newburgh Planning Board had been authorized to act as the Architectural Review Board for all: site plans, projects involving ten or more dwelling units, and any construction that would affect the character of a neighborhood under Section §185-59 of the Town Code (Zoning Law).

In order to perform this task, at some point prior to final approval, the applicant shall provide the Planning Board with elevations of buildings for all sides and a written (separately or on drawings) description of the materials, colors and textures to be used in construction. Plans shall also include topographical information and any screening of portions of the buildings, either existing or proposed.

Samples of the material and colors to be used shall either be submitted to the Planning Board or brought to the meeting at which architectural review will be discussed.

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

DATE: 2-20-20

NAME OF PROJECT: Dollar General Store

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

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

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

Exterior finishes consist of Brick Panel Wainscot, Hardi Lapped Siding (painted)

**COLOR OF THE EXTERIOR OF BUILDING:**

Field Color to be: SW6071- Popular Gray/ Feild @ Entry Tower -SW7044 Amazing Gray

**ACCENT TRIM:**

Location: Accent Banding. Corner Trims

Color: SW7032 Warm Stone

Type (material): Hardie Board/Cement Board Siding

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

See preliminary Elevations for Parapet Locations

**ROOF:**

Type (gabled, flat, etc.): Flat

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

Color: Galvalume (Not Visible)

**WINDOWS/SHUTTERS:**

**Color (also trim if different):** Dark Bronze to match SW 7032

**Type:** Vinyl

**DOORS:**

**Color:** Storefront Entrance Doors

**Type (if different than standard door entrée):** Dark Bronze

**SIGN:**

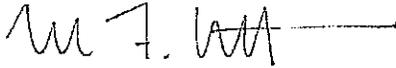
**Color:** Tenant Signage/Yellow

**Material:** Box Sign by Tenant/Lexan Face

**Square footage of signage of site:** TBD- As Proposed 4'-6"x33'-0" or 148.5 sf

Todd F. Stewart, Architect

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



**Signature**

# BOHLER //

17 Computer Drive West  
Albany, NY 12205  
518.438.9900

70 Linden Oaks, Third Floor, Suite 15  
Rochester, NY 14625  
585.866.1000

March 10, 2020

*via overnight delivery*

Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, NY 12550

Attention: John P. Ewasutyn, Chairman

**Re: Site Plan Review Application  
Proposed Retail Store  
SE Corner of US Route 9W & North Hill Lane  
Section 24, Block 4, Lot 1.12**

Dear Mr. Ewasutyn:

On behalf of our client, HSC Balmville, LLC, we are pleased to submit this application for Site Plan Review to the Town of Newburgh Planning Board. HSC Balmville, LLC is proposing to develop the 2.16-acre parcel reference above with a 9,100 square-foot Retail Store along with associated parking, landscaping, access, site lighting, utilities and stormwater management.

## Project Narrative

The site is located at the southeastern corner of North Hill Lane and US Route 9W and is currently undeveloped. Currently the site has a wooded area near the intersection of North Hill Lane and US Route 9W, surrounded on three sides by on-site Federal Wetlands. The south and eastern boundaries of the property have wooded buffers between the subject property and the neighboring properties.

The proposed development of the 9,100 square-foot Dollar General Retail Store will disturb less than 1 acre of land on the site. Most of the site will remain undisturbed as these areas are primarily Federal Wetland areas along with the wooded buffer between the subject and neighboring properties.

Access to the store will be along North Hill Lane and consists of one 30-foot wide driveway which is suitable for store circulation and deliveries. 30 parking spaces are proposed to serve the store. 62 parking spaces are required by Code, however, there is not a need for this many parking spaces and it is therefore a benefit to have additional greenspace, rather than the pavement for the additional parking spaces that are not warranted for this proposed use. We kindly request that the Planning Board consider making a positive recommendation to the Zoning Board of Appeals for the granting of an area variance.

The store will be provided with electric service from existing overhead wires and poles that run along North Hill Lane. Water and natural gas run along the east side of US Route 9W and are intended to be tied into for this project. The site will utilize underground detention to manage stormwater from the proposed development and will include an on-site septic system for wastewater.

# BOHLER //

Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, NY 12550

March 10, 2020  
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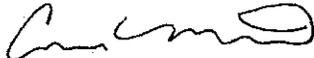
Please find the following attached for your review and Planning Board distribution:

- Fourteen (14) of this Letter / Project Narrative.
- Fourteen (14) copies of the Town of Newburgh Application for Subdivision/Site Plan Review to the Planning Board.
- Fourteen (14) copies of the Full Environmental Assessment Form; Part 1.
- Fourteen (14) copies of the Site Plan, dated 11/26/19, last revised 3/4/20, prepared by this office.
- Fourteen (14) copies of the Survey entitled "ALTA/NSPS Land Title Survey Route 9W & North Hill Lane", dated 5/9/2019, prepared by Control Point Associates Inc. PC.
- Fourteen (14) copies of Preliminary Design Elevations, dated 2/29/19, prepared by Adams Stewart Architects, LLC.
- One (1) check in the amount of \$ 3,775.00 for the Commercial Site Plan Review fee.
- One (1) check in the amount of \$ 2,000.00 for the Long Environmental Assessment Form fee.
- One (1) check in the amount of \$ 2,820.00 for the State Environmental Quality Review Act fee.
- One (1) check in the amount of \$ 150.00 for the Public Hearing fee.

We look forward to meeting with the Planning Board to begin review of this project at the earliest available Planning Board meeting. Should you have any questions or require any additional information, please do not hesitate to contact our office at (518) 438-9900.

Sincerely,

**BOHLER ENGINEERING MA, LLC**



Caryn Mlodzianowski

cc: **HSC Balmville, LLC**  
**Patrick J. Hines, McGoey, Hauser & Edsall Consulting Engineers, D.P.C.**  
**Kenneth W. Wersted, Creighton Manning Engineering, LLP**  
**Karen Arent Landscape Architect**

**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:<br>Proposed Retail Store   |              |                                      |
| Project Location (describe, and attach a general location map):<br>Southeast Corner of US Route 9W & North Hill Lane  |              |                                      |
| Brief Description of Proposed Action (include purpose or need):<br>A 9,100+/- square-foot retail store is proposed on a 2.2+/- acre parcel located at the southeast corner of US Route 9W and North Hill Lane in the Town of Newburgh. Associated parking, landscaping, access, site lighting, utilities, etc., are proposed as part of this project. |              |                                      |
| Name of Applicant/Sponsor:<br>HSC Balmville, LLC, c/o Bohler Engineering MA, LLC  |              | Telephone: 518-438-9900              |
|   |              | E-Mail: cmlodzianowski@bohlereng.com |
| Address: 17 Computer Drive West   |              |                                      |
| City/PO: Albany   | State: NY    | Zip Code: 12205                      |
| Project Contact (if not same as sponsor; give name and title/role):<br>Bohler Engineering - Caryn Mlodzianowski   |              | Telephone: 518-438-9900              |
|   |              | E-Mail: cmlodzianowski@bohlereng.com |
| Address:<br>17 Computer Drive West  |              |                                      |
| City/PO:<br>Albany  | State:<br>NY | Zip Code:<br>12205                   |
| Property Owner (if not same as sponsor):<br>Margaret Fillberti, Joan Fillberti-Gottlieb, David Fillberti, Barbara Fillberti, Elaine Fillberti-Harney  |              | Telephone:                           |
|   |              | E-Mail:                              |
| Address:<br>1 North Hill Lane   |              |                                      |
| City/PO:<br>Newburgh  | State: NY    | Zip Code: 12550                      |

**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 Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees                         |   |   |
| b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                             | Town of Newburgh Planning Board<br>Town of Newburgh Building Department | March 2020  |
| c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                  | Town Zoning Board of Appeals  | April 2020  |
| d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |   |   |
| e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  | Orange County Planning Board<br>Orange County Health Department         | April 2020 - Projected  |
| f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |   |   |
| g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   | NYSDEC, NYSDOT  | April 2020 - Projected  |
| h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   | Army Corps of Engineers   | April 2020 - Projected  |
| 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 checked="" type="checkbox"/> Yes <input 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes, identify the plan(s):  |   |
| _____  |   |
| _____  |   |
| _____  |   |
| c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes, identify the plan(s):  |   |
| _____  |   |
| _____  |   |
| _____  |   |

**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- Business Zone and LHI (Light, Heavy, and Recreational Equipment sales/ services/ repair )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 Police Department

c. Which fire protection and emergency medical services serve the project site?  
Middle Hope Fire Department

d. What parks serve the project site?  
None known.

**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 and residential

b. a. Total acreage of the site of the proposed action? 2.16 +/- acres  
b. Total acreage to be physically disturbed? 0.90 +/- acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.16 +/- 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: 3 +/- 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

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 \_\_\_\_\_ 1
- ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ 30'+/- height; \_\_\_\_\_ 130'+/- width; and \_\_\_\_\_ 70' +/- length
- iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ 9,100 +/- square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No

If Yes,

- i. Purpose of the impoundment: \_\_\_\_\_
- ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_

iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_

- iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres
- v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

- i. What is the purpose of the excavation or dredging? \_\_\_\_\_
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
  - Volume (specify tons or cubic yards): \_\_\_\_\_
  - Over what duration of time? \_\_\_\_\_
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No

If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Federal wetland as shown on Survey Map

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:  
Less than 0.10-acre of Federal Wetlands will be filled.

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: \_\_\_\_\_ 100 +/- 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: Town of Newburgh Water District
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

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

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: \_\_\_\_\_ 100 +/- 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?  Yes  No

- Will a line extension within an existing district be necessary to serve the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

On-site septic system

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

N/A

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 0.66 acres (impervious surface)

\_\_\_\_\_ Square feet or 2.16 acres (parcel size)

ii. Describe types of new point sources. Culvert, outlet control structure

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)?

On-site underground stormwater management facility.

- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
unnamed, federal wetlands

- Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No

ii. In addition to emissions as calculated in the application, the project will generate:

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend

Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

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

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

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

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
Small electric service is proposed (anticipated to be 400+/- amps)

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

Local utility / overhead power at street.

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: \_\_\_\_\_ As allowed by Code
- Saturday: \_\_\_\_\_ As allowed by Code
- Sunday: \_\_\_\_\_ As allowed by Code
- Holidays: \_\_\_\_\_ As allowed by Code

ii. During Operations:

- Monday - Friday: \_\_\_\_\_ 7am-10pm anticipated
- Saturday: \_\_\_\_\_ 7am-10pm anticipated
- Sunday: \_\_\_\_\_ 7am-10pm anticipated
- Holidays: \_\_\_\_\_ 7am-10pm anticipated

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:  
 During construction typical building sounds are anticipated to include a bull dozer, circular saw, hammers, etc.

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

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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:  
 On-site light poles and building wall light packs will light the site. The light poles will be downward facing/full cut-off.

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

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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: \_\_\_\_\_

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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: \_\_\_\_\_

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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

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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: \_\_\_\_\_ Typical tons per \_\_\_\_\_ 4 months +/- (unit of time)
- Operation : \_\_\_\_\_ Typical tons per \_\_\_\_\_ Week (unit of time)

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

- Construction: \_\_\_\_\_
- Operation: Card board recycling is proposed.

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

- Construction: Local waste service provider.
- Operation: Local waste service provider.

Will the proposed action include construction or modification of a solid waste management facility?

Yes  No

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 Covertype  | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|--|-----------------|----------------------------------|--------------------|
| • Roads, buildings, and other paved or impervious surfaces                               | 0.0             | 0.66 +/-                         | +0.66 +/-          |
| • Forested   | 1.04 +/-        | 0.15 +/-                         | -0.89 +/-          |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 0               | 0.31 +/-                         | +0.31 +/-          |
| • Agricultural (includes active orchards, field, greenhouse etc.)                        | 0               | 0                                | 0                  |
| • Surface water features (lakes, ponds, streams, rivers, etc.)                           | 0               | 0                                | 0                  |
| • Wetlands (freshwater or tidal)   | 1.12 +/-        | 1.04 +/-                         | -0.08 +/-          |
| • Non-vegetated (bare rock, earth or fill)   | 0               | 0                                | 0                  |
| • Other Describe: _____  |                 |                                  |                    |

project site presently used by members of the community for public recreation?  Yes  No  
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:  
Patty Cake Playhouse Inc. (Early Childhood learning Center)

e. Does the project site contain an existing dam?  Yes  No

If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No

If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No

If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No

If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes - Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes - Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): 336059

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

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? \_\_\_\_\_ *Varies: 3+/- 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: To be determined at time of geotech \_\_\_\_\_ %  
Report. \_\_\_\_\_ %  
\_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: To be determined feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: 50 % of site  
 Poorly Drained 50 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: 95 % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: 5 % 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 wetland Approximate Size 1.1+/- acre
- 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: \_\_\_\_\_

fy the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
Common species native to tree areas \_\_\_\_\_

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

Atlantic Sturgeon, Shortnose Sturgeon, Indiana Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No

If Yes:

i. Species and listing: \_\_\_\_\_

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

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No

If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No

i. If Yes: acreage(s) on project site? \_\_\_\_\_

ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No

If Yes:

i. Nature of the natural landmark:  Biological Community  Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No

If Yes:

i. CEA name: \_\_\_\_\_

ii. Basis for designation: \_\_\_\_\_

iii. Designating agency and date: \_\_\_\_\_

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

If Yes:

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

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

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

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

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

If Yes:

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

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

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

If Yes:

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

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

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

---

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

If Yes:

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

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

**F. Additional Information**

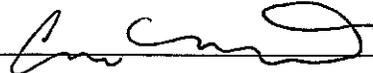
Attach any additional information which may be needed to clarify your project.

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

**G. Verification**

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

Applicant/Sponsor Name BOHLER ENGINEERING MA, LLC Date 3/9/2020  
GARYN MLODLIANDOWSKI

Signature  Title PROJECT MANAGER



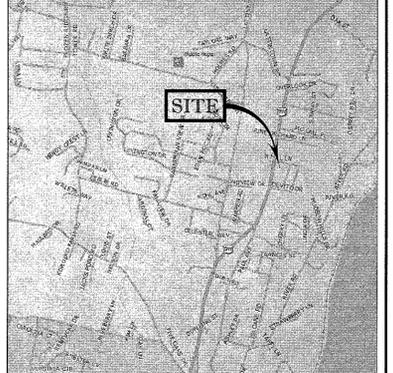
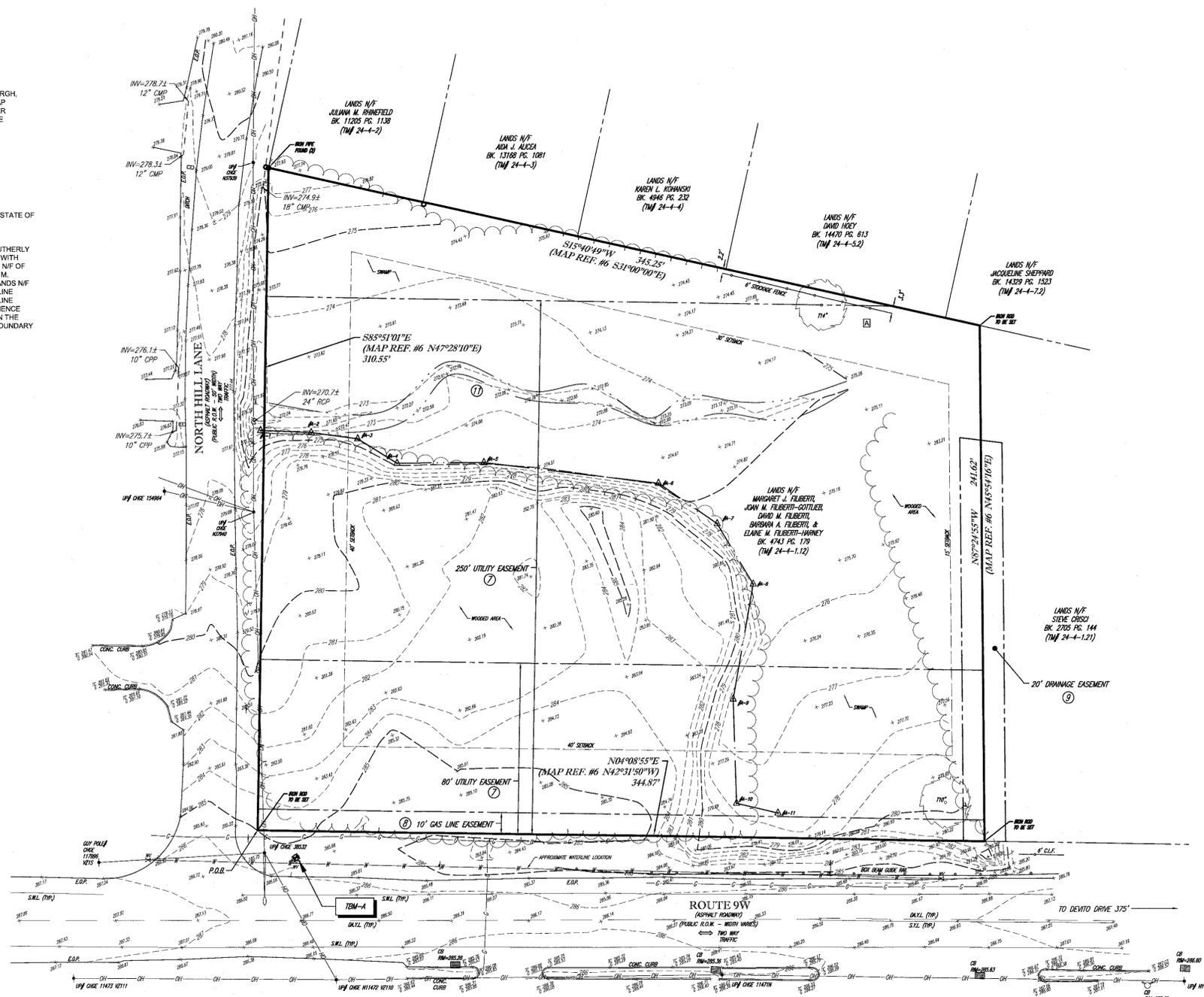
**SCHEDULE A DESCRIPTION**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE AND STATE OF NEW YORK SHOWN AND DESIGNATED AS LOT NO. 1 ON A CERTAIN MAP ENTITLED "LOT LINE CHANGE & SUBDIVISION PLAN LANDS OF JOSEPH FILIBERTI, ET AL.", DATED DECEMBER 30, 1987 PREPARED BY VINCENT J. DOCE ASSOCIATES AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 3/23/88 AS FILED MAP NO. 8776.

**SURVEYOR'S DESCRIPTION**

ALL THAT PIECE OR PARCEL OF LAND, SITUATED IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY HIGHWAY BOUNDARY OF ROUTE 9W AT ITS INTERSECTION WITH THE SOUTHERLY HIGHWAY BOUNDARY OF NORTH HILL LANE, THENCE SOUTH 85° 51' 01" EAST, ALONG THE SOUTHERLY HIGHWAY BOUNDARY OF NORTH HILL LANE A DISTANCE OF 310.55 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS N/F OF JULIANA M. RHINEFIELD, ON THE EAST, AND LANDS N/F OF MARGARET J. FILIBERTI, JOAN M. FILIBERTI-COTTLEB, DAVID M. FILIBERTI, BARBARA A. FILIBERTI & ELAINE M. FILIBERTI-HARNEY, ON THE WEST; THENCE SOUTH 15° 40' 49" WEST ALONG SAID LANDS OF RHINEFIELD, LANDS N/F OF AIDA J. ALICEA, LANDS N/F OF KAREN L. KOHANSKI, LANDS N/F OF DAVID HOEY AND LANDS OF JACQUELINE SHEPARD A DISTANCE OF 345.25 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS N/F OF STEVE CRISCI, ON THE SOUTH, AND SAID LANDS OF FILIBERTI, ON THE NORTH, THENCE NORTH 87° 24' 55" WEST, ALONG SAID PROPERTY DIVISION LINE A DISTANCE OF 241.82 FEET TO A POINT ON THE EASTERLY HIGHWAY BOUNDARY OF ROUTE 9W, THENCE NORTH 04° 08' 55" EAST, ALONG SAID HIGHWAY BOUNDARY A DISTANCE OF 344.87 FEET TO THE POINT OR PLACE OF BEGINNING.



VICINITY MAP  
© 2008 DeLorme, Street Atlas USA

**NOTES:**

- PROPERTY KNOWN AS LOT 1.2, BLOCK 4 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK SECTION 24.
- AREA = 94,176± SQ. FT. OR 2.182± ACRES
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THIS PLAN IS BASED ON INFORMATION PROVIDED, BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. M-072027, WITH AN EFFECTIVE DATE OF 03/10/19, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
  - ① UTILITY EASEMENT(S)-BOOK 775 PAGE 117, AFFECTS PARCEL, NOT PLOTTABLE; BOOK 1142 PAGE 481 AND BOOK 1246 PAGE 17, AFFECTS PARCEL AS SHOWN.
  - ② GAS LINE EASEMENTS-BOOK 1977 PAGE 1132 AND BOOK 1986 PAGE 1056, AFFECTS PARCEL AS SHOWN.
  - ③ N.Y.S. DEPARTMENT OF TRANSPORTATION APPROPRIATION OF DRAINAGE EASEMENT NEWBURGH - CEDAR HILL CEMETERY S.H. 5007, OCTOBER 03, 1972 IN BOOK 1937 PAGE 83, MAP 29, PARCEL NO. 54, AFFECTS PARCEL AS SHOWN.
  - ④ POLICY EXCEPTS RIPARIAN RIGHTS AND EASEMENTS OF OTHERS IN, TO AND OVER BROOK RUNNING THROUGH PREMISES, BUT POLICY DOES NOT INSURE ANY RIPARIAN RIGHTS OR EASEMENTS IN FAVOR OF THE OWNER OF THE PREMISES HEREIN.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER REF. #2).
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE SURVEY.
  - TBM-A: X-CUT SET IN BOLT ON HYDRANT.
  - ELEVATION= 287.50'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.

**REFERENCES:**

- THE OFFICIAL TAX ASSESSOR'S MAP OF TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK, SHEET #24.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF NEWBURGH, ORANGE COUNTY, PANEL 142 OF 630, COMMUNITY-PANEL NUMBER 360827 0142 E, MAP REVISED: AUGUST 03, 2009.
- MAP ENTITLED "PLAN FOR DAVID FILIBERTI, ET AL. FINAL PLAN MAJOR SUBDIVISION", PREPARED BY GREVAS HILBERT LAND SURVEYORS, P.C. DATED NOVEMBER 1994, LAST REVISED APRIL 10, 1995 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP 128-95.
- MAP ENTITLED "MAP OF LOT LINE REVISION PREPARED FOR OLD POST CONTRACTORS, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK", PREPARED BY DENNIS E. WALDEN N.Y. STATE LICENSE #49555 DATED JULY 15, 2002 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP 175-02.
- MAP ENTITLED "PLAN OF SUBDIVISION FOR GANUS BUILDING CORP. ORCHARD HEIGHTS FORMERLY LANDS OF JOHN FILIBERTI/TOWN OF NEWBURGH CO OF ORANGE NY", PREPARED BY ARTHUR W. ELSTANGE N.Y.S. LICENSE #19550 DATED APRIL 18, 1952, REVISED OCTOBER 24, 1952 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP 1519.
- MAP ENTITLED "LOT LINE CHANGE & SUBDIVISION PLAN LANDS OF JOSEPH FILIBERTI, ET AL TOWN OF NEWBURGH, ORANGE COUNTY, N.Y. PREPARED BY VINCENT J. DOCE ASSOCIATES DATED DECEMBER 30, 1987 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP 8776.

**ZONING INFORMATION**  
BUSINESS DISTRICT - B  
SOURCE TOWN OF NEWBURGH

| ITEMS               | REQUIRED       |
|---------------------|----------------|
| MIN LOT AREA        | 15,000 SQ. FT. |
| MIN FRONTAGE        | 100'           |
| MIN FRONT YARD      | 40'            |
| MIN 1 SIDE YARD     | 15'            |
| SIDE TOTAL          | 30'            |
| MIN REAR YARD       | 30'            |
| MAX BUILDING HEIGHT | 35'            |

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

**LEGEND**

- 124 --- EXISTING CONTOUR
- 125 --- EXISTING SPOT ELEVATION
- X 123.45 --- EXIST. TOP OF CURB ELEVATION
- X G 122.95 --- EXIST. GUTTER ELEVATION
- OH --- OVERHEAD WIRES
- G --- APPROX. LOC. UNDERGROUND GAS LINE
- HYDRANT
- WATER VALVE
- UTILITY POLE
- UTILITY POLE/LIGHT POLE
- SIGN
- MAIL BOX
- CATCH BASIN OR INLET
- DECIDUOUS TREE & TRUNK SIZE
- DELIMITATION FLAG
- E.O.P. --- EDGE OF PAVEMENT
- S.W.L. --- SOLID WHITE LINE
- S.Y.L. --- SOLID YELLOW LINE
- D.Y.L. --- DASHED YELLOW LINE

**UTILITIES:**  
THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK ONE-CALL SYSTEM (1-800-862-7862) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.  
SERIAL NUMBER: 04189-152-003-01  
UTILITY COMPANY: \_\_\_\_\_ PHONE NUMBER: \_\_\_\_\_

CENTRAL HUDSON GAS AND ELECTRIC SOUTH GAS 845-206-6046  
CENTRAL HUDSON GAS AND ELECTRIC SOUTH ELECTRIC 845-206-6046  
TIME WARNER CABLE HUDSON VALLEY 800-262-8000  
TOWN OF NEWBURGH HIGHWAY 845-564-7813  
VERIZON / HUDSON VALLEY 855-226-9564

**TABLE OF POSSIBLE ENCROACHMENTS**  
A 6' STOCKADE FENCE

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.



**ALTA/NSPS LAND TITLE SURVEY**

THIS SURVEY IS CERTIFIED TO:  
(FIDELITY NATIONAL TITLE INSURANCE AGENCY)  
(HIX SNEDEKER COMPANIES)

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 6(a), 6(b), 8, 11, 13, 14, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 25, 2019.

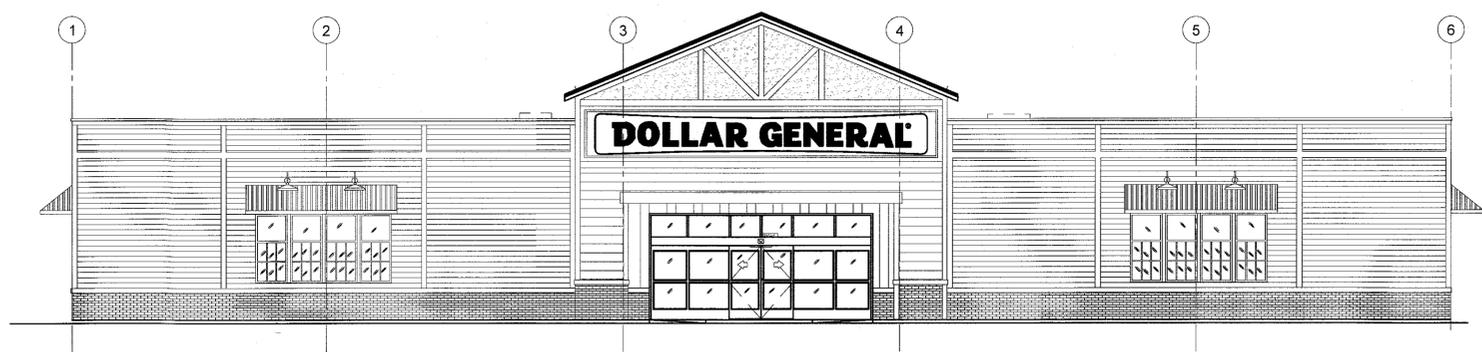


UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

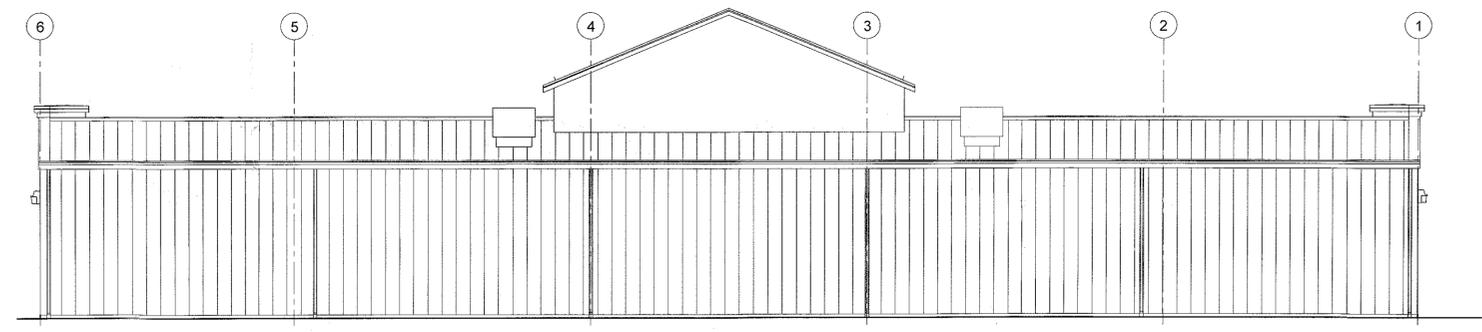
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INK SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

|   |   |  |  |
|---|---|--|--|
| FIELD DATE<br>04-25-19  |   | ALTA/NSPS LAND TITLE SURVEY  |  |
| FIELD BOOK NO.<br>19-5  |   | ROUTE 9W & NORTH HILL LANE   |  |
| FIELD BOOK PG.<br>1-2   |   | LOT 1.12 / BLOCK 4<br>TOWN OF NEWBURGH, ORANGE COUNTY<br>STATE OF NEW YORK |  |
| FIELD CREW<br>R.F.L.  | <b>CONTROL POINT ASSOCIATES INC. PC</b><br>17 COMPUTER DRIVE WEST<br>ALBANY, NY 12205<br>518.217.2010 • 800.668.9555 FAX<br>WWW.CPASURVEY.COM |  | WALDEN, NJ 08063-8909<br>CHAFFONT, PA 21512-2600<br>MT. LAUREL, NJ 609.857.2099<br>NEW TOWN, NY 646.363.4141<br>LONG ISLAND, NY 631.580.5445<br>ROCKY HILL, CT 860.263.1564<br>SOUTH BOROUCHE, MA 978.948.9000 |
| DRAWN<br>D.J.D.   |   |  | FILE NO.<br>09-190083  |
| REVIEWED:<br>W.T.W.   | APPROVED:<br>J.J.L.   | DATE<br>05.09.2019   | SCALE<br>1" = 30'  |
| JODY J. LOUNSBURY<br>NEW YORK PROFESSIONAL LAND SURVEYOR #50715 |   | DATE   |  |

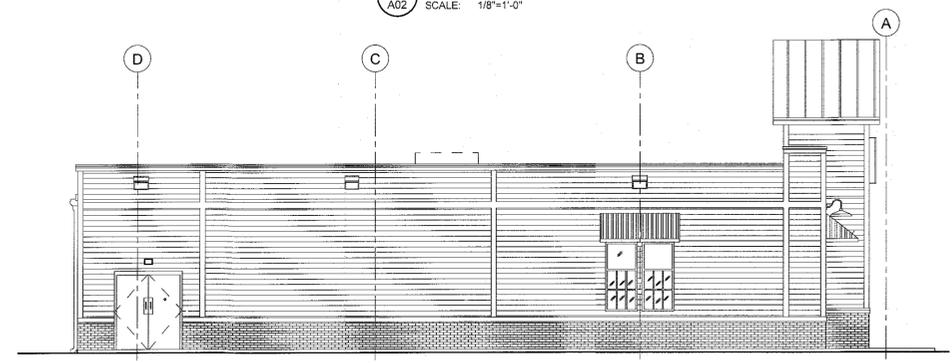
CONTROL POINT ASSOCIATES INC. PC - ALL RIGHTS RESERVED. THE ORIGINAL OF THIS DOCUMENT OR ANY INFORMATION THEREIN IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS UNCLASSIFIED.



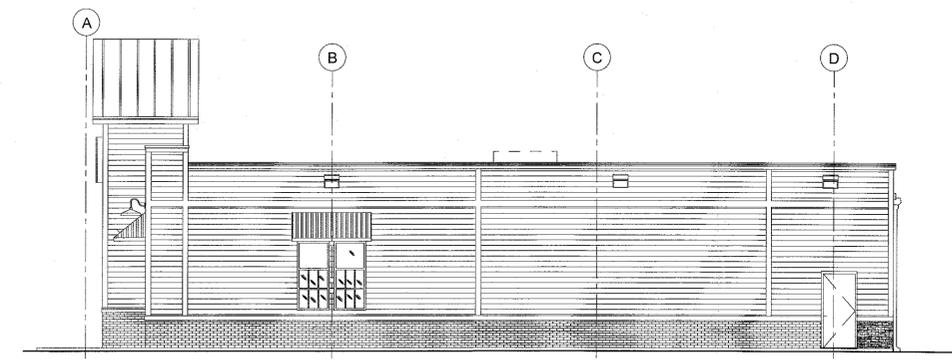
1 FRONT ELEVATION  
A02 SCALE: 1/8"=1'-0"



2 REAR ELEVATION  
A02 SCALE: 1/8"=1'-0"



3 LEFT ELEVATION  
A02 SCALE: 1/8"=1'-0"



4 RIGHT ELEVATION  
A02 SCALE: 1/8"=1'-0"

P.O. Box 529  
22615 Highway 59 North  
Robertsdale, Alabama 36567  
Office: 251.947.3864  
Fax: 251.947.3138

**ADAMS STEWART**  
**ARCHITECTS, LLC**  
Architecture, Planning  
Interiors, Construction Administration

| ISSUE | DATE    | DESCRIPTION           |
|-------|---------|-----------------------|
| 1.    | 2/28/19 | PRELIMINARY ELEVATION |

NEW STORE CONSTRUCTION 9100 C PROTOTYPE

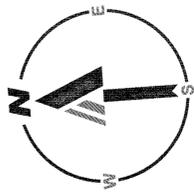
**DOLLAR GENERAL**

US Route 9W/North Hill Lane  
Newburgh, New York 12550

PROJECT NO: xxxx  
DRAWN BY: RJD  
CHKD BY: TFS

SHEET NO:  
EXTERIOR  
ELEVATIONS

A02

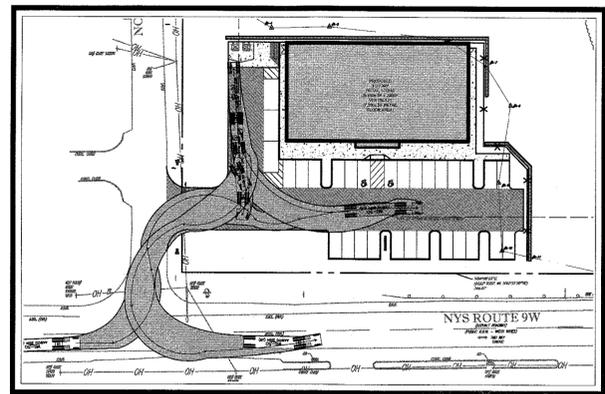
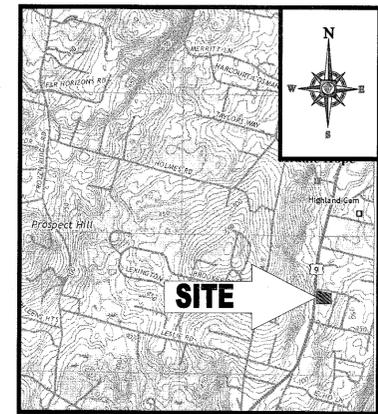


| ZONING ANALYSIS TABLE      |   |                         |  |
|----------------------------|---|-------------------------|--|
| ZONING DISTRICT            | B - BUSINESS  |                         |  |
| OVERLAY DISTRICT           | LHI OVERLAY (LIGHT, HEAVY, AND RECREATIONAL EQUIPMENT SALES/SERVICE/REPAIR)   |                         |  |
| USE AND REQUIRED PERMIT    | RETAIL IS AN ALLOWED USE SUBJECT TO SITE PLAN REVIEW  |                         |  |
| ZONE CRITERA               | REQUIRED  | EXISTING                | PROPOSED   |
| MIN. LOT AREA              | 15,000 SF   | 2.16± ACRES (94,176 SF) | NO CHANGE  |
| MIN. LOT WIDTH             | 100 FT  | 338± FT                 | NO CHANGE  |
| MAX. LOT BUILDING COVERAGE | 40 %  | N/A                     | 9.9%   |
| MAX. LOT SURFACE COVERAGE  | 80 %  | N/A                     | 32.3%  |
| MIN. FRONT SETBACK         | 40 FT   | N/A                     | 73.5 FT (N. HILL LANE)<br>89.1 FT (NYS ROUTE 9W) |
| MIN. SIDE SETBACK          | 15 FT   | N/A                     | 136.8 FT   |
| MIN. REAR SETBACK          | 30 FT   | N/A                     | 103.8 FT   |
| MIN. FRONT PARKING SETBACK | 40 FT   | N/A                     | 10.1 FT (V)                                      |
| MAX. BUILDING HEIGHT       | 35 FT   | N/A                     | 25± FT   |
| PARKING SPACES             | 62 SPACES   | N/A                     | 30 SPACES (V)                                    |
| ACCESSIBLE PARKING SPACES  | 2   | N/A                     | 2  |
| PARKING STALL CRITERIA     | USG CATEGORY: RETAIL STORE<br>REQUIRED PARKING: 1 PER 100 SF OF GROSS LEASABLE FLOOR SPACE<br>CALCULATION: 9,300 SF / 150 = 62 SPACES |                         |  |

NA - NOT APPLICABLE  
V - VARIANCE ANTICIPATED

### LAND USE/ZONING INFORMATION & NOTES

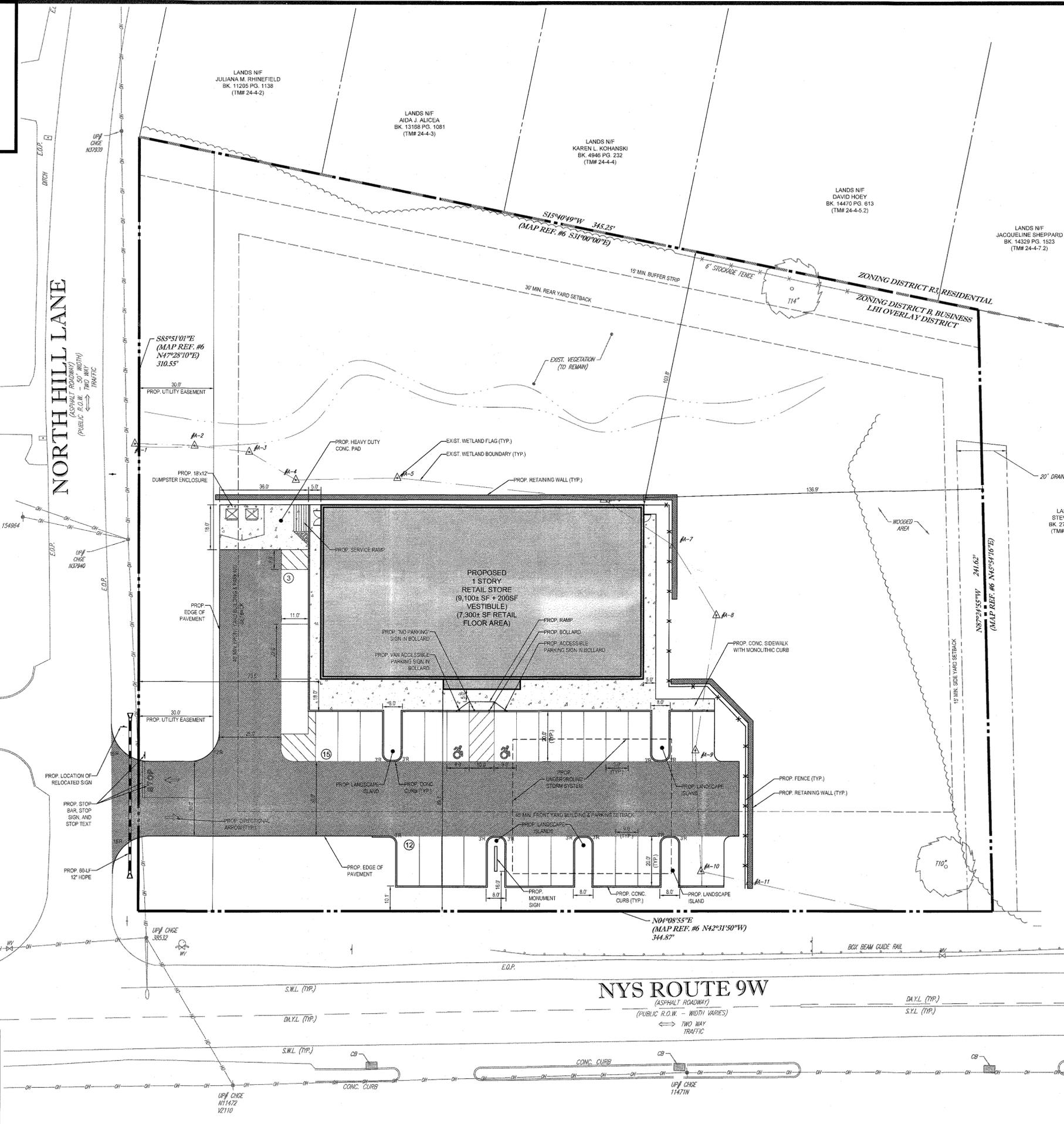
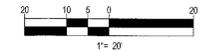
- APPLICANT:  
HSC BALMVILLE, LLC  
805 TRICONE STREET  
DAPHNE, AL 36526
- OWNER:  
MARGARET FILIBERTI, JOAN FILIBERTI-GOTTLIEB, DAVID FILIBERTI, BARBARA FILIBERTI, ELANE FILIBERTI-HARNEY  
1 NORTH HILL LANE  
NEWBURGH, NY 12550
- PARCEL:  
SECTION 24, BLOCK 4, LOT 1.12  
US ROUTE 9W & NORTH HILL LANE  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK



**TRUCK TURN**  
SCALE: 1" = 60'  
TRUCK USED: WB-50

THE FOLLOWING DOCUMENT IS INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:  
"SURVEY - ALTA/NSP LAND TITLE SURVEY ROUTE 9W & NORTH HILL LANE", PREPARED BY CONTROL POINT ASSOCIATES, INC. PC, DATED 5/8/19.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PLANNING SERVICES  
TRANSPORTATION SERVICES

| REVISIONS |          |                              |          |
|-----------|----------|------------------------------|----------|
| REV       | DATE     | COMMENT                      | DRAWN BY |
| 1         | 12/23/19 | PER UTILITY COMPANY COMMENTS | NCN      |
| 2         | 03/04/20 | TOWN SUBMISSION              | NCN      |

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**PRELIMINARY**  
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.  
PROJECT NO.: B190123  
DRAWN BY: NCN  
CHECKED BY: CVM  
DATE: 11/26/2019  
CAD I.D.: B190123S500

**PROPOSED SITE PLAN DOCUMENTS**  
FOR  
**HSC BALMVILLE, LLC**  
PROPOSED DEVELOPMENT  
U.S. ROUTE 9W & N. HILL LANE  
TOWN OF NEWBURGH  
ORANGE COUNTY  
STATE OF NEW YORK

**BOHLER**  
17 COMPUTER DRIVE WEST  
ALBANY, NY 12205  
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CONNECTICUT LICENSE NO. 21814  
NEW HAMPSHIRE LICENSE NO. 10245  
MASSACHUSETTS LICENSE NO. 8697  
NEW JERSEY LICENSE NO. 02154-1  
FLORIDA LICENSE NO. 90822

SHEET TITLE:  
**SITE PLAN**  
SHEET NUMBER:  
**1**  
REVISION 2 - 03/04/2020

P:\19\190123\DRAWINGS\PLAN SET\900-CID\_WOR\811\1235800-PLAN\01-UTILITY CO SITE PLAN

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