



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

**PROJECT NAME:** FABULOUS EVENTS, INC.  
**PROJECT NO.:** 22-23  
**PROJECT LOCATION:** HIGHLAND TERRACE  
SECTION 34, BLOCK 2, LOT 25.2, 54, 76, 77  
**REVIEW DATE:** 14 OCTOBER 2022  
**MEETING DATE:** 20 OCTOBER 2022  
**PROJECT REPRESENTATIVE:** LANC & TULLY – JOHN QUEENAN, P.E.

1. The applicant's are requested to address whether the project can access off of Crab Apple Court, an existing commercial private roadway.
2. NYS DOT approval for the access drive to NYS Route 32 will be required.
3. Filing of a lot consolidation map will be required as proposed project currently exists on several parcels.
4. Code Enforcement/Building Department comments on the use should be received. The use is identified as B Zone D-2 (Business, Professional and Research Offices and Banks). It should be noted the project also has accessory warehousing loading docks and outdoor storage.
5. The project proposes outdoor storage in compliance with Section 185-30.
6. Future submissions must address Stormwater Management as project identifies disturbing 4.5 +/- acres of property.
7. The County Planning submission will be required upon development of the detailed plans.
8. Town of Newburgh Planning Board may wish to declare intent for Lead Agency for SEQRA review.
9. Section 185-18 C(4)(b) requires front yard setbacks to be 60-feet in depth for lots abutting County and State highways.

**NEW YORK OFFICE**

33 Airport Center Drive, Suite 202, New Windsor, NY 12553  
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

**PENNSYLVANIA OFFICE**

111 Wheatfield Drive, Suite 1, Milford, PA 18337  
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

10. Additional review will be undertaken once detailed design plans have been developed for the project.

Respectfully submitted,

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

A handwritten signature in blue ink that reads "Patrick J. Hines". The signature is written in a cursive, flowing style.

Patrick J. Hines  
Principal

PJH/dns

**LANC & TULLY**  
**ENGINEERING AND SURVEYING, P.C.**

John J. O'Rourke, P.E., Principal  
David E. Higgins, P.E., Principal  
John Queenan, P.E., Principal

Rodney C. Knowlton, L.S., Principal  
Jerry A. Woods, L.S., Principal

John D. Russo, P.E., Principal  
John Lenc, P.E., L.S.  
Arthur R. Tully, P.E.

October 11, 2022

Mr. John Ewasutyn, Chairman  
Town of Newburgh Planning Board  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

RE: Application for Site Plan  
Fabulous Events, Inc.  
NYS Route 32 – Crabapple Court  
SBL: 34-2-25.2, 54, 76, 77  
Town Project #: 2022-23

Dear Chairman Ewasutyn,

On behalf of the applicant, Fabulous Events, LLC, enclosed please find Eleven (11) copies of the following materials for initial concept review at the next available Planning Board agenda:

- Conceptual Site Plan entitled "Fabulous Events, Inc." dated September 1, 2022 as prepared by Lanc and Tully, P.C.
- Survey Drawing entitled "Boundary Survey prepared for PJ Holdings LLC and Mozo Properties, LLC" dated June 16, 2022 as prepared by Automated Construction Enhanced Solutions, Inc Professional Land Surveying
- Survey Drawing entitled "Topographic Survey prepared for PJ Holdings LLC and Mozo Properties, LLC" dated June 16, 2022 as prepared by Automated Construction Enhanced Solutions, Inc Professional Land Surveying
- Completed Application Form, Proxy, Fee Acknowledgement, Planning Board Disclaimer, Disclosure Statement
- Application Checklist
- Completed Long Form EAF
- A check in the amount of \$13,200.00 for application and EAF fee
- A check in the amount of \$15,500.00 for escrow
- A check in the amount of \$150.00 for Public Hearing fee.

The subject property is located along NYS Route 32 about a ½ mile southeast from the intersection of NYS Route 32 and NYS Route 300. The property is currently vacant and is comprised of four tax parcels totaling 5.24 acres in size located within the B zoning district. The property also has frontage along Crabapple Court, a private road serving other commercial uses. The project proposes to utilize the property for an office use with storage for an event/party rental company named Fabulous Events, Inc. The property is proposed to be serviced by municipal water within NYS Route 32 and an individual onsite sewage disposal system for sewer. The project proposes access from NYS Route 32 via a new proposed driveway.

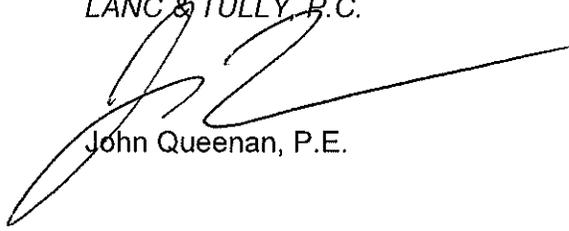
The proposed building is approximately 56,000 sf in size and shall provide for office space for the applicant, Fabulous Events, Inc. an event rental company. The proposed building shall have office areas, storage area, office and maintenance area for repairs and a receiving/delivery office area. It is also proposed to have an outdoor storage area adjacent the building. The proposed site plan provides for 67 parking spaces and 4 loading spaces at the rear of the building.

It is proposed to disturb approximately 4.9 acres of the property for the proposed project. The project appears to meet all bulk requirements within the B zoning district.

If you require any additional information or have any questions, please do not hesitate to contact our office. Our office looks forward to presenting this application at the next available Planning Board agenda.

Sincerely,

LANC & TULLY, P.C.

A handwritten signature in black ink, appearing to be 'J. Queenan', written over a horizontal line.

John Queenan, P.E.

Enc.

CC: Pat Hines, MH&E  
Dominic Cordisco, Esq.- Via Email  
Ken Wersted.CME – Via Email

**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):**

Site Plan for Fabulous Events

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

Name PJ Holdings, LLC  
Address 142 Route 17K  
Newburgh, NY 12550  
Phone (914) 403-6596

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

Name Fabulous Events, Inc.  
Address 149 Burd Street  
Nyack, NY 10960  
  
Representative Isaac Deutsch  
Phone 845-358-5744  
Fax \_\_\_\_\_  
Email isaac@abcfabulousevents.com

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

Name Lanc & Tully, P.C.  
Address PO Box 687  
Goshen, NY 10924  
  
Phone/Fax 845-294-3700 // 845-294-8609

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

NYS Route 32 and Crab Apple Court

**6. Zone** B **Fire District** Cronomer Valley  
**Acreage** 6.25 **School District** Newburgh

**7. Tax Map: Section** 34 **Block** 2 **Lot** 25.2, 54, 74, 76, 77

8. Project Description and Purpose of Review:

Number of existing lots 5 Number of proposed lots N/A  
Lot line change Lot Consolidation  
Site plan review Yes  
Clearing and grading \_\_\_\_\_  
Other \_\_\_\_\_

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) 12' Wide Central Hudson Easement

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

Signature Paul Hofme Title Member

Date: 9/7/22

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

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

PROXY

(OWNER) Paul Hahn, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 6 Still Hollow Road, Newburgh, N.Y. 12553  
IN THE COUNTY OF Orange  
AND STATE OF New York  
AND THAT HE/SHE IS THE OWNER IN FEE OF Section 34 Block 2  
Lot 25.2, 54, 74, 76, 77

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Fabulous Events, LLC  
Lanc & Tully, PC IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 9/7/22



OWNERS SIGNATURE

Paul Hahn

OWNERS NAME (printed)

Maria J. Zaharek  
WITNESS SIGNATURE

Maria J. Zaharek  
WITNESS' NAME (printed)

NAMES OF ADDITIONAL REPRESENTATIVES

Maria J. Zaharek  
MARIA J. ZAHAREK  
Notary Public - State of New York  
No. 01ZA5078371  
Qualified in Ulster County  
Commission Expires May 27, 2023

**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.

*Fabulous Events Inc.*

*Isaac Deutsch*

\_\_\_\_\_  
APPLICANT'S NAME (printed)

  
\_\_\_\_\_  
APPLICANTS SIGNATURE

*8/10/22*

\_\_\_\_\_  
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).

**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.

9/10/22

DATED

Fabulous Events Inc

APPLICANT'S NAME (printed)



APPLICANT'S SIGNATURE



**TOWN OF NEWBURGH PLANNING BOARD**

Site Plan for Fabulous Events

**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)

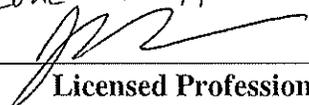
**II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.**

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.  X  Surveyor,s Certification
12.  X  Surveyor's seal and signature
13.  X  Name of adjoining owners
14.  X  Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15.  X  Flood plain boundaries
16.  TBP  Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17.  X  Metes and bounds of all lots
18.  X  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.  X  Show existing or proposed easements (note restrictions)
20.  X  Right-of-way width and Rights of Access and Utility Placement
21.  X  Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22.  X  Lot area (in sq. ft. for each lot less than 2 acres)
23.  X  Number of lots including residual lot
24.  X  Show any existing waterways
25.  N/A  A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26.  X  Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27.  X  Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28.  X  Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29.  X  Show topographical data with 2 or 5 ft. contours on initial submission

30. X 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. X Number of acres to be cleared or timber harvested
33. TBP Estimated or known cubic yards of material to be excavated and removed from the site
34. TBP Estimated or known cubic yards of fill required
35. TBP The amount of grading expected or known to be required to bring the site to readiness
36. X 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. X 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. X 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: \_\_\_\_\_  
*Loane + Tully, P.C.*  
  
 Licensed Professional

Date: 10/10/22

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):

**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: Site Plan for Fabulous Events, Inc		
Project Location (describe, and attach a general location map): Project is located along NYS Route 32 and Crabapple Court		
Brief Description of Proposed Action (include purpose or need): The proposed project is the development of 4 existing tax parcels totaling approximately 5.24 acres of land within the B zoning district in the Town of Newburgh. The project proposes to develop the properties into a 56,000 sf for Fabulous Events, Inc, a party rental company. The building would be comprised of office space, shipping and receiving office space, mechanical space, repair office and area and storage of the event materials. The proposed building would have 4 loading areas at the rear of the building. Access to the property would be proposed via a new curb cut along NYS Route 32. The property would be serviced by municipal water and a private sewage disposal system.		
Name of Applicant/Sponsor: Fabulous Events, Inc		Telephone: 845-358-5744
		E-Mail: isaac@abcfabulousevents.com
Address: 149 Burd Street		
City/PO: Nyack	State: NY	Zip Code: 10960
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): PJ Holdings, LLC		Telephone:
		E-Mail:
Address: 142 Route 17K		
City/PO: 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 Counsel, 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	Planning Board Site Plan and Lot Consolidation	10/2022
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Newburgh Water Department	10/2022
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Orange County Planning - 239	11/2022
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT - Curb Cut, NYS DEC - Stormwater	11/2022
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input 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**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input 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):	
_____	
_____	
_____	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
 If Yes, what is the zoning classification(s) including any applicable overlay district?  
 B Zoning District \_\_\_\_\_

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
 If Yes,  
 i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? Newburgh School District

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

c. Which fire protection and emergency medical services serve the project site?  
Cronomer Valley Fire District

d. What parks serve the project site?  
Town of Newburgh Municipal Parks

**D. Project Details**

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

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

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 5.24 acres  
 b. Total acreage to be physically disturbed? \_\_\_\_\_ 4.9 acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 6.17 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: \_\_\_\_\_ 18 months  
 ii. If Yes:  
 • Total number of phases anticipated \_\_\_\_\_  
 • Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year  
 • Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year  
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

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

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 35 height; 200 width; and 280 length

iii. Approximate extent of building space to be heated or cooled: 56,000 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: TBD 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):  
Underground Stormwater management system

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

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

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

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No

If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 675 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
- 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: \_\_\_\_\_ 675 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: \_\_\_\_\_

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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):  
 A proposed individual subsurface sewage disposal system will be installed \_\_\_\_\_

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

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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 3.6 acres (impervious surface)  
 \_\_\_\_\_ Square feet or 5.24 acres (parcel size)
- ii. Describe types of new point sources. Building, parking 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)?  
 Onsite stormwater management facility \_\_\_\_\_
  - If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_
  - Will stormwater runoff flow to adjacent properties?  Yes  No

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

---

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

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 Construction Equipment \_\_\_\_\_
- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 Small generators until power is established \_\_\_\_\_
- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 None \_\_\_\_\_

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

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No
- ii. In addition to emissions as calculated in the application, the project will generate:
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
  - \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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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): \_\_\_\_\_  
 4 to 5 box trucks per day

iii. Parking spaces: Existing 0 Proposed 45 Net increase/decrease +45

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:  
 New curb cut along NYS Route 32

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?  Yes  No

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

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

---

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

If Yes:

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

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

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

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

i. During Construction:

- Monday - Friday: 7am - 6 pm
- Saturday: 7am - 6pm
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_

ii. During Operations:

- Monday - Friday: 6am-8pm
- Saturday: 6am-8pm
- Sunday: 6am-8pm
- Holidays: 6am-8pm

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

If yes:

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

\_\_\_\_\_

\_\_\_\_\_

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

Describe: Existing vegetation

\_\_\_\_\_

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

If yes:

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

\_\_\_\_\_

\_\_\_\_\_

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

Describe: Removal of existing vegetation

\_\_\_\_\_

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

\_\_\_\_\_

\_\_\_\_\_

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

\_\_\_\_\_

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)
- Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

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

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

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

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

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

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_
- ii. Anticipated rate of disposal/processing:
  - \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
  - \_\_\_\_\_ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: \_\_\_\_\_ years

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

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_
- ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_
- iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

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

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

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

**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	0.2	3.3	+3.1
• Forested	3.5	0.3	-3.2
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	1.44	0	-1.44
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.1	0.1	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Lawn/landscaping _____	0	1.54	+1.54

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? \_\_\_\_\_ 4 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

BnB	_____	40 %
Ac	_____	40 %
ErB	_____	10 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 1 feet

e. Drainage status of project site soils:

<input type="checkbox"/> Well Drained:	_____ % of site
<input type="checkbox"/> Moderately Well Drained:	_____ % of site
<input checked="" type="checkbox"/> Poorly Drained	100 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	85 % of site
<input checked="" type="checkbox"/> 10-15%:	13 % of site
<input checked="" type="checkbox"/> 15% or greater:	2 % 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: \_\_\_\_\_

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____          Suburban Species _____          _____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes:  <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____          _____  <i>ii.</i> Source(s) of description or evaluation: _____  <i>iii.</i> Extent of community/habitat:              • Currently: _____ acres              • Following completion of project as proposed: _____ acres              • Gain or loss (indicate + or -): _____ acres</p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes:  <i>i.</i> Species and listing (endangered or threatened): _____          _____</p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes:  <i>i.</i> Species and listing: _____          _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If yes, give a brief description of how the proposed action may affect that use: _____          _____</p>	
<b>E.3. Designated Public Resources On or Near Project Site</b>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  <i>i.</i> If Yes: acreage(s) on project site? _____  <i>ii.</i> Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes:  <i>i.</i> Nature of the natural landmark:   <input type="checkbox"/> Biological Community   <input type="checkbox"/> Geological Feature  <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____          _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes:  <i>i.</i> CEA name: _____  <i>ii.</i> Basis for designation: _____  <i>iii.</i> Designating agency and date: _____</p>	

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? 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: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: <i>i.</i> Identify resource: _____ <i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ <i>iii.</i> Distance between project and resource: _____ miles.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? 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 checked="" type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No

**F. Additional Information**

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

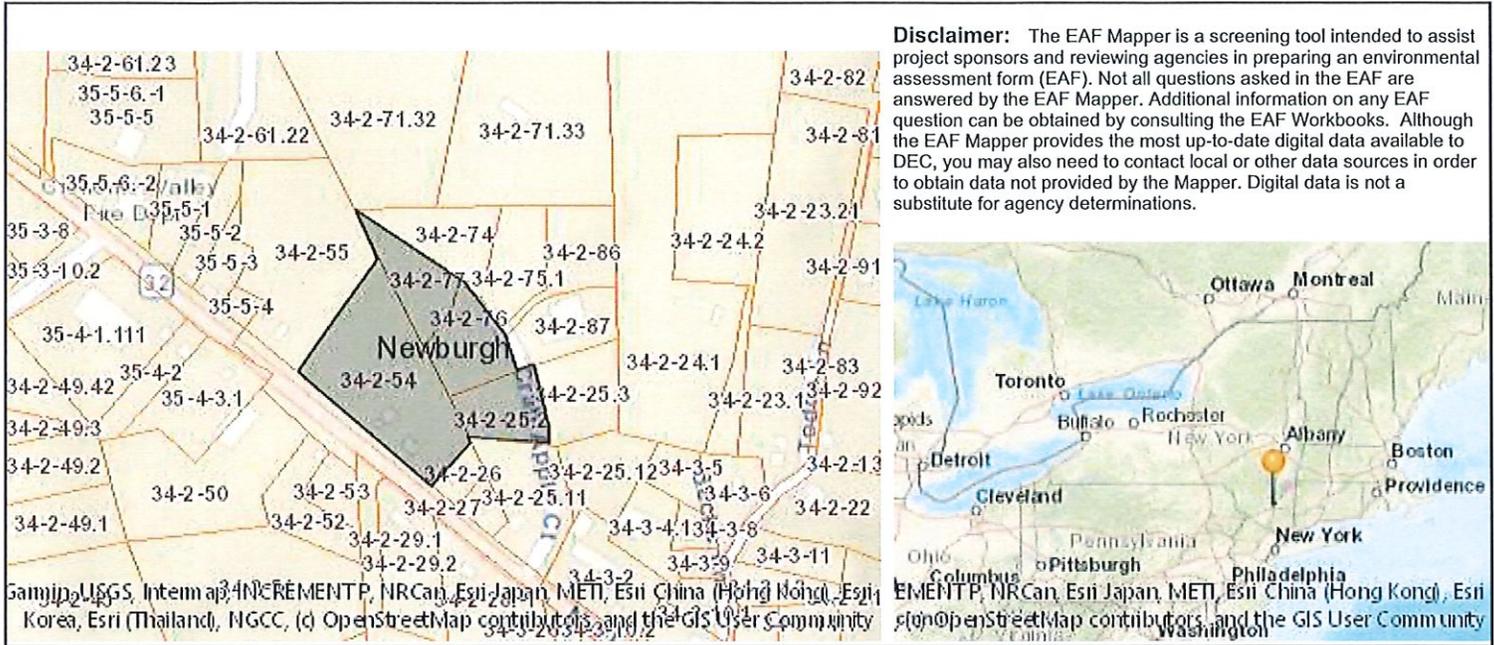
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

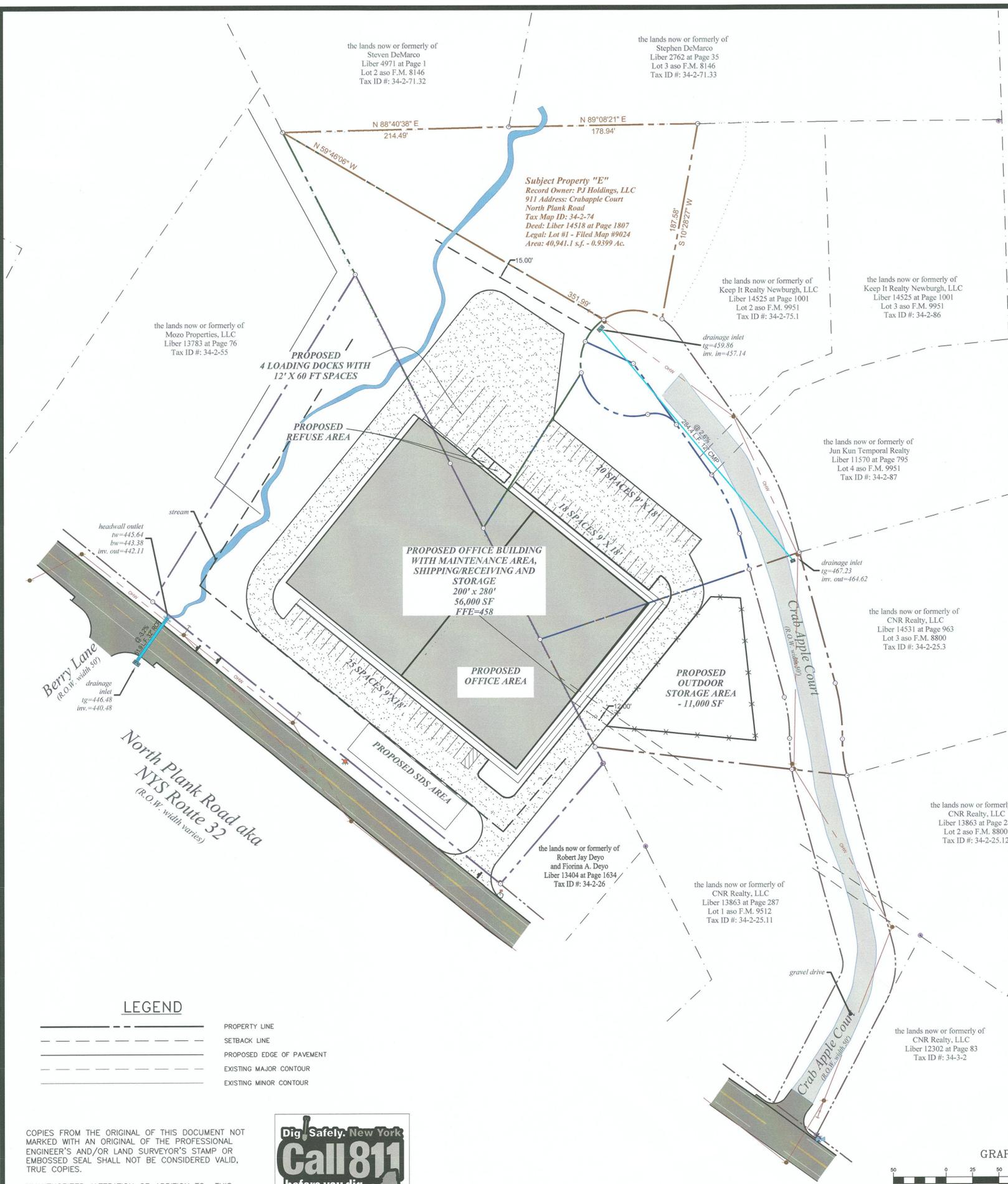
Applicant/Sponsor Name Lanc & Tully, P.C. - Sponsor      Date 10-10-22

Signature \_\_\_\_\_ Title \_\_\_\_\_



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]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



**GENERAL NOTES:**

- TAX MAP DESIGNATION: SECTION 34, BLOCK 2, LOT 25.2, 54, 76, 77
- TOTAL AREA: 5.24± ACRES
- DEED REFERENCE: LIBER 13084 PAGE 157 OF DEEDS AS RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE.
- ZONING DISTRICT: B - BUSINESS
- FIRE DISTRICT: CRONOMER VALLEY FD
- SCHOOL DISTRICT: NEWBURGH SCHOOL DISTRICT
- ALL HORIZONTAL AND VERTICAL CONTROL DATA ON THE PROJECT SHALL BE PROVIDED BY A LICENSED SURVEYOR.
- ALL PROPERTY CORNERS SHALL BE MARKED WITH 3/4" IRON RODS.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THIS PLAT IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS AND SPECIFICATIONS OF THE TOWN OF NEWBURGH AND WITH ALL DETAILS AND SPECIFICATIONS INDICATED ON THE APPROVED CONSTRUCTION PLANS AND SITE PLANS ON FILE WITH THE TOWN OF NEWBURGH.
- THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY ARTICLE 12A AND 239L OF THE GENERAL MUNICIPAL LAW.
- ALL FEES SHALL BE PAID TO THE TOWN OF NEWBURGH PRIOR TO PLAN SIGNATURE.
- A SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL BE PREPARED AND INCLUDED WITHIN THE PLAN SET. NO WORK OR CLEARING SHALL COMMENCE ON THE PROPERTY BEFORE APPROVAL BY THE PLANNING BOARD. EROSION CONTROL PRACTICES SHALL BE REVIEWED BY THE TOWN OF NEWBURGH ENGINEER AND/OR BUILDING INSPECTOR DURING THE SITE WORK AND CONSTRUCTION PROCESS AND CHANGES MADE TO ACHIEVE PROPER EROSION CONTROL PRACTICES.

**OUTDOOR STORAGE NOTES:**

- NO STORAGE OF MATERIALS OR PRODUCTS SHALL BE ALLOWED WITHIN THE FRONT YARD AND SHALL NOT BE CLOSER THAN 10 FEET TO ANY SIDE OR REAR LOT LINE OR 50 FEET FROM A SIDE OR REAR LOT LINE ADJACENT TO A RESIDENCE DISTRICT OR LOT IN RESIDENTIAL USE.
- ALL OUTDOOR STORAGE AREAS SHALL BE APPROPRIATELY SCREENED WITH LANDSCAPING SO AS TO PROVIDE AN OPAQUE SIGHT BARRIER AT LEAST 8 FT IN HEIGHT. THE MATERIALS STORED CANNOT EXCEED THE HEIGHT OF THE BARRIER.
- NO STORAGE AREA SHALL OCCUPY MORE THAN 30% OF THE SIDE OR REAR YARD.

**SURVEY NOTES:**

- REFERENCES:  
 MAP ENTITLED "BOUNDARY SURVEY OF THE LANDS OF PJ HOLDINGS LLC AND MOZO PROPERTIES, LLC" DATED JUNE 16, 2022 AS PREPARED BY AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC. PROFESSIONAL LAND SURVEYING.  
 MAP ENTITLED "TOPOGRAPHIC SURVEY OF THE LANDS OF PJ HOLDINGS LLC AND MOZO PROPERTIES, LLC" DATED JUNE 16, 2022 AS PREPARED BY AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC. PROFESSIONAL LAND SURVEYING.
- LANC & TULLY, P.C. DOES NOT TAKE ANY RESPONSIBILITY FOR THE REFERENCED SURVEY AND TOPOGRAPHIC MAPPING AS PROVIDED BY THE APPLICANT.

**TABLE OF ZONING REQUIREMENTS**

TOWN OF NEWBURGH - B ZONE  
BUSINESS, PROFESSIONAL AND RESEARCH OFFICE USE

MINIMUM	REQUIRED	PROVIDED
LOT AREA	15,000 SF	5.24 ACRES
LOT WIDTH	100 FT.	114.25 FT.
LOT DEPTH	125 FT.	173.77 FT.
FRONT YARD	40 FT.	94 FT.
ONE SIDE YARD/BOTH	15/30 FT.	59/157 FT.
REAR YARD	30 FT.	168 FT.
MAXIMUM	ALLOWED	PROVIDED
BUILDING HEIGHT	35 FT.	35 FT.
BUILDING COVERAGE	40%	24±%
DEVELOPMENT COVERAGE	80%	65±%

**PARKING REQUIREMENTS**

REQUIRED

OFFICE: 1 PARKING SPACE PER 200 SF UP TO 20,000 GFA THEN 1 SPACE PER 300 SF OF ADDITIONAL FLOOR AREA  
8,000 SF OFFICE / 200 SF = 40 SPACES REQUIRED FOR OFFICE AREA

ACCESSORY USE STORAGE: 2 PARKING SPACE PER 3 EMPLOYEES  
28,000 SF - 18 EMPLOYEES = 12 SPACES REQUIRED

TOTAL = 52 PARKING SPACES REQUIRED  
TOTAL = 67 PARKING SPACES PROVIDED INCLUDING 2 HANDICAP SPACES

**RECORD OWNER:**

PJ HOLDINGS, LLC  
142 ROUTE 17K  
NEWBURGH, NY 12550

34 - 2 - 25.2, 54, 76 & 77  
L. 14518 P. 1807

**APPLICANT:**

FABULOUS EVENTS, INC.  
149 BURD STREET  
NYACK, NY 10960

**AREAS:**

TAX LOT 34 - 2 - 25.2 0.91± AC.  
TAX LOT 34 - 2 - 54 2.57± AC.  
TAX LOT 34 - 2 - 76 0.84± AC.  
TAX LOT 34 - 2 - 77 0.92± AC.

**TOTAL AREA:**

5.24± AC.



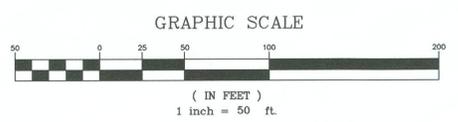
**LOCATION PLAN**  
1 INCH = 1,000 FEET

**LEGEND**

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EDGE OF PAVEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

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**LANC & TULLY**  
ENGINEERING AND SURVEYING, P.C.

P.O. Box 687, Rt. 207  
Goshen, N.Y. 10924  
(845) 294-3700

CONCEPTUAL SITE PLAN PREPARED FOR

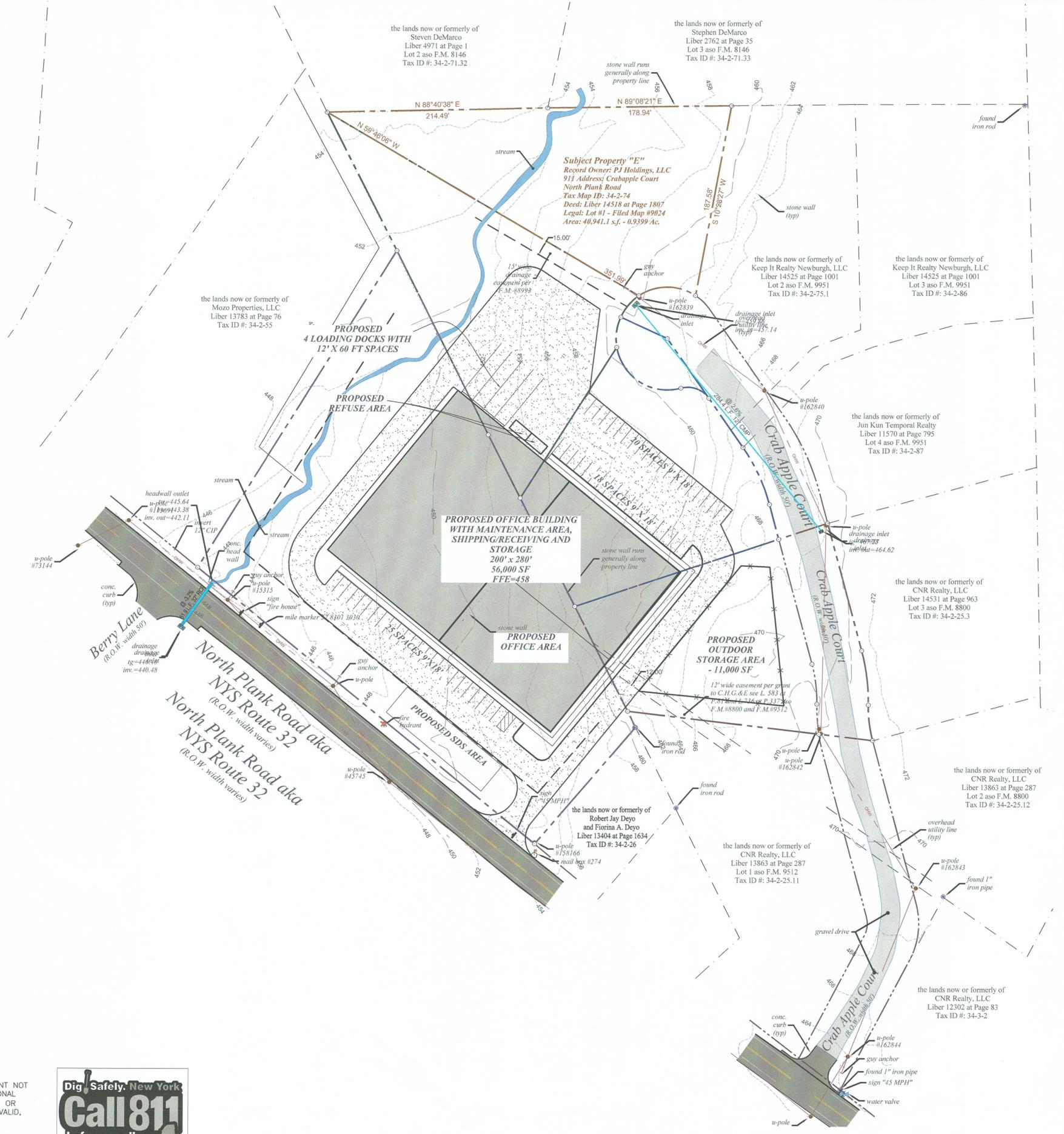
**FABULOUS EVENTS, INC.**

TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

Date: SEPTEMBER 1, 2022  
Revisions:

CAD File: 34-2-25.2-22B.DWG  
Layout: SITE  
Sheet No.: 1 OF 1

Drawn By: JQ  
Checked By: [ ]  
Scale: 1" = 50'  
Tax Map No.: 34-2-25.2, 54, 76, 77  
Drawing No.: B-22-0138-01

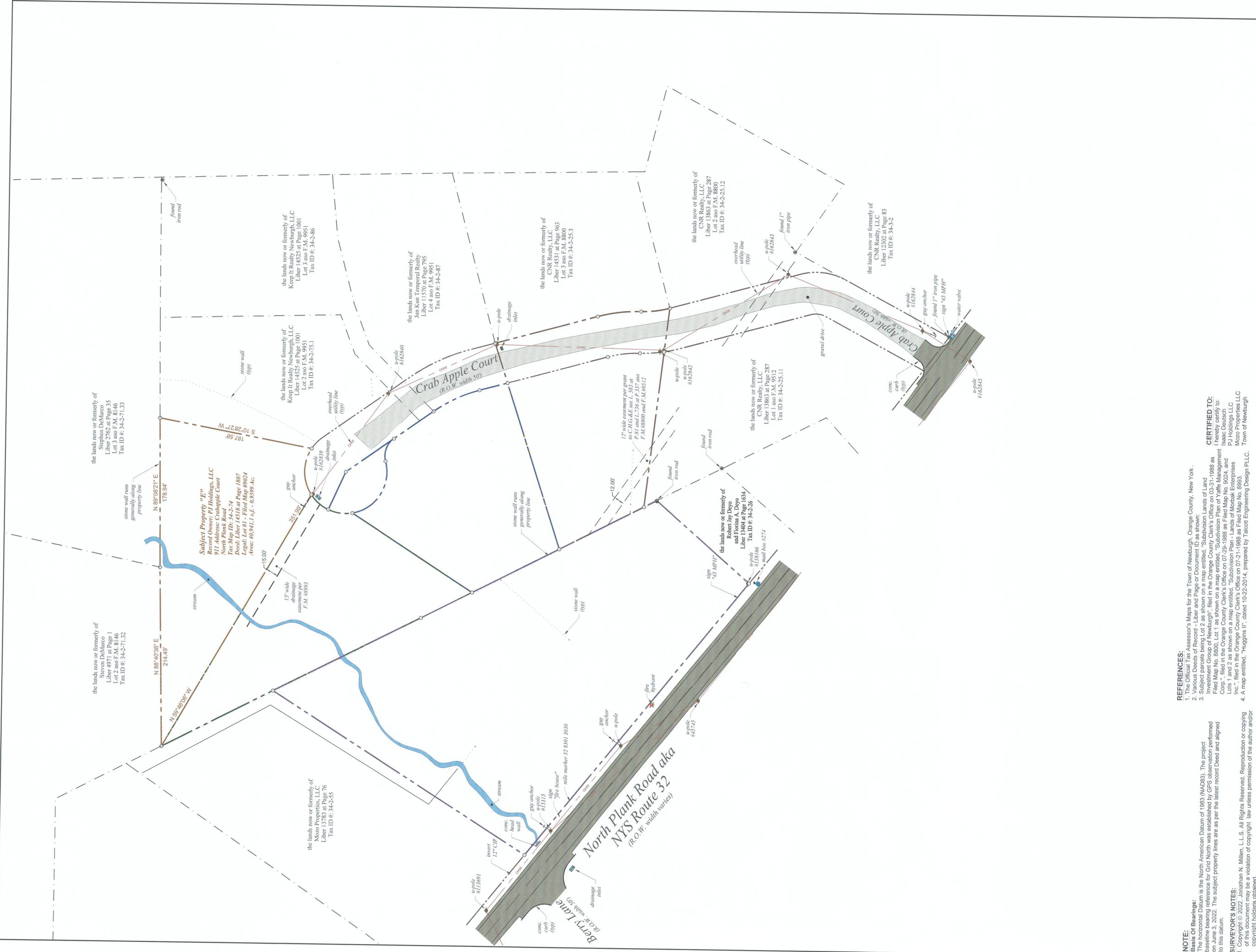


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<b>LANC &amp; TULLY</b> ENGINEERING AND SURVEYING, P.C.		P.O. Box 687, Rt. 207 Goshen, N.Y. 10924 (845) 294-3700
<b>CONCEPTUAL SITE PLAN WITH EXISTING TOPOGRAPHIC CONDITIONS</b>		
<b>FABULOUS EVENTS, INC</b>  TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK		Date: SEPTEMBER 1, 2022 Revision:
Drawn By: JO	Checked By:	Scale: 1" = 50' Tax Map No.: 34-2-25.2, 54, 76, 77 B - 22 - 0138 - 01



**NOTE:**

**Basis of Bearings:** The horizontal datum is the North American Datum of 1983 (NAD83). The project baseline bearing reference for Grid North was established. GPS observation performed on June 3, 2022. The subject property lines are as per the latest record deed and aligned to this datum.

**SURVEYOR'S NOTES:**

1. Copyright © 2022, Jonathan N. Millen, L.L.S. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright. Law unless permission of the author and/or alteration of an item in any way, or addition to a survey map for any person, without the written direction of a licensed land surveyor, is a violation of section 7209, N.Y.S. Public Law No. 100 of 2011.
2. Unless otherwise noted, all measurements are in feet and inches.

**REFERENCES:**

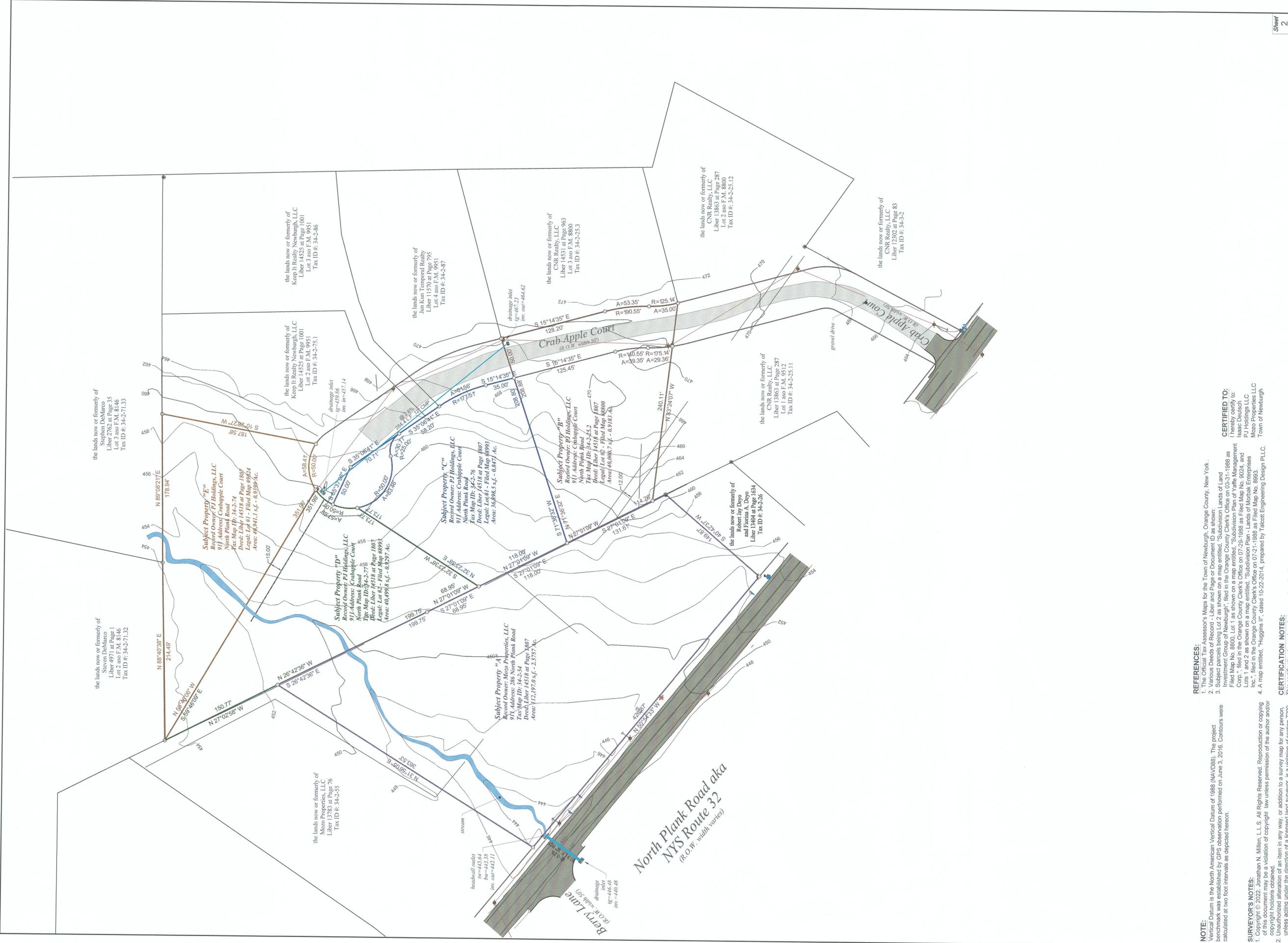
1. The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York.
2. V. J. Deeds of Record - Liber and Page or Document ID as shown.
3. Subject Property being Lot 2, as shown on a map entitled, "Subdivision Lands of Land Investment Group, Inc. et al.", filed in the Orange County Clerk's Office on 03-31-1988 as Filed Map No. 8800, Lot 1 "Huggins", filed in the Orange County Clerk's Office on 07-21-1988 as Filed Map No. 9024, and Lot 2, as shown on a map entitled, "Subdivision Plan of Yaffe Management Corp.", filed in the Orange County Clerk's Office on 07-21-1988 as Filed Map No. 9024, and Lots 1 and 2 as shown on a map entitled, "Subdivision Plan of Las Las of Morak Enterprises Inc.", filed in the Orange County Clerk's Office on 07-21-1988 as Filed Map No. 8863.
4. A map entitled, "Huggins II", dated 10-22-2014, prepared by Talcott Engineering Design PLLC.

**CERTIFICATION NOTES:**

This certification is made only in named parties for purposes and/or purposes as stated.

**CERTIFIED TO:**

I have read and certify to:  
PJ Holdings, LLC  
Mozo Properties, LLC  
Town of Newburgh



**NOTE:**  
Vertical Datum is the North American Vertical Datum of 1988 (NAVD88). The project benchmark was established by GPS observation performed on June 3, 2016. Contours were calculated at two foot intervals as depicted herein.

**SURVEYOR'S NOTES:**  
1. Copyright © 2022, Jonathan N. Millen, L.L.S. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright. Law enforcement of the author and/or copyright holders obtained.  
2. Unauthorized alteration of an item in any way, or addition to a survey map for any person, without the express written consent of the licensed land surveyor, is a violation of section 7209, subdivision 2, of the New York State Survey Law.  
3. Only maps bearing the surveyor's signature overlaid with embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Anything other than copies with an embossed seal and signature may contain unauthorized and undetectable modifications, deletions, additions, and changes, and are not to be relied upon. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.  
4. Locations on this map signify that the map was prepared in accordance with the current editions of the New York State Survey Law and the current editions of the Association of Professional Land Surveyors adopted by the New York State Association of Professional Land Surveyors. The surveyor's opinions are limited to persons for whom the map is prepared, to the title company, to the governmental agency, and to the lending institution on this map.  
5. The certifications herein are not transferable.  
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.  
7. This survey is subject to the findings of a Title Report and/or Title Search.  
8. Survey monuments found at the property corners, including but not limited to, iron survey pins, tiled survey maps, filed maps, physical evidence and existing monuments, are not to be relied upon.  
9. Subject to any conditions, restrictions, covenants and/or right-of-ways/easements of record, if any.

**REFERENCES:**  
1. The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York.  
2. Various Deeds of Record - Liber and Page or Document ID as shown:  
3. Subject parcels being Lot 2 as shown on a map entitled, "Subdivision Lands of Land Investment Group of Newburgh", filed in the Orange County Clerk's Office on 03-31-1988 as Filed Map No. 8800. Lot 1 as shown on a map entitled, "Subdivision Plan of Yaffe Management Corp.", filed in the Orange County Clerk's Office on 07-29-1988 as Filed Map No. 9024, and Lot 2 as shown on a map entitled, "Subdivision Plan - Lands of Morbak Enterprises, Inc.", filed in the Orange County Clerk's Office on 08-28-1989 as Filed Map No. 8983.  
4. A map entitled, "Huggins II", dated 10-22-2014, prepared by Talbot Engineering Design PLLC.

**CERTIFICATION NOTES:**  
This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey or sale of property, or to any other person not listed in certification, either directly or indirectly, the surveyor and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

**SURVEYOR'S CERTIFICATION:**  
I, Jonathan N. Millen, L.L.S., a duly licensed land surveyor in the State of New York, do hereby certify to the herein listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of a field survey conducted on the property, per record description of the land shown herein, located at 286 North Plank Road and Crabapple Court, Newburgh, New York, Orange County, New York, State of New York. Completed on June 16, 2022. I am duly licensed as a Professional Land Surveyor in the State of New York, and I am in good standing with the current existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown herein, there are no encroachments either way across property lines, title lines and lines of actual possession are the same.

**CERTIFIED TO:**  
I hereby certify to:  
PJ Holdings LLC  
Mozo Properties LLC  
Town of Newburgh

**Jonathan N. Millen, L.L.S.**  
PROFESSIONAL LAND SURVEYOR  
N.Y. LIC. No. 860746  
CERTIFIED TO BE CORRECT AND ACCURATE

Scale: 1" = 50'  
GRAPHIC SCALE: 1" = 50'

**Topographic Survey**  
of the lands of  
**PJ Holdings LLC and Mozo Properties LLC**  
Automated Construction Enhanced Solutions, Inc.  
Professional Land Surveying  
1229 Route 300 - Suite 4 - Newburgh, NY 12550  
Office: 845-943-5198 Field: 914-906-8830 E-Mail: jmillenlls@assuringsurvey.com  
34-2-54, 34-2-25.2, 34-2-76, 34-2-77, and 34-2-74  
aka addresses 286 North Plank Road and Crabapple Court North Plank Road  
situated in the  
Town of Newburgh  
County of Orange, New York 12550  
DATE: 06-16-2022 SCALE: 1"=50' JOB No.: 22033DEU DRAWN BY: jnm