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

PROJECT: HUSON PLACE SENIOR HOUSING
PROJECT NO.: 19-23
PROJECT LOCATION: SECTION 9, BLOCK 1, LOT 10, 11, 12, 56.21, 56.22
REVIEW DATE: 25 NOVEMBER 2019
MEETING DATE: 5 DECEMBER 2019
PROJECT REPRESENTATIVE: JMC ENGINEERING

1. Bulk Table land use tables do not identify lot 10 in any of the three Bulk Tables.
2. The project proposes to construct 214 residential units, 24 of which must be senior housing units. The project also proposes a 25,000 square foot retail facility and separate lot containing a sewage treatment facility.
3. Flood plain development permit will be required as portions of the project lie are within the 100 year flood plain.
4. The Applicants have prepared a long form EAF for the project. The project is a Type I action as the property is located in an Agricultural District and proposes greater than 2.5 acres of disturbance.
5. The project contains two existing ponds. A review of the Town's definition of Usable Area "this site shall not include all or a percentage of those portions of the site that are covered by DEC-regulated bodies, protected wetlands, steep slopes, 100 year flood plain, areas subject to tidal inundation, rights of way of existing public or private roads and utilities that would prevent that use development of the underlying land in any manner". The Code Enforcement Office's interpretation of the existing water bodies should be received to confirm that they are or are not to be subtracted from usable areas.
6. Future discussions regarding operation and ownership of proposed sewage treatment facility should undertaken.

7. The EAF identifies potential habitat for threatened or endangered bats species.
8. A map identifying the environmentally constrained areas identified including steep slopes, wetlands, and flood plains should be provided.
9. A single access point will exist beyond the intersection of proposed road A and C.
10. The Planning Board should address whether a school bus stop facility will be provided along the project access drive.
11. The EAF page 5 identified wetland impacts which is blank.
12. It is recommended the Town declare its intent for Lead Agency and circulate to all interested or involved agencies including the:
 - NYS Department of Environmental Conservation
 - NYS Department of Transportation
 - Town of Newburgh Code Enforcement Office- Flood Plain Permit
 - Orange County Planning Department- 239 Revision
 - Town of Newburgh Town Board-Senior Density
 - NYS AG & Markets-Construction in a AG District

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/JLC

**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: Hudson Place		
Project Location (describe, and attach a general location map): 5417 Route 9W Newburgh, NY [Sec. 09, Block 01, Lots 10, 11, 12, 56.21 and 56.22]		
Brief Description of Proposed Action (include purpose or need): The proposed action is comprised of three components: Residential Development consisting of fourteen (14) twelve(12) unit buildings and three (3) sixteen (16) unit buildings for a total of seventeen (17) buildings and two hundred and sixteen (216) units. The residential portion of the site will include recreation area for the development with a clubhouse, pool, tennis courts and dog park. There will also be a main driveway and associated parking for the units. 25,000 sf retail building with associated parking, as well as a private sewage treatment facility which will serve the site and nearby off-site properties/developments.		
Name of Applicant/Sponsor: Farrell Building Company	Telephone: (631) 537-1068	E-Mail: zags1413@gmail.com
Address: 2317 Montauk Highway		
City/PO: Bridgehampton	State: NY	Zip Code: 11932
Project Contact (if not same as sponsor; give name and title/role): Mr. Stephen Zagoren	Telephone: (631) 537-1068	E-Mail: zags1413@gmail.com
Address:		
City/PO: Armonk	State:	Zip Code:
Property Owner (if not same as sponsor): See attachment	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)			
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)	
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees			
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Planning Board: Site Plan Approval	TBD	
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building Department: Building Permit, Sewer Main Extension	TBD	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Health Department: Water Main Extension	TBD	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC: SPDES General Permit	TBD	
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ACOE Wetland Permitted		
i. Coastal Resources.			
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?			<input checked="" type="checkbox"/> Yes <input 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

C.1. Planning and zoning actions.	
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"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
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 type="checkbox"/> Yes <input checked="" 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 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?
R-3 - Residence District and B - Business 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? Marlboro School District

b. What police or other public protection forces serve the project site?
Town of Newburgh Police Department

c. Which fire protection and emergency medical services serve the project site?
Middle Hope Fire Department

d. What parks serve the project site?
Cronomer Hill County 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)? Residential, commercial (retail), and private sewage treatment facility

b. a. Total acreage of the site of the proposed action? 32.71 acres
b. Total acreage to be physically disturbed? 28 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 32.71 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: _____

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)
Residential, commercial (retail), and sanitary treatment facility.

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

iii. Number of lots proposed? 3

iv. Minimum and maximum proposed lot sizes? Minimum 4.19 acres Maximum 27.95 acres

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 2
- Anticipated commencement date of phase 1 (including demolition) 04 month 2020 year
- Anticipated completion date of final phase 04 month 2021 year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

The residential development and private sewage treatment facility will be the first phase and the retail building and area will be the second phase.

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

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				216
At completion of all phases				216

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

i. Total number of structures 3

ii. Dimensions (in feet) of largest proposed structure: 30 height; 200 width; and 125 length

iii. Approximate extent of building space to be heated or cooled: 25,000 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: Stormwater Basins/Stormwater Management Practices and Floodplain volume storage

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

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

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

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

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Earthwork, rip-rap stone, and outlet control structures/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): Fresh Water Pond: PUBHh
Riverines/Streams: R5UBH and R4SBC, wetland

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:
 Some areas will have a stream relocated in and piped to existing outlet locations. Ponds will be maintained as features for residential development. Wetland disturbance amounting to _____ ac.

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: Earthwork within and around streams and man made ponds

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: TBD
- expected acreage of aquatic vegetation remaining after project completion: TBD
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
Modification of existing man made irrigation pond
- proposed method of plant removal: Excavation
- if chemical/herbicide treatment will be used, specify product(s): -

v. Describe any proposed reclamation/mitigation following disturbance:
Recreation of stream bed in some areas. Disturbed areas will be vegetated (or seeded) with erosion control vegetation/grass.

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: _____ ±32,500 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: Newburgh Water Department
- 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:
Water supply will be extended to the proposed building locations on site (approximately 20 buildings).
- Source(s) of supply for the district: Lake Washington, Catskill Aqueduct, Brown's Pond

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: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

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

i. Total anticipated liquid waste generation per day: _____ ±32,500 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 wastewater.

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

- Name of wastewater treatment plant to be used: _____
- Name of 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

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

If Yes:

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

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

If Yes:

- Applicant/sponsor for new district: Farrell Building Company
- Date application submitted or anticipated: TBD
- What is the receiving water for the wastewater discharge? On-Site Stream: R4SBC

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):

Proposed private sewage treatment facility to be designed

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

TBD

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 11.85 acres (impervious surface)

_____ Square feet or 32.17 acres (parcel size)

ii. Describe types of new point sources. Curbs, swales, retaining walls, and pipes.

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)?

On-site stormwater management practices and on-site surface waters.

- If to surface waters, identify receiving water bodies or wetlands: Freshwater man made ponds (PUBHh).

- 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

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)

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

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

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, 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 (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ 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): TBD
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): TBD

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):

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):
Two semi-trailers and two dump trucks.
 iii. Parking spaces: Existing 25 Proposed 625 Net increase/decrease +600
 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:
New access driveway will be created, including re-striping and modification to Route 9W.
 vi. Are public/private transportation service(s) or facilities available within 1/2 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

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: TBD
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Local utility
 iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.
 i. During Construction:
 • Monday - Friday: 7 AM - 7 PM
 • Saturday: 9 AM - 5 PM
 • Sunday: None
 • Holidays: None
 ii. During Operations:
 • Monday - Friday: 24/7
 • Saturday: 24/7
 • Sunday: 24/7
 • Holidays: 24/7

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:
Construction equipment during temporary construction process, during permitted construction hours.

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

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:
Building security lighting and along proposed roadway. Fixtures will be high efficiency LED down lighting.

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

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: _____

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: _____

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):
Typical landscape treatment as required to maintain the lawns and plant materials.

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

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: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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

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: _____
- ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
- iii. Specify amount to be handled or generated _____ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
- v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

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: _____

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	1.85	9.21	+7.36
• Forested	3.30	0.34	-2.96
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	25.12	0	-25.12
• Surface water features (lakes, ponds, streams, rivers, etc.)	2.24	2.86	+0.62
• Wetlands (freshwater or tidal)	0.21	0.24	+0.03
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Landscaping</u>	0	20.07	+20.07

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: _____

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? _____ 0-5 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 1 %

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

BnB (C/D)		36.78 %
BnC (C/D)		36.40 %
UH (A)		13.05 %

d. What is the average depth to the water table on the project site? Average: _____ 4 feet

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:		86.23 % of site
<input type="checkbox"/> Moderately Well Drained:		0 % of site
<input checked="" type="checkbox"/> Poorly Drained		13.77 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:		40.61 % of site
<input checked="" type="checkbox"/> 10-15%:		19.65 % of site
<input checked="" type="checkbox"/> 15% or greater:		39.74 % 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 862-374 Classification C
- Lakes or Ponds: Name Man made Classification N/A
- Wetlands: Name Federal Wetland Approximate Size 0.58 acre
- Wetland No. (if regulated by DEC) N/A

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: Typical suburban species _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
<i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____	
<i>ii.</i> Source(s) of description or evaluation: _____	
<i>iii.</i> Extent of community/habitat:	
<ul style="list-style-type: none"> • 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
<i>i.</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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
<i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: <u>ORAN001</u>	
b. Are agricultural lands consisting of highly productive soils present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<i>i.</i> If Yes: acreage(s) on project site? <u>10</u>	
<i>ii.</i> Source(s) of soil rating(s): <u>agriculture.ny.gov and USDA NRCS Web Soil Survey</u>	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
<i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature	
<i>ii.</i> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
<i>i.</i> CEA name: _____	
<i>ii.</i> Basis for designation: _____	
<i>iii.</i> 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: _____

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.

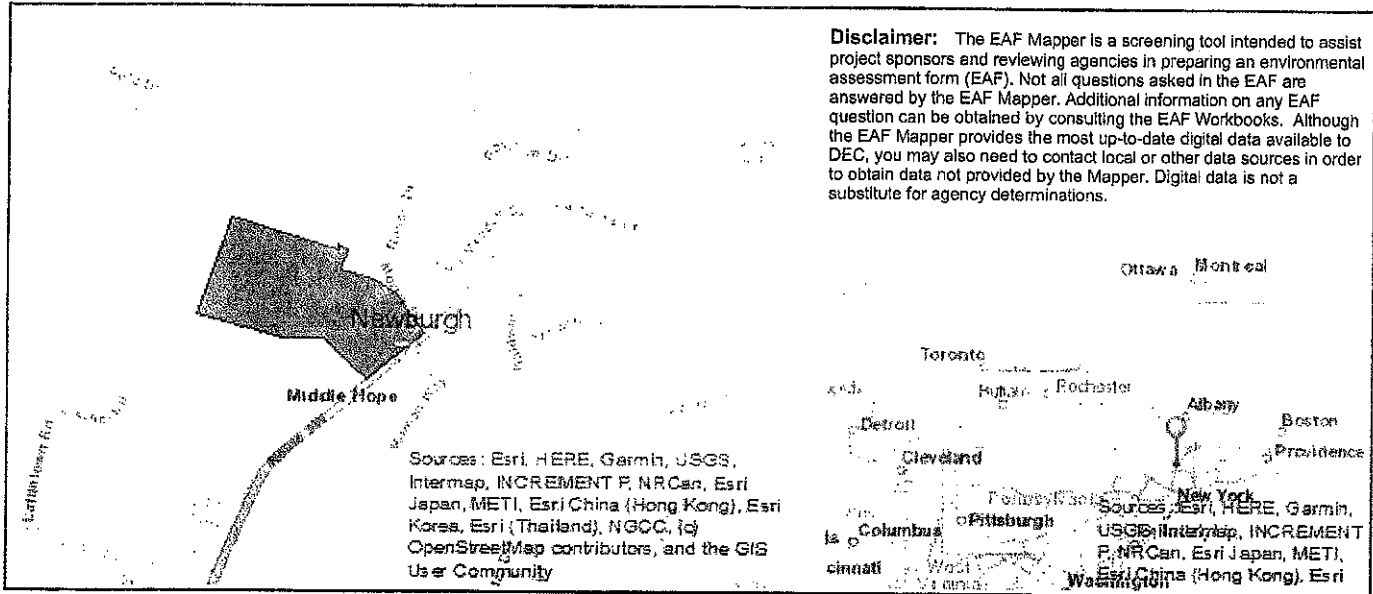
G. Verification

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

Applicant/Sponsor Name JMC PLLC, Agent Date 10/23/2019

Signature  Title Principal

PRINT FORM



B.i.i [Coastal or Waterfront Area]	Yes
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]	Yes
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.iv [Surface Water Features - Stream Name]	862-374
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No

E.2.i. [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]	Yes
E.3.a. [Agricultural District]	ORAN001
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

Property Owner Attachment

1. James Lyons
Overlook Farms, Inc.
113 Lyons Lane
Milton, NY

2. Gina M. Kowalski
31 Morris Drive
Newburgh, NY

3. Marian Baldwin
15 Bartlett Drive
Marlboro, NY

PRELIMINARY SITE PLAN APPROVAL DRAWINGS

HUDSON PLACE

TAX MAP SECTION 09 | BLOCK 01 | LOTS 10, 11, 12, 56.21, 56.22
 ORANGE COUNTY
 ROUTE 9W
 TOWN OF NEWBURGH, NEW YORK

Applicant/Owner:
FARRELL BUILDING COMPANY
 2317 MONTAUK HIGHWAY
 BRIDGEHAMPTON, NY 11932
 (631) 537-1068

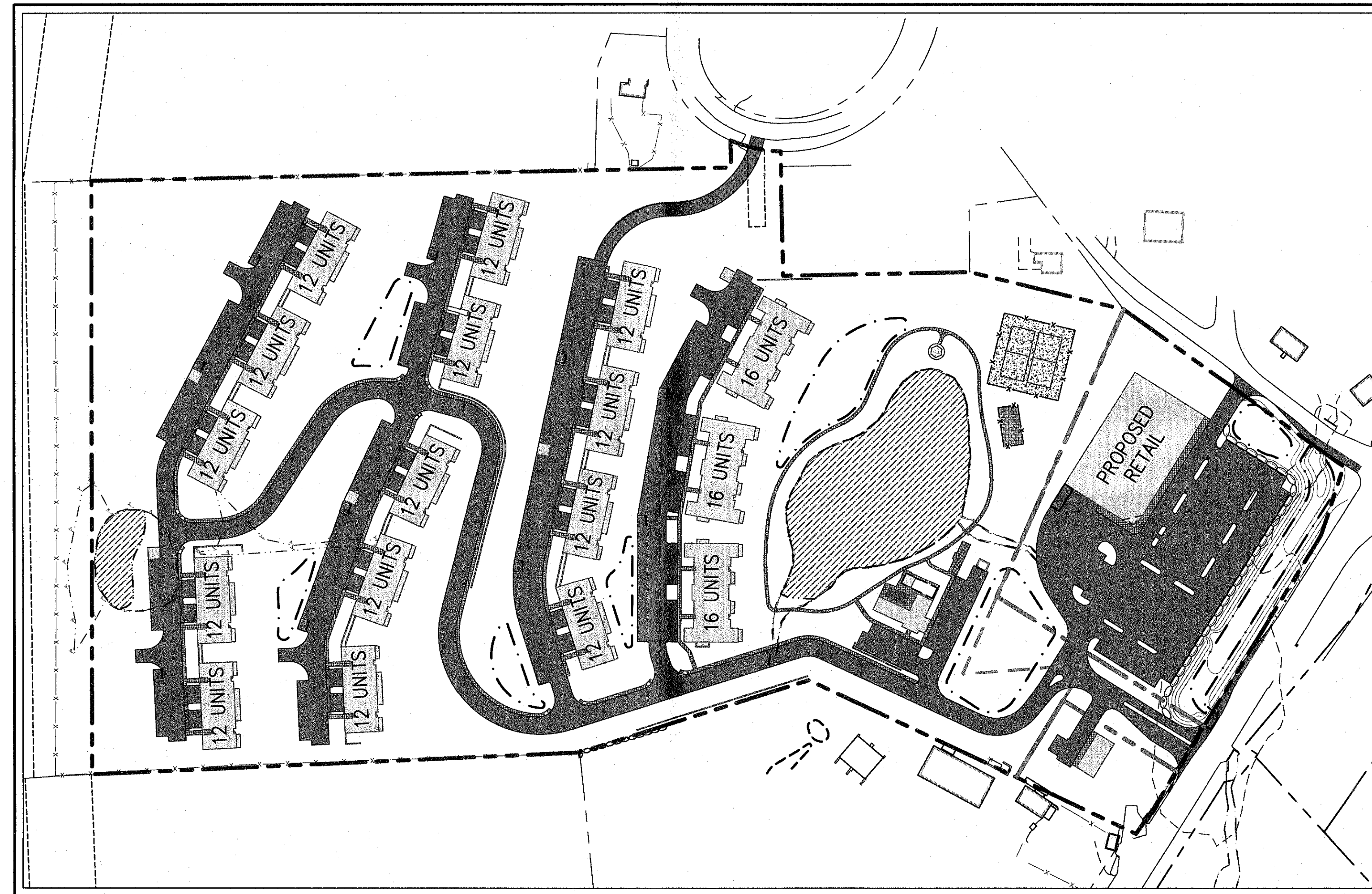
Attorney
HANIG & SCHUTZMAN
 61 S MAIN STREET
 SUITE 5 - 2ND FLOOR
 NEW CITY, NY 10956
 (845) 600-8529

Architect
PETER F. GAITO & ASSOCIATES
 333 WESTCHESTER AVENUE
 SOUTH BUILDING, SUITE 303
 WHITE PLAINS, NY 10604
 (914) 682-3381

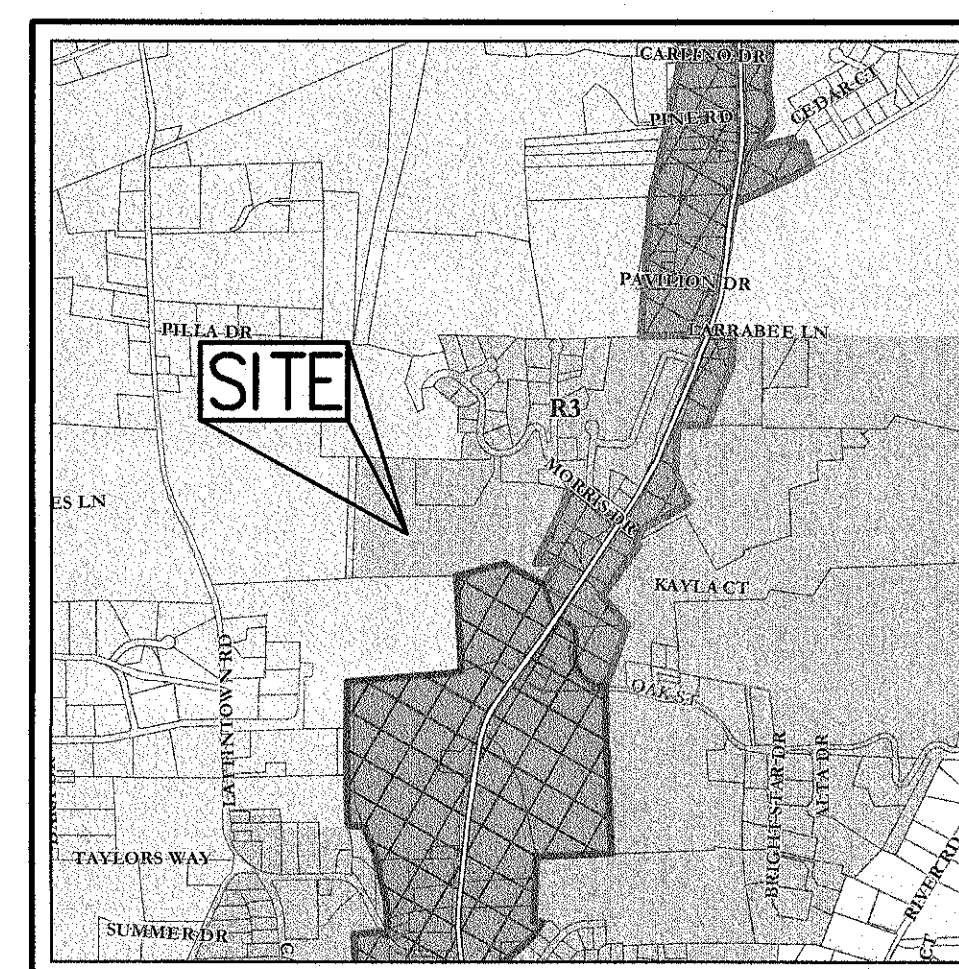
**Site Planner, Civil & Traffic Engineer,
 Surveyor and Landscape Architect:**
JMC
 120 BEDFORD ROAD
 ARMONK, NY 10504
 (914) 273-5225

JMC Drawing List:

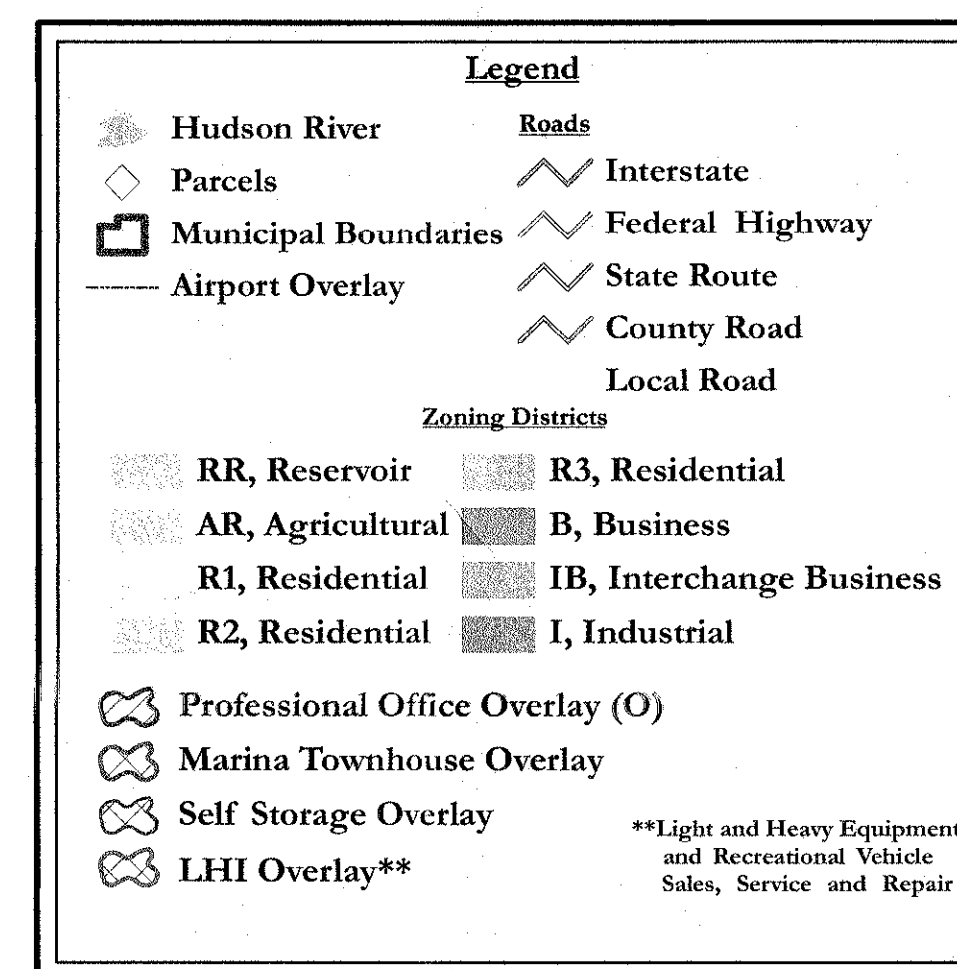
- C-000 COVER SHEET
- C-010 EXISTING CONDITIONS PLAN
- C-011 LOT CONSOLIDATION & SUBDIVISION PLAN
- C-100 LAYOUT PLAN
- C-200 GRADING PLAN



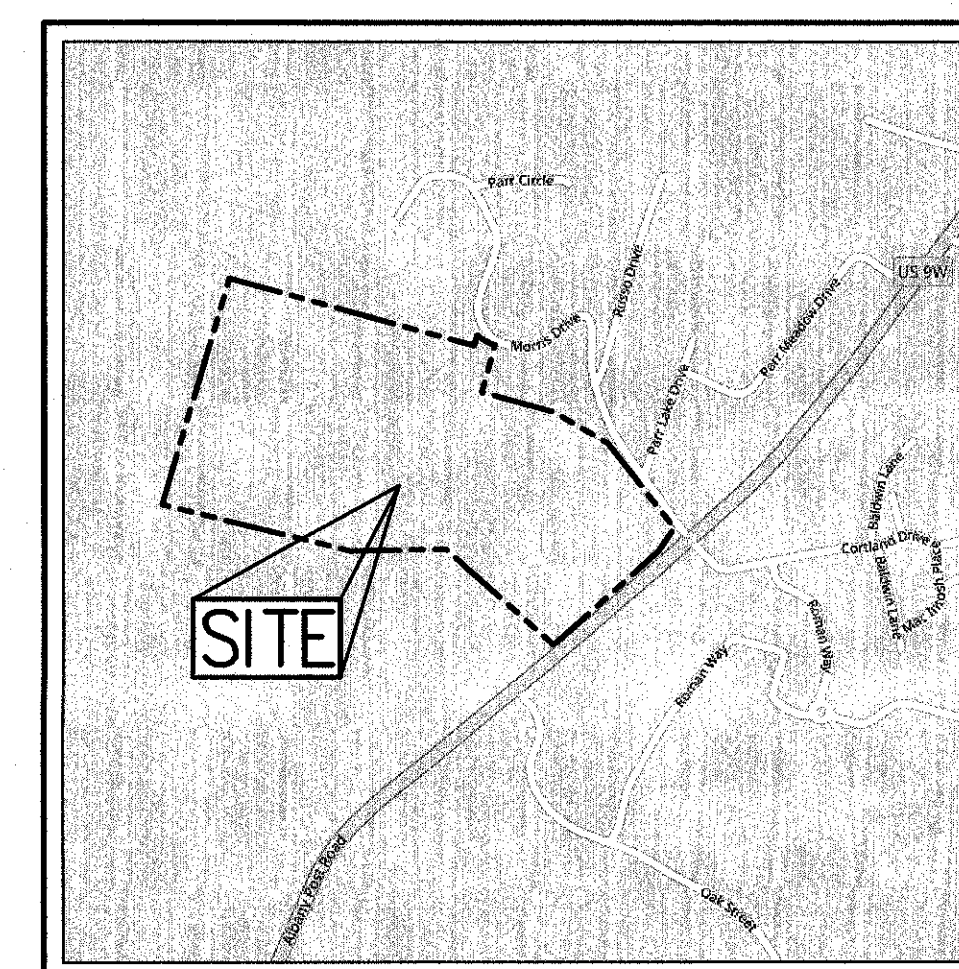
SITE PLAN
 SCALE: 1"=130'



ZONING MAP
 SCALE: NTS
 SOURCE: TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK
 OFFICIAL ZONING MAP
 LAST AMENDMENT ADOPTED 11 JUNE 2022



ZONING MAP LEGEND



VICINITY MAP
 SCALE: NTS
 SOURCE: OPENTREETMAP.ORG

TABLE OF LAND USE - LOT #1 RESIDENTIAL			
SECTION 09, BLOCK 01, LOTS 11, 12, 56.21 AND 56.22 ZONE "B" DISTRICT - "BUSINESS" FIRE DISTRICT: MIDDLEHOPE SCHOOL DISTRICT: MARLBORO SCHOOL DISTRICT PROPOSED USE: MULTI-FAMILY DEVELOPMENT			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA (AC.)	4	32.71	27.85 ⁽¹⁾
LOT WIDTH (FEET)	150	655A	655A
LOT DEPTH (FEET)	150	1,852A	1,852A
LOT BUILDING COVERAGE (PERCENT)	35	0.28	10
BUILDING HEIGHT (FEET)	35	2 STORIES	30
LOT SURFACE COVERAGE (PERCENT)	60	61	-
YARDS			
FRONT BUILDING SETBACK (FEET)	60 ⁽²⁾	35	-
REAR BUILDING SETBACK (FEET)	50 MIN.	533	145
SIDE BUILDING SETBACK (FEET)	5 ⁽³⁾	15	30
BUILDING SUMMARY			
PERMITTED REQUIRED	PROPOSED		
NUMBER OF UNITS	216 (9 UNITS PER ACRE) ⁽⁴⁾	216	
REAR TO ADJACENT BUILDING (FEET)	75	110	
SIDE TO SIDE OF ADJACENT BUILDING (FEET)	30	30	
HABITABLE FLOOR AREA PER DWELLING UNIT (FEET)	1-BEDROOM 600 MIN. 2-BEDROOM 800 MIN.	1-BEDROOM 700 2-BEDROOM 700	
SENIOR UNIT HABITABLE FLOOR AREA PER DWELLING UNIT (FEET)	1,000 MAX. SEC 165.40 B (4)	700	
PARKING SUMMARY			
TOTAL SPACES REQUIRED (2 SPACES PER UNIT) (SPACES)	432		
STANDARD SPACES PROVIDED (SPACES)	454		
HANDICAP SPACES PROVIDED (SPACES)	44		
HANDICAP SPACES PROVIDED (SPACES)	30		

TABLE OF LAND USE - LOT #2 RETAIL			
SECTION 09, BLOCK 01, LOTS 11, 12, 56.21 AND 56.22 ZONE "B" DISTRICT - "BUSINESS" FIRE DISTRICT: MIDDLEHOPE SCHOOL DISTRICT: MARLBORO SCHOOL DISTRICT PROPOSED USE: RETAIL			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA (SF/AC.)	15,000/0.34	32.71	4.19
LOT WIDTH (FEET)	100	655A	700B
LOT DEPTH (FEET)	125	1,852A	1,848A
LOT BUILDING COVERAGE (PERCENT)	40	44	144
BUILDING HEIGHT (FEET)	35	2 STORIES	30
LOT SURFACE COVERAGE (PERCENT)	80	61	58A
YARDS			
FRONT BUILDING SETBACK (FEET)	40 MIN. ⁽²⁾	27A	68A
REAR BUILDING SETBACK (FEET)	30 MIN.	502A	1,418A
SIDE BUILDING SETBACK (FEET)	15 MIN/50 TOTALE ⁽³⁾	52/782A	33/704A
PARKING SUMMARY			
TOTAL SPACES REQUIRED (1 PER 150 SF) (SPACES)	167		
STANDARD SPACES PROVIDED (SPACES)	172		
HANDICAP SPACES PROVIDED (SPACES)	168		
HANDICAP SPACES PROVIDED (SPACES)	4		

TABLE OF LAND USE - LOT #3 SEWAGE TREATMENT FACILITY			
SECTION 09, BLOCK 01, LOTS 11, 12, 56.21 AND 56.22 ZONE "B" DISTRICT - "BUSINESS" FIRE DISTRICT: MIDDLEHOPE SCHOOL DISTRICT: MARLBORO SCHOOL DISTRICT PROPOSED USE: PRIVATE SEWAGE TREATMENT FACILITY			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA (SF/AC.)	15,000/0.34	32.71	0.57
LOT WIDTH (FEET)	100	655A	112A
LOT DEPTH (FEET)	125	1,852A	200A
LOT BUILDING COVERAGE (PERCENT)	40	41	7A
BUILDING HEIGHT (FEET)	35	1.5 STORIES	30
LOT SURFACE COVERAGE (PERCENT)	80	6A	19
YARDS			
FRONT BUILDING SETBACK (FEET)	40 MIN. ⁽²⁾	27A	101A
REAR BUILDING SETBACK (FEET)	30 MIN.	502A	91.7
SIDE BUILDING SETBACK (FEET)	15 MIN/50 TOTALE ⁽³⁾	78A	40
PARKING SUMMARY			
TOTAL SPACES REQUIRED (SPACES)	X		
STANDARD SPACES PROVIDED (SPACES)	3		
HANDICAP SPACES PROVIDED (SPACES)	3		
HANDICAP SPACES PROVIDED (SPACES)	0		

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7862) TO HAVE UNDERGROUND UTILITIES LOCATED INCLUDING ARRANGING FOR A PRIVATE MARKOUT ON-SITE WHERE APPLICABLE. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INsofar AS THEY ARE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDE INTERRUPTION OF UTILITY SERVICE.
- CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA), AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYS DOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAISING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL, EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMBINATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

No.	Revision	Date	By

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 120 BEDFORD ROAD • ARMONK, NY 10504
 voice 914.273.5225 • fax 914.273.2102
 www.jmcpllc.com

Drawn: BMS Approved: JS
 Scale: NOT TO SCALE
 Date: 10/23/2019
 Project No: 17206
 Title: C-000
 Drawing No: C-000

NOT FOR CONSTRUCTION



LEGEND

[Symbol]	EXISTING PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	APPROXIMATE ZONE BOUNDARY
[Symbol]	EXISTING WETLAND LINE AND DELINEATION
[Symbol]	EXISTING BUILDING OVERHANG
[Symbol]	EXISTING BUILDING LINE
[Symbol]	EXISTING PAVEMENT EDGE
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[Symbol]	EXISTING INDEX CONTOUR
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[Symbol]	EXISTING RETAINING WALL
[Symbol]	EXISTING GUIDE RAIL
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING TREE AND DESIGNATION
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING DIRECTIONAL ARROWS
[Symbol]	EXISTING PAINT
[Symbol]	EXISTING PARKING WITH NUMBER OF SPACES
[Symbol]	EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
[Symbol]	EXISTING PEDESTRIAN CROSSING
[Symbol]	EXISTING STORM DRAIN LINE AND SIZE
[Symbol]	EXISTING SANITARY LINE AND SIZE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING OVERHEAD WIRES
[Symbol]	EXISTING DRAIN INLET
[Symbol]	EXISTING MANHOLE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING GAS VALVE
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN
[Symbol]	BORING LOCATION AND DESIGNATION

NOTES

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY JMC, PLLC, DATED 11/28/2018.

APPLICANT: **FARRELL BUILDING COMPANY**
 2317 MONTAUK HIGHWAY
 BRIDGEHAMPTON, NY 11932

ARCHITECT: **PETER F. GATO & ASSOCIATES**
 333 WEST 11TH STREET
 WHITE PLAINS, NY 10604

By: _____
 Date: _____

No. _____

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Deane Consulting, Inc.
 120 BEEFORD ROAD • ARBARK, NY 10504
 phone 914.273.9225 • fax 914.273.2102
 www.jmcpllc.com

JMC

EXISTING CONDITIONS PLAN
 HUDSON PLACE
 ROUTE 91W
 TOWN OF NEWBURGH, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

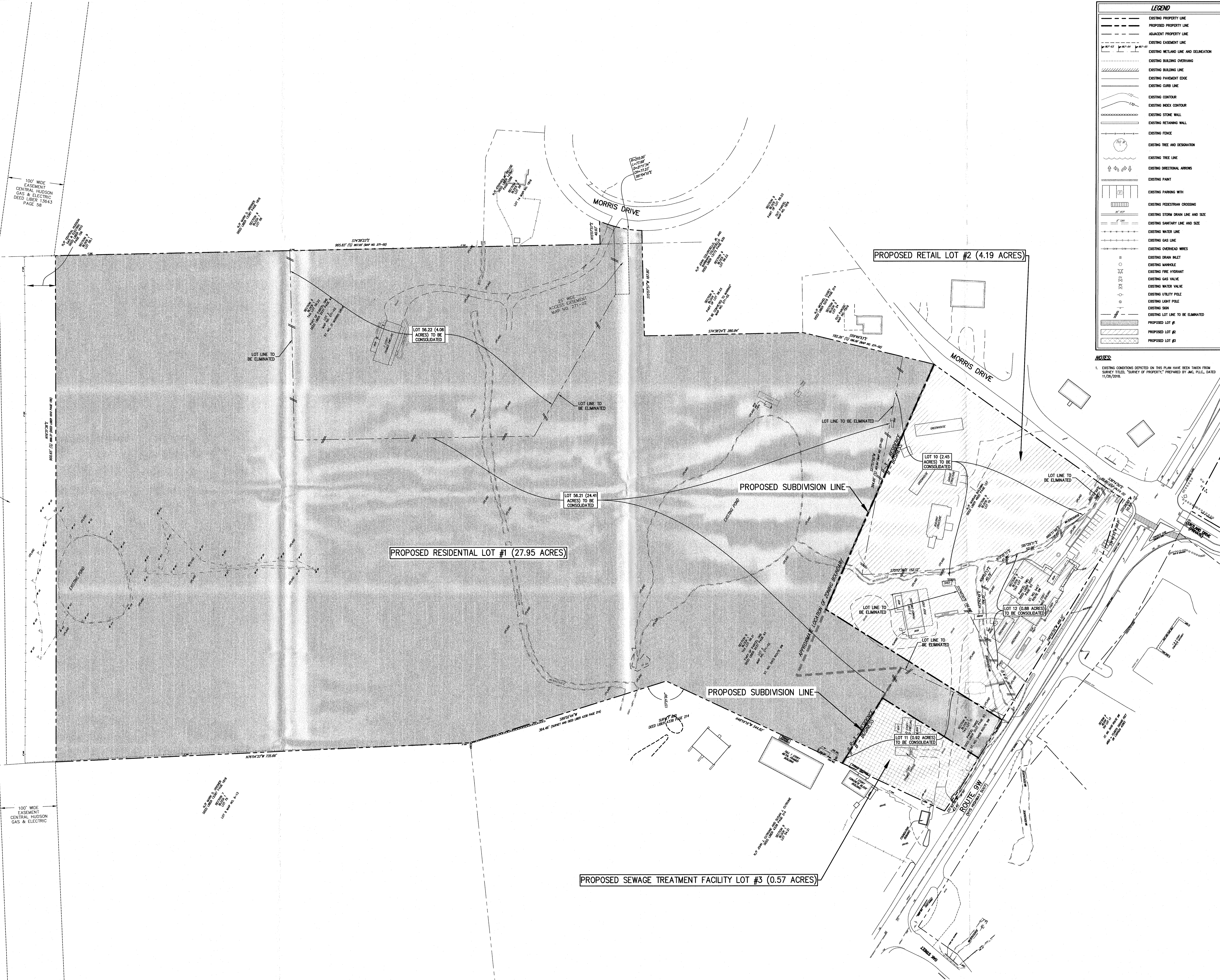
Drawn: **BMS** Approved: **JS**
 Scale: **1" = 50'**
 Date: **10/23/2019**
 Project No: **17068**

1706-SE EXIST EXIST

C-010

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION



LEGEND

[Symbol]	EXISTING PROPERTY LINE
[Symbol]	PROPOSED PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	EXISTING WETLAND LINE AND DELINEATION
[Symbol]	EXISTING BUILDING OVERHANG
[Symbol]	EXISTING BUILDING LINE
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[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN
[Symbol]	EXISTING LOT LINE TO BE ELIMINATED
[Symbol]	PROPOSED LOT #1
[Symbol]	PROPOSED LOT #2
[Symbol]	PROPOSED LOT #3

NOTES

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY JMC, PLLC, DATED 11/28/2016.

APPLICANT: FARRELL BUILDING COMPANY
 2317 MONTAUK HIGHWAY
 BRIDGEHAMPTON, NY 11932

ARCHITECT: PETER F. GATO & ASSOCIATES
 115 WEST 15TH STREET
 WHITE PLAINS, NY 10604

By: _____
 Date: _____

Revised: _____

No. _____

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 John Meyer Consulting, Inc.
 130 BEEFORD ROAD - ARMBANK, NY 10864
 voice 914.273.8325 • fax 914.273.2102
 www.jmcplic.com

JMC

LOT CONSOLIDATION & SUBDIVISION PLAN
 HUDSON PLACE
 ROUTE 9W
 TOWN OF NEWBURGH, NEW YORK

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Drawn:	BMS	Approved:	JS
Scale:	1" = 50'		
Date:	10/23/2019		
Project No:	17088		
Sheet No:	LOT	Lot No:	
Drawing No:			

C-011

NOT FOR CONSTRUCTION



LEGEND		LEGEND	
[Symbol]	EXISTING PROPERTY LINE	[Symbol]	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
[Symbol]	ADJACENT PROPERTY LINE	[Symbol]	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
[Symbol]	PROPOSED PROPERTY LINE	[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	EXISTING EASEMENT LINE	[Symbol]	PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
[Symbol]	BUILDING SETBACK LINE	[Symbol]	PROPOSED DROP CURB AND RAMP
[Symbol]	EXISTING WETLAND LINE AND DELINEATION	[Symbol]	PROPOSED HEAVY DUTY PAVEMENT
[Symbol]	EXISTING BUILDING OVERHANG	[Symbol]	PROPOSED STORMWATER MANAGEMENT AREA
[Symbol]	EXISTING PAVEMENT EDGE	[Symbol]	PROPOSED POND AREA
[Symbol]	EXISTING CURB LINE	[Symbol]	PROPOSED CONCRETE APRON
[Symbol]	EXISTING STONE WALL	[Symbol]	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
[Symbol]	EXISTING RETAINING WALL	[Symbol]	PROPOSED FENCE
[Symbol]	EXISTING GUIDE RAIL	[Symbol]	PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
[Symbol]	EXISTING TREE AND DESIGNATION	[Symbol]	PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
[Symbol]	EXISTING TREE LINE	[Symbol]	PROPOSED 3'-4" WIDE YELLOW LINES 8" O.C.
[Symbol]	EXISTING DIRECTIONAL ARROWS	[Symbol]	PROPOSED 1'-4" WIDE WHITE LINE (DASHED-45° REPEAT CYCLE)
[Symbol]	EXISTING PAINT	[Symbol]	PROPOSED 12" WIDE WHITE STOP LINE
[Symbol]	EXISTING PARKING WITH NUMBER OF SPACES	[Symbol]	PROPOSED 4" WIDE HATCH LINES 18" O.C. @ 45°
[Symbol]	EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES	[Symbol]	PROPOSED ARROW MARKING ON PAVEMENT
[Symbol]	EXISTING UTILITY POLE	[Symbol]	PROPOSED WORD MARKING ON PAVEMENT
[Symbol]	EXISTING LIGHT POLE	[Symbol]	TRAFFIC SIGN LOCATION & DESIGNATION
[Symbol]	EXISTING SIGN	[Symbol]	PEDESTRIAN CROSSING
[Symbol]	PROPOSED BUILDING LINE	[Symbol]	PROPOSED TREE LINE
[Symbol]	PROPOSED CONCRETE CURB	[Symbol]	EXISTING FEATURE TO BE REMOVED
[Symbol]	PROPOSED DROP CURB & RAMP		
[Symbol]	PROPOSED SAWDUST LINE		

NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY JMC, PLLC, DATED 11/28/2018.
- PROPERTY ADJACENT TO LOTS (1) IS IN ACTIVE AGRICULTURAL OPERATION AND PRODUCTION AND RESIDENTS MUST BE AWARE THAT SUCH PROPERTY IS PROTECTED BY NEW YORK STATE "RIGHT TO FARM LAWS" AS REGULATED BY THE DEPARTMENT OF AGRICULTURE AND MARKETS FROM TIME TO TIME DURING AND PRIOR TO THE NORMAL GROWING SEASON AND CROPS MAY BE SPRAYED FROM THE GROUND OR BY AIR. MANURES MAY BE APPLIED, AND PERIODIC NOISE MAY OCCUR FROM MACHINERY OPERATION AT VARIOUS TIMES THROUGHOUT THE DAY. RESIDENTS SHOULD BE AWARE OF THIS ACTION BY THE ADJACENT PROPERTY OWNERS.

APPLICANT: FARRELL BUILDING COMPANY
2317 MONTAUK HIGHWAY
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LAYOUT PLAN

HUDSON PLACE
ROUTE 9W
TOWN OF NEWBURGH, NEW YORK

Drawn: BMS
Scale: 1" = 50'
Date: 10/23/2019
Project No: 17088
Title: LAY
Drawing No: C-100

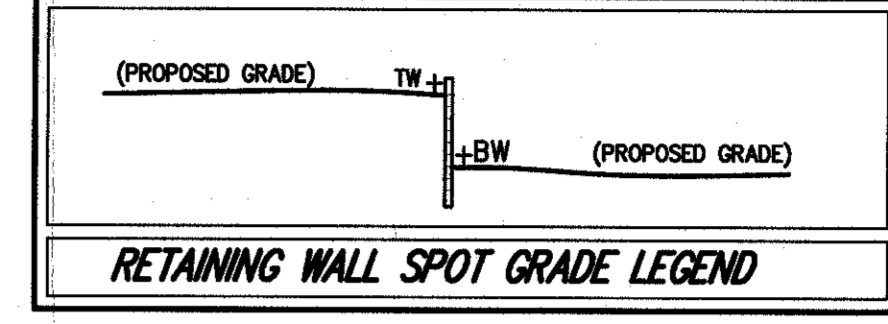
Approved: JS

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 2209, SUBSECTION 2.

NOT FOR CONSTRUCTION



- NOTES**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY JMC, PLLC, DATED 11/28/2018.
 - GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT DATED, "XXXXX," DATED XXXXX, PREPARED BY XXXXX.
 - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
 - ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
 - EXCAVATIONS AND FILLS SHALL NOT ENDANGER ADJACENT PROPERTIES, NOR OVERT WATER ONTO THE PROPERTY OF OTHERS AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
 - CONTRACTOR SHALL REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR FURTHER DIRECTION REGARDING SITE STABILIZATION THROUGHOUT THE COURSE OF CONSTRUCTION.



- LEGEND**
- EXISTING PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - EXISTING EASEMENT LINE
 - EXISTING METLAND LINE AND DELINEATION
 - EXISTING METLAND BUFFER
 - EXISTING BUILDING OVERHANG
 - EXISTING BUILDING LINE
 - EXISTING PAVEMENT EDGE
 - EXISTING CURB LINE
 - EXISTING CONTOUR
 - EXISTING INDEX CONTOUR
 - EXISTING SPOT GRADE
 - EXISTING STONE WALL
 - EXISTING RETAINING WALL
 - EXISTING GUYE RAIL
 - EXISTING FENCE
 - EXISTING DRAIN INLET
 - EXISTING MANHOLE
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING SIGN
 - PROPOSED BUILDING LINE
 - PROPOSED CONCRETE CURB
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED DROP CURB AND RAMP
 - PROPOSED FINISHED GRADE
 - PROPOSED SPOT GRADE
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED TYPE C DRAIN INLET
 - PROPOSED TYPE D DRAIN INLET
 - PROPOSED TYPE U DRAIN LAWN INLET
 - PROPOSED HEADWALL
 - PROPOSED HEADWALL
 - PROPOSED OUTLET CONTROL STRUCTURE
 - PROPOSED HYDRANT
 - PROPOSED RETAINING WALL (DESIGN BY OTHERS)
 - PROPOSED POLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
 - PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
 - BORING LOCATION AND DESIGNATION
 - PROPOSED LIMIT OF DISTURBANCE
 - PROPOSED DITCH OR SWALE
 - PROPOSED RIP-RAP
 - EXISTING FEATURE TO BE REMOVED

Date:	
Revision:	
No.:	

FARRELL BUILDING COMPANY
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GRADING PLAN
 HUDSON PLACE
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Drawn: JMC
 Scale: 1" = 40'
 Date: 10/23/2019
 Project No: 17088
 Drawing No: C-200