



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

PROJECT NAME: MONARCH WOODS
PROJECT NO.: 2019-28
PROJECT LOCATION: SECTION 103, BLOCK 7, LOT 18
SECTION 47, BLOCK 1, LOT 46
REVIEW DATE: 29 SEPTEMBER 2021
MEETING DATE: 7 OCTOBER 2021
PROJECT REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES

1. The Applicants representative have identified that “it was determined by the ZBA that a height variance is not required and that the Planning Board has jurisdiction as part of the Overlay District Regulations Section 185-48B, a note to this effect is included under the Bulk Table”. The Senior Citizen Housing is not an Overlay Zone and is a use subject to Site Plan review. D #14 in the B Zoning District Bulk Table.
2. Section 185-48B identifies “Gross Density - The Town Board, upon recommendation of the Planning Board, may authorize the Planning Board to modify those sections of this chapter relative to lot dimensions, building setbacks and density in the further subdivision or site plan of properties when necessary to comply with the provisions in this section.” Based on the Applicants response it would appear that the Town Board would have to grant the height variance.
3. The Applicants response to our previous comment regarding building size identifies a note has been added to the Bulk Table that indicates a variance will be required for the maximum size of both the proposed one and two bedroom units. It is unclear if the Applicants sought the variance from the Zoning Board of Appeals for dwelling size.
4. The Applicants have prepared an outline of the expanded Part 3 EAF to be provided. The Applicants are proposing to provide additional studies for the Planning Board SEQRA analysis. The Planning Board may wish to provide direction to the Applicant regarding the expanded EAF. The Planning Board can provide the Applicant the ability to submit the reports as an expanded EAF or consider the potential impacts as part of a Draft Environmental Impact Statement.
5. The Applicants have identified they will solicit comments from the Jurisdictional Emergency Services. Access to the rear of the very large multi story structures is limited based on the current plan. Fire Department access to the rear of the structures may be restricted especially during winter snow cover.
6. Status of the Wetland Delineation for wetlands located across Route 52 should be discussed.

7. Ken Wersted's review of the traffic impacts is ongoing.
8. Previous comment requested the Applicant provide the Planning Board with the market analysis submitted to the Town Board. Comment response identifies that this information was submitted to the Town Board.
9. The items in Section 185-48D (1-5) continue to be required for the project. The Applicant's representative have asked these be deferred to a later point in the approval process.
10. Dominic Cordisco's comments regarding the lot setback line depicted along the southern property lines adjoining Route 84 Realty, LLC. This lot, Lot 2 has a setback identified as a side yard setback, while the corner lot may have two front yards and one rear yard setback.
11. Proposed Lot #1 appears to have a proposed canopy extending into the front yard setback for Route 52.
12. A City of Newburgh Sewer Flow Acceptance Letter will be required.
13. Orange County Planning referral will be required.
14. Stormwater Management Plan and Report should be submitted with future submissions.
15. Further review will be undertaken once detailed Design Plans have been prepared.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal

PJH/kbw

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September 21, 2021

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

**RE: W.O. # 1325.01
MONARCH WOODS SENIOR HOUSING
MONARCH DRIVE
EXPANDED PART 3 EAF OUTLINE**

Dear Mr. Chairman and Board Members,

A Part 1 Full Environmental Assessment Form (FEAF) was prepared and submitted as part of the Site Plan/Subdivision Application package for the proposed project and was subsequently revised April 21, 2021. This document was prepared to identify potential environmental impacts associated with Proposed Action. Attached to this letter is a draft Part 2 FEAF that has been completed to identify the severity of the potential environmental impacts and what information is necessary to provide in the form of a Part 3 EAF.

Based on the Parts 1 and 2 FEAFs we offer the following outline to further investigate the issues that have been identified as potential environmental impacts. We intend to provide additional information and reports for each environmental category listed below for further review and discussion, along with a description of appropriate mitigation measures determined to be needed. Before we proceed in preparing an Expanded Part 3 FEAF, we respectfully request that the Board review the below outline along with the FEAF Parts 1 and 2 to assure that all relevant environmental issues of concern have been identified.

Proposed Expanded Part 3 FEAF Outline

Impacts on Land

The Proposed Action involves construction on slopes of 15% or greater and the construction may continue for more than one year. The Project may also result in increased erosion from physical disturbance and vegetation removal due to the construction of buildings, parking lots, stormwater facilities etc.

To address these potential impacts grading plans will be prepared specifically for the Project. A narrative will be provided addressing the existing site conditions and the potential impacts earth moving activities will create. Mitigation measures will be proposed as required.

Impacts on Surface Water

The Proposed Action involves construction that may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies or may affect the water quality of any water bodies within or downstream of the Site. In addition, the Proposed Action may involve construction within the adjacent area of a NYSDEC freshwater wetlands.

The Part 3 EAF will describe the onsite and surrounding surface waters. The NYSDEC will be contacted to confirm the presence or absence of wetland adjacent areas on the property due to the NYSDEC wetlands on the north side of NYS Route 52. Potential impacts to the surface waters will be identified, such as the amount and location of proposed disturbance. To mitigate potential impacts, a Storm Water Pollution Prevention Plan (SWPPP) will be prepared including a pre- and post-development stormwater analysis in accordance with applicable State Pollution Discharge Elimination System (SPDES) regulations for construction activities and the findings will be summarized. Additional mitigation measures will be proposed as required.

Impact on Plants and Animals

The Proposed Action may result in a reduction or degradation of habitat used by rare, threatened or endangered species, as listed by New York State or the federal government, specifically the Indiana Bat (endangered).

Potential impacts to any identified habitat resulting from construction and operation of the Site will be noted and necessary mitigation measures will be described.

Impact on Agricultural Resources

The Proposed Action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System. The Part 3 narrative will describe the types of soils found on the Site, identify potential impacts to the agricultural district and soils, and indicate any necessary mitigation measures.

Impacts on Historical and Archaeological Resources

The project site is located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory. SHPO will be contacted regarding the site. If required, an archaeological investigation will be conducted and a discussion of the existing archaeological resources along with potential impacts will be identified. Mitigation will be presented as required. A Part 3 narrative of the existing conditions, potential impacts and any necessary mitigation will be provided.

Impacts on Transportation

The projected traffic increase generated by the Proposed Action may exceed the capacity of the existing road network. A Traffic Impact Study (TIS) will be completed evaluating the existing road network and the impact from the traffic expected to be generated by this Project, as well as other nearby approved and proposed developments (project list will be confirmed with the Town's traffic consultant), at the following intersections:

- NYS Route 52/Monarch Drive
- Site entrance on Monarch Drive

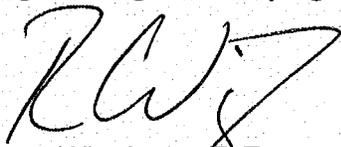
A narrative summarizing the transportation impacts identified in the TIS and any necessary mitigation measures will be provided.

Impacts on Light

The proposed project could result in light shining onto adjoining properties. A lighting plan will be completed evaluating the proposed outdoor lighting. A Part 3 EAF narrative discussion will be provided addressing the potential lighting impacts of the proposed uses along with a discussion of any necessary mitigation.

If any additional information is required, please let us know.

Sincerely,
Engineering & Surveying Properties, PC



Ross Winglovitz, P.E.
Principal

cc: Mike Maher
John Cappello, ESQ

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]

Project : Monarch Woods Senior Community
 Date : September 16, 2021

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)			
<i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features
 The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) NO YES
If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water
 The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) NO YES
If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>

1. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. NO YES
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
 If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding. NO YES
 (See Part 1. E.2)
 If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO ₂)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>				<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) NO YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans
 The proposed action is not consistent with adopted land use plans.
 (See Part 1. C.1, C.2. and C.3.)
 If "Yes", answer questions a - h. If "No", go to Section 18.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character
 The proposed project is inconsistent with the existing community character.
 (See Part 1. C.2, C.3, D.2, E.3)
 If "Yes", answer questions a - g. If "No", proceed to Part 3.

NO YES

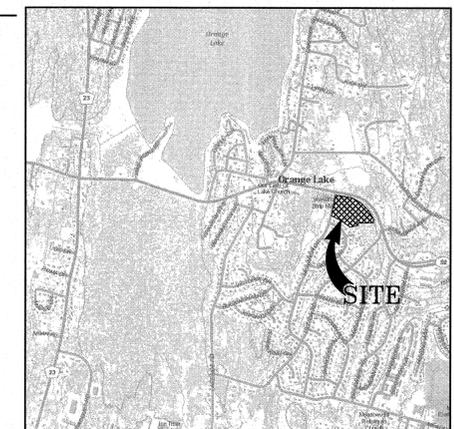
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

PRINT FULL FORM



LEGEND

	BUILDING LINE
	BUILDING ROOF LINE
	CONCRETE PAD LINE
	CONCRETE HATCH
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
	CURB LINE
	DRIVEWAY LINE
	EASEMENT LINE
	FENCE LINES
	PARKING STALL STRIPES
	LAND BANKED PARKING
	PROPERTY LINE
	ROAD CENTERLINE
	EDGE OF PAVEMENT LINE
	BUILDING SETBACK LINES
	EDGE OF SIDEWALK LINES
	STRIPING LINE
	EXISTING BUILDING LINE
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	EXISTING CURB LINE
	EXISTING EDGE OF PAVEMENT LINE
	EXISTING EASEMENT LINE
	EXISTING SILT FENCE LINES
	EXISTING FENCE LINES
	EXISTING GUIDERAIL LINES
	ADJACENT PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING ROAD CENTERLINE
	EXISTING SEWER MAIN LINES
	EXISTING SEWER SERVICE LINES
	EXISTING SEWER FORCE MAIN LINES
	EXISTING EDGE OF SIDEWALK LINES
	EXISTING STORM DRAIN LINES
	EXISTING LIMIT OF TREE LINES
	EXISTING WATER MAIN LINES
	EXISTING WATER SERVICE LINES
	LIMIT OF ACOE WETLAND
	LIMIT OF NYSDEC WETLAND
	LIMIT OF NYSDEC WETLAND BUFFER LINE
	MUNICIPAL BOUNDARY



LOCATION MAP

SCALE: 1" = 2000'

GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER: SECTION 103, BLOCK 7, LOT 18
SECTION 47, BLOCK 1, LOT 46
- TOTAL AREA OF SUBJECT PARCEL: 10.88± ACRES.
- THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC, FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMs) AS DERIVED FROM 2012 SOURCE DATA. THE DEMS WERE PROVIDED BY NYS GIS GOV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- OWNER/APPLICANT: 52 MONARCH DEVELOPMENT, INC.
4171 ALBANY POST ROAD
HYDE PARK, NEW YORK, 12538
- THIS PROJECT HAS INDICATED THE INTENTION TO PROVIDE ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS, AND IS, THEREFORE, CONSIDERED EXEMPT FROM THE NEEDED FIRE FLOW GUIDELINES OF THE INSURANCE SERVICES OFFICE (ISO). THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN EVALUATED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH FOR COMPLIANCE WITH NFPA REQUIREMENTS.
- DUE TO THE PROXIMITY OF THE PROJECT SITE TO KNOWN NORTHERN LONG-EARED BAT & INDIANA BAT HIBERNATION POTENTIAL ROOST TREES SHALL ONLY BE CUT AND REMOVED DURING KNOWN HIBERNATION MONTHS BETWEEN THE DATES OF NOVEMBER 1ST THROUGH MARCH 31ST, IN ORDER TO AVOID DIRECT ADVERSE IMPACTS TO BOTH SPECIES.
- ALL RESIDENTIAL BUILDINGS WILL BE EQUIPPED WITH AN APPROVED FIRE SPRINKLER SYSTEM.

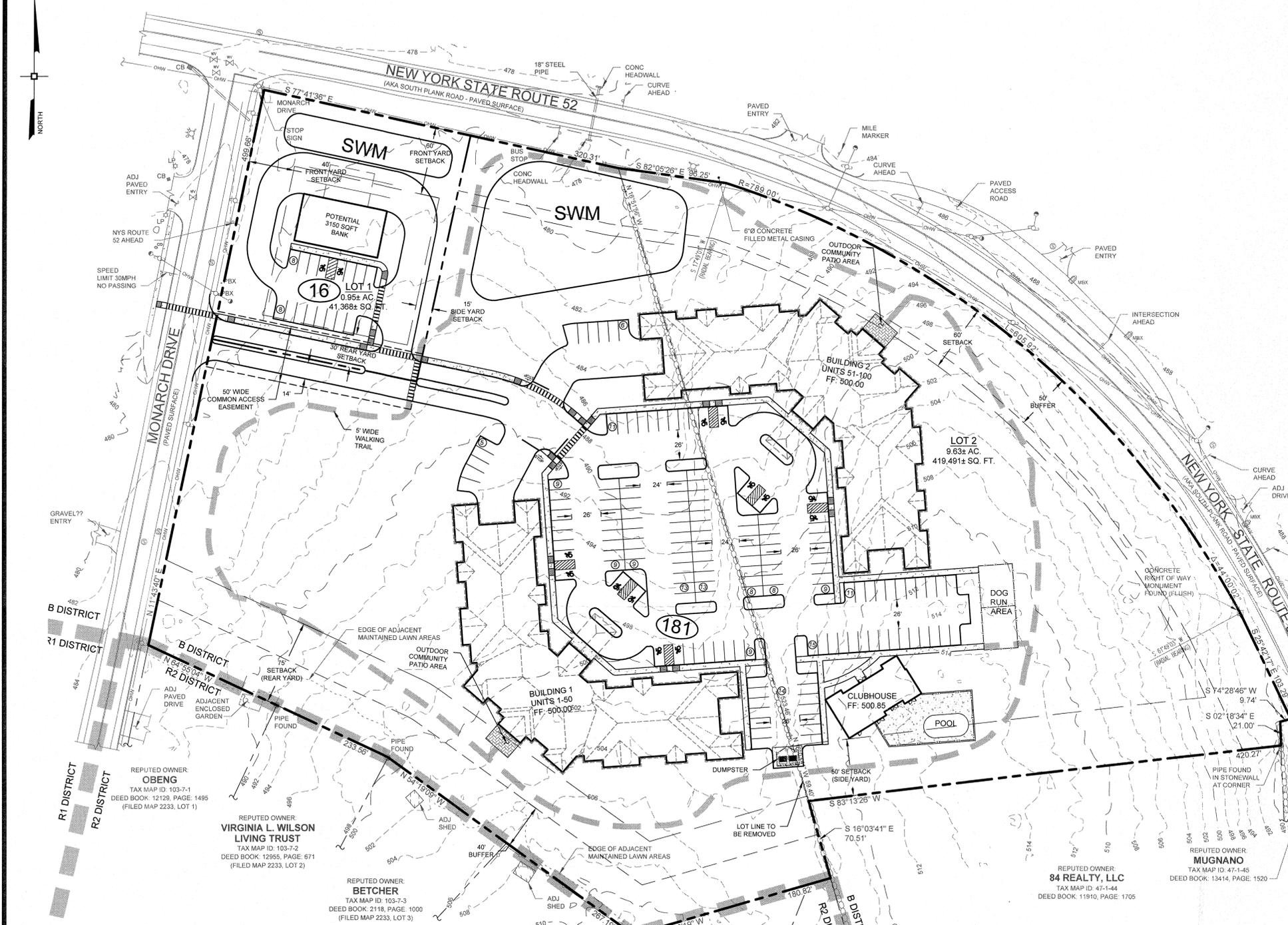
DENSITY CALCULATIONS

TOWN OF NEWBURGH - ZONING DISTRICT B
SENIOR CITIZEN HOUSING (§185-48) (LOT 2)

PARCEL AREA:	103-7-18 47-1-46	±235,477 SF = 5.41 AC ±184,013 SF = 4.22 AC
UNITS PERMITTED:	24% 1-BEDROOM & 76% 2-BEDROOM 12 UNITS PER ACRE FOR 1-BEDROOM 10 UNITS PER ACRE FOR 2-BEDROOM	
	(12 UNITS * 9.63 AC * .24) + (10 UNITS * 9.63 AC * .76) = 100.9 UNITS	
TOTAL UNITS =	100.9 UNITS	
UNITS PROPOSED:	APARTMENTS: 2 BUILDINGS X (12) 1-BEDROOM UNITS EACH = 24 UNITS 2 BUILDINGS X (30) 2-BEDROOM UNITS EACH = 76 UNITS	
TOTAL APARTMENT UNITS PROPOSED =	100 UNITS	

PARKING CALCULATIONS

LOT 1 PARKING CALCULATIONS	
TOTAL BUILDING SQUARE FOOTAGE:	3,150 SQFT
TOTAL PARKING REQUIRED FOR A POTENTIAL BANK IN THE B ZONE:	1 SPACE PER 200 SQFT OF FLOOR AREA 3,150 SQFT / 200 SQFT = 15.75 = 16 SPACES
TOTAL PARKING REQUIRED:	16 SPACES
PROVIDED:	TOTAL PARKING PROVIDED = 16 SPACES
SUMMARY:	16 PARKING SPACES REQUIRED 16 PARKING SPACES PROVIDED
LOT 2 PARKING CALCULATIONS	
TOTAL UNIT COUNT:	76 2-BEDROOM UNITS 24 1-BEDROOM UNITS
TOTAL PARKING REQUIRED FOR 1 & 2-BEDROOM UNITS IN B ZONE:	1-BEDROOM 2.0 SPACES PER DWELLING UNIT 24 UNITS X 2.0 = 48 SPACES 2-BEDROOM 2.0 SPACES PER DWELLING UNIT 76 UNITS X 2.0 = 152 SPACES
TOTAL PARKING REQUIRED:	200 SPACES
PROVIDED:	TOTAL PARKING PROVIDED = 201 SPACES
SUMMARY:	200 PARKING SPACES REQUIRED 157 PARKING SPACES PROVIDED 44 BUILDING GARAGE PARKING SPACES



BULK REQUIREMENTS

TOWN OF NEWBURGH - ZONING DISTRICT B
PROPOSED USE (LOT 1): POTENTIAL BANK (USE §185 ATCH 11)
PROPOSED USE (LOT 2): SENIOR CITIZEN HOUSING (USE §185-48)

MINIMUM BUILDING REQUIREMENTS	REQUIRED (LOT 1)	PROPOSED (LOT 1)	REQUIRED (LOT 2)	PROPOSED (LOT 2)
LOT AREA	15,000 SF	41,368 SF	N/A	419,491 SF
LOT WIDTH	100 FEET	186 FEET	N/A	900 FEET
LOT DEPTH	125 FEET	223 FEET	N/A	638 FEET
FRONT YARD	40 FEET	53 FEET	0 FEET (MONARCH DR) 60 FEET (NYS RTE 52)	238 FEET 64 FEET
REAR YARD	30 FEET	100 FEET	0 FEET	77 FEET
SIDE YARD (ONE / BOTH)	15 / 30 FEET	57 / N/A FEET	0 FEET	50 FEET
MAXIMUM ALLOWABLE				
BUILDING HEIGHT	35 FEET	< 35 FEET	35 FEET	46.5 FEET *
LOT BUILDING COVERAGE	60%	8%	N/A	13%
LOT SURFACE COVERAGE	85%	58%	N/A	34%
ONE-BEDROOM AREA	N/A	N/A	700 SF	840 SF **
TWO-BEDROOM AREA	N/A	N/A	900 SF	1060 SF ***

* THE TOWN OF NEWBURGH ZBA HAS DETERMINED THAT A HEIGHT VARIANCE IS NOT REQUIRED AND THAT THE PLANNING BOARD HAS JURISDICTION AS PART OF THE OVERLAY DISTRICT REGULATIONS SECTION 185-48-B
** ONE-BEDROOM AREA VARIANCE REQUIRED.
*** TWO-BEDROOM AREA VARIANCE REQUIRED.

No.	DATE	DESCRIPTION
0	09/17/19	INITIAL SUBMISSION
1	04/12/21	REVISED PER COMMENT LETTERS
2	09/21/21	REVISED PER PLANNING BOARD COMMENTS

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		04/12/21
<input checked="" type="checkbox"/> CONCEPT APPROVAL	1 OF 1	
<input type="checkbox"/> PLANNING BOARD APPROVAL	N/A OF N/A	
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A OF N/A	
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A OF N/A	
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A	
<input type="checkbox"/> NYS DOT APPROVAL	N/A OF N/A	
<input type="checkbox"/> OTHER	N/A OF N/A	
<input type="checkbox"/> FOR BID	N/A OF N/A	
<input type="checkbox"/> FOR CONSTRUCTION	N/A OF N/A	

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ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

1 inch = 50 ft.

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SKETCH PLAN

MONARCH WOODS SENIOR COMMUNITY
MONARCH DRIVE
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 1325.01
DATE: 09/17/19
REVISION: 1 - 04/12/21

DRAWN BY: MP
SCALE: 1" = 50'
TAX LOT: 103-7-18 & 47-1-46

SK-5