



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

PROJECT NAME: ELKAY PARTNERS DEVELOPMENT
PROJECT NO.: 2024-29
PROJECT LOCATION: SECTION 39, BLOCK 1, LOT 32
REVIEW DATE: 27 MARCH 2025
MEETING DATE: 3 APRIL 2025
PROJECT REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES, PC

1. The project was previously before the Board for a sketch plan consisting of a 168 multi-family apartment complex with senior density. The site contains wetland areas which were previously not under the jurisdiction of New York State Department of Environmental Conservation . Changes to the wetland regulations which went into effect January 2025 have caused the wetlands potentially be under NYSDEC jurisdiction based on their location in an urban area. The project has been revised to consist of three residential apartment buildings totaling 156 units.
2. A revised Long Form EAF has been submitted. This office circulated the Boards Notice of Intent for Lead Agency on 27 November 2024. Lead agency identified five residential structures totaling 168 units. Dominick Cordisco’s comments regarding the need to recirculate lead agency for a coordinated review of the Type I Action should be received.
3. The project should be submitted to NYSDEC for a jurisdictional determination on the wetlands and validation of the wetland delineation.
4. It is recommended that Adjoiners Notices be resent identifying the modifications to the project.
5. A wetlands permit will most likely be required if NYSDEC takes jurisdiction of the wetland areas. Portions of the project encroach on the adjacent area currently delineated.
6. Plans should be revised to depict any improvements on Tax Lot 39 –1– 33.
7. Previous comments dated 27 September for the 3 October meeting continued to be applicable to the revised project.

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

Patrick J. Hines
Principal
PJP/kmm

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**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: Elkay Partners Development		
Project Location (describe, and attach a general location map): Brewer Road		
Brief Description of Proposed Action (include purpose or need): The project is located along Brewer Road on tax map parcel section 39, block 1. Lot 32 in the Town of Newburgh R-3 zone. The proposed project consists of the construction of three (3) residential apartment buildings, totaling 156 units, with amenities including a clubhouse, pool, playground and basketball/pickleball courts. A total of 14 units will be reserved for senior citizen housing per the bonus density allowed in the Town of Newburgh code. The proposed layout is a loop road with a green space on the interior and the apartment buildings around the exterior. There will be parking along the loop road as well as in several smaller parking lots located between the apartment buildings. The proposed use of Multiple Dwellings is a permitted use within the R-3 zoning district subject to site plan review by the planning board per Town of Newburgh code §185 Attachment 9 (D)(1)(c) “Multiple dwellings in accordance with §185-25: Garden-style dwellings.”		
Name of Applicant/Sponsor: Elkay Brewer LLC		Telephone: 929 - 445 - 3843
		E-Mail: joseph@elkaypartners.com
Address: 31 Elkay Drive		
City/PO: Chester	State: NY	Zip Code: 10918
Project Contact (if not same as sponsor; give name and title/role): Engineering & Surveying Properties, PC, c/o Lara Pruschki, PE		Telephone: 845 - 457 - 7727
		E-Mail: lara@ep-pc.com
Address: 71 Clinton Street		
City/PO: Montgomery	State: NY	Zip Code: 12549
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Out of District Sewer Agreement Senior Density Bonus	TBD
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Newburgh Site Plan Approval	April 2024
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Orange County Department of Health Watermain Extension	TBD
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 Sewermain Extension, SWPPP	TBD
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USACE Wetland Disturbance	TBD
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R-3, Residential Zone
- b. Is the use permitted or allowed by a special or conditional use permit? Yes No
- c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

- a. In what school district is the project site located? Newburgh City School District
- b. What police or other public protection forces serve the project site?
Town of Newburgh Police Department
- c. Which fire protection and emergency medical services serve the project site?
Cronomer Valley Fire Department
- d. What parks serve the project site?
Chadwick Lake Park, Cronomer Hill Park, Algonquin Park, Downing Park

D. Project Details

D.1. Proposed and Potential Development

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
Residential
- b. a. Total acreage of the site of the proposed action? ±29.67 acres
b. Total acreage to be physically disturbed? ±7.66 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±29.67 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 2
• Anticipated commencement date of phase I (including demolition) 8 month 2025 year
• Anticipated completion date of final phase 12 month 2028 year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____
Phase I - Clubhouse & Eastern 3 buildings with water and sewer interconnects
Phase II - Remaining 2 buildings and amenities

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	96 Units
At completion of all phases	_____	_____	_____	156 Units

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

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

i. Purpose of the impoundment: Stormwater management
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Stormwater
 iii. If other than water, identify the type of impounded/contained liquids and their source.
N/A
 iv. Approximate size of the proposed impoundment. Volume: _____ < 3 million gallons; surface area: _____ TBD acres
 v. Dimensions of the proposed dam or impounding structure: _____ < 14 feet height; _____ TBD length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Earth fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No
 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 located on site / potentially NYSDEC wetland, site submitted to NYSDEC for parcel jurisdictional determination

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:
The proposed action will disturb 0.04 acres of potential wetland adjacent area to construct access to additional parking and provide fire apparatus access to the rear portion of the building.

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? 210 bedrooms x 110 gpd/bedroom Yes No

If Yes:

i. Total anticipated water usage/demand per day: 23,100 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 Consolidated Water District
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
Water main extension to be installed to service the proposed site
- Source(s) of supply for the district: Chadwick Lake Reservoir & NYC DEP

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: 23,100 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: City of Newburgh Sewer Treatment Plant
- Name of district: Outside User Agreement
- 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: _____
 Sewer main to be installed to serve the proposed site _____

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

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

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?
 221,003 Square feet or ±5.07 acres (impervious surface)
 1,292,556 Square feet or ±29.6 acres (parcel size)
- ii. Describe types of new point sources. Buildings, roads, parking lots, sidewalks and recreational areas
- 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 stormwater management facilities
- If to surface waters, identify receiving water bodies or wetlands: _____
Federal wetlands (potential NYSDEC 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 (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

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

iii. Parking spaces: Existing _____ 0 _____ Proposed _____ 336 _____ Net increase/decrease _____ + 336

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: _____
3,600 kWh/year/unit x 168 units = 604,800 kWh / year

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

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

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 AM - 7 PM _____ • Saturday: _____ 7 AM - 7 PM _____ • Sunday: _____ - _____ • Holidays: _____ - _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24/7 _____ • Saturday: _____ 24/7 _____ • Sunday: _____ 24/7 _____ • Holidays: _____ 24/7 _____
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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:
Construction vehicles and equipment when operating on site from 7 AM - 7 PM.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: Trees will be removed to accommodate construction.

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:
The proposed project will have dark sky friendly lighting fixtures.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: Trees will be removed to accommodate construction.

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: _____ 2 tons per _____ Day (unit of time)
 • Operation : _____ 0.5 tons per _____ Day (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: Recycle in accordance with NYS law
 • Operation: Recycle in accordance with NYS law
 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: NYSDEC approved off site facility
 • Operation: Orange County Transfer Station

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	0.00	5.07	+ 5.07
• Forested	23.21	15.55	- 7.66
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)	6.46	6.46	0.0
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Lawn _____	0.00	2.59	+ 2.59

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

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

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

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? _____ > 5 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:

BnB Bath-Nassau channery silt loam	_____	70 %
ESB Erie extremely stony soil	_____	3 %
MdB, MdD Mardin gravelly silt loam	_____	27 %

d. What is the average depth to the water table on the project site? Average: _____ > 2 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained 100 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 40 % of site
 10-15%: _____ 20 % of site
 15% or greater: _____ 40 % 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 _____
- 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 _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: <u>ORANc01</u>	
b. Are agricultural lands consisting of highly productive soils present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No i. If Yes: acreage(s) on project site? <u>25.4 acres</u> ii. Source(s) of soil rating(s): <u>NYS Agriculture and Markets</u>	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: <u>Cronomer Hill Park, Downing Park, Algonquin Park, Chadwick Lake Park</u>	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Local park</u>	
<i>iii.</i> Distance between project and resource: _____ ~ 3 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	

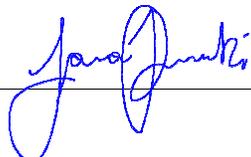
F. Additional Information

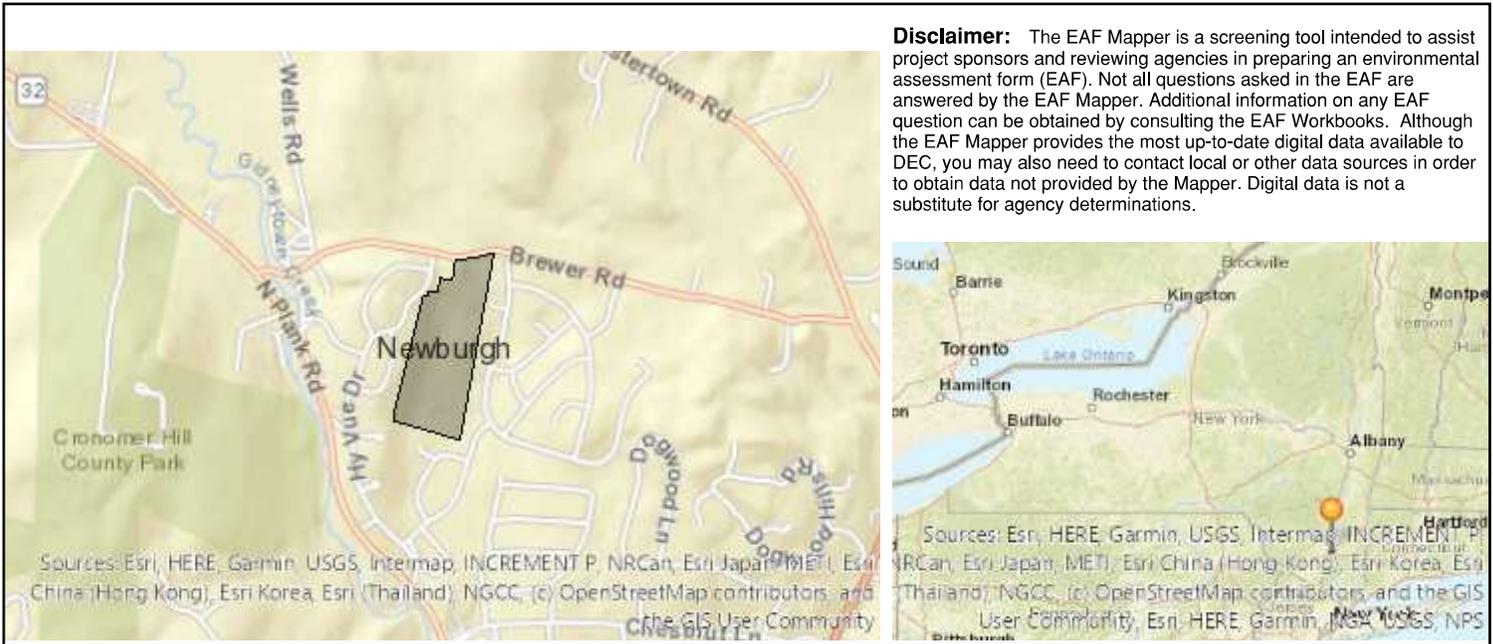
Attach any additional information which may be needed to clarify your project.

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.

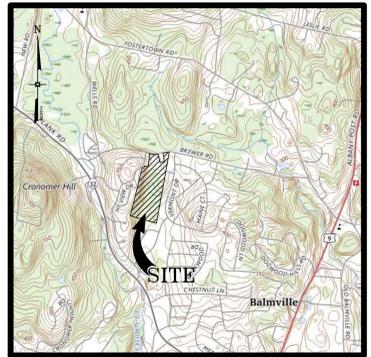
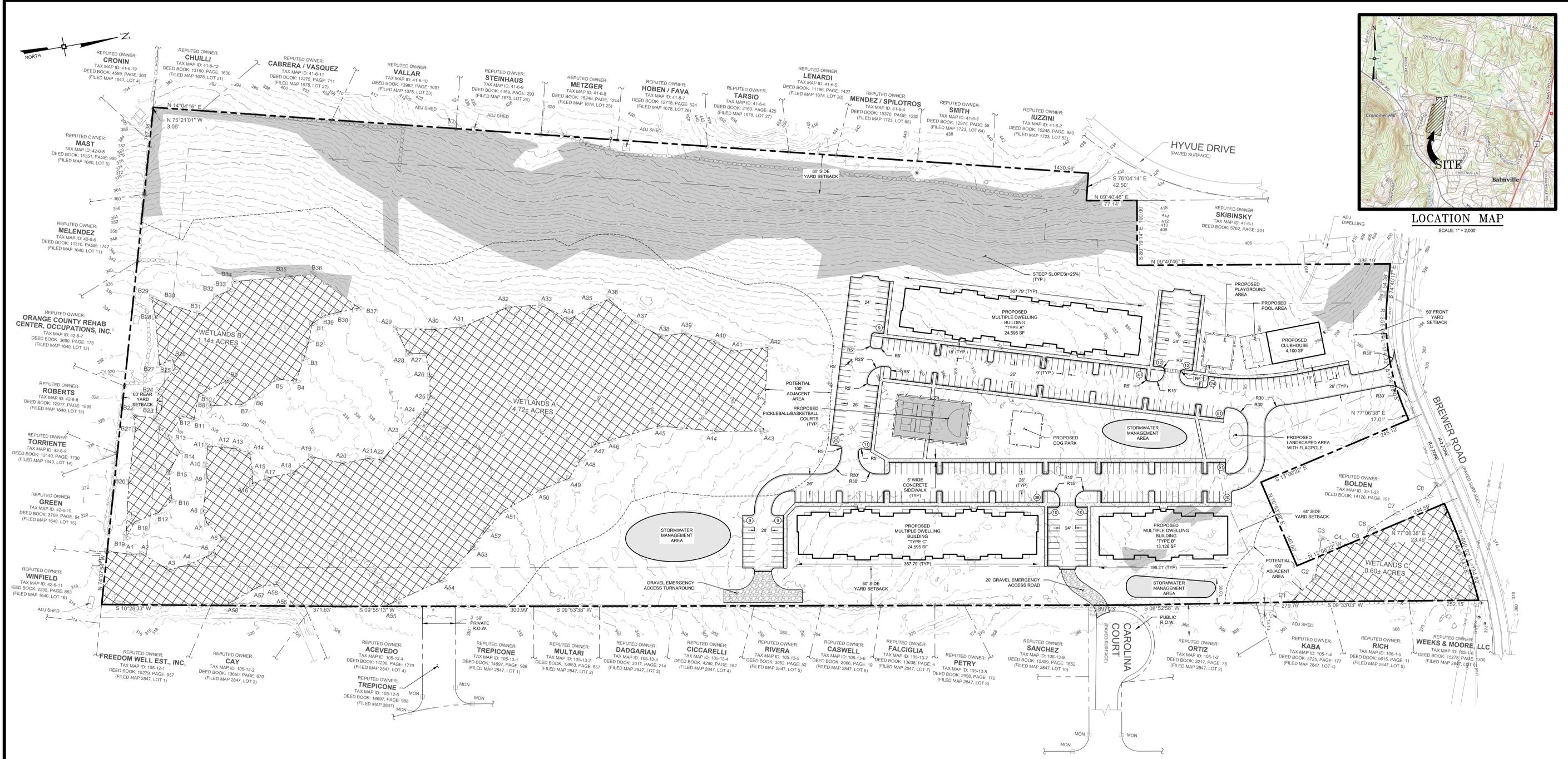
Engineer
~~Applicant/Sponsor Name~~ Lara Pruschki, PE Date 03/06/2025
 Signature  Title Professional Engineer



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

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

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	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



LEGEND

	BUILDING LINE
	BUILDING GARAGE LINE
	BUILDING ROOF LINE
	CONCRETE PAD LINE
	CONCRETE HATCH
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
	CURB LINE
	LIMIT OF DISTURBANCE LINE
	SWPPP DRAINAGE AREA BOUNDARY LINE
	DRIVEWAY LINE
	EASEMENT LINE
	SILT FENCE LINES
	FENCE LINES
	GUIDED RAIL LINES
	MARKING LINES
	PARKING STALL STRIPE
	SWPPP (CONSTRUCTION) PHASING LINE
	PROPERTY LINE
	ROAD CENTERLINE
	EDGE OF PAVEMENT LINE
	SILT SYSTEM LATERALS
	BUILDING SETBACK LINES
	SEWER MAIN LINES
	SEWER SERVICE LINES
	SEWER FORCE MAIN LINES
	EDGE OF SIDEWALK LINES
	STORM DRAIN LINES
	STRIPING LINES
	LIMIT OF TREE CLEARING LINES
	WATER MAIN LINES
	WATER SERVICE LINES
	LIMIT OF WETLAND DISTURBANCE LINE
	LIMIT OF WETLAND MITIGATION LINE
	DRAINAGE SWALE

	EXISTING BUILDING LINE
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	EXISTING CURB LINE
	EXISTING EDGE OF PAVEMENT LINE
	EXISTING EASEMENT LINE
	EXISTING SILT FENCE LINES
	EXISTING FENCE LINES
	EXISTING GUIDED RAIL LINES
	ADJACENT PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING ROAD CENTERLINE
	EXISTING SEWER MAIN LINES
	EXISTING SEWER SERVICE LINES
	EXISTING SEWER FORCE MAIN LINES
	EXISTING EDGE OF SIDEWALK LINES
	EXISTING STORM DRAIN LINES
	EXISTING LIMIT OF TREE LINES
	EXISTING WATER MAIN LINES
	EXISTING WATER SERVICE LINES
	LIMIT OF ACOE WETLAND
	LIMIT OF NYSDEC WETLAND
	LIMIT OF NYSDEC WETLAND BUFFER LINE
	MUNICIPAL BOUNDARY

	WATER MAIN GATE VALVE
	WATER MAIN AIR RELEASE VALVE
	BORING LOCATION
	SPOT GRADE ELEVATION
	PERC TEST LOCATION
	DEEP TEST HOLE LOCATION
	WETLAND FLAG LOCATION AND DESIGNATION
	GAS VALVE
	LIGHT POLE
	SIGN & POST
	WELL LOCATION
	SEWER CLEANOUT
	FIRE HYDRANT
	WATER SERVICE CURB STOP
	UTILITY POLE
	STONE CHECK DAM
	ROAD STATIONING LABEL
	GARAGE FLOOR ELEVATION
	FIRST FLOOR ELEVATION
	BASEMENT FLOOR ELEVATION
	LOWEST SEWERABLE ELEVATION
	CATCH BASIN
	YARD DRAIN
	FILTER FABRIC DROP INLET PROTECTION
	STORM DRAINAGE MANHOLE
	SEWER MANHOLE
	STORM DRAINAGE PIPE END SECTION
	END SECTION RIP-RAP OUTLET PROTECTION
	POND OUTLET STRUCTURE
	RETAINING WALL LINES (HATCH 135)
	EDGE OF PAVEMENT WITH CURB

DENSITY CALCULATION
TOWN OF NEWBURGH - ZONING DISTRICT R-3
SENIOR CITIZEN HOUSING §185-48

PARCEL AREA	11,292.674 SF	±29.67 AC
LOT AREA DEDUCTIONS:		
UTILITY RIGHTS OF WAY AND DESIGNATED STREETS	±0 SF	±0.00 AC
LAND UNDER WATER (PONDS, WETLANDS (ACOE & DEC))	±263,632 SF	±6.61 AC
FLOORPLANS	±2 SF	±0.00 AC
STEEP SLOPES (25% OR GREATER)	±194,801 SF	±4.47 AC
TOTAL DEDUCTIONS	±263,634 SF	±6.61 AC
TOTAL BUILDABLE AREA	±11,292.674 SF - 263,634 SF = ±10,029.040 SF OR ±23.09 AC	
UNITS PERMITTED (MULTI-FAMILY):		
GR. FT. AC. - 10.09 AC	3 UNITS = 188.21 UNITS	
BASE DENSITY: 18.69 AC * 6 UNITS = 112.14 UNITS		
BONUS DENSITY: 18.69 AC * 3 UNITS = 56.07 UNITS*		
UNITS PROPOSED:		
BUILDINGS - TYPE A:		
1 BEDROOM:	41 UNITS	
2 BEDROOM:	15 UNITS	
3 BEDROOM:	4 UNITS	
TOTAL:	60 UNITS	
BUILDINGS - TYPE B:		
1 BEDROOM:	24 UNITS	
2 BEDROOM:	12 UNITS	
TOTAL:	36 UNITS	
BUILDINGS - TYPE C:		
1 BEDROOM:	40 UNITS	
2 BEDROOM:	17 UNITS	
3 BEDROOM:	3 UNITS	
TOTAL:	60 UNITS	
TOTAL PROPOSED:	156 UNITS	

* A MINIMUM OF 14 UNITS OF BONUS DENSITY WILL BE SENIOR CITIZEN HOUSING PER §185-48

GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER: SECTION 39 BLOCK 1 LOT 32.
- TOTAL AREA OF SUBJECT PARCEL: 29.673± ACRES.
- BOUNDARY AND PLANNIMETRIC INFORMATION BASED UPON SURVEY DONE BY ENGINEERING AND SURVEYING PROPERTIES, PC ON APRIL 2, 2024.
- THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES, PC FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEM) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS GIS GOV. AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- OWNER: ELKAY BREWER LLC, 31 ELKAY DRIVE, CHESTER, NY 10919. APPLICANT: ELKAY BREWER LLC, 31 ELKAY DRIVE, CHESTER, NY 10919.

No.	DATE	DESCRIPTION
1	04/04/24	REVISED PER ARCHITECT DESIGN
2	09/11/24	REVISED FOR SUBMISSION
3	11/20/24	REVISED PER TB COMMENTS
4	02/14/25	REVISED PER NYSDEC WETLAND BUFFER
5	02/28/25	REVISED PER NYSDEC WETLAND BUFFER

PARKING REQUIREMENTS

TOTAL UNIT COUNT:	156 UNITS
TOTAL SPACES REQUIRED:	2 SPACES PER UNIT X 156 UNITS = 312 SPACES
TOTAL SPACES PROVIDED:	
SURFACE PARKING:	± 312 SPACES
CLUBHOUSE PARKING:	± 24 SPACES
TOTAL SPACES:	± 336 SPACES

DRAWING STATUS	ISSUE DATE:
CONCEPT APPROVAL	02/28/2025
PLANNING BOARD APPROVAL	N/A OF N/A
OCDOH REALTY SUBDIVISION APPROVAL	N/A OF N/A
OCDOH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
NYSDEC APPROVAL	N/A OF N/A
NYSDOT APPROVAL	N/A OF N/A
OTHER:	N/A OF N/A
FOR BID / CONSTRUCTION	N/A OF N/A

BULK REQUIREMENTS
TOWN OF NEWBURGH - ZONING DISTRICT R-3
PROPOSED USE: MULTIPLE DWELLINGS WITH SENIOR CITIZEN HOUSING (USE §185-25)

MINIMUM PROPOSED REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	10 ACRES	±29.673 ACRES
LOT WIDTH	300 FEET	±505.3 FEET
LOT DEPTH	300 FEET	±1921 FEET
FRONT YARD	50 FEET	±96.0 FEET
REAR YARD*	50 FEET	±1041.9 FEET
SIDE YARD (ONE / BOTH)	30 / 60 FEET	±67.3 / ±130.0 FEET
HABITABLE FLOOR AREA (PER DWELLING UNIT)	1-BEDROOM: 600 SF 2-BEDROOM: 800 SF 3-BEDROOM: 900 SF	1-BEDROOM: 770 SF / 1969 SF 2-BEDROOM: 1119 SF 3-BEDROOM: 1300 SF
MAXIMUM ALLOWABLE		
DWELLING UNITS PER ACRE**	6.0	< 6.0
BUILDING HEIGHT	35 FT	< 35 FT
LOT BUILDING COVERAGE	35%	±7.6%
LOT SURFACE COVERAGE	60%	±27.1%
HABITABLE FLOOR AREA SENIOR BONUS DENSITY (PER DWELLING UNIT)	1000 SF	770 SF / 966 SF

* BASED UPON SECTION §185-25 (C) AVERAGE TOTAL LENGTH OF BUILDINGS >126 FT
** BASED UPON SECTION §185-48 SEE DENSITY CALCULATIONS ON THIS SHEET

SKETCH PLAN

ENGINEERING & SURVEYING PROPERTIES
Achieving Successful Results with Innovative Designs

MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
PH: (845) 457-7227
WWW.EP-PC.COM

ELKAY PARTNERS DEVELOPMENT
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 2078.03
DATE: 09/21/2023
REVISION: 5 - 02/28/2025

DRAWN BY: KAB/LAP
SCALE: 1" = 60'
TAX LOT: 39-1-32

SK-01