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Principal Emeritus:  
RICHARD D. McGOEY, P.E. (NY & PA)

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

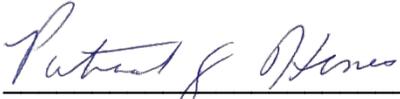
**PROJECT: BARTON SITE PLAN/ LOT LINE CHANGE**  
**PROJECT NO.: 21-08**  
**PROJECT LOCATION: SECTION 97, BLOCK 2, LOT 27.32, 40 & 47**  
**REVIEW DATE: 30 APRIL 2021**  
**MEETING DATE: 6 MAY 2021**  
**PROJECT REPRESENTATIVE: MECURIO-NORTON- TAROLLI-MARSHALL**

1. The project involves modification of lot lines to several parcels. It also includes 21,000 +/- square feet in additions to the existing auto dealership located on Tax Lot 27.32. The auto dealership is part of a comprehensive site plan for the “shopping center with auto dealership” use approved for the BJ’s Wholesale site.
2. The car dealership parcel, Tax Lot 27.32 is proposed to be expanded based on the lot line change from a 3.8+/- acre parcel to a 4.06+/- acre parcel.
3. Orange County Planning referral is required due to projects proximity to NYS Route 17K.
4. The use of the proposed addition should be addressed with the Planning Board to assist in their review.
5. Existing drainage structures will be impacted by a proposed building modification to the drainage system should be identified.
6. Stormwater Management Plan and report should be submitted with future material.
7. Planning Board may wish to declare its intent for Lead Agency for review of the project.
8. Sheet 2 of 2 has the lot line change depicted on the car dealership parcel while the lot line remains on what was 47.

9. Further review will be undertaken upon submission of detailed site plans for Tax Lot 27.32. The Applicants representative should determine if they wish to process the lot line change separate from the site plan, as lot line changes are Type II Actions and could be processed based on the Town's lot line change procedures.

Respectfully submitted,

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



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Patrick J. Hines  
Principal

PJH/kbw

Lawrence J. Marshall, P.E.

John Tarolli, P.E., L.S.

Zachary A. Peters, P.E.

## Project Narrative

For

### **Barton Cadillac Lot Line Change & Site Plan**

800 Auto Park Place  
Town of Newburgh  
Orange County, New York  
Town of Newburgh Project No. 2021-8

*Prepared for:*

800 Auto Park Place, LLC  
800 Auto Park Place  
Newburgh, New York

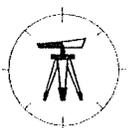
*Prepared by:*

Mercurio-Norton-Tarolli-Marshall  
Engineering & Land Surveying, P.C.



Zachary A. Peters, P.E.

*Prepared:*  
**April 14, 2021**



**A. Description of Project Site:**

The project site is located in the Town of Newburgh, Orange County, New York on the southerly side of Auto Park Place and the easterly side of Unity Place. The parcel is currently identified as tax map parcels: Section 97, Block 2, Lot 27.32, 40, & 47. The site contains approximately 15.39 acres of land located in the IB zoning district.

**B. Existing Conditions:**

Tax map parcel 97-2-27.32 contains an existing display room and office building for the Barton Cadillac dealership. The majority of the project site contains paved parking areas utilized primarily for the display of new and used vehicles. The existing dealership is current accessed from Auto Park Place by two (2) existing entrances and Unity Place by one (1) existing access drive. The site is served by public water and sewer facilities located along Auto Park Place. The remainder of the parcel consists primarily of manicured lawn.

Tax map parcel 97-2-40 is vacant and consists primarily of manicured lawn.

Tax map parcel 97-2-47 contains an existing GM service center. The majority of the project site contains paved parking areas utilized primarily for the display of new and used vehicles. The existing dealership is current accessed from Auto Park Place by two (2) existing entrances. The site is served by public water and sewer facilities located along Auto Park Place. The remainder of the parcel consists of manicured lawn with wooded areas along the southerly and easterly property lines.

**C. Proposed Development:**

The proposed development involves the construction of approximately 21,355 square foot addition to the rear of the existing show room for the Barton Chevrolet dealership. The purpose of the addition is to house the parts and service division of the dealership, which currently operates at a separate, off-site location. The project will add twenty-one (21) additional employees to the site, resulting in an increase of approximately 315 gallons per day (gpd) in water usage for the facility.

The proposed project also involves two lot line changes:

- Lot line change "A" involves the transfer of 11,379 square feet of land from tax map parcel 97-2-40, the undeveloped parcel, to tax map parcel 97-2-27.32. The resulting lot areas are 4.06 acres for the dealership and 0.95 acres (1,492 square feet) for the vacant parcel.
- Lot line change "B" involves the transfer of 3.03 acres (132,188 s.f.) of land from tax map parcel 97-2-47, the service center, to tax map parcel 97-2-40, the undeveloped parcel. The resulting lot areas are 7.31 acres for the service center lot, and 3.98 acres for the vacant parcel.

The proposed lot line changes are summarized in the table below:



<b>Table 1: Lot Line Change Parcel Summary</b>		
<i>Tax Map Parcel</i>	<i>Existing Area (acres)</i>	<i>Proposed Area (acres)</i>
97-2-27.32	3.797	4.06
97-2-40	1.21	3.98
97-2-47	10.38	7.31

The proposed lot conditions meet or exceed the minimum bulk zoning requirements for the IB zoning district. The proposed lot conditions for the developed parcels (tax map parcels 97-2-27.32 & 97-2-47) are below the maximum lot building coverage & maximum lot surface coverage for the IB zoning district.

**D. Stormwater Management:**

The project involves the construction of approximately 0.75 acres of additional impervious cover on tax map parcel 97-2-27.32. The development area consists primarily of gently sloping manicured lawn. The area of disturbance anticipated is less than 1.0 acres. Erosion and sediment control measures will be installed during construction to prevent the transportation of sediment off-site. Erosion and sediment control measures will be maintained at all times during construction.



**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):**  
Barton Cadillac Site Plan & Lot Line Change

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

Name	<u>800 Auto Park Place, LLC</u>	<u>Webb Properties, Inc.</u>
Address	<u>800 Auto Park Place</u>	<u>800 Auto Park Place</u>
	<u>Newburgh, NY 12550</u>	<u>Newburgh, NY 12550</u>
Phone	<u>(845) 562-8000</u>	<u>(845) 562-8000</u>

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

Name 800 Auto Park Place, LLC  
Address 800 Auto Park Place  
Newburgh, NY 12550

Representative Ron Barton  
Phone (845) 562-8000  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

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

Name Mercurio-Norton-Tarolli-Marshall (MNTM) Engineering & Land Surveying  
Address P Box 166 - 45 Main Street  
Pine Bush, NY 12566  
Phone/Fax (845) 744-3620

**5. Location of lands to be reviewed:**

Auto Park Place & nity Place

**6. Zone** IB **Fire District** Goodwill  
**Acreage** 15.39 acres **School District** Newburgh

**7. Tax Map: Section** 97 **Block** 2 **Lot** 27.32, 40, & 47

8. Project Description and Purpose of Review:

Number of existing lots 3 Number of proposed lots 3  
Lot line change x  
Site plan review x  
Clearing and grading \_\_\_\_\_  
Other \_\_\_\_\_

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) None known

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

Signature [Handwritten Signature] Title manager

Date: 4-15-2021

**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**

**800 Auto Park Place Site Plan & Lot Line Change**

**PROJECT NAME**

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

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

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

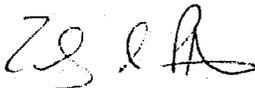
**II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.**

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

11.  Surveyor,s Certification
12.  Surveyor's seal and signature
13.  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
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.  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.  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.  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
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.  If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32.  Number of acres to be cleared or timber harvested
33.  Estimated or known cubic yards of material to be excavated and removed from the site
34.  Estimated or known cubic yards of fill required
35.  The amount of grading expected or known to be required to bring the site to readiness
36.  Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
- \_\_\_\_\_
- \_\_\_\_\_
37.  Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
- \_\_\_\_\_
- \_\_\_\_\_
38.  List of property owners within 500 feet of all parcels to be developed (see attached statement).

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

By:   
Licensed Professional

Date: April 14, 2021

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

Prepared (insert date):

**FEE 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.

*800 Auto Park Place LLC*  
*Ronald K Barton mgr.*  
\_\_\_\_\_  
**APPLICANT'S NAME (printed)**

  
\_\_\_\_\_  
**APPLICANTS SIGNATURE**

*4-15-2021*  
\_\_\_\_\_  
**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) Ronald K Barton, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 22 old mill Road.  
IN THE COUNTY OF Orange.  
AND STATE OF New York  
AND THAT HE/SHE IS THE OWNER IN FEE OF \_\_\_\_\_  
Town of Newburgh Tax Map Parcels 97-2-40 & 47 (Lands of Webb Properties, Inc.)

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING  
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH  
Mercurio-Norton-Tarolli-Marshall  
PLANNING BOARD AND Engineering & Land Surveying IS AUTHORIZED  
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 4-15-2001

  
OWNERS SIGNATURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Ronald K Barton  
OWNERS NAME (printed)

  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

Angela M. Galli  
WITNESS' NAME (printed)

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IN THE COUNTY OF Orange

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Town of Newburgh Tax Map Parcel 97-2-27.32 (Lands of 800 Auto Park Place, LLC)

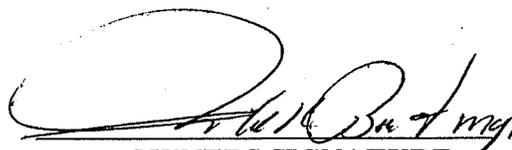
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Mercurio-Norton-Tarolli-Marshall

PLANNING BOARD AND Engineering & Land Surveying IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 4-15-2021

  
OWNERS SIGNATURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Ronald K Barton  
OWNERS NAME (printed)

  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

Angela M. Galli  
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.

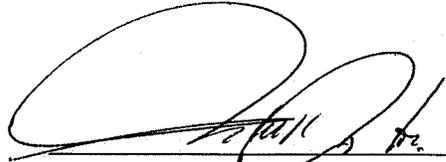
The applicant hereby acknowledges, consents, and agrees to the above.

4-15-2021

DATED

Ronald K Barton

APPLICANT'S NAME (printed)



APPLICANT'S SIGNATURE



Lawrence J. Marshall, P.E.

John Tarolli, P.E., L.S.

Zachary A. Peters, P.E.

## Project Narrative

For

### **Barton Cadillac Lot Line Change & Site Plan**

800 Auto Park Place  
Town of Newburgh  
Orange County, New York  
Town of Newburgh Project No. 2021-8

*Prepared for:*

800 Auto Park Place, LLC  
800 Auto Park Place  
Newburgh, New York

*Prepared by:*

Mercurio-Norton-Tarolli-Marshall  
Engineering & Land Surveying, P.C.



Zachary A. Peters, P.E.

*Prepared:*  
**April 14, 2021**



**A. Description of Project Site:**

The project site is located in the Town of Newburgh, Orange County, New York on the southerly side of Auto Park Place and the easterly side of Unity Place. The parcel is currently identified as tax map parcels: Section 97, Block 2, Lot 27.32, 40, & 47. The site contains approximately 15.39 acres of land located in the IB zoning district.

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The proposed project also involves two lot line changes:

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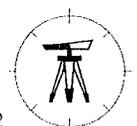


<b>Table 1: Lot Line Change Parcel Summary</b>		
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**D. Stormwater Management:**

The project involves the construction of approximately 0.75 acres of additional impervious cover on tax map parcel 97-2-27.32. The development area consists primarily of gently sloping manicured lawn. The area of disturbance anticipated is less than 1.0 acres. Erosion and sediment control measures will be installed during construction to prevent the transportation of sediment off-site. Erosion and sediment control measures will be maintained at all times during construction.



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

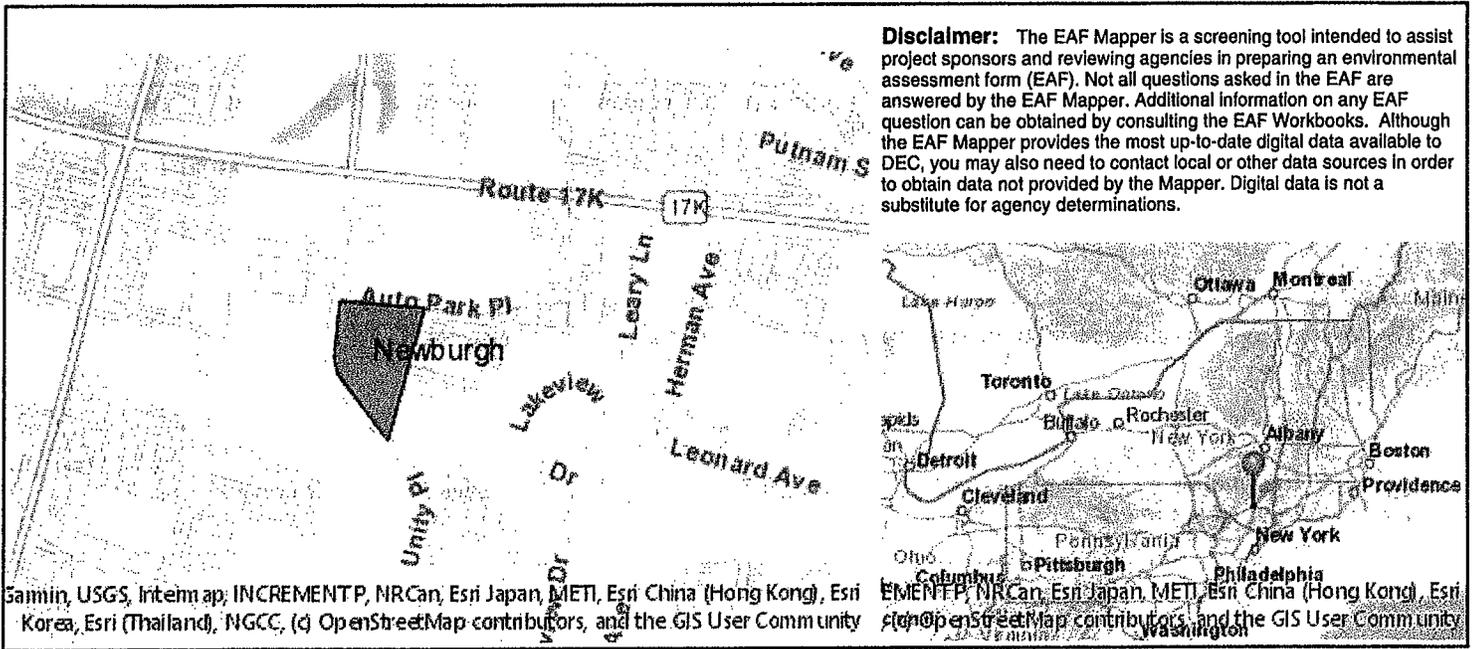
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: 800 Auto Park Place Site Plan & Lot Line Change			
Project Location (describe, and attach a location map): Auto Park Place & Unity Place, Town of Newburgh, Orange County			
Brief Description of Proposed Action: Involved Tax Map Parcels: 97-2-27.32, 97-2-40, & 97-2-47  Proposed lot line change "A" transferring 0.26 acres (11,379 s.f.) of land from tax map parcel 97-2-40 to tax map parcel 97-2-27.32 Proposed lot line change "B" transferring 3.03 acres (132,188 s.f.) of land from tax map parcel 97-2-47 to tax map parcel 97-2-40  Proposed 21,355 square-foot addition to existing commercial building on tax map parcel 97-2-27.32			
Name of Applicant or Sponsor: 800 Auto Park Place, LLC		Telephone: 845-561-7600	
		E-Mail:	
Address: 800 Auto Park Place			
City/PO: Newburgh		State: NY	Zip Code: 12550
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 type="checkbox"/>
			YES <input 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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		±15.39 acres	
b. Total acreage to be physically disturbed?		±0.9 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		±15.39 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 type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Religious			
<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?		NO <input type="checkbox"/>	YES <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: _____		NO <input checked="" type="checkbox"/>	YES <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?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" 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: _____ _____		NO <input type="checkbox"/>	YES <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: _____ _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____		NO <input type="checkbox"/>	YES <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?  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?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input 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? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	





Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
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]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

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

**Instructions for Completing Part 1**

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

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

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

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

Name of Action or Project: 800 Auto Park Place Site Plan & Lot Line Change		
Project Location (describe, and attach a general location map): Auto Park Place & Unity Place, Town of Newburgh, Orange County		
Brief Description of Proposed Action (include purpose or need): Involved Tax Map Parcels: 97-2-27.32, 97-2-40, & 97-2-47  Proposed lot line change "A" transferring 0.26 acres (11,379 s.f.) of land from tax map parcel 97-2-40 to tax map parcel 97-2-27.32 Proposed lot line change "B" transferring 3.03 acres (132,188 s.f.) of land from tax map parcel 97-2-47 to tax map parcel 97-2-40  Proposed 21,355 square-foot addition to existing commercial building on tax map parcel 97-2-27.32		
Name of Applicant/Sponsor: 800 Auto Park Place, LLC & Webb Properties, LLC (c/o Ron Barton)		Telephone: 845-561-7600 E-Mail:
Address: 800 Auto Park Place		
City/PO: Newburgh	State: NY	Zip Code: 12550
Project Contact (if not same as sponsor; give name and title/role): Mercurio-Norton-Tarolli-Marshall (Zachary A. Peters - Project Engineer)		Telephone: 845-744-3620 E-Mail: zpeters@mntm.co
Address: PO Box 166 - 45 Main Street		
City/PO: Pine Bush	State: NY	Zip Code: 12566
Property Owner (if not same as sponsor): Same as sponsor		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Site Plan, Lot Line Change	April 2021
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	GML 239 Review	May 2021 (anticipated)
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

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

**C.3. Zoning**

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

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

c. Is a zoning change requested as part of the proposed action?  Yes  No

If Yes,  
i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? Newburgh Central School District

b. What police or other public protection forces serve the project site?  
NY State Police, Orange County Sheriff's Office, Town of Newburgh Police Department

c. Which fire protection and emergency medical services serve the project site?  
Goodwill Fire District

d. What parks serve the project site?  
Cronomer Hill Park, Algonquin Park

**D. Project Details**

**D.1. Proposed and Potential Development**

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

b. a. Total acreage of the site of the proposed action? ±15.39 acres  
b. Total acreage to be physically disturbed? <1 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±15.39 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: + 21,355 sq.ft. of bldg

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
Commercial lot line change

ii. Is a cluster/conservation layout proposed?  Yes  No

iii. Number of lots proposed? 3

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No

i. If No, anticipated period of construction: \_\_\_\_\_ months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_
- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

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

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

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

i. Total number of structures \_\_\_\_\_ 1

ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ 25' height; \_\_\_\_\_ 155' width; and \_\_\_\_\_ 250' length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ ±36,284 square feet

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

i. Purpose of the impoundment: \_\_\_\_\_

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

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

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

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

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

**D.2. Project Operations**

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

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

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

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

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

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

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

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

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

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No  
If Yes, describe: \_\_\_\_\_

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

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

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

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

i. Total anticipated water usage/demand per day: \_\_\_\_\_ ±300 gallons/day

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

- Name of district or service area: Town of Newburgh 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?  Yes  No  
If Yes:

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

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

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

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

N/A  
vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ >5 gallons/minute.

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

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ ±300 gallons/day

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

Sanitary Sewer \_\_\_\_\_

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

- Name of wastewater treatment plant to be used: Town of Newburgh Sewer Treatment Plant
- Name of district: Town of Newburgh 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  No

Yes  No  
 Yes  No

If Yes:

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

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

If Yes:

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

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

N/A \_\_\_\_\_

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vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_

N/A \_\_\_\_\_

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

If Yes:

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

\_\_\_\_\_ Square feet or 0.72 acres (impervious surface)

\_\_\_\_\_ Square feet or 15.39 acres (parcel size)

ii. Describe types of new point sources. Building rooftops

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

Existing onsite drainage system

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- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_

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- Will stormwater runoff flow to adjacent properties?  Yes  No

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

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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)

Construction equipment, delivery vehicles

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

Power generation

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

HVAC

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

If Yes:

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

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

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

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

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

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?  Yes  No

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
± 200 kWh

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

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

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7:00am - 7:00pm</li> <li>• Saturday: _____ 8:00am - 4:00pm</li> <li>• Sunday: _____ None</li> <li>• Holidays: _____ None</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7:00am - 7:00pm</li> <li>• Saturday: _____ 8:00am - 6:00pm</li> <li>• Sunday: _____ Closed</li> <li>• Holidays: _____ Closed most holidays</li> </ul>
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:  
 Noise from construction equipment during work hours. \_\_\_\_\_

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

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

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
 Exterior pole-mounted & wall-mounted lighting consistent with existing facility \_\_\_\_\_

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

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o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

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

If Yes:

i. Product(s) to be stored \_\_\_\_\_

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

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

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

If Yes:

i. Describe proposed treatment(s):  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

If Yes:

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

- Construction: \_\_\_\_\_ 15 tons per \_\_\_\_\_ month (unit of time)
- Operation : \_\_\_\_\_ 1 tons per \_\_\_\_\_ month (unit of time)

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

- Construction: N/A \_\_\_\_\_
- Operation: N/A \_\_\_\_\_

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

- Construction: N/A \_\_\_\_\_
- Operation: N/A \_\_\_\_\_

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: \_\_\_\_\_ years

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

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
Waste oil, transmission fluid, & anti-freeze related to vehicle use

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
Waste oil & transmission fluid is used for heating, Anti-freeze is collected and removed by an approved vendor

iii. Specify amount to be handled or generated  $\pm 40$  gal. tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
Waste oil & transmission fluid is used for heating applications.

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

If Yes: provide name and location of facility: \_\_\_\_\_

Materials removed by an approved vendor (Safety Clean), with manifests generated and kept on file.

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

**E. Site and Setting of Proposed Action**

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

a. Existing land uses.

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

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

Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

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b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	8.12	9.00	+0.88
• Forested	1.65	1.65	0.00
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	-	-	-
• Agricultural (includes active orchards, field, greenhouse etc.)	-	-	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	-	-	-
• Wetlands (freshwater or tidal)	-	-	-
• Non-vegetated (bare rock, earth or fill)	-	-	-
• Other Describe: <u>Grass / Lawn</u>	5.62	4.74	-0.88

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

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
None known \_\_\_\_\_

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

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

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

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

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

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

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ >5 feet

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

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

Pittsfield gravelly loam	_____	62 %
Erie gravelly silt loam	_____	27 %
Canandaigua silt loam	_____	11 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ >5 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 62 % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ 38 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 75 % of site  
 10-15%: \_\_\_\_\_ 10 % of site  
 15% or greater: \_\_\_\_\_ 15 % of site

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

h. Surface water features.

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

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

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

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

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

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_

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

Eastern chipmunk _____	Striped skunk _____	Various birds _____
Field Mouse _____	Grey squirrel _____	Cottontail rabbit _____

n. Does the project site contain a designated significant natural community?  Yes  No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_

ii. Source(s) of description or evaluation: \_\_\_\_\_

iii. Extent of community/habitat:

- Currently: \_\_\_\_\_ acres
- Following completion of project as proposed: \_\_\_\_\_ acres
- Gain or loss (indicate + or -): \_\_\_\_\_ acres

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

If Yes:

i. Species and listing (endangered or threatened): \_\_\_\_\_

Indiana Bat

---

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No

If Yes:

i. Species and listing: \_\_\_\_\_

---

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No

If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_

---

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No

If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No

i. If Yes: acreage(s) on project site? \_\_\_\_\_

ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No

If Yes:

i. Nature of the natural landmark:  Biological Community  Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_

---

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No

If Yes:

i. CEA name: \_\_\_\_\_

ii. Basis for designation: \_\_\_\_\_

iii. Designating agency and date: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on 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?  Yes  No

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: \_\_\_\_\_

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f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  Yes  No

---

g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No

If Yes:

i. Describe possible resource(s): \_\_\_\_\_

ii. Basis for identification: \_\_\_\_\_

---

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No

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 scenic byway, etc.): \_\_\_\_\_

iii. 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?  Yes  No

If Yes:

i. Identify the name of the river and its designation: \_\_\_\_\_

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  Yes  No

**F. Additional Information**

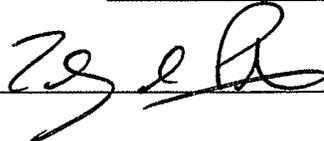
Attach any additional information which may be needed to clarify your project.

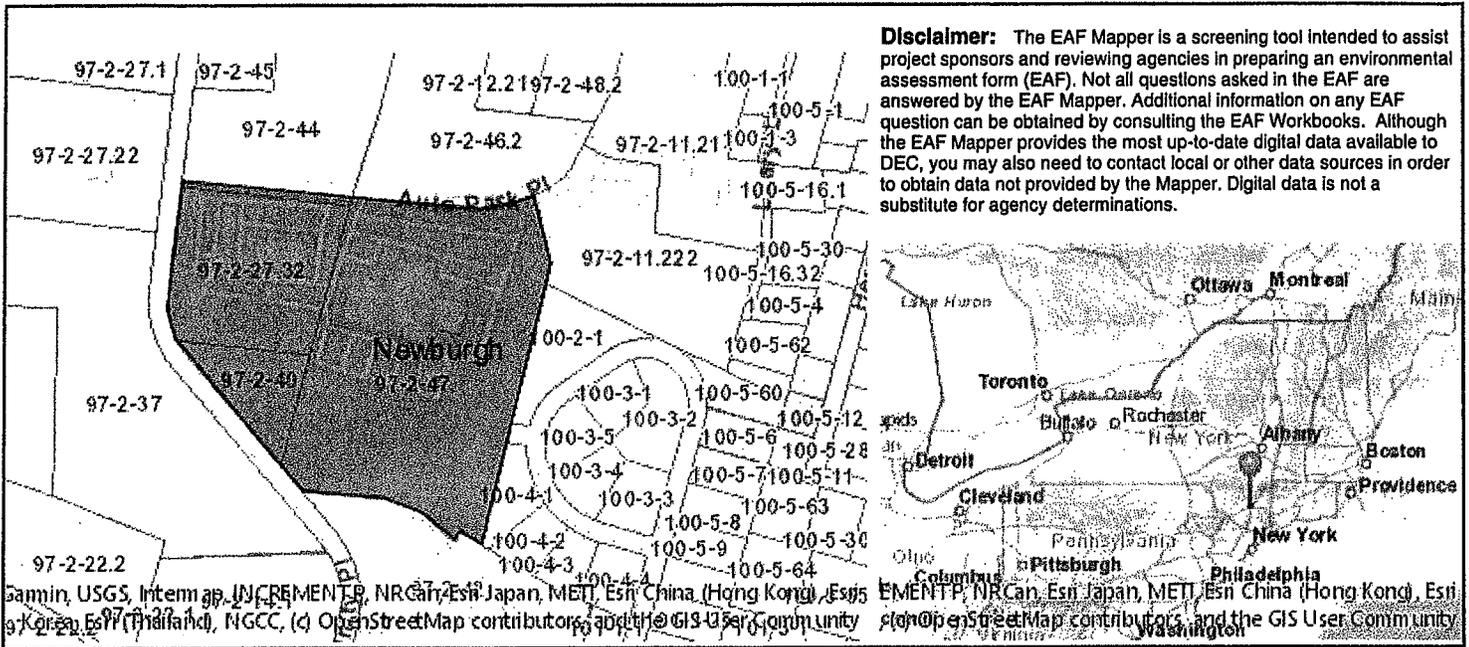
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

Applicant/Sponsor Name 800 Auto Park Place, LLC Date April 20, 2021

Signature  Zachary A. Peters Title Project Engineer



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat

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

**Legend**

- PROPERTY LINE & CORNER
- ▲— SET 5/8" IRON ROD AT PROPERTY CORNER
- ▲— ADJOINER PROPERTY LINE
- L. XXXX, P. XXX DEED LIBER, PAGE
- XX-X-XX TAX PARCEL DESIGNATION (SECTION - BLOCK - LOT)
- UL— EXISTING UTILITY POLE & LINE
- STONE WALL
- BUILDING
- ▬— CURBING
- ▬— CONCRETE PAD/ SIDEWALK
- CATCH BASIN
- WATER VALVE
- FIRE HYDRANT
- TREE
- SEWER MANHOLE
- GRAVEL AREA
- CHAINLINK FENCE
- ELECTRIC BOX

PROPERTY CORNER IS A SET MAG NAIL IN THE PAVEMENT

PROPERTY CORNER IS A SET 5/8" IRON ROD WITH A PLASTIC ID CAP

SEE TITLE NOTE 12 THIS PROPERTY LINE IS DESCRIBED IN LIBER 172.3 OF DEEDS, PAGE 1679

PROPERTY CORNER IS A SET 5/8" IRON ROD WITH A PLASTIC ID CAP

PROPERTY CORNER IS A SET 5/8" IRON ROD WITH A PLASTIC ID CAP

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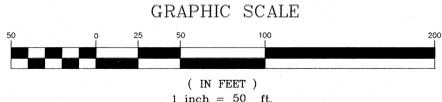
**Notes:**

- 1) THE INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY COMPLETED BY MERCURIO-NORTON-TAROLLI-MARSHALL ENGINEERING & LAND SURVEYING, P.C. FOR: TAX MAP PARCEL 97-2-27.32 ON MAY 19, 2015; TAX MAP PARCEL 97-2-40 ON XXXX, & TAX MAP PARCEL 97-2-47 ON JUNE 28, 2019, LAST UPDATED ON XXXX.
- 2) SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.
- 3) SUBJECT TO UTILITY GRANTS OF RECORD.
- 4) SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF AUTO PARK PLACE & UNITY PLACE TO BE UTILIZED AS A PUBLIC HIGHWAY.
- 5) ALL VISIBLE IMPROVEMENTS HAVE BEEN LOCATED. OVERGROWN AREAS MAY CONTAIN EVIDENCE/STRUCTURES NOT SHOWN ON THIS MAP.
- 6) VERTICAL DATUM IS NAVD88 BASED ON DIFFERENTIAL GPS OBSERVATIONS IN CONJUNCTION WITH THE NYSDOT CORS SYSTEM.
- 7) THE PROPOSED AREA OF DISTURBANCE IS APPROXIMATELY 0.9 ACRES.

**Zoning Legend: IB**

	REQUIRED	TAX MAP PARCEL: 97-2-27.32		TAX MAP PARCEL: 97-2-40		TAX MAP PARCEL: 97-2-47	
		EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 S.F.	3,797 ACRES	14.06 ACRES	52,898 S.F.	3,98 ACRES	10.38 ACRES	17.31 ACRES
MINIMUM LOT WIDTH (1)	150'	421'	400'	295'	467'	530'	530'
MINIMUM LOT DEPTH (2)	150'	400'	400'	215'	215'	750'	536'
MINIMUM LOT FRONTAGE	100'	> 100'	> 100'	428'	470'	492'	492'
MINIMUM FRONT SETBACK	50'	12.5'	12.5'	-	-	-	-
MINIMUM REAR SETBACK	60'	60'	62'	-	-	-	-
MINIMUM SIDE SETBACK (ONE)	30'	56.9'	32.1'	-	-	-	-
MINIMUM SIDE SETBACK (BOTH)	80'	N/A	N/A	-	-	-	-
MAXIMUM LOT BUILDING COVERAGE	40%	9%	21.9%	-	-	10.0%	14.2%
MAXIMUM BUILDING HEIGHT	40'	-	-	-	-	-	-
MAXIMUM LOT SURFACE COVERAGE	80%	59.8%	78.7%	-	-	56.4%	79.4%

(1) LOT WIDTH MEASURED AT THE FRONT SETBACK LINE OR AT THE FRONT LOT LINE.  
 (2) LOT DEPTH MEASURED FROM THE STREET LINE TO THE REAR LOT LINE.



"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."  
 "ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES."  
 "CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."

NO.	DATE	REVISION	BY
1			JOHN TAROLLI
2			ZACHARY A. PETERS

I HEREBY CERTIFY TO WEBB PROPERTIES, INC. THAT THIS MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED BY MERCURIO-NORTON-TAROLLI-MARSHALL ENGINEERING & LAND SURVEYING, P.C. COMPLETED ON 6/22/2021

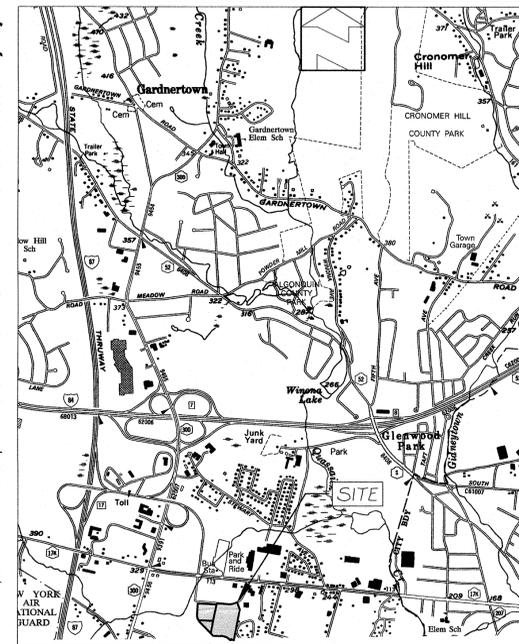
**Survey Map & Lot Line Change Plan**  
 for lands of  
**Webb Properties Inc.**

Mercurio-Norton-Tarolli-Marshall  
 ENGINEERING & LAND SURVEYING  
 PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566  
 P: (845)744.3620 F: (845)744.3805 MNTM@MNTM.CO

TOWN OF NEWBURGH PROJECT NO. 2021-8

RECEIVED  
 APR 22 2021  
 PLANNING BOARD APPROVAL  
 CONSULTING ENGINEER'S EDSALL CONSULTING ENGINEERS D.P.C.

TAX MAP PARCEL: 97-2-47  
 TOWN OF NEWBURGH  
 COUNTY OF ORANGE  
 STATE OF NEW YORK  
 DRAFTED BY: ZAP  
 DATE: JUNE 28, 2019  
 PROJECT: 3874-4  
 SHEET: 1 / 2



**Parcel Information**

TAX PARCEL: 97 - 2 - 27.32  
 AREA: 3,797 ACRES  
 RECORD OWNER: 800 AUTO PARK PLACE, LLC  
 800 AUTO PARK PLACE  
 NEWBURGH, NY 12550  
 DEED REFERENCE: L. 12415, P. 161  
 MAP REFERENCE: LOT B1 - FM NO. 236-01  
 NOVEMBER 7, 2001

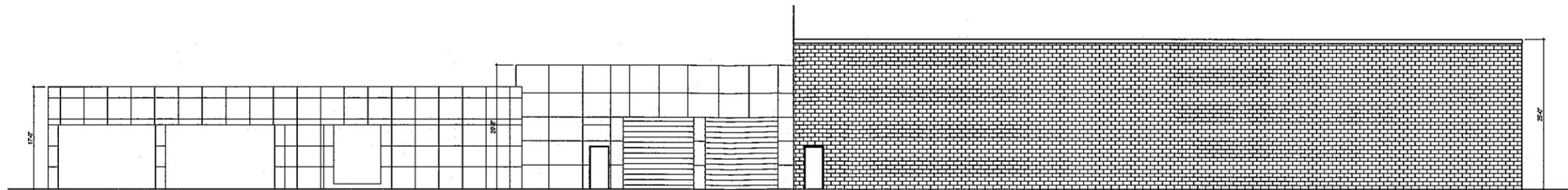
TAX PARCEL: 97 - 2 - 40  
 AREA: 121 ACRES  
 RECORD OWNER: WEBB PROPERTIES, INC.  
 800 AUTO PARK PLACE  
 NEWBURGH, NY 12550  
 DEED REFERENCE: L. 2484, P. 13  
 MAP REFERENCE: LOT A6 - FM NO. 236-01  
 NOVEMBER 7, 2001

TAX PARCEL: 97 - 2 - 47  
 AREA: 10.38 ACRES  
 RECORD OWNER: WEBB PROPERTIES, INC.  
 800 AUTO PARK PLACE  
 NEWBURGH, NY 12550  
 DEED REFERENCE: L. 2484, P. 13  
 MAP REFERENCE: LOT 5 - FM NO. 236-01  
 NOVEMBER 7, 2001

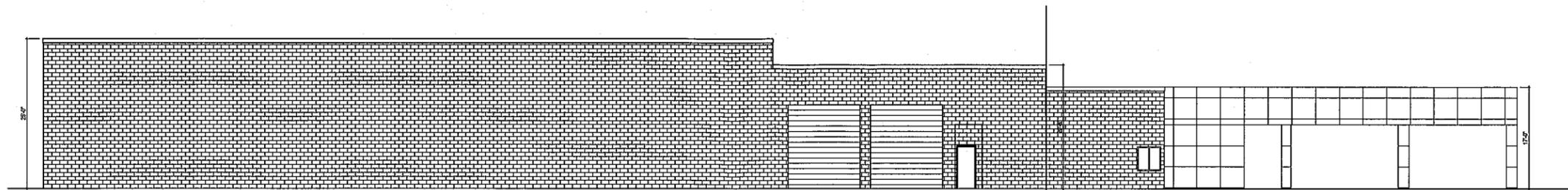
**Applicant Information**

APPLICANT: 800 AUTO PARK PLACE, LLC  
 800 AUTO PARK PLACE  
 NEWBURGH, NY 12550

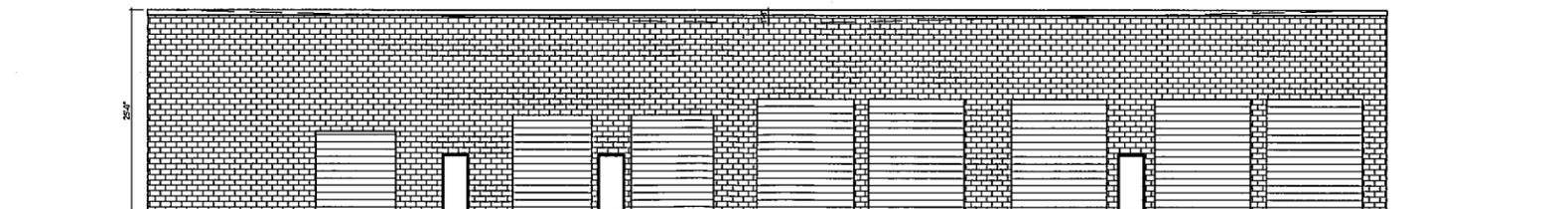




3 PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"



1 PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

File Name: P:\02020154 - Fellenzer Barton Chevrolet Newburgh\CAD\02020154-Fellenzer-Barton Chevrolet\_02.17.21.dwg (Layout: A-201)  
Date: Tue, Mar 02, 2021 - 5:52 PM (Name: tsamp)

A-1	ELEVATIONS
1/8" = 1'-0"	

REV #	DATE	REMARKS	ISSUE #	DATE	ISSUED FOR



**Liscum McCormack VanVoorhis LP**  
ARCHITECTURE  
181 Church Street  
Poughkeepsie, New York 12601  
PHONE 845-452-2268 FAX 845-452-3752



REFERENCE SCALE

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ENGINEERING LLP  
www.feltp.com

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Middletown, NY 13540  
(845-343-1481) fx 845-343-0956

181 Church St., Suite 100,  
Poughkeepsie, NY 12601  
(845-454-6704) fx 855-320-8735

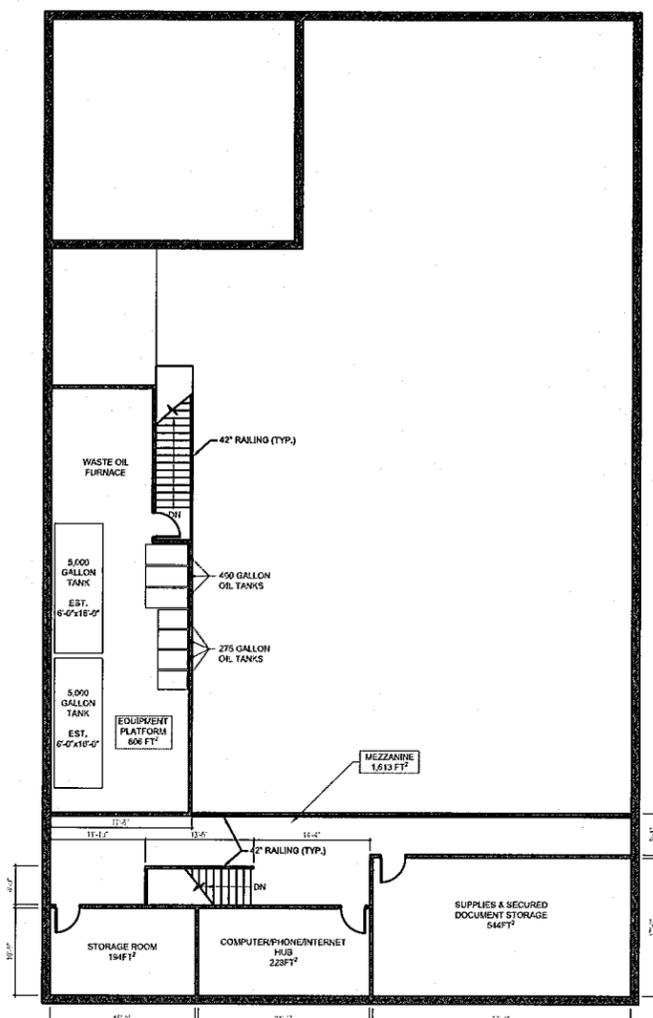
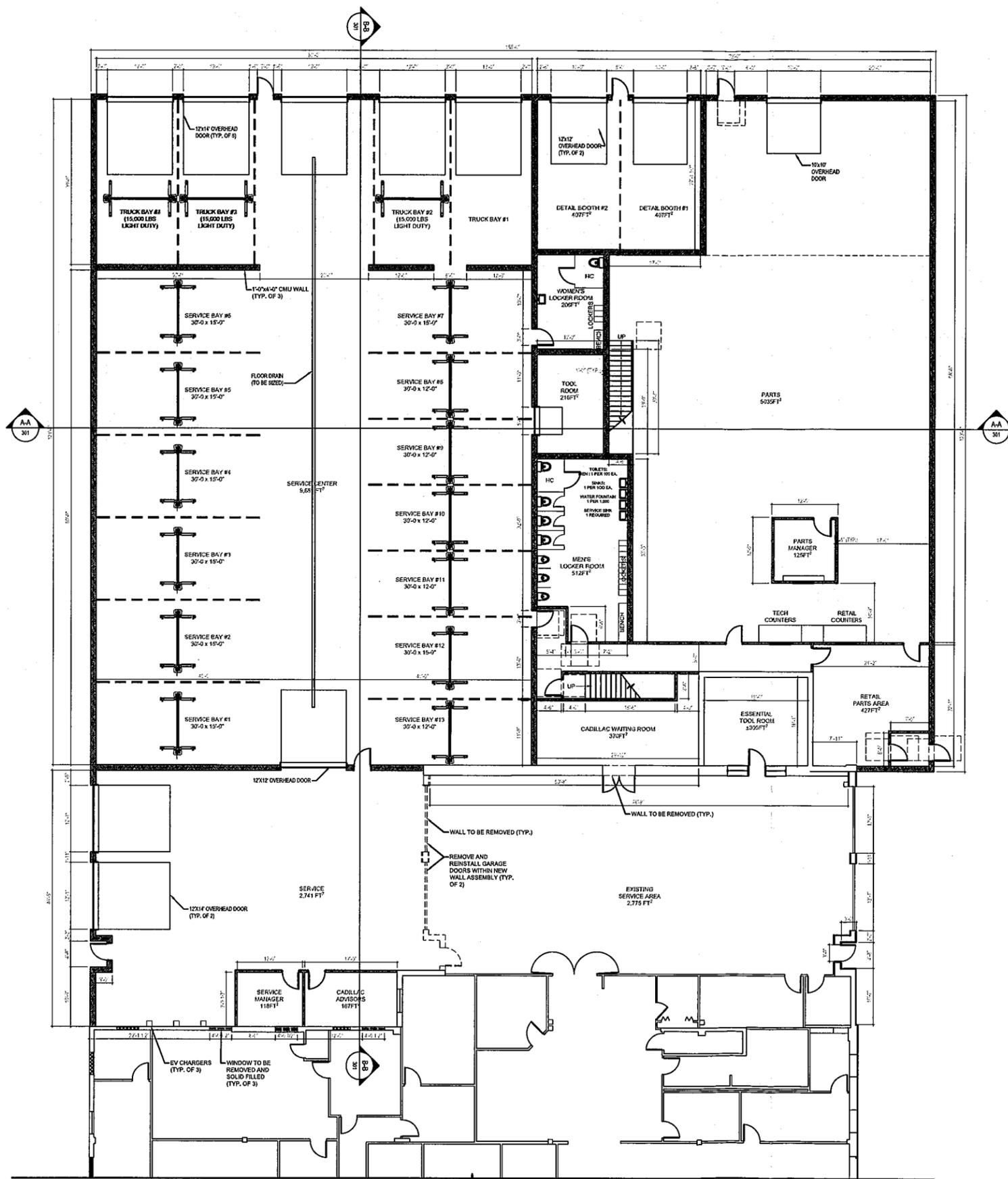
PROGRESS PRINT  
3/02/21  
NOT FOR  
CONSTRUCTION

**BARTON CHEVROLET**  
800 AUTO PARK PLACE  
NEWBURGH, NY 12550

DATE	BY	CHECKED BY	DATE	BY	DATE	BY
3/23/2021	AS SHOWN	AS SHOWN	3/23/2021	AS SHOWN	3/23/2021	AS SHOWN

ELEVATIONS

Sheet No. **A-201**



REV #	DATE	REMARKS	ISSUE #	DATE	ISSUED FOR

**Liscum McCormack VanVoorhis LLP**  
ARCHITECTURE  
181 CHURCH STREET  
POUGHKEEPS, NEW YORK 12401  
PHONE 845-452-2268 FAX 845-452-3752

REFERENCE SCALE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

**FELLENZER III ENGINEERING LLP**  
www.felip.com  
22 Mulberry St., Suite 2A, Middletown, NY 10940  
1845-343-1681 & 845-943-4956

**BARTON CHEVROLET**  
800 AUTO PARK PLACE  
NEWBURGH, NY 12550

PROJECT NO.	DATE	SCALE	DATE	ISSUED FOR

**A-101**

File Name: P:\2020\20154 - Fellenzer Barton Chevrolet Newburgh\CAD\2020\154-Fellenzer-Barton Chevrolet\_01\_04\_21.dwg (Layout: A-101)  
 Date: Thu, Mar 04, 2021 8:59 AM (Name: tammy)

**A-1** FLOOR PLANS  
1/8" = 1'-0"



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 3/04/21  
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 CONSTRUCTION