



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

PROJECT NAME: AMENDED SITE PLAN HEALEY KIA - NEWBURGH
PROJECT NO.: 25-01
PROJECT LOCATION: SECTION 95, BLOCK 1, LOT 54.2
REVIEW DATE: 12 MARCH 2025
MEETING DATE: 20 MARCH 2025
PROJECT REPRESENTATIVE: DAY AND STOKOSA ENGINEERING – MARK DAY, P.E.

1. The 239 referral was sent to the County on 10 February 2025. The project is currently showing 90% complete in the Counties que. By the date of this meeting, we will have received the County comments or the project will have been timed out.
2. Adjoiners Notices have been circulated.
3. The SWPPP must to be updated as appropriate to the 2025 General Permit requirements. SWPPP references 2015 Permit.
4. The plans should be coordinated with the revised SWPPP. The proposed water quantity water quality and bioretention filter are not depicted on the current plan sheets. These are depicted on the post development plan in the SWPPP.
5. Information pertaining to infiltration testing to support the 1.2 inches per hour exfiltration must be provided and included in the SWPPP. Any proposed drainage control structures and piping should be depicted on the plans consistent with the SWPPP models. Details of the bioretention facility proposed should be added to the plans.
6. The Long Form EAF identifies habitat for endangered Bat species this should be addressed.
7. Compliance with the Tree Preservation Ordinance must be documented.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines
Principal

A handwritten signature in blue ink, appearing to read 'Michael W. Weeks'.

Michael W. Weeks, P.E.
Principal

PJH/kmm

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

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

**RETURN TO: Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, New York 12550**

DATE RECEIVED: _____ **TOWN FILE NO:** 2025-01
(Application fee returnable with this application)

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

AMENDED SITE PLAN FOR HEALEY KIA-NEWBURGH

2. Owner of Lands to be reviewed:

Name PDH HEALEY, LLC - PAUL HEALEY

Address 2528 ROUTE 17M GOSHEN, NEW YORK 10924

Phone 914-443-2156

Email PHEALEY@HEALEYBROTHERS.COM

3. Applicant Information (If different than owner):

Name SAME

Address

Representative DAY STOKOSA ENGINEERING, MARK DAY

Phone 845-223-3202

Email MDAY@DAYSTOKOSAENG.COM

4. Subdivision/Site Plan prepared by:

Name DAY STOKOSA ENGINEERING

Address 3 VAN WYCK LANE, WAPPINGERS FALLS, NY 12590

Phone 845-223-3202

Email aodell@daystokosaeng.com

5. Location of lands to be reviewed:

NYS ROUTE 17, TOWN OF NEWBURGH

6. Zone IB

Acreage 8.62

Fire District ORANGE LAKE FIRE DISTRICT

School District NEWBURGH ENLARGED CITY SCHOOL DISTRICT

7. Tax Map: Section 95 **Block** 1 **Lot** 54.2

8. Project Description and Purpose of Review:

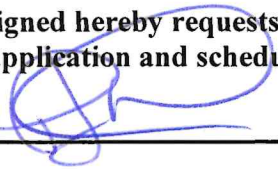
Number of existing lots 1 Number of proposed lots 1
Lot line change N/A
Site plan review PROPOSED INVENTORY PARKING FOR AN EXISTING AUTO DEALERSHIP
Clearing and grading YES. FOR PROPOSED PARKING AREA AND A SMALL AREA NEXT
Other TO 17K FOR VISABILITY OF EXISTING DEALERSHIP

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) N/A

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** OWNER

Print Name: PAUL HEALEY

Date: 12/31/24

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

PROJECT NAME: HEALEY KIA PROPOSED SITE PLAN AND CLEARING AND GRADING PERMIT

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

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

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

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

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

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

30. N/A Compliance with the Tree Preservation Ordinance Code Section
31. X Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
32. N/A 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
33. X Number of acres to be cleared or timber harvested
34. X Estimated or known cubic yards of material to be excavated and removed from the site 1200 CUBIC YARDS
35. N/A Estimated or known cubic yards of fill required
36. X The amount of grading expected or known to be required to bring the site to readiness
37. N/A Type and amount of site preparation which falls within the buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
- _____
- _____
38. N/A 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.
- _____
- _____
39. X 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: Mark A. Day
Licensed Professional -Signature

Print Name: MARK A. DAY

Date: 12/5/24

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.

Date Prepared: 12/5/24

STATEMENT TO APPLICANTS

RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW

The Town of Newburgh Clearing and Grading Control Law Chapter 83 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, SWPPP, 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: PDH HEALEY LLC, PAUL HEALEY

Name of owner on premises: SAME

Address of owner: 2528 ROUTE 17M GOSHEN, NEW YORK 10924

Telephone number of owner: 914-443-2456

Telephone number of applicant: SAME

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

Location of land on which proposed work will be done: _____
NYS ROUTE 17, TOWN OF NEWBURGH

Section: 95 **Block:** 1 **Lot:** 54.2 **Sub. Div.:** _____

Zoning District of Property: IB **Size of Lot:** 8.62

Area of lot to be cleared or graded: 2.7 ACRES

Proposed completion of date: 4-6 MONTHS AFTER APPROVALS

EAF: Time of year limitations exist for Threatened and Endangered Species-

Identify Species & dates if applicable:

INDIANA BATS APRIL 15TH - OCTOBER 31ST, UPLAND SANDPIPER

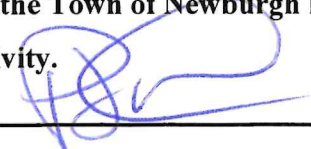
Name of contractor/agent, if different than owner: ALTERNATE DESIGNS, INC

Address: 2 WEST ROAD, SOUTH SALEM, NY 10590

Telephone number: 914-763-3711

Date of Planning Board Approval: PENDING (if required)

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

Signature of owner:  **Date:** 12/31/24

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:

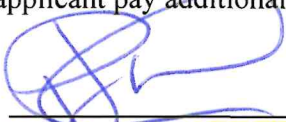
This local law shall take effect immediately upon filing in the Office of the Secretary of State.

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, landscape consultant, traffic consultant), 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.

Town of Newburgh Code Chapter 104-2. Planning, Zoning and Building fees, Section E(2)(e) states: If the escrow account falls below 40% of the initial deposit, the Planning Board may, if recommended by the consulting engineer, planner or attorney, require that the applicant pay additional funds into the escrow account up to 75% of the initial deposit.



APPLICANT'S SIGNATURE

PAUL HEALEY

APPLICANT'S NAME-- PRINTED

12/31/24

DATE

PROXY

(OWNER) PAUL HEALEY, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 6 Pleasant Ridge Run Goshen NY
IN THE COUNTY OF Orange
AND STATE OF NEW YORK

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

Address: NYS ROUTE 17, TOWN OF NEWBURGH

Section 95 Block 1 Lot 54.2

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND MARK A. DAY, DAY STOKOSA ENGINEERING IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 12/31/24



OWNERS SIGNATURE

PAUL HEALEY

OWNERS NAME (printed)



WITNESS' SIGNATURE

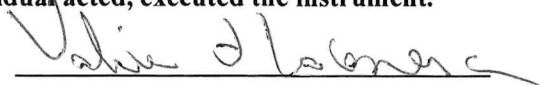
NAMES OF ADDITIONAL
REPRESENTATIVES

William Day

WITNESS' NAME (printed)

STATE OF NEW YORK)
)SS.:
COUNTY OF ORANGE)

On the 31st day of December 2024, before me, the undersigned,
a Notary Public in and for said State, personally appeared, Paul Healey,
personally known to me or proved to me on the basis of satisfactory evidence to be the
individual whose name is subscribed to the within instrument and acknowledged to me that he
executed the same in his capacity, and that by his signature on the instrument, the individual,
or the person upon behalf of which the individual acted, executed the instrument.



NOTARY PUBLIC

VALÉRIE J. LACENERA
Notary Public, State of New York
No. 32100
Orange County
Commission Expires December 31, 2026

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.

12/31/24
DATED


APPLICANT'S SIGNATURE

PAUL HEALEY
APPLICANT'S NAME - PRINTED

**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:

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

_____ **DATED**

_____ **INDIVIDUAL APPLICANT**

Realty
_____ **PDH HEALEY LLC, PAUL HEALEY**

CORPORATE OR PARTNERSHIP APPLICANT

BY: _____

TITLE: OWNER _____

PRINT: _____

Paul Healey

Date Received Code Compliance Stamp

Town of Newburgh
Clearing & Grading Permit Application

21 Hudson Valley Professional Plaza

Newburgh, NY 12550

Phone: (845)564-7801 Fax: (845)564-7802

(Please Print)

Job Location: NYS ROUTE 17, TOWN OF NEWBURGH

S.B.L.: 95-1-54.2 Construction Cost: _____

Permit #: _____

Tracking #: _____

Fee: \$ _____
Exact Cash or Check ONLY

Receipt #: _____

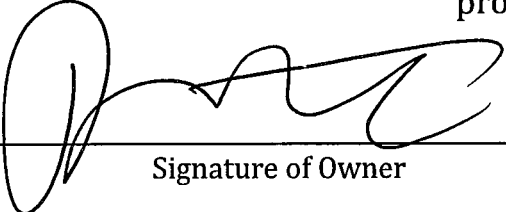
(OFFICE USE ONLY)

OWNER:	APPLICANT? Y / N	CONTRACTOR:	APPLICANT? Y / N
PDH HEALEY, LLC - PAUL HEALEY		ALTERNATE DESIGNS, INC	
ADDRESS:		ADDRESS:	
2528 ROUTE 17M		2 WEST ROAD	
CITY/STATE/ZIP:		CITY/STATE/ZIP:	
GOSHEN, NEW YORK 10924		SOUTH SALEM 10590	
PHONE:		PHONE:	FAX:
914-443-2456		914-763-3711	
CONTACT EMAIL:		CONTACT EMAIL:	
PHEALEY@HEALEYBROTHERS.COM		MDEISTER@ALTERNATEDESIGNINC.COM	

SIZE OF LOT:	ZONING DISTRICT:
8.62	IB
PROPOSED DATE/TIME OF COMPLETION:	
AT TIME OF APPROVAL	
DATE OF PLANNING BOARD APPROVAL (IF REQUIRED):	
SITE PLAN APPROVAL	
SUBDIVISION NAME (IF REQUIRED):	
N/A	

\$150.00 FOR APPLICATION
\$50.00 PRIOR BUILT FEE RESIDENTIAL \$200.00 PRIOR BUILT FEE COMMERCIAL

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



Signature of Owner

1/14/25

Date

Clearing and Grading Permit Application (Con't)

State the nature and purpose of the proposed activity:

- ☒ Drawings showing the boundaries of the parcel will be conducted
- ☒ A plan showing the areas proposed to be cleared, filled or graded or subjected to timber harvesting and nature of the vegetation affected.
- ☒ An erosion control plan
- ☐ Documentation regarding permit status with the New York State Department of Environmental Conservation permit required must be in effect prior to the Town's issuance of a permit
- ☒ Plans must show the type of vegetation to be destroyed by the proposed activities along with the planned disposition of the material
- ☒ Drainage computations prior to site preparation and after site preparation may be required
- ☐ Nature of Proposed activity:
 - Clearing 0.46 ac. Acreage
 - Excavation 3,500 Cubic Yards net
 - Filling _____ Cubic Yards
 - Grading 2.2 ac. Acreage

<i>Status</i>	<i>Date</i>
Examined	_____
Approved	_____
Disapproved	_____

Short Environmental Assessment Form

Part 1 - Project Information

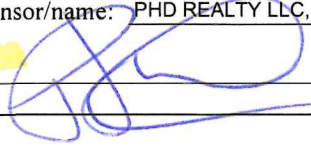
Instructions for Completing

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.

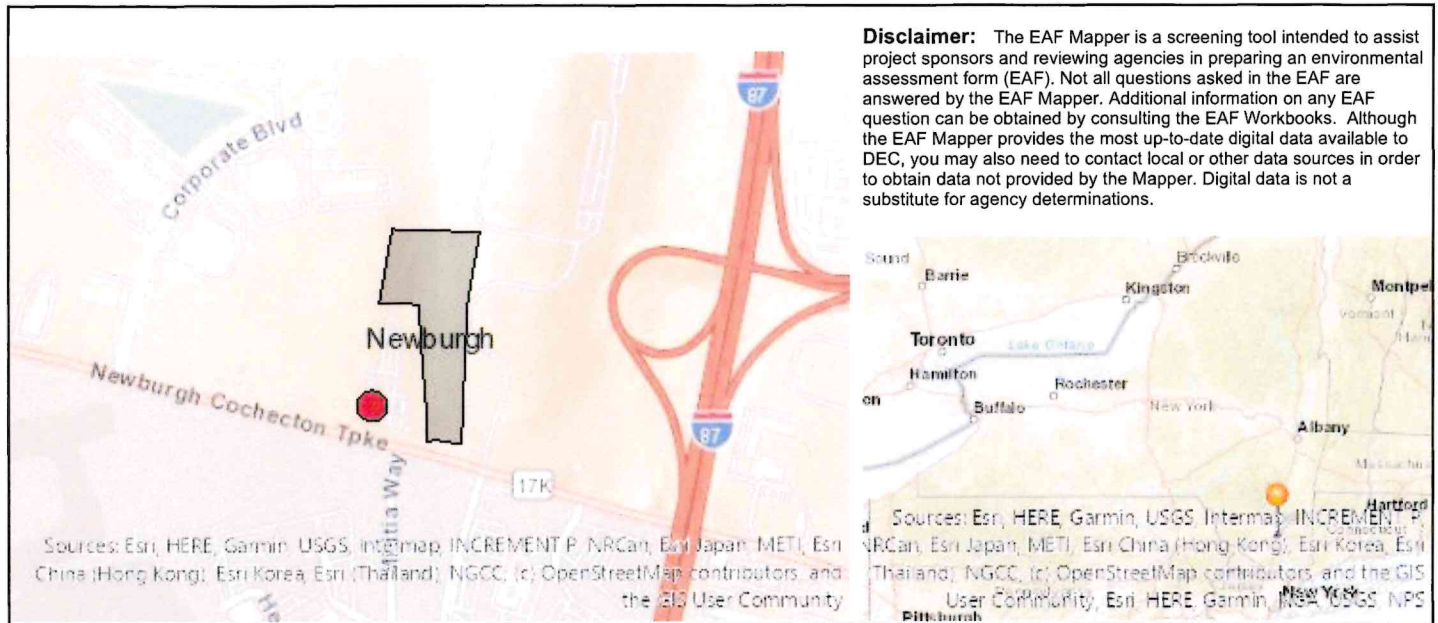
Part 1 – Project and Sponsor Information			
Name of Action or Project: HEALEY KIA PROPOSED SITE PLAN AND CLEARING AND GRADING PERMIT APPLICATION			
Project Location (describe, and attach a location map): ROUTE 17K NEXT TO THE EXISTING HEALEY KIA DEALERSHIP			
Brief Description of Proposed Action: THE APPLICANT WISHES TO USE THE VACANT, 8.62 ACRE PARCEL OF LAND WHICH IS LOCATED TO THE NORTH AND EAST OF THE EXISTING HEALEY KIA CAR DEALERSHIP, AS AN INVENTORY ONLY, PARKING LOT FOR THE EXISTING DEALERSHIP. THE PROPOSED INVENTORY LOT WILL REQUIRE A RETAINING WALL TO ESTABLISH A GRADED AREA FOR PARKING THE INVENTORY. A NEW PVC FENCE WILL CONTINUE FROM THE EXISTING PVC FENCE ON THE WEST SIDE OF THE LOT, BEHIND THE PROPOSED RETAINING WALL. A CHAINLINK FENCE IS PROPOSED FOR THE BACK OF THE LOT. BOTH PARCELS ARE OWNED BY THE APPLICANT.			
Name of Applicant or Sponsor: PDH REALTY LLC		Telephone: 914-443-2165 E-Mail: PHEALEY@HEALEYBROTHERS.COM	
Address: 2528 ROUTE 17M			
City/PO: GOSHEN		State: NY	Zip Code: 10924
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 ☐ YES ☒
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: BUILDING DEPT.-BUILDING PERMIT			NO ☐ YES ☒
3. a. Total acreage of the site of the proposed action? <u>8.62</u> acres b. Total acreage to be physically disturbed? <u>2.7</u> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>13.72</u> acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
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?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☒	☐	
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?	NO	YES	
	☒	☐	
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?	☒	☐	
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?	NO	YES	
	☐	☒	
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: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☒ Wetland ☒ Urban ☐ 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? Indiana Bat, Upland Sandpiper	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
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?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
STORMWATER RUNOFF FROM THE PROPOSED IMPROVED AREA TO ESTABLISHED SWALE		
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
	☒	☐
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
	☒	☐
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
	☐	☒
UNKNOWN		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: PHD REALTY LLC, PAUL HEALEY Date: 12/31/24		
Signature:  Title: OWNER		

EAF Mapper Summary Report

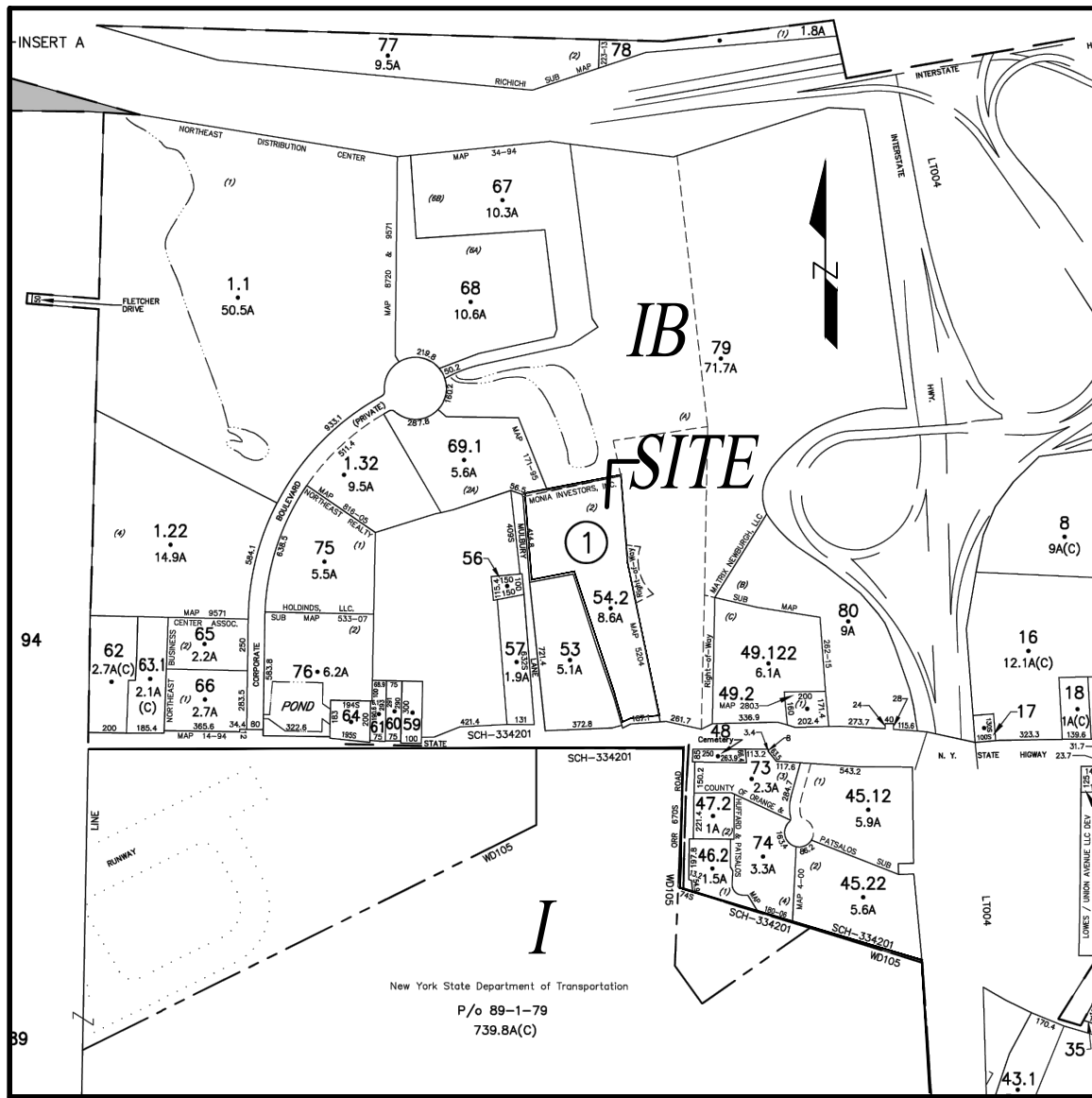
Wednesday, December 4, 2024 10:11 AM



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, Upland Sandpiper
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



Area Map N.T.S



Location Map N.T.S

ZONING INFORMATION

TAX MAP No. 95-1-54.2
ZONING DISTRICT: IB-INTERCHANGE BUSINESS
TOPOGRAPHIC DATUM: USGS
TOTAL ACREAGE: 8.62 ACRES (+/-)
WATER & SEWER: TOWN OF NEWBURGH

BULK REQUIREMENTS	REQUIRED	PROPOSED
MIN. LOT AREA (SQ. FT.)	40,000 S.F.	375,301 S.F.
MIN. WIDTH (FEET)	150'	>150'
MIN. LOT DEPTH (FEET)	150'	>150'
MIN. FRONT YARD (FEET)	50'	N/A
MIN. REAR YARD (FEET)	60'	N/A
MIN. ONE SIDE YARD (FEET)	30'	N/A
MIN. BOTH SIDE YARDS (FEET)	80'	N/A
HABITABLE FLOOR AREA PER DWELLING UNIT (S.F.)	N/A	N/A
DWELLING UNITS PER ACRE	N/A	N/A
MAX. LOT BLDG COVERAGE (%)	40%	N/A
MAX BUILDING HEIGHT (FEET)	35'	N/A
MAX. LOT SURFACE COVERAGE (%)	80%	20%

SOURCE: TOWN OF NEW NEWBURGH ZONING CODE
"TABLE OF USE AND BULK REGULATIONS" DATED 1-23-23
*EXISTING NON-CONFORMING

OWNER/APPLICANT

PDH REALTY, LLC
2528 ROUTE 17M
GOSHEN, NEW YORK 10924

OWNER'S CONSENT NOTE

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

PAUL HEALY, PDH REALTY, LLC DATE

ADJACENT PROPERTY OWNERS

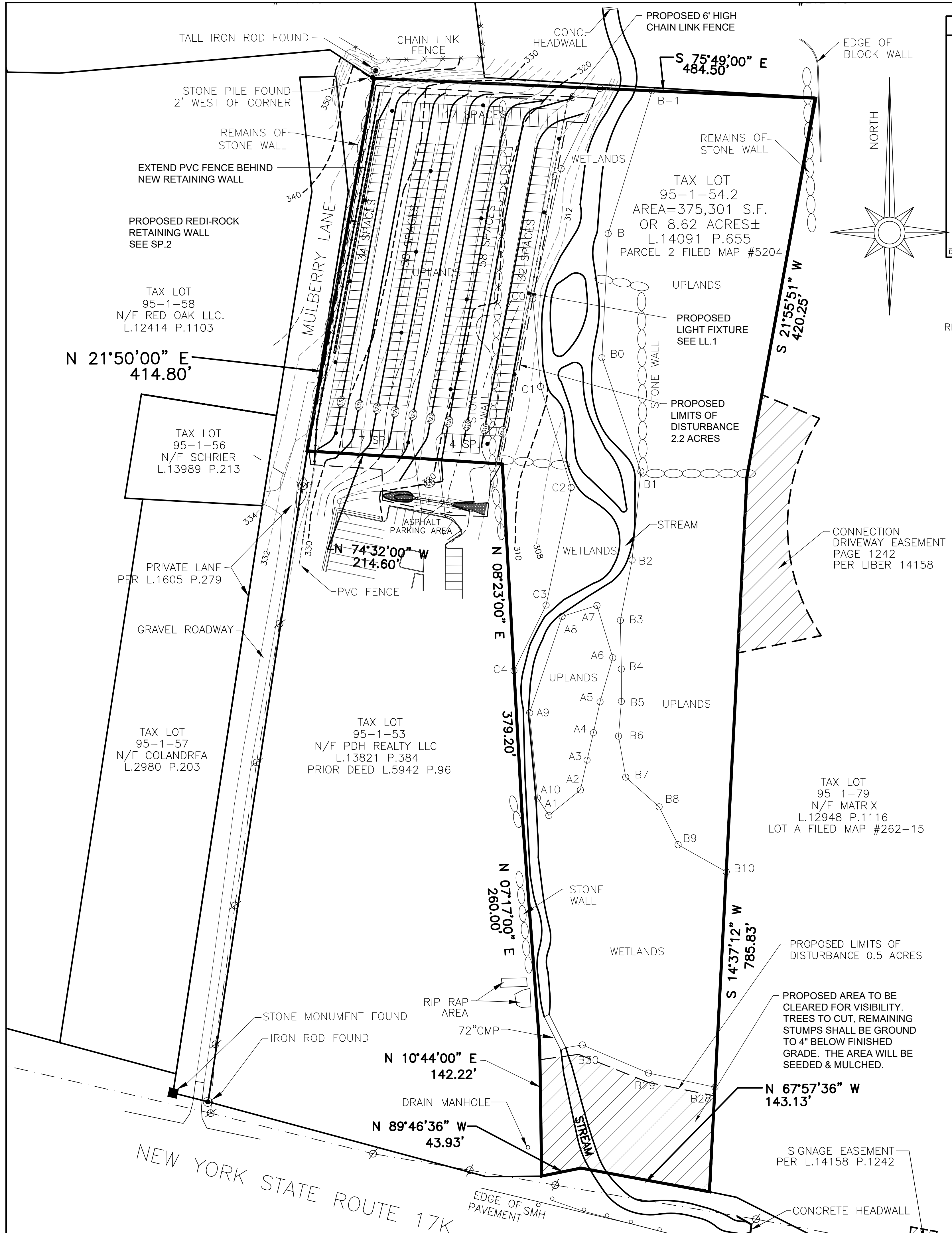
- 334600-95-1-69.12, A. Duie Pyle, Inc., P.O. Box 546, West Chester, PA. 19381
- 334600-95-1-58, Scannell Properties #618, LLC, 6801 River Crossing Blvd #300, Indianapolis IN, 46240
- 334600-95-1-57, 122 Route 17K LLC, P.O. Box 3257, Newburgh, New York 12550
- 334600-95-1-74.2, DP66, LLC, P.O. Box 563, Chester, New York 10918
- 334600-95-1-53, PDH Realty, LLC, P.O. Box 859, Goshen, New York 10924
- 334600-95-1-54.2, PDH Realty, LLC, P.O. Box 859 Goshen, New York 10924
- 334600-95-1-56, Van Shrier, 120 Route 17K, Newburgh, New York 12550
- 334600-89-1-79, New York State Department of Transportation, Albany, New York 12201
- 334600-95-1-1.32, Northeast Business Center, 225 Liberty St. Fl 31, New York, NY 10281
- 334600-95-1-48, Patten Cemetery, Newburgh, New York 12550
- 334600-95-1-73, Exit 29 Real Estate, LLC, P.O. Box 10804, Newburgh, New York 12550
- 334600-95-1-49.122, Trust Article Fourth L/W/T/ of Cosimo Debrizzi, 1089 Little Britain Road, New Windsor, New York 12550
- 334600-95-1-79.2-1 and 79.2-2 Matrix Newburgh, LLC, c/o Matrix Realty CN 4000 Forsgate Dr. Cranbury, NJ 08512
- 334600-95-1-80 COS 17 II, LLC, 1089 Little Britain Rd., New Windsor, NY 12553

TOWN PLANNING BOARD TOWN OF NEWBURGH, NEW YORK

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF NEWBURGH, NEW YORK ON THE DAY OF SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS SITE PLAN, AS APPROVED, SHALL VOID THIS APPROVAL. SITE PLAN IS VOID IF CONSTRUCTION IS NOT STARTED WITHIN ONE YEAR AND COMPLETED IN TWO YEARS OR THE DATE OF THE SIGNING OF THIS PLAN.

TOWN OF NEWBURGH PLANNING BOARD
SIGNED THIS DAY OF BY

Chairman, Planning Board



SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN. ALL RECORDED EASEMENTS OR RIGHT-OF WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN. ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN. ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF THE BUILDING, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7208, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF. BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW. SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

DARREN J. STRIDIRON, PROFESSIONAL LAND SURVEYOR NYS LIC. #050487

THE SURVEY INFORMATION CONTAINED HEREON WAS OBTAINED FROM THE MAP ENTITLED "WETLAND LOCATION SURVEY" PREPARED BY HERITAGE LAND SURVEYING, PC ON 7-16-18

REFERENCES:

- TOWN OF NEWBURGH TAX MAP SECTION 95.
- DEEDS FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS:
L.14091 P.655 L.12414 P.1103
L.13821 P.384 L.13989 P.213
L.5942 P.96 L.2980 P.203
L.12948 P.1116
L.12341 P.857
- MAPS FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS:
FILED MAP #5204
FILED MAP #171-95
FILED MAP #262-15

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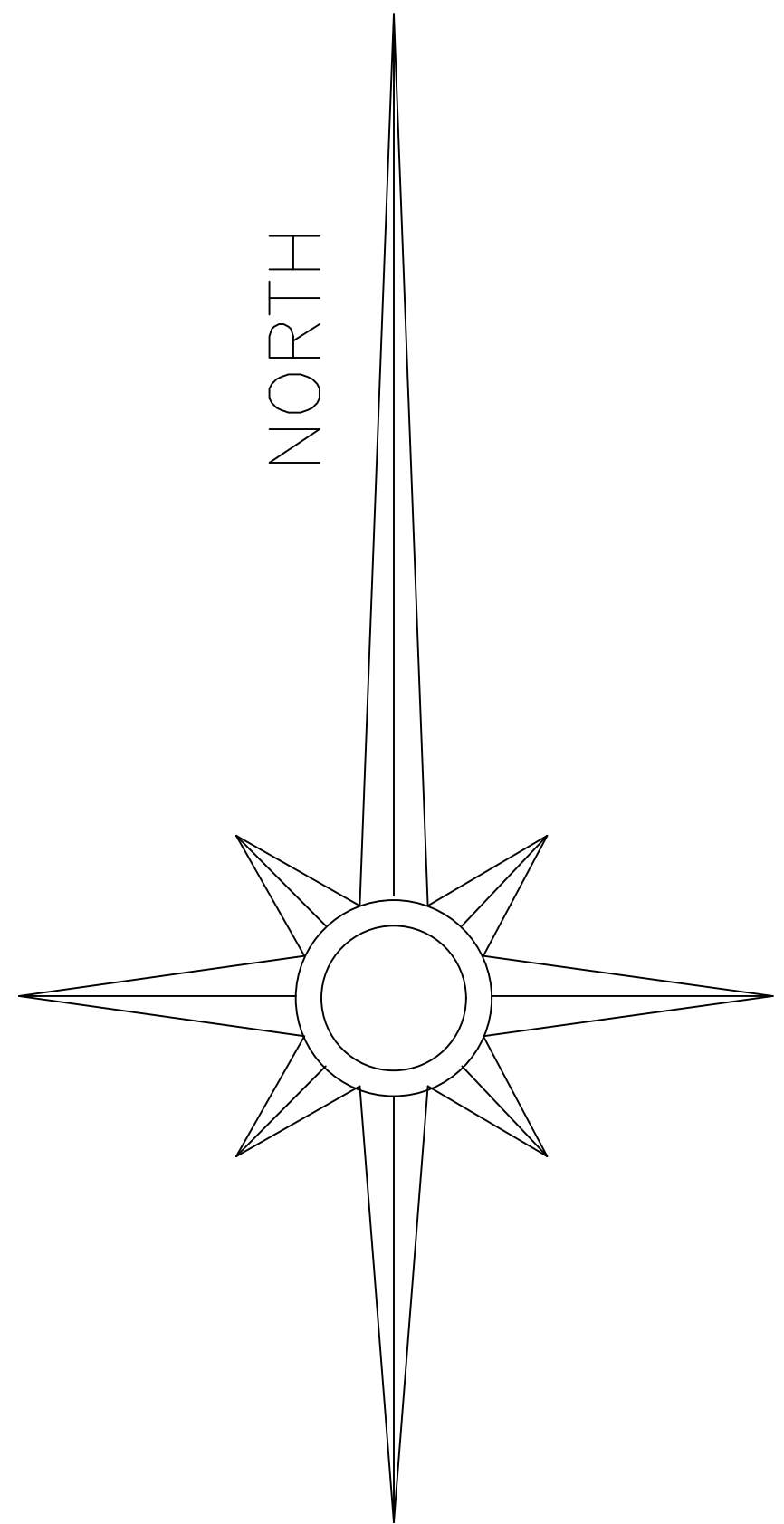
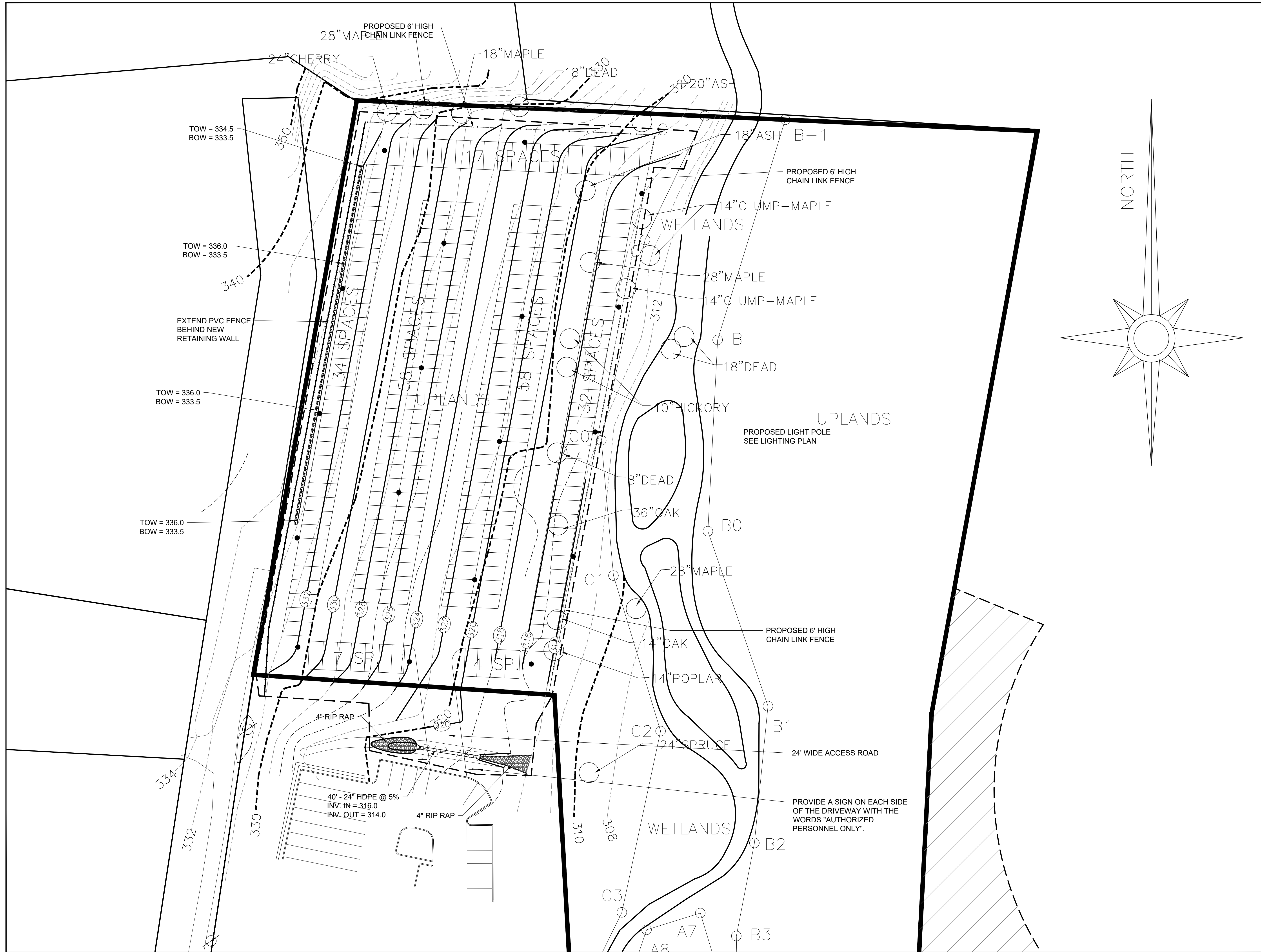
Mark A. Day, PE
Revised
Project No. 2016-136 License No. 069646

DAY STOKOSA
ENGINEERING P.C.

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

PROJECT: Healey KIA - Newburgh
114 NY-17K
TOWN FILE NO. 2025-01
Town of Newburgh Orange County, New York

SITE PLAN		
SCALE: 1" = 60'	DRAWN BY: MAD	DRAWING NO: SP.1
DATE: 12-5-24	CHECKED BY: MAD	1 of 6



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License No.	069646

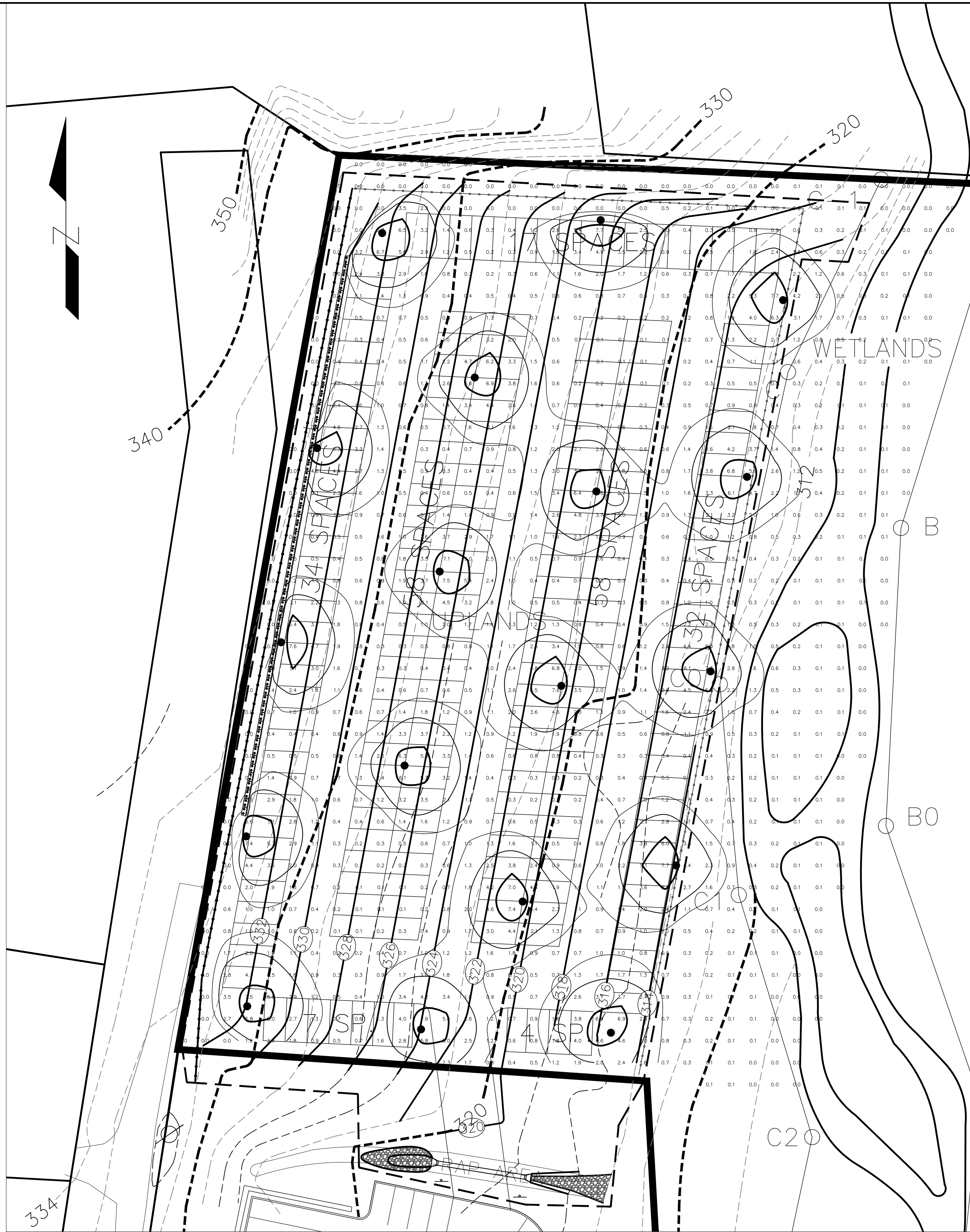
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(845)-223-3202

PROJECT: Healey KIA - Newburgh
114 NY-17K
TOWN FILE NO. 2025-01
Town of Newburgh Orange County, New York

DRAWING: **PARTIAL SITE PLAN**

SCALE	DRAWN BY	DRAWING NO.
1" = 30'	MAD	SP.2 2 of 6
DATE	CHECKED BY	
12-5-24	MAD	



1 LIGHTING PLAN
LL.1 SCALE: 1" = 30'

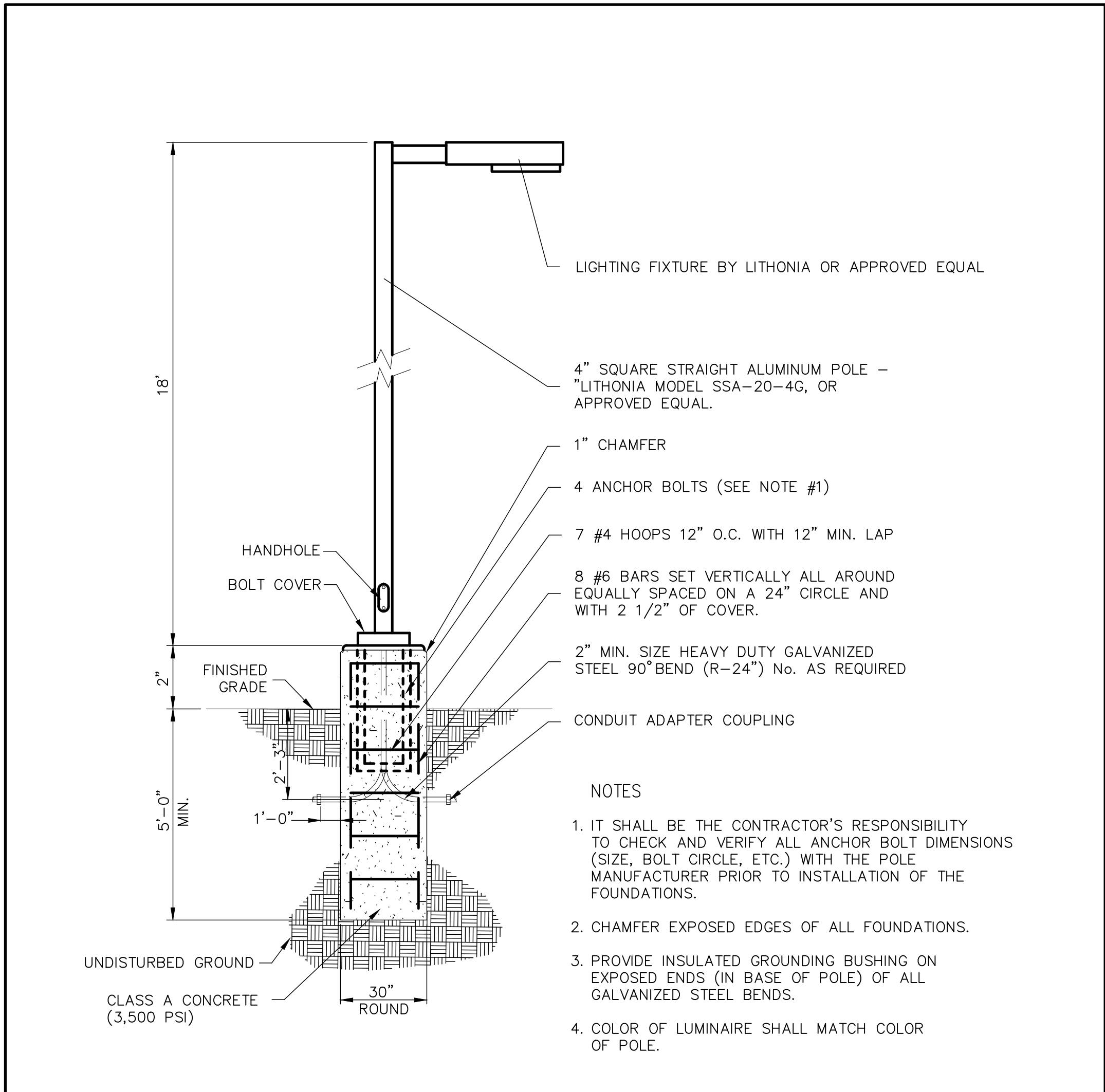
LUMINAIRE SCHEDULE								
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1
Pole	●	(1)	RSX Area Luminaire Size 2 P1 Lumen Package 3000K CCT Type R3S Distribution with EGFV Shield	ELECTRONIC	18' HIGH POLE	Lithonia Lighting, RSX2 LED P1 30K R3S EGFV	120V 1P 2W	/29/2019 SCALED PHOTOMETRY TYPE III, VERY SHORT, BUG RATING: B2 - U0 - G2 ARM MOUNT 2.36, 1.12, 0.25 RSX2 LED Area Luminaire
							18	

RSX Area Luminaire Size 2 P1 Lumen Package 3000K CCT Type R3S Distribution with EGFV Shield



External 360 Full Visor

D.1 LITHONIA RSX2 LED AREA LUMINAIRE WITH FULL VISOR - MOUNTING HEIGHT 18'
LL.1 SCALE: NOT TO SCALE



LIGHTING FIXTURE BY LITHONIA OR APPROVED EQUAL

4" SQUARE STRAIGHT ALUMINUM POLE -
"LITHONIA MODEL SSA-20-4G, OR
APPROVED EQUAL.

1" CHAMFER

4 ANCHOR BOLTS (SEE NOTE #1)

7 #4 HOOPS 12" O.C. WITH 12" MIN. LAP

8 #6 BARS SET VERTICALLY ALL AROUND
EQUALLY SPACED ON A 24" CIRCLE AND
WITH 2 1/2" OF COVER.

2" MIN. SIZE HEAVY DUTY GALVANIZED
STEEL 90° BEND (R=24") NO. AS REQUIRED

CONDUIT ADAPTER COUPLING

NOTES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE POLE MANUFACTURER PRIOR TO INSTALLATION OF THE FOUNDATIONS.
- CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
- PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
- COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE.

D.2 LIGHT POLE BASE AND POLE DETAIL
LL.1 SCALE: NOT TO SCALE

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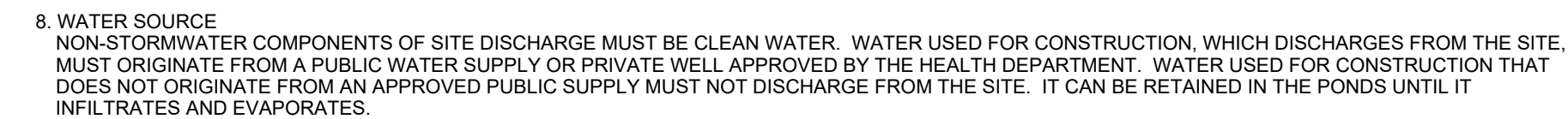
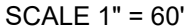
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Project No.	2016-136
License No.	069646

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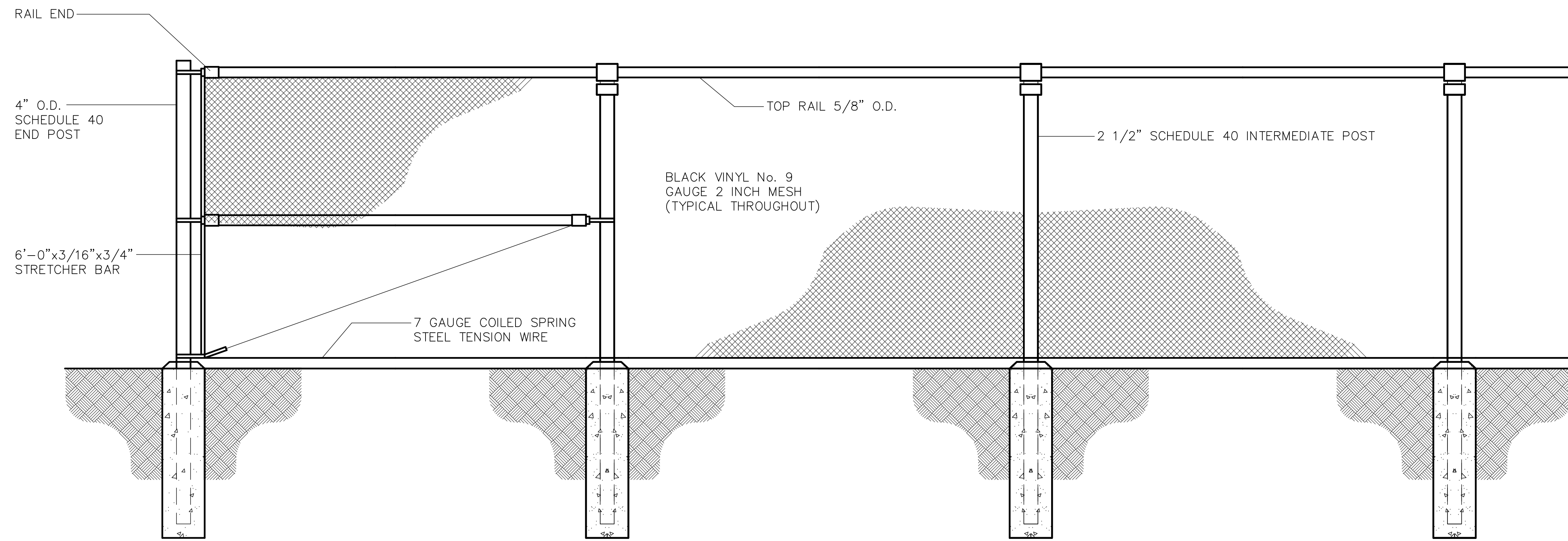
LIGHTING PLAN		
SCALE	DRAWN BY	DRAWING NO.
AS NOTED	MAD	LP.1
DATE	CHECKED BY	
12-5-24	MAD	3 of 6



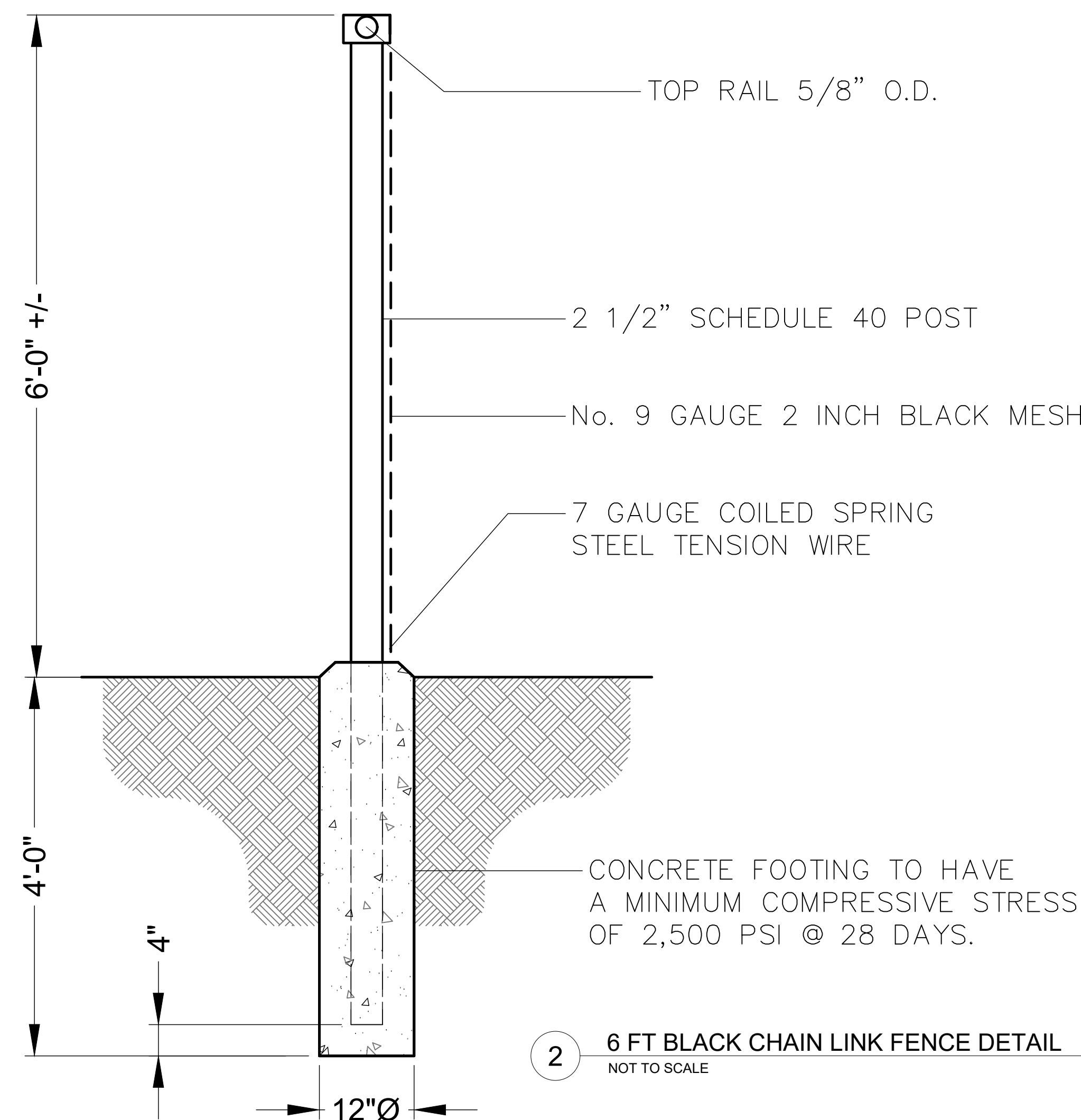
- SEEDING & MULCHING NOTES



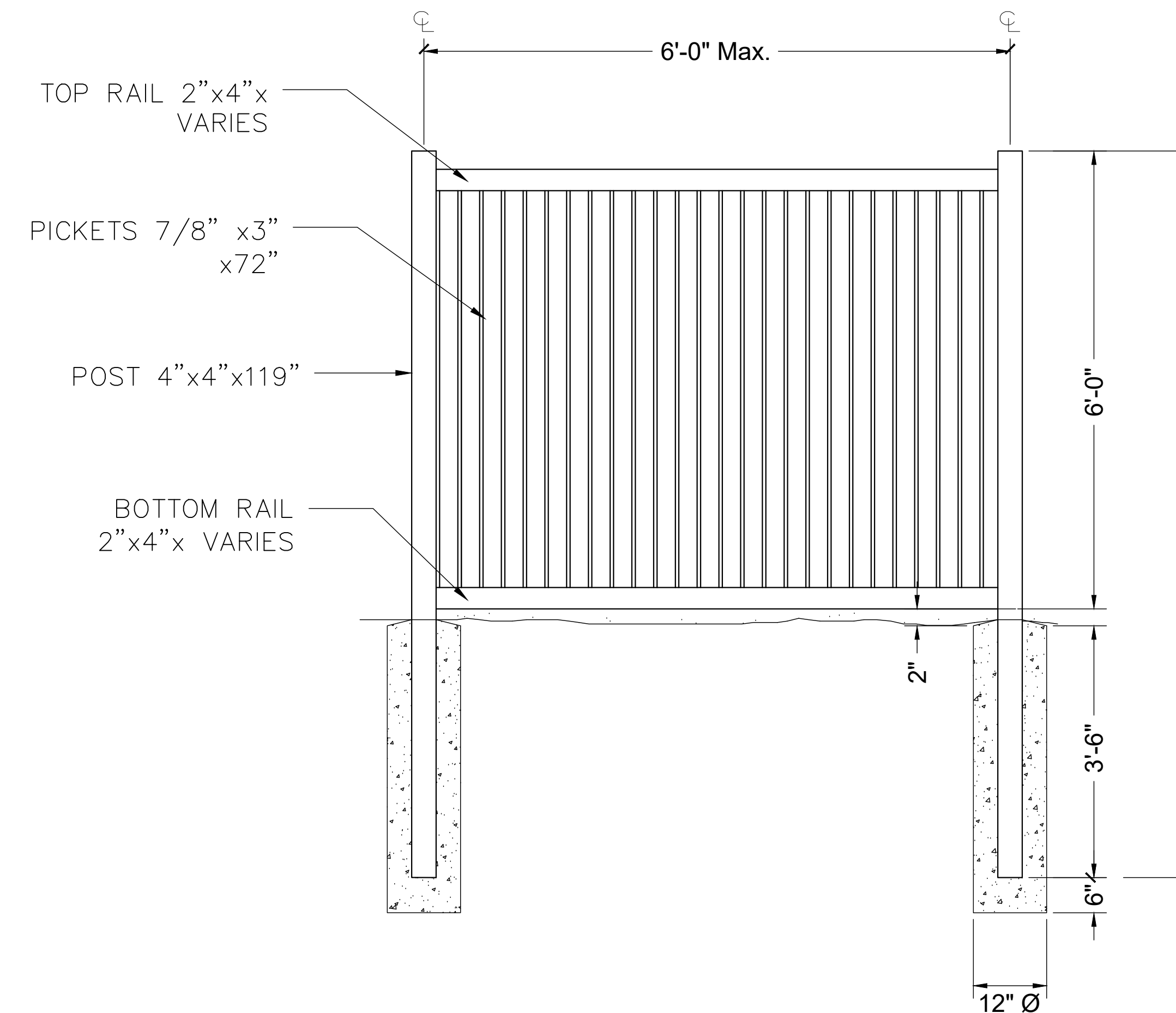
SCALE	DRAWN BY	DRAWING No.
AS NOTED	MAD	
DATE	CHECKED BY	ESC.1 4 of 6
15-5-24	MAD	



1 8 FT BLACK CHAIN LINK FENCE DETAIL
NOT TO SCALE



2 6 FT BLACK CHAIN LINK FENCE DETAIL
NOT TO SCALE



3 6 FT WHITE PVC BOARD ON BOARD FENCE DETAIL
NOT TO SCALE

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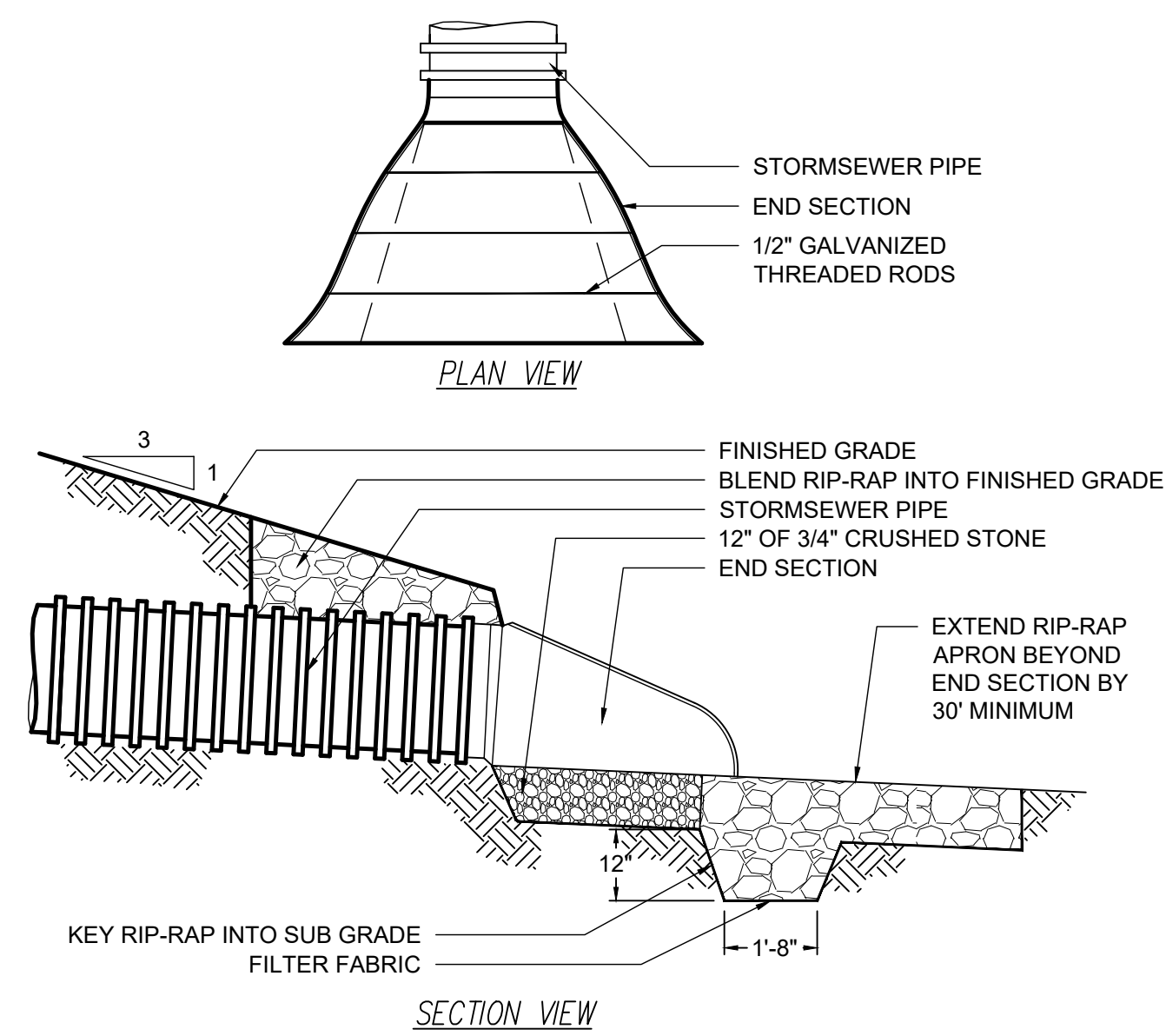
Revisions	Project No. 2016-136	License No. 069646
Mark A. Day, PE		

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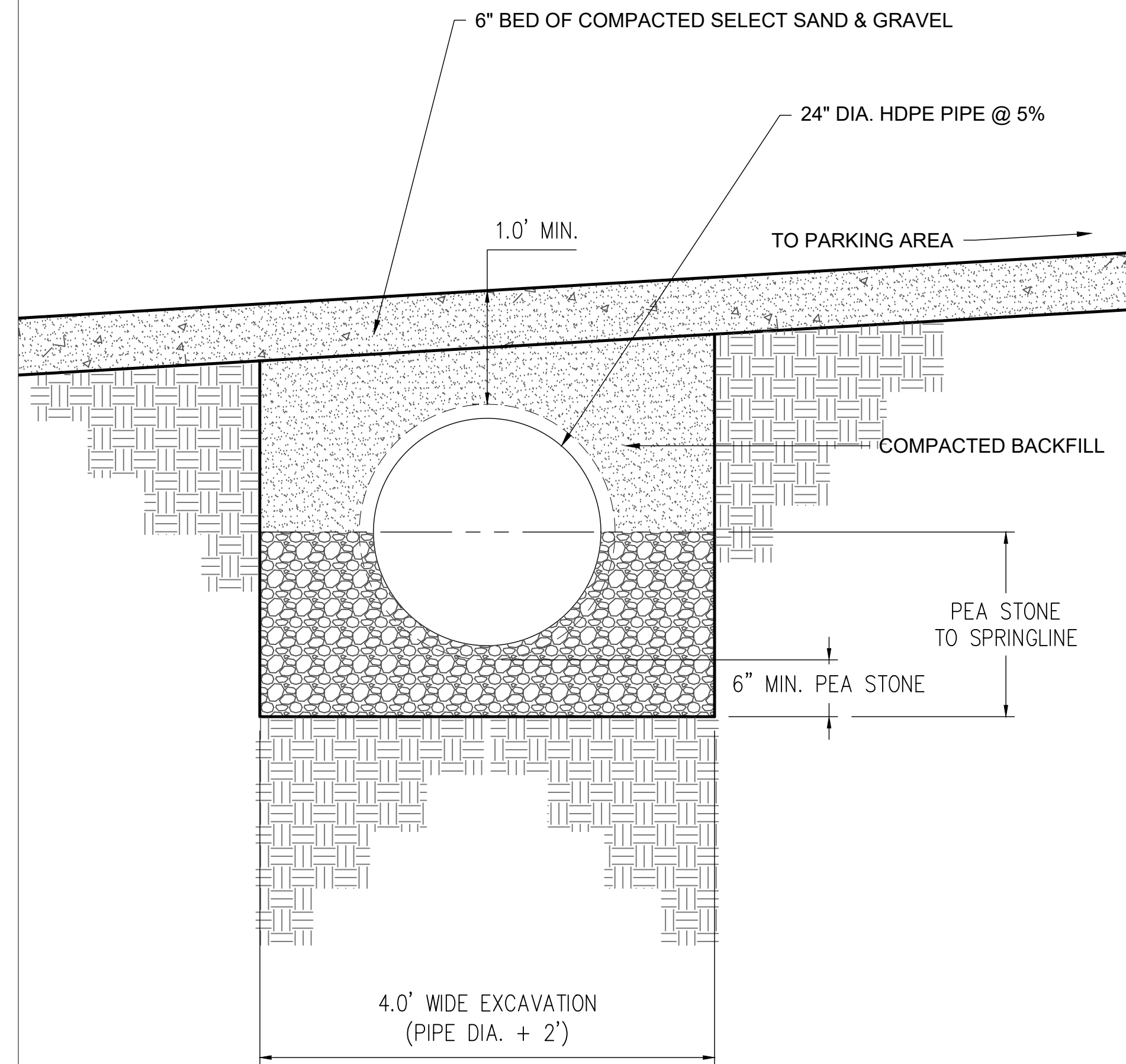
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SCALE	DRAWN BY	DRAWING NO.
AS NOTED	MAD	DT.1
DATE	CHECKED BY	5 of 6
12-5-24	MAD	



1 END SECTION DETAIL
NOT TO SCALE



2 STORMWATER PIPE TRENCH DETAIL
NOT TO SCALE

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		Mark A. Day, PE	
Revisions			
Project No.		License No. 069646	
DAY STOKOSA ENGINEERING P.C.			
3 Van Wyck Lane Suite 2 Wappingers Falls, New York (845)-223-3202			
PROJECT: Healey KIA - Newburgh 114 NY-17K TOWN FILE NO. 2025-01 Town of Newburgh, Orange County, New York			
DRAWING: CONSTRUCTION DETAILS			
SCALE	DRAWN BY	DRAWING NO.	
AS NOTED	MAD	DT.2 6 of 6	
DATE	CHECKED BY		
12-5-24	MAD		