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

PROJECT: PALM HOSPITALITY, LLC
PROJECT NO.: 18- 09
PROJECT LOCATION: SECTION 95, BLOCK 1, LOT 76
REVIEW DATE: 30 MAY 2018
MEETING DATE: 7 JUNE 2018
PROJECT REPRESENTATIVE: MA DAY ENGINEERING

1. The narrative report identifies that two franchisees will occupy the building, Comfort Inn at 72 rooms and 48 rooms for Main Stay Suites (Extended Stay). Section 185-27D(1) identifies the following “ Hotel and Motel units shall not contain kitchen facilities of any type in more than 25% in a particular hotel or motel complex, shall not be used as apartments for non-transient tenants and shall not be connected by interior doors in groups of more than two.” The narrative report identifies that 40% of the total number of rooms will be extended stay.
2. Updated surveys should be provided, existing stormwater pond identified on the site does not conform to the topography depicted.
3. Future submissions should address changes to the stormwater management regulations including green infrastructure/runoff reduction requirements. Updated Stormwater Pollution Prevention Plan must be provided.
4. Front yard setback should be depicted on the plans from the Route 17K frontage as 185-27C(1) requires site have principal frontage on a State or County highway.
5. It is requested the Applicant’s identify any meeting room, restaurant/ bar facilities such that parking calculations can be determined based on the Town’s requirements.
6. Utilities plan depicting utilities serving the proposed hotel and any drainage utilities crossing the site should be depicted on the plans. On site drainage systems should be depicted on a Utility Plan.

7. Future submissions should require the submission of a Stormwater Pollution Prevention Plan, Landscape Plan, Grading/ Utility Plans, Site Development Details and Lighting Plan.
8. The Long Form EAF submitted identifies two potential endangered species on the project site which were not previously identified in the past approval. These must be addressed.
9. Future Landscaping Plans should take into account design guideline regarding parking within certain setback areas.
10. Compliance with Section 185-18(4)(c) regarding landscaped setbacks from NYS Route 17k should be addressed on the Site Plans and Landscaping Plans.
11. The reduction in room count most likely reduced the amount of flow tributary to the Town's sewer collection system. Previously approved hydraulic loading to the collection system should be identified.
12. Gerry Canfield's comments on the width of the drive aisles in compliance with fire code for structures higher than 30 feet should be received.
13. Compliance with Section 185-13D(9)(A) Internal parking lots must be landscaped such that 5% of the parking lot is devoted to landscaping. Long, continuous rows of parking must be broken up by landscape islands for compliance with this section.
14. Future submissions must contain signs in order to determine compliance and architectural review of the signage.
15. Additional technical review will be provided upon receipt of detailed plans and reports identified above.

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**

DATE RECEIVED: _____ **TOWN FILE NO:** _____
(Application fee returnable with this application)

1. **Title of Subdivision/Site Plan (Project name):**
_____ AMENDED SITE PLAN FOR PALM HOSPITALITY, LLC _____

2. **Owner of Lands to be reviewed:**
Name _____ PALM HOSPITALITY, LLC _____
Address _____ 48 SHERWOOD HEIGHTS _____
_____ WAPPINGERS FALLS, NY 12590 _____
Phone _____ 845-857-5757 _____

3. **Applicant Information (If different than owner):**
Name _____ SAME _____
Address _____ _____
_____ _____
Representative _____ MA DAY ENGINEERING _____
Phone _____ 845-223-3202 _____
Fax _____ N/A _____
Email _____ AODELL@MADAYENGINEERING.COM _____

4. **Subdivision/Site Plan prepared by:**
Name _____ MA DAY ENGINEERING _____
Address _____ 3 VAN WYCK LANE _____
_____ WAPPINGERS FALLS, NY 12590 _____
Phone/Fax _____ 845-223-3202 _____

5. **Location of lands to be reviewed:**
_____ CORPORATE BLVD, TOWN OF NEWBURGH _____

6. **Zone** _____ IB _____ **Fire District** _____ TOWN OF NEWBURGH _____
Acreage _____ 6.20 ACRES _____ **School District** _____ NEWBURGH ENLARGED CITY _____
_____ SCHOOL DISTRICT _____

7. **Tax Map: Section** _____ 95 _____ **Block** _____ 1 _____ **Lot** _____ 76 _____

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 1

Lot line change _____

Site plan review SEE ATTACHED NARRATIVE

Clearing and grading _____

Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) SEE SHEET S.1 FOR EASEMENTS

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

Signature K. R. Selmer Title PARTNER

Date: 5/15/2018

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

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

TOWN OF NEWBURGH PLANNING BOARD

Amended Site Plan For Palm Hospitality, LLC

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. **Environmental Assessment Form As Required**
2. **Proxy Statement**
3. **Application Fees**
4. **Completed Checklist (Automatic rejection of application without checklist)**

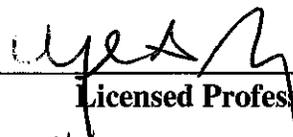
II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

1. **Name and address of applicant**
2. **Name and address of owner (if different from applicant)**
3. **Subdivision or Site Plan and Location**
4. **Tax Map Data (Section-Block-Lot)**
5. **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. **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. **Show zoning boundary if any portion of proposed site is within or adjacent to a different zone**
8. **Date of plan preparation and/or plan revisions**
9. **Scale the plan is drawn to (Max 1" = 100')**
10. **North Arrow pointing generally up**

11. X Surveyor,s Certification This office will be working with the originally approved Site Plan prepared by Fuss & O'Neill, dated 10-21-09.
12. X Surveyor's seal and signature
13. X Name of adjoining owners
14. N/A Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. N/A Flood plain boundaries
16. X Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989 Pending
17. X Metes and bounds of all lots
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. X Show existing or proposed easements (note restrictions)
20. X Right-of-way width and Rights of Access and Utility Placement Pending
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. X Lot area (in sq. ft. for each lot less than 2 acres)
23. X Number of lots including residual lot
24. N/A Show any existing waterways
25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. X Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. X Show any improvements, i.e. drainage systems, water lines, sewer lines, etc. Pending
28. N/A Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. X Show topographical data with 2 or 5 ft. contours on initial submission

30. Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. 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. 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
34. Estimated or known cubic yards of fill required
35. The amount of grading expected or known to be required to bring the site to readiness
36. 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. 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: 
Licensed Professional

Date: 5/15/18

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

Prepared (insert date):

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.

PALM HOSPITALITY Rani R. Sajnani
APPLICANT'S NAME (printed)

Rani R. Sajnani
APPLICANTS SIGNATURE

5/17/2018
DATE

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

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

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

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

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

5/17/2018

DATED

Ravi R. Sajnani

PALM HOSPITALITY

APPLICANT'S NAME (printed)

Ravi R. Sajnani

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**
 X **PLANNING BOARD**
_____ **ZONING BOARD OF APPEALS**
_____ **ZONING ENFORCEMENT OFFICER**
_____ **BUILDING INSPECTOR**
_____ **OTHER**

 5/17/2018
DATED

_____ **INDIVIDUAL APPLICANT**

 Palm Hospitality LLC Ron R. S. [Signature]
CORPORATE OR PARTNERSHIP APPLICANT

BY: PARTNER
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)

M. A. Day Engineering, PC

3 Van Wyck Lane
Suite 2
Wappingers Falls, New York 12590
Phone: 845-223-3202

May 15, 2018

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

**Re: Town File No. 2018-09
Amended Site Plan for Palm Hospitality, LLC
Corporate Boulevard, Town of Newburgh**

Dear Mr. Ewasutyn:

The project is an amendment to the approved Site Plan, "Corporate Boulevard, Site Plan Amendment", signed by the Planning Board October 21, 2009. The parcel is a 6.20 acre parcel in the IB, Interchange Business, zone of the Town of Newburgh, Orange County, New York. The lot is designated for tax purposes as Town of Newburgh section 95 - block 1 - lot 76.

The applicant, Palm Hospitality, LLC's is proposing a 23,293 square foot, four story hotel constructed of concrete, masonry, wood and steel framing. The hotel will have 120 rooms – 72 will be Comfort Inn rooms and 48 will be Main Stay Suites (extended stay). The Main Stay Suites account for no more than 40% of the total number of rooms. On the ground level will be the management offices, reception, breakfast eating area and food preparation, a pool, mechanical room, laundry room, storage rooms, and several Comfort Inn and Main Stay rooms. On floors 2-4 will be the balance of the Comfort Inn and Main Stay rooms. The exterior of the building will be finished with brick masonry and an exterior insulation finish system (EIFS) with tan and burgundy colors. The doors and windows will be metal and glass with an anodized aluminum finish. The roof will be a mansard style roof with light grey standing seam metal roofing on the exposed surfaces. The flat section of the roof will be an EPDM roof.

The proposed site plan will have a substantially smaller impact to the project site than the approved site plan. The proposed hotel will have 120 rooms where the approved hotel had 140 rooms. The footprint for the proposed building is 23,293 S.F. where the approved building footprint was 25,000 S.F. with a future expansion of 3,750 S.F. Each of the proposed bulk requirements for the proposed site are either the same or less than the approved site. Please see chart below.

ZONING INFORMATION

<u>BULK REQUIREMENTS</u>	<u>REQUIRED</u>	<u>APPROVED 10-21-09</u>	<u>PROPOSED</u>
MIN. LOT AREA (SQ. FT.)	5 ACRES	270,547 S.F.	270,547 S.F
MIN. WIDTH (FEET)	200'	582'	582'
MIN. LOT DEPTH (FEET)	200'	253'	253'
MIN. FRONT YARD (FEET)	50'	81'	81'
MIN. REAR YARD (FEET)	60'	167'	167'
MIN. ONE SIDE YARD (FEET)	50'	74'	50'
MIN. BOTH SIDE YARDS (FEET)	100'	454'	437'
DWELLING UNITS PER ACRE	1	1	1
MAX. LOT BUILDING COVERAGE (%)	25%	11.3%	9%
MAX. BUILDING HEIGHT (FEET)	50'	50'	50'
MAX. LOT SURFACE COVERAGE (%)	60%	53.9%	39%

Should you have any questions, please do not hesitate to call me.

Very truly yours,



Anita Odell

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

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

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

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

A. Project and Sponsor Information.

Name of Action or Project: AMENDED SITE PLAN FOR PALM HOSPITALITY, LLC		
Project Location (describe, and attach a general location map): CORPORATE BLVD, NEWBURGH, NY		
Brief Description of Proposed Action (include purpose or need): SEE ATTACHED NARRATIVE		
Name of Applicant/Sponsor: PALM HOSPITALITY, LLC RANI SAJNANI		Telephone: 845-857-5757
		E-Mail: amarholdings@gmail.com
Address: 48 SHERWOOD HEIGHTS		
City/PO: WAPPINGERS FALLS	State: NEW YORK	Zip Code: 12590
Project Contact (if not same as sponsor; give name and title/role): ANITA ODELL		Telephone: 845-223-3202
		E-Mail: aodell@madayengineering.com
Address: 3 VAN WYCK LANE, SUITE 2		
City/PO: WAPPINGERS FALLS	State: NEW YORK	Zip Code: 12590
Property Owner (if not same as sponsor): SAME AS APPLICANT		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLANNING BOARD, SITE PLAN	PENDING
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	BUILDING DEPT, BUILDING PERMIT	PENDING
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	BOH, WATER/SEWER	PENDING
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	DEC, SPDES	PENDING
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

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

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
IB - INTERCHANGE BUSINESS

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

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

C.4. Existing community services.

a. In what school district is the project site located? NEWBURGH ENLARGED CITY SCHOOL DISTRICT

b. What police or other public protection forces serve the project site?
TOWN OF NEWBURGH

c. Which fire protection and emergency medical services serve the project site?
TOWN OF NEWBURGH

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

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 6.2 acres
 b. Total acreage to be physically disturbed? 2.98 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.2 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: 8 months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

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

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

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 50' height; 73' width; and 276'-10.5" length

iii. Approximate extent of building space to be heated or cooled: 84,017 square feet

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

i. Purpose of the impoundment: _____

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

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

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

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

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

D.2. Project Operations

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

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

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

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

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

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

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

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

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

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

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

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

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

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

If Yes, describe: _____

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

If Yes:

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

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

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

If Yes:

i. Total anticipated water usage/demand per day: 13,200 gallons/day

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

If Yes:

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

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

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: N/A

vi. If water supply will be from wells (public or private), maximum pumping capacity: 9 gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: 13,200 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): sanitary

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: TOWN OF NEWBURGH
- Name of district: TOWN OF NEWBURGH
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will line extension within an existing district be necessary to serve the project? Yes No

If Yes:

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

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

If Yes:

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

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

N/A

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

N/A

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

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 2.39 acres (impervious surface)

_____ Square feet or 6.2 acres (parcel size)

- ii. Describe types of new point sources. ROOF LEADERS, STORM DRAINAGE

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

ON SITE STORMWATER MANAGEMENT FACILITIES

- If to surface waters, identify receiving water bodies or wetlands: EXISTING POND ON SUBJECT PROPERTY

- Will stormwater runoff flow to adjacent properties? Yes No

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

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

If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

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

If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

- ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

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

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

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

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

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: TO BE DETERMINED

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

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

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7AM - 5PM</u> • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24 HOURS</u> • Saturday: <u>24 HOURS</u> • Sunday: <u>24 HOURS</u> • Holidays: <u>24 HOURS</u>
---	---

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

If yes:

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

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

Describe: _____

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

If yes:

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

LIGHTING PLAN PENDING

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

Describe: _____

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

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

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

If Yes:

i. Product(s) to be stored _____

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

iii. Generally describe proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

• Construction: 0.1 tons per DAY (unit of time)

• Operation : 0.1 tons per DAY (unit of time)

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

• Construction: _____

• Operation: _____

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

• Construction: APPROVED WASTE CONTRACTOR TO AN APPROVED SITE

• Operation: APPROVED WASTE CONTRACTOR TO AN APPROVED SITE

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

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

Forest Agriculture Aquatic Other (specify): AIRPORT

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	2.39	+2.39
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	4.86	0	-4.86
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	1.34	1.34	1.34
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>LAWNS AND LANDSCAPING</u>	0	2.47	+2.47

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

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

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

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

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

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: N/A
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): 336089
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
UNKNOWN

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >7' _____ feet

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

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

ErA-ERIE GRAVELLY SILT LOAM	73	%
Ab-ALDEN SILT LOAM	26	%
MdD-MARDIN GRAVELLY SILT LOAM	1	%

d. What is the average depth to the water table on the project site? Average: _____ 0 _____ feet

e. Drainage status of project site soils: Well Drained: _____ 100 _____ % of site
 Moderately Well Drained: _____ 0 _____ % of site
 Poorly Drained _____ 0 _____ % of site

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

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either i or ii, continue. If No, skip to E.2.i.

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

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

- Streams: Name 862-223 Classification A
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters Approximate Size 1.17ACRES
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No

If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

INDIGENOUS WILDLIFE

n. Does the project site contain a designated significant natural community? PER EAF MAPPER Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____

 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 Upland Sandpiper, Indiana Bat

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? PER EAF MAPPER Yes No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? PER EAF MAPPER Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? PER EAF MAPPER Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? PER EAF MAPPER Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

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

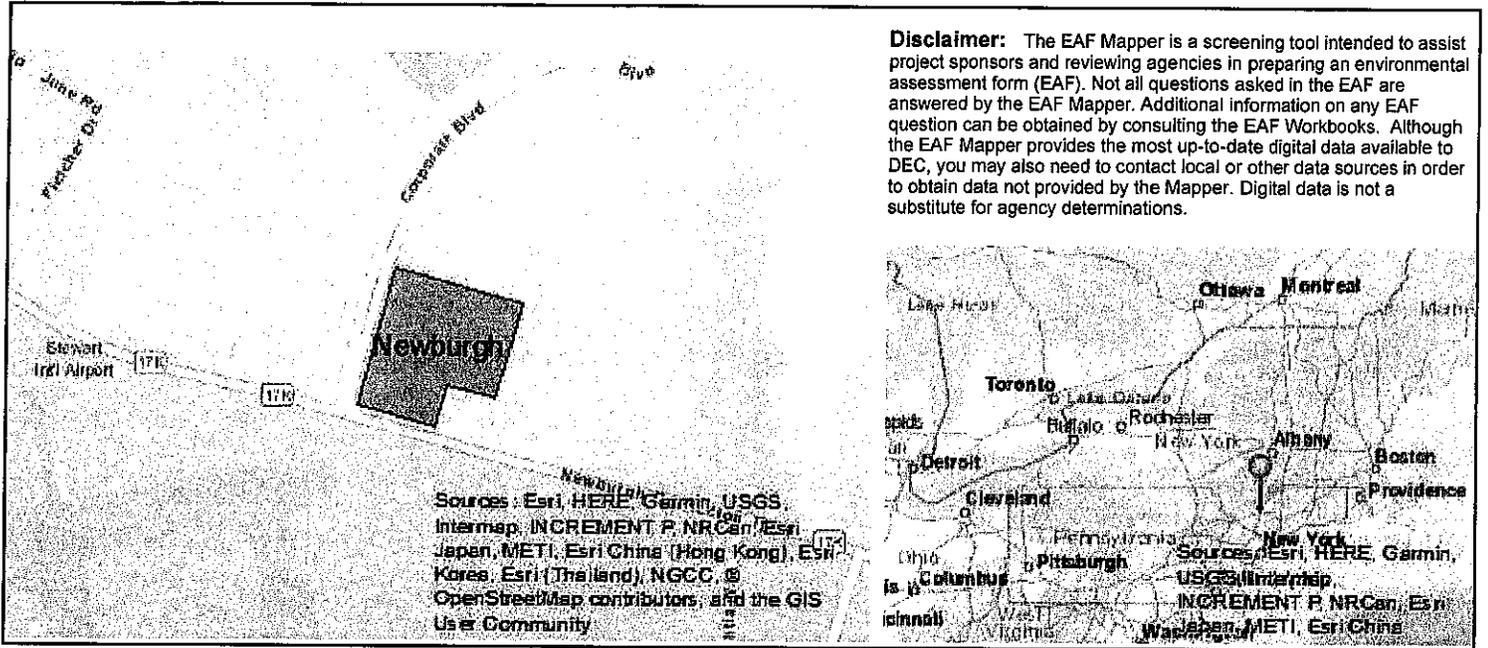
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name RANI SAJNANI Date 5/15/2018

Signature  Title PARTNER



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.ii [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	336089
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-223
E.2.h.iv [Surface Water Features - Stream Classification]	A
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No

E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Upland Sandpiper, Indiana Bat
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

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: MAY 11, 2018

NAME OF PROJECT: Amended Site Plan for Palm Hospitality, LLC

The applicant is to submit in writing the following items prior to signing of the site plans.

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.)

BRICK MASONRY / E.I.F.S. / ~~CALCULATED STONE~~

COLOR OF THE EXTERIOR OF BUILDING:

BROWN / TAN / BRICK RED

ACCENT TRIM:

Location: WINDOW HEAD, SILL, TOP OF MASONRY

Color: BEIGE

Type (material): E.I.F.S.

PARAPET (all roof top mechanicals are to be screened on all four sides):

NONE

ROOF:

Type (gabled, flat, etc.): GAMBREL / FLAT

Material (shingles, metal, tar & sand, etc.): STANDING SEAM / MEMBRANE

Color: LIGHT GREY

WINDOWS/SHUTTERS:

Color (also trim if different): ALUMINUM (NO SHUTTERS)

Type: SLIDING/FIXED

DOORS:

Color: ALUMINUM

Type (if different than standard door entrée): SWINGING

SIGN:

Color: CHOICE: BURGUNDY, BLUE, YELLOW
MAINSTAY: BURGUNDY

Material: ACRYLIC

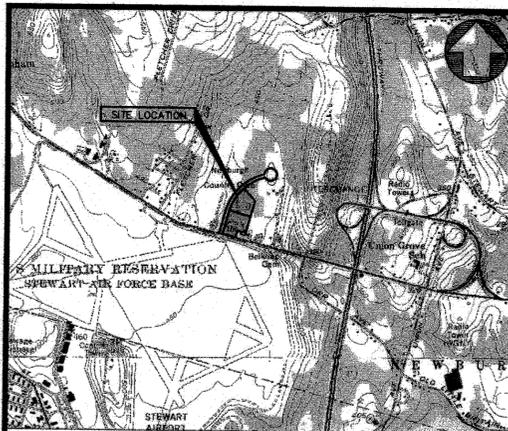
Square footage of signage of site: CHOICE: 16 S.F. / MAINSTAY: 18 S.F.

RANI . R. SAJNANI

Please print name and title (owner, agent, builder, superintendent of job, etc.)

R. R. Sajani

Signature



LOCATION MAP

SOURCE: U.S.G.S.
1"=2000'

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST BELOW THAT THIS MAP IS BASED ON SURVEYS AND MAPS OF RECORD ON FILE WITH ROBERT D. KALAKA, L.S. AND AN ACTUAL FIELD SURVEY COMPLETED ON NOVEMBER 10, 2005.

BY: *Robert D. Kalaka*
ROBERT D. KALAKA, L.S.
N.Y.S. LICENSE #049914



Certification List:

NORTHEAST REALTY HOLDINGS, LLC
CHICAGO TITLE INSURANCE COMPANY
SUNMARK FEDERAL CREDIT UNION, ITS SUCCESSORS
AND/OR ASSIGNS

OWNERS REVIEW AND CONCURRENCE:

THE PLAN ENTITLED "TWO LOT SUBDIVISION PLAT" DATED JANUARY 23, 2008 AND CONCUR WITH THE INFORMATION AS SHOWN ON SAID PLAN.

APPROVED BY THE
PLANNING BOARD, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
J.P. Egan
CHAIRMAN
6/14/07

LINE	LENGTH	BEARING
L1	28.97	N73°50'44"W
L2	24.45	S16°09'16"W
L3	25.00	N73°50'44"W
L4	20.00	N15°48'16"E
L5	30.00	S73°50'44"E
L6	28.77	S16°09'16"W
L7	20.44	S16°09'16"W

PROPOSED EASEMENT NOTES:

- THE DECLARANT (NORTHEAST REALTY HOLDINGS, LLC) ESTABLISHES AND GRANTS A PERPETUAL 20-FT. WIDE COMMON STORM DRAIN PIPE EASEMENT UPON LOT #2 FOR THE BENEFIT OF LOT #1 AND LOT #2.
- THE DECLARANT ESTABLISHES AND GRANTS A PROPOSED COMMON STORMWATER QUALITY BASIN EASEMENT AND PROPOSED COMMON STORMWATER QUANTITY BASIN EASEMENT ON LOT #2 FOR THE BENEFIT OF THE PARCELS.
- THE DECLARANT ESTABLISHES AND GRANTS A 30-FT. WIDE TEMPORARY CONSTRUCTION EASEMENT (15-FT. ON LOT #2 AND 15-FT. ON LOT #1) FOR THE BENEFIT OF EACH PARCEL.
- THESE EASEMENTS ARE AS DESCRIBED MORE COMPLETELY WITHIN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND MAINTENANCE AGREEMENT FOR THE SUBDIVISION.

LEGEND:

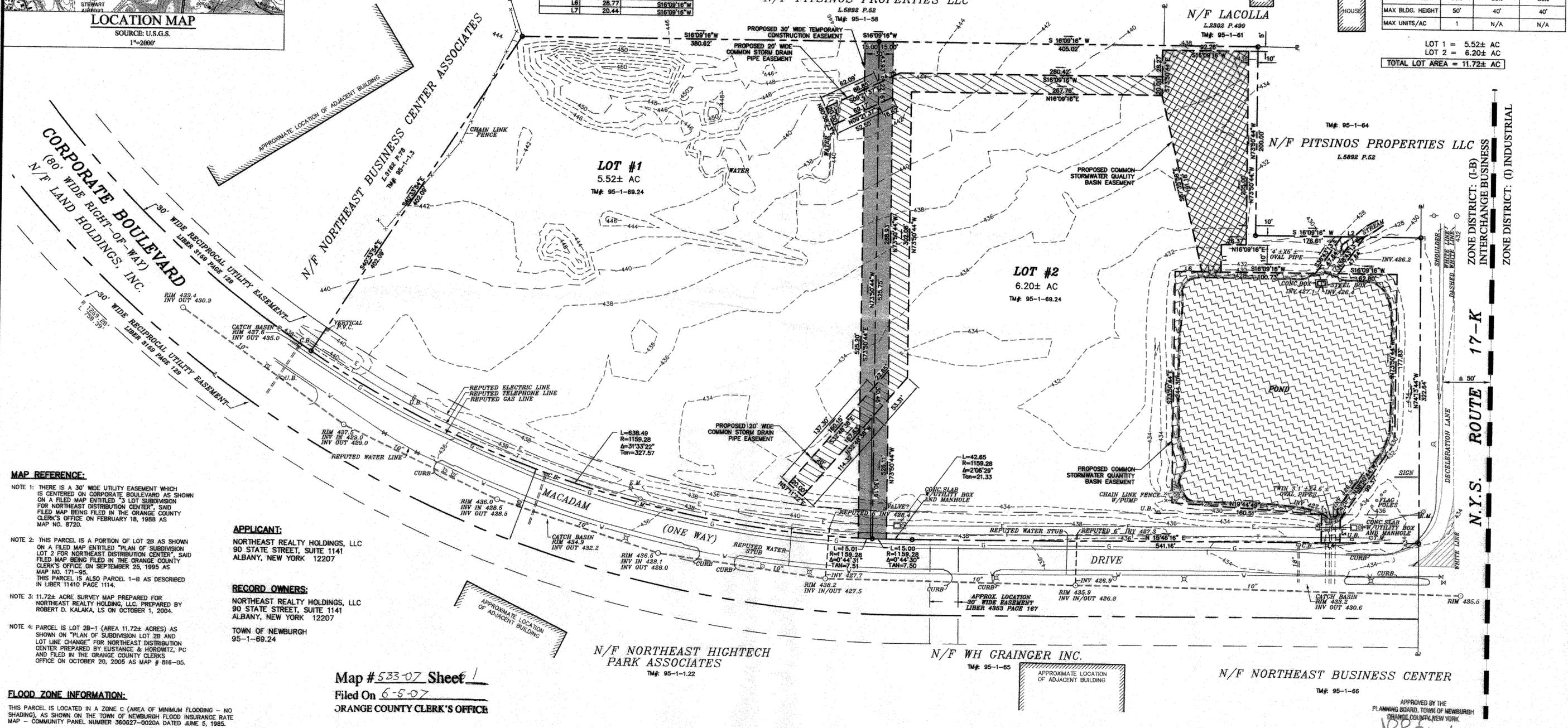
- SANITARY SEWER MANHOLE
- ⊗ LIGHT POLE
- ⊗ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊗ U.B. UTILITY BOX
- ⊗ E.M. ELECTRIC MANHOLE
- ⊗ T.B. TELEPHONE MANHOLE
- ⊗ C.B. CATCH BASIN

ZONE DISTRICT: (I-B) INTERCHANGE BUSINESS

BULK, COVERAGE AND YARD PROVISIONS

YARD PROVISIONS	HOTEL	WAREHOUSE	MIN. DISTANCE
FRONT	50	50	50
REAR	60	60	60
SIDE (ONE)	50	30	15
SIDE (BOTH)	100	80	30
FRONTAGE			
MIN. LOT SIZE	5 AC	40,000 SF	40,000 SF
MIN. LOT WIDTH	200	150	150
MIN. LOT DEPTH	200	150	150
MAX BLDG COVER	25%	40%	20%
MAX LOT COVER	60%	80%	50%
MAX BLDG. HEIGHT	50'	40'	40'
MAX UNITS/AC	1	N/A	N/A

LOT 1 = 5.52± AC
LOT 2 = 6.20± AC
TOTAL LOT AREA = 11.72± AC



MAP REFERENCE:

- NOTE 1: THERE IS A 30' WIDE UTILITY EASEMENT WHICH IS CENTERED ON CORPORATE BOULEVARD AS SHOWN ON A FILED MAP ENTITLED "3 LOT SUBDIVISION FOR NORTHEAST DISTRIBUTION CENTER," SAID FILED MAP BEING FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON FEBRUARY 18, 1988 AS MAP NO. 8720.
- NOTE 2: THIS PARCEL IS A PORTION OF LOT 2B AS SHOWN ON A FILED MAP ENTITLED "PLAN OF SUBDIVISION LOT 2 FOR NORTHEAST DISTRIBUTION CENTER," SAID FILED MAP BEING FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON SEPTEMBER 25, 1995 AS MAP NO. 171-95. THIS PARCEL IS ALSO PARCEL 1-B AS DESCRIBED IN LIBER 11410 PAGE 1114.
- NOTE 3: 11.72± ACRE SURVEY MAP PREPARED FOR NORTHEAST REALTY HOLDINGS, LLC. PREPARED BY ROBERT D. KALAKA, L.S. ON OCTOBER 1, 2004.
- NOTE 4: PARCEL IS LOT 2B-1 (AREA 11.72± ACRES) AS SHOWN ON "PLAN OF SUBDIVISION LOT 2B AND LOT LINE CHANGE" FOR NORTHEAST DISTRIBUTION CENTER. PREPARED BY EUSTANCE & HOROWITZ, PC AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON OCTOBER 20, 2005 AS MAP # 816-05.

APPLICANT:

NORTHEAST REALTY HOLDINGS, LLC
90 STATE STREET, SUITE 1141
ALBANY, NEW YORK 12207

RECORD OWNERS:

NORTHEAST REALTY HOLDINGS, LLC
90 STATE STREET, SUITE 1141
ALBANY, NEW YORK 12207

TOWN OF NEWBURGH
95-1-69.24

Map # 533-07 Sheet 1
Filed On 6-5-07
ORANGE COUNTY CLERK'S OFFICE

N/F NORTHEAST HIGHTECH
PARK ASSOCIATES
TM# 95-1-122

N/F WH GRAINGER INC.
TM# 95-1-65

N/F NORTHEAST BUSINESS CENTER
TM# 95-1-86

APPROVED BY THE
PLANNING BOARD, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
J.P. Egan
CHAIRMAN

No.	DATE	DESCRIPTION	BY
4	05-18-07	REVISED PER ORANGE COUNTY CLERK'S COMMENTS	GMT
3	12-21-06	REVISED PER TOWN COMMENTS	GMT
2	08-11-06	REVISED PER SURVEYOR'S COMMENTS	GMT
1	07-28-06	PER TOWN COMMENTS	GMT

PROJ. MANAGER:	SEAL
CHIEF DESIGNER:	
REVIEWED BY:	
DATE:	

SEAL

ROBERT D. KALAKA, L.S.
N.Y.S. LICENSE NO. 049914

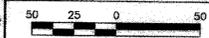
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS MAP, MARKED WITH AN ORIGINAL OF THIS LAND SURVEYOR'S EMBOSSED SEAL, SHALL BE CONSIDERED VALID. TRUE COPIES, CERTIFICATION INDICATED HEREON SIGNIFIES THAT THIS SURVEY MAP WAS PREPARED FROM THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, ON OR BEFORE THE DATE OF THIS MAP, AND IN MY OPINION AND BELIEF TO BE TRUE AND CORRECT. CERTIFICATION SHALL ONLY RUN TO THE PERSON(S) FOR WHOM THIS SURVEY MAP WAS PREPARED, AND ON HIS/HER BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATION IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS NOR SUBSEQUENT OWNERS. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN. USE OF THIS SURVEY FOR AN UPDATE OR SURVEY INSPECTION SHALL VOID THIS MAP.
COPYRIGHT © 2005 ROBERT D. KALAKA, L.S.

SCALE:

HORIZ: 1" = 50'
VERT: N/A

DATUM:

HORIZ: KALAKA, L.S. 10/1/04
VERT: KALAKA, L.S. 10/1/04



GRAPHIC SCALE



FUSS & O'NEILL
of New York, PC

80 WASHINGTON STREET SUITE 301, Poughkeepsie, NY 12601
845.452.6801
WWW.FANDQ.COM

NORTHEAST REALTY HOLDINGS, LLC
TWO LOT SUBDIVISION PLAT
CORPORATE BOULEVARD

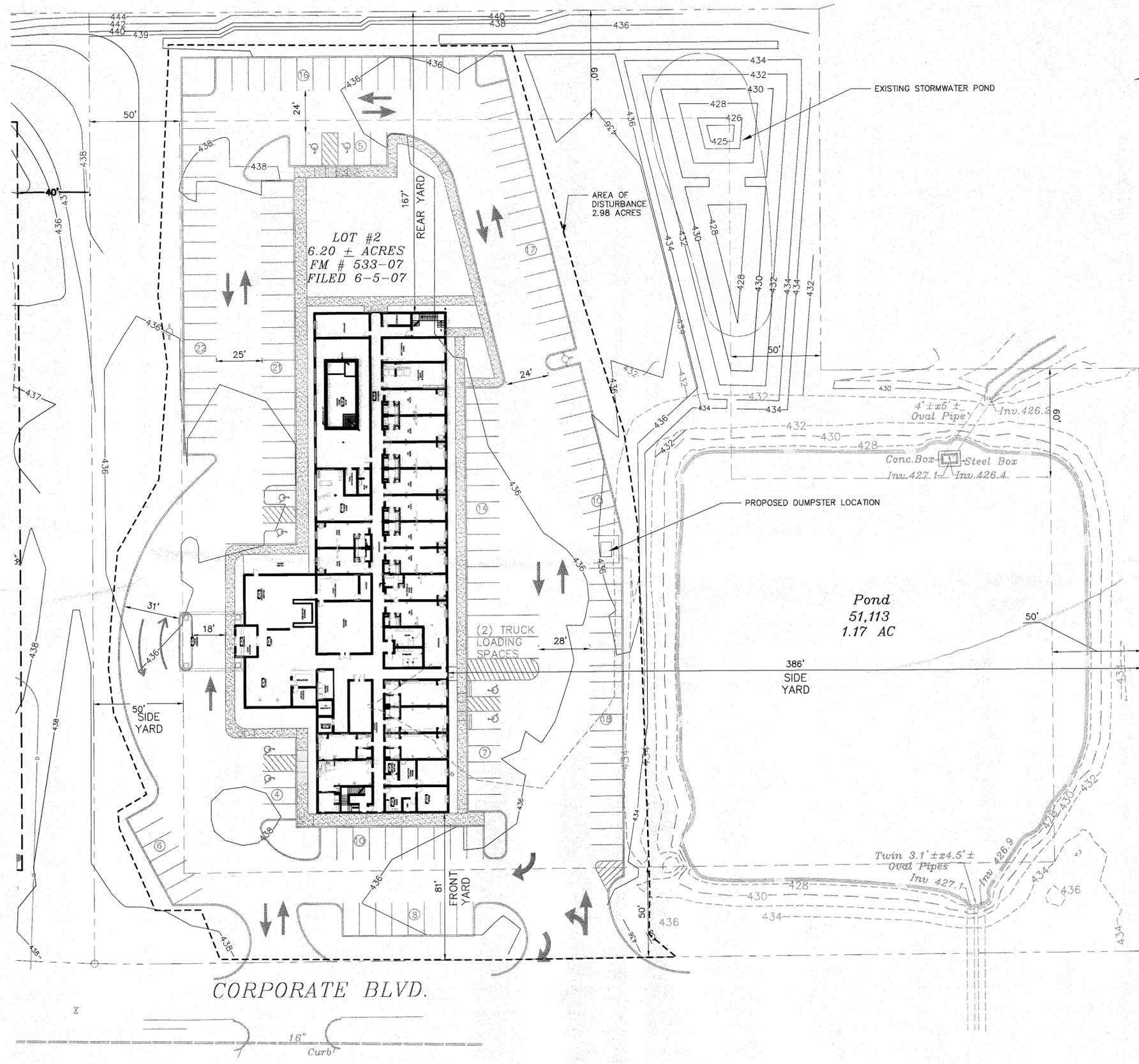
TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK

PROJ. No.: 20051147.A1N
DATE: JANUARY 23, 2006

S1

ZONE DISTRICT: (I-B) INTERCHANGE BUSINESS
 ZONE DISTRICT: (I) INDUSTRIAL
ROUTE 17-K

File Path: F:\P2005\1147\N\Survey\051147\N\STP001.dwg, Layout: S1, Fri, May 25, 2007, 3:55 PM, User: GTurner
 LMAN: SUBDIVISION
 CTB: T&O STANDARD
 LMS VIEW: 50



NOTE:
1. REFER TO SHEET E1 "SURVEY MAP" DATED NOVEMBER 10, 2006 AND SHEET S1 "TWO LOT SUBDIVISION PLAT" DATED MAY 18, 2007 FOR ALL EASEMENTS AND METES AND BOUNDS INFORMATION ON THE PARCELS.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Mark A. Day, PE	
Project No.	2018-028
License No.	069646

M.A. DAY Engineering, PC

Consulting Engineers
3 Van Wyck
Lane Suite 2
Wappingers Falls, New York
(845)-223-3202

PROJECT
Palm Hospitality, LLC
Tax Grid No. 95-1-76
Town of Newburgh Orange County, New York

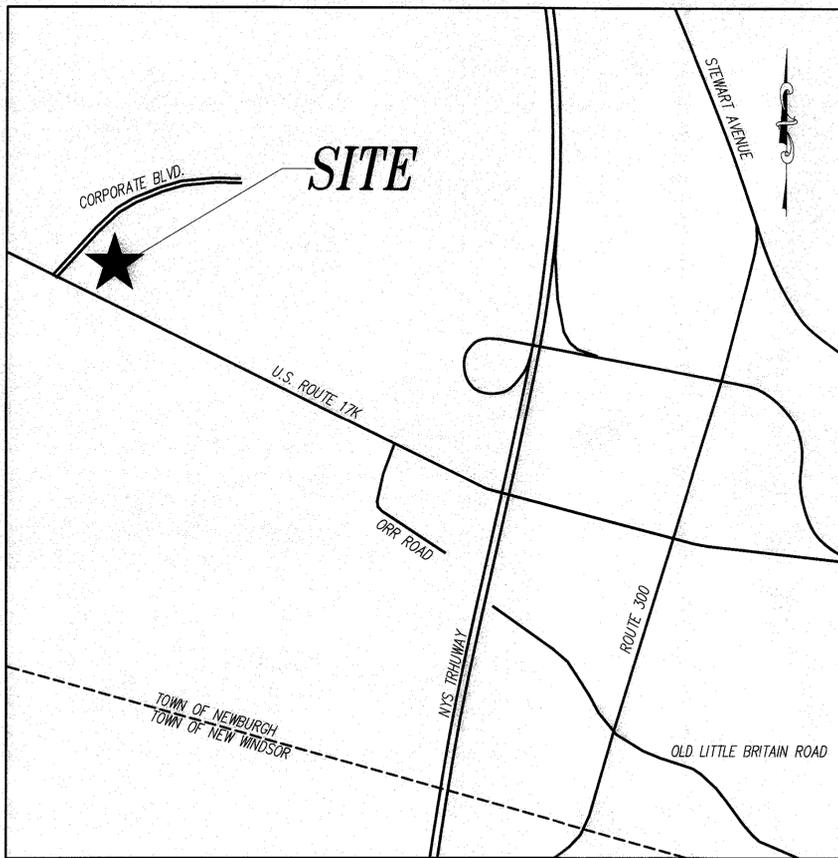
Amended Site Plan

TOWN OF NEWBURGH FILE NO. 2018-09		
SCALE	DRAWN BY	DRAWING
1" = 30'	AEO	SP.1
DATE	DESIGNED BY	2 of 2
05-11-18	MAD	

AMENDED SITE PLAN FOR PALM HOSPITALITY, LLC

Town of Newburgh

Orange County, New York



LOCATION MAP

SCALE: 1" = 1000'

OWNER

PALM HOSPITALITY, LLC
48 SHERWOOD HEIGHTS
WAPPINGERS FALLS, NY 12590

OWNER'S CONSENT NOTE

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREOF STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREOF.

RANI SAJNANI

DATE

PARKING CALCULATIONS

PER SECTION 185-13 "OFF-STREET PARKING AND LOADING FACILITIES"
HOTEL OR MOTEL:
1 PER GUEST BEDROOM PLUS 1 PER EACH 2 EMPLOYEES ON THE PREMISES AT ANY ONE PERIOD OF TIME

120 GUEST BEDROOMS	120 PARKING SPACES
24 TOTAL EMPLOYEES	
3 SHIFTS - 12, 6, 6 PER SHIFT	
18 MAX AT A SHIFT CHANGE	9 PARKING SPACES
TOTAL SPACES REQUIRED =	129 PARKING SPACES
TOTAL SPACES PROVIDED =	158 PARKING SPACES
TOTAL LOADING SPACES PROVIDED =	2 LOADING SPACES

ZONING INFORMATION

TAX MAP No. 95-1-76
ZONING DISTRICT: I-B INTERCHANGE BUSINESS
TOPOGRAPHIC DATUM: USGS
TOTAL ACREAGE: 6.20 ACRES (+/-)
WATER & SEWER: TOWN OF NEWBURGH

BULK REQUIREMENTS	REQUIRED	PROPOSED
MIN. LOT AREA (SQ. FT.)	270,547 S.F.	270,547 S.F.
MIN. WIDTH (FEET)	200'	582' (+/-)
MIN. LOT DEPTH (FEET)	200'	253' (+/-)
MIN. FRONT YARD (FEET)	50'	81'
MIN. REAR YARD (FEET)	60'	167'
MIN. ONE SIDE YARD (FEET)	50'	50'
MIN. BOTH SIDE YARDS (FEET)	100'	437'
DWELLING UNITS PER ACRE	1	1
MAX. LOT BLDG COVERAGE (%)	25%	9%
MAX BUILDING HEIGHT (FEET)	50'	50'
MAX. LOT SURFACE COVERAGE (%)	60%	39%

SOURCE: TOWN OF NEW BURGH ZONING CODE
"TABLE OF USE AND BULK REGULATIONS" DATED 9-11-17

APPLICANT

PALM HOSPITALITY, LLC
48 SHERWOOD HEIGHTS
WAPPINGERS FALLS, NY 12590

ENGINEER

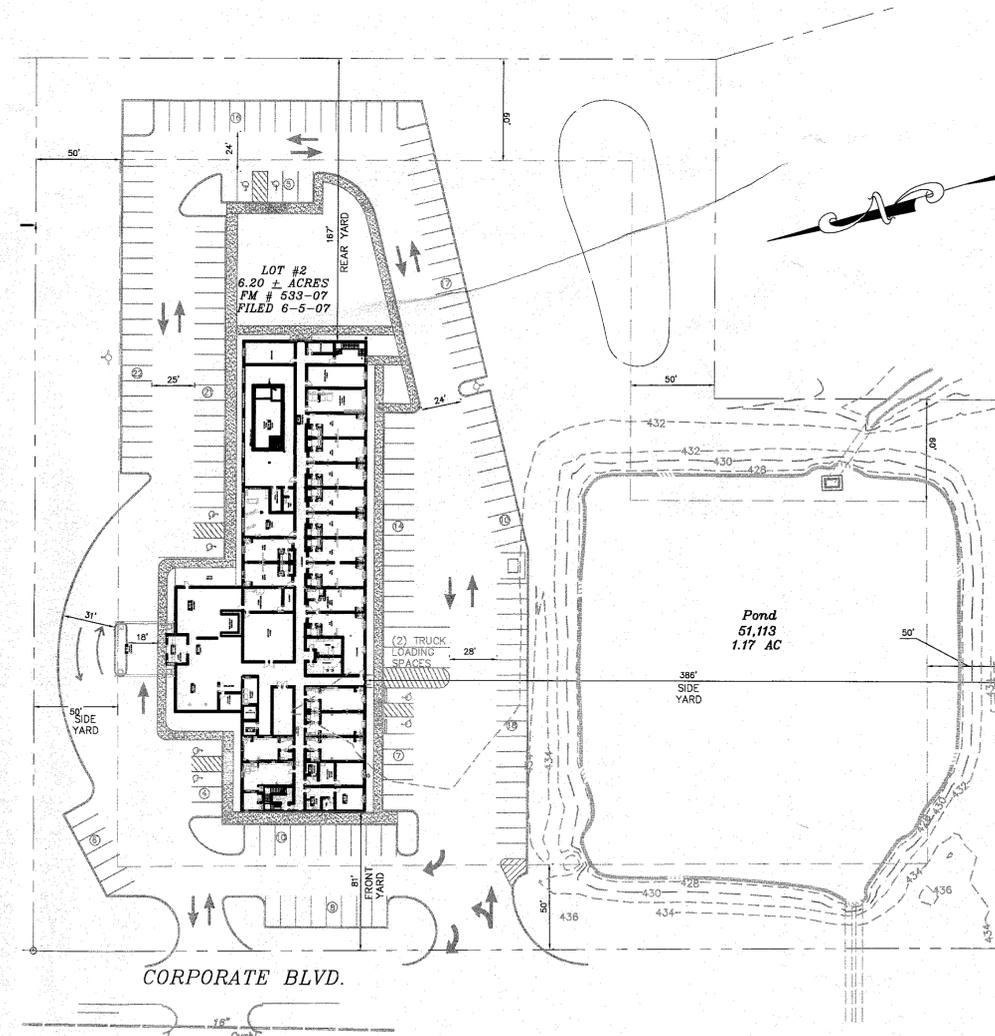
MARK A. DAY, PE
M.A. DAY ENGINEERING, PC
3 VAN WYCK LANE
WAPPINGERS FALLS, N.Y. 12590

Town of Newburgh Planning Board

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF NEWBURGH, NEW YORK ON THE _____ DAY OF _____, 2018 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL.

TOWN OF NEWBURGH PLANNING BOARD
SIGNED THIS _____ DAY OF _____, 2018

TOWN OF NEWBURGH PLANNING BOARD CHAIRMAN



IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Mark A. Day, PE	
Project No.	2018-028
License No.	069646

M.A. DAY Engineering, PC

Consulting Engineers

3 Van Wyck
Lane Suite 2
Wappingers Falls, New York
(845)-223-3202

Palm Hospitality, LLC
Tax Grid No. 95-1-76
Town of Newburgh Orange County, New York

Title Sheet
TOWN OF NEWBURGH FILE NO. 2018-09

SCALE	1" = 50'	DESIGNED BY	AEO	T.1 1 of 2
DATE	05-11-18	CHECKED BY	MAD	