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

PROJECT: GOLD'S GYM EXPANSION
PROJECT NO.: 2015-16
PROJECT LOCATION: SECTION 86, BLOCK 1, LOT 26.21
PROJECT REPRESENTATIVE: MAURI ARCHITECTS
REVIEW DATE: 11 SEPTEMBER 2015
MEETING DATE: 17 SEPTEMBER 2015

1. City of Newburgh Flow Acceptance letter is required. In addition, confirmation that the project is located within the sewer district should be provided.
2. Design plans and report for sanitary sewer pump station proposed should be provided.
3. Grading along northern property line does not tie into contours depicted. Coordinate sanitary sewer lines on plan sheets. Proposed sanitary sewer lines are depicted in two separate locations.
4. A Storm Water Pollution Prevention Plan has been provided for the site. Infiltration practices are identified in Hydrologic Soils Group D, however, onsite soils testing has identified soils which are adequate for infiltration practices. A combination of pervious pavement, bio-retention and vegetative soils have been incorporated into the project in order to meet the run off reduction and green infrastructure goals. Based on a review of the Storm Water Pollution Plan provided, this office takes no exception to the plan proposed.

Respectfully submitted,

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

Patrick J. Hines
Principal



MARTIN J DIESING AIA
RICHARD K TOMPKINS AIA

FILE COPY

September 4, 2015

Mr. John Ewasutyn, Chairman
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, NY 12550



Re: **Gold's Gym**
15 Racquet Road, Newburgh, NY
Tax Map # 86-1-26.21

Dear Chairman Ewasutyn & Members of the Planning Board,

Enclosed for your review and consideration are revised Site Plan drawings (Sheets PB-1 to PB-3 and C1-C3) for the above mentioned project updated per the below mentioned letter.

My office is in receipt of a review letter dated June 25, 2015 from Patrick J. Hines of McGoey, Hauser and Edsall Consulting Engineers D.P.C. (MH&E). Following is in response to the review comments noted in the MH&E review letter:

- 1. Topography in the area of all proposed improvements should be depicted on the plans. A site grading plan for any proposed re-graded areas should be shown.**

Refer to Sheets C1 & C2, for existing topography and proposed re-graded areas.

- 2. Storm water collection conveyance system should be identified. Ultimate discharge of any run off from newly paved parking areas and roof should be depicted.**

Refer to Sheet C1, Storm Water Plan for proposed storm water collection conveyance system.

- 3. Curbing of parking areas should be clearly indicated on the plans.**

Refer to Sheet PB-1 (Drawing 1/PB-1) for proposed curbing of new parking areas.

- 4. Foot candle diagram should be depicted for all proposed lighting fixtures.**

Refer to Sheet PB-3 (Drawing 1/PB-3) indicating photometrics for all proposed lighting fixtures.

- 5. *Parking lot striping detail in compliance with Town of Newburgh standards should be depicted.***

Refer to Sheet PB-1 (Drawing 1/PB-1) for notes regarding striping per the Town of Newburgh standards.

- 6. *Dimensions for all driving lanes should be identified.***

Refer to Sheet PB-1 (Drawing 1/PB-1) for updated dimensions of all proposed parking and driving lanes.

- 7. *Applicants are requested to identify an additional sewer flow from the project is proposed.***

Currently, the building is served by an existing private sewage disposal system. This system will be abandoned and connection to the municipal sewer system is proposed.

- 8. *Plans identify 61 new parking spaces, Environmental Assessment Form identifies 60.***

EAF (attached) has been updated with the accurate number of new parking spaces.

- 9. *Once topography and grading are added to the plans a limit of disturbance and area of disturbance should be identified.***

Refer to Sheet C2, Erosion and Sediment Control Plan for areas of disturbance.

- 10. *Location of the sanitary sewer disposal on the site should be identified. If project is located in crossroad sewer district, sewer service line should be identified if served by onsite sanitary sewer disposal system that system should be depicted on the plans.***

Refer to Sheets PB-1, C1 & C2 for sanitary sewer information.

Should you have any questions, or would like to discuss the above information further, please do not hesitate to contact my office. I look forward to meeting with you to review the project at the next Planning Board meeting.

Sincerely,



Martin J. Diesing RA, AIA

**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 project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Proposed Expansion of Gold's Gym		
Project Location (describe, and attach a general location map): 15 Racquet Road, Newburgh, NY 12550		
Brief Description of Proposed Action (include purpose or need): Rear addition of 6,684 sq. ft. to house basketball court. Expansion of parking area to include 62 new parking spaces.		
Name of Applicant/Sponsor: Jay Diesing, RA - MAURI ARCHITECTS, PC	Telephone: 845.452.1030	E-Mail: Jay@Mauri-Architects.com
Address: 303 Mill Street		
City/PO: Poughkeepsie	State: NY	Zip Code: 12601
Project Contact (if not same as sponsor; give name and title/role): Same as above.	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Players Airport/Limited Partnership	Telephone: 845.564.7500	E-Mail: DMurphy@GoldsGymHV.com
Address: 260 Route 17K		
City/PO: Newburgh	State: NY	Zip Code: 12550

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 Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Site Plan Approval	June 2015
c. City Council, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building Department - Building Permit	August 2015
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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

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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • 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?	<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?
IB - Interchange Business

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? Valley Central

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?
Coldenham Fire District

d. What parks serve the project site?
N/A

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)?
Recreational/Commercial

b. a. Total acreage of the site of the proposed action? 7.2 acres
 b. Total acreage to be physically disturbed? 0.95 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 7.2 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)? % 9 Units: N/A

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 proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: 6 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: 27' height; 98' width; and 66' length

iii. Approximate extent of building space to be heated or cooled: 6684 square feet

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

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

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

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

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

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

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

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

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

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

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

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

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

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 proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

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

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

v. Describe any proposed reclamation/mitigation following disturbance: _____

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

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

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

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), 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: _____ 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): _____

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

Yes No
 Yes No
 If Yes:

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

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

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

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

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?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does 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 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): _____

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 semi-trailer truck trips/day: _____

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

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

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

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

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: 105,000 kwh

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 Gas & Electric Corp.

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

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

i. During Construction:

- Monday - Friday: 7 am to 6 pm
- Saturday: 7 am to 6 pm
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: 5 am to 10:30 pm
- Saturday: 7 am to 7 pm
- Sunday: 7 am to 7 pm
- Holidays: Varies

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:
Standard Construction Operations - Monday through Saturday, 7 am to 6 pm

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

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
LED Pole Lighting & Building Mounted Lighting at 16'-0" & 12'-0" high with cut-off shields to eliminate impact to neighboring properties.

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

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally describe 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: 5 tons per week (unit of time)
 • Operation: 1 tons per month (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: Recycling of metal products and cardboard
 • Operation: Recycling of paper and plastic products
 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: Orange County Solid Waste Management - New Hampton Station
 • Operation: Orange County Solid Waste Management

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	4.64	3.93	0.71
• Forested	2.0	1.49	0.51
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____	N/A	N/A	N/A

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? Unknown 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: _____ %
 _____ %
 _____ %

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

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

f. Approximate proportion of proposed action site with slopes: 0-10%: 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

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

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

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ 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:		
Birds	Small Mammals	Reptiles

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		
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		
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes, provide county plus district name/number: _____		
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. If Yes: acreage(s) on project site? _____		
ii. Source(s) of soil rating(s): _____		
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <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, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? Yes No

If Yes:
 i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District
 ii. Name: _____
 iii. Brief description of attributes on which listing is based: _____

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

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No
 If Yes:
 i. Describe possible resource(s): _____
 ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No
 If Yes:
 i. Identify resource: Stewart State Forest
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Forest
 iii. 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? Yes No
 If Yes:
 i. Identify the name of the river and its designation: _____
 ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Jay Dising - MAURI ARCHITECTS Date 04 September 2015

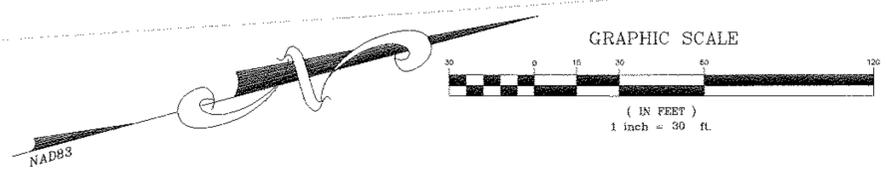
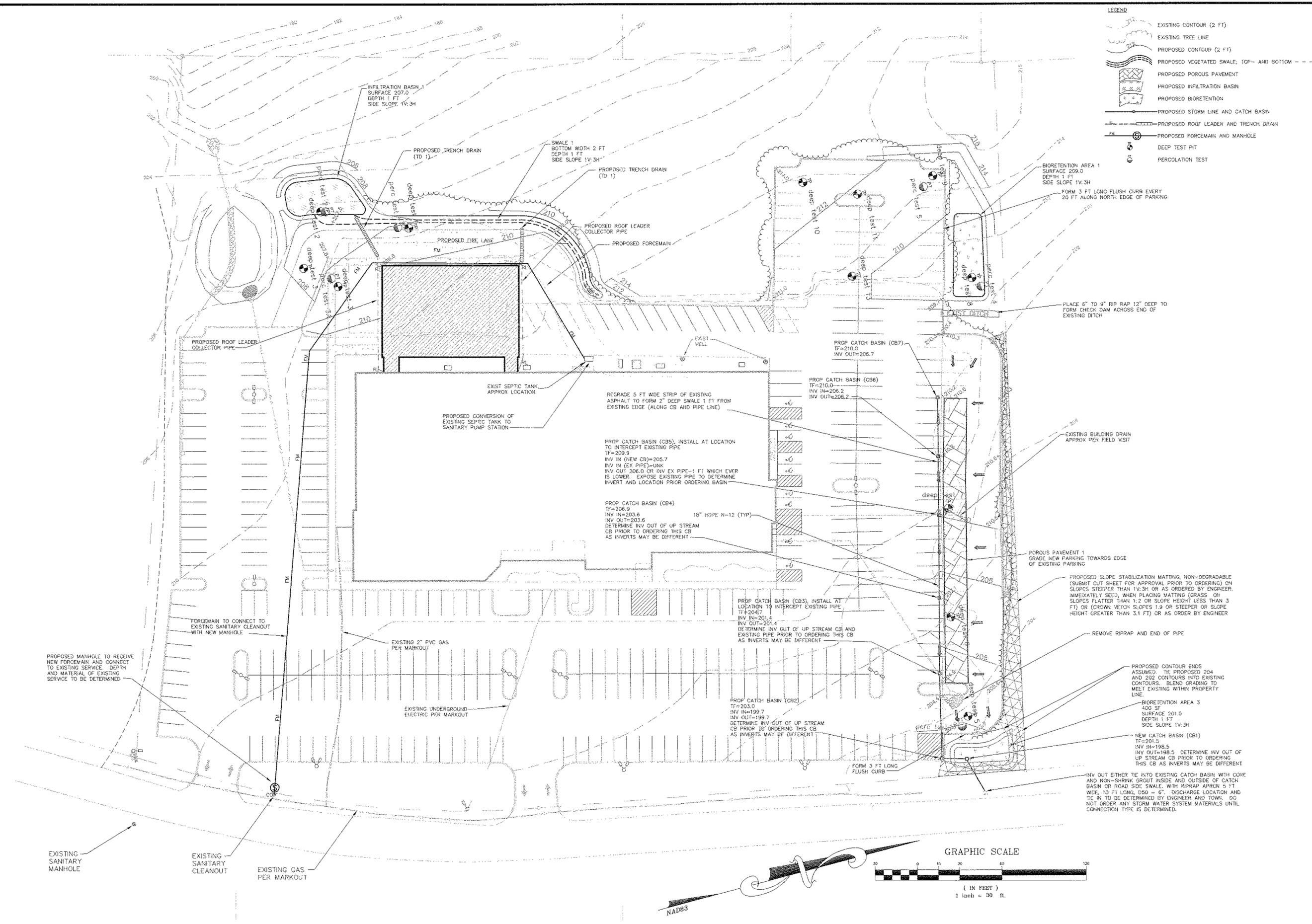
Signature JAY DIESING Title ARCHITECT

LEGEND

	EXISTING CONTOUR (2 FT)
	EXISTING TREE LINE
	PROPOSED CONTOUR (2 FT)
	PROPOSED VEGETATED SWALE, TOP- AND BOTTOM
	PROPOSED POROUS PAVEMENT
	PROPOSED INFILTRATION BASIN
	PROPOSED BIORETENTION
	PROPOSED STORM LINE AND CATCH BASIN
	PROPOSED ROOF LEADER AND TRENCH DRAIN
	PROPOSED FORCE MAIN AND MANHOLE
	DEEP TEST PIT
	PERCOLATION TEST

DATE	09/03/15
BY	
REVISIONS	
NO.	
DATE	
SHEET	C1

**PROPOSED EXPANSION AT:
GOLD'S GYM**
Racquet Road
Town of Newburgh
County of Orange
State of New York



BERGER ENGINEERING AND SURVEYING
100 FULTON AVE.
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bergerengineering@live.rr.com

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NYSDEC SMDM 5.3.3)
 IT IS AN OPEN, VEGETATED CHANNEL OR DEPRESSION EXPLICITLY DESIGNED TO DETAIN AND PROMOTE THE INFILTRATION OF STORMWATER RUNOFF INTO THE UNDERLYING SOILS. THE REDUCTION IS DEPENDENT ON THE UNDERLYING SOIL. FOR SYSTEMS IN HYDRAULIC SOIL GROUPS A AND B, A REDUCTION VALUE OF 20% MAY BE USED. C AND D SOILS ARE ALLOWED UNLESS THE SOIL IS MODIFIED. FOR MODIFIED C SOILS, A 15% REDUCTION IS ALLOWED. FOR MODIFIED D SOILS, A 12% REDUCTION IS ALLOWED.

THE SWALE WILL INVOLVE GRASS SEEDING AND MULCHING IN COMPLIANCE WITH THE STANDARDS OUTLINED ON THE EROSION AND SEDIMENT CONTROL PLAN FOR THIS SITE.

IF ARE GREATER THAN 4% OR WHERE ADDITIONAL DETENTION IS DESIRED, STONE CHECK DAMS CAN BE INSTALLED TO SLOW DOWN THE FLOW AND PROVIDE DETENTION. THIS WILL ALSO REDUCE INFILTRATION AND TREATMENT.

VEGETATED SWALES
 IT IS THE RESPONSIBILITY OF THE OWNER. SEDIMENT BUILD-UP WITHIN THE BOTTOM OF THE CHANNEL SHALL BE REMOVED WHEN SEDIMENT DEPTH REACHES 2 INCHES. VEGETATION AS REQUIRED DURING THE GROWING SEASON TO MAINTAIN GRASS HEIGHTS BETWEEN 4 AND 6 INCHES.

SHALL TAKE PLACE YEARLY. FULL INSPECTIONS INVOLVE CHECKING FOR SEDIMENT, EROSION, POOR VEGETATION GROWTH AND EXCESSIVE PONDING. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED IN A TIMELY FASHION. REMOVE SEDIMENT BUILD UP ASSOCIATED WITH ANY CHECK DAMS.

EXPOSED FILTER STRIPS (NYSDEC SMDM 5.3.2)

STRIPS AND UNDISTURBED NATURAL AREAS ARE USED TO TREAT AND CONTROL RUNOFF. VEGETATED FILTER STRIPS ARE OFTEN MAINTAINED GRASS BUFFERS BETWEEN IMPERVIOUS AREAS AND

NATURAL COVER CHOSEN FOR THE SOIL AND SUN EXPOSURE. NATURAL COVER IS ALSO ACCEPTABLE.

3) DEAD PLANTS SHOULD BE RESEED OR REPLACED AS SOON AS POSSIBLE. AREA OF EROSION SHOULD BE REPAIRED WHEN DISCOVERED. THE RILLS OR CHANNELS FORM, METHODS OF LOW TO RETURN TO SHEET FLOW SHOULD BE INSTALLED.

4) PEA GRAVEL DIAPHRAGM
 IT CAPTURES AND TEMPORARILY STORES THE FLOW AND THEN ALLOWS FOR A GRADUAL RELEASE AS SHEET FLOW. THE DIAPHRAGM VALUE OF SEDIMENT. THE PEA GRAVEL DIAPHRAGM IS OFTEN LOCATED ALONG THE ROAD AND THE PERMEABLE BERM IS OFTEN LOCATED BEYOND VEGETATED FILTER STRIPS AND RIPARIAN BUFFERS.

IF BERM AND DIAPHRAGM
 IT IS THE RESPONSIBILITY OF THE OWNER. FULL INSPECTIONS SHALL TAKE PLACE YEARLY. FULL INSPECTIONS INVOLVE FLOW, VEGETATION, BERM, SEDIMENT, AND DEBRIS. IF NECESSARY, IT SHALL BE INITIATED IN A TIMELY FASHION.

RAIN GARDENS (NYSDEC SMDM F-5 & 5.3.7)

RAIN SYSTEMS CAPTURE AND TEMPORARILY STORE THE WATER QUALITY VOLUME AND PASS IT THROUGH A FILTER BED OF SAND, SOIL, SPECIFIED AS A STANDARD PRACTICE IN CHAPTERS 5 AND 6 OF THE "NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL." BIORETENTION AREA IS A SHALLOW STORMWATER BASIN OR LANDSCAPED AREA THAT TREATS STORMWATER AS IT FLOWS THROUGH A SOIL MATRIX. ANY REMAINING STORMWATER IS THEN RETURNED TO THE STORM DRAIN SYSTEM. THE PRACTICE IS OFTEN USED IN LOT ISLANDS, AND CAN ALSO BE USED TO TREAT OTHER AREAS.

175 FOR THE LANDSCAPING PLAN WILL BE CHOSEN FROM THE NATIVE PLANT LIST IN APPENDIX H OF THE "NYS STORMWATER MANAGEMENT DESIGN MANUAL," A LIST DEVELOPED BY L SERVICES INC. IN A BROCHURE CALLED "BUILD YOUR OWN RAIN GARDENS," AND/OR A PLANT LIST AVAILABLE THROUGH NATIVE LANDSCAPES IN FAWCING, NY.

BIORETENTION AREA MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. TREATMENT AREA PLANTS AND COMPONENTS SHOULD BE REPAIRED OR REPLACED WHEN NEEDED. MULCH SHOULD BE PROVIDED AND MAINTAINED AT ANY PIPE INLET. MULCH SHOULD BE REPLACED ANNUALLY. FULL INSPECTIONS SHALL TAKE PLACE YEARLY. FULL INSPECTIONS INVOLVE FLOW, VEGETATION, MULCH, AND DEBRIS. IF NECESSARY, IT SHALL BE INITIATED IN A TIMELY FASHION.

BIORETENTION AREA (NYSDEC SMDM 5.3.1)

IF TOPS IS ALLOWING THE RUNOFF FROM ROOFS TO FLOW OVERLAND TO A FILTRATION OR INFILTRATION AREA. THIS ALLOWS FOR THE INITIAL TREATMENT PRIOR TO THE PRACTICE AND RUNOFF RATE.

NYSDEC SMDM 5.1.6)

IS REQUIRED WHERE SOILS HAVE BEEN DISTURBED AND WILL BE VEGETATED. FOR THIS PROJECT, THE MAJORITY OF THE HEAVY TRAFFIC DISTURBANCE WILL BE IN AREAS THAT WILL BE USED AS A MINIMAL SOIL DISTURBANCE WILL OCCUR IN PROPOSED VEGETATED AREAS. THE COMMON PRACTICE IN PREPARING AN AREA FOR LANDSCAPE IS TO LOOSEN THE SOIL AND REPLACE THE NATIVE SOIL IN BIORETENTION AREAS IS REMOVED AND REPLACED WITH ENHANCED SOIL. THE NEED FOR FULL SOIL RESTORATION IS NOT WARRANTED FOR THE DISTURBED, PROPOSED AREAS. IF EXCESSIVE COMPACTION OCCURS DURING CONSTRUCTION, MITIGATION INCLUDING, BUT NOT LIMITED TO DEEP TIRING AND DE-COMPACTION AS OUTLINED IN THE DISTURBED STORMWATER 5.1.6, MAY BE ORDERED BY THE SITE ENGINEER.

- MANHOLE NOTES**
- MANHOLE SHALL BE PRECAST CONCRETE AND SHALL MEET H-20 LOADING HAVING CONCRETE TESTING TO 4000 PSI AT 28 DAYS. MANHOLE SHALL HAVE MIN. WALL THICKNESS OF 12 INCHES.
 - MANHOLE SHALL HAVE PUEL AND OIL RESISTANT GRAY BUTYL (CS-440 OR EQUAL) COATING ON INSIDE AND OUTSIDE PRIOR TO ARRIVING AT SITE.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWING TO CERTIFYING ENGINEER AT LEAST 1 WEEK PRIOR TO ORDERING MANHOLES.
 - MANHOLE SHALL BE PLACED ON A MINIMUM 6" BED OF SAND OR PEA GRAVEL AND PLACED FOLLOWING MANUFACTURERS INSTRUCTIONS. THE RISE OF THE MANHOLE SHALL EXTEND TO THE GROUND SURFACE.
 - MANHOLE SHALL BE INSTALLED LEVEL IN ALL DIRECTIONS.
 - ALL JOINTS AND PIPE OPENINGS SHALL BE SEALED SO THAT THE MANHOLE IS WATER-TIGHT.
 - ALL JOINTS AND MANHOLE SHALL BE PASS VACUUM TEST ASTM C-1244 PRIOR TO BACKFILLING OR HYDROSTATIC TEST ASTM C-1227-05 OR CURRENT VERSION AFTER BACKFILLING TO BACKFILLING.
 - CONTRACTOR SHALL NOTIFY MUNICIPAL SEWER DEPARTMENT, MUNICIPALITY ENGINEER AND CERTIFYING ENGINEER AT LEAST 72 HOURS PRIOR TO INSTALLING OR TESTING MANHOLE.
 - CERTIFYING ENGINEER MUST BE PRESENT DURING TESTING.
 - COSTS AND/OR DELAYS CAUSED BY FAILURE OF CONTRACTOR TO PROVIDE ADEQUATE NOTICE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
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- MANHOLE DETAIL**
 NOT TO SCALE
-

- INFILTRATION BASIN (TYP)**
 NOT TO SCALE
-

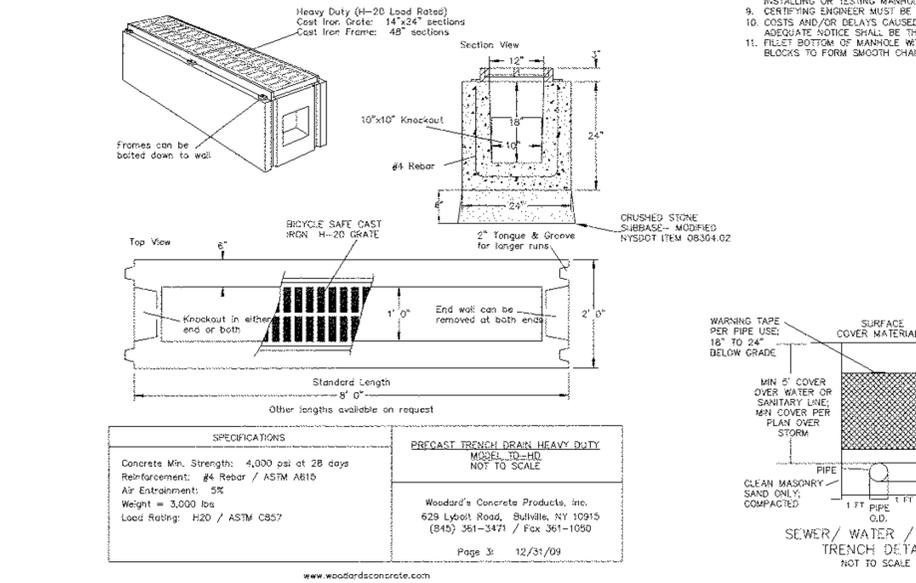
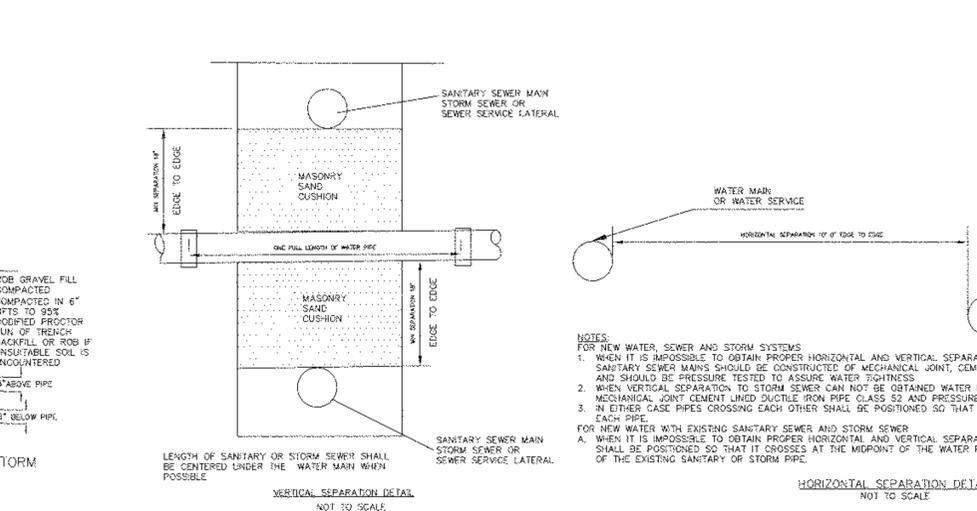
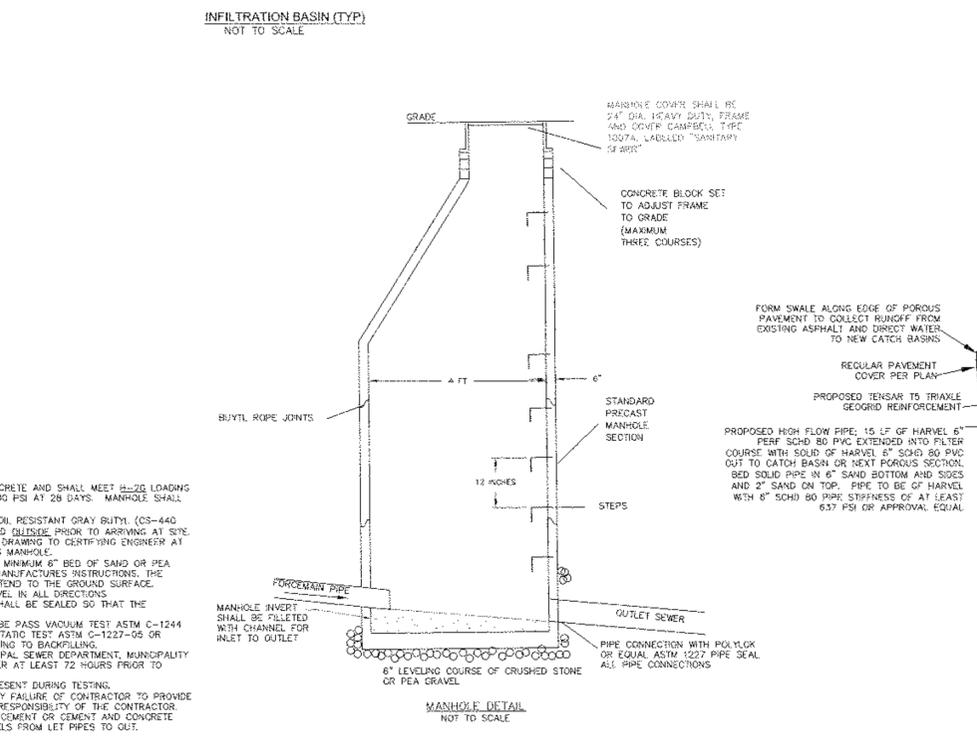
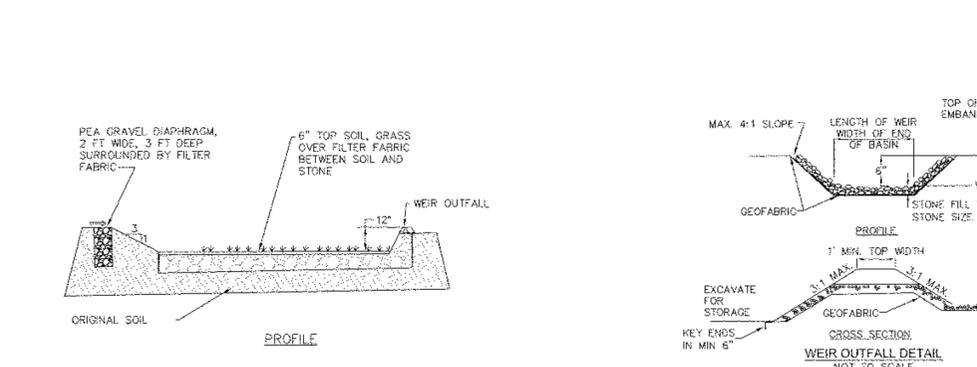
- PEA GRAVEL DIAPHRAGM**
 NOT TO SCALE
-

- BIORETENTION AREA**
 NOT TO SCALE
-

- BIORETENTION PLANTING DETAIL**
 NOT TO SCALE
-

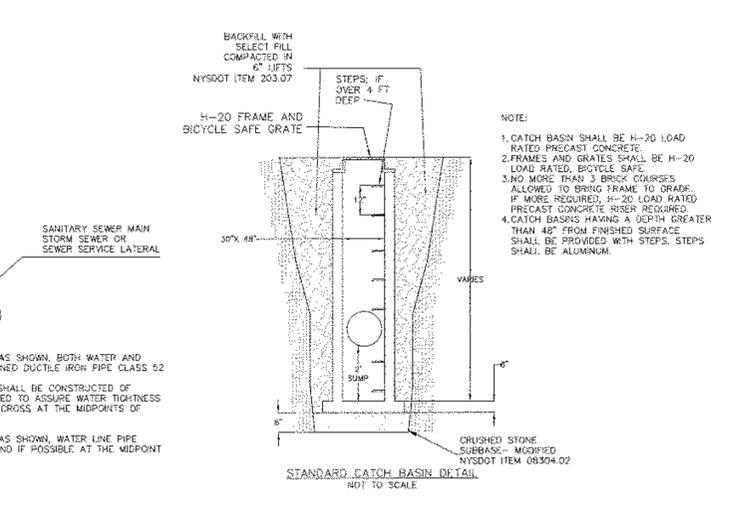
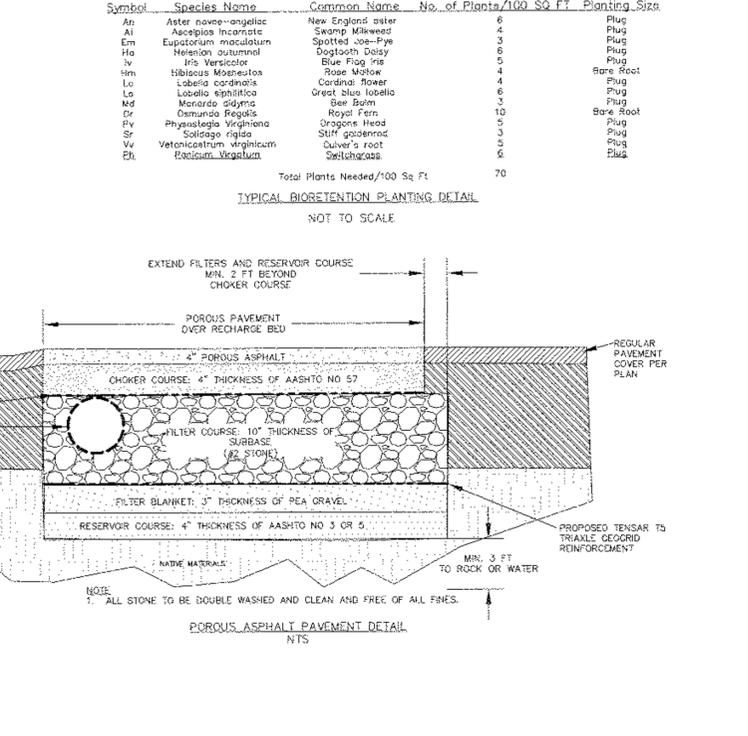
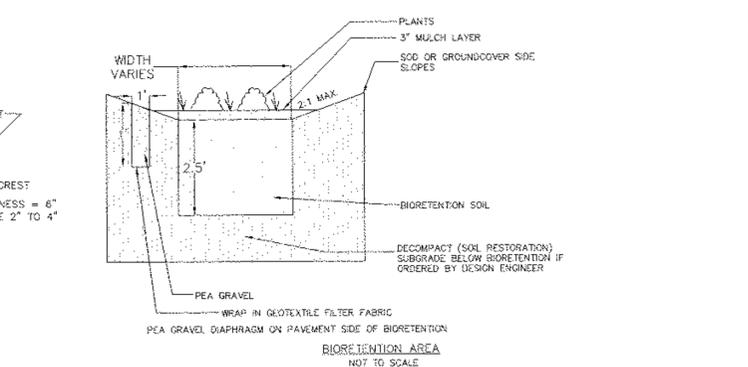
- BIORETENTION PLANTING DETAIL**
 NOT TO SCALE
- | Symbol | Species Name | Common Name | No. of Plants/100 SQ FT | Planting Size |
|-------------------------------|-------------------------|--------------------|-------------------------|---------------|
| An | Aster nove-anglicus | New England aster | 6 | Plug |
| Al | Asclepias incarnata | Swamp Milkweed | 4 | Plug |
| Em | Eupatorium maculatum | Spotted Joe-Pye | 3 | Plug |
| Ha | Helenium autumnale | Dogtooth Daisy | 6 | Plug |
| Iv | Iris versicolor | Blue Flag Iris | 4 | Plug |
| sim | Sibbaldia maritima | Rose Mallow | 4 | Plug |
| Lo | Lobelia cardinalis | Cardinal Flower | 4 | Plug |
| Ls | Lobelia spicata | Great blue lobelia | 4 | Plug |
| Mf | Monarda didyma | Scarlet Gloom | 3 | Plug |
| Or | Osmunda regalis | Royal Fern | 10 | Bare Root |
| Pv | Physalegia virginiana | Dragon's Head | 3 | Plug |
| Sr | Solidago rigida | Stiff goldenrod | 5 | Plug |
| Vv | Verticillium virginicum | Culver's root | 3 | Plug |
| Zh | Zizia aurea | Sweet cicely | 3 | Plug |
| Total Plants Needed/100 Sq Ft | | | 70 | |

- BIORETENTION PLANTING DETAIL**
 NOT TO SCALE
-



SPECIFICATIONS	
Concrete Min. Strength: 4,000 psi at 28 days	REINFORCEMENT: #4 REBAR / ASTM A615
Reinforcement: #4 Rebar / ASTM A615	Air Entrainment: 5%
Weight = 3,000 lbs	Load Rating: H-20 / ASTM C857

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PROPOSED EXPANSION AT:
GOLD'S GYM
 Racquet Road
 Town of Newburgh
 County of Orange
 State of New York

BERGER ENGINEERING AND SURVEYING
 100 FULTON AVE.
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 (845) 471-7383
 bergerengineering@att.net

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