

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)
MATTHEW J. SICKLER, P.E. (NY & PA)
PATRICK J. HINES

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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 NAME: MAVIS TIRE/MIXED USE (RHINEBECK REALTY LLC)

PROJECT NO.: 15-0

PROJECT LOCATION: SECTION 60, BLOCK 3, LOT 40.2

REVIEW DATE: 12 FEBRUARY 2015
MEETING DATE: 19 FEBRUARY 2015
REPRESENTATIVE: BOHLER ENGINEERING

- 1. General demolition notes must identify specifically that a permit is required from the Town of Newburgh Building Department prior to any demolition occurring on the site.
- Note 6: Demolition notes should be revised to require notification of the Town of Newburgh Building/Code Office and not Municipal Engineer and local Soil Conservation District. Soil Conservation District is not involved in this project.
- 3. Standard Town of Newburgh Water and Sewer notes must be added to the plans. Copy of updated required notes are attached.
- 4. The Applicant should evaluate the Town of Newburgh design guidelines for projects. Parking within the front yard setback, lighting design, landscaping requirements, etc. should be addressed. Any specific waivers requested by the Applicant should be addressed in a written request to the Planning Board.
- 5. City of Newburgh Flow Acceptance letter is required prior to granting any approvals.
- 6. Information pertaining to the access easement to the west should be provided for Planning Board Attorney review.
- 7. Actual field delineation of the Army Corps of Engineers boundary should be provided on the plans. Plans should be updated to include all work within the easement area grading, drainage, retaining walls, inverts, wetland mitigation areas, etc. should be depicted on plans.
- 8. Approval from NYSDOT for new ingress and egress plan must be received.

- Future submissions must contain a landscape plan in compliance with Town code and design guidelines.
- 10. It is recommended the Applicant consult with the Town of Newburgh Water Department representatives with regard to providing a single water connection into the site to service the 3 proposed buildings rather than the current proposal to provide 3 individual water services requiring construction within the state highway as well as a relocated hydrant.
- 11. Similar comment is requested that an evaluation be undertaken to provide a single sanitary sewer force main crossing rather than the current proposed two crossings and two grinder pump stations. One pump station serving the auto and retail and one pump station currently proposed to service the restaurant. Design details of all state highway crossings should be incorporated into the plans.
- 12. Any outdoor storage of new or waste tires should be addressed on the plans.
- 13. Applicants are requested to discuss the dumpster enclosure proposed for the auto service site.

 Access seems difficult based on location of dumpster enclosure and doors. Storm water management plan, as well as storm water pollution prevention plan, should be provided in future submissions. Grading plan is incomplete in the area of the detention pond and rear access drive.
- 14. Code Compliance/Jurisdictional Fire Department comments should be received regarding the proposed site.
- 15. Section 185-18(4)(b) requires that front yards abutting all county and state highways be at least 60 feet in depth. Applicants should address any of the identified exceptions with an analysis of adjoining properties.
- 16. Section 185-28 Motor Vehicle Service Station Car Wash and Rental Agencies (B) requires 50 foot entrance and exit drives. Rear exit drive appears to be proposed at 18 feet in width.
- 17. The Applicants are requested to evaluate Section 185-28G with regard to proximity of the mobile gasoline dispensing station at the intersection of Union Avenue Route 300 and Meadow Hill Road.
- Section 185-28J(1) Service and Repair Requirements (A-C) should be addressed by the Applicant's Representative.
- 19. Outdoor storage of any products associated with the proposed tire shop should document compliance with Section 185-30 Outdoor Storage.

Respectfully submitted,

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

Patrick J. Hines
Principal

Attachment

TOWN SEWER SYSTEM NOTES

- 1. Construction of sanitary sewer facilities and connection to the Town of Newburgh sanitary sewer system requires a permit from the Town of Newburgh Sewer Department. All construction shall conform to the requirements of the NYSDEC and the Town of Newburgh.
- All sewer pipe installation shall be subject to inspection by the Town of Newburgh Sewer Department. The Contractor shall be responsible for coordinating all inspections as required with the Town of Newburgh Sewer Department.
- 3. All gravity sanitary sewer service lines shall be 4 inches in diameter or larger and shall be SDR-35 PVC pipe conforming to ASTM D-3034-89. Joints shall be push-on with elastomeric ring gasket conforming ASTM D-3212. Fittings shall be as manufactured by the pipe supplier or equal and shall have a bell and spigot configuration compatible with the pipe.
- 4. The sewer main shall be tested in accordance with Town of Newburgh requirements. All testing shall be coordinated with the Town of Newburgh Sewer Department.
- 5. The final layout of the proposed water and/or sewer connection, including all materials, size and location of service and all appurtenances, is subject to the review and approval of the Town of Newburgh Water and/or Sewer Department. No permits shall be issued for a water and/or sewer connection until a final layout is approved by the respective Department.

WATER SYSTEM NOTES

- 1. Construction of potable water utilities and connection to the Town of Newburgh water system requires a permit from the Town of Newburgh Water Department. All requirements shall conform to the requirements of the New York State Department of Health and the Town of Newburgh.
- 2. All water service lines four (4) inches and larger in diameter shall be cement lined, class 52, ductile iron pipe conforming to ANSI/AWWA C151/A21.51-91 or later revision for ductile iron pipe joints shall be either push-on or mechanical joint as required.
- 3. Thrust restraint of the pipe shall be through the use of joint restraint. Thrust blocks are not acceptable. Joint restraint shall be through the use of mechanical joint pipe with retainer glands. All fittings and valves shall also be installed with retainer glands for joint restraint. Retainer glands shall be EBBA iron megalug series 1100 or approved equal. The use of a manufactured restrained joint pipe is acceptable with prior approval of the Water Department.
- 4. All fittings shall be cast iron or ductile iron, mechanical joint, class 250 and conform to ANSI/AWWA C110/A21.10-87 or latest revision for ductile and gray iron fittings or ANSI/AWA C153/A21.53-94 for latest revision for ductile iron compact fittings.
- 5. All valves shall be resilient wedge, mechanical joint gate valves conforming to ANSI/AWWA C509 or latest revision such as Mueller A-2360-23 or approved equal. All gate valves shall open left (counter clock wise).
- 6. Tapping sleeve shall be mechanical joint such as Mueller H-615 or equal. Tapping valve shall be resilient wedge gate valves conforming to ANSI/AWWA C509 such as Mueller Model T-2360-19 or approved equal. All tapping sleeves and valves shall be tested to 150 PS1 minimum; testing of the tapping sleeve and valve must be witnessed and accepted by the Town of Newburgh Water Department prior to cutting into the pipe.
- 7. All water service lines two (2) inches in diameter and smaller shall be Type K copper tubing. Corporation stops shall be Mueller H-15020 for ¾ and 1 inch, Mueller H-15000 or B-25000 for 1 ½ or 2 inch sizes. Curb valves shall be Mueller H-1501-2 for ¾ and 1 inch and Mueller B-25204 for 1 ½ and 2 inch sizes. Curb boxes shall be Mueller H-10312 for ¾ and 1 inch and Mueller H-10310 for 1 ½ and 2 inch sizes.
- 8. All pipe installation shall be subject to inspection by the Town of Newburgh Water Department. The contractor shall be responsible for coordinating all inspections as required with the Town of Newburgh Water Department.
- 9. The water main shall be tested, disinfected and flushed in accordance with the Town of Newburgh requirements. All testing, disinfection and flushing shall be coordinated with the Town of Newburgh Water Department. Prior to putting the water main in service, satisfactory sanitary results from a certified lab must be submitted to the Town of Newburgh Water Department. The test samples must be collected by a representative of the testing laboratory and witnessed by the Water Department.
- 10. Thrust restraint shall be provided by the rods and retainer glands. The length of restrained pipe shall be determined based upon working pressures, soil conditions and depth of bury according to DIPPA standards.
- 11. Pressure and leakage tests are required and shall be done in accordance with AWWA C-600 standards.
- 12. Disinfection of all new work shall be done in accordance with AWWA C-651 year of latest revision standards.
- 13. All water mains shall be 8", Class 52, ductile iron pipe unless otherwise noted.

14.	The final layout of the proposed water and/or sewer connection, including all materials, size and location of service and all appurtenances, is subject to the review and approval of the Town of Newburgh Water and/or Sewer Department. No permits shall be issued for a water and/or sewer connection until a final layout is approved by the respective Department.



Via FedEx Overnight Delivery

January 28, 2015

Town of Newburgh Planning Board 308 Gardnertown Road Newburgh, New York 12550

Attn: Mr. John Ewasutyn, Planning Board Chairman

Re: Proposed Redevelopment Project

1413 Union Ave

Newburgh, New York 12550

Newburgh Planning Board File No. 2015-03

Dear Mr.

On behalf of our client, Rhinebeck Realty, LLC, we are pleased to submit this application package for Site Plan Review to the Town of Newburgh Planning Board. Enclosed please find the following items in support of the Planning Board's Site Plan review application for the above referenced project:

- One (1) original and fourteen (14) copies of the completed/signed Town of Newburgh "Application for Subdivision/Site Plan Review".
- Fifteen (15) copies of the Project Narrative dated January 26, 2015.
- One (1) original and fourteen (14) copies of the completed "Checklist for Major/Minor Subdivision and/or Site Plan".
- One (1) original and fourteen (14) copies of the completed "Fee Acknowledgement" form.
- One (1) original and fourteen (14) copies of the completed "Proxy" form.
- One (1) original and fourteen (14) copies of the completed "Planning Board Disclaimer Statement to Applicants" form.
- One (1) original and fourteen (14) copies of the completed "Disclosure Addendum Statement to Application, Petition and Request" form.
- Fifteen (15) copies of a January 27, 2015 letter from Rhinebeck Realty, LLC authorizing representation by Bohler Engineering.
- Fifteen (15) copies of the completed Full Environmental Assessment Form, with Part 1 completed.
- Fifteen (15) copies of the proposed plans entitled "Site Development Plans", dated January 27, 2015, no revisions listed, consisting of eight (8) sheets prepared by Bohler Engineering.
- Fifteen (15) copies of the survey entitled "1413 Union Avenue, ALTA/ACSM Land Title Survey
 of the Lands to be conveyed to Mavis Tire Supply, LLC", dated June 20, 2014, revised through
 August 2, 2014 (included.
- One (1) Rhinebeck Realty check (No. 2277) in the amount of \$5,740.00 for the Site Plan Application fee.
- One (1) Rhinebeck Realty check (No. 2278) in the amount of \$1,000.00 for the SEQRA (Long EAF) fee.
- One (1) Rhinebeck Realty check (No. 2279) in the amount of \$4,392.00 for the Professional Services escrow.
- One (1) Rhinebeck Realty check (No. 2280) in the amount of \$150.00 for the public hearing fee.

5 Computer Drive West, Ste. 203 Albany, NY 12205 PHONE 518.438.9900 JAN 3 0 2015





Mr. John Ewasutyn, Chairman Town of Newburgh Planning Board January 28, 2015 Page 2

We look forward to appearing before the Planning Board at the next available meeting to review this project.

Please do not hesitate to contact me with any questions.

Sincerely,

BOHLER ENGINEERING, LLC

Robert W. Osterhoudt, P.E.

cc: Michael Manes (w/ 1 copy of enclosures)

Ken Wersted, Creighton Manning (w/ 1 copy of enclosures)

TOWN OF NEWBURGH APPLICATION FOR SUBDIVISION/SITE PLAN REVIEW

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

RECEIVED	
(Ap	plication fee returnable with this application)
Title of Subdivi	sion/Site Plan (Project name):
1413 Union A	venue Redevelopment Project
Owner of Land	a to be well-award.
Name	s to be reviewed: JR & Ray LLC
Address	5020 Route 9W
Audiess	Newburgh, NY 12550
Phone	
Applicant Infor	mation (If different than owner):
Name	Rhinebeck Realty, LLC
Address	358 Saw Mill Road
1200200	Millwood, NY 10546
Renresentati	ive Michael Manes
Phone	(914) 984-2500 ext. 5038
Fax	
Email	mmanes@mavistire.com
Subdivicion/Sit	e Plan prepared by:
Name	Bohler Engineering MA, LLC c/o Robert W. Osterhoudt, P.E.
Address	5 Computer Drive West, Suite 203
radios	Albany, NY 12205
Phone/Fax	(518) 438-9900
I Holle, Fax	
Location of lan 1413 Union A	ds to be reviewed: wenue
Zone IB	Fire District Orange Lake Fire District
Acreage 3.04±	
110101150	
Tox Mon. Soat	tion 60.00 Plank 3 Lat 40.2

8.		and Purpose of Review:
	Number of existin	g lots1 Number of proposed lots1
	Lot line change _	N/A
	Site plan review	Redevelopment of former truck terminal site, see narrative
	Clearing and grad	
	Other _	N/A
		restrictions on property: Iy) No know easements/restrictions on property; easement on adjoining property provides access to west.
10.	The undersigned her	reby requests approval by the Planning Board of the above on and schedyling for an appearance on an agenda:
	identified applications	

<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.

PROJECT NARRATIVE

January 26, 2015

PROPOSED REDEVELOPMENT PROJECT

1413 UNION AVENUE (NYS ROUTE 300) TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK

INTRODUCTION

Rhinebeck Realty, LLC is proposing to redevelop 1413 Union Avenue (a.k.a NYS Route 300), tax map parcel # 60.00-3-40.2, in the Town of Newburgh, Orange County, NY. The ± 3.04 acre site is currently developed as a former trucking facility with ± 32 truck bays, a garage, parking, lighting, etc.

The project site is located within the Interchange Business District where retail, restaurant, and motor vehicle service station uses are permitted subject to Site Plan Review by the Planning Board. Surrounding the project site are similar commercial uses; to the south and west is the Newburgh Mall and its associated access drives, to the north is a Valvoline service station, across Union Ave to the East is a retail plaza and a Midas Auto Service center.

The applicant is proposing to demolish the existing buildings and construct a $\pm 6,870$ SF tire center facility, a $\pm 2,600$ SF retail building, and a $\pm 7,500$ SF sit down restaurant. The proposed project involves the re-development of the site with new utilities, stormwater management, parking, lighting, landscaping, and other appurtenances.

EXISTING CONDITIONS

The property is approximately 3.04 acres in size with two full movement curb cuts to Union Ave and an ingress/egress easement through the rear of the property to the Newburgh Mall access road to Meadow Hill Road. Other access to the Newburgh Mall access road is currently not available. The site contains two existing buildings (approximately 10,500 SF total) with associated pavement areas while the majority of the site is enclosed via a chain-link fence and gates near the front of the parcel.

The site topography slopes away from Union Ave to the adjoining property to the west and no stormwater management or treatment practices currently exist on the site. Gas, electric, sanitary sewer, and water service currently serve the site from the east of the site along Union Ave. The majority of the existing site is impervious cover consisting of buildings and asphalt/concrete pavement.

PROPOSED CONDITIONS

The existing structures on site are proposed to be demolished and three new buildings are proposed. A $\pm 6,870$ SF tire center facility and a $\pm 2,600$ SF retail building are proposed towards the front (east) of the site along Union Avenue and a $\pm 7,500$ SF sit down restaurant is proposed further back from Union Avenue. The existing northerly curb cut is proposed to be removed and a new full access in the center of the site and a modified southerly access are proposed along Union Avenue (New York State Route 300). The existing southerly, full access drive on Route 300 is proposed to be reduced in width and modified to accommodate rights out only. A one-way out is also proposed in the rear (west) of the site through the existing ingress/egress easement to the Newburgh Mall access road, similar to a previously proposed project on this site. There are minor wetlands impacts associated with the westerly egress drive that will require permitting with the Army Corps of Engineers.

Parking is proposed to be provided with a total of 164 parking spaces, which meets Town requirements for the proposed uses. New stormwater management facilities, pavement, lighting, landscaping, trash enclosures, sidewalks and other appurtenances are also proposed as part of this redevelopment project. The site is currently served by all major utilities along Union Avenue.

TOWN OF NEWBURGH PLANNING BOARD

1413 Union Avenue Redevelopment Project

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.	8
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 S Site Plan prior to consideration of being placed on the Planning Non-submittal of the checklist will result in application rejection	Board Agenda.
1. V 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 base only with property outlined	map or USCGS map
6. ✓ Zoning table showing what is required in the particular applicant is proposing. A table is to be provided for each	zone and what h proposed lot
7. N/A Show zoning boundary if any portion of proposed site is to a different zone	s within or adjacent
8. V 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. Surveyor, S Certification (See Survey) 12. Surveyor's seal and signature (See Survey) 13. \(\square\) Name of adjoining owners 14. ✓ _Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements 15. ✓ Flood plain boundaries (See Survey) 16. Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989 17. \checkmark Metes and bounds of all lots 18. ✓ 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. ✓ Show existing or proposed easements (note restrictions) 20. Right-of-way width and Rights of Access and Utility Placement 21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide) 22. Lot area (in sq. ft. for each lot less than 2 acres) 23. Number of lots including residual lot (No Change) 24. \(\sqrt{ Show any existing waterways} \) 25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable 26. Applicable note pertaining to owners review and concurrence with plat together with owner's signature To Be Provided 27. ✓ Show any improvements, i.e. drainage systems, water lines, sewer lines, etc. 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. Y Show topographical data with 2 or 5 ft. contours on initial submission

30. <u>N/A</u>	date and previous lot number
31. <u>N/A</u>	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. N/A	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 To Be Provided
34	Estimated or known cubic yards of fill required To Be Provided
35. ✓	The amount of grading expected or known to be required to bring the site to readiness
36. <u>N/A</u>	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. The application contemplates approximately 0.10 acres (4,350 SF) of
	ACOE wetland impacts for the proposed westerly access.
38	List of property owners within 500 feet of all parcels to be developed (see attached statement). To Be Provided
_	an for the proposed subdivision or site has been prepared in accordance with ecklist. By: Licensed Professional
	Date:
	st is designed to be a guide ONLY. The Town of Newburgh Planning Board equire additional notes or revisions prior to granting approval.

Prepared (insert date): January 26, 2015

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.

Michael Manes (Rhinebeck Realty, LLC)

APPLICANT'S NAME (printed)

APPLICANTS SIGNATURE

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).

PROXY

(OWNER)	, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 5020 ROUTE 9W, NEWBU	RGH, NY 12550
AND STATE OF NEW YORK	
AND THAT HE/SHE IS THE OWNE	R IN FEE OF 1413 Union Avenue
(Tax map Parcel 60.00-3-40.2)	
WHICH IS THE PREMISES DESCRI	BED IN THE FOREGOING
APPLICATION AS DESCRIBED TH	EREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND Rhinebeck	Realty, LLC IS AUTHORIZED
TO REPRESENT THEM AT MEETI	NGS OF SAID BOARD.
DATED:	OWNERS SIGNATURE
JOHN J. LEASE, JR.	RICHARD F. LEASE
RAPHAEL J. LEASE	OWNERS NAME (printed)
	Barbara a. Bayeri WITNESS' SIGNATURE
NARADE OF ADDITIONAL	
NAMES OF ADDITIONAL REPRESENTATIVES	Barbara A. Bayers
	WITNESS' NAME (printed)

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.

1/8/15

Michael Manes (Rhinebeck Realty, LLC)

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:

	efined in said Statute, except the following person or persons who is or are have only the following type of interest, in the nature and to the extent licated:
	_ NONE
	NAME, ADDRESS, RELATIONSHIP OR INTEREST (financial or otherwise)
application an	isclosure addendum statement is annexed to and made a part of the petition, d request made by the undersigned applicant to the following Board or Town of Newburgh.
	_ TOWN BOARD _ PLANNING BOARD ZONING BOARD OF APPEALS
	ZONING ENFORCEMENT OFFICER BUILDING INSPECTOR OTHER
1/8/1	<u> </u>
/ DAT	ED INDIVIDUAL APPLICANT
	CORPORATE OR PARTNERSHIP APPLICANT
	BY: Member (Pres.) (Partner) (Vice-Pres.) (Sec.) (Treas.)

Michael B. Manes
Director of Real Estate Development
Mavis Tire Supply/Rhinebeck Realty, LLC
358 Saw Mill River Road
Millwood, NY 10546
(914) 984-2500

27 January 2015

Town of Newburgh, NY

Re: proposed redevelopment of 1413 Union Ave.

To whom it may concern:

Rhinebeck Realty, on behalf of Mavis Tire Supply/Rhinebeck Realty, LLC, has authorized Rob Osterhoudt of Bohler Engineering to make application for site plan approval for the above referenced project.

Thank you,

Michael

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:		
1413 Union Avenue Redevelopment Project		, ,
Project Location (describe, and attach a general location map):		
1413 Union Avenue, Newburgh, New York		
Brief Description of Proposed Action (include purpose or need):		
Applicant proposes to demolish the abandoned industrial building/facility and redevelop the parking, landscaping, lighting, utility connections and appurtenances.	site with +/- 17,000 sf of commercial	buildings, and associated
	•	
•		
	•	
Name of Applicant/Sponsor:	Telephone: (914) 984-2500 ext.	5038
Rhinebeck Realty, LLC (Michael Manes)		
Address: 358 Saw Mill Road		
City/PO: Millwood	State: New York	Zip Code: 10546
Project Contact (if not same as sponsor; give name and title/role):	Telephone: (518) 438-9900	
Bohler Engineering (Rob Osterhoudt)	E-Mail:	
Address:		
5 Computer Drive West, Suite 203		
City/PO:	State:	Zip Code:
Albany	New York	12205
Property Owner (if not same as sponsor):	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	Applicat (Actual or	
a. City Council, Town Board, or Village Board of Trustee				
b. City, Town or Village Planning Board or Commis		Town Planning Board - Site Plan Approval	January 2015	
c. City Council, Town or Village Zoning Board of Ap	□Yes☑No opeals			
d. Other local agencies	∐Yes ⊠ No			
e. County agencies	Z Yes□No	Orange County Planning - 239 Referral	TBD	
f. Regional agencies	□Yes ⊠ No			
g. State agencies	∠ Yes□No	NYSDOT - Highway Work Permit NYSDEC - SPDES Permit	TBD	
h. Federal agencies	∠ Yes□No	ACOE Wetlands Permit	TBD	
i. Coastal Resources. i. Is the project site within	a Coastal Area, o	or the waterfront area of a Designated Inland W	aterway?	∐Yes Z No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?iii. Is the project site within a Coastal Erosion Hazard Area?				
C. Planning and Zoning				
C.1. Planning and zoning ac				
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the ☐Yes ☑No only approval(s) which must be granted to enable the proposed action to proceed? • 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.				
		llage or county) comprehensive land use plan(s) include the site	∠ Yes□No
where the proposed action would be located? If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?				
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?) 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? If Yes, identify the plan(s):				□Yes ØNo
1				

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? Interchange Business District (IB)	law or ordinance.	☑Yes□No
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? If Yes, i. What is the proposed new zoning for the site?		□Yes ☑No
C.4. Existing community services.		
a. In what school district is the project site located? Newburgh Enlarged City School Dis	trict	
b. What police or other public protection forces serve the project site? Town of Newburgh Police Department		
c. Which fire protection and emergency medical services serve the project site? Orange Lake Fire District		
d. What parks serve the project site? N/A		
D. Project Details		
D.1. Proposed and Potential Development		
a. What is the general nature of the proposed action (e.g., residential, industrial, components)? Commercial	ercial, recreational; if mixed,	include all
b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned	3.3 acres 3.1 acres (includes + acres for acres for acres easement acres for	ccess
c. Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify square feet)? % Units:	y the units (e.g., acres, miles, h	☐ Yes No ousing units,
 d. Is the proposed action a subdivision, or does it include a subdivision? If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed 	specify types)	□Yes Ø No
 ii. Is a cluster/conservation layout proposed? iii. Number of lots proposed? iv. Minimum and maximum proposed lot sizes? Minimum Maximum 		□Yes □No
e. Will proposed action be constructed in multiple phases? i. If No, anticipated period of construction: ii. If Yes:	10 months	□Yes☑No
 Total number of phases anticipated Anticipated commencement date of phase 1 (including demolition) Anticipated completion date of final phase Generally describe connections or relationships among phases, including any determine timing or duration of future phases: 	month year year contingencies where progress	of one phase may

	ct include new resid				□Yes ☑ No	
If Yes, show nun	nbers of units propo		Three Camiles	Multiple Equily (four armore)		
	One Family	Two Family	Three Family	Multiple Family (four or more)	-	
Initial Phase At completion						
of all phases						
	osed action include	new non-residentia	al construction (incl	uding expansions)?	⊿ Yes□No	
If Yes, i. Total number	r of structures	3				
ii. Dimensions	(in feet) of largest p	roposed structure:	+/- 25' height;	+/- 72' width; and+/- 109' length		
iii. Approximate	extent of building	space to be heated	or cooled:	+/- 17,000 square feet		
				Il result in the impoundment of any	□Yes No	
	is creation of a wate	er supply, reservoir	, pond, lake, waste	lagoon or other storage?		
If Yes,	e impoundment:					
ii. If a water im	e impoundment:ooundment, the prin	cipal source of the	water:	Ground water Surface water strea	ms Other specify:	
iii. If other than	water, identify the t	ype of impounded/	contained liquids as	nd their source.		
iv Approximate	size of the propose	d impoundment	Volume:	million gallons: surface area:	acres	
v. Dimensions	of the proposed dam	n or impounding st	ructure:	million gallons; surface area:height;length	doros	
vi. Construction	method/materials	for the proposed da	ım or impounding s	tructure (e.g., earth fill, rock, wood, con	crete):	
	· · · · · · · · · · · · · · · · · · ·					
D.1. Duele et Or						
D.2. Project Or				7		
a. Does the prop	osed action include general site prepar	any excavation, m	ining, or dredging, a	during construction, operations, or both?	Y ES POINO	
	(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)					
If Yes:	•					
i. What is the p	urpose of the excav	ation or dredging?		to be removed from the site?		
 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. 						
				, , ,		
5 YYZ1Y 41 1-			xcavated materials?		Vac No	
If yes, descr		or processing of ea	xcavated materials?		Yes No	
	1001					
v. What is the t	otal area to be dred	ged or excavated?		acres		
vi. What is the r	maximum area to be	worked at any on	e time?	acres		
			or dredging?	feet	lander lander	
	cavation require blas				□Yes □No	
a. Summarize si	ne reciamation goar	is and plan.	<u>, , , , , , , , , , , , , , , , , , , </u>			
		·				
				ecrease in size of, or encroachment	✓ Yes No	
	ting wetland, waterl	body, shoreline, be	ach or adjacent area	?		
If Yes:	motland or matarka	du which would be	offested the name	water index number, wetland map num	ner or geographia	
		•		ement to project property and this easement		
	secondary access to			The project property Mile and Godornont.		
		· · · 				

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:				
Proposed driveway traversing wetland to connect project site to existing roadway would involve fill and other construction related to the driveway.				
are circural.				
	PORT			
iii. Will proposed action cause or result in disturbance to bottom sediments? If Yes, describe:	∠ 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:				
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: +1-13,660 gallons/day ii. Will the proposed action obtain water from an existing public water supply?	∠ Yes □ No			
If Yes:	₽2] 1 C2 [I140			
Name of district or service area: Consolidated Water District				
Does the existing public water supply have capacity to serve the proposal?	✓ Yes No			
• Is the project site in the existing district?	✓ Yes No			
Is expansion of the district needed?	☐ Yes ☑ No			
Do existing lines serve the project site?	✓ Yes ☐ No			
iii. Will line extension within an existing district be necessary to supply the project? If Yes:	□Yes ∠ No			
Describe extensions or capacity expansions proposed to serve this project:				
Describe extensions of capacity expansions proposed to serve this project.				
Source(s) of supply for the district:				
• 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:	· · · · · · · · · · · · · · · · · · ·			
7. It a public water supply will not be used, describe plants to provide water supply for the project.				
vi. If water supply will be from wells (public or private), maximum pumping capacity: gallons/minute.				
d. Will the proposed action generate liquid wastes?	✓ Yes □No			
If Yes:				
 i. Total anticipated liquid waste generation per day: +/- 13,660 gallons/day ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all compounds. 	ments and			
approximate volumes or proportions of each):				
Sanitary Wastewater				
Will do to the state of the sta	□737 □35T			
iii. Will the proposed action use any existing public wastewater treatment facilities? If Yes:	∠ Yes □No			
Name of wastewater treatment plant to be used: City of Newburgh Wastewater Treatment Plant				
Name of district: Crossroad Sewer District				
Does the existing wastewater treatment plant have capacity to serve the project?	∠ Yes □No			
• Is the project site in the existing district?	∠ Yes □No			
Is expansion of the district needed?	☐Yes Z 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 spec	rifying 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:	*
The Describe they plants of designs to supraire, recycle of featie riquid waste.	· · · · · · · · · · · · · · · · · · ·
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point	☑Yes ☐No
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?	
If Yes:	
i. How much impervious surface will the project create in relation to total size of project parcel? Square feet or +/- 2.35 acres (impervious surface)	
Square feet or +/- 3.04 acres (parcel size)	
ii. Describe types of new point sources. Project will utilize the same design points as in existing conditions.	
The Describe types of new point sources. (1996) will distinct the define design points as it oxiding conditions.	
iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent p	roperties
groundwater, on-site surface water or off-site surface waters)?	
On-site stormwater management facility and existing drainage patterns will generally be maintained.	
If to surface waters, identify receiving water bodies or wetlands:	
Will stormwater runoff flow to adjacent properties?	C217
iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?	ZYes□No ZYes□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)	
will be a control of the control of	
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,	□Yes ☑No
or Federal Clean Air Act Title IV or Title V Permit?	
If Yes:	
i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet	□Yes□No
ambient air quality standards for all or some parts of the year)	
ii. In addition to emissions as calculated in the application, the project will generate:	
•Tons/year (short tons) of Carbon Dioxide (CO ₂)	
•Tons/year (short tons) of Nitrous Oxide (N2O)	
•Tons/year (short tons) of Perfluorocarbons (PFCs)	
•Tons/year (short tons) of Sulfur Hexafluoride (SF ₆)	
•Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (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)? If Yes:	∐Yes ⊠ No
 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 generative, flaring): 	enerate heat or
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):	∐Yes ⊉ No
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? If Yes: i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend Randomly between hours of to	ccess, describe:
 k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? If Yes: i. Estimate annual electricity demand during operation of the proposed action: TBD ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/lother): Central Hudson Gas and Electric 	ocal utility, or
iii. Will the proposed action require a new, or an upgrade to, an existing substation? 1. Hours of operation. Answer all items which apply. i. During Construction: ii. During Operations: Monday - Friday: Saturday: Saturday:	∏Yes Z No
• Sunday: 6am-8pm • Sunday: 24 hours • Holidays: 6am-8pm • Holidays: 24 hours	

If y	Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? yes: Provide details including sources, time of day and duration:	☐ Yes Ø No
ii.	Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Describe:	☐ Yes ☑ No
If i.	Will the proposed action have outdoor lighting? yes: Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Downward facing metal halide light fixtures on buildings and throughout the site	✓ Yes ☐ No
ii.	Will proposed action remove existing natural barriers that could act as a light barrier or screen? Describe:	
0.	Does the proposed action have the potential to produce odors for more than one hour per day? If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:	☐ Yes ☑ No
If i ii	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: Product(s) to be stored Volume(s) per unit time (e.g., month, year) Generally describe proposed storage facilities:	□Yes ☑No
•	Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes: i. Describe proposed treatment(s):	☐ Yes ØNo
r.	ii. Will the proposed action use Integrated Pest Management Practices? Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? f Yes:	☐ Yes ☐No ✓ Yes ☐No
ļ	 i. Describe any solid waste(s) to be generated during construction or operation of the facility: Construction:	e: sused for another
i	Operation: Recycle bins will be provided for employees to recycle. ii. Proposed disposal methods/facilities for solid waste generated on-site: Construction: Construction and recycling dumpsters will be provided on site to remove solid waste generated during.	construction.
	Operation:	

s. Does the proposed action include construction or modificati	ion of a solid waste man	agement facility?	T Aes N No
7.CY7			landfill or
i. Type of management or handling of waste proposed for the	he site (e.g., recycling o	r transfer station, compositing,	initiatini, oz
other disposal activities): ii. Anticipated rate of disposal/processing:			
ii. Anticipated rate of disposary processing: Tons/month, if transfer or other non-comb	nuction/thermal treatmer	nt. or	ļ
Tons/hour, if transfer of other non-come Tons/hour, if combustion or thermal treatr	ment	10, 01	
11 7C1 . 1C11 auticinated site life:	vears		
t. Will proposed action at the site involve the commercial gen		andignoral of hazardous	☐Yes ☑No
t. Will proposed action at the site involve the commercial gen waste?	eration, treatment, stora	ige, of disposal of hazardous	
If Yes:i. Name(s) of all hazardous wastes or constituents to be gen	erated handled or mana	iged at facility:	
i. Name(s) of all nazardous wastes of constituents to be gen	crated, namerous or zame		
ii. Generally describe processes or activities involving hazar	rdous wastes or constitu	ents:	
iii. Specify amount to be handled or generatedtons/r	month		
iv. Describe any proposals for on-site minimization, recyclin	ng or reuse of hazardous	s constituents:	
N. C.	Ede berendana vyrasta for	sility?	Yes No
v. Will any hazardous wastes be disposed at an existing off If Yes: provide name and location of facility:	isite nazaruous wasie iai	omey:	-
If No: describe proposed management of any hazardous was	tes which will not be ser	nt to a hazardous waste facility	•
II IVO. describe proposed management of any			
E. Site and Setting of Proposed Action			
N. A. wainst site			
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 pro	oject site.	ral (non-farm)	
Urban ☐ Industrial ☑ Commercial ☐ Resident ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (sp	usi (suomosu) 🗀 Ka	Tai (iioii-iaiii)	
Forest Agriculture Aquatic Otter (s)	pecity),		
ii. If mix of uses, generally describe:			
b. Land uses and covertypes on the project site.			Change
Land use or	Current	Acreage After Project Completion	(Acres ÷/-)
Covertype	Acreage	Project Completion	(Notes -7-)
Roads, buildings, and other paved or impervious	+/- 2.6	+/- 2.3	- 0,3
surfaces	.,		
• Forested			
Meadows, grasslands or brushlands (non- agricultural, including abandoned agricultural)	+/- 0,5	+/- 0.9	+ 0.4
Agricultural			
(includes active orchards, field, greenhouse etc.)			
Surface water features			
(lakes, ponds, streams, rivers, etc.)			
Wetlands (freshwater or tidal)	+/- 0.2	+/- 0.1	- 0.1
Non-vegetated (bare rock, earth or fill)			
• Other			
Describe:			

Is the project site presently used by members of the community for public recreation?	□Yes No
. If Yes: explain:	Water - (***)
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,	∐Yes ⊠ No
Identify Facilities:	
Does the project site contain an existing dam?	□Yes☑No
Yes:	
Dimensions of the dam and impoundment:	
• Dam height: feet	
• Dam length: feet	
• Surface area: acres	
Volume impounded:	
Dam's existing hazard classification: Provide date and summarize results of last inspection:	
1. Provide date and summarize results of last inspection.	
las the project site ever been used as a municipal, commercial or industrial solid waste management facility,	☐Yes ☑ No
or does the project site adjoin property which is now, or was at one time, used as a solid waste management fac	cility?
Yes:	□Yes□ No
Has the facility been formally closed?	☐ I CS☐ INO
If yes, cite sources/documentation:	
• If yes, cite sources/documentation: i. Describe the location of the project site relative to the boundaries of the solid waste management facility:	
If yes, cite sources/documentation:	
If yes, cite sources/documentation: Describe the location of the project site relative to the boundaries of the solid waste management facility:	
If yes, cite sources/documentation: Describe the location of the project site relative to the boundaries of the solid waste management facility: Describe any development constraints due to the prior solid waste activities: Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin	□Yes☑No
If yes, cite sources/documentation: Describe the location of the project site relative to the boundaries of the solid waste management facility: Describe any development constraints due to the prior solid waste activities: Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin	□Yes☑No
If yes, cite sources/documentation: Describe the location of the project site relative to the boundaries of the solid waste management facility: Describe any development constraints due to the prior solid waste activities: 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:	□Yes☑No
If yes, cite sources/documentation: Describe the location of the project site relative to the boundaries of the solid waste management facility: Describe any development constraints due to the prior solid waste activities: 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:	□Yes☑No
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• If yes, cite sources/documentation: Describe the location of the project site relative to the boundaries of the solid waste management facility: Describe any development constraints due to the prior solid waste activities: 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: Describe waste(s) handled and waste management activities, including approximate time when activities occur. Potential contamination history. Has there been a reported spill at the proposed project site, or have any	□Yes ☑ No rred:
• If yes, cite sources/documentation: Describe the location of the project site relative to the boundaries of the solid waste management facility: Describe any development constraints due to the prior solid waste activities: 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: Describe waste(s) handled and waste management activities, including approximate time when activities occur. 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:	□Yes☑No med: □Yes☑ No
Describe the location of the project site relative to the boundaries of the solid waste management facility: Describe any development constraints due to the prior solid waste activities: 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: Describe waste(s) handled and waste management activities, including approximate time when activities occur. 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:	□Yes☑No rred:
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• If yes, cite sources/documentation: Describe the location of the project site relative to the boundaries of the solid waste management facility: Describe any development constraints due to the prior solid waste activities: 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: Describe waste(s) handled and waste management activities, including approximate time when activities occurrently 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: Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes - Spills Incidents database Provide DEC ID number(s):	□Yes☑No rred: □Yes☑No □Yes☑No
 If yes, cite sources/documentation: Describe the location of the project site relative to the boundaries of the solid waste management facility: Describe any development constraints due to the prior solid waste activities: 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: Describe waste(s) handled and waste management activities, including approximate time when activities occurrenced actions been conducted at or adjacent to the proposed site? Yes: Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:	□Yes☑No rred: □Yes☑No □Yes☑No
• If yes, cite sources/documentation: Describe the location of the project site relative to the boundaries of the solid waste management facility: Describe any development constraints due to the prior solid waste activities: 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: Describe waste(s) handled and waste management activities, including approximate time when activities occu 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: Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes - Spills Incidents database Provide DEC ID number(s): Provide DEC ID number(s): Provide DEC ID number(s):	□Yes☑No rred: □Yes☑No □Yes□No
If yes, cite sources/documentation: Describe the location of the project site relative to the boundaries of the solid waste management facility: Describe any development constraints due to the prior solid waste activities: 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: Describe waste(s) handled and waste management activities, including approximate time when activities occur. 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: Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes - Spills Incidents database	□Yes☑No rred: □Yes☑No □Yes□No
• If yes, cite sources/documentation: i. Describe the location of the project site relative to the boundaries of the solid waste management facility: ii. Describe any development constraints due to the prior solid waste activities: 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: Describe waste(s) handled and waste management activities, including approximate time when activities occurrently 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: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes - Spills Incidents database Provide DEC ID number(s): Yes - Environmental Site Remediation database Provide DEC ID number(s): Neither database If site has been subject of RCRA corrective activities, describe control measures:	□Yes☑No rred: □Yes☑No □Yes□No
• If yes, cite sources/documentation: i. Describe the location of the project site relative to the boundaries of the solid waste management facility: ii. Describe any development constraints due to the prior solid waste activities: 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: Describe waste(s) handled and waste management activities, including approximate time when activities occu 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: Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes - Spills Incidents database Provide DEC ID number(s): Yes - Environmental Site Remediation database Provide DEC ID number(s): Neither database If site has been subject of RCRA corrective activities, describe control measures: ii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?	□Yes No rred: □Yes No □Yes No
• If yes, cite sources/documentation: i. Describe the location of the project site relative to the boundaries of the solid waste management facility: ii. Describe any development constraints due to the prior solid waste activities: 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: Describe waste(s) handled and waste management activities, including approximate time when activities occu 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: Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes - Spills Incidents database Provide DEC ID number(s): Yes - Environmental Site Remediation database Provide DEC ID number(s): Neither database If site has been subject of RCRA corrective activities, describe control measures:	□Yes No rred: □Yes No □Yes No

	l limiting property uses?	□Yes□No
If yes, DEC site ID number:	g., deed restriction or easement):	
 Describe the type of institutional control (e,g Describe any use limitations: 	g., deed restriction or easement):	
Describe any engineering controls:		
 Will the project affect the institutional or eng 	gineering 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		
b. Are there bedrock outcroppings on the project site?		☐ Yes ✓ No
If Yes, what proportion of the site is comprised of bed		
c. Predominant soil type(s) present on project site:	CA - Canandaigua Silt Loam 2.7	
	ErB - Eric Gravelly Silt Loam 40.2 MdB - Mardin Gravelly Silt Loam 57.1	•
d. What is the average depth to the water table on the	<u> </u>	
·		
e. Drainage status of project site soils: Well Draine	d: % of site Well Drained: 60 % of site	
Poorly Drain		
f. Approximate proportion of proposed action site with	h slopes: 🗾 0-10%: 100 % of site	
	10-15%: % of site	
	15% or greater:% of site	
g. Are there any unique geologic features on the project If Yes, describe:		☐ Yes ✓ No
II 1 Co, describe,		
h. Surface water features. i. Does any portion of the project site contain wetland		∠ Yes No
h. Surface water features. i. Does any portion of the project site contain wetland ponds or lakes)?	ds or other waterbodies (including streams, rivers,	
h. Surface water features. i. Does any portion of the project site contain wetland ponds or lakes)? ii. Do any wetlands or other waterbodies adjoin the project site contain wetlands.	ds or other waterbodies (including streams, rivers,	☑Yes□No ☑Yes□No
h. Surface water features. i. Does any portion of the project site contain wetland ponds or lakes)? ii. Do any wetlands or other waterbodies adjoin the project site contain wetlands.	ds or other waterbodies (including streams, rivers, roject site?	∠ Yes∏No
h. Surface water features. i. Does any portion of the project site contain wetland ponds or lakes)? ii. Do any wetlands or other waterbodies adjoin the parties of the either i or ii, continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or a state or local agency?	ds or other waterbodies (including streams, rivers, roject site? adjoining the project site regulated by any federal,	
h. Surface water features. i. Does any portion of the project site contain wetland ponds or lakes)? ii. Do any wetlands or other waterbodies adjoin the proof of the project site contain wetlands or other waterbodies adjoin the properties. 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 a state or local agency? iv. For each identified regulated wetland and waterbodies.	ds or other waterbodies (including streams, rivers, roject site? adjoining the project site regulated by any federal, dy on the project site, provide the following information:	☑Yes□No
h. Surface water features. i. Does any portion of the project site contain wetland ponds or lakes)? ii. Do any wetlands or other waterbodies adjoin the project site contain wetlands or other waterbodies adjoin the project site of any wetlands or other waterbodies within or a state or local agency? iv. For each identified regulated wetland and waterbook Streams: Name	ds or other waterbodies (including streams, rivers, roject site? adjoining the project site regulated by any federal, dy on the project site, provide the following information: Classification	☑Yes□No ☑Yes□No
h. Surface water features. i. Does any portion of the project site contain wetland ponds or lakes)? ii. Do any wetlands or other waterbodies adjoin the project site contain wetlands or lakes)? iii. Do any wetlands or other waterbodies adjoin the project site contains adjoin the project state of it. Are any of the wetlands or waterbodies within or a state or local agency? iv. For each identified regulated wetland and waterbook streams: Streams: Name Lakes or Ponds: Name Wetlands: Name Federal Waters (unnertailly streams)	ds or other waterbodies (including streams, rivers, roject site? adjoining the project site regulated by any federal, dy on the project site, provide the following information: Classification	☑Yes□No ☑Yes□No
h. Surface water features. i. Does any portion of the project site contain wetland ponds or lakes)? ii. Do any wetlands or other waterbodies adjoin the profession of the entire i or ii, continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or a state or local agency? iv. For each identified regulated wetland and waterbook Streams: Name Lakes or Ponds: Wetlands: Name Federal Waters (unname wetland No. (if regulated by DEC)	ds or other waterbodies (including streams, rivers, roject site? adjoining the project site regulated by any federal, dy on the project site, provide the following information: Classification Classification Approximate Size +/-	Yes No Yes No 0.2 (easement area)
h. Surface water features. i. Does any portion of the project site contain wetland ponds or lakes)? ii. Do any wetlands or other waterbodies adjoin the profession of the project site contain wetlands or lakes)? iii. Do any wetlands or other waterbodies adjoin the profession of the project state of local agency? iv. For each identified regulated wetland and waterbook streams: Name Lakes or Ponds: Wetlands: Name Wetlands: Name Wetland No. (if regulated by DEC) v. Are any of the above water bodies listed in the most	ds or other waterbodies (including streams, rivers, roject site? adjoining the project site regulated by any federal, dy on the project site, provide the following information: Classification Classification Approximate Size +/-	☑Yes□No ☑Yes□No
h. Surface water features. i. Does any portion of the project site contain wetland ponds or lakes)? ii. Do any wetlands or other waterbodies adjoin the professor of the enter i or ii, continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or a state or local agency? iv. For each identified regulated wetland and waterbook Streams: Name Lakes or Ponds: Wetlands: Name Wetlands: Wetland No. (if regulated by DEC) v. Are any of the above water bodies listed in the mos waterbodies?	ds or other waterbodies (including streams, rivers, roject site? adjoining the project site regulated by any federal, dy on the project site, provide the following information: Classification Classification Approximate Size +/-	Yes No O.2 (easament area)
h. Surface water features. i. Does any portion of the project site contain wetland ponds or lakes)? ii. Do any wetlands or other waterbodies adjoin the professor of the enter i or ii, continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or a state or local agency? iv. For each identified regulated wetland and waterbook Streams: Name Lakes or Ponds: Name Wetlands: Name Federal Waters (unnessed wetland No. (if regulated by DEC) v. Are any of the above water bodies listed in the most waterbodies?	ds or other waterbodies (including streams, rivers, roject site? adjoining the project site regulated by any federal, dy on the project site, provide the following information: Classification Classification Approximate Size +/-	Yes No O.2 (easament area)
h. Surface water features. i. Does any portion of the project site contain wetland ponds or lakes)? ii. Do any wetlands or other waterbodies adjoin the professor of the enter i or ii, continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or a state or local agency? iv. For each identified regulated wetland and waterbook Streams: Name Lakes or Ponds: Wetlands: Name Wetlands: Wetland No. (if regulated by DEC) v. Are any of the above water bodies listed in the mos waterbodies?	ds or other waterbodies (including streams, rivers, roject site? adjoining the project site regulated by any federal, dy on the project site, provide the following information: Classification Classification Approximate Size +/-	Yes No O.2 (easament area)
h. Surface water features. i. Does any portion of the project site contain wetland ponds or lakes)? ii. Do any wetlands or other waterbodies adjoin the profession of the project site contain wetlands or lakes. iii. Are any of the wetlands or waterbodies within or a state or local agency? iv. For each identified regulated wetland and waterbodies. Streams: Name Lakes or Ponds: Name Wetlands: Name Wetlands: Name Wetland No. (if regulated by DEC) v. Are any of the above water bodies listed in the most waterbodies? If yes, name of impaired water body/bodies and basis.	ds or other waterbodies (including streams, rivers, roject site? adjoining the project site regulated by any federal, dy on the project site, provide the following information: Classification Classification Approximate Size +/-	Yes No Yes No 0.2 (easament area)
h. Surface water features. i. Does any portion of the project site contain wetland ponds or lakes)? ii. Do any wetlands or other waterbodies adjoin the prosect of the project site contain wetlands or lakes adjoin the prosect of the project site of the project site of local agency? iv. For each identified regulated wetland and waterbodies of lakes or Ponds: Streams: Name Lakes or Ponds: Wetlands: Name Wetland No. (if regulated by DEC) v. Are any of the above water bodies listed in the most waterbodies? If yes, name of impaired water body/bodies and basis in later the project site in a designated Floodway?	ds or other waterbodies (including streams, rivers, roject site? adjoining the project site regulated by any federal, dy on the project site, provide the following information: Classification Classification Approximate Size +/-	Yes No O.2 (easament area) Yes No
h. Surface water features. i. Does any portion of the project site contain wetland ponds or lakes)? ii. Do any wetlands or other waterbodies adjoin the pulif Yes to either i or ii, continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or a state or local agency? iv. For each identified regulated wetland and waterbodies. Streams: Name Lakes or Ponds: Wetlands: Name Wetlands: Name Wetland No. (if regulated by DEC) v. Are any of the above water bodies listed in the most waterbodies? If yes, name of impaired water body/bodies and basis in the project site in the 100 year Floodplain? k. Is the project site in the 500 year Floodplain? l. Is the project site located over, or immediately adjoin	ds or other waterbodies (including streams, rivers, roject site? adjoining the project site regulated by any federal, dy on the project site, provide the following information: Classification Classification Approximate Size +/- st recent compilation of NYS water quality-impaired for listing as impaired:	Yes No Yes No O.2 (easement area) Yes No Yes No
h. Surface water features. i. Does any portion of the project site contain wetland ponds or lakes)? ii. Do any wetlands or other waterbodies adjoin the pulif Yes to either i or ii, continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or a state or local agency? iv. For each identified regulated wetland and waterbodies. Name Lakes or Ponds: Name Lakes or Ponds: Name Wetlands: Name Federal Waters (unnessed waterbodies). v. Are any of the above water bodies listed in the most waterbodies? If yes, name of impaired water body/bodies and basis in the project site in a designated Floodway? j. Is the project site in the 100 year Floodplain? k. Is the project site in the 500 year Floodplain?	ds or other waterbodies (including streams, rivers, roject site? adjoining the project site regulated by any federal, dy on the project site, provide the following information: Classification Classification Approximate Size +/- st recent compilation of NYS water quality-impaired for listing as impaired: ming, a primary, principal or sole source aquifer?	Yes No Yes No O.2 (easement area) Yes No Yes No Yes No

m. Identify the predominant wildlife species that occupy or use the	project site:	
		[7] xz 17b t
 n. Does the project site contain a designated significant natural com If Yes: i. Describe the habitat/community (composition, function, and bases) 	·	□Yes ØNo
ii. Source(s) of description or evaluation: iii. Extent of community/habitat:		
Currently:	acres	
Following completion of project as proposed:	······································	
• Gain or loss (indicate + or -):	acres	
o. Does project site contain any species of plant or animal that is lis endangered or threatened, or does it contain any areas identified a lote: The site was evaluated for Indiana Bat and Bog turtles habitat with no si	is habitat for an endangered or threatened spec	ies?
p. Does the project site contain any species of plant or animal that special concern?	is listed by NYS as rare, or as a species of	∐Yes☑No
q. Is the project site or adjoining area currently used for hunting, tra If yes, give a brief description of how the proposed action may affe	apping, fishing or shell fishing?	∐Yes⊉No
, , , , , , , , , , , , , , , , , , , ,		
E.3. Designated Public Resources On or Near Project Site		
a. Is the project site, or any portion of it, located in a designated agr Agriculture and Markets Law, Article 25-AA, Section 303 and 3 If Yes, provide county plus district name/number:	304?	□Yes ☑ No
 b. Are agricultural lands consisting of highly productive soils prese i. If Yes: acreage(s) on project site? ii. Source(s) of soil rating(s): 		_Yes ∀ No
c. Does the project site contain all or part of, or is it substantially of Natural Landmark? If Yes:	ontiguous to, a registered National	∐Yes ☑No
 i. Nature of the natural landmark: Biological Communi ii. Provide brief description of landmark, including values behind 	ty Geological Feature I designation and approximate size/extent:	
 d. Is the project site located in or does it adjoin a state listed Critical If Yes: i. CEA name: 		□Yes₽No
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? If Yes: i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District ii. Name: iii. Brief description of attributes on which listing is based:	□ Yes ⊉ No
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	∐Yes Z No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): ii. Basis for identification:	□Yes☑No
h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or etc.): iii. Distance between project and resource: miles.	□Yes No
 ii. 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? If Yes: i. Identify the name of the river and its designation: 	∐Yes ⊉ No
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 in measures which you propose to avoid or minimize them.	npacts plus any
G. Verification I certify that the information provided is true to the best of my knowledge. Applicant/Sponsof Name Rhinebeck Realty, LLC (Michael Manes) Date 1/23/15 Signature 1 Title DIREMOR OF REAL E	STATE

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

	Agency Use Only [If applicable]
Project :	
Date:	

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

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

Tips for completing Part 2:

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

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

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibaccess to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) If "Yes", answer questions a - c. If "No", move on to Section 3.	it □NO		YES
2) Les , answer questions a ci-2) The j more consideration	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached:	E2g		
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature:	E3c		
c. Other impacts:			
3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) If "Yes", answer questions a - l. If "No", move on to Section 4.	□nc	· 🗀	YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h		
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b		
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a		
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h		
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h		
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c		
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d		
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e		
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h		
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h		
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d		

1. Other impacts:			
4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquife (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) If "Yes", answer questions a - h. If "No", move on to Section 5.	no r.	<u></u>	YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c		
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source:	D2c		
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c		
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l		
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h		
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l		
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c		
h. Other impacts:			
5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) If "Yes", answer questions a - g. If "No", move on to Section 6.	□NC		YES
I) Tes , unaver questions in g. y ,	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i		
b. The proposed action may result in development within a 100 year floodplain.	E2j		
c. The proposed action may result in development within a 500 year floodplain.	E2k		
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e		
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k		
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e		

g. Other impacts:				
6. Impacts on Air The proposed action may include a state regulate (See Part 1. D.2.f., D,2,h, D.2.g)		□мо		YES
If "Yes", answer questions a - f. If "No", move	on to Section 7.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emisalso emit one or more greenhouse gases at or above the i. More than 1000 tons/year of carbon dioxide (CO ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of iv. More than .045 tons/year of sulfur hexafluoride (v. More than 1000 tons/year of carbon dioxide equiphydrochloroflourocarbons (HFCs) emissions	e following levels: 2) f perfluorocarbons (PFCs) SF ₆)	D2g D2g D2g D2g D2g		
vi. 43 tons/year or more of methane		D2h		
b. The proposed action may generate 10 tons/year or monoparate and hazardous air pollutant, or 25 tons/year or more of any	re of any one designated combination of such hazardous	D2g		
air pollutants. c. The proposed action may require a state air registratio rate of total contaminants that may exceed 5 lbs. per h source capable of producing more than 10 million BT	our, or may include a near	D2f, D2g		
d. The proposed action may reach 50% of any of the three above.		D2g		
e. The proposed action may result in the combustion or ton of refuse per hour.	hermal treatment of more than 1	D2s		
f. Other impacts:				
			<u> </u>	
7. Impact on Plants and Animals The proposed action may result in a loss of flo	ora or fauna. (See Part 1. E.2. r	nq.)	□NO	YES
If "Yes", answer questions a - j. If "No", move on to Section 8.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur	
a. The proposed action may cause reduction in populati threatened or endangered species, as listed by New Y government, that use the site, or are found on, over, or	ork State or the Federal	E2o		
b. The proposed action may result in a reduction or deg any rare, threatened or endangered species, as listed government.	radation of any habitat used by	E2o		
c. The proposed action may cause reduction in populati species of special concern or conservation need, as I Federal government, that use the site, or are found o	sted by frew 1 of k State of the	E2p		
d. The proposed action may result in a reduction or deg any species of special concern and conservation need the Federal government.	radation of any habitat used by	E2p		

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c		
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source:	E2n		
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m		
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source:	E1b		0
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q		
j. Other impacts:			
		L	L .
8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. a If "Yes", answer questions a - h. If "No", move on to Section 9.	nd b.)	□NO	□YES
	Relevant	No, or	Moderate
	Part I Question(s)	small impact may occur	to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	Part I	small impact	to large impact may
	Part I Question(s)	small impact may occur	to large impact may occur
NYS Land Classification System. b. The proposed action may sever, cross or otherwise limit access to agricultural land	Part I Question(s)	small impact may occur	to large impact may occur
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc). c. The proposed action may result in the excavation or compaction of the soil profile of	Part I Question(s) E2c, E3b E1a, Elb	small impact may occur	to large impact may occur
 b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc). c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land. d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 	Part I Question(s) E2c, E3b E1a, Elb E3b	small impact may occur	to large impact may occur
 b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc). c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land. d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District. e. The proposed action may disrupt or prevent installation of an agricultural land 	Part I Question(s) E2c, E3b E1a, Elb E3b E1b, E3a	small impact may occur	to large impact may occur
 b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc). c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land. d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District. e. The proposed action may disrupt or prevent installation of an agricultural land management system. f. The proposed action may result, directly or indirectly, in increased development 	Part I Question(s) E2c, E3b E1a, E1b E3b E1b, E3a E1 a, E1b C2c, C3,	small impact may occur	to large impact may occur
 b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc). c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land. d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District. e. The proposed action may disrupt or prevent installation of an agricultural land management system. f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland. g. The proposed project is not consistent with the adopted municipal Farmland 	Part I Question(s) E2c, E3b E1a, Elb E3b E1b, E3a El a, E1b C2c, C3, D2c, D2d	small impact may occur	to large impact may occur

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) If "Yes", answer questions a - g. If "No", go to Section 10.	□No	0 []YES
ij Tes , unswer questions a - g. ij No , go to section To.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h		
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b		
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h		
d. The situation or activity in which viewers are engaged while viewing the proposed action is:i. Routine travel by residents, including travel to and from workii. Recreational or tourism based activities	E3h E2q, E1c		
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h		
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g		
g. Other impacts:			
10. Impact on Historic and Archeological Resources			
The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) If "Yes", answer questions a - e. If "No", go to Section 11.	N(O []YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e		
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f		
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source:	E3g		

d. Other impacts:			
e. If any of the above (a-d) are answered "Yes", continue with the following questions to help support conclusions in Part 3:			
 The proposed action may result in the destruction or alteration of all or part of the site or property. 	E3e, E3g, E3f		
 The proposed action may result in the alteration of the property's setting or integrity. 	E3e, E3f, E3g, E1a, E1b		
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3		
11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.	□ NO	o [YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p		
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q		
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q		
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c		
e. Other impacts:			
12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.	□ NO) [YES
17 Test, unisher questions at 21 Ite 1 ge to section Te.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d		
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d		
c. Other impacts:			

3. Impact on Transportation The proposed action may result in a change to existing transportation systems. (See Part 1. D.2.j)	NO		ES
If "Yes", answer questions a - g. If "No", go to Section 14.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
Projected traffic increase may exceed capacity of existing road network.	D2j		
. The proposed action may result in the construction of paved parking area for 500 or	D2j		
more vehicles.	D2j		
. The proposed action will degrade existing transit access.	D2j		
. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j		
. The proposed action may alter the present pattern of movement of people or goods.	D2j		
Other impacts:			<u> </u>
14. Impact on Energy The proposed action may cause an increase in the use of any form of energy. (See Part 1. D.2.k)	□ N	0 🗆	YES
If "Yes", answer questions a - e. If "No", go to Section 15.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
and to an existing substation.	D2k		
a. The proposed action will require a new, or an upgrade to an existing, substation.	D1f,		
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1q, D2k		
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k		
d. The proposed action may involve heating and/or cooling of more than 100,000 square	Dlg		
feet of building area when completed. e. Other Impacts:			
15. Impact on Noise, Odor, and Light	ohting.	IO [] Yes
The proposed action may result in an increase in noise, odors, or outdoor lige (See Part 1. D.2.m., n., and o.) If "Yes", answer questions a - f. If "No", go to Section 16.	gnting.		
1 *CUST D guaghous A - I II IVII 90 III DECITOR IVI	Relevant Part 1	No, or small) impact	Moderat to large impact m
If "Yes", answer questions a - j. 17 110 3 g	L L		
If "Yes", answer questions a - j. 17 110 3 g	Question(s	may occu	
a. The proposed action may produce sound above noise levels established by local	L L		r occur
	Question(s	may occu	

d. The proposed action may result in right shifting onto adjoining properties.	DEN		
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a		
f. Other impacts:	Assembly and the second		
16. Impact on Human Health The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. ar If "Yes", answer questions a - m. If "No", go to Section 17.	od h.)	D 🗌	YES
	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d		
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h		
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h		
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	Elg, Elh		
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	Elg, Elh		
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t		
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f		
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f		
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s		
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h		
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g		
The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r		
m. Other impacts:			
		•	

17. Consistency with Community Plans	F1		
The proposed action is not consistent with adopted land use plans.	∐NO	Y	'ES
(See Part 1. C.1, C.2. and C.3.)			
If "Yes", answer questions a - h. If "No", go to Section 18.			
	Relevant	No, or	Moderate
	Part I	small impact	to large impact may
	Question(s)	may occur	occur
	C2, C3, D1a		П
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	Ela, Elb		
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2		
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3		
d. The proposed action is inconsistent with any County plans, or other regional land use	C2, C2		
plans.			
e. The proposed action may cause a change in the density of development that is not	C3, D1c,		
supported by existing infrastructure or is distant from existing infrastructure.	D1d, D1f,		
	D1d, Elb		
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	i	
g. The proposed action may induce secondary development impacts (e.g., residential or	C2a		
commercial development not included in the proposed action)			
h. Other:			
• • • • • • • • • • • • • • • • • • • •			
		,	
18 Consistency with Community Character			
18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1, C.2, C.3, D.2, E.3)	□NO	·	/ES
The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3)	□NO	· 🗀	/ES
The proposed project is inconsistent with the existing community character.	□NO Relevant	No, or	Moderate
The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3)	Relevant Part I	No, or small	Moderate to large
The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3)	Relevant	No, or small impact	Moderate to large impact may
The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) If "Yes", answer questions a - g. If "No", proceed to Part 3.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3)	Relevant Part I Question(s) E3e, E3f, E3g	No, or small impact	Moderate to large impact may occur
The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) If "Yes", answer questions a - g. If "No", proceed to Part 3. a. The proposed action may replace or eliminate existing facilities, structures, or areas	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) If "Yes", answer questions a - g. If "No", proceed to Part 3. a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community. b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	Relevant Part I Question(s) E3e, E3f, E3g	No, or small impact may occur	Moderate to large impact may occur
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The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) If "Yes", answer questions a - g. If "No", proceed to Part 3. a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community. b. The proposed action may create a demand for additional community services (e.g. schools, police and fire) c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	Relevant Part I Question(s) E3e, E3f, E3g C4 C2, C3, D1f D1g, E1a	No, or small impact may occur	Moderate to large impact may occur
The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) If "Yes", answer questions a - g. If "No", proceed to Part 3. a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community. b. The proposed action may create a demand for additional community services (e.g. schools, police and fire) c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing. d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	Relevant Part I Question(s) E3e, E3f, E3g C4 C2, C3, D1f D1g, E1a C2, E3	No, or small impact may occur	Moderate to large impact may occur
The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) If "Yes", answer questions a - g. If "No", proceed to Part 3. a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community. b. The proposed action may create a demand for additional community services (e.g. schools, police and fire) c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing. d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources. e. The proposed action is inconsistent with the predominant architectural scale and	Relevant Part I Question(s) E3e, E3f, E3g C4 C2, C3, D1f D1g, E1a	No, or small impact may occur	Moderate to large impact may occur
The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) If "Yes", answer questions a - g. If "No", proceed to Part 3. a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community. b. The proposed action may create a demand for additional community services (e.g. schools, police and fire) c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing. d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources. e. The proposed action is inconsistent with the predominant architectural scale and character.	Relevant Part I Question(s) E3e, E3f, E3g C4 C2, C3, D1f D1g, E1a C2, E3 C2, C3	No, or small impact may occur	Moderate to large impact may occur
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	rigericy ose on	11 frethbureance	1
Project :			
Date:			

Full Environmental Assessment Form Part 3 - Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact
 occurring, number of people affected by the impact and any additional environmental consequences if the impact were to
 occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that
 no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

	Determination	on of Significance -	Type 1 and	Unlisted Actions	
SEQR Status:	Type 1	Unlisted			
Identify portions of	EAF completed for this P	Project: Part 1	Part 2	Part 3	

Upon review of the information recorded on this EAF, as noted, plus this additional support information recorded on this EAF, as noted, plus this additional support information recorded on this EAF, as noted, plus this additional support information recorded on this EAF, as noted, plus this additional support information recorded on this EAF, as noted, plus this additional support information recorded on this EAF, as noted, plus this additional support information recorded on this EAF, as noted, plus this additional support information recorded on this EAF, as noted, plus this additional support information recorded on this EAF, as noted, plus this additional support information recorded on this EAF, as noted, plus this additional support information recorded on the plus this experience of the plus this	mation
and considering both the magnitude and importance of each identified potential impact, it is the co	onclusion of the _ as lead agency that:
A. This project will result in no significant adverse impacts on the environment, and, therefore statement need not be prepared. Accordingly, this negative declaration is issued.	ore, an environmental impact
B. Although this project could have a significant adverse impact on the environment, that in substantially mitigated because of the following conditions which will be required by the lead age	npact will be avoided or ency:
There will, therefore, be no significant adverse impacts from the project as conditioned, and, there declaration is issued. A conditioned negative declaration may be used only for UNLISTED action	efore, this conditioned negative ns (see 6 NYCRR 617.d).
C. This Project may result in one or more significant adverse impacts on the environment, a statement must be prepared to further assess the impact(s) and possible mitigation and to explore impacts. Accordingly, this positive declaration is issued.	and an environmental impact alternatives to avoid or reduce those
Name of Action:	
Name of Lead Agency:	
Name of Responsible Officer in Lead Agency:	
Title of Responsible Officer:	<u> </u>
Signature of Responsible Officer in Lead Agency:	Date:
Signature of Preparer (if different from Responsible Officer)	Date:
For Further Information:	
Contact Person:	
Address:	
Telephone Number:	
E-mail:	
For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:	
Chief Executive Officer of the political subdivision in which the action will be principally locate Other involved agencies (if any)	d (e.g., Town / City / Village of)
Applicant (if any) Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html	

SITE DEVELOPMENT PLANS

RHINEBECK REALTY, LLC

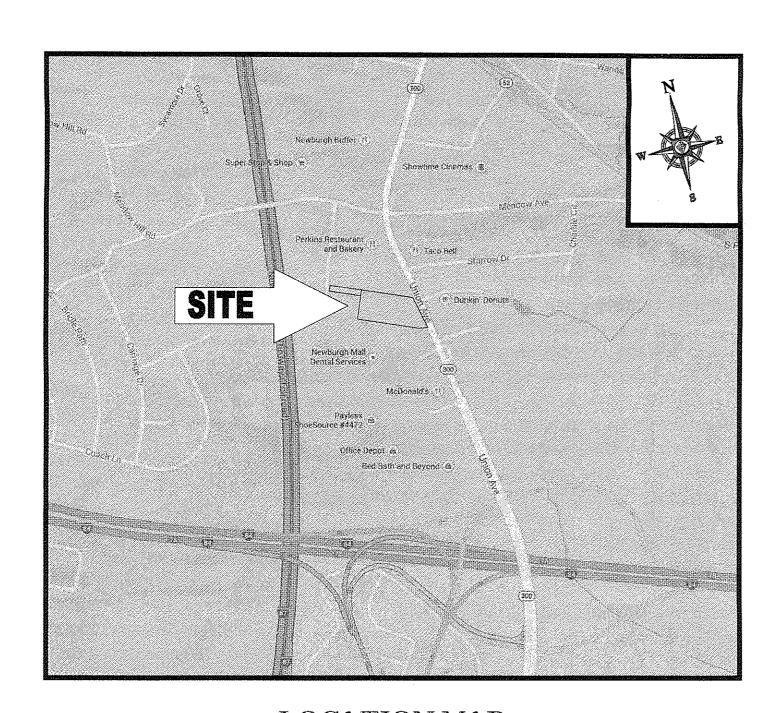
PROPOSED

REDEVELOPMENT PROJECT

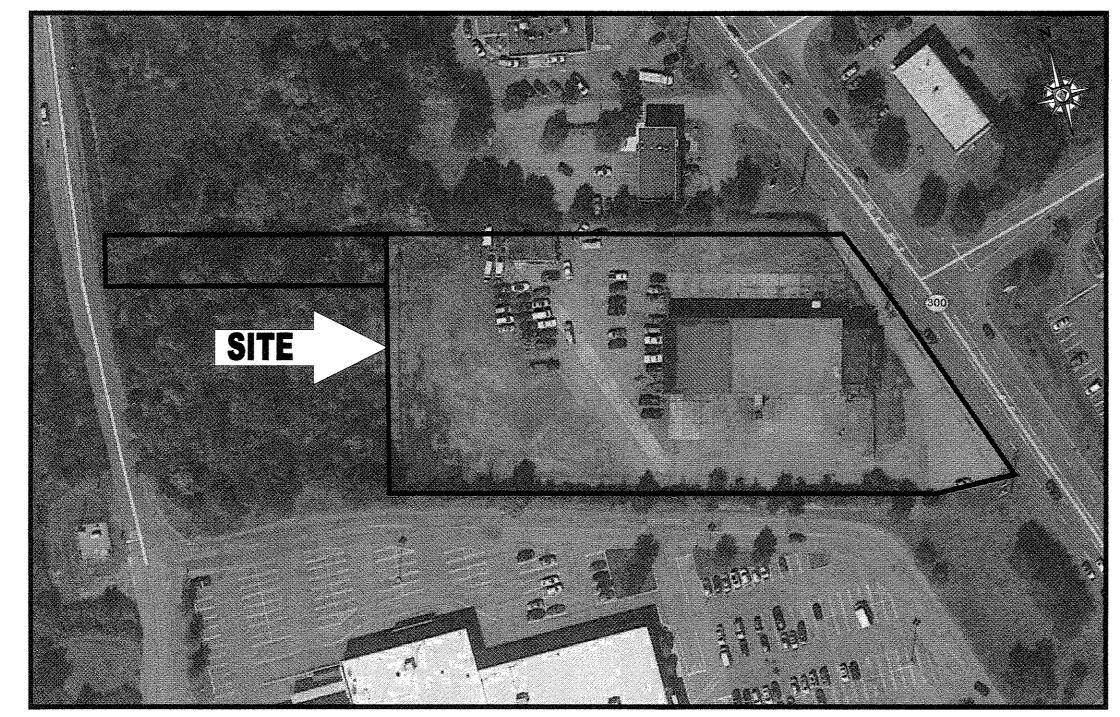
LOCATION OF SITE:

1413 UNION AVE, TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK

MAP 60, BLOCK 3, LOT 40.2



LOCATION MAP



AREA PLAN N.T.S.

SHEET TITLE	SHEET NUMBER
COVER SHEET	1 OF 8
GENERAL NOTES SHEET	2 OF 8
DEMOLITION PLAN	3 OF 8
SITE PLAN	4 OF 8
GRADING & DRAINAGE PLAN	5 OF 8
UTILITY PLAN	6 OF 8
CONSTRUCTION DETAIL SHEET	7 OF 8
CONSTRUCTION DETAIL SHEET	8 OF 8
ALTA / ACSM SURVEY (BY OTHERS)	1 OF 1

SHEET INDEX

OWNER INFO:

APPLICANT INFO:

JR & Ray LLC

5020 RTE 9W

NEWBURGH, NY 12550

358 SAW MILL ROAD

RHINEBECK REALTY, LLC

MILLWOOD, NY 10546



PRELIMINARY DEVELOPMENT PLANS RHINEBECK REALTY, LLC LOCATION OF SITE 1413 UNION AVENUE TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK COMPUTER DRIVE WEST, SUITE 203 ALBANY, NY 12205 Phone: (518) 438-9900 Fax: (518) 438-0900 www.BohlerEngineering.com R.W. OSTERHOUDT PROFESSIONAL ENGINEER NEW YORK LICENSE No. 076930

01/27/2015 AS NOTED B140197SS02

COVER SHEET

PREPARED BY

THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

"ALTA/ACSM LAND TITLE SURVEY OF THE LANDS TO BE CONVEYED TO MAVIS TIRE SUPPLY, LLC", PREPARED BY AUSFELD & WALDRUFF LAND SURVEYORS LLP, DATED JUNE 20, 2014, REVISED THROUGH AUGUST 2, 2014.

"ACOE SITE PLAN", PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, DATED JULY 26, 2012, NO REVISIONS LISTED.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS

ALL ACCESSIBLE (A/K/A ADA) PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT (ADA) CODE (42 U.S.C. § 12101 et seq. AND 42 U.S.C. § 4151 et seq.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. 4. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A 5. THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS

ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.

THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND 7 RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER

THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH 9.

CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE 10. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.

DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.

THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS 11.

THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK 12. AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT

THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION 13. CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS RULES, REGULATIONS, STATUTORY 14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME, CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEAN, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. 16. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME

8. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS. OFFICERS. DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION, IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES. 19. AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE 20. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL CONTRACTOR MUST IMMEDIATELY ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.

D. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES. COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR 25. PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL 26. HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE IN NOTE 19 FOR JOB SITE SAFETY.

I. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH PARAGRAPH 19 HEREIN, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.

CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.

ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.

24. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY 29. INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.

. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR 30. DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.

ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.

. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.

S. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND 32. LOCATION OF PROPOSED UTILITY POLE RELOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPANY. RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND

HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.). CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES. INCLUDING THOSE OF SUBCONTRACTORS. ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM

AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE LINDERSIGNED PROFESSIONAL KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

GENERAL GRADING & UTILITY PLAN NOTES

LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES. DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR

THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.

IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND

THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.

CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE SITE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME

WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.

ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS

PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.

ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.

THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.

PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION, STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.

APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE

WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2X4, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERTIGUES PRIOR TO COMMENCING ANY CONSTRUCTION

CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS OR EXISTING TOPOGRAPHY LIMIT GRADES), TO PREVENT PONDING. CONTRACTOR MUST IMMEDIATELY IDENTIFY, IN WRITING TO THE ENGINEER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST, IF CONTRACTOR PROCEEDS WITH CONSTRUCTION V NOTIFICATION, MUST BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES. ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM SAME

ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY 18. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF .075% GUTTER GRADE ALONG CURB FACE. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME.

REFER TO THIS SHEET FOR ADDITIONAL NOTES

NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.

CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK ANY WORK.

WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE WALL. WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS.

ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT 23. STORM DRAINAGE PIPE: UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M294 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT TIGHT JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.

). NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, 24. SANITARY SEWER PIPE MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE INDICATED OTHERWISE. SANITARY LATERAL MUST BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS INDICATED, IN

STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE

STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR IS RESPONSIBLE TO AND FOR VERIFYING LOCATIONS OF SAME BASED ON FINAL ARCHITECTURAL PLANS.

SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF STEEL, REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL.

SEWERS CONVEYING SANITARY FLOW COMBINED SANITARY AND STORMWATER FLOW OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER SAME.

• WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE. THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED.

28. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT

CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME

WHERE BASEMENTS ARE TO BE PROVIDED FOR PROPOSED DWELLING UNITS, THE DEVELOPER SHALL, BY BORING OR BY TEST PIT, DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED DWELLINGS. WHERE GROUNDWATER IS ENCOUNTERED IN THE BASEMENT AREA, BASEMENTS WILL NOT BE INSTALLED UNLESS SPECIAL CONSTRUCTION METHODS ARE UTILIZED. TO BE REVIEWED AND APPROVED BY THE MUNICIPAL CONSTRUCTION CODE OFFICIAL. IF AND WHERE SUMP PUMPS ARE INSTALLED, ALL DISCHARGES MUST BE CONNECTED TO THE STORM SEWER. A CLEANOUT MUST BE PROVIDED PRIOR TO THE CONNECTION TO THE STORM DRAIN IN ORDER THAT BLOCKAGES CAN BE ADDRESSED.

FOR SINGLE AND TWO-FAMILY RESIDENTIAL PROJECTS, WHERE THE PROPOSED DWELLING AND ADJACENT SPOT ELEVATION(S) ARE SCHEMATIC FOR GENERIC BUILDING FOOTPRINT, GRADES MUST BE ADJUSTED BASED ON FINAL ARCHITECTURAL PLANS TO PROVIDE A MINIMUM OF SIX (6) INCHES BELOW TOP OF BLOCK AND /OR SIX (6) INCHES BELOW SIDING. WHICHEVER IS LOWEST, AND MUST PROVIDE POSITIVE DRAINAGE (2% MIN.) AWAY FROM DWELLING. ALL CONSTRUCTION, INCLUDING GRADING, MUST COMPLY WITH THE LATEST LOCAL AND STATE BUILDING CODE AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

GENERAL DEMOLITION NOTES

THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:

ALTA/ACSM LAND TITLE SURVEY 1413 UNION AVE NEWBURGH, NY PREPARED BY: AUSFELD & WALDRUFF LAND SURVEYORS LLP SCHENECTADY, NY JOB#:14-1242

ACOE SITE PLAN 1413 ROUTE 300 NEWBURGH, NY PREPARED BY: LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES NEW HAVEN, CT

JOB#:140059701

CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.

BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME

THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.

CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND

PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:

A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.

B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT, 72 HOURS PRIOR TO THE START OF WORK.

C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.

D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARKOUT, IN ADVANCE OF ANY EXCAVATION.

E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.

F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.

G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.

H. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" IS TO BE DONE AT NO ADDITIONAL COST TO THE OWNER.

I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK AND IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.

THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.

THE CONTRACTOR MUST PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS, CONTRACTOR'S REPAIR MUST INCLUDE THE RESTORATION OF ANY ITEMS REPAIRED TO THE PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR SHALL PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.

THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.

10. CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND MUST BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE.

11. EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL. STATE, AND LOCAL GOVERNMENTS MUST BE IN PLACE PRIOR TO CONTRACTOR STARTING AN EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS

12. CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY.

13. CONTRACTOR MUST CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.

14. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.

15. THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.

CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS

17. CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY. WHICH MUST INCLUDE, BUT NOT BE LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.

18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

19. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR MUST MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.

20. CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER/DEVELOPER UPON

ADA INSTRUCTIONS TO CONTRACTOR:

CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA AND/OR STATE ARCHITECTURAL ACCESS BOARD STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS. REVISIONS OR LIPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA AND/OR ARCHITECTURAL ACCESS BOARD CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (1/4° PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

CURB RAMPS - SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.

LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

• PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.

 DOORWAYS - MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCED INCORPORATED BY CODE.)

 WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.

 THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST. IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING

IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ABBREVIATIONS				
KEY	DESCRIPTION	KEY	DESCRIPTION	
BC	BOTTOM CURB	PROP.	PROPOSED	
TC	TOP CURB	TBR/R	TO BE REMOVED AND REPLACED	
BOC	BACK OF CURB	TBR	TO BE REMOVED	
BW	BOTTOM OF WALL GRADE	TPF	TREE PROTECTION FENCE	
TW	TOP OF WALL	BLDG.	BUILDING	
EXIST.	EXISTING	SF	SQUARE FEET	
BM.	BENCHMARK	SMH	SEWER MANHOLE	
EOP	EDGE OF PAVEMENT	DMH	DRAIN MANHOLE	
Ģ.	CENTERLINE	STM.	STORM	
FF.	FINISHED FLOOR	SAN.	SANITARY	
V.L.F.	VERIFY IN FIELD	CONC.	CONCRETE	
GC	GENERAL CONTRACTOR	ARCH.	ARCHITECTURAL	
HP.	HIGH POINT	DEP.	DEPRESSED	
LP.	LOW POINT	H'CAP.	HANDICAP	
TYP.	TYPICAL	MIN.	MINIMUM	
INT.	INTERSECTION	MAX.	MAXIMUM	
PC.	POINT OF CURVATURE	No./#	NUMBER	
PT.	POINT OF TANGENCY	W.	WIDE	
PI.	POINT OF INTERSECTION	DEC.	DECORATIVE	
PVI.	POINT OF VERTICAL INTERSECTION	ELEV.	ELEVATION	
STA.	STATION	UNG.	UNDERGROUND	
GRT	GRATE	R.O.W.	RIGHT OF WAY	
INV.	INVERT	LF	LINEAR FOOT	
DIP	DUCTILE IRON PIPE	LOD	LIMIT OF DISTURBANCE	
PVC	POLYVINYL CHLORIDE PIPE	LOW	LIMIT OF WORK	
HDPE.	HIGH DENSITY POLYETHYLENE PIPE	L.S.A.	LANDSCAPED AREA	
RCP	REINFORCED CONCRETE PIPE	±	PLUS OR MINUS	
S	SLOPE	0	DEGREE	
ME	MEET EXISTING	Ø/DIA.	DIAMETER	
		R	RADIUS	

TYPICAL

TYPICAL LEGEND				
EXISTING		PROPOSED		
	PROPERTY LINE			
	SETBACK			
	EASEMENT			
	CURB			
0	STORM MANHOLE	©		
o	SEWER MANHOLE	©		
	CATCH BASIN	l		
\times_WF#5	WETLAND FLAG			
	WETLAND LINE			
× 54.83	SPOT ELEVATION	53.52		
× 7C 54.58 G 53.78	TOP & BOTTOM OF CURB	TC=54.32 BC=53.82		
53	CONTOUR	50		
	FLOW ARROW	5%		
(=)	PAINTED ARROW	4-		
	RIDGE LINE			
	GAS LINE	G		
	TELEPHONE LINE			
	ELECTRIC LINE	EE		
	WATER LINE	W W		
	OVERHEAD WIRE	OH		
=======	STORM PIPE			
	SANITARY LINE			
<u>/id</u>	PARKING COUNT	3		
-W-	SIGN			
♦	LIGHT POLE			
	GUIDE RAIL			
ø	UTILITY POLE	ø		

REFER TO SITE PLAN FOR ZONING ANALYSIS TABLE AND LAND USE/ZONING **INFORMATION & NOTES**

PRELIMINARY DRAWN BY: 01/27/2015 SCALE: AS NOTED

REVISIONS

COMMENT

CAD I.D.: B140197SS02

DEVELOPMENT

LOCATION OF SITE 1413 UNION AVENUE TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK

5 COMPUTER DRIVE WEST, SUITE 20

ALBANY, NY 12205 Phone: (518) 438-9900 (518) 438-0900 www.BohlerEngineering.com

R.W. OSTERHOU PROFESSIONAL ENGINEER NEW YORK LICENSE No. 076930

GENERAI

SHEET NUMBER: OF 8

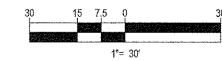
ACCESSWAY: 50.34' BY 521.47' BY 50' BY 527.27' NORESS / EGRESS BOOK 2138, PAGE 732 Lands Now or Formerly of ROGER PETERKIN Lands Now or Formerly of ROGER PETERKIN Book 1877 Page 935 Section 60.00 Block 3 Lot 39 EX. CHAIN LINK FENCE TBR (TYP) -EXISTING BUILDING TO BE REMOVED. CONTRACTOR -TO REMOVE ANY BUILDING FOUNDATION REMAINS OR ASSOCIATED IMPROVEMENTS/DELETERIOUS MATERIALS AND/OR DEBRIS THAT IMPEDE THE EX. ASPHALT -WORK SHOWN ON THESE PLANS TBR (TYP) EX. CHAIN LINK FENCE TBR (TYP) --EX. WATER SERVICE TO BE REMOVED / ABANDONED IN ACCORDANCE WITH DOH, DOT, AND TOWN REQUIREMENTS. AREA: 3.04 ACRES EX. CURB EX. UTILITY POLES TO REMAIN ---- EX. EDGE OF PVMT TO BE EX. ASPHALT – TBR (TYP) REMOVED (TYP) CONCRETE / EX. GAS SERVICE TO BE REMOVED. GC — TO COORDINATE WITH UTILITY HYD-NHOA TBR (TYP)/ TBR (TYP) PROVIDER PRIOR TO CONSTRUCTION. GC TO SET NEW BENCHMARK EX. CURB TBR WETLAND BOUNDARY (PER. "ACOE SITE PLAN" BY OTHERS) FFF-371.82 FFF-371.83 FFF-371.83 OVERHEAD UTILITY TO BE
REMOVED. GC TO COORDINATE
WITH UTILITY PROVIDER PRIOR TO FFF-368.39 EX. GUIDERAIL TBR ---**EXISTING 1 STORY** BUILDING TO BE ds Now or Formerly of NEWBURGH CAPITAL GROUP, LLC

Book 11408 Page 1715

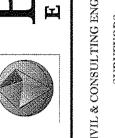
Section 60.00 Block 3 Lot 41.21 CONCRETE / REMOVED CONSTRUCTION (TYP) ∠ EX. ¬ CONTRACTOR TO REMOVE ANY BUILDING FOUNDATION CONCRETE / REMAINS OR ASSOCIATED IMPROVEMENTS/DELETERIOUS
MATERIALS AND/OR DEBRIS THAT IMPEDE THE WORK > SAN MANHOLE TBR TBR (TYP)/ SHOWN ON THESE PLANS FFF=371.84 FFF=371.85 FFF=371.83 FFF=363.79 EX. ASPHALT -TBR (TYP) EX. SAN, SERVICE TO BE EX. WALL -TBR (TYP) REMOVED AND ABANDONED EX, STAIRS TO BE REMOVED IN ACCORDANCE WITH DOH AND TOWN REQUIREMENTS. EX. CONCRETE / TBR (TYP) EX. FLAG POLE TBR EX. MONITORING WELL TBR. GC
TO RELOCATE IF MONITORING IS
REQUIRED TO CONTINUE. EX. ACCESS TO BE MODIFIED EX. ASPHALT -TBR (TYP) EX. CHAIN LINK FENCE TBR (TYP) -EX. ASPHALT -7 TBR (TYP) / - EX. CHAIN LINK FENCE TBR (TYP) Lands Now or Formerly of NEWBURGH CAPITAL GROUP, LLC Book 11408 Page 1715 Section 60.00 Block 3 Lot 41.21

> REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

DEMOLITION/ REMOVAL PURPOSES ONLY



THIS PLAN TO BE UTILIZED FOR



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DEVELOPMENT

PLANS

RHINEBECK REALTY, LLC

LOCATION OF SITE 1413 UNION AVENUE TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK

BOHLER ENGINEERING

5 COMPUTER DRIVE WEST, SUITE 203 ALBANY, NY 12205 Phone: (518) 438-9900 Fax: (518) 438-0900 www.BohlerEngineering.com

R.W. OSTERHOUDT

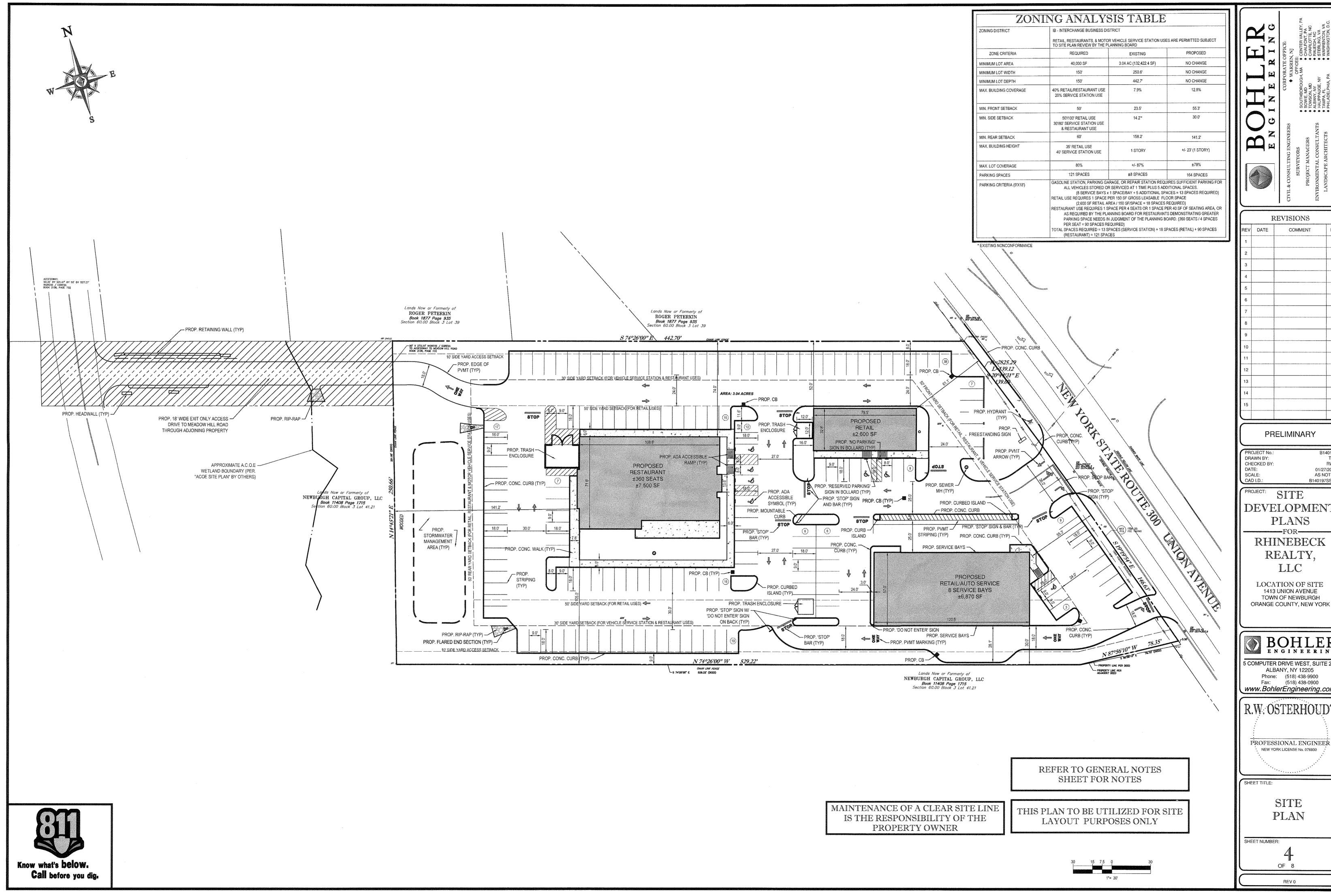
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DEMOLITION PLAN

SHEET NUMBER: OF 8

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Know what's below. Call before you dig.



AS NOTED B140197SS02

DEVELOPMENT

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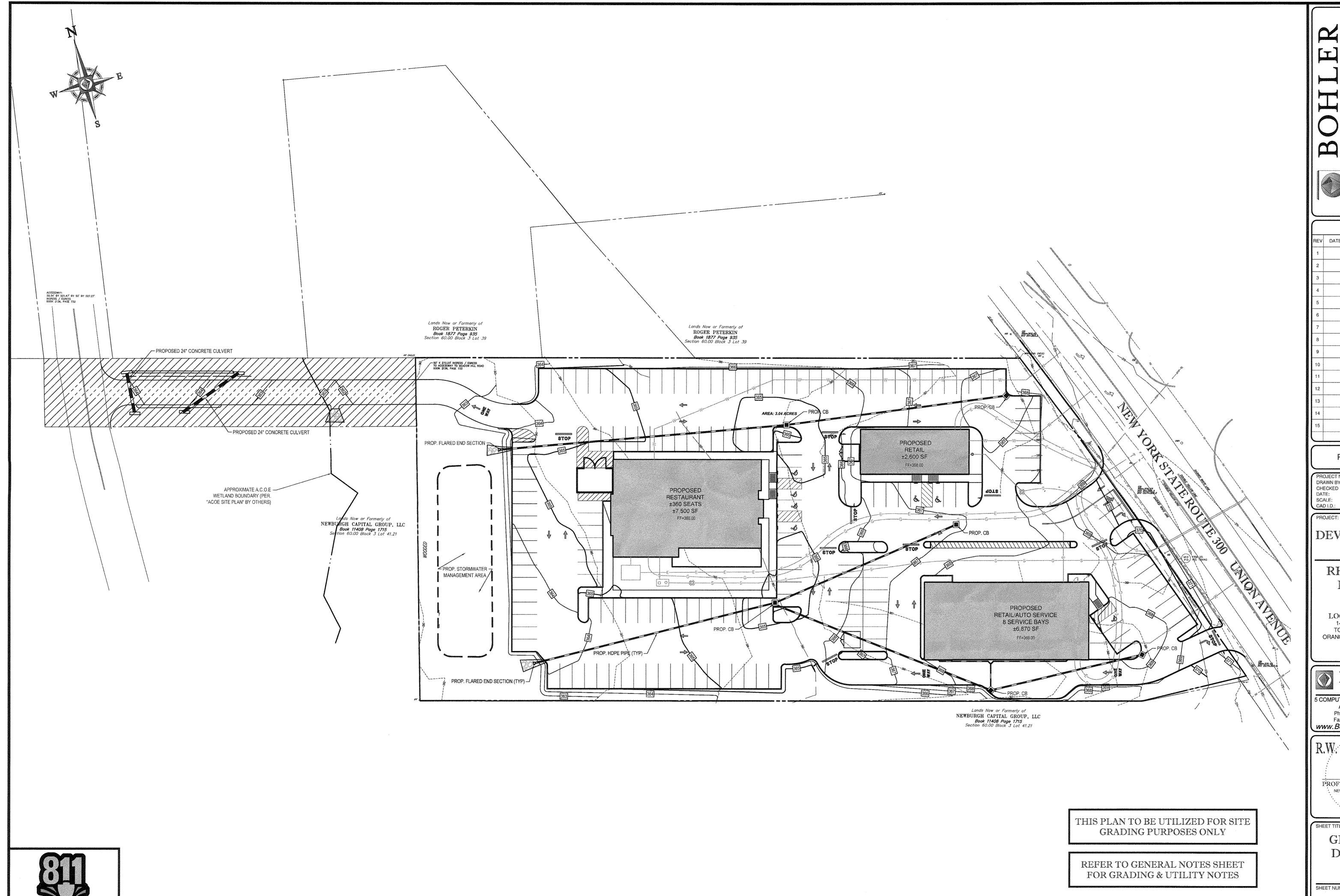
LOCATION OF SITE 1413 UNION AVENUE TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK

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01/27/2015 AS NOTED B140197SS02 DEVELOPMENT PLANS

> RHINEBECK REALTY, LLC

LOCATION OF SITE 1413 UNION AVENUE TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK



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GRADING & DRAINAGE PLAN

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