



**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: 29 JANUARY 2025
MEETING DATE: 6 FEBRUARY 2025
PROJECT REPRESENTATIVE: DAY AND STOKOSA ENGINEERING – MARK DAY, P.E.

1. Compliance with the Tree Preservation Ordinance must be documented. Tree survey in compliance with the ordinance must be submitted along with calculations for removal of each of the three categories of trees, protected, significant, and specimen trees.
2. While a clearing and grading permit has been submitted the project is actually a site plan.
3. A review of the previous minutes identifies the following conditions.
 1. Cost estimates for Stormwater Management Erosion and Sediment Control.
 2. Cost estimates for Landscaping Improvements.
 3. Posting of Security and posting of Inspection fees of Stormwater above.
 4. Confirmation from FAA that no impacts regarding light poles.
 5. Declaration of restriction that would be recorded in change of title for both lots indicating if in the future one of the lots was to be transferred into separate ownership that it would not have independent approval for use on the site plan. Note to the same was to be added to the site plan. In addition, the file declaration should be provided to the Building Department for their files.
4. Tree clearing security in accordance with the Town Tree Preservation code is required.
5. The application package identified an SWPPP was included no SWPPP was included in this offices packet.

Respectfully submitted,

MHE Engineering, D.P.C.

Patrick J. Hines
Principal

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 | mhempa@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 **Fire District** ORANGE LAKE FIRE DISTRICT
Acreege 8.62 **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 TO 17K FOR VISABILITY OF EXISTING DEALERSHIP
Other _____

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. 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 rejection of the application.

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. 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: 
 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

**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 Groshen 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

[Signature]
OWNERS SIGNATURE

PAUL HEALEY
OWNERS NAME (printed)

[Signature]
WITNESS' SIGNATURE

NAMES OF ADDITIONAL REPRESENTATIVES

William Dace
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

[Signature]

LACENERA
Notary of New York
12100
Orange County
December 31, 2024

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**

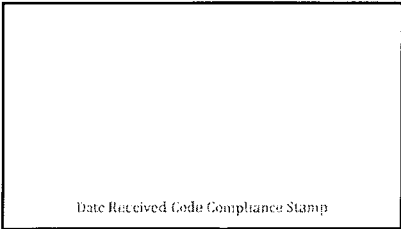
Realty
PDH HEALEY LLC, PAUL HEALEY

CORPORATE OR PARTNERSHIP APPLICANT

BY:  _____

TITLE: OWNER _____

PRINT: *Paul Healey* _____



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: _____

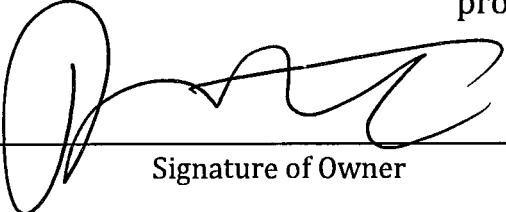
Permit #: _____
Tracking #: _____
Fee: \$ _____ <small>Exact Cash or Check ONLY</small>
Receipt #: _____
(OFFICE USE ONLY)

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

SIZE OF LOT: 8.62	ZONING DISTRICT: 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:
 - o Clearing 0.46 ac. Acreage
 - o Excavation 3,500 Cubic Yards net
 - o Filling _____ Cubic Yards
 - o Grading 2.2 ac. Acreage

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

Short Environmental Assessment Form

Part 1 - Project Information

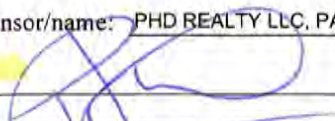
Instructions for Completing

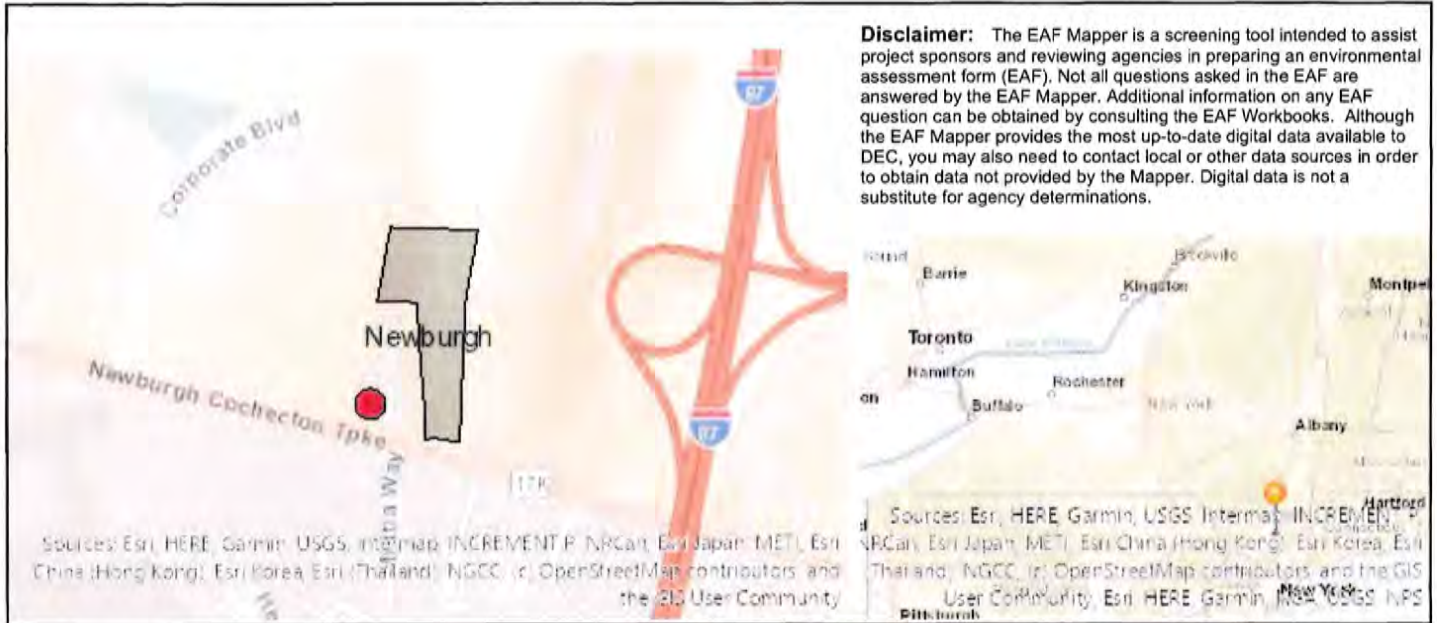
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: BUILDING DEPT.-BUILDING PERMIT			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		8.62 acres		
b. Total acreage to be physically disturbed?		2.7 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		13.72 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 checked="" 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 type="checkbox"/> Other(Specify):				
<input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input checked="" type="checkbox"/>	YES <input 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input 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?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
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: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat, Upland Sandpiper	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, 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	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: UNKNOWN	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>PHD REALTY LLC, PAUL HEALEY</u> Date: <u>12/31/24</u> Signature:  Title: <u>OWNER</u>		

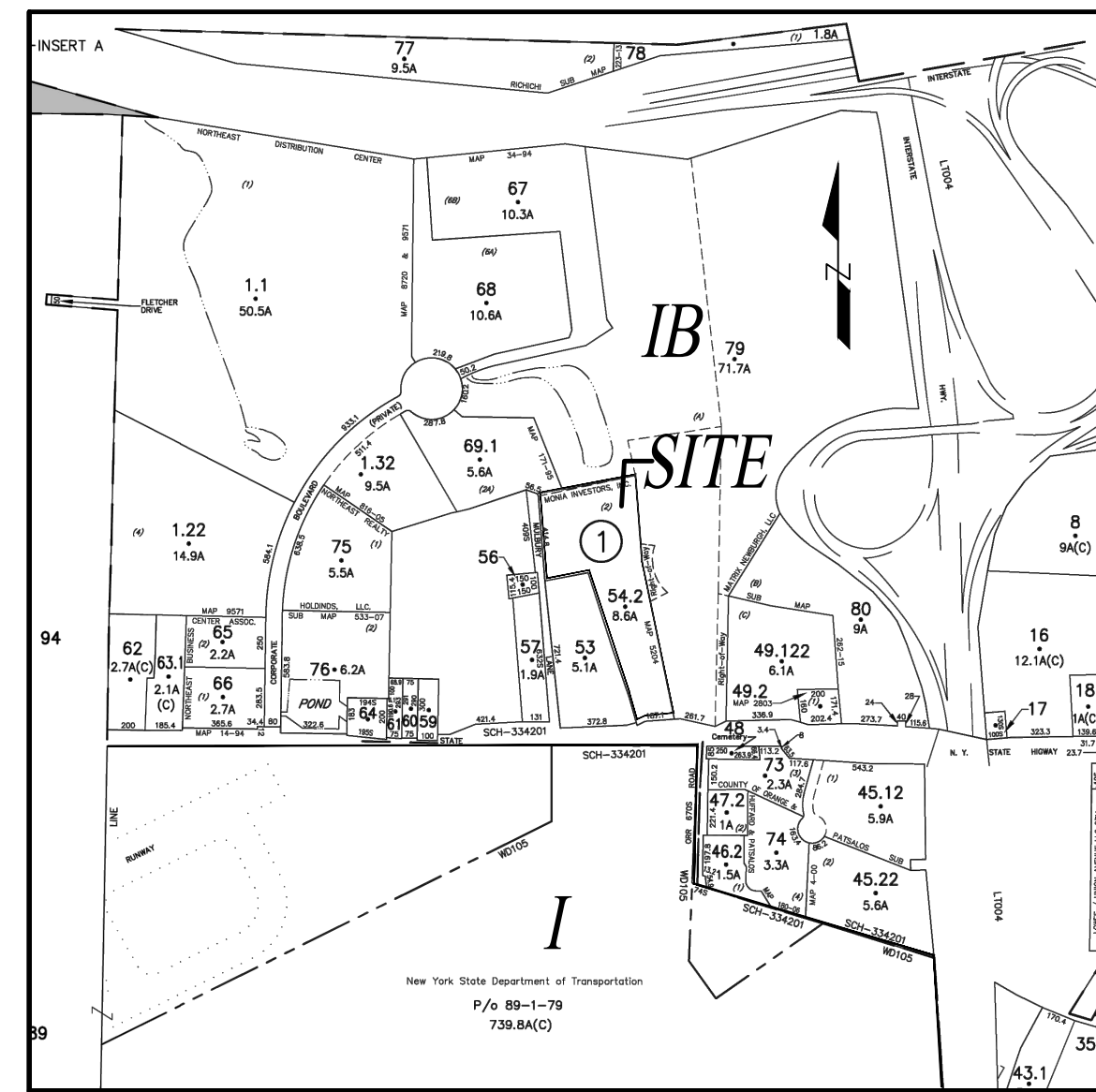


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local 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 BURGH 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

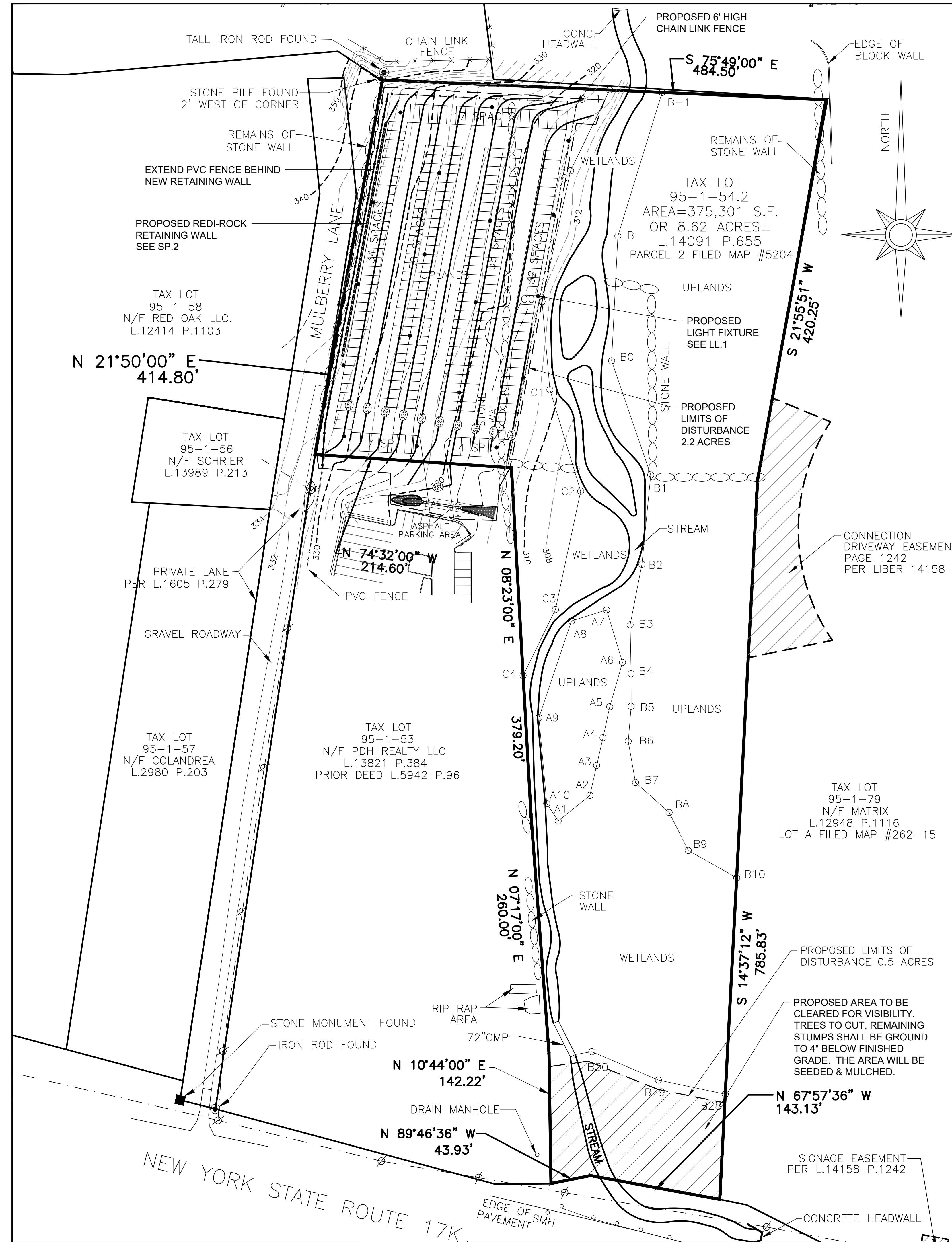
- 334600-95-1-69.12, A. Duie Pyle, Inc., P.O. Box 546, West Chester, PA. 19381
- 334600-95-1-58, Scannell Properties #618, LLC, 8801 River Crossing Blvd #300, Indianapolis IN, 46240
- 334600-95-1-57, 122 Route 17K LLC, P.O. Box 3257, Newburgh, New York 12550
- 334600-95-1-74.2, DP86, LLC, P.O. Box 563, 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
- 334600-95-1-32, 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 PLAN 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 SURVEYOR'S 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:
 - L14091 P.655 L12414 P.1103
 - L13821 P.384 L13989 P.213
 - L5942 P.96 L2980 P.203
 - L12948 P.1116
 - L12341 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

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

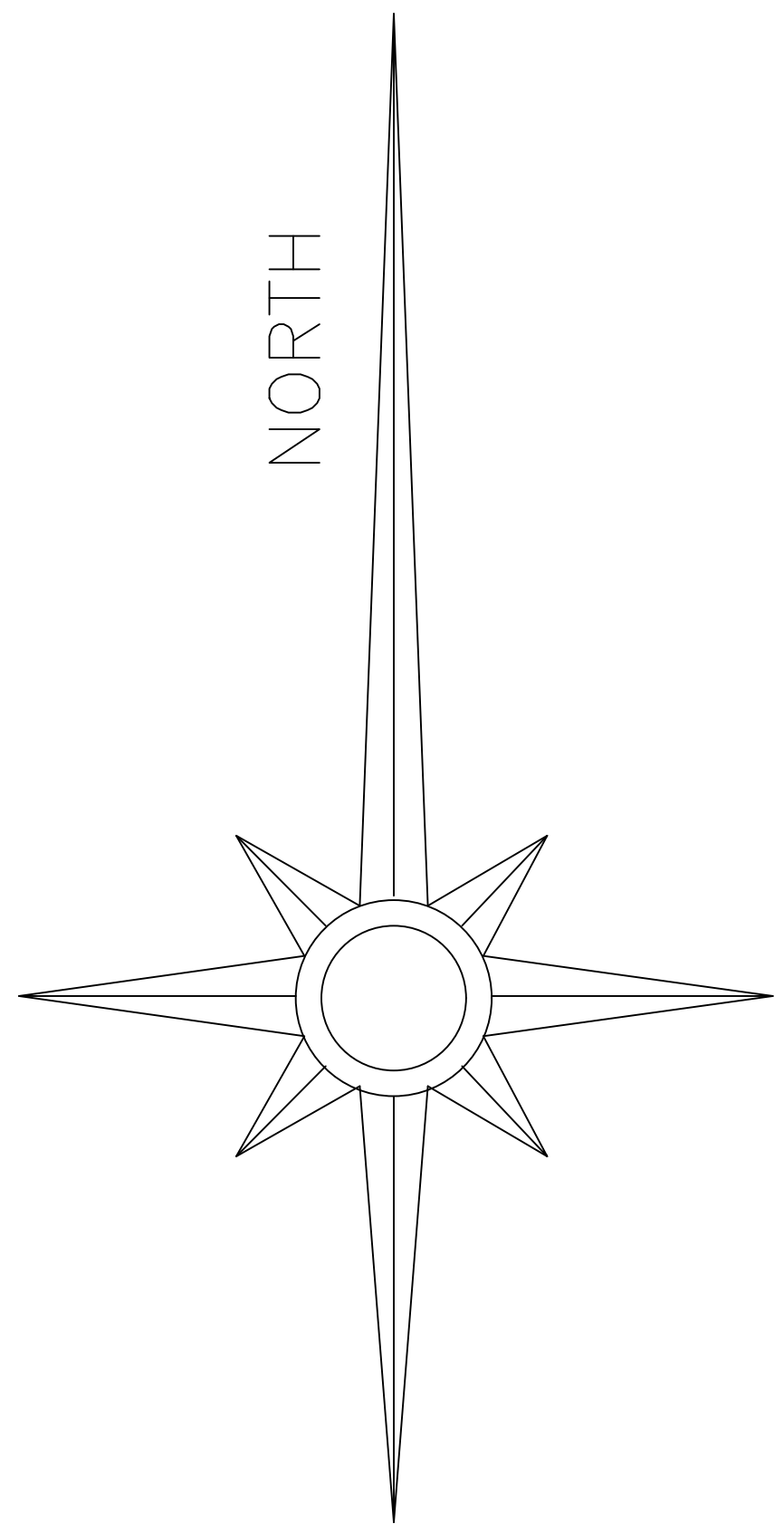
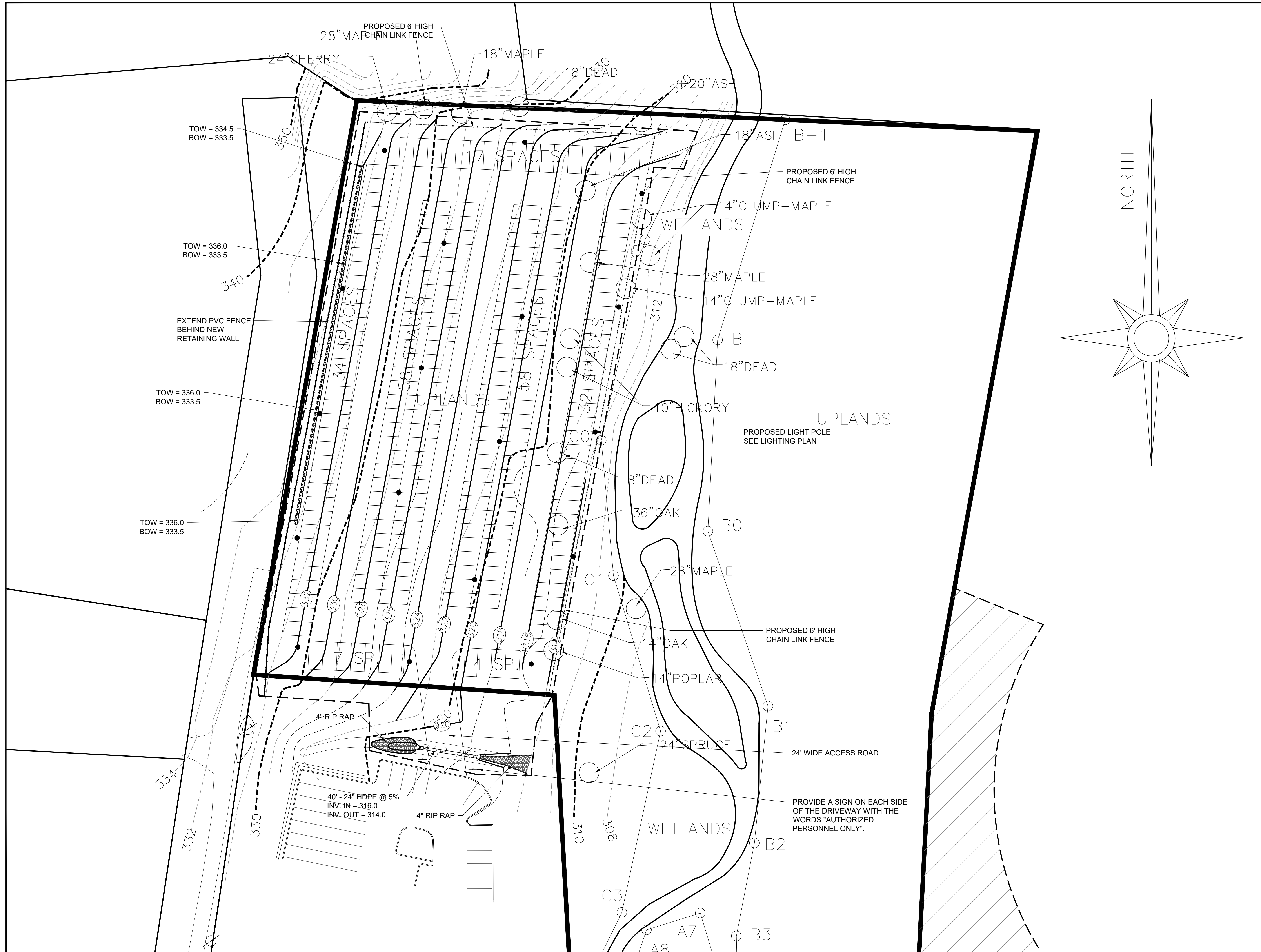
SITE PLAN

SCALE: 1" = 60'

DATE: 12-5-24

DRAWN BY: MAD
 CHECKED BY: MAD

SP.1
 1 of 6



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



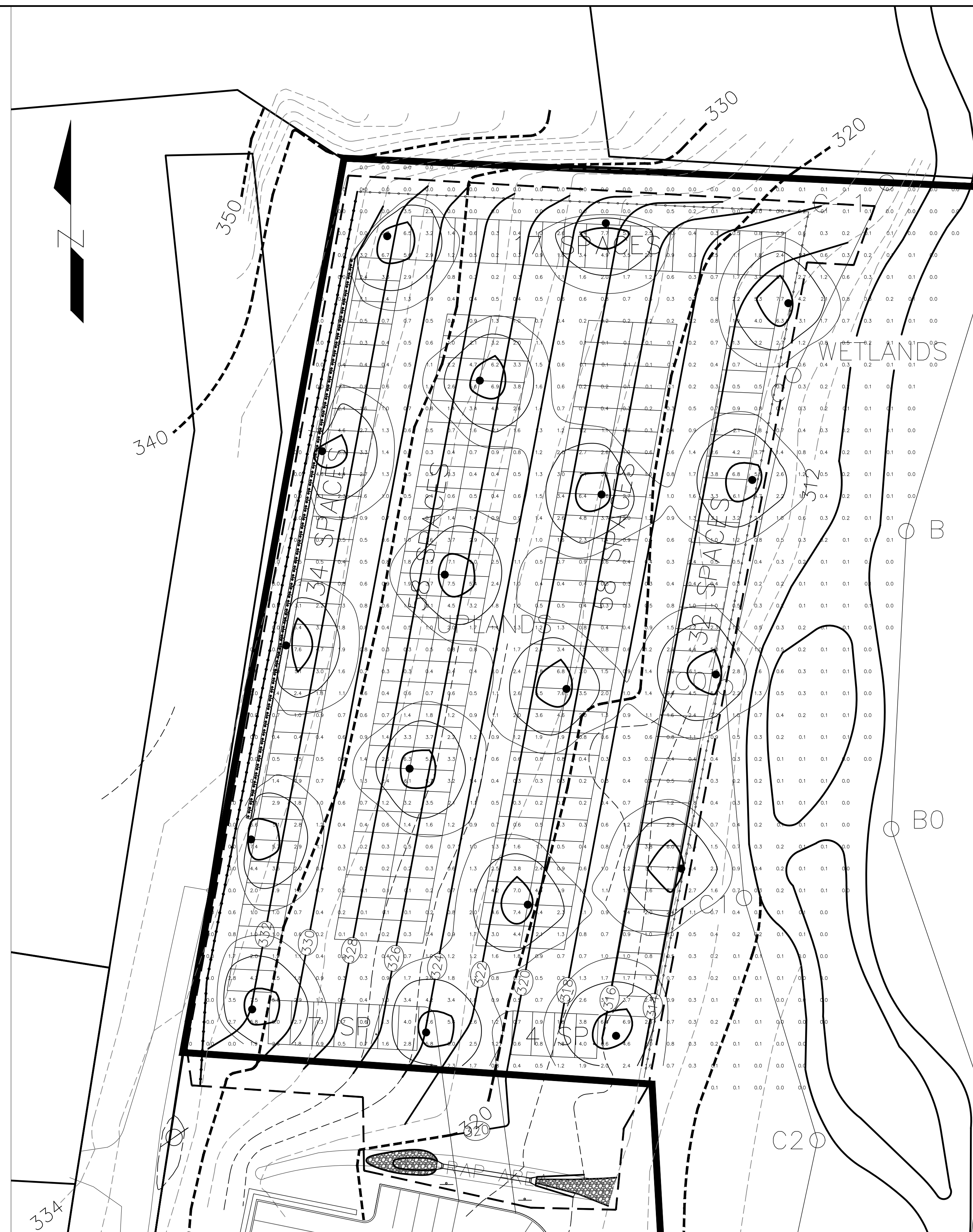
DAY STOKOSA
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3 Van Wyck
Lane Suite 2
Wappingers Falls, New York
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PROJECT: **Healey KIA - Newburgh**
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TOWN FILE NO. 2025-01
Town of Newburgh Orange County, New York

PARTIAL SITE PLAN

SCALE	1" = 30'	DRAWN BY	MAD	SP.2 2 of 6
DATE	12-5-24	CHECKED BY	MAD	



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

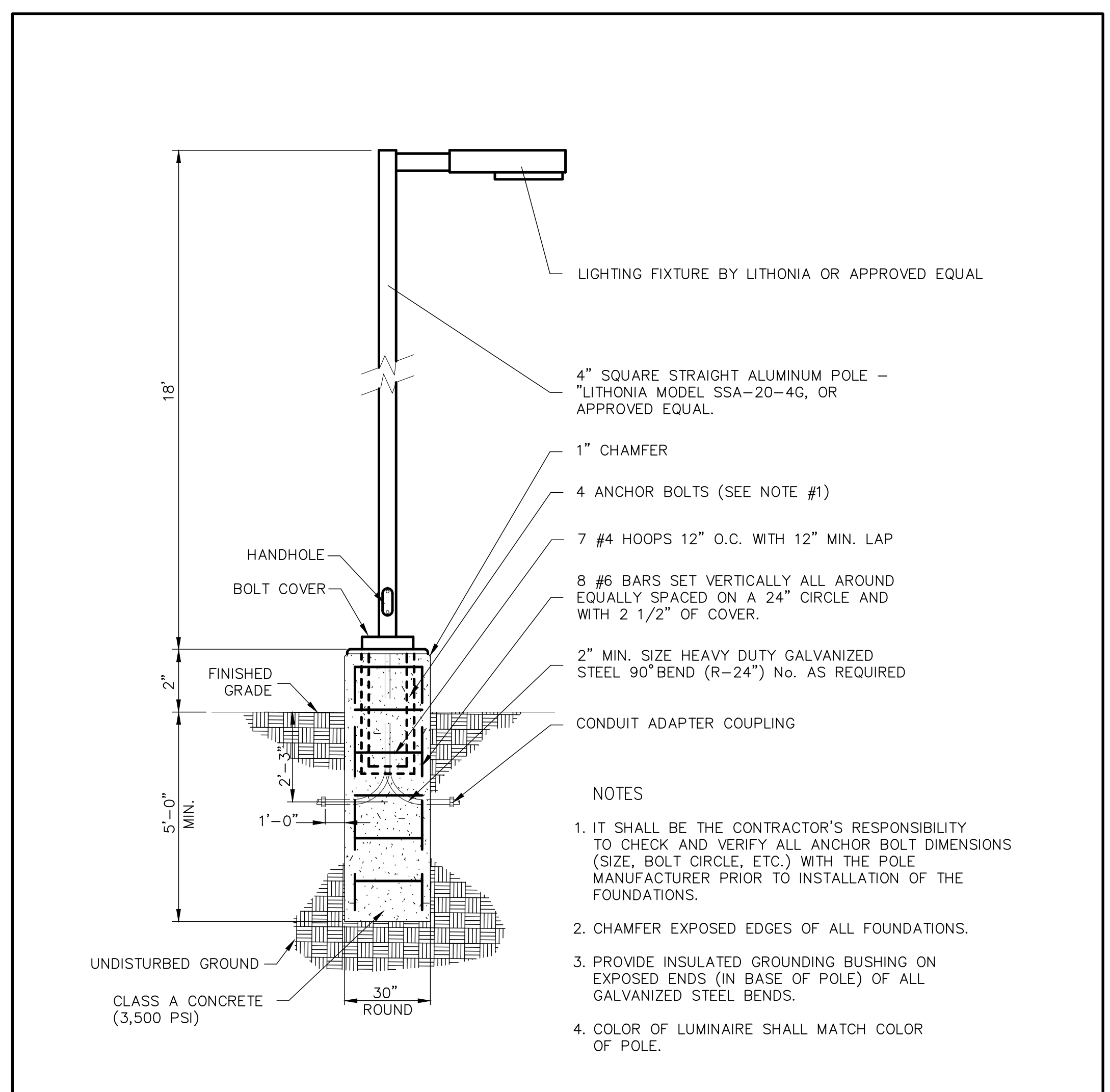
LUMINAIRE SCHEDULE									
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	QUANTITY
Pole	●	(1)	RSX Area Luminaire Size 2 P1 Lumen Package 3000K CCT Type R3S Distribution with EGFV Shield	ELECTRONIC	18' HIGH POLE	Lithonia Lighting, RSX2 LED P1 30K R3S EGFV	120V 1P 2W	/29/2019 SCALED 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



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

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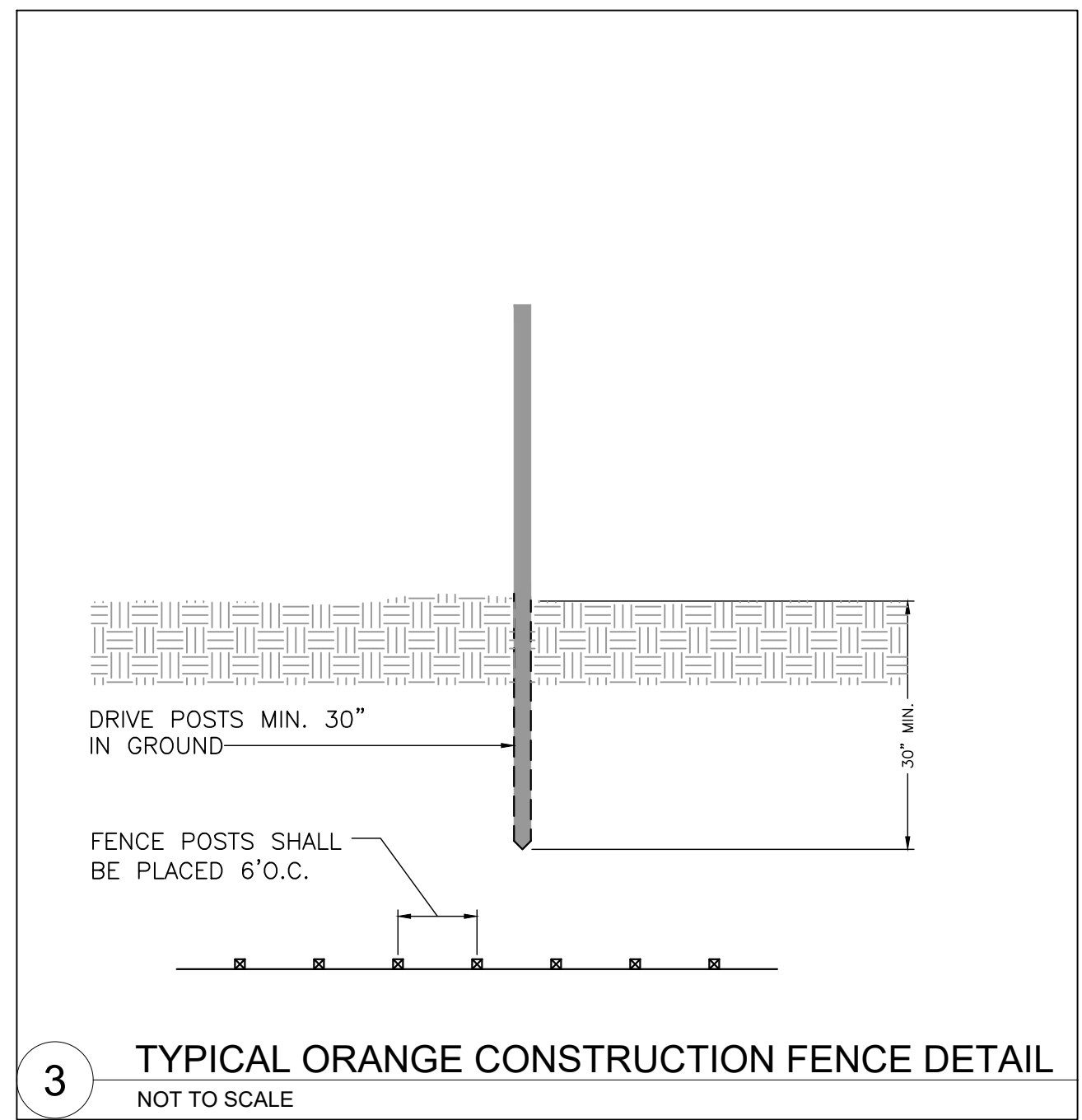
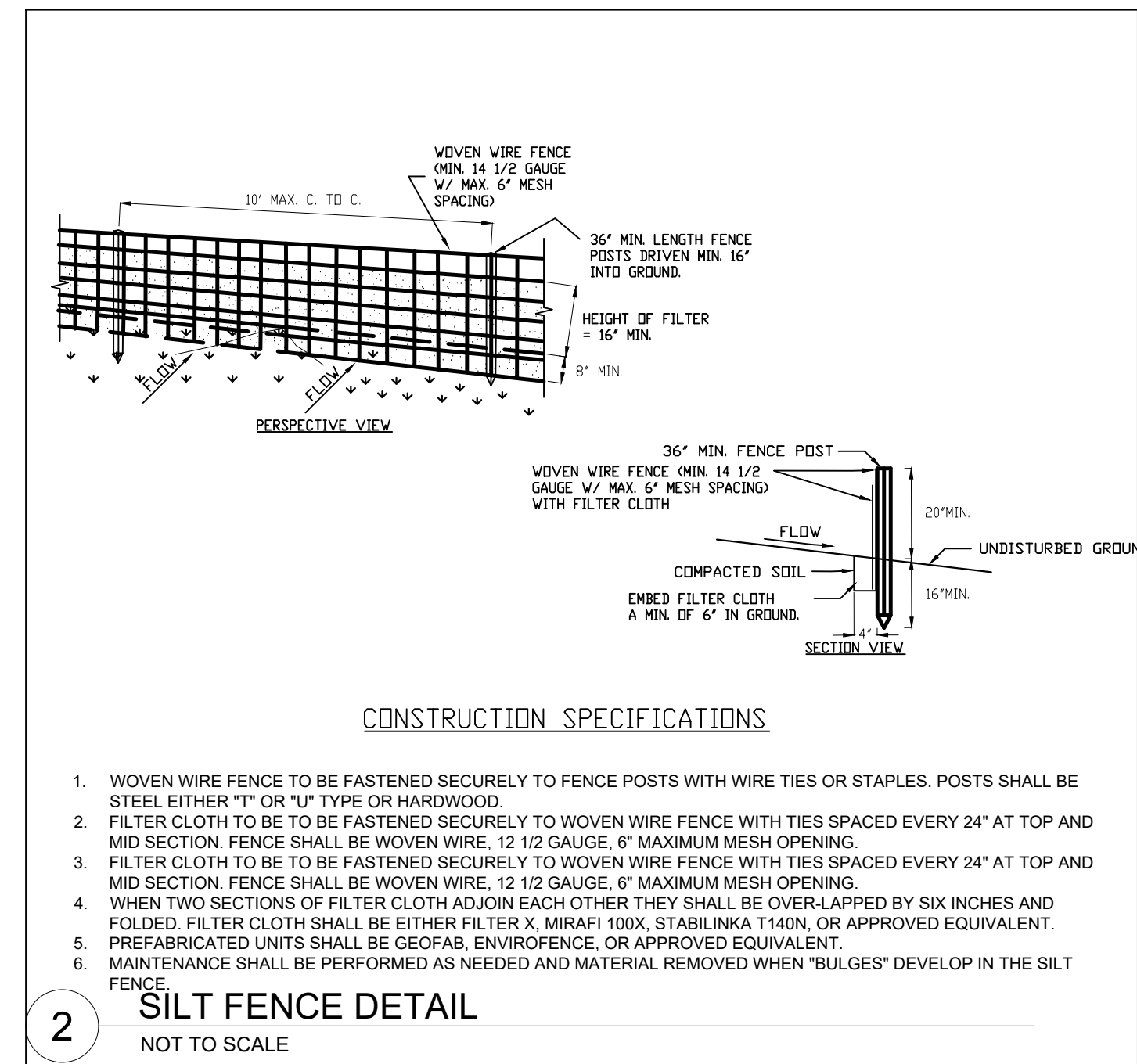
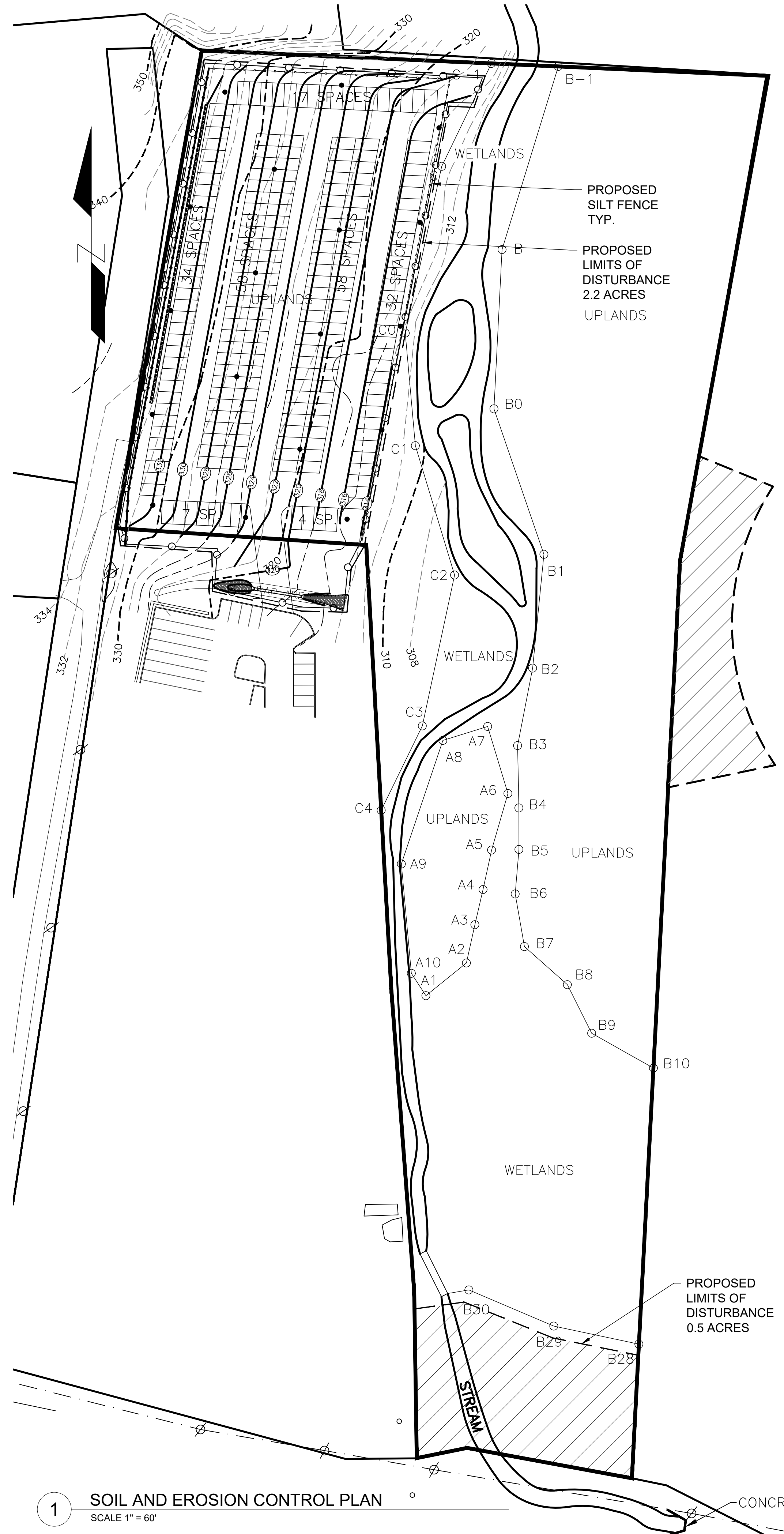
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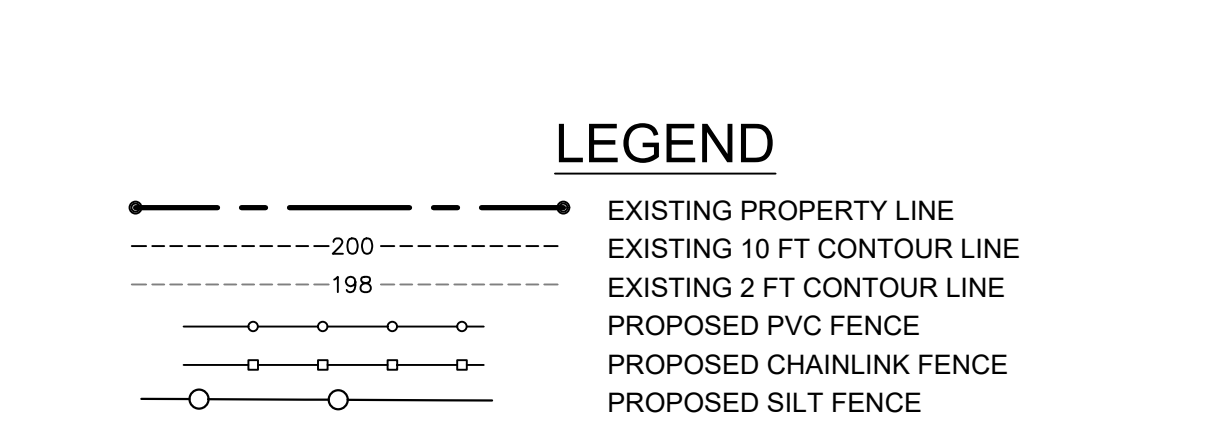
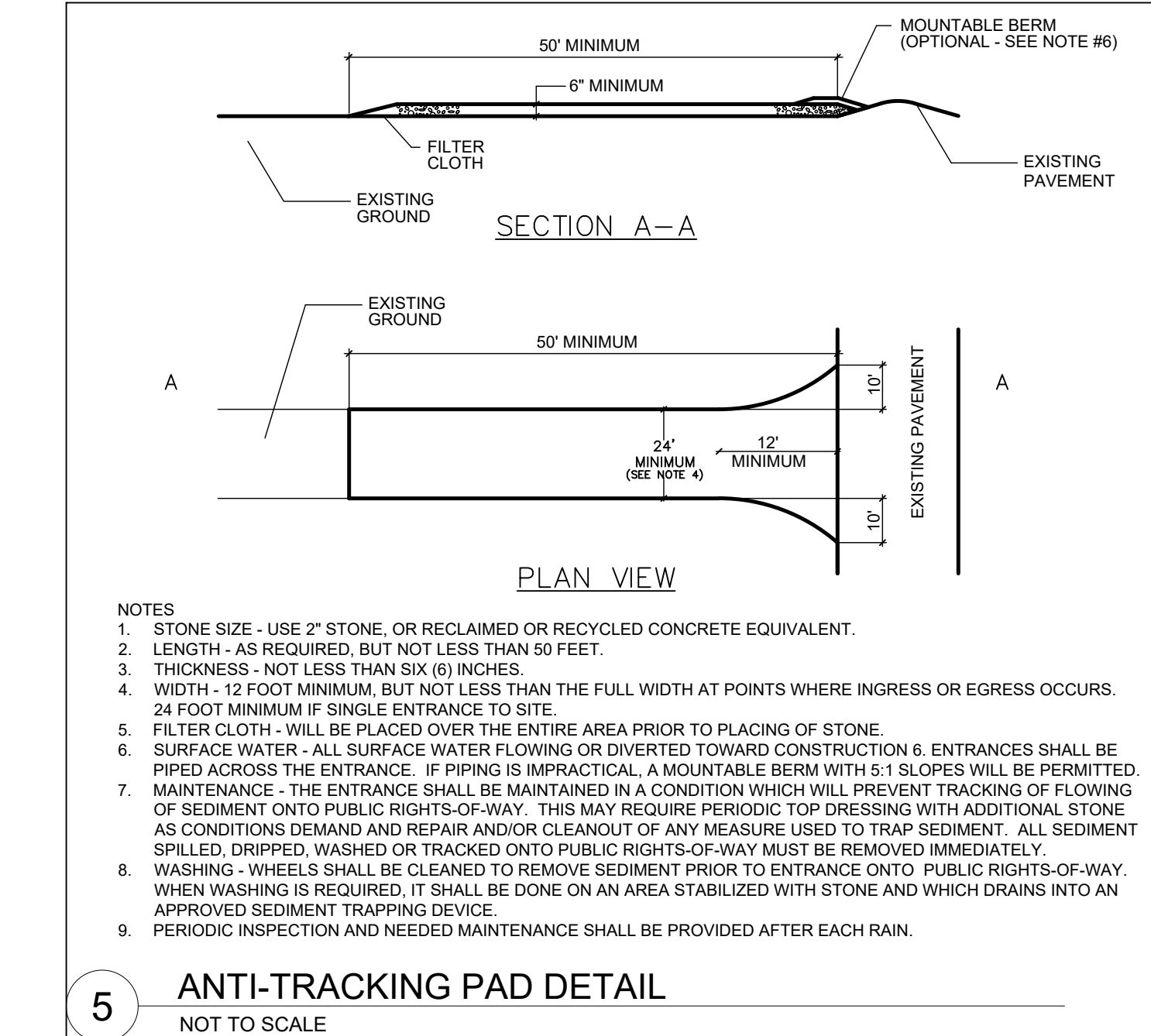
LIGHTING PLAN		
SCALE	DRAWN BY	DRAWING NO.
AS NOTED	MAD	LP.1
DATE	CHECKED BY	
12-5-24	MAD	3 of 6



- 4 SEEDING & MULCHING NOTES**
NOT TO SCALE
- ALL SEDIMENT & EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS & DETAILS. CHANGES, OMISSIONS AND/OR OTHER ALTERATIONS CAN NOT BE MADE TO THESE PLANS WITHOUT THE CONSENT OF THE DESIGN ENGINEER.
 - SILT FENCE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING PRIOR TO BEGINNING ANY CLEARING, GRUBBING AND EARTHWORK.
 - EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED WITH THE FOLLOWING GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION, OR IF PLANNED TO BE LEFT UNDISTURBED FOR MORE THAN 21 DAYS, GRASS SEED MIX TO BE APPLIED AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:

KENTUCKY BLUEGRASS	40%
CREeping RED FESCUE	40%
RYE GRASS	20%
 - GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD No. 1.
 - SEEDING AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE, OR 90 LBS. PER 1,000 SQUARE FEET, SUCH THAT IT FORMS A CONTINUOUS BLANKET.
 - SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE OWNER'S FIELD REPRESENTATIVE.
 - DUST SHALL BE CONTROLLED BY SPRINKLING OF WATER OR OTHER APPROVED METHODS AS NECESSARY AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
 - CUTS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY, NOR DIVERT SURFACE WATER ONTO ADJOINING PROPERTIES.
 - ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIALS AND TO PREVENT SETTLEMENT.
 - EXCAVATIONS AND FILLS TO BE ROLLED, SEALED AND STABILIZED AT COMPLETION OF EACH DAY'S WORK.
 - THE OWNER'S FIELD REPRESENTATIVE SHALL INSPECT THE DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
 - AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES MAY BE ADDED TO THIS PLAN BY THE SITE ENGINEER, TOWN ENGINEER AND HIGHWAY SUPERINTENDENT. ANY REVISIONS TO THIS PLAN MUST BE SUBMITTED TO THE SITE ENGINEER. ANY CHANGES DEEMED NECESSARY TO THIS PLAN SHALL BE DICTATED BY THE SITE ENGINEER AS NECESSARY TO CARRY-OUT THE INTENT OF THIS PLAN.

- 2 SILT FENCE DETAIL**
NOT TO SCALE
- EROSION AND SEDIMENT CONTROL MEASURES:**
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", AUGUST 2005.
 - DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
 - AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
 - SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
 - PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.
 - SEEDING AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
 - WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.
- MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:**
- PERMANENT AND TEMPORARY VEGETATION:**
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.
 - STABILIZED CONSTRUCTION ENTRANCE:**
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.
 - SILT FENCE:**
INSPECT FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.
 - DUST CONTROL:**
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.



- CONSTRUCTION WASTE MANAGEMENT PLAN**
- CONSTRUCTION WASTE MANAGEMENT PRACTICES ARE DESIGNED TO MAINTAIN A CLEAN AND ORDERLY WORK ENVIRONMENT. THIS WILL REDUCE THE POTENTIAL FOR SIGNIFICANT MATERIALS TO COME INTO CONTACT WITH STORMWATER. A MAINTENANCE SCHEDULE SHALL BE DEVELOPED FOR THESE AREAS. THE GENERAL CONTRACTOR SHALL IMPLEMENT THE FOLLOWING PRACTICES:
- MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATION WILL BE STOCKPILED UP SLOPE FROM ADEQUATE SEDIMENTATION CONTROLS.
 - EQUIPMENT CLEANING, MAINTENANCE, AND REPAIR AREAS SHALL BE DESIGNATED AND PROTECTED BY A TEMPORARY PERIMETER BERM.
 - THE USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED (I.E., VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.).
 - SPILL PREVENTION AND RESPONSE**
A SPILL PREVENTION AND RESPONSE PLAN SHALL BE DEVELOPED FOR THE SITE BY THE GENERAL CONTRACTOR. THE PLAN SHALL DETAIL THE STEPS NEEDED TO BE FOLLOWED IN THE EVENT OF AN ACCIDENTAL SPILL AND SHALL IDENTIFY CONTACT NAMES AND PHONE NUMBERS OF PEOPLE AND AGENCIES THAT MUST BE NOTIFIED.
THE PLAN SHALL INCLUDE MATERIAL SAFETY DATA SHEETS (MSDS) FOR ALL MATERIALS TO BE STORED ON-SITE. ALL WORKERS ON-SITE WILL BE REQUIRED TO BE TRAINED ON SAFE HANDLING AND SPILL PREVENTION PROCEDURES FOR ALL MATERIALS USED DURING CONSTRUCTION. REGULAR TAILGATE SAFETY MEETINGS SHALL BE HELD AND ALL WORKERS THAT ARE EXPECTED ON THE SITE DURING THE WEEK SHALL BE REQUIRED TO ATTEND.
 - MATERIAL STORAGE**
CONSTRUCTION MATERIALS SHALL BE STORED IN A DEDICATED STAGING AREA. THE STAGING AREA SHALL BE LOCATED IN AN AREA THAT MINIMIZES THE IMPACTS OF THE CONSTRUCTION MATERIALS EFFECTING STORMWATER QUALITY.
CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIAL MUST BE STORED IN WATERPROOF CONTAINERS. EXCEPT DURING APPLICATION, THE CONTENTS MUST BE KEPT IN TIGHTLY CLOSED CONTAINERS. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED AND DISPOSED AT AN APPROVED SOLID WASTE OR CHEMICAL DISPOSAL FACILITY.
 - TEMPORARY CONCRETE WASHOUT FACILITY**
TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE AND DISPOSED OF. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED AND/OR REPAIRED AND SEEDED AND MULCHED FOR FINAL STABILIZATION.
 - SOLID WASTE DISPOSAL**
NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED PERIODICALLY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE.
SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY WHATEVER MEANS NECESSARY IN ORDER TO ENSURE THAT THEY DO NOT DISCHARGE FROM THE SITE. AS AN EXAMPLE, SPECIAL CARE MUST BE EXERCISED DURING EQUIPMENT FUELING AND SERVICING OPERATIONS. IF A SPILL OCCURS, IT MUST BE CONTAINED AND DISPOSED SO THAT IT WILL NOT FLOW FROM THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHOULD BE HANDLED IN A MANNER CONSISTENT WITH THE IMPACT THEY REPRESENT.
 - WATER SOURCE**
NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION, WHICH DISCHARGES FROM THE SITE, MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE PUBLIC HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE. IT CAN BE RETAINED IN THE PONDS UNTIL IT INFILTRATES AND EVAPORATES.

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Mark A. Day, PE	
Revisions	
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License No.	069646

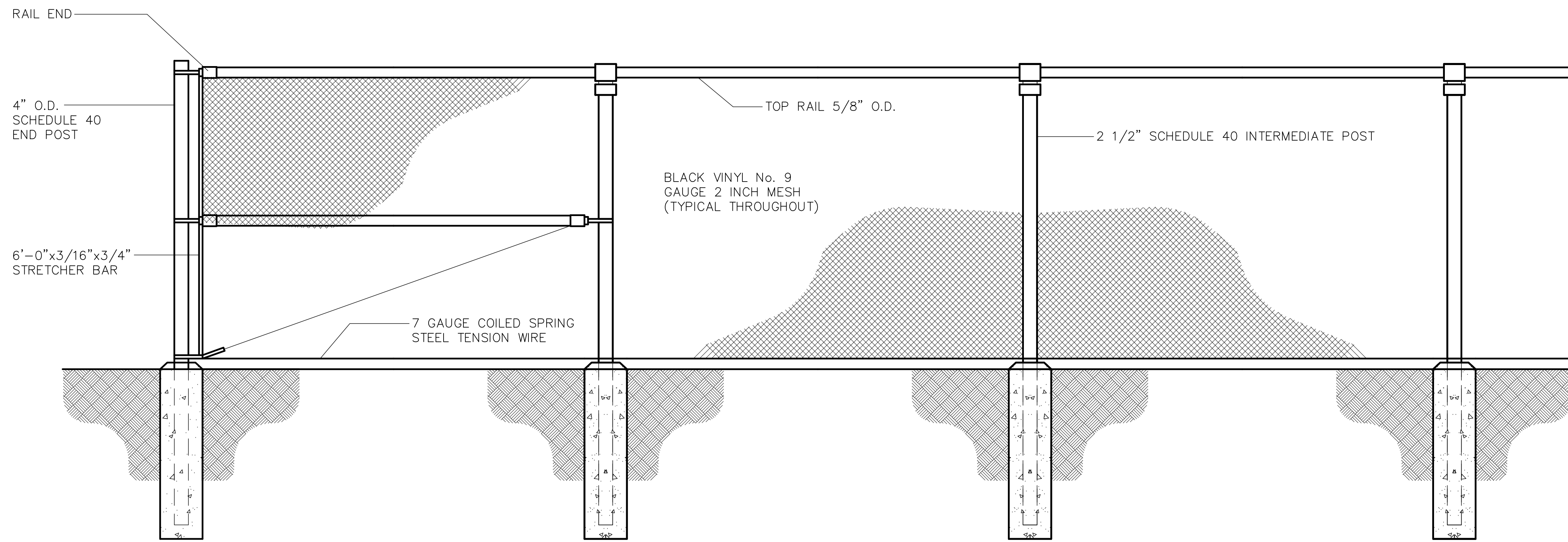
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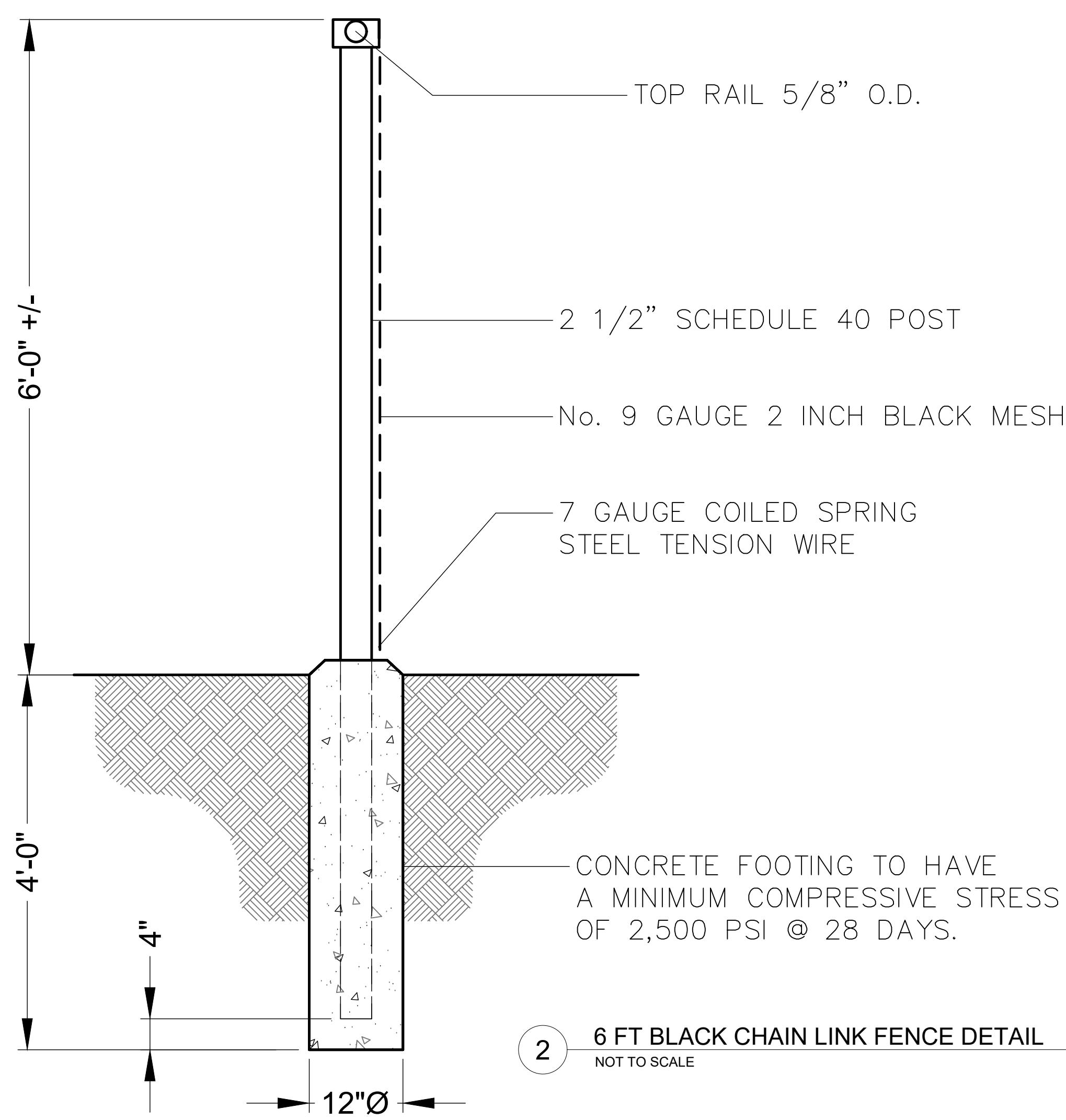
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Erosion and Sediment Control Plan

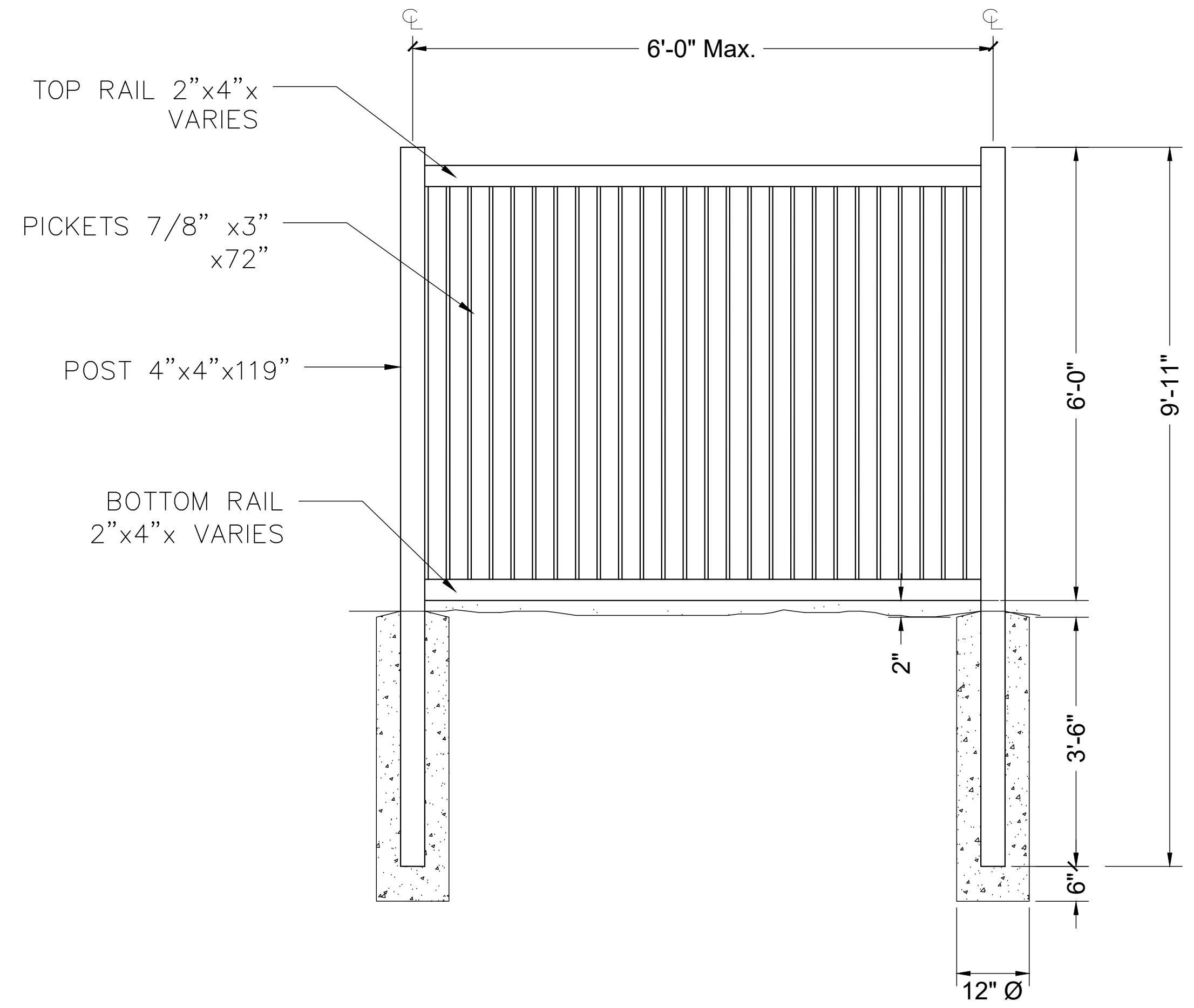
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AS NOTED	MAD	ESC.1
DATE	CHECKED BY	4 of 6
15-5-24	MAD	



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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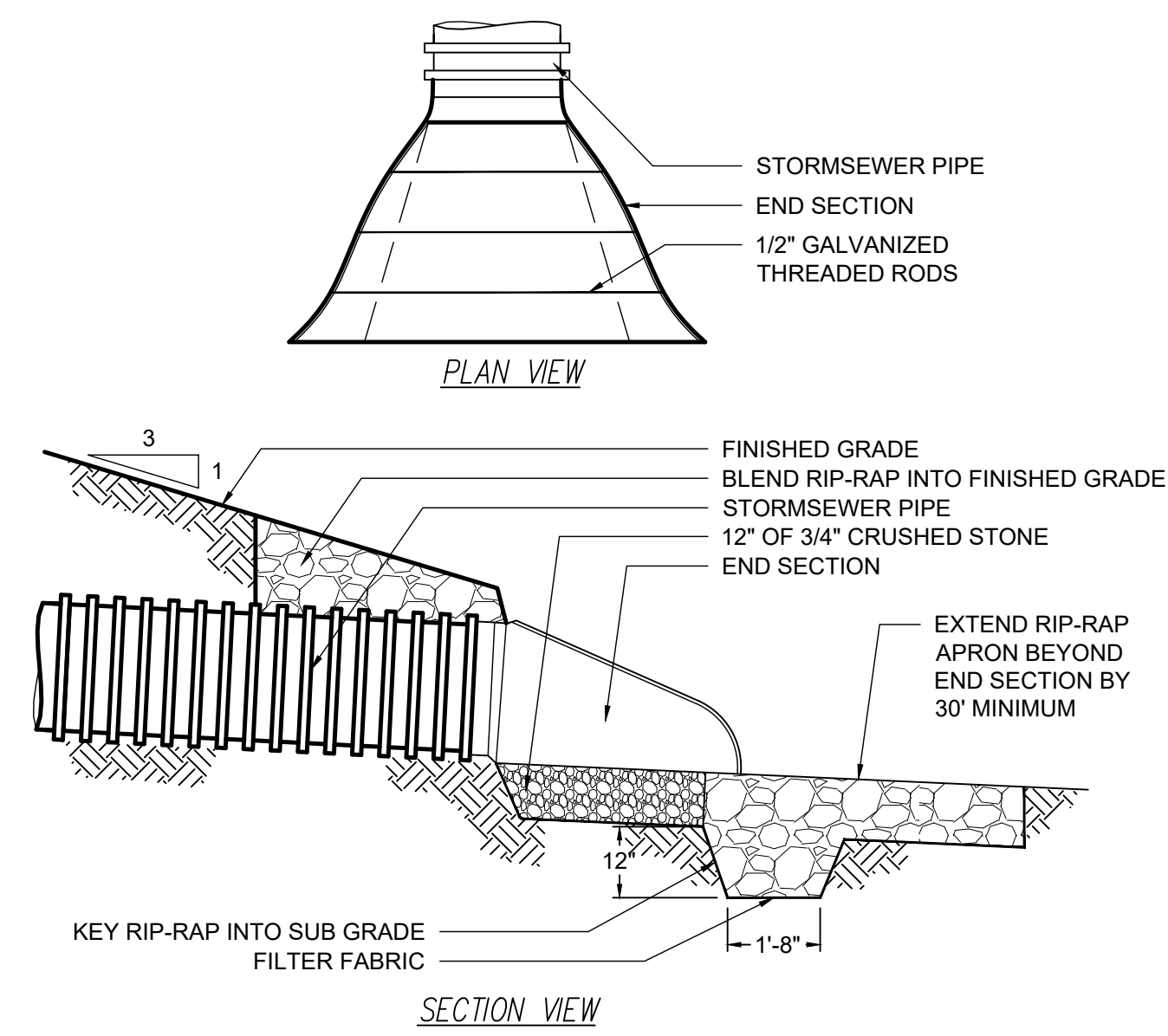
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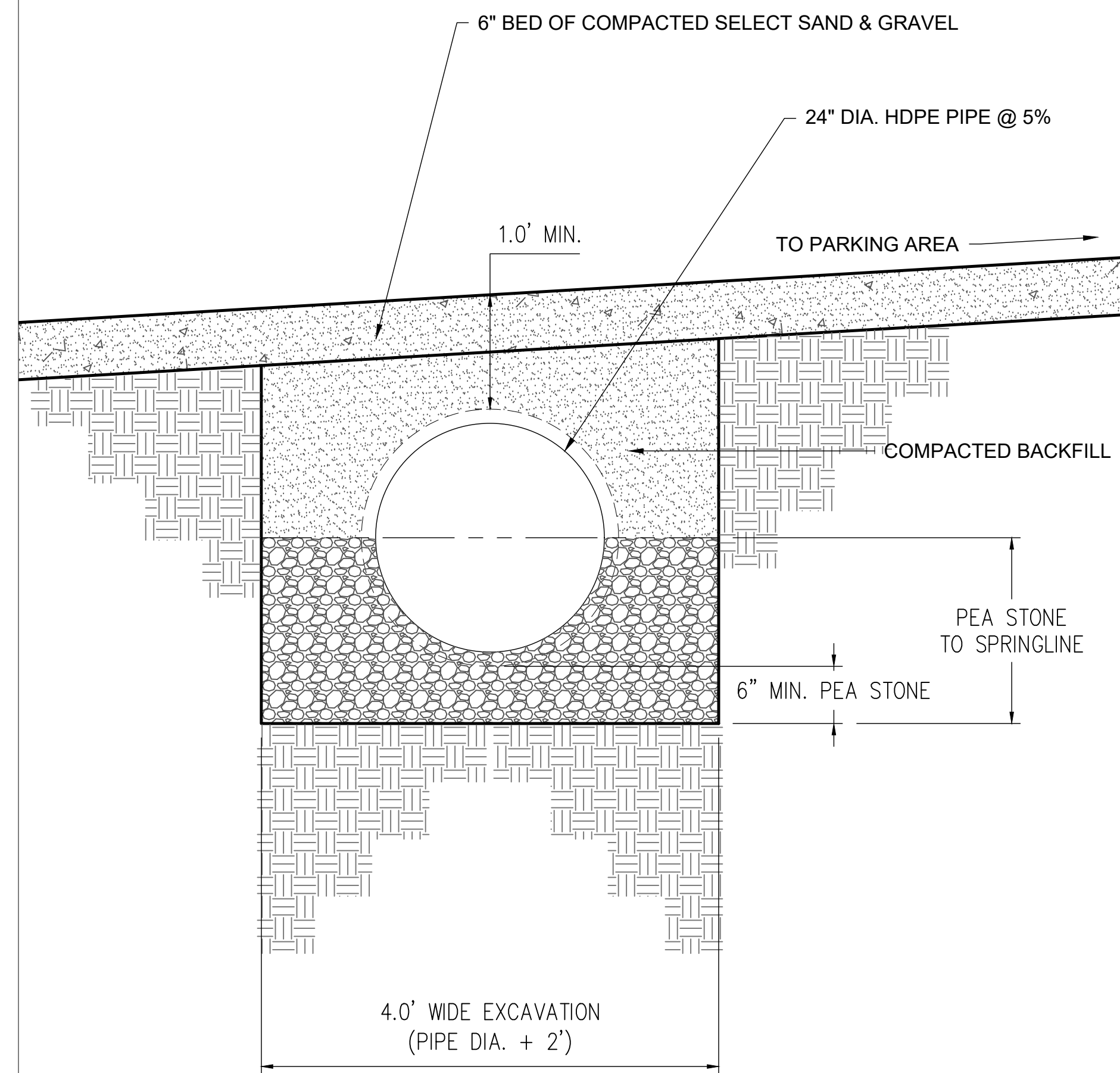
PROJECT: **Healey KIA - Newburgh**
114 NY-17K
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Town of Newburgh Orange County, New York

CONSTRUCTION DETAILS

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




1 END SECTION DETAIL
NOT TO SCALE



2 STORMWATER PIPE TRENCH DETAIL
NOT TO SCALE

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CONSTRUCTION DETAILS		
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12-5-24	MAD	