

McGOEY, HAUSER and EDSALL CONSULTING ENGINEERS D.P.C.

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Principal Emeritus: RICHARD D. McGOEY, P.E. (NY & PA) WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

# TOWN OF NEWBURGH PLANNING BOARD TECHNICAL REVIEW COMMENTS

PROJECT:NEWBURGH TOWNE CENTER (COFINANCE INC.)PROJECT NO.:19-04PROJECT LOCATION:SECTION 60, BLOCK 3, LOT 29.11REVIEW DATE:15 FEBRUARY 2019MEETING DATE:21 FEBRUARY 2019PROJECT REPRESENTATIVE:MASER CONSULTING

- The Applicants are proposing a 19,541 square foot addition to the west side of the Marshalls Plaza at the Stop and Shop Shopping Center. The project was previously approved as a shopping center in the late 1990's. While property lines exist on the site for financing the site was subject to reciprocal easements and operates as a "unified site plan'. Maintenance of all utilities, parking lots, stormwater management facilities is the responsibility of the entire shopping center. Lot lines depicted were for individual financing and lease tenants requirements.
- 2. A 1.2 +/- acre of Federal Jurisdictional Wetlands are proposed to be impacted by the project. The wetland delineation appears to be a circa 2000 delineation based on the survey maps provided. Jurisdictional determinations by the Army Corps of Engineers are only valid for a 10 year period. Revised jurisdictional wetland mapping should be provided. The wetland fills proposed are the most significant environmental and regulatory hurdle for the project. It is requested the Applicants coordinate with the Army Corps of Engineers as soon as practicable to determine feasibility for the proposed wetland fills.
- 3. Compliance with NYSDEC and Town of Newburgh Stormwater Management regulations are required. Stormwater Management must address increased impervious surfaces as well as the loss of one of the originally approved stormwater management facilities on the site. The Applicants are requested to evaluate green infrastructure and runoff reduction practices to the greatest extent practicable on the site in order to reduce stormwater quantity and improve stormwater quality on the site.
- 4. During the original approval process Stormwater Facilities Maintenance Agreements were not required by the Town of Newburgh. Changes to the NYSDEC and town regulations require Stormwater Facilities Maintenance Agreements be executed for long term operation and
  - Regional Office 111 Wheatfield Drive Suite 1 Milford, Pennsylvania 18337 570-296-2765 •



maintenance of the Stormwater Management Facilities on the site. Any approvals should be subject to execution of a Stormwater Facilities Maintenance Agreement covering all stormwater collection conveyance and treatment systems on the entire shopping center parcel.

- **5.** A city of Newburgh Flow Acceptance letter is required for the increased sanitary sewer flow. Future submissions should provide an analysis of impacts to the on site pump station.
- 6. The project will require submission to the Orange County Planning Department due to its proximity to two state highways.
- 7. The Planning Board may wish to circulate a Notice of Intent for Lead Agency as several state agencies will be involved including the New York State Department of Transportation, New York State Thruway Authority, New York State Department of Environmental Conservation.
- **8.** The Long Form EAF submitted identifies the potential habitat for Indiana Bats. This should be addressed during the review of the project.
- **9.** Additional technical review will be provided once detailed plans have been identified and input from the Army Corps of Engineers regarding a jurisdictional determination has been received.

Respectfully submitted,

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

Patrick J. Hines Principal

PJH/kbw



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

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

#### TOWN FILE NO: 2019-04 DATE RECEIVED: (Application fee returnable with this application)

Title of Subdivision/Site Plan (Project name): 1. Newburgh Towne Center

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

Name	Conew, LLC, a Delaware Limited Liability Company (C/o CoFinance, Inc.)
Address	60 East 42nd Street, Suite 1942
	New York, NY 10165
Phone	(646) 344-3336

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

Name	CoFinance, Inc.	
Address	60 East 42nd Street, Suite 1942	
here	New York, NY 10165	
_	Mark Winter Citaloon	
Representative		
Representative Phone	(646) 344-3366	

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

Email

Phone/Fax

Name	Maser Consulting, P.A.	
Address	555 Hudson Valley Avenue, Suite 101	
12000 000	New Windsor, NY 12553	
Phone/Fay	(845) 564-4495	

mwinter@cofinancegroup.com

5. Location of lands to be reviewed:

1431 NY-300, Newburgh, NY 12550

	Zone IB Acreage ±12.91	Fire District Orange Lake School District Newburgh
7.	Tax Map: Section	Block <u>3</u> Lot <u>29.11</u>

8.	<b>Project Description</b>	and Pa			
	Number of existing		1	Number of proposed lots	<u>N/A</u>
	Lot line change	<u>N/A</u>			
	Site plan review	Yes			
	Clearing and gra	ding _	<u>N/A</u>		
	Other	<u>N/A</u>		All of the second se	

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

- 9. Easements or other restrictions on property: (Describe generally) Existing: on-site drainage easement; traffic control easement
- 10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature	The Wile Prosident of US Operadi	iens
Date:	1/21/19	

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

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

#### TOWN OF NEWBURGH PLANNING BOARD

#### Newburgh Towne Center

## PROJECT NAME

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

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

1.\_\_X Environmental Assessment Form As Required

2. X Proxy Statement

3.\_\_X\_Application Fees

4. X Completed Checklist (Automatic rejection of application without checklist)

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

1. X Name and address of applicant

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

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

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

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

By:	Justin E. Dates, R.L.A.
-J	Liepnsed Professional
Date	At

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

# FEE LAW SUMMARY

# PENDING APPLICATIONS

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

# **SEVERABILITY**

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

# **EFFECTIVE DATE:**

This local law shall take effect immediately upon filing in the Office of the Secretary of State.

#### FEE ACKNOWLEDGEMENT

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

Mork Winter-Fitelson **APPLICANT'S NAME (printed)** 

ICANTS SIGNATURE

<u>/21/19</u>

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

# <u>PROXY</u>

		onew, I.LC, a Delaware Limited ability Company (C/o CoFinance, Inc.)				DEPOS	SES .	AND SAYS THAT HE/SHE			1		
RESIDES A	Т	60	East	42nd	SA	Suite	192	12	New Y	urk, N	Y_	1016	<u>s</u>
IN THE CO	DUNTY	OF			Neu	u Yor	R						
AND STAT	E OF _			New	Yor	K							
AND THAT	r he/se	Æ I	S TH	E OWI	NER	IN FEE	OF	Т	ax Lot 60	-3-29.11			

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND CoFinance, Inc. and Maser Consulting, P.A. IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 1/21/19

**OWNERS SIGNATURE** 

Marie Willten Gitelson OWNERS NAME (printed)

GNATURE WITNESS'

Alexander MUNOZ WITNESS' NAME (printed)

NAMES OF ADDITIONAL REPRESENTATIVES

# PLANNING BOARD DISCLAIMER STATEMENT TO APPLICANTS

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

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

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

\_\_\_\_\_/**>//**//9 DATED

Mark Winter bitchen APPLICANT'S NAME (printed)

APPLICANT'S SIGNATURE

# DISCLOSURE ADDENDUM STATEMENT TO APPLICATION, PETITION AND REQUEST

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

X NONE

# NAME, ADDRESS, RELATIONSHIP OR INTEREST (financial or otherwise)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

	_ TOWN BOARD
Х	PLANNING BOARD
	_ ZONING BOARD OF APPEALS
	ZONING ENFORCEMENT OFFICER
	BUILDING INSPECTOR
	OTHER

INDIVIDUAL APPLICANT

COPORATE OR PARTNERSHIP APPLICANT

(Pres.) (Partner) (Vice-Pres.)

(Sec.) (Treas.)



Engineers Planners Surveyors Landscape Architects Environmental Scientists

# NEWBURGH TOWNE CENTER NARRATIVE SUMMARY FEBRUARY 4, 2019

# COFINANCE, INC. TAX LOT 60-3-29.11 TOWN OF NEWBURGH, ORANGE COUNTY, NY PB# 2019-04 <u>MC PROJECT NO. 18006812A</u>

The applicant, CoFinance, Inc., proposes a  $\pm 19,541$  sq. ft. building addition onto the west end of the existing commercial retail building on lot 29.11 known as the Newburgh Towne Center for use as retail space. The expansion includes the addition of  $\pm 1.22$  acres of impervious area, 64 additional parking spaces, two (2) loading bays, and a trash compactor. On site stormwater facilities shall be modified to mitigate site run-off from the redevelopment of the increased impervious area in accordance with the 2015 New York State Stormwater Management Design Manual and local requirements. We anticipate the relocation of the existing stormwater pond, and subsurface stormwater areas to accommodate the increased impervious area. The development will encroach into the wetland on-site and is proposed to fill  $\pm 1.12$  acres of wetland. The necessary permits for wetland disturbance will be sought with the jurisdictional agency.

The Newburgh Towne Center site (Town of Newburgh tax lot 60-3-29.11) is a 12.91-acre existing retail/shopping center located between NYS Route 300 & I-87 approx. 900' south of NY-52. The site has frontage along NYS Route 300 to the east and the rear property line abuts I-87 to the west. Commercial uses exist to the north and south of the property. The site is located within the Town of Newburgh IB (Interchange Business) zoning district, a shopping center is a permitted use subject to site plan approval from the Planning Board. A  $\pm$ 72,916 sq. ft. retail mall type building, a  $\pm$ 5,011 sq. ft. cellular retail building, associated parking, loading, and stormwater areas currently exist on the property. The entire shopping center is a Commercial a bank, which are on separate tax lots from the property, and an entrance from Meadow Hill Road to the south. The western portion of the site contains a Federal freshwater wetland (per available mapping). The parcel is not located within the 100-year floodplain.

Water & sewer lines exist within the site and services will be extended to serve the proposed user. The site is located in the Town of Newburgh Consolidated Water District and the Crossroads Sewer District.

JED/cdr

R:\Projects\2018\18006812A-Newburgh Towne Center\Correspondence\OUT\190204\_Narrative Summary.docx

# Full Environmental Assessment Form Part 1 - Project and Setting

# **Instructions for Completing Part 1**

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

#### A. Project and Applicant/Sponsor Information.

Name of Action or Project: Newburgh Towne Center				
Project Location (describe, and attach a general location map):				
1431 NY-300, Newburgh NY 12550 (SBL: 60-3-29.11 Town of Newburgh) on the wes	st side of NY-300 approx. 900' so	uth of ŃY-52		
Brief Description of Proposed Action (include purpose or need):		, <u>, , ,,,,,,,,,,,,,,,,,,,,,,,,,,,</u> ,,,,,,,,		
See attached narrative.				
	i.			
Name of Applicant/Sponsor:	Telephone:(646) 344-3336			
CoFinance, Inc. (attn. Mr. Mark Winter-Gitelson)	E-Mail:mwinter@cofinancegroup.com			
Address:60 East 42nd Street, Suite 1942				
City/PO:New York	State: <sub>NY</sub>	Zip Code: <sub>10165</sub>		
Project Contact (if not same as sponsor; give name and title/role):	Telephone:			
	E-Mail:			
Address:				
City/PO:	State:	Zip Code:		
Property Owner (if not same as sponsor):	Telephone: (646) 344	-3336		
Conew LLC, a Delaware limited liability company (c/o CoFinance, Inc.)	E-Mail:			
Address: 60 East 42nd Street, Suite 1942				
City/PO: New York	State: NY	Zip Code;10165		

# **B.** Government Approvals

' Government Entity		If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)		
a. City Counsel, Town Boa or Village Board of Trus					
b. City, Town or Village Planning Board or Comn	<b>∑</b> Yes⊡No nission	Town of Newburgh Planning Board - Site Plan Approval	February 2019		
c. City, Town or Village Zoning Board of	∐Yes ZNo Appeals				
d. Other local agencies	<b>Yes</b> No				
e. County agencies	<b>∑</b> Yes⊡No	Orange Co. Planning: GML 239 Referral	TBD	en ener gragen en	
f. Regional agencies	□Yes <b>Z</b> No				
g. State agencies	<b>V</b> Yes No	NYSDEC: 401 Water Quality Certificate NYSDEC: Stormwater SPDES			
h. Federal agencies	<b>⊠</b> Yes⊡No	Army Corps of Engineers: Individual Permit	TBD		
<ul> <li>Coastal Resources.</li> <li>i. Is the project site with</li> </ul>	in a Coastal Area, o	or the waterfront area of a Designated Inland W	aterway?	Yes ZNo	
<i>ii.</i> Is the project site locat <i>iii.</i> Is the project site within		with an approved Local Waterfront Revitalizat Hazard Area?	ion Program?	□ Yes☑No □ Yes☑No	

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# C. Planning and Zoning

C.1. Planning and zoning actions.	- <b>h</b> it
<ul> <li>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?</li> <li>If Yes, complete sections C, F and G.</li> <li>If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	∐Yes ZNo
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?	<b>V</b> Yes No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	□Yes☑No
<ul> <li>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?)</li> <li>If Yes, identify the plan(s):</li> </ul>	□Yes <b>[</b> ]No
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan,	Yes ZNo
or an adopted municipal farmland protection plan? 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 If Yes, what is the zoning classification(s) including any applicable overlay district? IB (Interchange Business) District	law or ordinance. ' ✓ Yes□No
b. Is the use permitted or allowed by a special or conditional use permit?	∠ Yes No
<ul><li>c. Is a zoning change requested as part of the proposed action?</li><li>If Yes,</li><li><i>i</i>. What is the proposed new zoning for the site?</li></ul>	☐ Yes 🗹 No
C.4. Existing community services.	
a. In what school district is the project site located? Newburgh	
b. What police or other public protection forces serve the project site? Fown of Newburgh Police Department, New York State Police	
c. Which fire protection and emergency medical services serve the project site? Drange Lake Fire District	
d. What parks serve the project site? Ilgonquin Park, Cronomer Hill Park	
	· · · · · · · · · · · · · · · · · · ·
D. Project Details	
D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, common components)? Commercial	nercial, recreational; if mixed, include all
	2.91 acres
c. Total acreage (project site and any contiguous properties) owned	2.18 acres
<ul> <li>c. Is the proposed action an expansion of an existing project or use?</li> <li><i>i.</i> If Yes, what is the approximate percentage of the proposed expansion and identify square feet)? % <u>26.8</u> Units: <u>sq. ft.</u></li> </ul>	✓ Yes No y the units (e.g., acres, miles, housing units,
I. Is the proposed action a subdivision, or does it include a subdivision? f Yes,	
<i>i</i> . Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed,	specify types)
<ul> <li>ii. Is a cluster/conservation layout proposed?</li> <li>iii. Number of lots proposed?</li></ul>	□Yes □No
. Will the proposed action be constructed in multiple phases? <i>i</i> . If No, anticipated period of construction:	☐ Yes Z No 12 months
<ul> <li>i. If Yes:</li> <li>Total number of phases anticipated</li> <li>Anticipated commencement date of phase 1 (including demolition)</li> <li>Anticipated completion date of final phase</li> <li>Generally describe connections or relationships among phases, including any determine timing or duration of future phases:</li> </ul>	month year monthyear contingencies where progress of one phase may

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f. Does the proje	ct include new resi	dential uses?			Yes No
	nbers of units prope	osed.			
	<u>One Family</u>	<u>Two Family</u>	Three Family	Multiple Family (four or more)	
Initial Phase					
At completion					
of all phases					
g. Does the prope If Yes,	osed action include	new non-residentia	al construction (inclu	iding expansions)?	✓Ycs□No
i. Total number	of structures <u>1</u>	Addition			
<i>ii.</i> Dimensions ( <i>iii.</i> Approximate	in feet) of largest p extent of building	roposed structure: space to be heated	±30' height; or cooled:	<u>107'</u> width; and <u>200'</u> length <u>19.541</u> square feet	
				l result in the impoundment of any agoon or other storage?	☐Yes 🗹 No
If Yes,	S CICALION OF a wall	a suppry, reservon,	, ponu, iake, wasie ia	igoon or other storage:	
<i>i</i> . Purpose of the	e impoundment:	cipal source of the			
				Ground water Surface water stream	ns Other specify:
iii. If other than w	vater, identify the ty	ype of impounded/o	contained liquids and	1 their source.	
iv. Approximate	size of the propose	d impoundment.	Volume:	million gallons; surface area:	acres
v. Dimensions o	f the proposed dam	ı or impounding str	ucture:	_ height; length	
vi. Construction	method/materials t	for the proposed da	m or impounding str	ucture (e.g., earth fill, rock, wood, cond	crete):
D.2. Project Op				and an a second	
	general site prepara			aring construction, operations, or both? or foundations where all excavated	∐Yes <b>∕</b> No
If Yes:	C 41	1 1 1			
<i>i</i> . What is the put	rpose of the excava	ation or dredging?	eta) is proposed to	be removed from the site?	18 TH 1 HIN MILE AND
				) be removed from the site:	
<ul> <li>Over what</li> </ul>	at duration of time?	?			
iii. Describe natur	e and characteristic	s of materials to be	e excavated or dredg	ed, and plans to use, manage or dispose	of them.
Will there ha	araita dawataring (	or processing of exc	materials?		Yes No
If yes, describ		or processing of end	cavaled materials:		
	al area to be dredge			acres	
vi. What is the ma	iximum area to be	worked at any one	time?	acres	
			r dredging?	feet	
	vation require blast				<b>Yes</b> No
	fectamention goars				
			n of, increase or deci h or adjacent area?	rease in size of, or encroachment	<b>✓</b> Yes No
i. Identify the we		y which would be a Wetlands Attribute PF		ater index number, wetland map numbe	0 0 .

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, place	ment of structures, or
alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in s	square feet or acres:
The proposed project will encroach into and fill a portion of the the on-site ACOE Wetland. A portion of the p sidewalk, roadway, drainage improvements, and grading will occur within the limit of the wetland. The propo	proposed building, adjacent
estimated to be ±1.12 acres.	sed wetland disturbance is
iii. Will the proposed action cause or result in disturbance to bottom sediments?	✓Yes No
If Yes, describe: Excavation will be required for site construction.	
iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?	✓ Yes□No
If Yes:	
<ul> <li>acres of aquatic vegetation proposed to be removed: ±1.12 acres</li> </ul>	
<ul> <li>expected acreage of aquatic vegetation remaining after project completion: ±3.09 acres</li> </ul>	
• purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):	·····
building & pavement installation, land grading	
proposed method of plant removal that the state of t	
• if chamical/harhiaida tractment will be used an active to the	
v. Describe any proposed reclamation/mitigation following disturbance:	
Potential for specific mitigation requirements will be reviewed with the Army Corps of Engineers.	
c. Will the proposed action use, or create a new demand for water? If Yes:	✓Yes □No
i. Total anticipated water usage/demand per day: ±1,955 gallons/day	
ii. Will the proposed action obtain water from an existing public water supply?	✓Yes □No
If Yes:	
<ul> <li>Name of district or service area; Town of Newburgh Consolidated Water District</li> </ul>	
• 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 V No
<ul> <li>Do existing lines serve the project site?</li> </ul>	
	☑ Yes□ No
<i>iii.</i> Will line extension within an existing district be necessary to supply the project? If Yes:	🗆 Yes 🗹 No
Describe extensions or capacity expansions proposed to serve this project:	
Source(s) of supply for the district:	
<i>iv.</i> Is a new water supply district or service area proposed to be formed to serve the project site? If, Yes:	☐ Yes 🗹 No
• Applicant/sponsor for new district:	
Date application submitted or anticipated:	
<ul> <li>Proposed source(s) of supply for new district;</li> </ul>	
v. If a public water supply will not be used, describe plans to provide water supply for the project:	
vi. If water supply will be from wells (public or private), what is the maximum pumping capacity:	gallons/minute.
d. Will the proposed action generate liquid wastes?	✓ Yes□No
If Yes:	
<i>i</i> . Total anticipated liquid waste generation per day: $\pm 1,955$ gallons/day	,
<i>ii.</i> Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe al	l components and
approximate volumes or proportions of each):	-
anitary Wastewater	
iii. Will the proposed action use any existing public wastewater treatment facilities?	✓ Yes No
If Yes;	
Name of wastewater treatment plant to be used: City of Newburgh Wastewater Treatment Facility	·····
Name of district: Crossroad Sewer District	
<ul> <li>Does the existing wastewater treatment plant have capacity to serve the project?</li> </ul>	✓ Yes No
• Is the project site in the existing district?	✓Yes No
• Is expansion of the district needed?	Yes 🗹 No
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Do existing sewer lines serve the project site?	✓Yes No
<ul> <li>Will a line extension within an existing district be necessary to serve the project?</li> <li>If Yes:</li> </ul>	□Yes☑No
Describe extensions or capacity expansions proposed to serve this project:	
v. 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?	
2. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including spe receiving water (name and classification if surface discharge or describe subsurface disposal plans):	cifying proposed
i. Describe any plans or designs to capture, recycle or reuse liquid waste:	
. 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?	<b>⊉</b> Yes∎No
f Yes: <i>i</i> . How much impervious surface will the project create in relation to total size of project parcel?	
Square feet or $\pm 1.22$ acres (impervious surface)	
Square feet or <u>12.91</u> acres (parcel size) <i>i</i> . Describe types of new point sources. Basin discharge pipe with outlet protection	
. Describe types of new point sources. Desin discharge pipe with outer protection	
ii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent p groundwater, on-site surface water or off-site surface waters)? ormwater areas will discharge to the on-site wetland area.	_
If to surface waters, identify receiving water bodies or wetlands:  On-site Federal Wetlands	
Will stormwater runoff flow to adjacent properties?	Ves No
Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?	
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 <b>[</b> ]No
Yes, identify: <i>i</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)	
ii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)	
Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit,	□Yes <b>2</b> No
or Federal Clean Air Act Title IV or Title V Permit? Yes:	
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
In addition to emissions as calculated in the application, the project will generate:	
•Tons/year (short tons) of Carbon Dioxide (CO <sub>2</sub> )	
Tons/year (short tons) of Nitrous Oxide (N <sub>2</sub> O)	
<ul> <li>Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> </ul>	
<ul> <li>Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)</li> </ul>	
Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

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h. Will the proposed action generate or landfills, composting facilities)?	emit methane (including	, but not limited to, sewage trea	itment plants,	Yes No
If Yes:				
<i>i.</i> Estimate methane generation in tons <i>ii.</i> Describe any methane capture, contr electricity, flaring):	/year (metric): rol or elimination measur	res included in project design (e	e.g., combustion to g	enerate heat or
i. Will the proposed action result in the quarry or landfill operations? If Yes: Describe operations and nature of	-			Yes
<ul> <li>j. Will the proposed action result in a surnew demand for transportation facilities</li> <li>If Yes: <ul> <li>i. When is the peak traffic expected (O Randomly between hours of ii. For commercial activities only, proj</li> </ul> </li> </ul>	ies or services? Check all that apply): [	☐ Morning ☐ Evening	□Weekend	∐Yes <b>⊉</b> No
		ips/day and type (e.g., semi trai		\$):
<ul> <li><i>iv.</i> Does the proposed action include an</li> <li><i>v.</i> If the proposed action includes any n/a</li> </ul>	ny shared use parking? modification of existing	roads, creation of new roads or	change in existing :	Yes No access, describe:
<ul> <li>vi. Are public/private transportation ser</li> <li>vii Will the proposed action include according or other alternative fueled vehicles?</li> <li>viii. Will the proposed action include play pedestrian or bicycle routes?</li> </ul>	ess to public transportati	on or accommodations for use of	of hybrid, electric	Yes No     Yes ℤ No     Yes ℤ No
<ul><li>k. Will the proposed action (for commer for energy?</li><li>If Yes:</li><li><i>i.</i> Estimate annual electricity demand d</li></ul>				Yes No
TBD <i>ii.</i> Anticipated sources/suppliers of elect other): Central Hudson Gas & Electric	tricity for the project (e.g	g., on-site combustion, on-site re	enewable, via grid/lo	cal utility, or
iii. Will the proposed action require a ne		xisting substation?		Yes
1. Hours of operation. Answer all items		D. J. O. H.	Anticipated Hours	-
i. During Construction: Monday - Friday:7 a		<ul> <li>During Operations:</li> <li>Monday - Friday:</li> </ul>	•	
	m - 7 pm m - 7 pm	Saturday:	9:30 am - 9:30 pm 9:30 am - 9:30 pm	
	permitted	Sunday:	11 am - 8 pm	
	permitted	Holidays:	Varies	

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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? If yes:	ØYes □No
<ul> <li>i. Provide details including sources, time of day and duration:</li> <li>Construction equipment during construction is anticipated to exceed normal ambient noise levels. Normal operations are not expect ambient noise levels.</li> </ul>	ed to exceed existing
<ul> <li>Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?</li> <li>Describe: The proposed project will require some tree clearing on the western edge of the property which borders Interstate 8 wide of existing trees will remain.</li> </ul>	ØYes⊡No 7. A barrier approx. 400'
<ul> <li>n. Will the proposed action have outdoor lighting?</li> <li>If yes:</li> <li><i>i</i>. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</li> <li>TBD</li> </ul>	Yes No
<ul> <li>Will proposed action remove existing natural barriers that could act as a light barrier or screen? Describe: The proposed project will require some tree clearing on the western edge of the property which borders Interstate 8 wide of existing trees will remain.</li> </ul>	Yes No 7. A barrier approx. 400
<ul> <li>Does the proposed action have the potential to produce odors for more than one hour per day?</li> <li>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</li> </ul>	Yes No
<ul> <li>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?</li> <li>If Yes: <ul> <li>i. Product(s) to be stored</li> </ul> </li> </ul>	Yes 🛛 No
<ul> <li>ii. Volume(s) per unit time (e.g., month, year)</li> <li>iii. Generally, describe the proposed storage facilities:</li> </ul>	
<ul> <li>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?</li> <li>If Yes: <ul> <li>i. Describe proposed treatment(s):</li> </ul> </li> </ul>	Yes ZNo
ii. Will the proposed action use Integrated Pest Management Practices?	☐ Yes ☐No
<ul> <li>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?</li> <li>If Yes: <ul> <li>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</li> </ul> </li> </ul>	☑ Yes □No
Construction: <u>±2.0</u> tons per <u>month</u> (unit of time) Estimated for 19,541     Operation : <u>±1.75</u> tons per <u>month</u> (unit of time) Estimated for 19,541     ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste     Construction; Recycle excess or scrap construction materials.	
Operation:Recycle glass, plastics, cardboard, etc	
<ul> <li>iii. Proposed disposal methods/facilities for solid waste generated on-site:</li> <li>Construction:Local hauling company and solid waste landfill.</li> </ul>	
Operation: Local hauling company and solid waste landfill.	

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s. Does the proposed action include construction or mo	dification of a solid waste mai	nagement facility?	🗌 Yes 🗹 No	
If Yes: <i>i.</i> Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities):				
other disposal activities): <i>ii</i> . Anticipated rate of disposal/processing:	······································			
<ul> <li>Tons/month, if transfer or other non</li> </ul>	-combustion/thermal treatmer	it, or		
• Tons/hour, if combustion or therma	l treatment			
iii. If landfill, anticipated site life:				
<ul> <li>t. Will the proposed action at the site involve the comm waste?</li> <li>If Yes: <ul> <li>i. Name(s) of all hazardous wastes or constituents to be</li> </ul> </li> </ul>				
<i>ii</i> . Generally describe processes or activities involving	hazardous wastes or constitue	ents:		
<i>iii.</i> Specify amount to be handled or generated <i>iv.</i> Describe any proposals for on-site minimization, re	tons/month			
<ul> <li>w. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?</li> <li>If Yes: provide name and location of facility:</li> </ul>				
If No: describe proposed management of any hazardous	wastes which will not be sent	to a hazardous waste facilit	ty:	
E. Site and Setting of Proposed Action		1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	анна на п	
E.1. Land uses on and surrounding the project site				
a. Existing land uses. <i>i</i> . Check all uses that occur on, adjoining and near the □ Urban ☑ Industrial ☑ Commercial ☑ Resid ☑ Forest □ Agriculture ☑ Aquatic □ Othe <i>ii</i> . If mix of uses, generally describe: Industrial use to the north; Commercial uses on-site and to the north and west; Aquatic use for the on-site wetland.	dential (suburban)		rest use to the north	
b. Land uses and covertypes on the project site.	· · · ·		······	
Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)	
<ul> <li>Roads, buildings, and other paved or impervious surfaces</li> </ul>	±6.49	±7.71	+1.22	
Forested	±1.30	±1.13	-0.17	
<ul> <li>Meadows, grasslands or brushlands (non- agricultural, including abandoned agricultural)</li> </ul>	0	0	0	
<ul> <li>Agricultural (includes active orchards, field, greenhouse etc.)</li> </ul>	0	0	0	
<ul> <li>Surface water features (lakes, ponds, streams, rivers, etc.)</li> </ul>	±0.20	±0.20	0	
Wetlands (freshwater or tidal)	±4.21	±3.09	-1.12	

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±0.71

0

±0.78

0

+0.07

Non-vegetated (bare rock, earth or fill)

Describe: lawn/landscaped areas

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Other

<ul><li>c. Is the project site presently used by members of the community for public recreation?</li><li><i>i.</i> If Yes: explain:</li></ul>	□Yes☑No
<ul> <li>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?</li> <li>If Yes, <ul> <li>Identify Facilities:</li> </ul> </li> <li>Unlimited Care, Inc. approx 1,250' southeast of the site (356 Meadow Ave # 1, Newburgh, NY 12550) is a home health care service</li> </ul>	✓ Yes No
<ul> <li>e. Does the project site contain an existing dam?</li> <li>If Yes: <ul> <li><i>i</i>. Dimensions of the dam and impoundment:</li> <li>Dam height:</li> <li>Dam length:</li> <li>Surface area:</li> </ul> </li> </ul>	∐Yes Z No
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 facil If Yes:	∐Yes <b>∑</b> No lity?
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:	
<ul> <li>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?</li> <li>If Yes: <ul> <li>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurre</li> </ul> </li> </ul>	☐Yes  No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any	Yes No
remedial actions been conducted at or adjacent to the proposed site? If Yes:	LI Yes <u>iyi</u> No
<i>i</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
<ul> <li>☐ Yes - Spills Incidents database</li> <li>☐ Yes - Environmental Site Remediation database</li> <li>☐ Neither database</li> <li>Provide DEC ID number(s):</li> <li>Provide DEC ID number(s):</li> </ul>	
<i>ii</i> . If site has been subject of RCRA corrective activities, describe control measures:	
<i>iii.</i> Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s):	□Yes 2No
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):	
	······································

v. Is the project site subject to an institutional contr	ol limiting property uses?		☐ Yes 🗹 No
<ul> <li>If yes, DEC site ID number:</li> <li>Describe the type of institutional control (e</li> </ul>	g., decd restriction or easement):		14
<ul> <li>Describe any use limitations:</li> <li>Describe any engineering controls:</li> </ul>			
<ul> <li>Will the project affect the institutional or en</li> <li>Explain:</li></ul>	ngineering controls in place?		☐ Yes ☐ No
<b>E.2.</b> Natural Resources On or Near Project Site a. What is the average depth to bedrock on the project	4 aita 9	10.4 G	· · · · · · · · · · · · · · · · · · ·
		±3.0 feet	
b. Are there bedrock outcroppings on the project site If Yes, what proportion of the site is comprised of be	, drock outcroppings?	%	☐ Yes <b>7</b> No
c. Predominant soil type(s) present on project site:	SXC (Swartswood & Mardin soils)	55.5 %	D
	Ca (Canandaigua silt loam)	24.3 %	, a
	MdB (Mardin gravelly silt loam)		<b>b</b>
d. What is the average depth to the water table on the	project site? Average: <u>±1.4</u>	feet	
e. Drainage status of project site soils: Well Draine			
☐ Moderately	Well Drained: % of site		
Poorly Drai	ned% of site		
f. Approximate proportion of proposed action site wit		100 % of site	
	<b>10-15%</b> :	% of site	
	□ 15% or greater:	% of site	
g. Are there any unique geologic features on the proje	ct site?		Yes No
If Yes, describe:			
na tanàna ila mandritra dia mandritra dia mandritra dia kaominina dia kaominina dia kaominina dia kaominina dia			
h. Surface water features.			
<i>i</i> . Does any portion of the project site contain wetland $r = 1 + 1 + 2$	ls or other waterbodies (including s	treams, rivers,	<b>⊿</b> Yes <b>□</b> No
ponds or lakes)? <i>ii.</i> Do any wetlands or other waterbodies adjoin the pr	chiect site?		
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	oject site?		✓Yes No
<i>iii.</i> Are any of the wetlands or waterbodies within or a	divining the project site regulated h	w any fadaral	<b>∠</b> Yes□No
state or local agency?	ajonning the project site regulated t	ly any rederar,	
iv. For each identified regulated wetland and waterbox	dy on the project site, provide the fo		
• Lakes or Ponds: Name		Classification	· · · · · · · · · · · · · · · · · · ·
Wetlands: Name Federal Waters		Approximate Size ±4.21	acres on-site
• Wetland No. (if regulated by DEC)			
v. Are any of the above water bodies listed in the mos waterbodies?	t recent compilation of NYS water of	quality-impaired	🗌 Yes 🗹 No
If yes, name of impaired water body/bodies and basis f	or listing as impaired		
i. Is the project site in a designated Floodway?	<u> </u>		Yes No
. Is the project site in the 100-year Floodplain?			Yes No
k. Is the project site in the 500-year Floodplain?			Yes No
I. Is the project site located over, or immediately adjoir If Yes: <i>i</i> . Name of aquifer:		*	☐Yes <b>⁄</b> No

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m. Identify the predominant wildlife species that occupy or use the project site:	
<ul> <li>n. Does the project site contain a designated significant natural community?</li> <li>If Yes: <ul> <li>i. Describe the habitat/community (composition, function, and basis for designation):</li> </ul> </li> </ul>	∐Yes ØNo
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	
<ul> <li>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.</li> <li>If Yes:         <ul> <li>i. Species and listing (endangered or threatened):</li> <li>Indiana Bat</li> </ul> </li> </ul>	
<ul> <li>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?</li> <li>If Yes: <ul> <li>i. Species and listing:</li> </ul> </li> </ul>	<b>∏</b> Yes <b>∕</b> No
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? If yes, give a brief description of how the proposed action may affect that use:	Yes No
E.3. Designated Public Resources On or Near Project Site	<u></u>
<ul> <li>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?</li> <li>If Yes, provide county plus district name/number:</li> </ul>	Yes No
<ul> <li>b. Are agricultural lands consisting of highly productive soils present?</li> <li><i>i.</i> If Yes: acreage(s) on project site?</li> <li><i>ii.</i> Source(s) of soil rating(s):</li> </ul>	<b>∐</b> Yes <b>∕</b> No
<ul> <li>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?</li> <li>If Yes: <ul> <li>i. Nature of the natural landmark:</li> <li>ii. Biological Community</li> <li>iii. Geological Feature</li> <li>iii. Provide brief description of landmark, including values behind designation and approximate size/extent:</li> </ul></li></ul>	∏Yes ØNo
<ul> <li>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?</li> <li>If Yes: <ul> <li>i. CEA name:</li> <li>ii. Basis for designation:</li> <li>iii. Designating agency and date:</li> </ul> </li> </ul>	☐Yes ZNo

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissi Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	Yes No ioner of the NYS aces?
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? If Yes:	Yes No
<i>i</i> . Describe possible resource(s):	
<i>ii.</i> Basis for identification:	
h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	✓Yes No
If Yes:	
i. Identify resource: Algonquin Park (Local), Cronomer Hill Park (Local), Chadwick Lake Park (Local)	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or etc.): Local Parks (3)	scenic byway,
iii. Distance between project and resource: 0.9, 1.4, 2.4, respectively 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

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

Applicant/Sponsor Name Justin E. Dates, R.L.A.	Date	2/4/19	
Signature	Title	Associane,	Mason Cousianny



Workbook.

Workbook.

No

Yes

Yes

E.1.h.i [DEC Spills or Remediation Site -Listed]

E.1.h.i [DEC Spills or Remediation Site -Environmental Site Remediation Database]

E.1.h.iii [Within 2,000' of DEC Remediation No Site]

E.2.g [Unique Geologic Features]

E.2.h.i [Surface Water Features]

E.2.h.iii [Surface Water Features]

E.2.h.ii [Surface Water Features]

Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.

Digital mapping data are not available or are incomplete. Refer to EAF

Digital mapping data are not available or are incomplete. Refer to EAF

E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters	
E.2.h.v [Impaired Water Bodies]	No	

E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.I. [Aquifers]	No
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species] Yes

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E.2.0. [Enuangereu or Threateneu opecies - Name]	indiana dat
E.2.p: [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

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MINIMUM	REQUIRED	PROPOSED	REMARKS
LOT AREA	5 ACRES	12.91 ACRES	ок
LOT WIDTH	150'	399.5'	ок
LOT DEPTH	150'	1,135.0'	ок
FRONT YARD	60'	89.2'	ОК
ONE SIDE YARD	50'	50.4'	ок
BOTH SIDE YARDS	100'	100.9'	OK
REAR YARD	60'	339.8'	ок
MAXIMUM			
LOT BUILDING COVERAGE	30%	17.3% (97,468 SQ. FT.)	ОК
LOT SURFACE COVERAGE	80%	59.7% (335,881 SQ. FT.)	ОК
BUILDING HEIGHT	40'	±30'	ОК



Editart, NJ <ul> <li>Editart, NJ <ul> <li>Editart, NJ </li></ul> </li> <li>Editart, NJ <ul> <li>Editart, NJ </li></ul> </li> <li>Editart, NJ <ul> <li>Editart, NJ <ul> <li>Editart, NJ <ul> <li>Editart, NJ <ul> <li>Editart, NJ</li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul></li></ul>	COHSULTING P. Customer Loyalty through Client Satisfaction www.maserconsulting.com Engineers # Planners # Surveyors Landscape Architects # Environmental Scientists Office Locations: Red Bank NI										
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JUSTIN E. DATES         NEW YORK REGISTERED         LANDSCAPE ARCHITECT - LICENSE NUMBER: 00196         NEWBURGH TOWNE         CENTER         SKETCH SITE PLAN         FOR         COFINANCE, INCC.         SECTION 60         BLOCK 3         LOT 29.11         TOWN OF NEWBURGH ORANGE         COUNTY         NEW YORK STATE         NEW YORK STATE         NEW VINDSOR OFFICE         SST Hudson Valley Avenue         Suite 101         New Windsor, NY 12553         Phone: 845.567.1025         SCALE       DATE         AS SHOWNI       DATE         IO00612A       DRAWING NAME         IB006812A       COPT	E C	•					•				
CENTER SKETCH SITE PLAN FOR COFINANCE, INC. SECTION 60 BLOCK 3 LOT 29.11 TOWN OF NEWBURGH ORANGE COUNTY NEW YORK STATE NEW YORK STATE S55 Hudson Valley Avenue Suite 10 New Windsor, NY 12553 Phone: 845.564.4495 Fax: 845.567.1025 SCALE AS SHOWN DATE DATE DRAWING NAME: LOT 29.11 CDR DAWING NAME: LOT 29.11 CDR DRAWING NAME: C-CNPT	JUSTIN E. DATES										
BLOCK 3 LOT 29.11 TOWN OF NEWBURGH ORANGE COUNTY NEW YORK STATE NEW VINDSOR OFFICE 555 Hudson Valley Avenue Suite 101 New Windsor, NY 12553 Phone: 845.564.4495 Fax: 845.567.1025 SCALE DATE DRAWN BY: CHECKED BY: AS SHOWN 02/05/2019 CDR JED PROJECT NUMBER: 18006812A C-CNPT			N	IEW	YOR	K R	GIST	EREC	)	R: 00	196
ORANGE COUNTY NEW YORK STATE         NEW VINDSOR OFFICE         S55 Hudson Valley Avenue Suite 101         NEW WINDSOR OFFICE         555 Hudson Valley Avenue Suite 101         New Windsor, NY 12553         Phone: 845.564.4495         Fax: 845.567.1025         SCALE:       DATE:         AS SHOWN       02/05/2019         CDR       JED         PROJECT NUMBER:       DRAWVING NAME:         18006812A       C-CNPT		N S			JR JR JR CEI CH F	K RE T - LI GH NT ST FOR			VN AN	1 E	
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FACE

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(10)



#### TAX LOT 60-3-29.11 ALL THOSE CERTAIN PLOTS, PIECES OR PARCELS OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUTE, LYING AND BEING IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE AND STATE OF NEW YORK, SHOWN AND DESIGNATED AS LOT 2 ON A CERTAIN SUBDIVISION PLAT ENTITLED "NEWBURGH TOWNE CENTER" MADE BY PARKER ASSOCIATES, ARCHITECTS/PLANNING AND VINCENT J. DOCE ASSOCIATES, PLANNING, SURVEYORS, / ENGINEERS, PROJECT CONSULTANTS - LAND CONSULTANTS AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON SEPTEMBER 30, 1998 AS MAP #171-98 AND LOT NO. 1 ON A CERTAIN PLAN ENTITLED "LOT LINE CHANGE PLAN OF NEW YORK TELEPHONE CO. & COBURGH LLC" DATED NOVEMBER 25, 1998 LAST REVISED DECEMBER 9, 1999, PREPARED BY VINCENT J. DOCE ASSOCIATES AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON DECEMBER 13TH, 1999 AS MAP #283-99 AND WHEN SAID LOTS ON THE AFORESAID FILED MAPS ARE TAKEN TOGETHER AS A SINGLE TRACT THEY ARE MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

TOGETHER AS A SINGLE TRACT THEY ARE MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY SIDE OF UNION AVENUE - NEW YORK STATE HIGHWAY ROUTE 300, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE PREMISES HEREINAFTER TO BE DESCRIBED, ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 2 ON FILED MAP \$171-98, BEING THE NORTHEASTERLY CORNER OF LOT 3 ON FILED MAP \$171-98 AND RUNNING THENCE; 1. NORTHWESTERLY, SOUTHWESTERLY, NORTHWESTERLY, NORTHEASTERLY AND NORTHWESTERLY ALONG THE COMMON BOUNDARY LINE BETWEEN LOTS 3 AND 1 ON FILED MAP \$171-98 TO THE SOUTH AND LOT 2

 NORTHWESTERLY, SOUTHWESTERLY, NORTHWESTERLY, NORTHEASTERLY AND NORTHWESTERLY ALONG THE COMMON BOUNDARY LINE BETWEEN LOTS 3 AND 1 ON FILED MAP #171-98 TO THE SOUTH AND LOT 2 ON FILED MAP #171-98 TO THE NORTH THE FOLLOWING FIVE (5) COURSES AND DISTANCES: A) NORTH 71° 12′ 18″ WEST 146.36 FEET TO A POINT, THENCE; B) SOUTH 16° 37′ 23″ WEST 12.50 FEET TO A POINT, THENCE; C) NORTH 16° 37′ 23″ WEST 589.31 FEET TO A POINT, THENCE; D) NORTH 16° 37′ 23″ EAST 121.00 FEET TO A POINT, THENCE; E) NORTH 16° 37′ 23″ EAST 121.00 FEET TO A POINT, THENCE; E) NORTH 13° 22′ 37″ WEST 299.99 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY BOUNDARY OF THE NEW YORK STATE THRUWAY -INTERSTATE ROUTE 87, BEING THE SOUTHWESTERLY CORNER OF THE PREMISES HEREIN BEING DESCRIBED AND BEING THE NORTHWESTERLY COMER OF LOT 1 ON FILED MAP #171-98, THENCE;

2. NORTHWESTERLY ALONG THE WESTERLY LINE OF THE PREMISES HEREIN BEING DESCRIBED AND THE EASTERLY RIGHT-OF-WAY BOUNDARY OF THE NEW YORK STATE THRUWAY -INTERSTATE ROUTE 87 THE FOLLOWING TWO (2) COURSES AND DISTANCES;

A) NORTH 04° 51' 06" WEST 288.71 FEET TO THE SOUTHWESTERLY CORNER OF LOT NO. 1 ON FILED MAP #283-99, THENCE;
B) NORTH 04° 39' 37" WEST 214.60 FEET TO THE SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF HARRIS (TAX LOT 60-3-26.1) AND BEING THE NORTHWESTERLY CORNER OF LOT NO. 1 ON FILED MAP #283-99, THENCE;
OUTH 73° 22' 37" EAST ALONG THE NORTHERLY LINE OF THE PREMISES HEREIN BEING DESCRIBED NO THE SOUTHERLY LINE OF FORMERLY OF HARRIS (TAX LOT 60-3-26.1) THE ISTANCE OF 872.87 EVERT OF SAID LANDS NOW OR FORMERLY OF HARRIS (TAX LOT 60-3-26.1) THE ISTANCE OF 872.87 EVERT OF THE NORTHWERE OF THE PREMISES HEREIN BEING DESCRIBED

SOUTH 73° 22' 37" EAST ALONG THE NORTHERLY LINE OF THE PREMISES HEREIN BEING DESCRIBED AND THE SOUTHERLY LINE OF SAID LANDS NOW OR FORMERLY OF HARRIS (TAX LOT 60-3-26.1) THE DISTANCE OF 877.87 FEET TO THE NORTHWESTERLY COMER OF LOT NO. 2 ON FILED MAP #283-99, ALSO BEING THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF NEW YORK TELEPHONE COMPANY (TAX LOT 60-3-28), THENCE; SOUTHEASTERLY ALONG THE COMMON BOUNDARY LINE BETWEEN LOTS NO.1 AND NO. 2 ON FILED MAP #283-99 THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

A) SOUTH 16" 52' 56" WEST 169.77 FEET TO A POINT, THENCE;
B) SOUTH 56" 03' 01" EAST 21.20 FEET TO A POINT, THENCE;
C) SOUTH 73" 41' 33" EAST 65.00 FEET TO A POINT, THENCE;
D) SOUTH 55" 48' 47" EAST 80.34 FEET TO A POINT IN THE NORTHERLY LINE OF LOT 2 ON FILED MAP #171-98, THENCE;
SOUTH 73" 22' 37" EAST ALONG THE SOUTHERLY LINE OF SAID LANDS NOW OR FORMERLY OF NEW YORK TELEPHONE COMPANY (BEING LOT NO. 2 ON FILED MAP #283-99, TAX LOT 60-3-28) AND THE EASTERLY PORTION OF THE NORTHERLY LINE OF LOT 1 ON FILED MAP #171-98 THE DISTANCE OF 196.97 FEET TO A POINT IN THE WESTERLY SIDE OF UNION AVENUE - NEW YORK STATE HIGHWAY ROUTE 300, THENCE;
SOUTH 19" 03' 19" WEST ALONG THE WESTERLY SIDE OF UNION AVENUE - NEW YORK STATE HIGHWAY ROUTE 300 THE DISTANCE OF 402.08 FEET TO THE NORTHEASTERLY CORNER OF LOT 3 ON FILED MAP #171-98, BEING THE SOUTHEASTERLY CORNER OF THE PREMISES HEREINABOVE DESCRIBED AND THE POINT OR PLACE OF BEGINNING.

SUBJECT TO A PERMANENT AND PERPETUAL EASEMENT (THE "DRAINAGE EASEMENT"), 20' IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE DIVISION LINE BETWEEN LOT No. 1 AND LOT No. 2 OF A MAP ENTITLED "LOT LINE CHANGE PLAN LANDS OF NEW YORK TELEPHONE CO. AND COBURGH, LLC" DATED NOVEMBER 25, 1998 LAST REVISED DECEMBER 9, 1999 SAID POINT BEING NORTH 16 DEGREES 52 MINUTES 36 SECONDS EAST 5.49 FEET ALONG THE LAST SAID DIVISION LINE FROM THE SOUTHWESTERLY CORNER OF LOT No. 2; THENCE, THROUGH LOT NO. 1, LANDS BEING CONVEYED TO COBURGH, LLC. AND ALONG THE CENTERLINE OF A PROPOSED CULVERT PIPE AND THE EXTENSION THEREOF, 1. NORTH 58' - 30' - 55" WEST 35.83 FEET TO TO THE TERMINUS OF THE HEREIN DESCRIBED EASEMENT; FOR THE DISCHARGE OF SURFACE WATER THAT ENTER CATCH BASIN AT THE AT THE SOUTHERLY CORNER OF LOT 2 ON THE ABOVE MENTIONED AND ARE CARRIED THROUGH A DRAINAGE

CULVERT THROUGH SAID EASEMENT. TOGETHER WITH AND SUBJECT TO A CERTAIN RECIPROCAL EASEMENT AND OPERATION DECLARATION MADE AS OF THE 30TH DAY OF SEPTEMBER 1998 BY COBURGH, LL.C. AND RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE ON OCTOBER 2ND, 1998 IN LIBER 4883 OF DEEDS, PAGE 19 AND AS RE-RECORDED ON OCTOBER 13TH, 1998 IN LIBER 4883 OF DEEDS, PAGE 1 AND AS THE SAME HAVE BEEN AMENDED BY THAT CERTAIN FIRST AMENDMENT TO RECIPROCAL EASEMENT AND OPERATION AND DECLARATION MADE AS OF THE 21ST DAY OF NOVEMBER, 2000 BY COBURGH, LL.C., COBELL, LL.C. AND COBURGH II, LL.C. AND RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE ON DECEMBER 27, 2000 IN LIBER 5430 OF DEEDS, PAGE 187 AND FURTHER AMENDMENT BY THAT CERTAIN SECOND AMENDMENT TO RECIPROCAL EASEMENT AND OPERATION DECLARATION MADE AS OF THE 21ST DAY OF NOVEMBER, 2000 BY COBURGH, LL.C., COBELL, LL.C. AND COBURGH II, LL.C. AND RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE ON COBURGH II, LL.C. AND RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE ON

COBURGH II, L.L.C. AND RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE ON DECEMBER 27, 2000 IN 5430 OF DEEDS, PAGE 197 AND FURTHER AMENDED BY THAT CERTAIN THIRD AMENDMENT TO RECIPROCAL EASEMENT AND OPERATION DECLARATION MADE AS OF THE 28TH DAY OF OCTOBER, 2002 BY COBURGH, L.L.C., COBELL, L.L.C. AND COBURGH II, LL.C. AND RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 29, 2002 IN LIBER 6082 OF DEEDS, PAGE 318. PERMANENT EASEMENT TO BE EXERCISED, ON AND OVER THE PROPERTY ABOVE DELINEA HEREINAFTER DESCRIBED FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING AND MA

A PERMANENT EASEMENT TO BE EXERCISED, ON AND OVER THE PROPERTY ABOVE DELINEATED AND HEREINAFTER DESCRIBED FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING AND MAINTAINING THEREON TRAFFIC CONTROL DEVICES AND APPURTENANCES, IN AND TO ALL THAT PIECE OR PARCEL OF PROPERTY HEREINAFTER DESIGNATED AS PARCEL NO. 68, BEING A PORTION OF SECTION 60, BLOCK 3, LOT 31 AS SHOWN ON THE OFFICIAL TAX MAP, DATED 1997, SITUATE IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK, AS SHOWN ON THE ACCOMPANYING MAP AND DESCRIBED AS FOLLOWS: PARCEL NO. 68

BEGINNING AT A POINT 56.48 FEET DISTANT WESTERLY, MEASURED AT RIGHT ANGES, FROM STATION 165+71.07 OF THE HEREINAFTER DESCRIBED SURVEY BASELINE FOR THE RECONSTRUCTION OF THE UNION AVENUE, ROUTE 52 TO 1-84, STATE HIGHWAY NO. 9455; THENCE THROUGH THE PROPERTY OF COBURGH, LLC (REPUTED OWNER) THE FOLLOWING FIVE COURSES AND DISTANCES:
NORTH 43° - 01' - 23" WEST 35.77 FEET TO A POINT 87.00 FEET DISTANT WESTERLY, MEASURED AT RIGHT ANGLES, FROM STATION 165+89.74 OF SAID BASELINE
NORTH 75° - 50' -13" WEST 55.76 FEET TO A POINT 142.74 FEET DISTANT WESTERLY, MEASURED AT RIGHT ANGLES, FROM STATION 165+88.43 OF SAID BASELINE
NORTH 13° - 40' - 00" EAST 30.00 FEET TO A POINT 143.71 FEET DISTANT WESTERLY, MEASURED AT RIGHT ANGLES, FROM STATION 166+18.41 OF SAID BASELINE;
SOUTH 75° - 50' - 13" EAST 87.78 FEET TO A POINT 55.96 FEET DISTANT WESTERLY, MEASURED AT RIGHT ANGLES, FROM STATION 166+20.48 OF SAID BASELINE;
SOUTH 16° - 07' - 34" WEST 49.41 FEET TO THE POINT OF BEGINNING.

BEING 2,912 SQUARE FEET OR 0.067 +/- ACRE. RESERVING, HOWEVER, TO THE OWNER OF ANY RIGHT, TITLE AND INTEREST IN AND TO THE PROPERTY DESCRIBED ABOVE AS PARCEL NO. 68, AND SUCH OWNER'S SUCCESSORS OR ASSIGNS, THE RIGHT OF USING SAID PROPERTY AND SUCH USE SHALL NOT BE FURTHER LIMITED OR RESTRICTED UNDER THIS EASEMENT BEYOND THAT WHICH IS NCESSARY TO EFFECTUATE ITS PURPOSES FOR, AND AS ESTABLISHED BY, THE CONSTRUCTION AND AS SO CONSTRUCTED, THE MAINTENANCE OF THE HEREIN IDENTIFIED

THE ABOVE MENTIONED SURVEY BASELINE IS A PORTION OF THE 1981 SURVEY BASELINE FOR THE RECONSTRUCTION OF THE UNION AVENUE, RTE. 52 TO 1-84, STATE HIGHWAY NO. 9455, AS SHOWN ON A MAP AND PLAN FILED IN THE OFFICE OF THE STATE DEPARTMENT OF TRANSPORTATION AND DESCRIBED AS FOLLOWS: BEGINNING AT STATION 162+78.14; THENCE NORTH 15° - 32' - 05" EAST TO STATION 170+59.41. ALL BEARINGS REFERRED TO TRUE NORTH AT THE 74° - 20' MERIDIAN OF WEST LONGITUDE.

1. TOTAL AREA OF ALL PARCELS: 22.18 ± ACRES 2. UTILITY EASMENT LIBER 878 PAGE 250 THIS IS AN EASEMENT GRANTED TO NEW YORK TELEPHONE COMPANY THIS EASEMENT GOES IN A WESTERLY DIRECTION FROM UNION AVENUE, TO LANDS OF LAWRENCE. THE ONLY POLE LINE FROM UNION AVENUE IS ON THE SOUTH SIDE OF MEADOW HILL ROAD AND DOES NOT EFFECT THE PRODERTY

THIS IS AN EASEMENT GRANTED TO THE NEW YORK TELEPHONE COMPANY AND CENTRAL HUDSON GAS & ELECTRIC FOR ELECTRIC AND TELEPHONE, SINCE ALL THE UTILITY LINES THAT ARE IN EXISTENCE TODAY ARE ON THE EAST SIDE OF UNION AVENUE AND ON THE SOUTH SIDE OF MEADOW HILL ROAD, THIS EASEMENT NO LONGER EFFECTS THE PROPERTY. LIBER 1056 PAGE 137 IS AN EASEMENT GRANTED TO NEW YORK TELEPHONE COMPANY STARTING AT LINION AVENUE AND COMPANY AND RELEVANCE

 4. LIBER 1056 PAGE 137 IS AN EASEMENT GRANTED TO NEW YORK TELEPHONE COMPANY STARTING AT UNION AVENUE AND GOING IN A NORTHWESTERLY DIRECTION TO LANDS OF ROTH. THE ONLY POLE LINE FROM UNION AVENUE IS ON THE SOUTH SIDE OF MEADOW HILL ROAD AND DOES NOT AFFECT THE PROPERTY.
 5. LIBER 1234, PAGE 200

UTILITY EASEMENT GRANTED TO CENTRAL HUDSON GAS & ELECTRIC AND THE NEW YORK TELEPHONE COMPANY IS FOR A UTILITY EASEMENT FOR ELECTRIC AND TELEPHONE, SINCE THE EXISTING UTILITY LINES TODAY ARE ON THE EASTERLY SIDE OF NEW YORK STATE ROUTE 300 AND ON THE SOUTHERLY SIDE OF MEADOW HILL ROAD, THIS EASEMENT NO LONGER EFFECTS THE PROPERTY. 6. PERMANENT EASEMENT FOR TRAFFIC CONTROL DEVICES GRANTED TO THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION AS SHOWN ON APPROPRIATION MAP #54, PARCEL #68 (SEPTEMBER 1999) AND FILED IN DEED LIBER 11716, PAGE 170

TEMPORARY EASEMENT FOR SLOPES AND WORK AREA GRANTED TO THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION AS SHOWN ON APPROPRIATION MAP #28, PARCEL #35 (MAY 1985) AND FILED IN DEED LIBER 2408, PAGE 82. STATUS OF EASEMENT UNKNOWN. PER MAP, SHEET 2: "EXERCISABLE DURING THE CONSTRUCTION OF THE HIGHWAY UNTIL THE APPROVAL OF THE COMPLETED WORK UNLESS SOONER TERMINATED IS DEEMED NO LONGER NECESSARY FOR HIGHWAY PURPOSES AND RELEASED BY THE COMMISSIONER OF TRANSPORTATION".

 8. PARCEL SURVEYED IS NOT IN A FLOOD ZONE AS PER THE FEMA FLOOD INSURANCE MAP (FIRM)
 LOT AREA

 NO. 36071C0139E, PANEL 139 OF 630, MAP SUFFIX E, EFFECTIVE DATE: AUGUST 3, 2009, TOWN
 LOT WIDTH AT BUILDING LIM

 OF NEWBURGH, COUNTY OF ORANGE, NEW YORK STATE.
 LOT WIDTH AT BUILDING LIM

 9. THE PROPERTY DESCRIBED HEREIN IS THE SAME PROPERTY DESCRIBED IN STEWART TITLE INSURANCE
 LOT DEPTH

 COMPANY COMMITMENT NO. TA#12(00)395 (NO EFFECTIVE DATE GIVEN ON DOCUMENT) AS RECIEVED
 FRONT YARD

 BY KC ENGINEERING & LAND SURVEYING, P.C. ON OCTOBER 22, 2012. TO THE EXTENT POSSIBLE, ALL REAR YARD
 FRONT YARD

 EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN EXHIBITS 2 THROUGH 6, INCLUSIVE, OF
 SIDE YARD (ONE)

 SAID COMMITMENT OR APPARANT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN
 SIDE YARD (ONE)

 HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT
 SIDE YARD (BOTH)

 PROPERTIES. EXHIBIT 1 OF SAID COMMITMENT WAS NOT PROVIDED TO KCE.
 MAXIMUM LOT COVERAGE.

 11. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO MEADOW HILL ROAD AND TO UNION AVENUE
 MAXIMUM BUILDING HEIGHT.

(N.Y.S ROUTE 300), BOTH BEING DEDICATED PUBLIC STREETS OR HIGHWAYS. 12. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 698, INCLUDING 24 HANDICAPPED SPACES. 13. EXCEPT AS SHOWN, ALL VISIBLE UTILITIES SERVING THE SUBJECT PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD. 14. UNDERGROUND UTILITIES SHOWN ON THE PUBLIC STREETS AND HIGHWAYS AND WITHIN SITE ARE BASED

ON SURVEY LOCATION OF ABOVE GROUND MARKUP AS REQUESTED BY KCE ON 20 NOV. 2012 OR FROM RECORD MAPPING PROVIDED BY UTILITY/MUNICIPAL ENTITIES AND/OR MAPS OF RECORD. NO CERTIFICATION OF ACTUAL LOCATION, SIZE, OR TYPE OF UNDERGROUND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY IS HEREON GIVEN. 5. FEDERAL WETLANDS BOUNDS SHOWN HEREON ARE DERIVED FROM A DELINEATION BY EUSTANCE & HOROWITZ ENGINEERING, P.C. IN 2000. VERIFICATION BY THE ACOE WAS NOT OBTAINED AT THAT TIME. 16. SCHEDULE A OF LEASE L.5995 P.1, CORBEL LLC TO MARSHALLS OF MA, INC., RECORDED ON 17. SEPTEMBER 2002. DOES NOT WELLING THE NOTIFICATION ENTITIES NOT WITH WITH ON

16. SCHEDULE A OF LEASE L.5995 P.1, CORBEL LLC TO MARSHALLS OF MA, INC., RECORDED ON 17 SEPTEMBER 2002, DOES NOT INCLUDE THE NORTHERLY PORTION OF PARCEL III SHOWN HEREON. THE PORTION MISSING IS LOT NO. 1 OF FILED MAP NO. 283-99 AS REFERENCED BELOW. "LEASE PLAN" ATTACHED TO AND INCLUDED IN L.5995 P.1, ON P.9, SHOWS THE OMITTED PARCEL WITHOUT METES & BOUNDS. LIKEWISE, SUBSEQUENT DOCUMENT L.11534 P.1972, MANUFACTURERS LIFE INSURANCE COMPANY (LENDER) AND COBELL, LLC (LANDLORD) AND MARSHALLS OF MA, INC. (TENANT) OMITS THE SAME PARCEL IN SCHEDULE A.

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 I. LOT 1 (FILED MAP #283-99)

 "LOT LINE CHANGE, LANDS OF NEW YORK TELEPHONE CO. & COBURGH, LLC"

 FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON DECEMBER 13, 1999.

 2. LOTS 1, 2 & 3 (FILED MAP #171-98)

 "SUBDIVISION PLAN, NEWBURGH TOWNE" CENTER"

 FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON SEPTEMBER 30, 1998.



PARKING SPACES STOP AND SHOP PARKING SPACES = 322

HANDICAPPED = 8 TOTAL = 330 WARWICK SAVINGS BANK

PARKING SPACES = 31 HANDICAPPED = 2 TOTAL = 33

MARSHALLS & OTHERS PARKING SPACES = 319 HANDICAPPED = 16 TOTAL = 335

TOTAL PARKING SPACES = 648 HANDICAPPED = 24 TOTAL = 698

ZONING CHART

STOP AND SHOP (PARCEL I)           REQUIRED         CONSTRUC           REA												_						
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7.35 ACRES       7.35 ACH         IDTH AT BUILDING LINE					."						RE	QUIRE	D		6	NO/	STRUC	<u>.</u>
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PROVIDENT SAVINGS BANK (PARCEL II)

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LOT WIDTH AT							•	•	150	FT.				455	
LOT DEPTH .	· .	· ·	•	•	•	÷.	•		150	FT.				185	F7.
FRONT YARD.		•	•	• :	• '	÷	•	. •	50	FT.				52.7	FT.
REAR YARD .		• •	-		•	•	٠		60	FT.	, ř.,		•	60.6	F7.
SIDE YARD (OI	VE)	• •	•	•	•		•	•	30	FT.		· ·	•	140.1	FT.
SIDE YARD (BO	ÓПН).	• •	•	•	•	· .			NA	FT.				NA	
MAXIMUM LOT	COV	ERAGE	F.	•					30	 X				4	
MAXIMUM BUIL									35	FT.		•			FT.

MARSHALLS & OTHERS (PARCEL III)

1		- 21		· .		RE	QUIRE	D	۰.		CON	ISTRUC	TED
LOT AREA	• •	• • •	٠	. :	562	, <i>36</i> 12.	0 SQ. 9 AC	FT. RES	•	. 56	2,3	60 SQ. 2.9 AC	FT. RES
LOT WIDTH AT BL	/ILDING	LINE	•	•			300	FT.				595	
LOT DEPTH	• •	• •		•	•	-	300	FT.				1110	
FRONT YARD.		• •			•		60	FT.				89.2	
REAR YARD	• •	• •	•		•	•	60	FT.				513.1	
SIDE YARD (ONE)		•	S. •			•	.50	FT.				50.4	
SIDE YARD (BOTH	D	• •			•		100	FT.				292.	
MAXIMUM LOT CO												14	
MAXIMUM BUILDIN												20.6	

Web: www.kcepc.com

REVISION:	BY:		ALTA/ACSM LAND TITLE SURVEY
		SHEET NO. 1 OF 1	OF
		- SCALE: 1" = 40'	NEWBURGH TOWNE CENTER
		DATE: 12/14/12 DRAWING NAME: 12053A.dwg	TOWN OF NEWBURGH
		JOB NO.: 5012053 DRAWN BY: NJB	ORANGE COUNTY, NEW YORK
			ing and 2142 Route 302 PO Box 42 Circleville, NY 10919 phone: (845) 361-4541
		Engineer Land Sur	Veying, P.C. Fax: (845) 361-1045 E-mail: info@kcepc.com