



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

PROJECT NAME: 5148 ROUTE 9W – OFFICE BUILDING
PROJECT NO.: 24-18
PROJECT LOCATION: SECTION 43, BLOCK 2, LOT 15
REVIEW DATE: 12 JULY 2024
MEETING DATE: 18 JULY 2024
PROJECT REPRESENTATIVE: DAVID NIEMOTKO ARCHITECTS, P.C.

1. The project site has numerous zoning deficiencies including the following:
 - Lot area: 15,000 square feet required where 3,966 square feet is provided.
 - Lot width: 100 foot required where 50 feet is provided.
 - Lot depth: 125 feet required where 80 feet is provided.
 - Front yard setback: 40 feet is required where 15.6 feet is provided.
 - Rear yard setback: 30 feet is required where 0.4 feet is provided.
 - Side yard setback: 1 total, 15/30 feet required where 6.1/13.1 feet is provided.
 - Lot building coverage: 40% maximum where 51.9% is proposed.
 - Parking; 1 space per 200 sq. ft. floor area, 16 required where 4 are proposed.
2. Confirmation as to the location of the subsurface sanitary sewer disposal system should be received. Adequacy of the subsurface sanitary sewer disposal system based on the use should be documented.
3. It is unclear if NYSDOT will permit the parking layout as proposed. Vehicles will back out to NYS Route 9W driving lane. In addition, it appears that the parking will be located within NYSDOT right-of-way requiring a permit or license agreement.
4. The applicant's are requested to confirm the location of the guiderail located south of the site within the DOT right-of-way. Guiderail appears to extend and have a drop section.
5. Parking lot striping in compliance with Town of Newburgh Code would be required. Copy attached.
6. Method of providing potable water to the structure should be identified.
7. The gross building floor area may require a fire suppression system be installed. Comments from Jim Campbells office should be received.
8. Additional review will be undertaken if the applicant proceeds forward with ZBA and NYSDOT approvals.

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

Respectfully submitted,

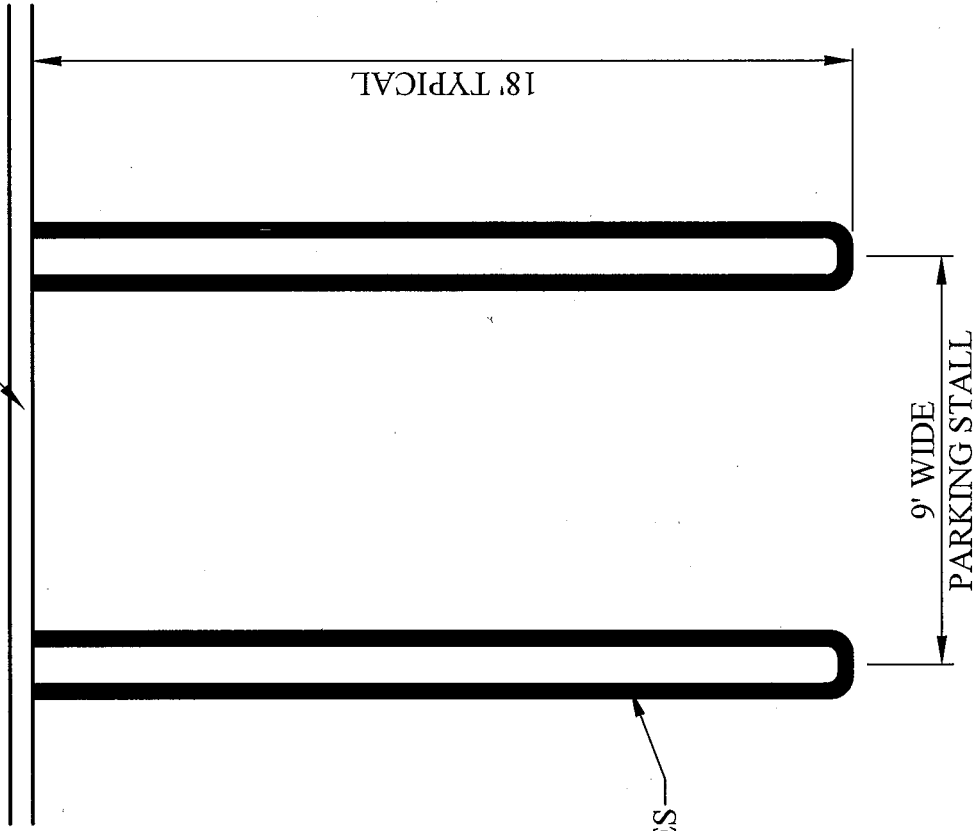
MHE Engineering, D.P.C.

A handwritten signature in blue ink that reads "Patrick J. Hines". The signature is written in a cursive style with a large initial 'P'.

Patrick J. Hines
Principal

PJH/kbw

CONCRETE CURB



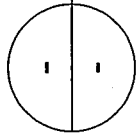
18' TYPICAL

4" WHITE LINES
14" O.C. (TYP.)

9' WIDE
PARKING STALL

TYPICAL PARKING SPACE DETAIL

SCALE: N.T.S.





David Niemotko Architects

DAVID NIEMOTKO ARCHITECT, P.C.
167 STAGE ROAD, MONROE, NEW YORK 10950
Phone: (845) 774-7523
www.niemotkoarchitects.com
david@niemotkoarchitects.com

June 10, 2024

John P. Ewasutyn, Chairperson
Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, NY 12550
via: Hand Delivery & Email

Re: 5148 Route 9W Newburgh, NY 12550 - Office Building Renovation [SBL: 43-2-15]
Site Plan Approval

Board Members:

Please accept this submission for planning board review. The owner is proposing to renovate the existing two-story brick building for a new office use. The proposed office will utilize the existing well and septic system. The existing lot is non-conforming in lot area, width, depth, setbacks, and building coverage and we acknowledge that a determination may be needed regarding these conditions. The proposed development will not further worsen any existing non-conformities. The main hardship for the site is providing the required off-street parking since there is no space for parking. We are proposing to remove 6 feet from the front of the building to accommodate 4 parking spaces in this area.

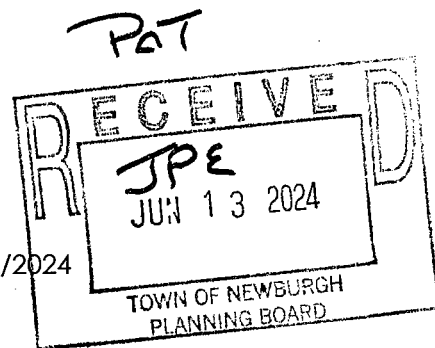
We look forward to continuing this process to approval. If you have any additional questions or comments, feel free to contact us at your earliest convenience.

Sincerely,

David Niemotko, Registered Architect

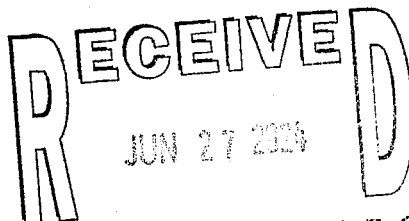
Attachments:

- (14 copies) Completed Planning Board Application dated 4/22/2024
- (14 copies) Short EAF dated 6/10/2024
- (14 copies) Signed & sealed survey dated 3/27/2024
- (14 copies) Site Plans C-1 to C-2 dated 6/10/2024
- (14 copies) Architectural Elevations and Render dated 6/10/2024



24-18

CC: JCH Expanding LLC



MHE Engineering, D.P.C.

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

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

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

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

5148 Route 9W Office Building

2. Owner of Lands to be reviewed:

Name JCH Expanding LLC

Address 5148 Route 9W

Newburgh, NY 12550

Phone (516) 300-0456

3. Applicant Information (If different than owner):

Name David Niemotko Architects, P.C.

Address 167 Stage Rd Monroe, NY 10950

Representative David Niemotko

Phone (845) 774-7523

Fax

Email David@NiemotkoArchitects.com

4. Subdivision/Site Plan prepared by:

Name David Niemotko Architects, P.C.

Address 167 Stage Rd Monroe, NY 10950

Phone/Fax (845) 774-7523

5. Location of lands to be reviewed:

5148 Route 9W Newburgh, NY 12550

6. Zone Business

Acreege 0.09

Fire District Middlehope Fire District

School District Newburgh

7. Tax Map: Section 43 **Block** 2 **Lot** 15

8. Project Description and Purpose of Review:

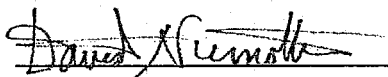
Number of existing lots 1 Number of proposed lots 1
Lot line change None
Site plan review Building footprint change and new parking spaces
Clearing and grading _____
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) _____

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

Signature  Title Architect

Date: 04/22/2024

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

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

TOWN OF NEWBURGH PLANNING BOARD

5148 Route 9W Office Building

PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

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

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

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

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

11. Surveyor,s Certification
12. Surveyor's seal and signature
13. Name of adjoining owners
14. NA Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. NA Flood plain boundaries
16. NA Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. 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. NA 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
24. Show any existing waterways
25. NA A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. NA Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. Show topographical data with 2 or 5 ft. contours on initial submission

30. Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. NA 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. NA Number of acres to be cleared or timber harvested
33. NA Estimated or known cubic yards of material to be excavated and removed from the site
34. NA Estimated or known cubic yards of fill required
35. NA The amount of grading expected or known to be required to bring the site to readiness
36. NA 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. NA Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
-
-
38. List of property owners within 500 feet of all parcels to be developed (see attached statement).

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

By: David K. Remolt
Licensed Professional

Date: 04/22/2024

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

Prepared (insert date):

STATEMENT TO APPLICANTS

RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW

The Town of Newburgh Clearing and Grading Control Law requires a separate permit for most site preparation activities, including clearing, grading, tree cutting, excavating and filling. Site preparation activities performed following site plan or subdivision approval by the Planning Board may be exempt from the permit application, public hearing, fee and bonding requirements of the law provided the subdivision or site plan application has been reviewed for conformance with the clearing and grading law and the approval conditioned on compliance with the standards set forth in the law. Completion of the attached form will enable the Planning Board to review your application for conformance with the law's requirements. In the event it is not completed you may be required to apply for a separated permit for your site preparation activities. A sediment and erosion control plan and a plan showing the areas to be cleared, filled, graded or subjected to tree cutting, the types of vegetation affected and the proposed disposition of the destroyed vegetation must accompany the form. A SEQRA long form or full EAF should be utilized to discuss any environmental impacts and must accompany the application.

TOWN OF NEWBURGH
APPLICATION FOR CLEARING AND GRADING

Name of applicant: David Niemotko Architects, P.C.

Name of owner on premises: JCH Expanding LLC

Address of owner: 10 Deforest Ave Newburgh, NY 12550

Telephone number of owner: (516) 300-0456

Telephone number of applicant: (845) 774-7523

State whether applicant is owner, lessee, agent, architect, engineer or contractor:

Architect

Location of land on which proposed work will be done: _____

5148 Route 9W Newburgh, NY 12550

Section: 43 Block: 2 Lot: 15 Sub. Div.: _____

Zoning District of Property: Business Size of Lot: 0.09 acres

Area of lot to be cleared or graded: _____

Proposed completion of date: _____

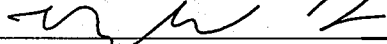
Name of contractor/agent, if different than owner: Angel's Renovation Inc

Address: Newburgh, NY 12550

Telephone number: (845) 275-8292

Date of Planning Board Approval: _____ (if required)

I hereby agree to hold the Town of Newburgh harmless from any claims arising from the proposed activity.

Signature of owner:  Date: 04/29/2024

Signature of applicant (if different than owner): 

TOWN ACTION:

Examined: _____ 20 _____

Approved: _____ 20 _____

Disapproved: _____ 20 _____

FEE LAW SUMMARY

PENDING APPLICATIONS

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

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

SEVERABILITY

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

EFFECTIVE DATE:

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

FEE ACKNOWLEDGEMENT

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

JCH Expanding LLC

APPLICANT'S NAME (printed)



APPLICANTS SIGNATURE

04/22/2024

DATE

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

PROXY

(OWNER) JCH Expanding LLC., **DEPOSES AND SAYS THAT HE/SHE**

RESIDES AT 10 Deforest Ave, Newburgh, NY, 12550

IN THE COUNTY OF Orange

AND STATE OF NY

AND THAT HE/SHE IS THE OWNER IN FEE OF _____

5148 Route 9W Newburgh NY 12550 (SBL:43-2-15)

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

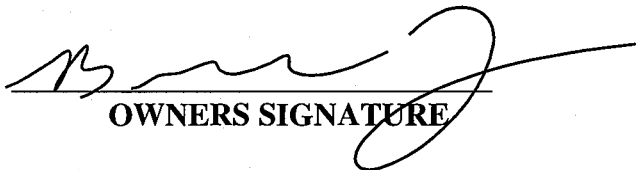
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND David Niemotko Architect, P.C. **IS AUTHORIZED**

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

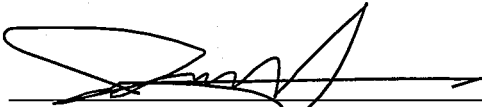
DATED: 04/22/2024

**NAMES OF ADDITIONAL
REPRESENTATIVES**



OWNERS SIGNATURE

Belky Jimenez
OWNERS NAME (printed)



WITNESS' SIGNATURE

Jesse Shih
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.

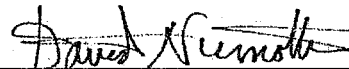
The applicant hereby acknowledges, consents, and agrees to the above.

04/22/2024

DATED

David Niemotko

APPLICANT'S NAME (printed)



APPLICANT'S SIGNATURE

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,
PETITION AND REQUEST**

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

 X **NONE**

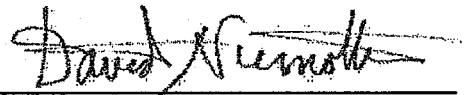
 NAME, ADDRESS, RELATIONSHIP OR INTEREST
(financial or otherwise)

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

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

04/22/2024

DATED



INDIVIDUAL APPLICANT

David Niemotko Architects, P.C.

CORPORATE OR PARTNERSHIP APPLICANT

BY: President (Principal Architect)
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: 04/22/2024

NAME OF PROJECT: 5148 Route 9W Office Building

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

EXTERIOR FINISH (skin of the building):

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

Stucco, Wood

COLOR OF THE EXTERIOR OF BUILDING:

White, Brown, & Black

ACCENT TRIM:

Location: 30" Stone Waterline

Color: Light Gray

Type (material): Stone

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

ROOF:

Type (gabled, flat, etc.): New gable roof with new dormers framed over existing roof

Material (shingles, metal, tar & sand, etc.): Metal

Color: Dark brown

WINDOWS/SHUTTERS:

Color (also trim if different): Black Metal

Type: Casement and Fixed Windows

DOORS:

Color: Black Metal

Type (if different than standard door entrée): Aluminum double doors w/ glass

SIGN:

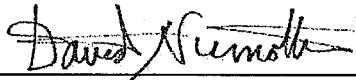
Color: Blue, Red, Yellow

Material: Metal

Square footage of signage of site: 50 SF

David Niemotko Architects, P.C. | Architect

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



Signature

Short Environmental Assessment Form

Part 1 - Project Information

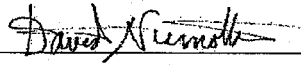
Instructions for Completing

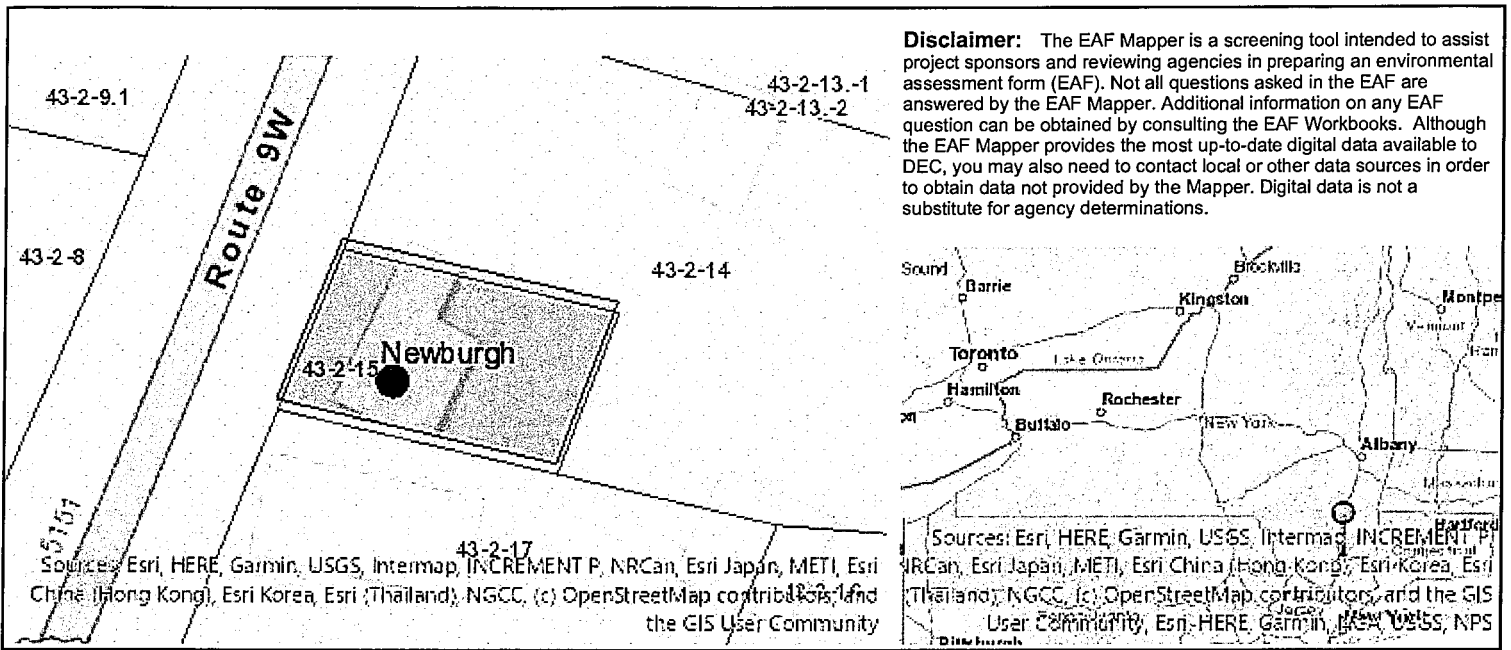
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

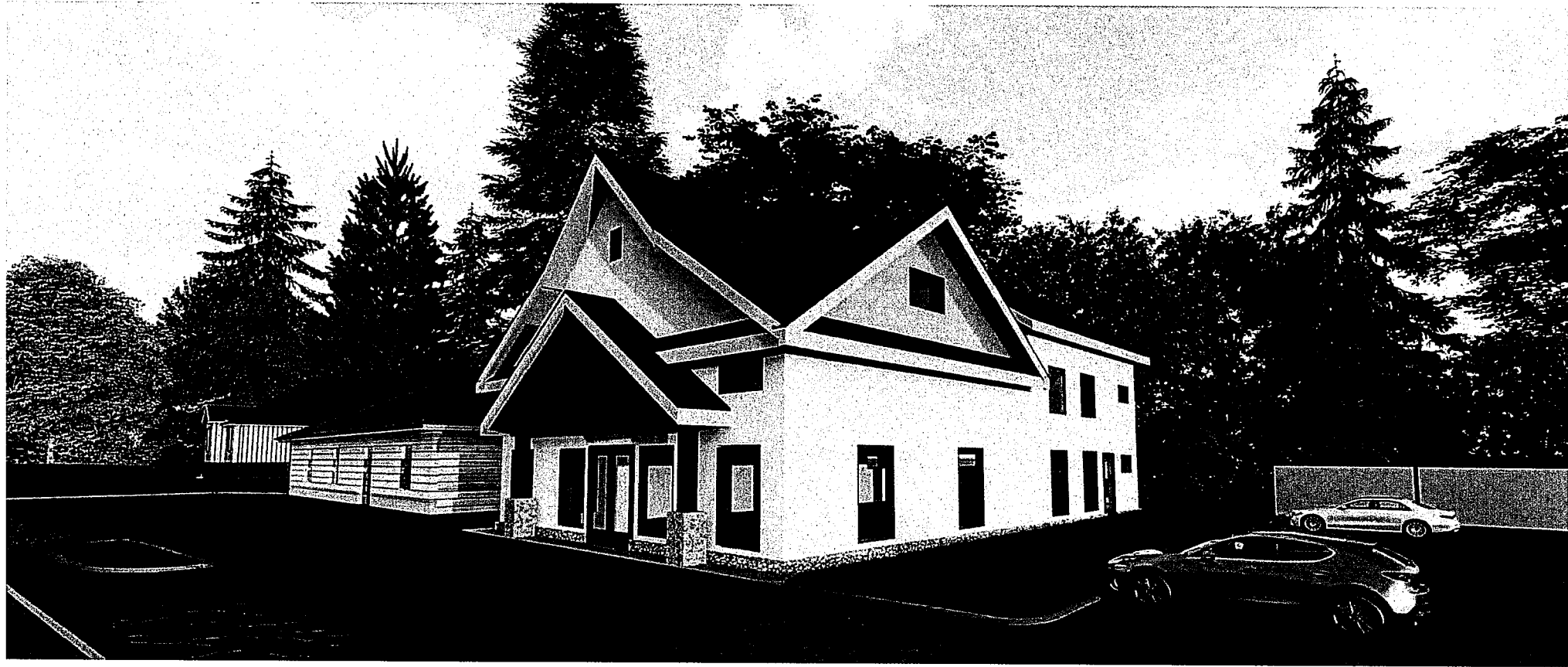
Part 1 – Project and Sponsor Information			
Name of Action or Project: 5148 Route 9W Office Building			
Project Location (describe, and attach a location map): 5148 Route 9W Newburgh NY 12550			
Brief Description of Proposed Action: Existing building to be reconstructed and renovated to a two story office building. New parking spaces at front of the building. Existing utilities to be utilized.			
Name of Applicant or Sponsor: David Niemotko Architect, P.C.		Telephone: (845) 774-7523 E-Mail: david@niemotkoarchitects.com	
Address: 167 Stage Rd			
City/PO: Monroe		State: NY	Zip Code: 10950
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Newburgh Planning Board			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.09 acres b. Total acreage to be physically disturbed? _____ 0.03 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.09 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: NA		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Old Balmville Elementary School (now demolished), Balmville Elementary School		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Nearby Federal classified waterbody/stream. No Impact				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Bald Eagle, Indiana Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater runoff will be directed to catch basins along Route 9W.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>David Niemotko Architect, P.C.</u> Date: <u>6/10/2024</u>		
Signature: <u></u> Title: <u>President</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bald Eagle, Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW

COPIES OF THIS SURVEY MAP NOT HAVING THE IMPRINTED OR EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.

CERTIFICATIONS SHOWN HEREON ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.

EASEMENTS OR RIGHT-OF-WAYS ON, OR UNDER THE LANDS, AND NOT VISIBLE, ARE NOT SHOWN.

BEING:
LOT 15, BLOCK 2, SECTION 43 AS SHOWN ON THE TOWN OF NEWBURGH TAX MAP.
CURRENT DEED OF RECORD: LIBER 11814, PAGE 841.

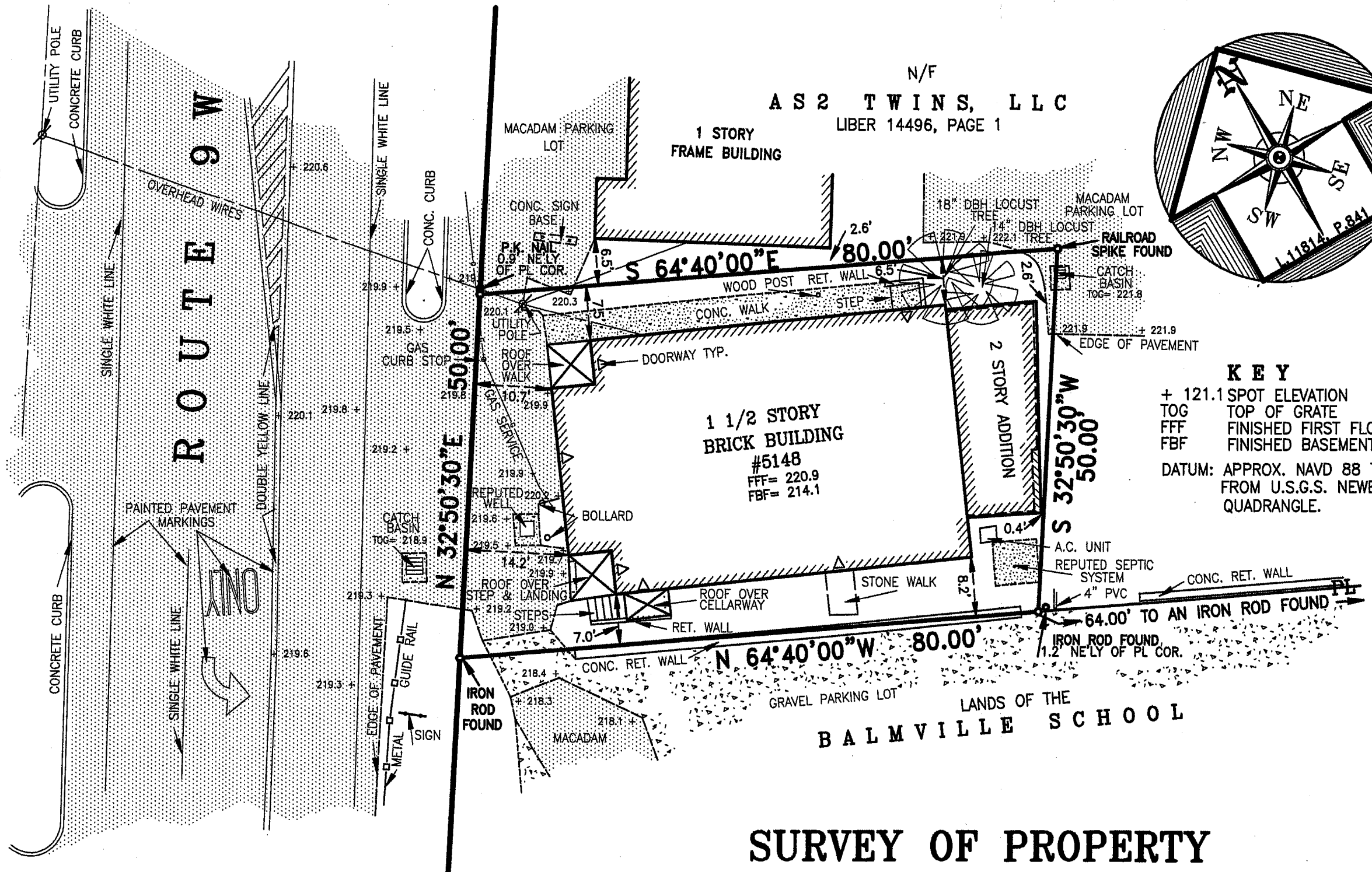
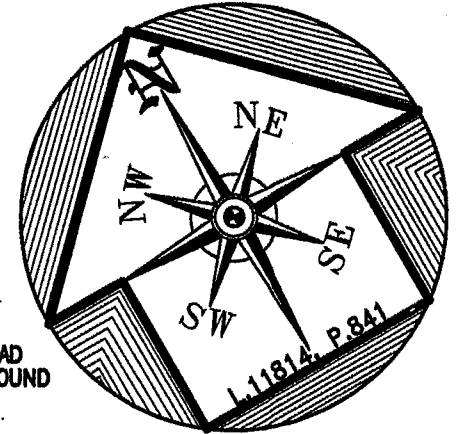
**A R E A = 0.0910 ACRE
OR 3,966 SQ. FT.**

I HEREBY CERTIFY ONLY TO THE PARTIES LISTED HEREON THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON 3/15/24 AND HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE ESTABLISHED BY THE N.Y.S. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC.

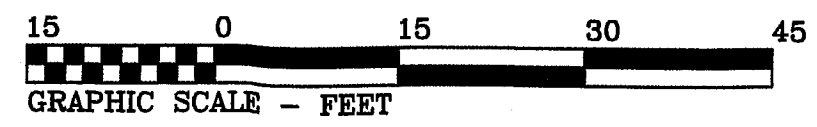
THIS CERTIFICATION DOES NOT RUN WITH TITLE TO THE LAND AND IS SUBJECT TO ANY STATE OF FACTS A TITLE SEARCH MAY REVEAL.

* JCH EXPANDING LLC.

STEVEN P. DRABICK P.L.S., PC
PROFESSIONAL LAND SURVEYOR
PO BOX 539
CORNWALL, N.Y. 12518
(845) - 534 - 2208



KEY
+ 121.1 SPOT ELEVATION
TOG TOP OF GRATE
FFF FINISHED FIRST FLOOR
FBF FINISHED BASEMENT FLOOR
DATUM: APPROX. NAVD 88 TAKEN FROM U.S.G.S. NEWBURGH QUADRANGLE.



**SURVEY OF PROPERTY
FOR
JCH EXPANDING LLC**

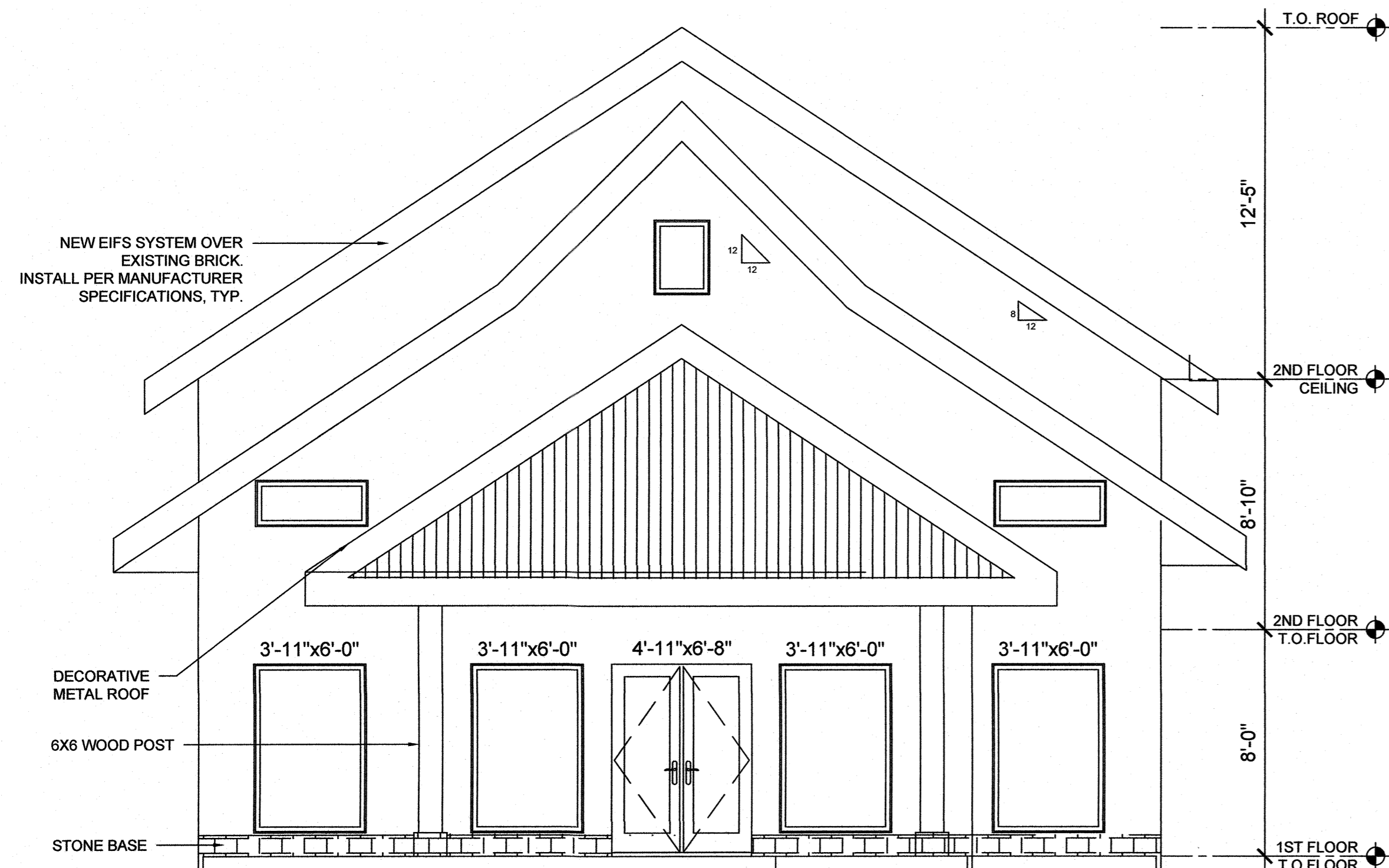
TOWN OF NEWBURGH
SCALE: 1" = 15'

ORANGE COUNTY, NEW YORK
MARCH 27, 2024

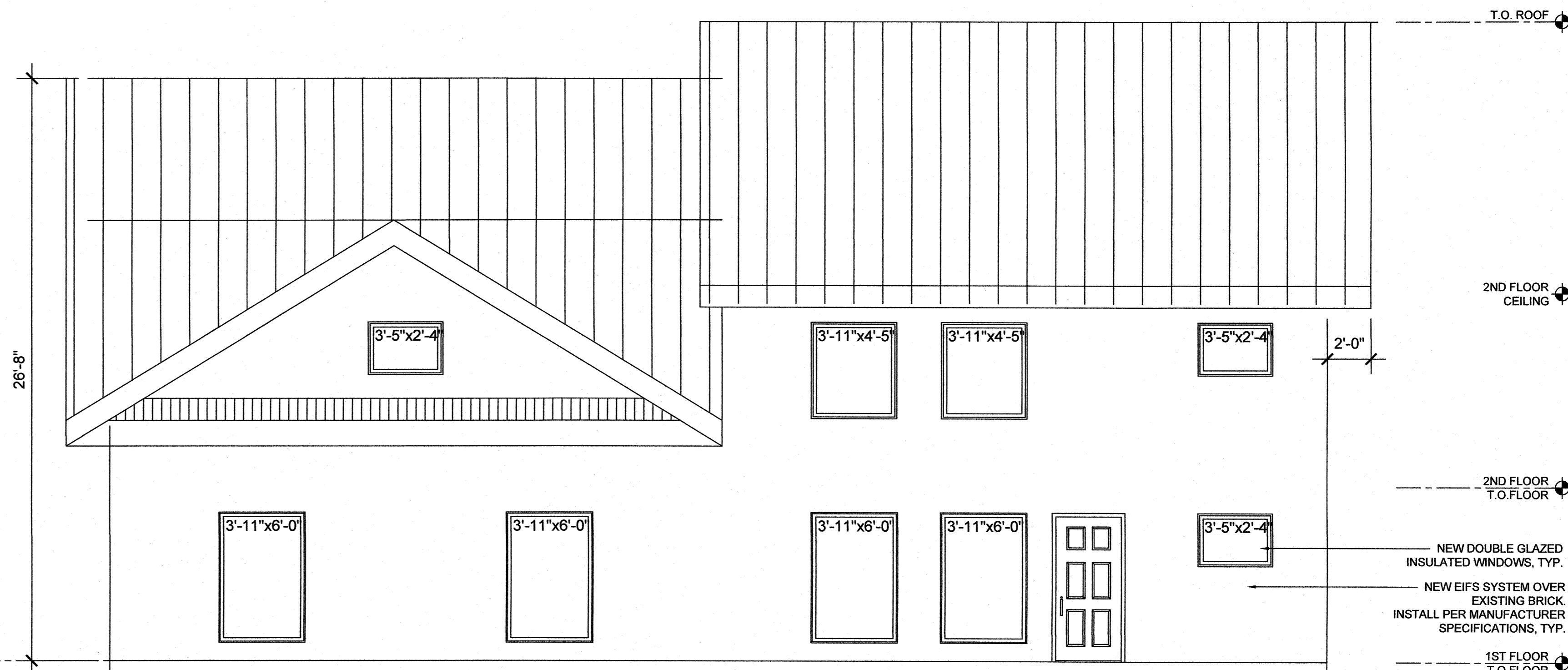
JOB NO. 2236-24



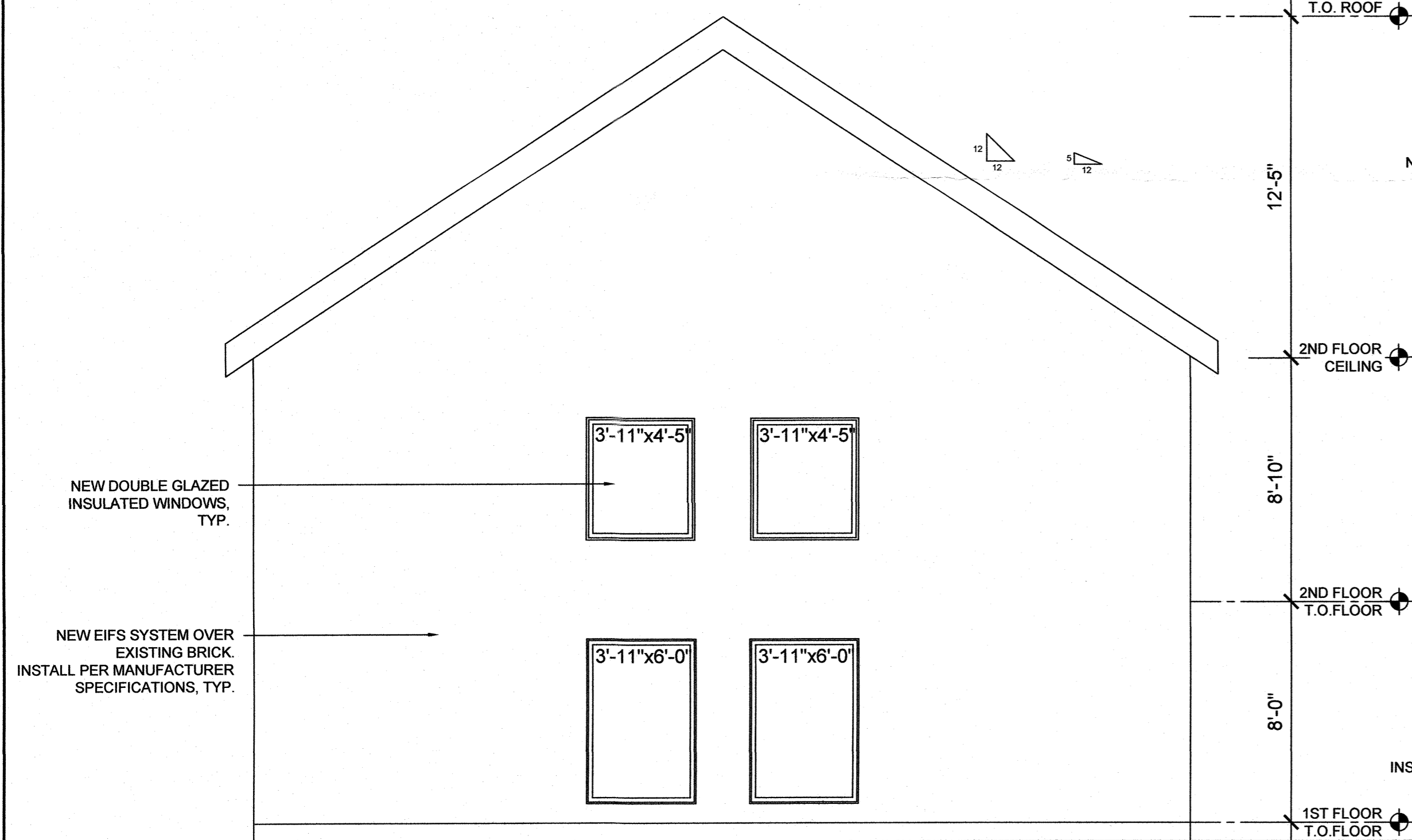
STEVEN P. DRABICK, PLS NY LIC.#49806



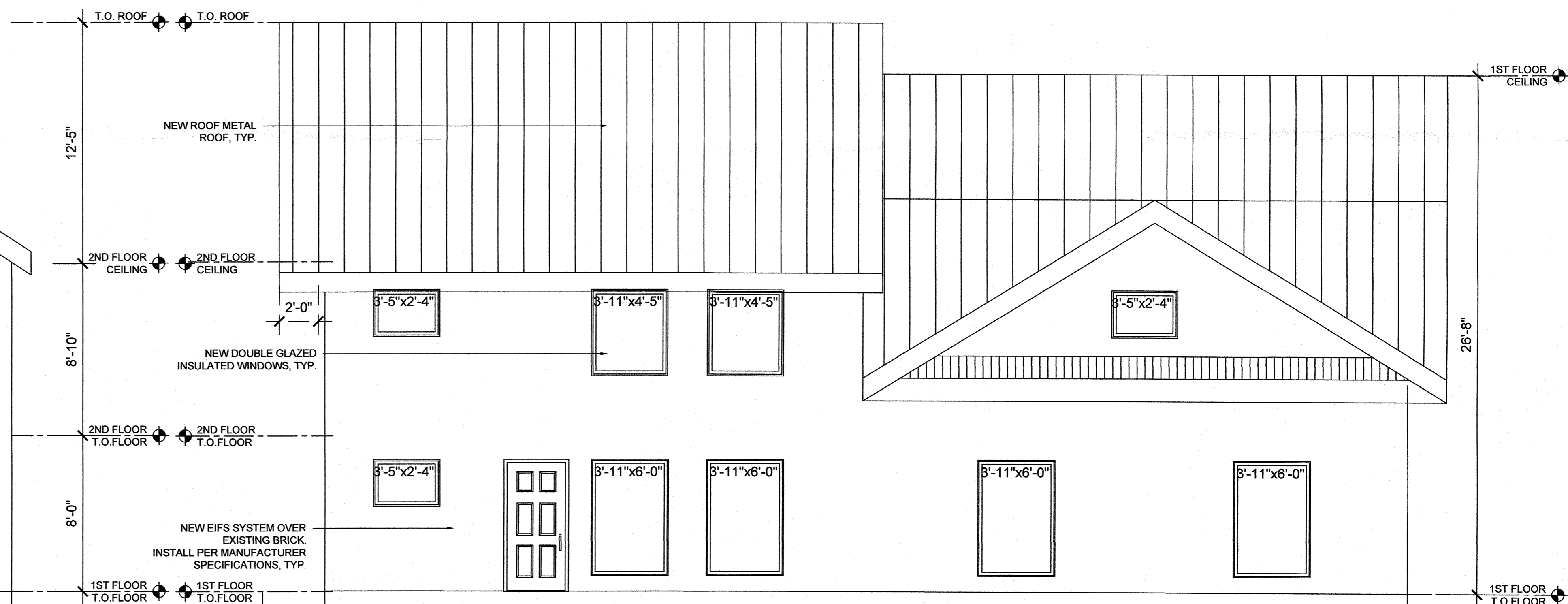
1 Proposed Front Elevation
A3.02 1/4" = 1'-0"



2 Proposed Right Elevation
A3.02 1/4" = 1'-0"



3 Proposed Rear Elevation
A3.02 1/4" = 1'-0"



4 Proposed Left Elevation
A3.02 1/4" = 1'-0"

- WINDOW NOTES:** ◉ - TEMPERED
1. "T" - TEMPERED GLASS ◉ - FALL PROTECTION
 2. CONFIRM ROUGH OPENING DIMENSIONS WITH MANUFACTURER. DIMENSIONS PROVIDED ARE UNIT DIMENSIONS.
 3. SEE ELEVATIONS FOR WINDOW CONFIGURATION AND HEAD HEIGHTS.
 4. WINDOW SILLS SHALL BE A MINIMUM OF 24" ABOVE FINISHED FLOOR OR SEE NOTE 7 BELOW.
 5. WINDOWS ARE SILVERLINE BRAND BY ANDERSEN WINDOWS, 200 SERIES, DOUBLE HUNG, LOW "E", INSULATED, DOUBLE GLAZED, TILT WASH, VINYL FRAME WITH "GRILLE" PANES - GLAZING U FACTOR: 0.30 SIZES NOTED BELOW ARE NOMINAL.
 6. PROVIDE TEMPERED GLAZING IN THE FOLLOWING: EXTERIOR & INTERIOR DOORS, WINDOWS WITH A SILL HEIGHT LESS THAN 18 INCHES A.F.F., OR FINISHED GRADE, WINDOWS OVER TUBS & SHOWERS, WINDOWS IN STAIRWAYS AND/OR LANDINGS.
 7. WINDOWS ON THE FLOOR PLANS OR ELEVATIONS WITH AN "A" DESIGNATION - HAVE A SILL HEIGHT LESS THAN 24 INCHES A.F.F. AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR SHALL HAVE FALL PROTECTION PER SECTION R312, TYP. PROTECTION CAN INCLUDE:
 1. OPERABLE WINDOWS SHALL NOT ALLOW A 4 INCH SPHERE TO PASS THROUGH
 2. OPERABLE WINDOWS SHALL HAVE FALL PROTECTION COMPLYING WITH ASTM F2090
 3. OPERABLE WINDOWS SHALL HAVE CONTROL DEVICES THAT COMPLY WITH ASTM F2090 AND NOT REDUCE THE CLEAR OPENING WIDTH SPECIFIED.

REVISION
CLIENT REVIEW
CLIENT REVIEW
CLIENT REVIEW
PER SUBMISSION

DATE
11-18-2023
12-01-2023
03-09-2024
08-10-2024

No.

DAVID NIEMOTKO ARCHITECTS, P.C.
167 STAGE ROAD
MONROE, NEW YORK 10950
Ph: (845) 774-7523
Cell: (845)-401-2891
www.niemotkoarchitects.com

NOTE
FOR AUTHENTICITY
SEAL MUST BE ORIGINAL AND
SIGNATURE MUST
BE IN COLOR - BOTH CANNOT BE
COPIED

PROPOSED ELEVATIONS
RENOVATION OF EXISTING BUILDING
5148 ROUTE 9W
NEWBURGH, NY 12550

BELKY GIMENEZ
5148 ROUTE 9W
NEWBURGH, NY 12550

SHEET TITLE:
PROJECT:
DRAWN:
CAD #
JOB # JOB
PLOT DATE:

SHEET No.
A3.02

