TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT NAME:	**JUNCTION DEVELOPMENT, LLC**
PROJECT NO.:	**25-09**
PROJECT LOCATION:	**SECTION 89, BLOCK 1, LOT 81**
REVIEW DATE:	**12 MARCH 2025**
MEETING DATE:	**20 MARCH 2025**
PROJECT REPRESENTATIVE:	**INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, PC**

1. The project is before the Board for an amended site plan to add parking, trailer storage, outdoor material storage and lay down areas.

2. The bulk table should be adjusted to 60-foot front yard setback and in accordance with Section 185-18C (4) (b).

3. The project access drive is generally across from the Newburgh Park Associates site plan currently under review.

4. The project site contains NYSDEC regulated wetlands and associated buffer. The project proposes improvements within the wetland adjacent buffer. NYSDEC review and approval of any activities impacting the wetland buffer is required. A NYSDEC Wetlands Validation Map should be provided identifying the approved wetland boundaries.

5. Adjoiners Notices must be sent out. This office will coordinate the Adjoiners Notice.

6. The site contains a mapped flood plain. A flood plain development permit will be required.

7. Information pertaining to the existing subsurface sanitary sewer disposal system design and capacity should be submitted.

8. A SWPPP has been submitted which is under review by this office.

9. Compliance with Section 185-30, Outdoor Storage should be documented. Appropriate notes should be added to the plans. Chain link fence detail identifies a 4-foot fence while the code section requires outdoor storage be screened by an opaque site barrier at least 8 feet in height.

10. A Stormwater Facilities Maintenance Agreement is required.

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

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

11. The Planning Board may wish to consider intent for lead agency. Involved agencies will include NYSDOT, NYDEC, Orange County Planning Department and NYS OPRHP.

12. The project is identified as having potential habitat for protected Bat species.

13. Compliance with the Towns Tree Preservation Ordinance should be documented. It is unclear if any tree removal is proposed.

14. The employee count should be confirmed based on the parking requirements. The applicant's representatives are requested to discuss "waiver requested" for the required parking.

15. The Planning Board should discuss with the applicant the proposed gravel outdoor storage area. Typical commercial sites in the Town of Newburgh are required to have asphalt pavement.

16. The project is subject to ARB review. Any signage should be identified on the plans.

17. The Planning Board should evaluate whether the landscape plan be submitted to the Landscape Architect Consultant for review.

18. Details an the wetland mitigation area should be provided. It is noted, the mitigation area crosses Orange County drainage easement.

19. Water supply for the facility should be addressed.

20. The Long Form EAF should be updated to include NYSDEC wetland permitting, as well as NYDOT approval for access. Based on changes to the DEC Wetland Regulations the applicants are requested to submit the project to NYSDEC for a wetland jurisdiction determination.

21. The project must be submitted to New York State Office of Parks, Recreation Historical Preservation for an evaluation as the EAF identifies archeological sensitive areas.

22. The plans should address site lighting.

23. Soil testing for design of the infiltration basin in compliance with NYSDEC guidelines is required.

24. Provide detail of the proposed underground retention system.

25. Provide rims and inverts on all drainage and piping.

26. Orange County DPW approval for modifications to the existing drainage structure within the County easement should be received.

Respectfully submitted,

MHE Engineering, D.P.C.

Patrick J. Hines
Principal

Michael W. Weeks, P.E.
Principal

PJH/kmm

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:** _____
(Application fee returnable with this application)

1. **Title of Subdivision/Site Plan (Project name):**
   Junction Development, LLC

2. **Owner of Lands to be reviewed:**
   Name Junction Development , LLC
   Address c/o Vanguard Investors Ltd.,
   16 East 41st Street, New York, NY 10017
   Phone 914-924-7715
   Email agetz@vilre.com

3. **Applicant Information (If different than owner):**
   Name
   Address
   Representative Alan Getz
   Phone 914-924-7715
   Email agetz@vilre.com

4. **Subdivision/Site Plan prepared by:**
   Name Zachary Pearson, PE
   Address Insite Engineering, Surveying & Landscape Architecture, P.C.
   3 Garrett Place
   Carmel, NY 10512
   Phone 845-225-9690
   Email zpearson@insite-eng.com

5. **Location of lands to be reviewed:**
   561 International Boulevard, RockTavern, NY 12575

6. **Zone** IB **Fire District** Coldenham
   Acreage 13.86 +/- **School District** Valley Central

7. **Tax Map: Section** 89 **Block** 1 **Lot** 81

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 X

Clearing and grading X

Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) Existing Drainage Easement

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** Manager

Print Name: Alan M. Getz

Date: 02-06-2025

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: Junction Development

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

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

1. X Environmental Assessment Form As Required

2. X Proxy Statement

3. X Application Fees

4. X Completed Checklist (Automatic rejection of application without checklist)

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

1. X Name and address of applicant

2. X Name and address of owner (if different from applicant)

3. X Subdivision or Site Plan and Location

4. X Tax Map Data (Section-Block-Lot)

5. X Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined

6. X Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot

7. X Show zoning boundary if any portion of proposed site is within or adjacent to a different zone

8. X Date of plan preparation and/or plan revisions

9. X Scale the plan is drawn to (Max 1" = 100')

10. X North Arrow pointing generally up

11. X **Surveyor's Certification**

12. X **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. X **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. X **Show existing or proposed easements (note restrictions)**

20. X **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. X **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**

35. X **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. X **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: Zac Pearson, PE

Date: 2-27-26

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: 2-27-26

TOWN OF NEWBURGH

APPLICATION FOR CLEARING AND GRADING

Name of applicant: Junction Development, LLC

Name of owner on premises: Same

Address of owner: c/o Vanguard Investors Ltd., 16 East 41st Street, New York, NY 10017

Telephone number of owner: 914-924-7715

Telephone number of applicant: 914-924-7715

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

Location of land on which proposed work will be done: 561 International Blvd.

Rock Tavern, NY 12575

Section: 89 **Block:** 1 **Lot:** 91 **Sub. Div.:**

Zoning District of Property: IB **Size of Lot:** 13.86+/-

Area of lot to be cleared or graded:

Proposed completion of date:

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

Identify Species & dates if applicable:

Name of ~~contractor~~/agent, if different than owner: Zac Pearson, PE

Address: Insite Engineering, Surveying & Landscape Architecture, P.C. 3 Garrett Place, Carmel, NY 10512

Telephone number: 845-225-9690

Date of Planning Board Approval: **(if required)**

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

Signature of owner: **Date:** 02-06-2025

Signature of applicant (if different than owner):

TOWN ACTION:

Examined: **20**

Approved: **20**

Disapproved: **20**

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

Alan M. Getz 02-06-2025

_____

APPLICANT'S NAME-- PRINTED

_____

DATE

PROXY

(OWNER) Junction Development LLC , DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 16 East 41st Street, New York, NY 10017

IN THE COUNTY OF New York

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF:
Address: 561 International Boulevard, RockTavern, NY 12575

Section 89 Block 1 Lot 81
WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Insite Engineering Surveying & Landscape Architecture, P.C. IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 02-06-2025

alan m getz Digitally signed by alan m getz Date: 2025.02.06 17:21:34 -05'00'
OWNERS SIGNATURE

OWNERS NAME (printed)

Richard Nissman Digitally signed by Richard Nissman Date: 2025.02.07 10:31:53 -05'00'
WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

WITNESS' NAME (printed)

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

On the 6th + 7th day of February 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared, Alan M Getz + Richard Nissman 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.

Cortney Nissman

NOTARY PUBLIC

CORTNEY NISSMAN
Notary Public, State of New York
No. 01NI6142133
Qualified in Richmond County
Commission Expires March 13, 2026

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

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

02-06-2025
DATED

APPLICANT'S SIGNATURE

Alan M. Getz
APPLICANT'S NAME - PRINTED

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Junction Development LLC c/o Vanguard Investors Ltd.		
Project Location (describe, and attach a general location map): 561 International Blvd, Rock Tavern, New York. Tax Map No. 89-1-81		
Brief Description of Proposed Action (include purpose or need): Site plan approval for existing onsite uses including the operation of electrical utility company, and related material storage. The existing 8,000 sf structure will remain. Fourteen (14) parking spaces will be provided, as well as space for seven trailers, material storage, and lay down areas. Of the 13.86 acres of the full site, 3 acres is addressed in this site plan. Two of the three acres was previously developed and fenced as part of the active site use. The existing gravel pavement will remain, and be expanded to cover the fenced in area. The remaining acre outside of the fencing is reserved for landscaping, stormwater management, and wetland mitigation. The western edge of the developed area is within the wetland adjacent area for the onsite NYSDEC wetland. Mitigation of approximately 7,000 sf is provided to offset disturbance for the developed area within the adjacent area.		
Name of Applicant/Sponsor: Junction Development LLC c/o Vanguard Investors Ltd.	Telephone: 914-924-7715 E-Mail: agetz@vilre.com	
Address: 16 E41st Street		
City/PO: New York	State: NY	Zip Code: 10017
Project Contact (if not same as sponsor; give name and title/role): Zac Pearson, P.E., Insite Engineering, Surveying, & Landscape Architecture, P.C.	Telephone: 845-225-9690 E-Mail: zpearson@insite-eng.com	
Address: 3 Garrett Place		
City/PO: Carmel	State: New York	Zip Code: 10512
Property Owner (if not same as sponsor): Junction Development LLC c/o Vanguard Investors Ltd.	Telephone: 914-924-7715 E-Mail: agetz@vilre.com	
Address: 16 E41st Street		
City/PO: New York	State: NY	Zip Code: 10017

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, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Town Planning Board: Site Plan Approval	Pending
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	Orange County Department of Public Works	Pending
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC GP-0-25-01	Pending
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑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? ☐Yes ☑No

- **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? ☐Yes ☑No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑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?) ☐Yes ☑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? ☐Yes ☑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?
The zoning district for the subject property is IB (Interchange Business)

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? Valley Central School District

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

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

d. What parks serve the project site?
Orange Lake, Stewart State Forest.

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)? Light industrial use

b. a. Total acreage of the site of the proposed action? 13.86+/- acres
b. Total acreage to be physically disturbed? 1.6+/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 13.86+/- 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)? % 100 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)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 6-12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

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

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

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ 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 management / infiltration basin and underground detention

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: Stormwater runoff

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

iv. Approximate size of the proposed impoundment. Volume: 0.1 +/- million gallons; surface area: 0.13 +/- acres

v. Dimensions of the proposed dam or impounding structure: 4 ft +/- height; 100 ft +/- length

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

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.

_____

_____

i*v.* 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): A portion of the proposed development and stormwater management area is within the 100' wetland adjacent area for NYSDEC Wetland WD-47

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:
Approximately 7,000 square feet of the site currently in active use are within of the wetland adjacent area. The action will provide mitigation for this area. New fences will define the edge between the active site and the undeveloped area beyond.

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

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

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

v. Describe any proposed reclamation/mitigation following disturbance: _____
Disturbed areas will be stabilized with either vegetation/plantings, or seed and mulch.

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: _____ 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: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No
If Yes:

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

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

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

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

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: TBD 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: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

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

The site has an existing sanitary septic system that will remain and be unchanged.

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

NA

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 1.84 acres (impervious surface)

_____ Square feet or 13.86 acres (parcel size)

ii. Describe types of new point sources. The project does not propose any new point sources.

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)?

Stormwater runoff will be directed towards a drainage structure in the northwest corner of the property, and will flow into a new stormwater basin.

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

NA

- 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)

Heavy equipment and delivery vehicles will be used during the operation.

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

NA

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

NA

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

If Yes:

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

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

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

_____

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): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

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

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

_____

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

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

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

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: _____

_____

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

_____

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: 8am - 10pm
- Saturday: 8am - 10pm
- Sunday: 8am - 10pm
- Holidays: None

ii. During Operations:

- Monday - Friday: 8am - 10pm
- Saturday: 8am - 10pm
- Sunday: 8am - 10pm
- Holidays: None

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:

_____

_____

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:

_____

_____

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):

_____

_____

_____

_____

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	0.9	1.8	+ 0.9
• Forested	1.6	1.5	- 0.01
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	8.86	8.86	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Lawn	2.5	1.7	- 0.8

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): 336088

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

The site is within 2000 feet of Stewart Air National Guard Base/Airport which was identified as the likely contributor of PFAS contaminants to Washington Lake, one of Newburgh's primary reservoirs. A new water sources has been established as well as filtering procedures to remove contaminants. The State is working with DOD to address cleanup of the air base and airport.

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? _____ feet

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

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

Ca	50 %
UH	25 %
HH	15 %

d. What is the average depth to the water table on the project site? Average: 6 +/- feet

e. Drainage status of project site soils:

☑	Well Drained:	25 % of site
☐	Moderately Well Drained:	_____% of site
☑	Poorly Drained	75 % of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	93 % of site
☑	10-15%:	2 % of site
☑	15% or greater:	5 % 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 NA Classification _____
- Lakes or Ponds: Name NA Classification _____
- Wetlands: Name Federal Waters, NYS Wetland, Federal Waters Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) WD-47

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:

Deer | Rabbits |
Squirrels | Other small mammals |
Birds | Reptiles

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

If Yes:

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

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

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

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

If Yes:

i. Species and listing (endangered or threatened): Indiana Bat

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

If Yes:

i. Species and listing: _____

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

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

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

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

If Yes, provide county plus district name/number: _____

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

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

ii. Source(s) of soil rating(s): _____

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

If Yes:

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

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

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

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

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 fives 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.

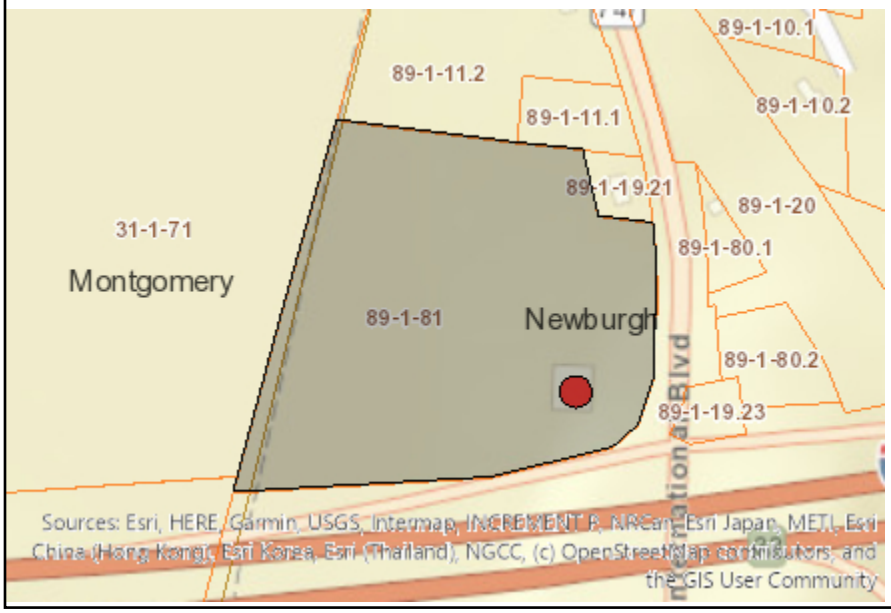
Applicant/Sponsor Name Zac Pearson, PE Insite Engineering, Surveying Date 2-27-25

Signature _____ Title Principal Engineer

PRINT FORM

EAF Mapper Summary Report

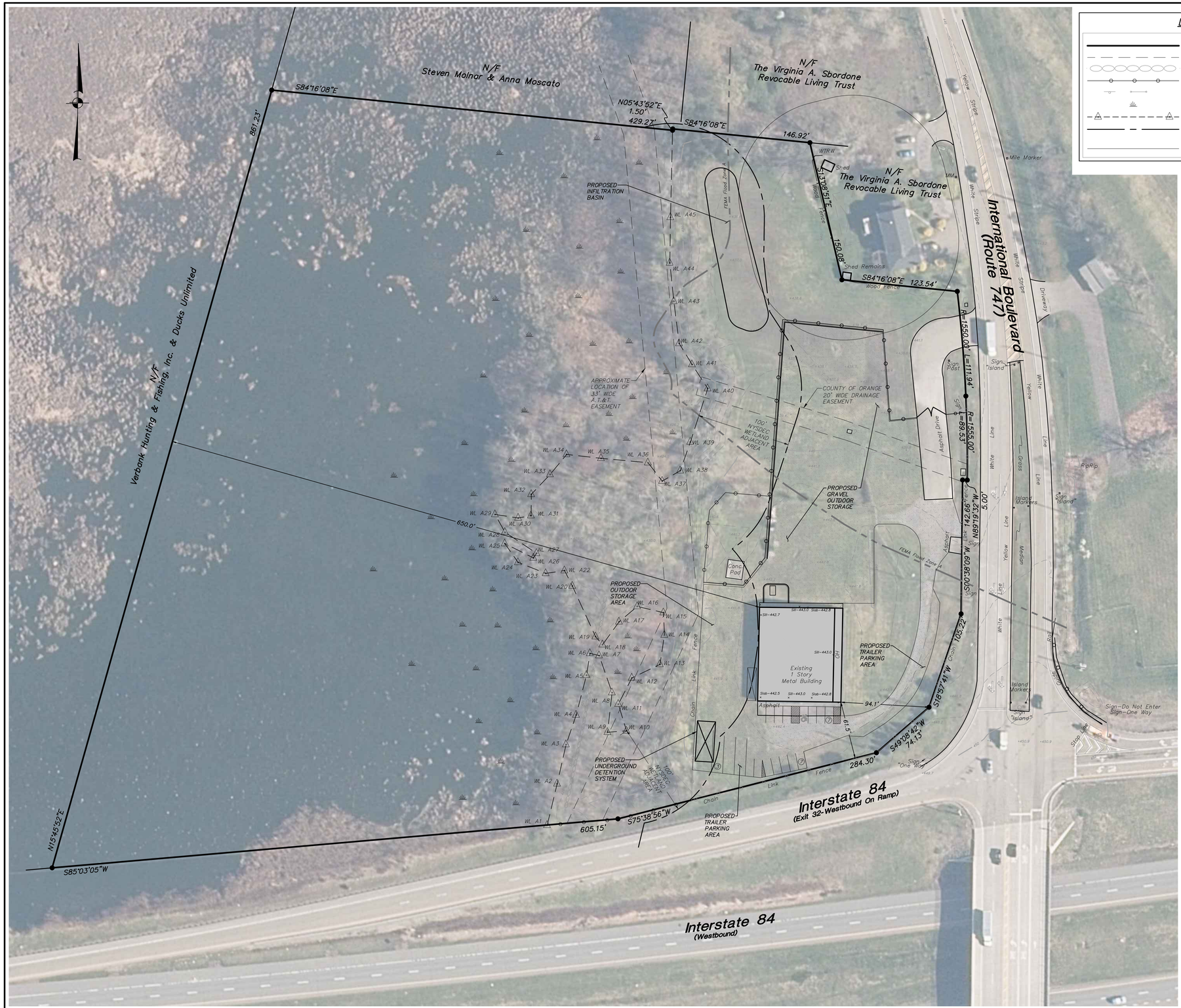
Wednesday, February 5, 2025 11:26 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

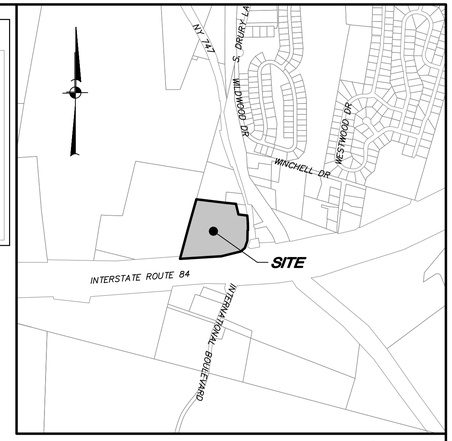
B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	336088
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 - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):91.9
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	WD-47
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.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING STONE WALL
- EXISTING CHAIN LINK FENCE
- EXISTING SIGN
- EXISTING WETLAND SYMBOL
- EXISTING NYSDEC WETLAND LINE
- EXISTING 100' NYSDEC WETLAND ADJACENT AREA
- PROPOSED EDGE OF GRAVEL



LOCATION MAP SCALE: 1" = 1000'±

OWNER/APPLICANT:

Junction Development, LLC.
561 International Blvd
Rock Tavern, NY 12575

SITE DATA:

Zone:	IB
Total Acreage	13.9± AC
Tax Map No.:	89-1-81
Use:	Office/Warehouse

GENERAL NOTES:

1. Property lines, existing conditions, and topography shown hereon taken from a survey entitled "Survey of Property Prepared for Junction Development," prepared by Insite Engineering, Surveying and Landscape Architecture, P.C. dated January 22, 2024.
2. Aerial orthoimagery shown hereon taken from Orange County GIS Database.
3. FEMA flood zone A shown hereon per the most recent mapping. Zone A is mapped without elevation, per the latest FEMA revision.
4. NYSDEC Freshwater Wetland WD-47 was delineated by James Bates of Ecological Analysis on March 2, 2020.

IB ZONE REQUIREMENTS:

	Required/Permitted:	Existing:	Proposed:
Min. Lot Area:	40,000 sf	603,846 sf	No change
Max. Building Coverage::	40%	1.5%	No change
Max. Lot Surface Coverage::	80%	6.6%	13.3%
Min. Lot Width:	150'	46.3'	No change
Min. Lot Depth:	150'	876'	No change
Min. Yards:			
Front	50'	94.1'	No change
Side (One Side/Both Sides)	30'/80'	61.5'	No change
Rear	60'	650'	No change
Max. building height:	40'	Less than 40'	No change

PARKING REQUIREMENTS:

Office Use:	
1,058 S.F. @ 1 space / 200 S.F.	= 6 spaces
Warehouse Use:	
Parking area reservation equivalent to building ground coverage	= 6,733 s.f. (Waiver Requested)
Minimum 2 spaces/3 employees	= 6 spaces
Total Parking Spaces Required:	= 12 spaces + 6,733 (Waiver Requested)
Total Parking Spaces Provided:	= 14 spaces + 6,735 (Waiver Requested)

LOADING REQUIREMENTS:

Under 25,000 SF = 1 loading space

GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 inch = 50 ft.

NO.	DATE	REVISION	BY

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
JUNCTION DEVELOPMENT
561 INTERNATIONAL BOULEVARD, TOWN OF NEWBURGH, ORANGE COUNTY, NY

DRAWING:
OVERALL PLAN

STATE OF NEW YORK · MARY M. PEARSON · 056647 · LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	20117.100	PROJECT MANAGER	Z.M.P.	DRAWING NO.	SHEET
DATE	2-27-25	DRAWN BY	N.F.B.	OP-1	1 / 6
SCALE	1" = 50'	CHECKED BY	J.L.L.		

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING STONE WALL
- EXISTING CHAIN LINK FENCE
- EXISTING UTILITY POLE w/ guy & overhead wires
- EXISTING SIGN
- EXISTING UNDERGROUND DRAINAGE PIPE
- EXISTING SSTS
- EXISTING WETLAND
- EXISTING NYSDEC WETLAND FLAG
- EXISTING 100' NYSDEC WETLAND ADJACENT AREA
- EXISTING 10' CONTOUR (100)
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE (400.5×)
- FENCE TO BE REMOVED

REMOVAL NOTES

1. Prior to submitting the bid, the contractor shall visit the site and familiarize themselves with the site conditions and existing improvements to be removed.
2. The contractor shall provide all removals incidental and necessary to execute the work prescribed in the contract documents. All existing features specified to be removed shall be removed in their entirety unless otherwise authorized in writing by the owner or the project engineer.
3. These drawings are intended to show an overall Limit of Disturbance and general features to be removed. Not all features incidental to the general scope of the site work have been shown to be removed. The contractor shall be responsible for all removals within the limits of both above and below grade features, necessary for the construction of the site improvements shown hereon.
4. Refer to construction sequence for sequence of utility removal and replacement.
5. All underground utility piping (water, sewer, drainage conduits) shall be capped and abandoned in place. All abandoned pipes left in place shall be filled with controlled low strength material (CLSM) sealing both ends. Any exposed utility piping shall be cut and removed such that a minimum of 1' of soil cover is maintained on all pipes that are to be capped and abandoned in place.
6. All building materials shall be demolished and removed from the site.
7. Burying of any demolished building materials on site is prohibited. Building foundations may be crushed and abandoned, filled in and restored in accordance with the project specifications.
8. All septic tanks shall be located prior to the start of demolition. All septic tanks shall be pumped by a licensed septic effluent hauler and disposed of in accordance with all pertinent regulations. The tanks shall then be crushed and abandoned in place. Septic tanks also include grease traps, manholes, dosing tanks and chlorine contact tanks.
9. For any below grade slab or bottom of tank that is to be demolished and abandoned in place, the concrete shall be pulverized so that there are no pieces of concrete remaining that are larger than 3 ft by 3 ft.
10. Remove existing electrical wiring and conduit back to the source panel.
11. Refer to the Project Specifications for hazardous material disposal.

GRAPHIC SCALE

0 20 40 80

(IN FEET)
1 inch = 40 ft.

NO.	DATE	REVISION	BY

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ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
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PROJECT:

JUNCTION DEVELOPMENT

561 INTERNATIONAL BOULEVARD, TOWN OF NEWBURGH, ORANGE COUNTY, NY

DRAWING:

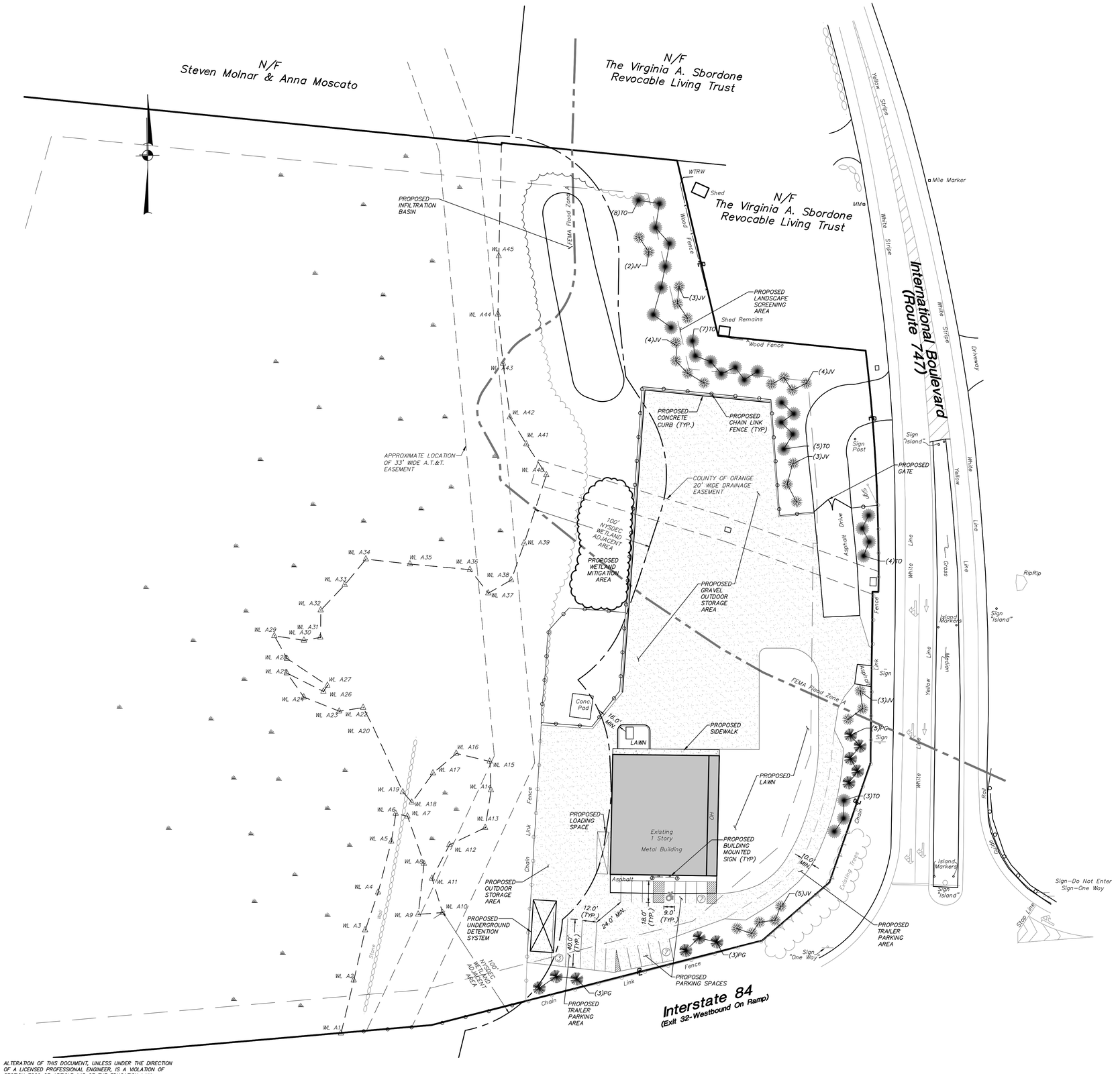
EXISTING CONDITIONS & REMOVAL PLAN

STATE OF NEW YORK · ZACHARY M. PEARSON · 086647 · LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	20117.100	PROJECT MANAGER	Z.M.P.
DATE	2-27-25	DRAWN BY	N.F.B.
SCALE	1" = 40'	CHECKED BY	J.L.L.

DRAWING NO. EX-1

SHEET 2 / 6



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING STONE WALL
- EXISTING CHAIN LINK FENCE
- EXISTING SIGN
- EXISTING WETLAND SYMBOL
- EXISTING NYSDEC WETLAND LINE
- EXISTING 100' NYSDEC WETLAND ADJACENT AREA
- (9) PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED EDGE OF GRAVEL
- PROPOSED LANDSCAPING
- PROPOSED PAINTED HANDICAP PARKING SYMBOL
- PROPOSED STRIPED ISLAND
- PROPOSED LOADING SPACE
- (1) PROPOSED SIGN. SEE SIGN DATA TABLE

PLANT LIST

QTY.	KEY	SYM.	BOTANICAL/COMMON NAME	SIZE	ROOT/SPACING
			EVERGREEN TREES		
11	PG		Picea glauca / White Spruce	7' – 8' HT.	B & B
24	JV		Juniperus virginiana / Eastern Red Cedar	5' – 6' HT.	B & B
27	TO		Thuja occidentalis / American Arborvitae	7' – 8' HT.	B & B

SIGN DATA TABLE

LOCATION NO.	TEXT	M.U.T.C.D. NUMBER	SIZE OF SIGN (s.f.)	DESCRIPTION
1	RESERVED PARKING	R7-8	12" x 18"	Blue on White
2	NO PARKING ANY TIME	R7-1	12" x 18"	Red on White

GENERAL PLANTING NOTES:

1. All proposed planting beds to receive a 12" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
2. Any new soils added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
3. No fertilizer shall be added in stormwater basin plantings. Nutrient requirements to be met by incorporation of acceptable organic matter.
4. All plant material to be nursery grown.
5. Plants shall conform with ANSI Z60.1 American Standard for Nursery Stock in all ways including dimensions.
6. Plant material shall be taken from healthy nursery stock.
7. All plants shall be grown under climate conditions similar to those in the locality of the project.
8. Plants shall be planted in all locations designed on the plan or as staked in the field by the Landscape Architect.
9. The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
10. Provide a 3" layer of shredded pine bark mulch (or as specified) over entire watering saucer at all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunks.
11. All landscape plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.

GRAPHIC SCALE

0 20 40

(IN FEET)
1 inch = 40 ft.

NO.	DATE	REVISION	BY

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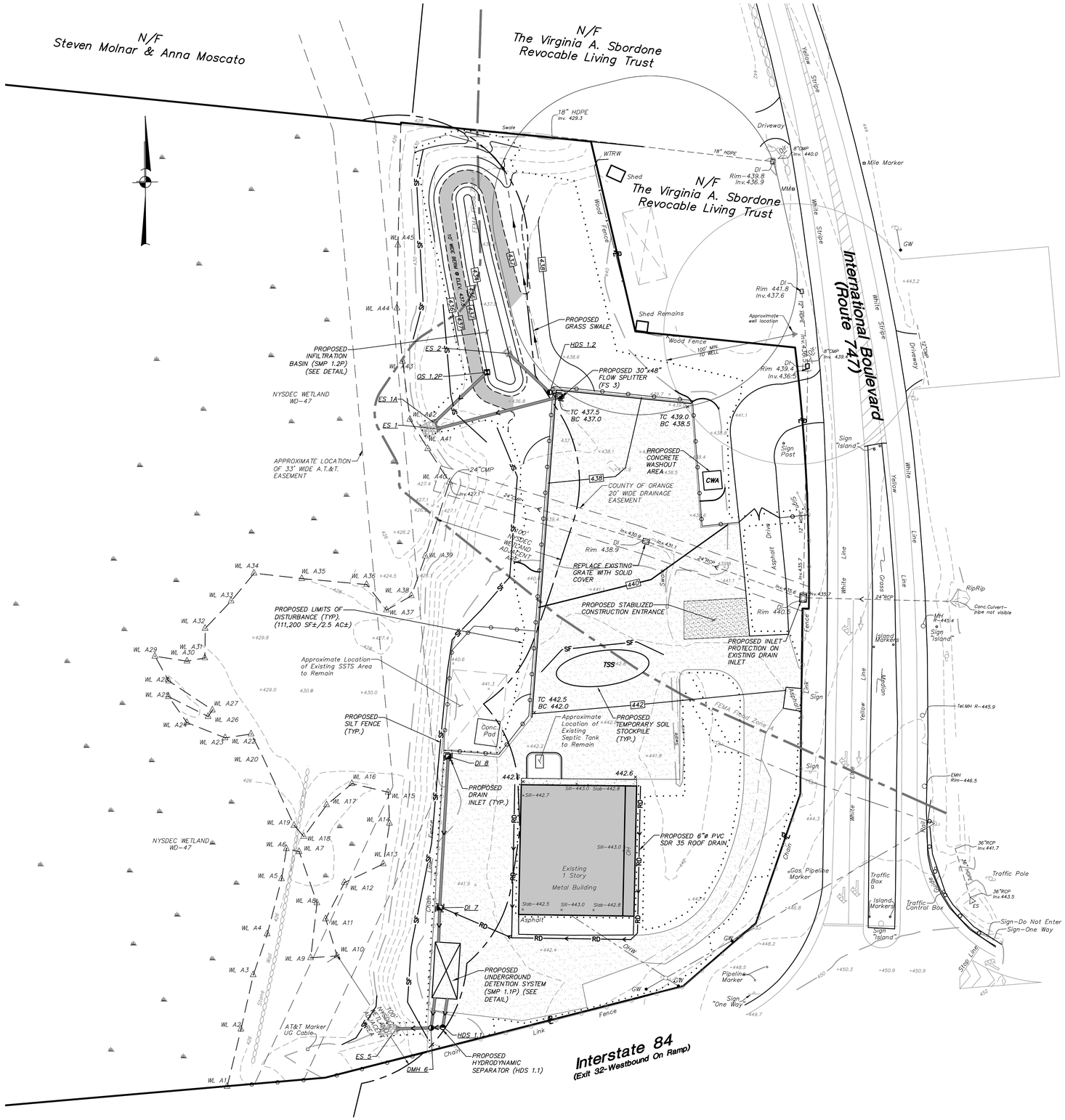
PROJECT:
JUNCTION DEVELOPMENT
561 INTERNATIONAL BOULEVARD, TOWN OF NEWBURGH, ORANGE COUNTY, NY

DRAWING:
LAYOUT & LANDSCAPE PLAN

STATE OF NEW YORK · GARY M. PEARSE · 056647 · LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	20117.100	PROJECT MANAGER	Z.M.P.	DRAWING NO.	SHEET
DATE	2-27-25	DRAWN BY	N.F.B.	SP-1	3 / 6
SCALE	1" = 40'	CHECKED BY	J.L.L.		



EROSION & SEDIMENT CONTROL NOTES:

1. The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
2. All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
3. Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
4. When land is exposed during development, the exposure shall be kept to the shortest practical period of time. In the areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. Disturbance shall be minimized to the areas required to perform construction.
5. Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
6. All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. 'Aristook' Winter Rye (cereal rye) shall be used for temporary seeding in late fall and winter.
7. Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
   - Seed mixture to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative at a rate of 100 pounds per acre in the following proportions:

Kentucky Bluegrass	20%
Creeping Red Fescue	40%
Perennial Ryegrass	20%
Annual Ryegrass	20%

   - Mulch: Salt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to "New York Standards and Specification For Erosion and Sediment Control," latest edition.
8. Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Construction and Materials, Section 610-3.02, Method No. 1". Hydroseeding shall be performed using materials and methods as approved by the site engineer.
9. Cut or fill slopes steeper than 2:1 shall be stabilized immediately after grading with Curlex I Single Net Erosion Control Blanket, or approved equal.
10. Paved roadways shall be kept clean at all times.
11. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
12. All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
13. Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
14. Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. to insure that channels, temporary and permanent ditches and pipes are clear of debris, that embankments and berms have not been breached and that all straw bales and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately repaired by the contractor and inspected for approval by the O.F.R. and/or site engineer.
15. Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
16. Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
17. All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
18. The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
19. As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer shall be installed by the contractor.
20. Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

	MONITORING REQUIREMENTS			MAINTENANCE REQUIREMENTS	
PRACTICE	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIER	–	Inspect	Inspect	Clean/Replace	Remove
STABILIZED CONSTRUCTION ENTRANCE	Inspect	–	Inspect	Clean/Replace Stone and Fabric	Remove
DUST CONTROL	Inspect	–	Inspect	Mulching/ Spraying Water	N/A
*VEGETATIVE ESTABLISHMENT	–	Inspect	Inspect	Water/Reseed/ Remulch	Reseed to 80% Coverage
INLET PROTECTION	–	Inspect	Inspect	Clean/Repair/ Replace	Remove
SOIL STOCKPILES	–	Inspect	Inspect	Mulching/ Silt Fence Repair	Remove
SWALES	–	Inspect	Inspect	Clean/Mulch/ Repair	Mow Permanent Grass/Replace/ Repair Rip Rap
CHECK DAMS	–	Inspect	Inspect	Clean/Replace Stones/Repair	Clean/Replace Stones/Repair
CONCRETE DRAINAGE STRUCTURES	–	Inspect	Inspect	Clean Sumps/ Remove Debris/ Repair/Replace	Clean Sumps/ Remove Debris/ Repair/Replace
DRAINAGE PIPES	–	Inspect	Inspect	Clean/Repair	Clean/Repair
ROAD & PAVEMENT	–	Inspect	Inspect	Clean	Clean

* Permanent vegetation is considered stabilized when 80% of the plant density is established. Erosion control measures shall remain in place until all disturbed areas are permanently stabilized.

Note: The party responsible for implementation of the maintenance schedule during and after construction is:

Junction Development, LLC.
561 International Boulevard
Rock Tavern NY 12575

and/or the current owner(s) of the subject property.

LEGEND

- PL — EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING STONE WALL
- EXISTING CHAIN LINK FENCE
- EXISTING UTILITY POLE w/ guy & overhead wires
- EXISTING SIGN
- EXISTING UNDERGROUND DRAINAGE PIPE
- EXISTING SSTS
- EXISTING WETLAND
- EXISTING NYSDEC WETLAND FLAG
- EXISTING 100' NYSDEC WETLAND ADJACENT AREA
- 400 — EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- 400.5 — EXISTING SPOT GRADE
- 400 — PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- ×400.5 400.5 — PROPOSED SPOT ELEVATION
- PROPOSED DRAINAGE MANHOLE
- CB — PROPOSED CATCH BASIN
- OS — PROPOSED OUTLET STRUCTURE
- PROPOSED END SECTION
- PROPOSED DRAINAGE PIPE
- RD — PROPOSED 6"ø PVC SDR 35 ROOF DRAIN
- SF — PROPOSED SILT FENCE
- PROPOSED LIMITS OF DISTURBANCE
- TSS / SF — PROPOSED TEMPORARY SOIL STOCKPILE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE

GRAPHIC SCALE

0 20 40

(IN FEET)
1 inch = 40 ft.

NO.	DATE	REVISION	BY

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PROJECT:
JUNCTION DEVELOPMENT
561 INTERNATIONAL BOULEVARD, TOWN OF NEWBURGH, ORANGE COUNTY, NY

DRAWING:
GRADING, UTILITY & EROSION CONTROL PLAN

STATE OF NEW YORK — FRANK W. PEARSON — 076647 — LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	20117.100	PROJECT MANAGER	Z.M.P.
DATE	2-27-25	DRAWN BY	N.F.B.
SCALE	1" = 40'	CHECKED BY	J.L.L.

DRAWING NO. SP-2 — SHEET 4 / 6

REQUIRED SWPPP CONTENTS PER GP-0-25-001:

1. Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-25-001), all Stormwater Pollution Prevention Plan's (SWPPP) shall include erosion and sediment control practices designed in conformance with the most current version of the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." Where erosion and sediment control practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of required SWPPP components is provided in accordance with Part III.B.1a-l of General Permit GP-0-25-001:

   a. Background Information: The subject project consists of redevelopment of an existing storage yard.

   b. Site map / construction drawing: These plans serve to satisfy this SWPPP requirement.

   c. Description of the soils present at the site: Onsite soils located within the proposed limits of disturbance consist of Alden silt loam (Ab), Canandaigua silt loam (Ca), Histic Humaquepts (HH), Mardin gravelly silt loam (MdB), and Udorthents (UH) as identified on the Soil Conservation Service Web Soil Survey. These soil types belong to the Hydrologic Soil Group "D" and "A."

   d. Construction phasing plan / sequence of operations: The Construction Sequence and phasing found on these plans provide the required phasing. A Construction Sequence and Erosion and Sediment Control Maintenance Schedule has been provided. The Sedimentation and Erosion Control Notes contained hereon outline a general sequence of operations for the proposed project. In general all erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable.

   e. Description of erosion and sediment control practices: This plan, and details / notes shown hereon serve to satisfy this SWPPP requirement.

   f. Temporary and permanent soil stabilization plan: The Sedimentation and Erosion Control Notes and Details provided heron identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.

   g. Site map / construction drawing: This plan serves to satisfy this SWPPP requirement.

   h. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The details, Erosion and Sediment Control Notes, and Erosion and Sediment Control Maintenance Schedule serve to satisfy this SWPPP requirement.

   i. An inspection schedule: Inspections are to be performed once weekly and by a qualified professional as required by the General Permit GP-0-25-001. In addition the NYSDEC Trained Contractor shall perform additional inspections as cited in the Sedimentation and Erosion Control Notes.

   j. A description of pollution prevention measures that will be used to control litter, construction chemicals and construction debris: In general, all construction litter / debris shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpster for proper waste disposal. Any construction chemicals utilized during construction shall either be removed from site daily by the contractor or stored in a structurally sound and weatherproof building. No hazardous waste shall be disposed of onsite, and shall ultimately be disposed of in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Finally, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and inspected weekly for evidence of leaking holding tanks.

   k. A description and location of any stormwater discharges associated with industrial activity other than construction at the site: There are no known industrial stormwater discharges present or proposed at the site.

   l. Identification of any elements of the design that are not in conformance with the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." All proposed elements of this SWPPP have been designed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control."

REQUIRED POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICE COMPONENTS:

1. Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-25-001), all construction projects needing post-construction stormwater management practices shall prepare a SWPPP that also includes practices designed in conformance with the most current version of the technical standard, New York State Stormwater Management Design Manual ("Design Manual"). Where post-construction stormwater management practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of SWPPP components is provided in accordance with Part III.B.2a-J and III.B.3:

   a. Identification of all post-construction stormwater management practices to be constructed as part of the project; This plan, and details/notes shown hereon serve to satisfy this SWPPP requirement.

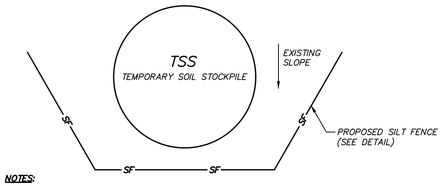
   b. A site map/construction drawing(s) showing the specific location and size of each post-construction stormwater management practice; This plan, and details/notes shown hereon serve to satisfy this SWPPP requirement.

   c. A Stormwater Modeling and Analysis Report including pre-development conditions, post-development conditions, the results of the stormwater modeling, a summary table demonstrating that each practice has been designed in conformance with the sizing criteria, identification of and justification for any deviations from the Design Manual, and identification of any design criteria that are not required. The required analysis is provided in the project Stormwater Pollution Prevention Plan.

   d. Soil testing results and locations. This SWPPP requirement is shown in the report.

   e. Infiltration testing results. This SWPPP requirement is shown in the report.

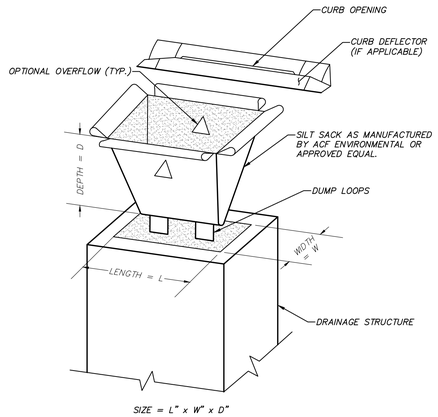
   f. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each post-construction stormwater management practice. The plan shall identify the entity that will be responsible for the long term operation and maintenance of each practice. The project Stormwater Pollution Prevention Plan serves to satisfy this requirement.



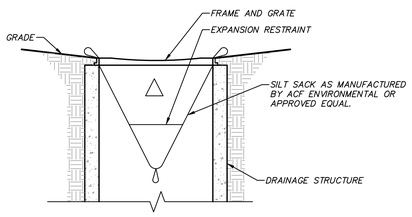
NOTES:

1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDED WITH K31 PERENNIAL TALL FESCUE.
4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE.

TEMPORARY SOIL STOCKPILE DETAIL
(N.T.S.)



EXPLODED ISOMETRIC

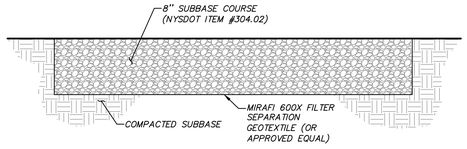


ELEVATION

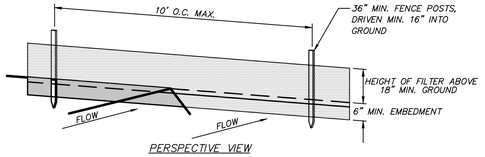
NOTE:
FABRIC FOR INSERT SHALL MEET THE FOLLOWING:

FABRIC PROPERTIES	MINIMUM ACCEPTABLE VALUE	TEST METHOD
Grab Tensile Strength (lbs)	110	ASTM D 4632
Mullen Burst Strength (PSI)	300	ASTM D 3786
Puncture Strength (lbs)	60	ASTM D 4833
Minimum Trapezoidal Tear Strength (lbs)	50	ASTM D 4533
Flow Through Rate (gal/min/sf)	25	ASTM D 4491
Equivalent Opening Size	40-80	US Std Sieve ASTM D 4751

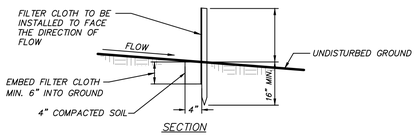
MANUFACTURED INSERT INLET PROTECTION DETAIL
(N.T.S.)



GRAVEL PAVEMENT DETAIL
(N.T.S.)



PERSPECTIVE VIEW

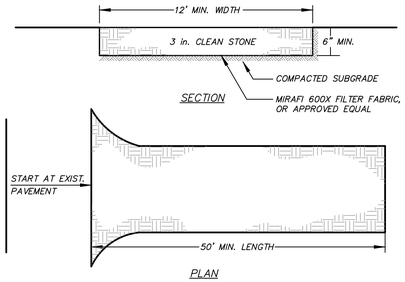


SECTION

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

STANDARD SILT FENCE DETAIL
(N.T.S.)



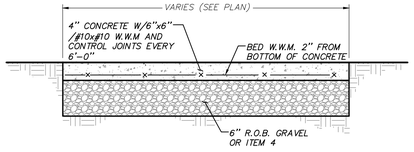
SECTION

PLAN

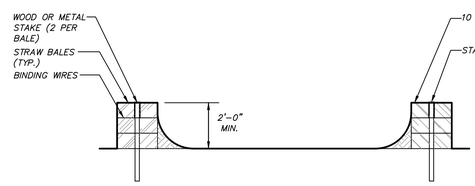
INSTALLATION NOTES

1. STONE SIZE - USE 3" STONE
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLLY
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR. TWENTY FOUR (24) FOOT IF SINGLE ACCESS TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY . THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

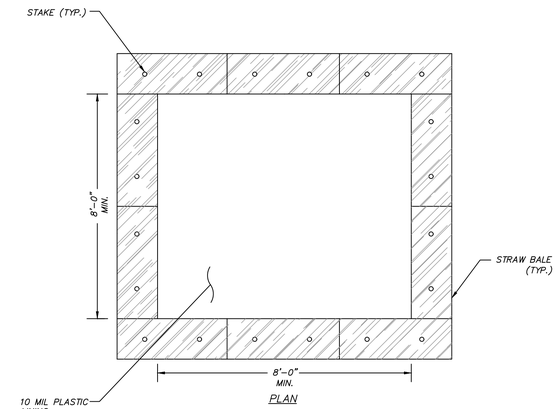
STABILIZED CONSTRUCTION ACCESS DETAIL
(N.T.S.)



CONCRETE SIDEWALK DETAIL
(N.T.S.)



SECTION



PLAN

CONCRETE TRUCK WASHOUT DETAIL
(N.T.S.)

NOTES

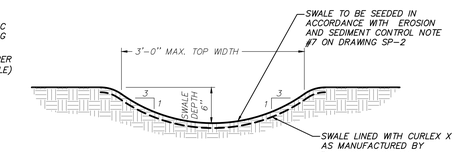
1. TEMPORARY CONCRETE WASHOUT TYPE ABOVE GRADE WILL BE CONSTRUCTED AS SHOWN ABOVE, WITH RECOMMENDED MINIMUM LENGTH AND MINIMUM WIDTH OF 8 FT.
2. THE WASHOUT WILL BE MINIMUM OF 100 FT FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS AND OTHER SURFACE WATERS.
3. PLASTIC LINING WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
4. IF THE CONCRETE WASHOUT AREA IS NOT SHOWN ON THE SITE PLANS, THE CONTRACTOR SHALL CHOOSE THE LOCATION OF THE WASHOUT AREA.

SOIL RESTORATION REQUIREMENTS

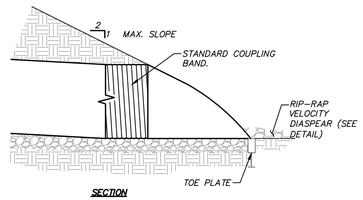
The contractor shall be required to perform the following soil restoration techniques prior to installing topsoil, seed and mulch. Items stricken in the following table do not need to be performed.

Type of Soil Disturbance	Soil Restoration Requirement		Comments/Examples
No soil disturbance	Restoration not permitted		Preservation of Natural Features
Minimal soil disturbance	Restoration not required		Clearing and grubbing
Areas where topsoil is stripped only - no change in grade	HSG A&B: Apply 6 inches of topsoil	HSG C&D: Aerate* and apply 6 inches of topsoil	Protect area from any ongoing construction activities.
Areas of cut or fill	HSG A&B: Aerate* and apply 6 inches of topsoil	HSG C&D: Apply full Soil Restoration**	
Heavy traffic areas on site (especially in a zone 5-25 feet around buildings but not within a 5 foot perimeter around foundation walls)	Apply full Soil Restoration (decompaction and compost enhancement)		
Areas where Runoff Reduction and/or Infiltration practices are applied	Restoration not required, but may be applied to enhance the reduction specified for appropriate practices.		Keep construction equipment from crossing these areas. To protect newly installed practice from any ongoing construction activities construct a single phase operation fence area
Redevelopment projects	Soil Restoration is required on redevelopment projects in areas where existing impervious area will be converted to pervious area.		

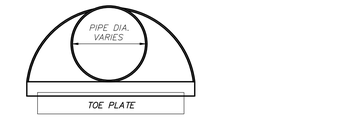
* Aeration includes the use of machines such as tractor-drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which function like a mini-subsoiler.
** Per "Deep Ripping and De-compaction, DEC 2008";



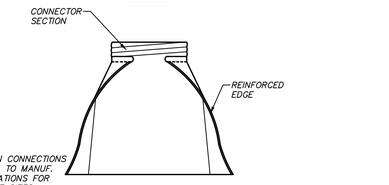
GRASS SWALE DETAIL
(N.T.S.)



SECTION



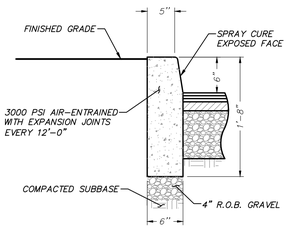
ELEVATION



NOTE:
END SECTION CONNECTIONS TO CONFORM TO MANUF. RECOMMENDATIONS FOR VARIOUS PIPE SIZES

PLAN

END SECTION DETAIL
(N.T.S.)



CONCRETE CURB DETAIL
(N.T.S.)

NO.	DATE	REVISION	BY

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
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(845) 225-9717 fax
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PROJECT:
JUNCTION DEVELOPMENT
561 INTERNATIONAL BOULEVARD, TOWN OF NEWBURGH, ORANGE COUNTY, NY

DRAWING:
DETAILS

STATE OF NEW YORK · FRANK M. PEARL · 066471 · LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	20117.100	PROJECT MANAGER	Z.M.P.
DATE	2-26-25	DRAWN BY	N.F.B.
SCALE	AS SHOWN	CHECKED BY	J.L.L.

DRAWING NO. D-1 | SHEET 5/6

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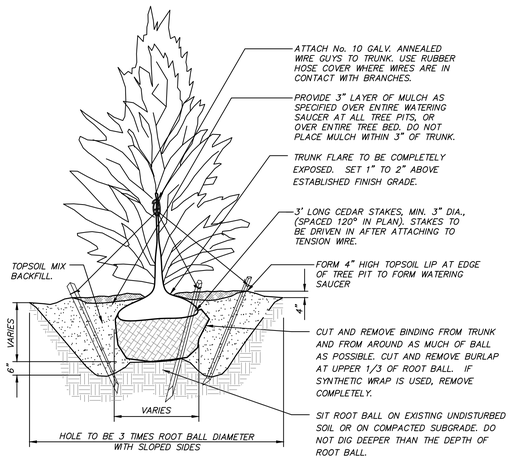
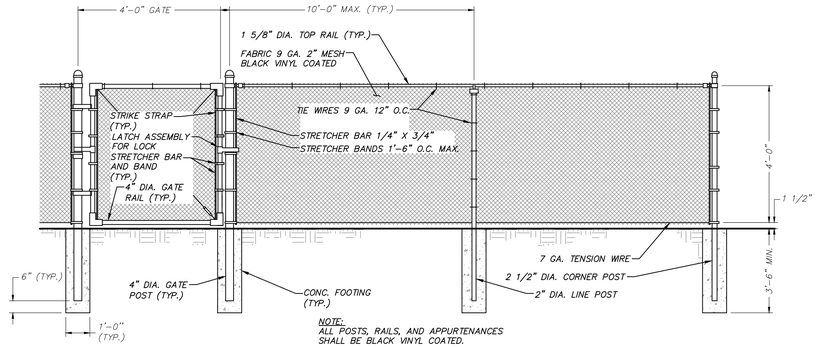


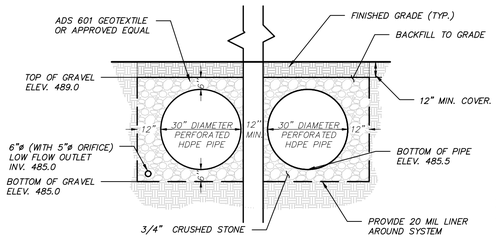
NOTE:
PROVIDE STAKING AND GUYING FOR TREES PLANTED ON SLOPES GREATER THAN 3H:1V, IN EXPOSED, WINDY AREAS AND AS SPECIFIED BY LANDSCAPE ARCHITECT. GUY WIRES AND STAKES SHALL BE REMOVED WITHIN TWELVE MONTHS OF PLANTING.

EVERGREEN TREE PLANTING DETAIL
(N.T.S.)

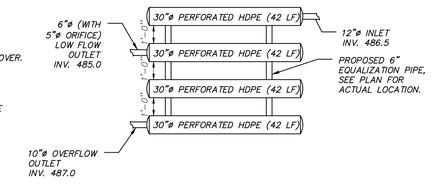


NOTE:
ALL POSTS, RAILS, AND APPURTENANCES SHALL BE BLACK VINYL COATED.

CHAIN LINK FENCE DETAIL
(N.T.S.)

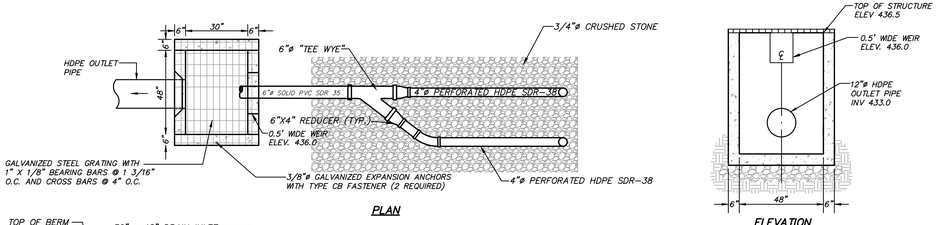


SECTION DETENTION SYSTEM



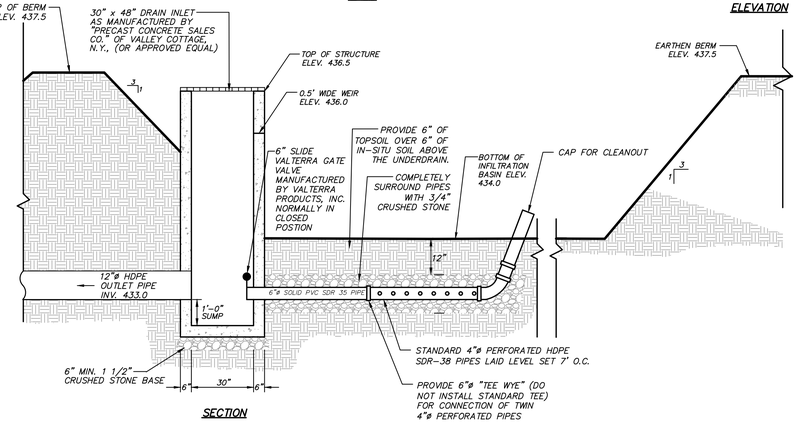
SCHEMATIC PLAN VIEW

STORMWATER DETENTION SYSTEM (SMP 1.1) DETAIL
(N.T.S)



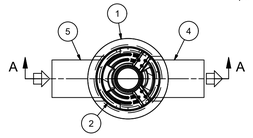
PLAN

ELEVATION

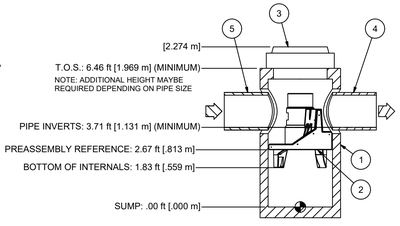


SECTION

PERMANENT INFILTRATION BASIN PRACTICE 1.2P (NYSDEC I-2) OUTLET STRUCTURE DETAIL
(N.T.S.)



PLAN VIEW



SECTION A-A

HYDRO FRAME AND COVER (INCLUDED)
GRADE RINGS BY OTHERS AS REQUIRED

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

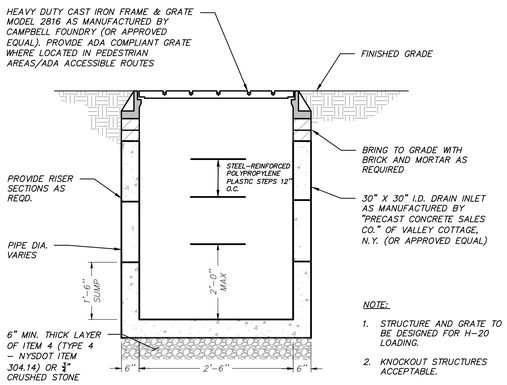
PRODUCT SPECIFICATION:

1. PEAK HYDRAULIC FLOW: 15.0 cfs (424 l/s)
2. MIN SEDIMENT STORAGE CAPACITY: 0.4 cu. yd. (0.3 cu. m.)
3. OIL STORAGE CAPACITY: 125 gal. (473 liters)
4. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 18 in. (450 mm)
5. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.
6. FOR MORE PRODUCT INFORMATION INCLUDING REGULATORY ACCEPTANCES, PLEASE VISIT https://hydro-int.com/en/products/first-defense

GENERAL NOTES:
1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 18".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan.s)
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

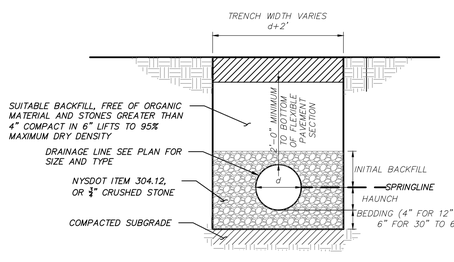
PARTS LIST				
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	36	900	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	18 (MAX)	450 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	18 (MAX)	450 (MAX)	INLET PIPE (BY OTHERS)

FIRST DEFENSE OPTIMUM HYDRODYNAMIC SEPARATOR (HDS 1.1 & 1.2) FDO-3
(N.T.S.)

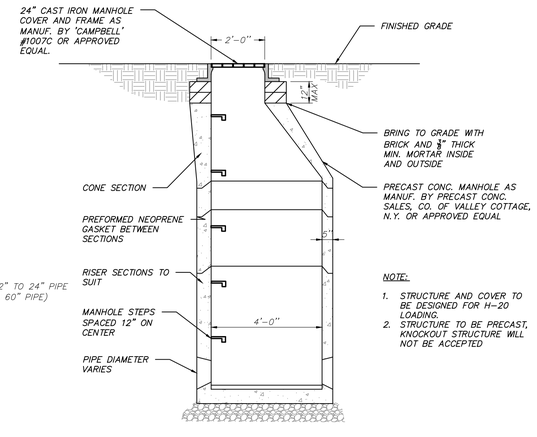


NOTE:
1. STRUCTURE AND GRATE TO BE DESIGNED FOR H-20 LOADING.
2. KNOCKOUT STRUCTURES ACCEPTABLE.

30" X 30" DRAIN INLET DETAIL
(N.T.S.)

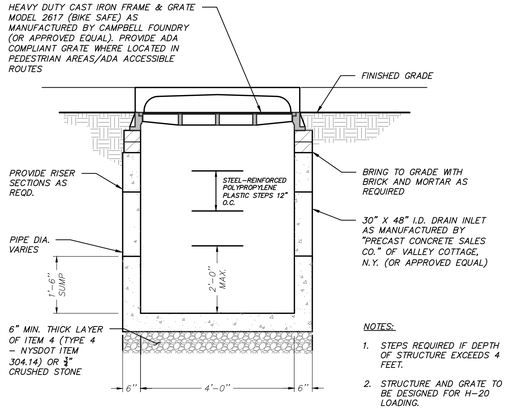


DRAINAGE LINE TRENCH DETAIL
(N.T.S.)



NOTE:
1. STRUCTURE AND COVER TO BE DESIGNED FOR H-20 LOADING.
2. STRUCTURE TO BE PRECAST, KNOCKOUT STRUCTURE WILL NOT BE ACCEPTED

DRAINAGE MANHOLE DETAIL
(N.T.S.)



NOTES:
1. STEPS REQUIRED IF DEPTH OF STRUCTURE EXCEEDS 4 FEET.
2. STRUCTURE AND GRATE TO BE DESIGNED FOR H-20 LOADING.
3. KNOCKOUT STRUCTURES ACCEPTABLE.

30" X 48" FLOW SPLITTER DETAIL
(N.T.S.)

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PROJECT:
JUNCTION DEVELOPMENT
561 INTERNATIONAL BOULEVARD, TOWN OF NEWBURGH, ORANGE COUNTY, NY

DRAWING:
DETAILS

STATE OF NEW YORK · FRANK M. PEARCE · 066647 · LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	20117.100	PROJECT MANAGER	Z.M.P.	DRAWING NO.	SHEET
DATE	2-27-25	DRAWN BY	N.F.B.	D-2	6 / 6
SCALE	AS SHOWN	CHECKED BY	J.L.L.		

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