



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

PROJECT NAME: MANHEIM AUTO STORAGE SITE PLAN EXPANSION
PROJECT NO.: 25-07
PROJECT LOCATION: 2000 DEALER DRIVE
SECTION 89, BLOCK 1, LOT 83
SECTION 86, BLOCK 1, LOT 87.1
REVIEW DATE: 14 FEBRUARY 2025
MEETING DATE: 20 FEBRUARY 2025
PROJECT REPRESENTATIVE: KIMLEY-HORN ENGINEERING & LANDSCAPE ARCHITECTURE

1. In light of recently changed wetland regulations the wetland plans should be submitted to the New York State Department of Environmental Conservation for confirmation as to jurisdiction of the wetlands and if DEC assumes jurisdiction validation of the wetland boundary will be required.
2. A Stormwater Pollution Prevention Plan has been submitted, which is under review by this office.
3. The Army Corps. of Engineers letter identifies area disturbed jurisdictional determination which is not definitive determination on areas of regulatory jurisdiction only advisory in nature. It is noted, that a 100-foot buffer has been identified around the federal wetlands delineated.
4. The EAF identifies habitat for threatened and endangered species including Indiana Bat and Upland Sandpiper. The Northern Long Ear Bat should be evaluated. The EAF identifies 14.2 acres the site will be physically disturbed requiring tree removal of greater than 10 acres. Coordination with NYSDEC and U.S. Fish and Wildlife Service must be undertaken.
5. Impact to the red maple – hardwood swamp natural community should be evaluated.
6. The applicants have submitted the no adverse impact letter from the NYS Office of Parks, Recreation & Historic Preservation.
7. Compliance with Chapter 172 Tree Preservation must be documented.
8. It is noted, that the majority of the project is located along west property line which is coterminous with the interstate highway. Wooded areas exist both on the interstate highway and within the proposed setback areas.

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

9. Initial notices must be sent out after appearance at the Planning Board meeting.
10. A Stormwater Facilities Maintenance Agreement may be required for the entire site. Stormwater Facilities Maintenance Agreement will at a minimum be required for the new improvements however, if one has not previously been executed the new agreement must incorporate all stormwater facilities on the site.
11. The asphalt pavement detail should be updated to depict type of asphalt to be placed.
12. The Planning Boards attention is called to Zoning Section 185-15 (D) (9) required landscaping in parking areas. A Planning Board waiver or variance may be required regarding the proposed inventory parking with no proposed landscaping.
13. The Planning Board may wish to declare its intent for lead agency for the SEQRA review. Project is a Type I Action disturbance greater than 10 acres of property.
14. Orange County Planning Department review GLM 239 is required.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal

PJH/kmm



Michael W. Weeks, P.E.
Principal

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

**RETURN TO: Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550**

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

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

Manheim Auto Storage Expansion

2. Owner of Lands to be reviewed:

Name Manheim Remarketing, Inc. d/b/a Manheim New York

Address 6205 Peachtree Dunwoody Rd.

Atlanta, GA 30328

Phone 678-645-0000

3. Applicant Information (If different than owner): Owner/Applicant

Name Manheim Remarketing, Inc. d/b/a Manheim New York

Address 2000 Dealer Drive

Newburgh, NY 12550-5067

Representative Jesse Nelson - General Manager

Phone 845-567-8400

Fax 845-567-8409

Email jesse.nelson@coxautoinc.com

4. Subdivision/Site Plan prepared by:

Name Kimley-Horn Engineering and Landscape Architecture of New York, P.C.

Address 1 N Lexington Ave

Suite 505

White Plains, NY 10601

Phone/Fax 914-368-9200

5. Location of lands to be reviewed:

2000 Dealer Drive, Newburgh, NY 12550

6. Zone IB
Acreage 159.08

Fire District Orange Lake
School District Valley Central

7. Tax Map: Section 89 **Block** 1 **Lot** 83
Section 86 **Block** 1 **Lot** 87.1

8. Project Description and Purpose of Review:

Number of existing lots 2 Number of proposed lots 2
Lot line change n/a - no proposed change in lot lines
Site plan review Review of an auto storage expansion
Clearing and grading Expansion will consist of tree clearing and site grading
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) There are no known encumbrances on the premises that are anticipated to impact the proposed action.

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

Signature Jesse Nelson Title General Manager
Jesse Nelson (Nov 21, 2024 14:29 EST)

Date: 11/21/2024

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

Manheim Auto Storage Expansion

PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

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

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

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

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

11. ☒ **Surveyor,s Certification**
12. ☒ **Surveyor's seal and signature**
13. ☒ **Name of adjoining owners**
14. ☒ **Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements**
15. n/a **Flood plain boundaries** No floodplain present
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**
No proposed sewer system design or modifications
17. ☒ **Metes and bounds of all lots**
18. ☒ **Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street**
19. n/a **Show existing or proposed easements (note restrictions)** No known easements or related encumbrances
20. n/a **Right-of-way width and Rights of Access and Utility Placement** No proposed activities in the R.O.W.
21. n/a **Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)** No proposed roads to be dedicated
22. n/a **Lot area (in sq. ft. for each lot less than 2 acres)** No proposed subdivision of lots
23. n/a **Number of lots including residual lot** No proposed subdivision of lots
24. ☒ **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** No proposed roads to be dedicated
26. n/a **Applicable note pertaining to owners review and concurrence with plat together with owner's signature** No proposed platting
27. ☒ **Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.**
28. ☒ **Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided** No proposed subdivision of lots
29. ☒ **Show topographical data with 2 or 5 ft. contours on initial submission**

30. ☒ Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. 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 No proposed roads to be dedicated
32. ☒ Number of acres to be cleared or timber harvested
33. ☒ Estimated or known cubic yards of material to be excavated and removed from the site
34. ☒ Estimated or known cubic yards of fill required
35. ☒ The amount of grading expected or known to be required to bring the site to readiness
36. ☒ Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
There is no proposed disturbance to wetlands or their associated 100-ft buffers.
No portion of the site lies within a Critical Environmental Area.
37. ☒ Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
There are no 100-year floodplains located on-site.
38. ☒ List of property owners within 500 feet of all parcels to be developed (see attached statement).

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

By: Tyler Webb, P.E.
Licensed Professional

Date: 10/31/2024

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

Prepared (insert date): 11/1/2024

STATEMENT TO APPLICANTS

RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW

The Town of Newburgh Clearing and Grading Control Law requires a separate permit for most site preparation activities, including clearing, grading, tree cutting, excavating and filling. Site preparation activities performed following site plan or subdivision approval by the Planning Board may be exempt from the permit application, public hearing, fee and bonding requirements of the law provided the subdivision or site plan application has been reviewed for conformance with the clearing and grading law and the approval conditioned on compliance with the standards set forth in the law. Completion of the attached form will enable the Planning Board to review your application for conformance with the law's requirements. In the event it is not completed you may be required to apply for a separated permit for your site preparation activities. A sediment and erosion control plan and a plan showing the areas to be cleared, filled, graded or subjected to tree cutting, the types of vegetation affected and the proposed disposition of the destroyed vegetation must accompany the form. A SEQRA long form or full EAF should be utilized to discuss any environmental impacts and must accompany the application.

TOWN OF NEWBURGH
APPLICATION FOR CLEARING AND GRADING

Name of applicant: Jesse Nelson - Manheim Remarketing, Inc. d/b/a Manheim New York

Name of owner on premises: Scott LeTourneau - Pres -Manheim Remarketing, Inc. d/b/a Manheim New York

Address of owner: 6205-A Peachtree Dunwoody Road, Atlanta, GA 30328

Telephone number of owner: 678-645-0000

Telephone number of applicant: 845-567-8400

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

Location of land on which proposed work will be done: _____
2000 Dealer Drive, Newburgh, NY 12550

Section: $\frac{89}{86}$ **Block:** $\frac{1}{1}$ **Lot:** $\frac{83}{87.1}$ **Sub. Div.:** $\frac{n/a}{}$

Zoning District of Property: _____ IB **Size of Lot:** _____ 159.08 ac

Area of lot to be cleared or graded: _____ Approximately 13.98 acres

Proposed completion of date: _____ March 31


Name of contractor/agent, if different than owner: Tyler Webb, P.E. (Engineer of Record)


Address: 1 N Lexington Ave, Suite 505, White Plains, NY 10601

Telephone number: 914-368-9200

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:** 11/21/2024

Signature of applicant (if different than owner):  Jesse Nelson (Nov 21, 2024 14:29 EST)

TOWN ACTION:

Examined: _____ **20** _____

Approved: _____ **20** _____

Disapproved: _____ **20** _____

FEE LAW SUMMARY

PENDING APPLICATIONS

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

SEVERABILITY

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

EFFECTIVE DATE:

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

FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), 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.

Jesse Nelson

APPLICANT'S NAME (printed)

Jesse Nelson

Jesse Nelson [Nov 21, 2024 14:29 EST]

APPLICANTS SIGNATURE

11/21/2024

DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PROXY

(OWNER) Scott LeTourneau, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 6205 Peachtree Dunwoody Rd.

IN THE COUNTY OF Fulton

AND STATE OF Georgia

AND THAT HE/SHE IS THE OWNER IN FEE OF

Manheim Remarketing, Inc.

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Tyler Webb IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: Dec 2, 2024



OWNERS SIGNATURE

Bonnie Von Ohlsen

Scott LeTourneau

OWNERS NAME (printed)

Peter Psaltakis

Chris Stamper

Chris Stamper (Dec 2, 2024 14:51 EST)

WITNESS' SIGNATURE

**NAMES OF ADDITIONAL
REPRESENTATIVES**

Chris Stamper

WITNESS' NAME (printed)

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

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

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

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

11/21/2024

DATED

Jesse Nelson

APPLICANT'S NAME (printed)

Jesse Nelson

Jesse Nelson (Nov 21, 2024 14:29 EST)

APPLICANT'S SIGNATURE

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

✓ **NONE**

 NAME, ADDRESS, RELATIONSHIP OR INTEREST
(financial or otherwise)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

 TOWN BOARD
 PLANNING BOARD
 ZONING BOARD OF APPEALS
 ZONING ENFORCEMENT OFFICER
 BUILDING INSPECTOR
 OTHER

11/21/2024
DATED

Jesse Nelson
Jesse Nelson (Nov 21, 2024 10:29:55)
INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

BY: _____
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Manheim Facility-Site Plan Amendment		
Project Location (describe, and attach a general location map): 2000 Dealer Dr, Newburgh, NY 12550 (Tax Parcel 89-1-69.11)		
Brief Description of Proposed Action (include purpose or need): The proposed action includes expansion of existing motor vehicle storage area to service the existing Manheim Auto Auction Facility. The overall site is +/- 159 ac, and the proposed area of disturbance is approximately 14.2 acres on the northwest portion of the site. Internal circulation will connect to the existing auto storage area. The site has access on NYS Route 17K and no new entrance drives or structures are proposed.		
Name of Applicant/Sponsor: Manheim Remarketing, Inc. d/b/a Manheim New York		Telephone: 845-567-8400
		E-Mail: jesse.nelson@coxautoinc.com
Address: 6205 Peachtree Dunwoody Road		
City/PO: Atlanta	State: GA	Zip Code: 30328
Project Contact (if not same as sponsor; give name and title/role): Jesse Nelson, General Manager		Telephone: 845-567-5400
		E-Mail: jesse.nelson@coxautoinc.com
Address: 2000 Dealer Drive		
City/PO: Newburgh	State: NY	Zip Code: 12550
Property Owner (if not same as sponsor): (Same)		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board: Tree Pres. Protection, Site Plan App., Stormwater Permit, Clearing & Grading	1/22/25
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Planning Board: GML	1/22/25
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC: SWPPP	4/1/25
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): Hudson River Valley Greenway Community; _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): Orange County Agricultural and Farmland Protection Plan (2015); Orange County Open Space Plan (2004) _____ _____ _____	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? IB, Interchange Business	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<hr/>	
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. What is the proposed new zoning for the site?	
<hr/>	
C.4. Existing community services.	
a. In what school district is the project site located? Valley Central	
<hr/>	
b. What police or other public protection forces serve the project site? Town of Newburgh Police Department	
<hr/>	
c. Which fire protection and emergency medical services serve the project site? Orange Lake Fire District; Newburgh EMS District	
<hr/>	
d. What parks serve the project site? Stewart State Forest, Crest View Lake, Algonquin Park, Cronomer Hill Park, Chadwick Lake Town Park, Newburgh Little League, Downing Park, Delano-Hitch Recreation Park, San Giacomo Park, Temple Hill Park, Ruscitti Park	
<hr/>	

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)? auto storage	
<hr/>	
b. a. Total acreage of the site of the proposed action?	14.24 acres
b. Total acreage to be physically disturbed?	14.24 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	159.08 acres
<hr/>	
c. Is the proposed action an expansion of an existing project or use?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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)? % 6.7 Units: acres	
<hr/>	
d. Is the proposed action a subdivision, or does it include a subdivision?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)	
<hr/>	
ii. Is a cluster/conservation layout proposed?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Number of lots proposed?	
iv. Minimum and maximum proposed lot sizes? Minimum Maximum	
<hr/>	
e. Will the proposed action be constructed in multiple phases?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
i. If No, anticipated period of construction: 6 months	
ii. If Yes:	
<ul style="list-style-type: none"> • 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: 	
<hr/>	
<hr/>	

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____	

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

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

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

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

v. Describe any proposed reclamation/mitigation following disturbance: _____

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

i. Total anticipated water usage/demand per day: _____ 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: _____ 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): _____

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

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: <ul style="list-style-type: none"> • 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): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
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? _____	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>9.58</u> acres (impervious surface) _____ Square feet or <u>1.5</u> acres (parcel size) ii. Describe types of new point sources. _____ additional impervious pavement 	
iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____	
_____ on-site stormwater management facilities (two bio retention areas and 1 micro pool extended detention pond).	
<ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ 	
<ul style="list-style-type: none"> • Will stormwater runoff flow to adjacent properties? _____ 	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? _____	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ 	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> 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) _____ ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<p>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?</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8AM - 10PM • Saturday: _____ 8AM - 10PM • Sunday: _____ N/A • Holidays: _____ N/A </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ (same business hours as existing) • Saturday: _____ (same as existing) • Sunday: _____ (same as existing) • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8AM - 10PM • Saturday: _____ 8AM - 10PM • Sunday: _____ N/A • Holidays: _____ N/A 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ (same business hours as existing) • Saturday: _____ (same as existing) • Sunday: _____ (same as existing) • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8AM - 10PM • Saturday: _____ 8AM - 10PM • Sunday: _____ N/A • Holidays: _____ N/A 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ (same business hours as existing) • Saturday: _____ (same as existing) • Sunday: _____ (same as existing) • Holidays: _____ 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration: Noise may exceed ambient levels during construction due to the use of construction equipment. Noise will return to ambient levels when construction is complete.</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>Lighting plan to be provided; consistent with existing lighting</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • 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 coverts on the project site.

Land use or Covert	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	82.7	92.28	+9.58
• Forested	43.8	29.56	-14.24
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	--
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	--
• Surface water features (lakes, ponds, streams, rivers, etc.)	8.4	8.4	None
• Wetlands (freshwater or tidal)	8.5*	8.5*	None
• Non-vegetated (bare rock, earth or fill)	0	0	--
• Other Describe: landscaping/lawn	15.7	20.36	+4.66

* wetlands surveyed in 2024

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:
Willcare Home Health Care

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: DECinfo locator; NYS Inactive Landfill Initiative July 2022 Status Report
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:
The F & T Darrigo Facility is located north of the proposed action, on the opposite side of I-84 (westbound).

iii. Describe any development constraints due to the prior solid waste activities: _____
Inactive facility currently under mitigation and testing for PFAS; no development constraints proposed as the proposed action will not utilize well water.

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, 336002, 336057
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
336088: Stewart International Airport Site, state superfund program, Class P (potential); 336002: F & T Darrigo, state superfund program, Class 4 (closed & under site management plan); 336057: Scott Farm, State Superfund Program, Class P (Potential)

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? _____ >6 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:

ESB: Erie extr. stony, gently sloping	46 %
MdB: Mardin gravelly silt loam, 3-8%	18 %
SXC: Swartswood and Mardin	13 %

d. What is the average depth to the water table on the project site? Average: _____ <2 feet

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	13.1 % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	41 % of site
<input checked="" type="checkbox"/> Poorly Drained	45.9 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	89.4 % of site
<input checked="" type="checkbox"/> 10-15%:	5.4 % of site
<input checked="" type="checkbox"/> 15% or greater:	4.4 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No
If Yes, describe: _____

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No
If Yes to either i or ii, continue. If No, skip to E.2.i.

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

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

• Streams:	Name	862-136	Classification	C
• Lakes or Ponds:	Name		Classification	
• Wetlands:	Name	Federal Waters, Federal Waters	Approximate Size	16 acres, 4.3 acres
• Wetland No. (if regulated by DEC)				

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

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No
If Yes:

i. Name of aquifer: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>typical urban species (birds, squirrels, _____)</p> <p>voles, mice, raccoons, etc.) _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>Red Maple-Hardwood Swamp</p> <p>ii. Source(s) of description or evaluation: <u>NYSDEC Environmental Res. Mapper - Red maple swamp is off site approx. 1800+ ft to the northwest</u></p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: <u>1460.0</u> acres • Following completion of project as proposed: <u>1460 off site</u> acres • Gain or loss (indicate + or -): <u>0</u> acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>Indiana Bat (endangered), Northern Long-eared Bat (endangered), Tricolored Bat (proposed endangered), Monarch Butterfly (candidate), Small Whorled Pogonia (threatened)</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing: _____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

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? If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? 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.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

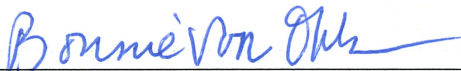
Attach any additional information which may be needed to clarify your project.

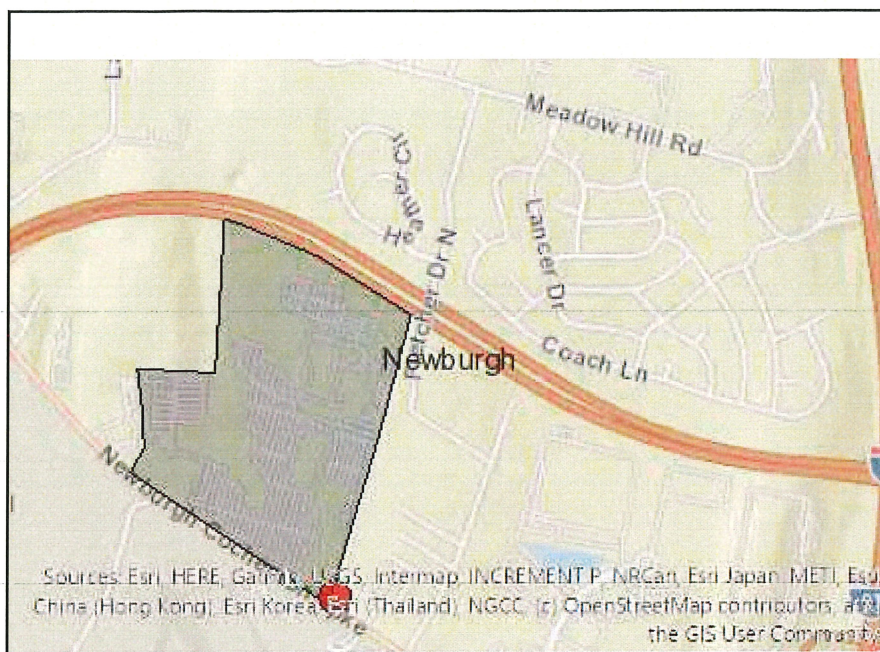
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

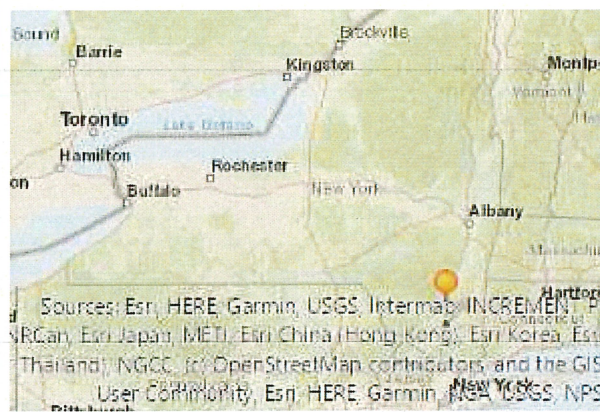
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Manheim New York Date 1/21/25

Signature  Title Planner/Consultant for Applicant



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, 336002, 336057
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-136
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No

E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Red Maple-Hardwood Swamp
E.2.n.i [Natural Communities - Acres]	1460.0
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat, Upland Sandpiper
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

SITE PLANS
FOR
MANHEIM FACILITY
2000 DEALER DRIVE
NEWBURGH, NEW YORK 12550

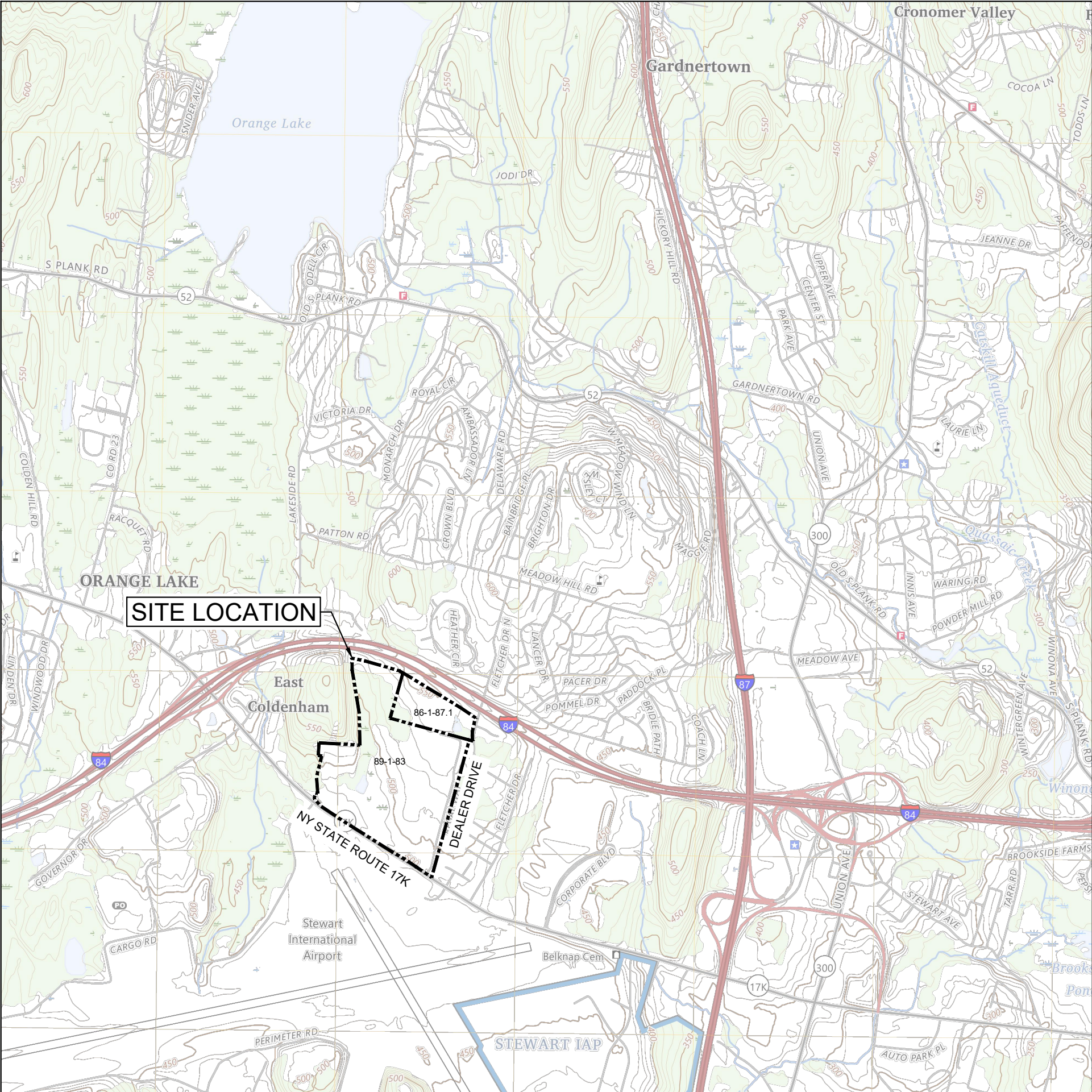
PROJECT TEAM

CIVIL ENGINEER
KIMLEY-HORN ENGINEERING AND LANDSCAPE
ARCHITECTURE OF NEW YORK, P.C.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
TEL: (914) 368-9200
CONTACT: TYLER WEBB, P.E.

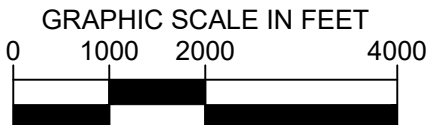
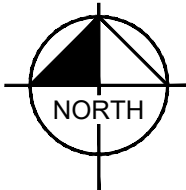
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CONTROL POINT AND ASSOCIATES INC., P.C.
11 MAIN STREET
HIGHLAND, NY 12528
TEL: (845) 691-7339
CONTACT: PATRICIA BROOKS, L.S.



SITE LOCATION MAP
SOURCE: USGS, NEWBURGH QUADRANGLE 2023



PROPERTY INFORMATION

OWNER/APPLICANT
MANHEIM REMARKETING, INC. D/B/A MANHEIM NEW YORK
6205-A PEACHTREE DUNWOODY ROAD
ATLANTA, GA 30328

OWNER CONTACT: SCOTT LETOURNEAU, (678) 645-0000
APPLICANT CONTACT: JESSE NELSON, (845) 567-8400

SBL: 89-1-83, 86-1-87.1 (APPROXIMATELY 159.1 ACRES)

ZONE: INTERCHANGE BUSINESS (IB)

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
C-0.1	GENERAL NOTES
C-1.0	KEY MAP
C-2.0	EXISTING CONDITIONS PLAN
C-2.1	EXISTING CONDITIONS PLAN
C-2.1	DEMOLITION PLAN
C-2.2	DEMOLITION PLAN
C-3.0	SITE LAYOUT PLAN
C-3.1	SITE LAYOUT PLAN
C-3.2	VEHICLE MANEUVERING PLAN - FIRE TRUCK
C-4.0	GRADING AND DRAINAGE PLAN
C-4.1	GRADING AND DRAINAGE PLAN
C-4.2	GRADING CROSS SECTIONS
C-4.3	GRADING CROSS SECTIONS
C-5.0	EROSION AND SEDIMENT CONTROL PLAN
C-5.1	EROSION AND SEDIMENT CONTROL PLAN
C-5.2	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
C-5.3	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
C-6.0	CONSTRUCTION DETAILS
C-6.1	CONSTRUCTION DETAILS



DIG ALERT

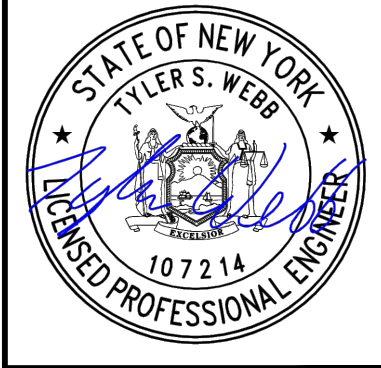
THE EXACT LOCATION OF UTILITIES SHOWN IN THIS PLAN SET ARE UNKNOWN.
THE CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS AND DEPTHS OF
EXISTING UTILITIES (IN CONFLICT WITH PROPOSED IMPROVEMENTS) BY
CALLING 811 AT LEAST 2 WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.

Know what's **BELOW**.
CALL before you dig.

CALL AT LEAST TWO WORKING
DAYS BEFORE YOU DIG

NO.	REVISIONS	DATE	BY

FOR
SITE PLAN REVIEW



PKA PROJECT 112564001	DATE 01/07/2025	SCALE AS SHOWN	DESIGNED BY: PEP	DRAWN BY: PEP	CHECKED BY: TSW
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COVER SHEET

MANHEIM FACILITY
2000 DEALER DRIVE
NEWBURGH, NY 12550

TOWN OF NEWBURGH

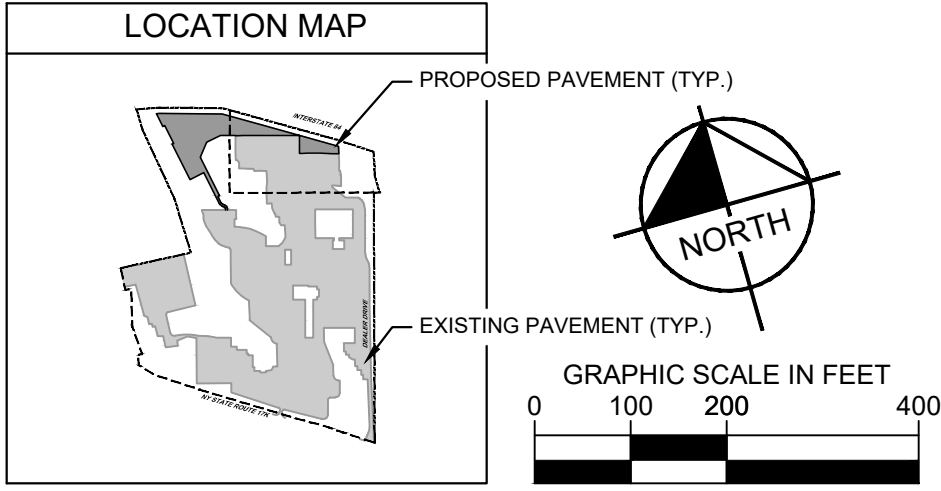
NEW YORK

SHEET NUMBER
C-0.0

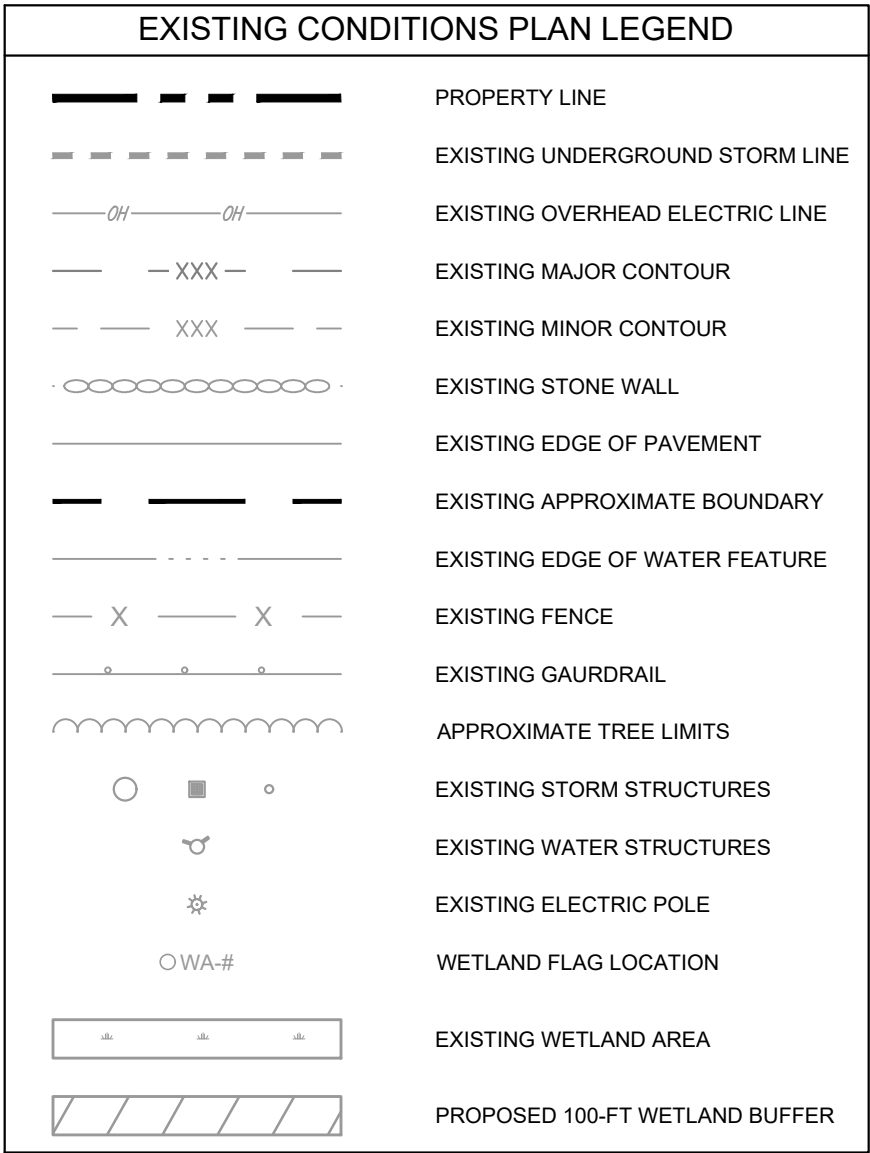


KEY MAP LEGEND	
	PROPERTY LINE
	APPROXIMATE BOUNDARY LINE
	PROPOSED PAVEMENT

KEY MAP NOTES	
1.	AERIAL IMAGE SHOWN IS DATED SEPTEMBER 16, 2024, RETRIEVED FROM NEARMAP IMAGERY.
2.	THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. REFER TO SUBSEQUENT SHEETS FOR SITE PLANS AND DETAILED DESIGN.



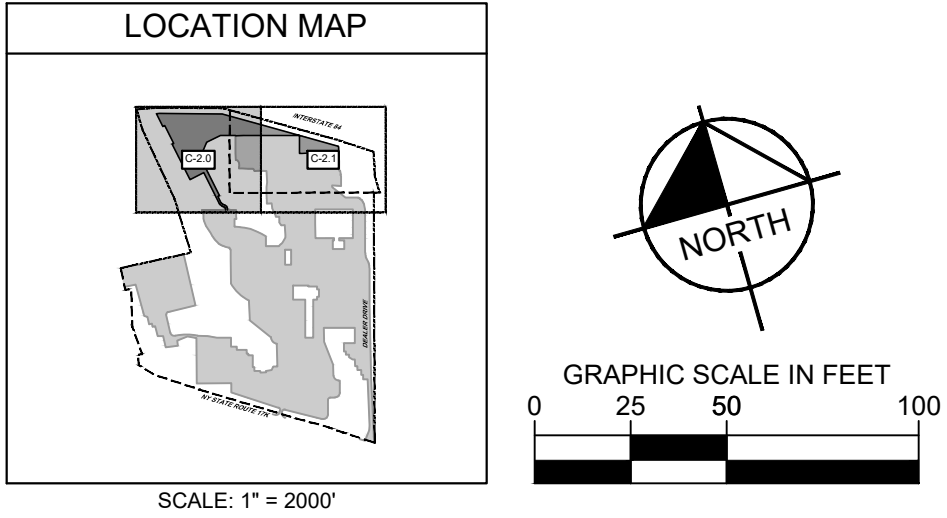
FOR SITE PLAN REVIEW		NO.		REVISIONS		DATE		BY	
Kimley»Horn New York		© 2024 KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.		1 NORTH LEXINGTON AVENUE, SUITE 505		WHITE PLAINS, NY 10601		WWW.KIMLEY-HORN.COM	
COX ENTERPRISES		STATE OF NEW YORK		SEATTLE S. WEBB		07214		REGISTERED PROFESSIONAL ENGINEER	
KHA PROJECT 112564001		DATE 01/07/2025		SCALE: AS SHOWN		DESIGNED BY: PEP		DRAWN BY: PEP	
CHECKED BY: TSW		SHEET NUMBER C-1.0		TOWN OF NEWBURGH		NEW YORK			



- ## EXISTING CONDITIONS NOTES
1. PROPERTY LINES AND EXISTING CONDITIONS SHOWN ARE BASED ON A SURVEY MAP ENTITLED "PARTIAL BOUNDARY SURVEY & TOPOGRAPHIC MAP OF LAND" PREPARED BY CONTROL POINT ASSOCIATES INC PC, DATED JULY 10, 2024.
 2. ALL UTILITY INFORMATION SHOWN ON THE PLAN IS NOT WARRANTED TO BE EXACT. NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES WILL BE SHOWN ON THE SURVEY. EXACT LOCATIONS TO BE VERIFIED BY THE CONTRACTOR BEFORE BEGINNING CONSTRUCTION.
 3. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDS88) AS SHOWN ON THE ABOVE MENTIONED SURVEY.
 4. BASED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS, 36071100138E AND 360710139E, EFFECTIVE 6/3/2009, NO PORTION OF THE SITE LIES WITHIN THE 100-YEAR FLOODPLAIN LIMIT.
 5. AQUATIC RESOURCE AREAS SHOWN ARE BASED ON AN AQUATIC RESOURCE DELINEATION PERFORMED ON JUL 18, 2024 BY A PROFESSIONAL WETLAND SCIENTIST AT KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.
 6. BASED ON ANTICIPATED AMENDMENTS TO THE FRESHWATER WETLANDS ACT, THE TWO DELINEATED WETLAND RESOURCE AREAS LOCATED ON-SITE ARE ANTICIPATED TO BE NYSDEC-JURISDICTIONAL. AS SUCH, THE PROJECT PROPOSES 100'F UNDISTURBED BUFFERS TO THE DELINEATED WETLAND RESOURCE AREAS. THERE SHALL BE NO DISTURBANCE MADE TO WETLAND RESOURCE AREAS ON-SITE AND THEIR ASSOCIATED 100'F BUFFERS.
 7. A NYSDEC CLASS C STREAM IS LOCATED ALONG THE WESTERN SITE BOUNDARY. HOWEVER DOES NOT BEAR A TROUT SUPPORTING OR TROUT SPAWNING DESIGNATION, AND THEREFORE IS NOT REGULATED UNDER THE NYSDEC POW REGULATORY PROGRAM. SIMILARLY, NO FLOODPLAIN IS ASSOCIATED WITH THE STREAM AND IS THEREFORE NOT A REGULATED WATERCOURSE BY THE TOWN OF NEWBURGH.
 8. APPROXIMATE TREE LIMITS SHOWN PER AERIAL IMAGE DATED SEPTEMBER 16, 2024 RETRIEVED FROM NEARMAP IMAGERY.

EXISTING STRUCTURE TABLE						
Structure & Rim Extension	invert A	invert B	invert C	Size Material A	Size Material B	Size Material C
C01	585					
C02	585	SURVEYED	SURVEYED			
C03	585	5015				
C04	588A	5961	5962		18" CP	CONCRETE
C05	588B	5972	5974		18" CP	18" CP
C06	588B	5962	5974		18" CP	18" CP
C07	588B	5962	5974		18" CP	18" CP
C08	588B	5962	5974		18" CP	18" CP
C09	588B	5962	5974		18" CP	18" CP
C10	588B	5962	5974		18" CP	18" CP
C11	588B	5962	5974		18" CP	18" CP
C12	588B	5962	5974		18" CP	18" CP
C13	588B	5962	5974		18" CP	18" CP
C14	588B	5962	5974		18" CP	18" CP
C15	588B	5962	5974		18" CP	18" CP
C16	588B	5962	5974		18" CP	18" CP
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C19	588B	5962	5974		18" CP	18" CP
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C25	588B	5962	5974		18" CP	18" CP
C26	588B	5962	5974		18" CP	18" CP
C27	588B	5962	5974		18" CP	18" CP
C28	588B	5962	5974		18" CP	18" CP
C29	588B	5962	5974		18" CP	18" CP
C30	588B	5962	5974		18" CP	18" CP
C31	588B	5962	5974		18" CP	18" CP
C32	588B	5962	5974		18" CP	18" CP
C33	588B	5962	5974		18" CP	18" CP
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C47	588B	5962	5974		18" CP	18" CP
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C49	588B	5962	5974		18" CP	18" CP
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C172	588B	5962	5974		18" CP	18" CP
C173	588B	5962	5974		18" CP	18" CP
C174	588B	5962	5974		18" CP	18" CP
C175	588B	5962	5974		18" CP	18" CP
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C200	588B	5962	5974		18" CP	18" CP
C201	588B	5962	5974		18" CP	18" CP
C202	588B	5962	5974		18" CP	18" CP
C203	588B	5962	5974		18" CP	18" CP
C204	588B	5962	5974		18" CP	18" CP
C205						

THE STRUCTURE TABLE SHOWN WAS RETRIEVED FROM THE SURVEY DOCUMENT DESCRIBED ABOVE PREPARED BY CONTROL POINT ASSOCIATES INC PC.

[illegible]

FOR
SITE PLAN REVIEW



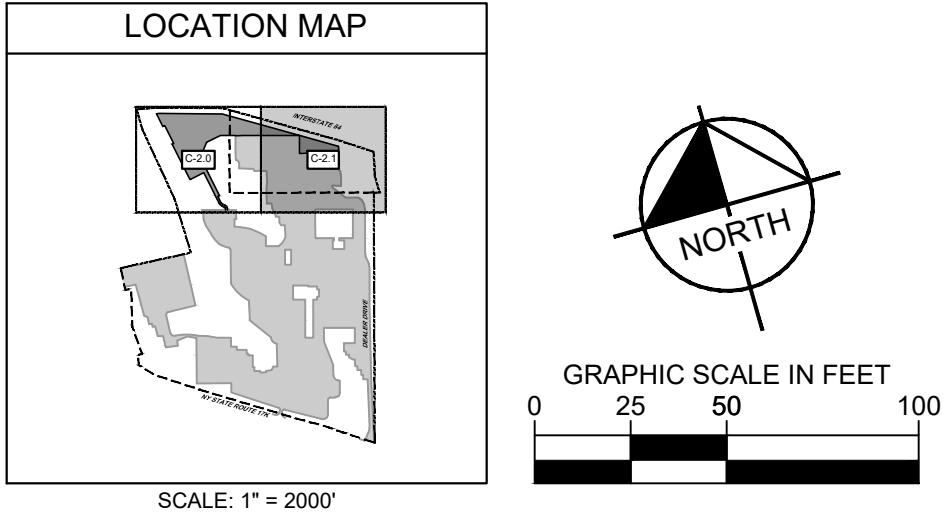
KHA PROJECT	DATE	AS SHOWN
112564001	01/07/2025	
DESIGNED BY:	PEP	
DRAWN BY:	PEP	
CHECKED BY:	TSW	

EXISTING CONDITIONS PLAN

MANHEIM FACILITY
2000 DEALER DRIVE
NEWBURGH, NY 12550

SHEET NUMBER
C-2.0

TOWN OF NEWBURGH NEW YORK



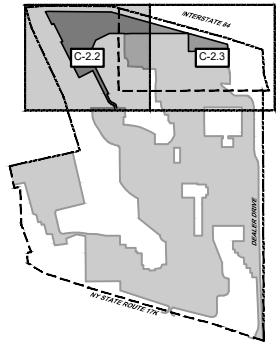
SHEET NUMBER
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DEMOLITION NOTES

1. PROPERTY LINES AND EXISTING CONDITIONS SHOWN ARE BASED ON A SURVEY MAP ENTITLED "PARTIAL BOUNDARY SURVEY & TOPOGRAPHIC MAP OF LANDS" PREPARED BY CONTROL POINT ASSOCIATES INC. PC, DATED, JULY 10, 2024.
2. ALL UTILITY INFORMATION SHOWN ON THE PLAN IS NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES WILL BE SHOWN ON THE SURVEY. EXACT LOCATIONS TO BE VERIFIED BY THE CONTRACTOR BEFORE BEGINNING CONSTRUCTION.
3. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDS8) AS SHOWN ON THE ABOVE MENTIONED SURVEY.
4. NO DISTURBANCE SHALL BE MADE PRIOR TO THE INSTALLATION OF EROSION AND SEDIMENT CONTROLS. INLET PROTECTION, SILT FENCE, FIBER ROLLS, AND TREE PROTECTION FENCE ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF DEMOLITION AND CLEARING ACTIVITIES. REFER TO SHEETS C-6-0, C-6-1 AND SHEET C-6-2 FOR RELATED EROSION AND SEDIMENT CONTROL PLAN AND DETAILS.
5. TREE REMOVAL SHALL OCCUR BETWEEN NOVEMBER 1 AND MARCH 31.



SCALE: 1" = 2000'

GRAPHIC SCALE IN FEET

25 50 100

[illegible]

FOR
SITE PLAN REVIEW



KHA PROJECT	DATE	AS SHOWN
112564001	01/07/2025	
DESIGNED BY:	PEP	
DRAWN BY:	PEP	
CHECKED BY:	TSW	

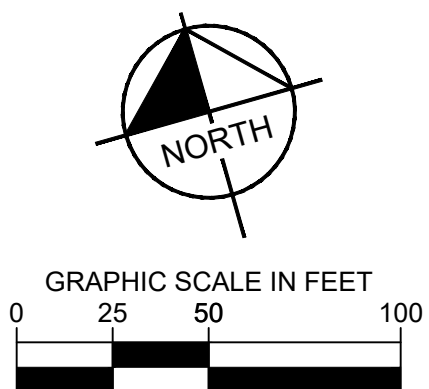
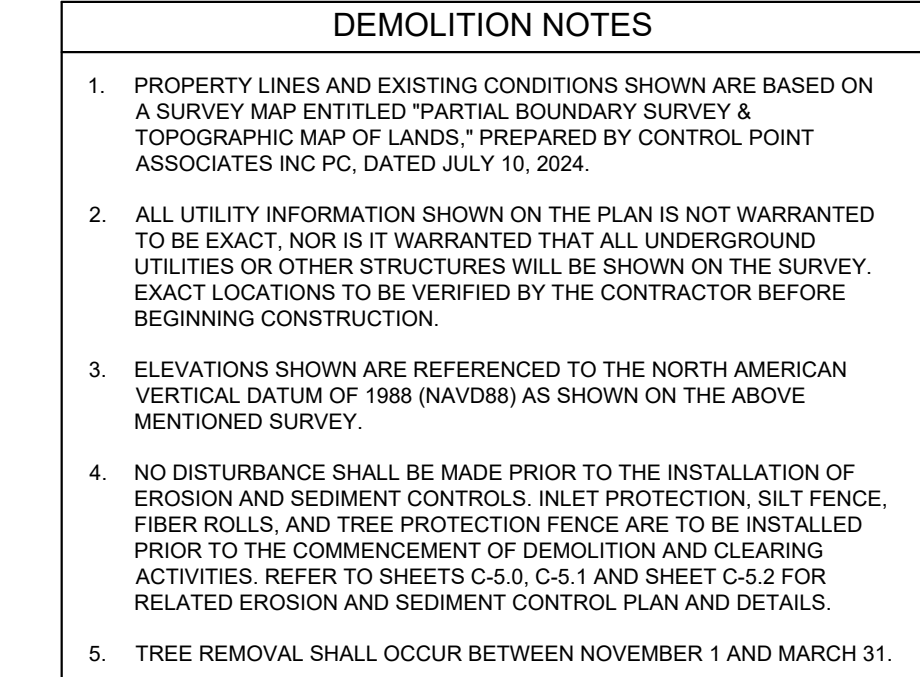
DEMOLITION PLAN

MANHEIM FACILITY
2000 DEALER DRIVE
NEWBURGH, NY 12550

SHEET NUMBER
C-2.2

TOWN OF NEWBURGH
NEW YORK

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[illegible]

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1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-368-9200
WWW.KIMLEY-HORN.COM



KHA PROJECT	AS SHOWN
112564001	PEP
DATE	PEP
01/07/2025	TSW
SCALE:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	

DEMOLITION PLAN

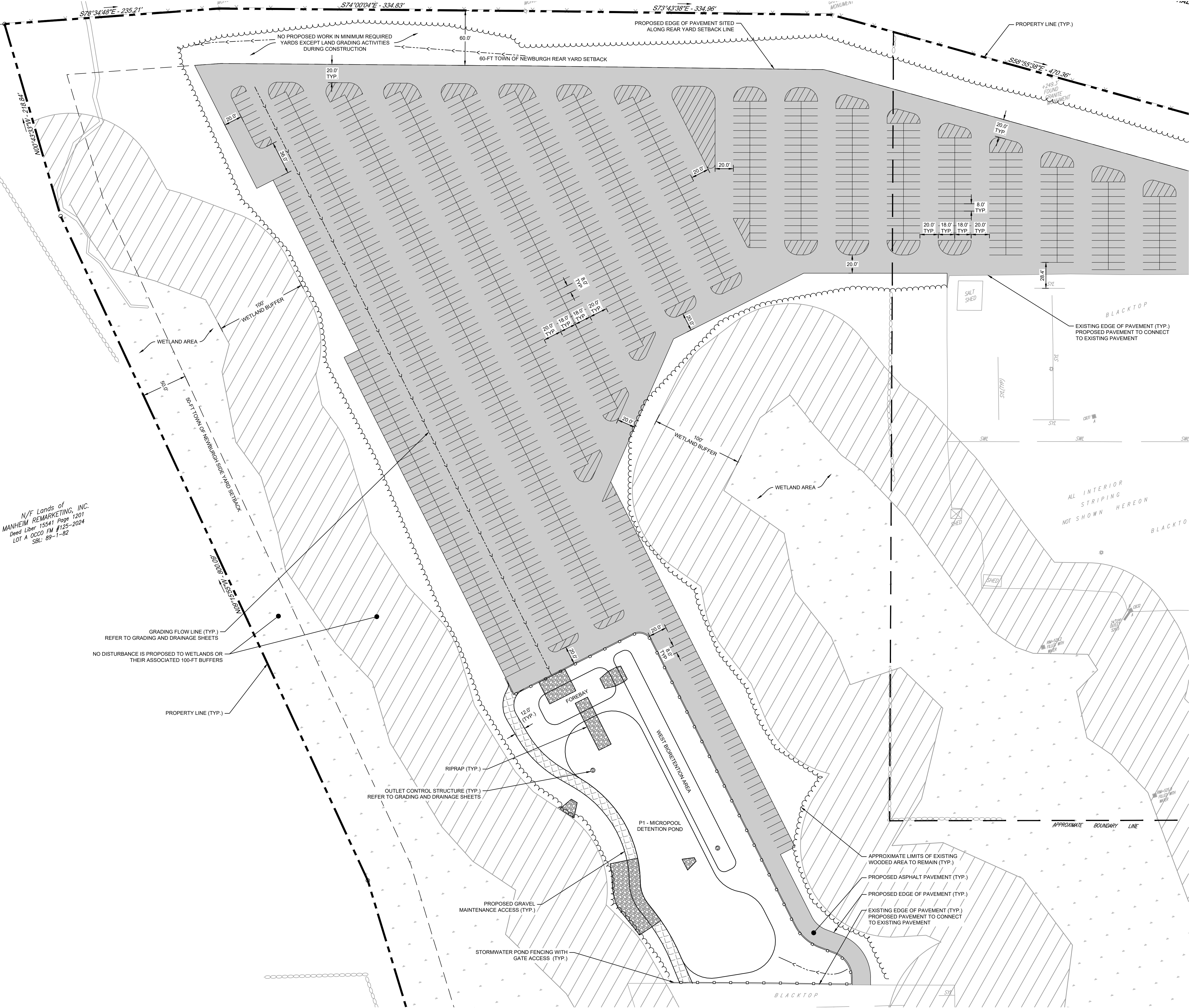
MANHEIM FACILITY
2000 DEALER DRIVE
NEWBURGH, NY 12550

SHEET NUMBER
C-2.3

TOWN OF NEWBURGH

DATE	BY
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N/F Lands of
MANHEIM REMARKETING, INC.
Deed Liber 15541 Page 1201
LOT A OCCO PM #125-2024
SBL: 89-1-82

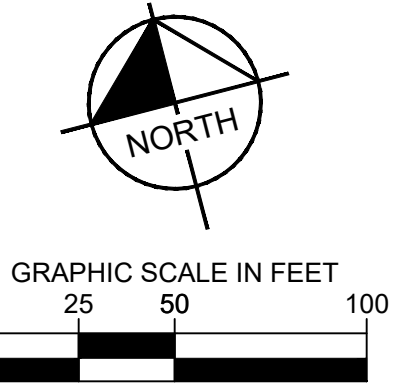
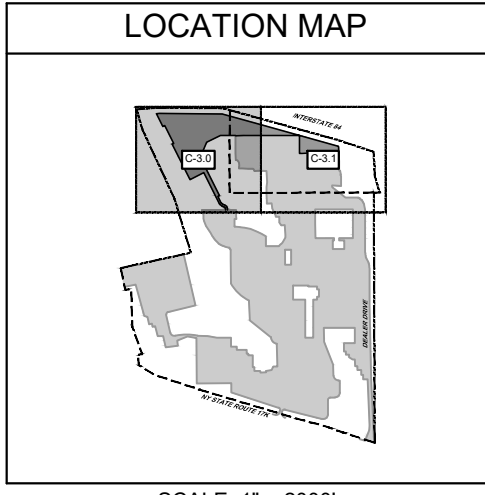


SITE PLAN LEGEND	
	PROPERTY LINE
	SETBACK LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING APPROXIMATE BOUNDARY
	PROPOSED EDGE OF PAVEMENT
	PROPOSED TREE LINE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED GRAVEL MAINTENANCE ACCESS
	PROPOSED BASIN FENCE

SITE NOTES	
1. ALL DIMENSIONS REFER TO THE EDGE OF PAVEMENT OR PROPOSED PAVEMENT STRIPING UNLESS OTHERWISE NOTED.	

ZONING SUMMARY CHART			
SBL	89-1-83, 86-1-87.1		
ZONED	INTERCHANGE BUSINESS (IB)		
EXISTING USE	MOTOR VEHICLE STORAGE		
PROPOSED USE	MOTOR VEHICLE STORAGE		
	REQUIREMENT	EXISTING	PROPOSED
MINIMUM REQUIRED LOT AREA (SQ. FT)	40,000	6,929,451' (159.1 ACRES)	NO CHANGE
MINIMUM REQUIRED LOT WIDTH (FT)	150	2,509	NO CHANGE
MINIMUM REQUIRED LOT DEPTH (FT)	150	3,017	NO CHANGE
MINIMUM REQUIRED FRONT YARD (FT)	50	~50'	NO CHANGE
MINIMUM REQUIRED REAR YARD (FT)	60	60	NO CHANGE
MINIMUM REQUIRED 1 SIDE YARD (FT)	30	VARIES	NO CHANGE
REQUIRED BOTH SIDE YARDS (FT)	80	VARIES	NO CHANGE
MAXIMUM PERMITTED LOT BUILDING COVERAGE (%)	40	3.3'	NO CHANGE
MAXIMUM PERMITTED BUILDING HEIGHT (FT)	40	VARIES	NO CHANGE
MAXIMUM LOT SURFACE COVERAGE (%)	80	52.0'	58.0'

- TOTAL EXISTING SITE AREA SHOWN WAS RETRIEVED FROM ORANGE COUNTY GIS OCTOBER 2024.
- MEASUREMENT IS APPROXIMATE TO THE EXISTING ONSITE USE BASED ON AERIAL IMAGERY DATED SEPTEMBER 16, 2024. RETRIEVED FROM NEARMAP IMAGERY.
- PORTIONS OF EXISTING LOT SURFACE COVERAGE ESTIMATED AS PER THE ABOVE MENTIONED AERIAL IMAGE. CALCULATIONS FOR PROPOSED ADDITIONS IN SURFACE COVERAGE ARE BASED ON AREAS AS SHOWN ON THE PLANS.



MANHEIM FACILITY
2000 DEALER DRIVE
NEWBURGH, NY 12550

FOR
SITE PLAN REVIEW

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KHA PROJECT	112564001
DATE	01/07/2025
SCALE:	AS SHOWN
DESIGNED BY:	PEP
DRAWN BY:	PEP
CHECKED BY:	TSW

TOWN OF NEWBURGH

NEW YORK

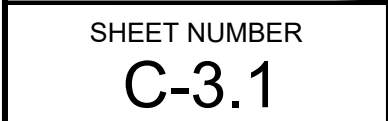
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C-3.0

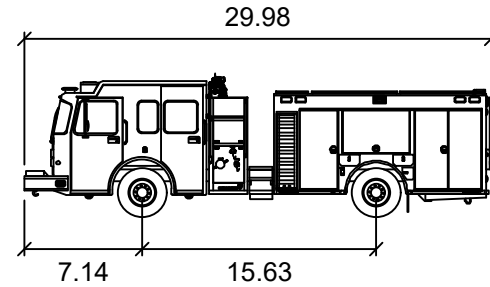
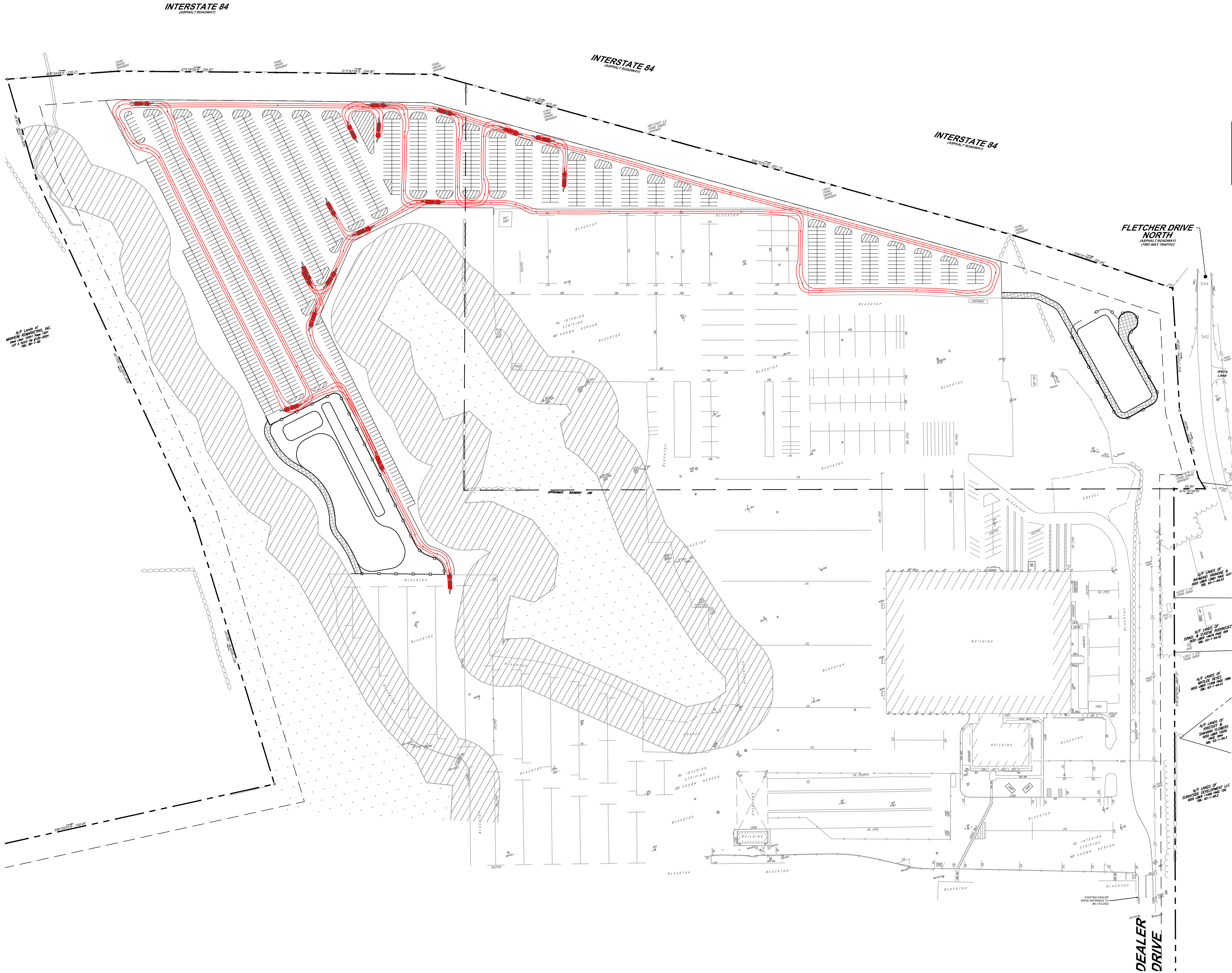
NO.

REVISIONS

DATE

BY





NYFD Pumper Seagrave Marauder

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

VEHICLE MANEUVERING PLAN NOTES

1. FIRE ACCESS SHALL UTILIZE THE EXISTING SITE ENTRANCE ALONG DEALER DRIVE AND THE SECONDARY ENTRANCE TO THE PROPERTY WHICH ARE BOTH ACCESSIBLE FROM NY ROUTE 17K.
2. THE PROJECT SITE IS SERVED BY THE ORANGE LAKE FIRE DISTRICT PER THE ORANGE COUNTY GIS.

FOR
SITE PLAN REVIEW

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SCALE:	AS SHOWN	
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VEHICLE
MANEUVERING
PLAN - FIRE TRUCK

MANHEIM FACILITY
2000 DEALER DRIVE
NEWBURGH, NY 12550
TOWN OF NEWBURGH NEW YORK

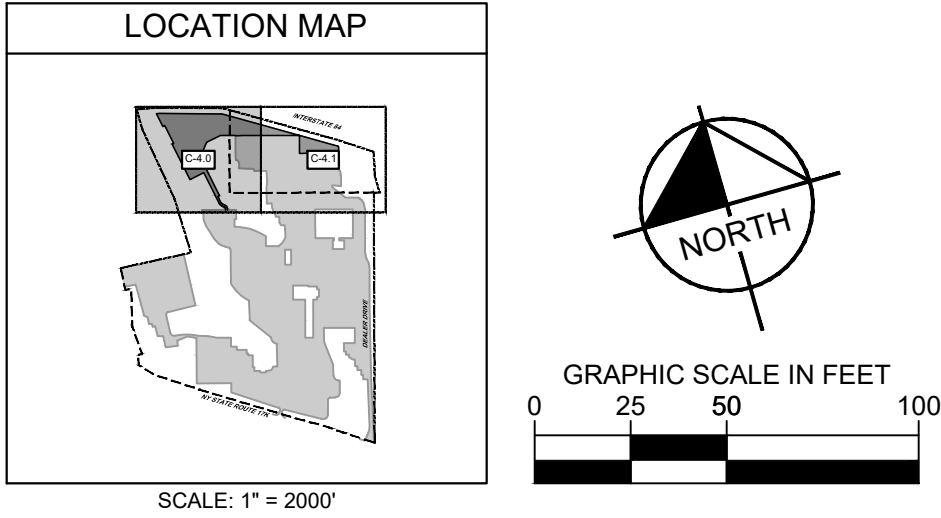
SHEET NUMBER
C-3.2

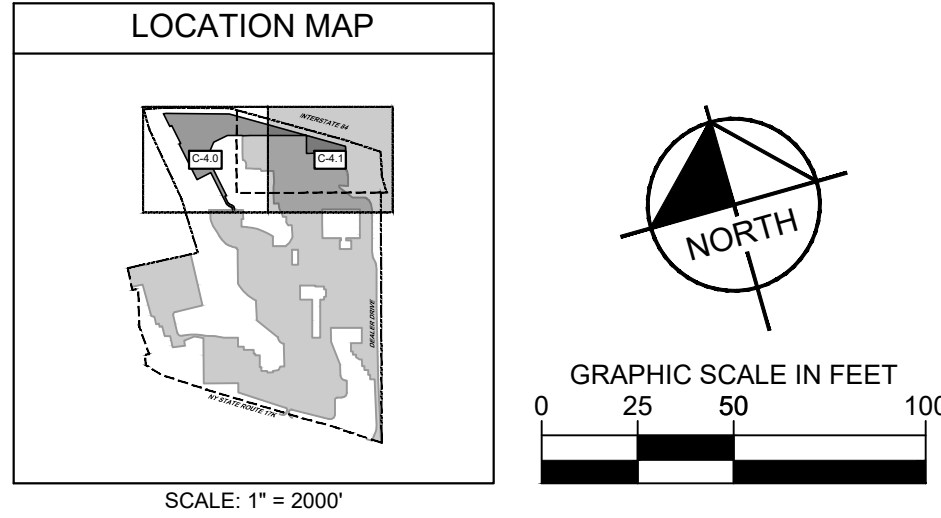


GRADING AND DRAINAGE NOTES

1. PROPERTY LINES AND EXISTING CONDITIONS SHOWN ARE BASED ON A SURVEY MAP ENTITLED "PARTIAL BOUNDARY SURVEY & TOPOGRAPHIC MAP OF LANDS" PREPARED BY CONTROL POINT ASSOCIATES INC PC, DATED JULY 10, 2024.
2. EXISTING ELEVATIONS SHOWN ARE GENERALLY IN ACCORDANCE WITH THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD88).
3. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
4. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

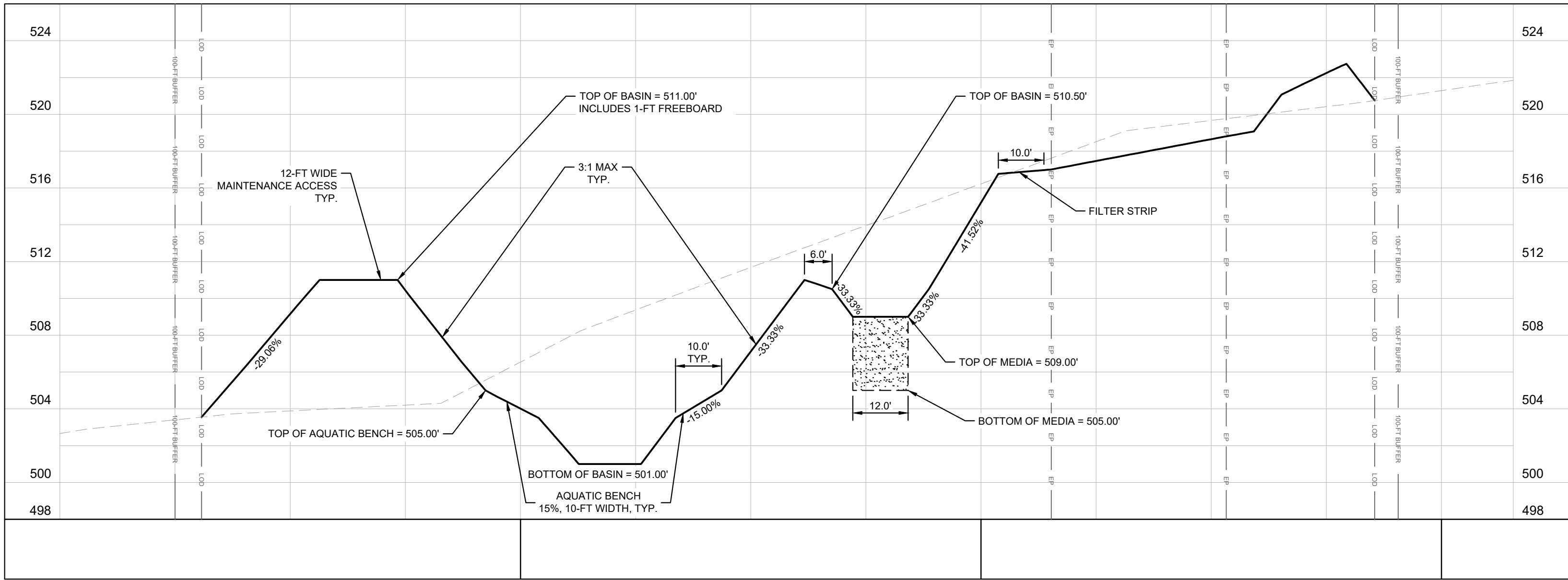
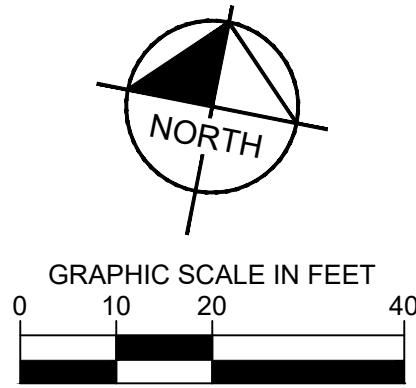
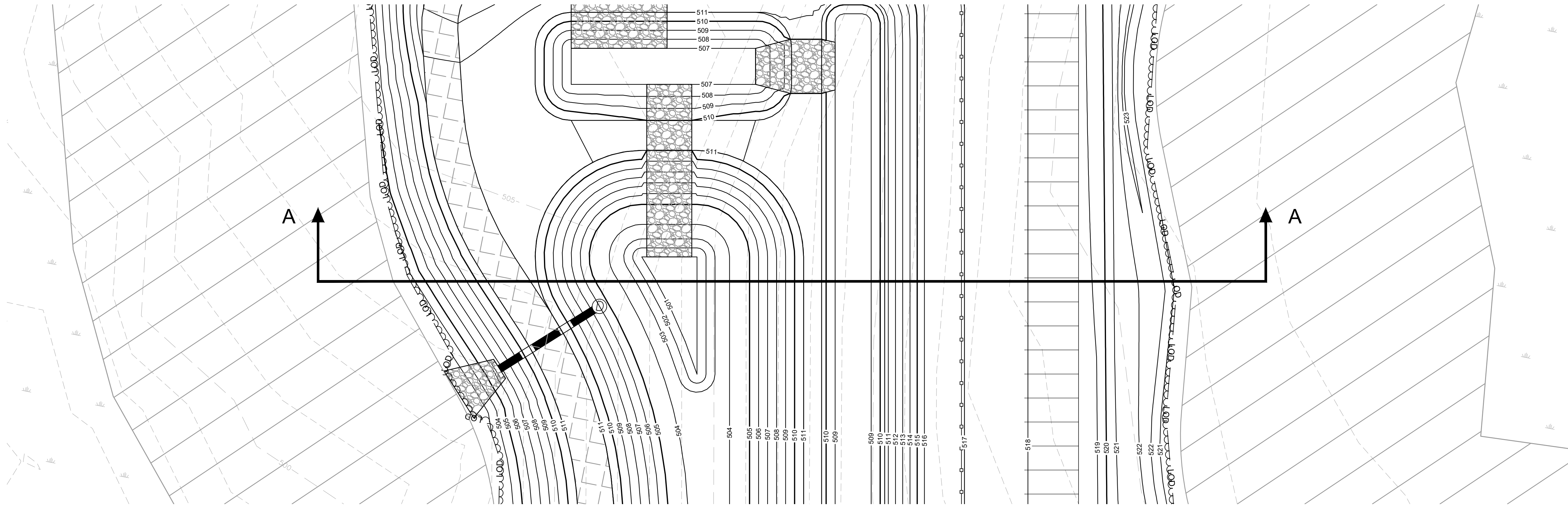
CUT / FILL TABLE		
PROPOSED CUT (CY)	PROPOSED FILL (CY)	NET (CY)
55,900	47,800	-8,100 (CUT)





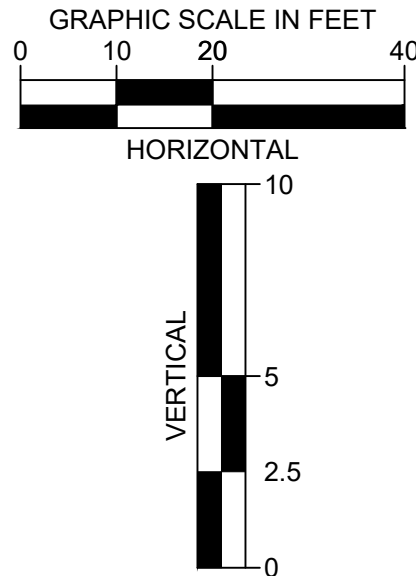
GRADING AND DRAINAGE NOTES		
1.	PROPERTY LINES AND EXISTING CONDITIONS SHOWN ARE BASED ON A SURVEY MAP ENTITLED "PARTIAL BOUNDARY SURVEY & TOPOGRAPHIC MAP OF LANDS" PREPARED BY CONTROL POINT ASSOCIATES INC PC, DATED JULY 10, 2024.	
2.	EXISTING ELEVATIONS SHOWN ARE GENERALLY IN ACCORDANCE WITH THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).	
3.	CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.	
4.	MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.	

SHEET NUMBER C-4.1	MANHEIM FACILITY 2000 DEALER DRIVE NEWBURGH, NY 12550	TOWN OF NEWBURGH	NEW YORK
GRADING AND DRAINAGE PLAN			
KHA PROJECT 112564001	DATE 01/07/2025	SCALE: AS SHOWN	DESIGNED BY: PEP
		DRAWN BY: PEP	CHECKED BY: TSW
<div style="text-align: center;"> COX ENTERPRISES </div>			
<div style="float: right; text-align: left;"> <p>Kimley»Horn New York © 2024 KIMLEY-HORN ENGINEERING AND ARCHITECTURE, INC. 1 NORTH LEXINGTON AVENUE, SUITE 505 WHITE PLAINS, NY 10801 WWW.KIMLEY-HORN.COM</p> </div>			
FOR SITE PLAN REVIEW			
No.		REVISIONS	BY DATE

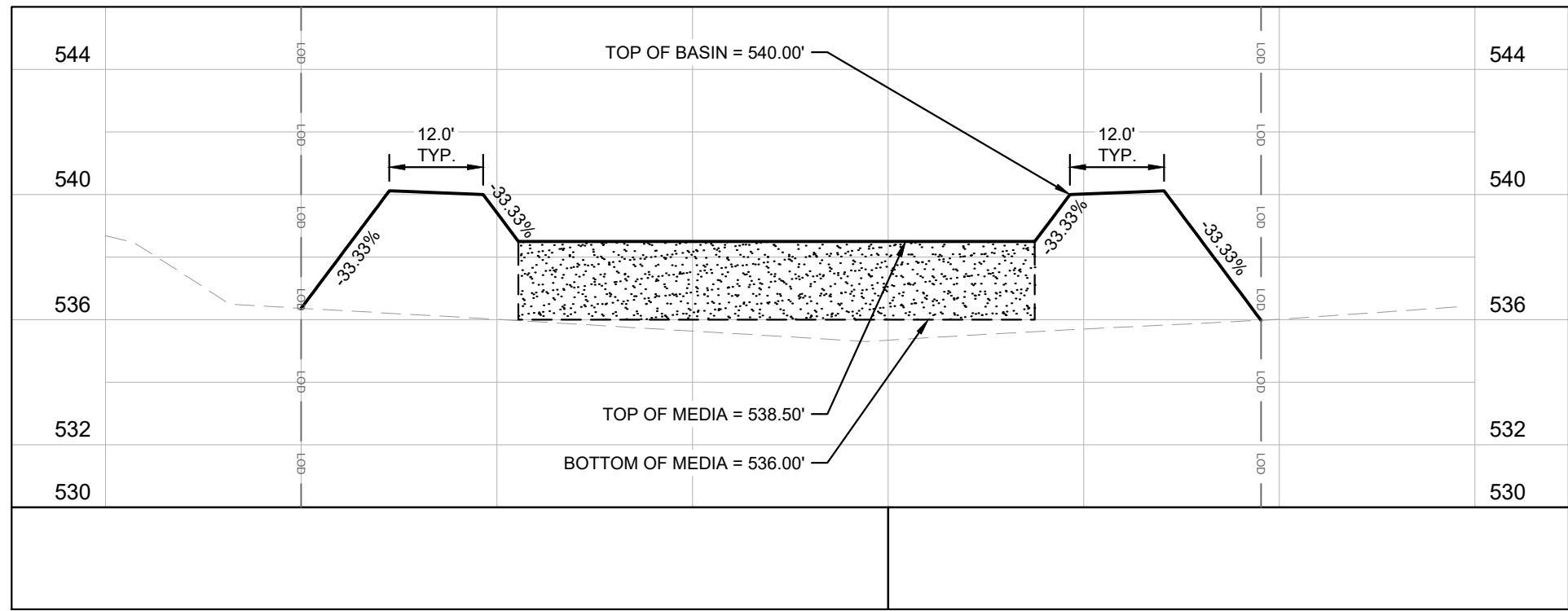
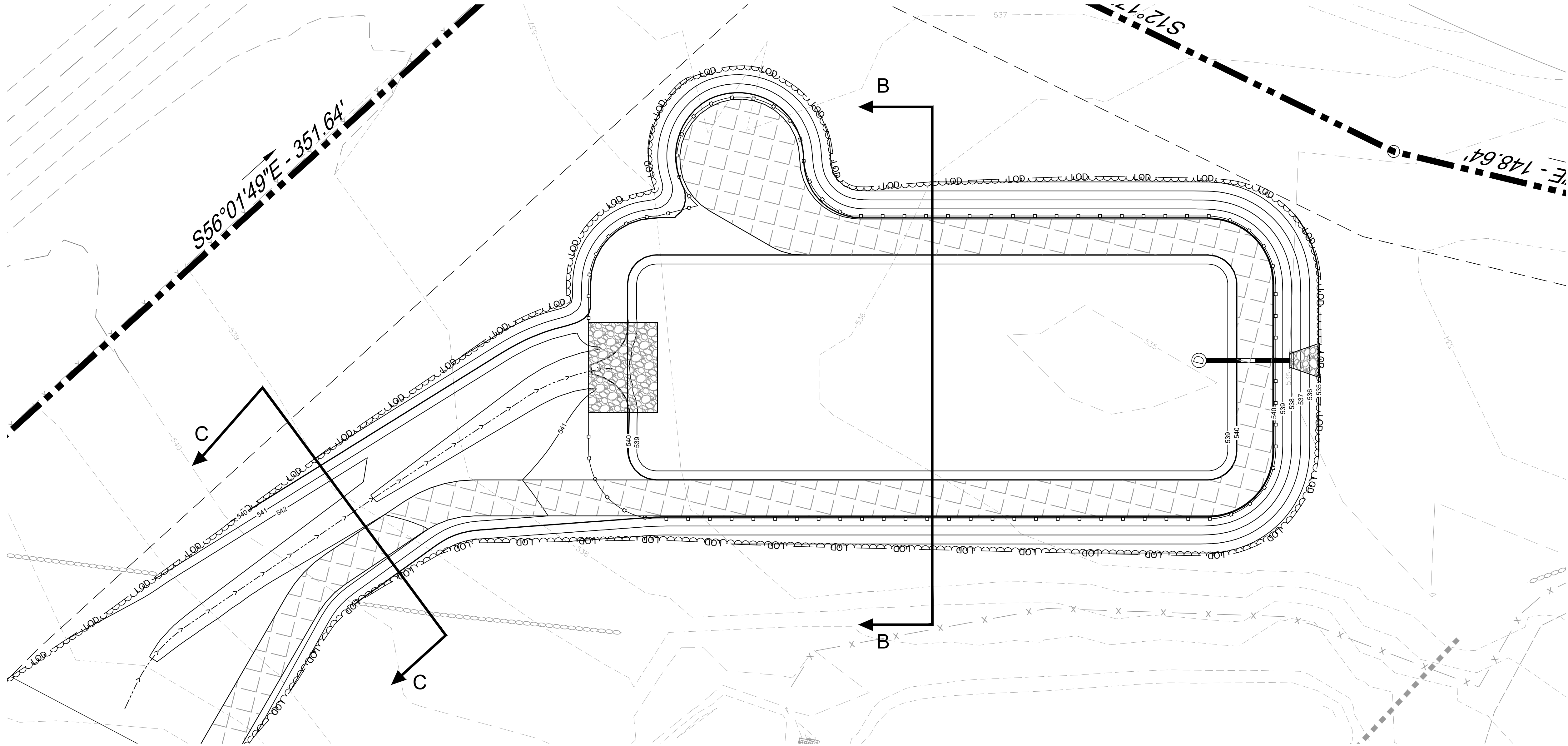


SECTION A-A (WEST BASIN AREA)

SCALE: 1" = 20' H
1" = 5' V

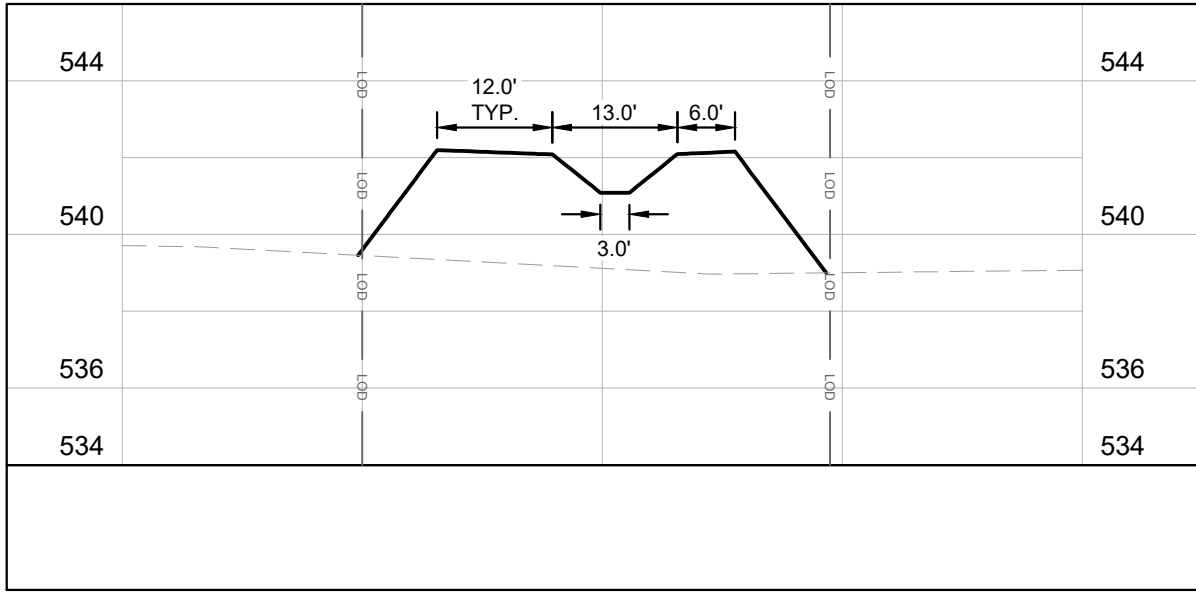


SHEET NUMBER		TOWN OF NEWBURGH		NEW YORK	
C-4.2		MANHEIM FACILITY 2000 DEALER DRIVE NEWBURGH, NY 12550			
FOR SITE PLAN REVIEW		COX ENTERPRISES		STATE OF NEW YORK TYLER S. WEBB 107214 REGISTERED PROFESSIONAL ENGINEER	
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NO.		REVISIONS		DATE	
				BY	
				TSW	
				PEP	
				DESIGNED BY:	
				AS SHOWN	
				DATE	
				01/07/2025	



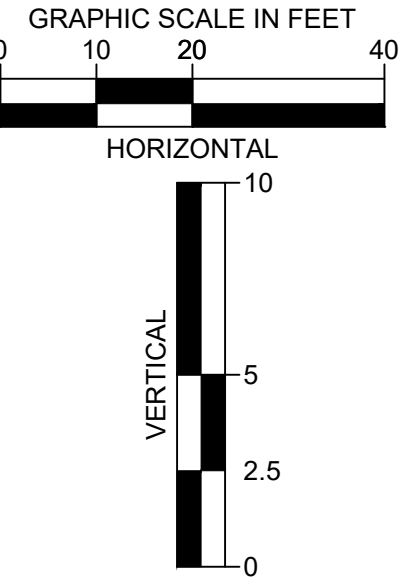
SECTION B-B (EAST BIORETENTION AREA)

SCALE: 1" = 20' H
1" = 5' V

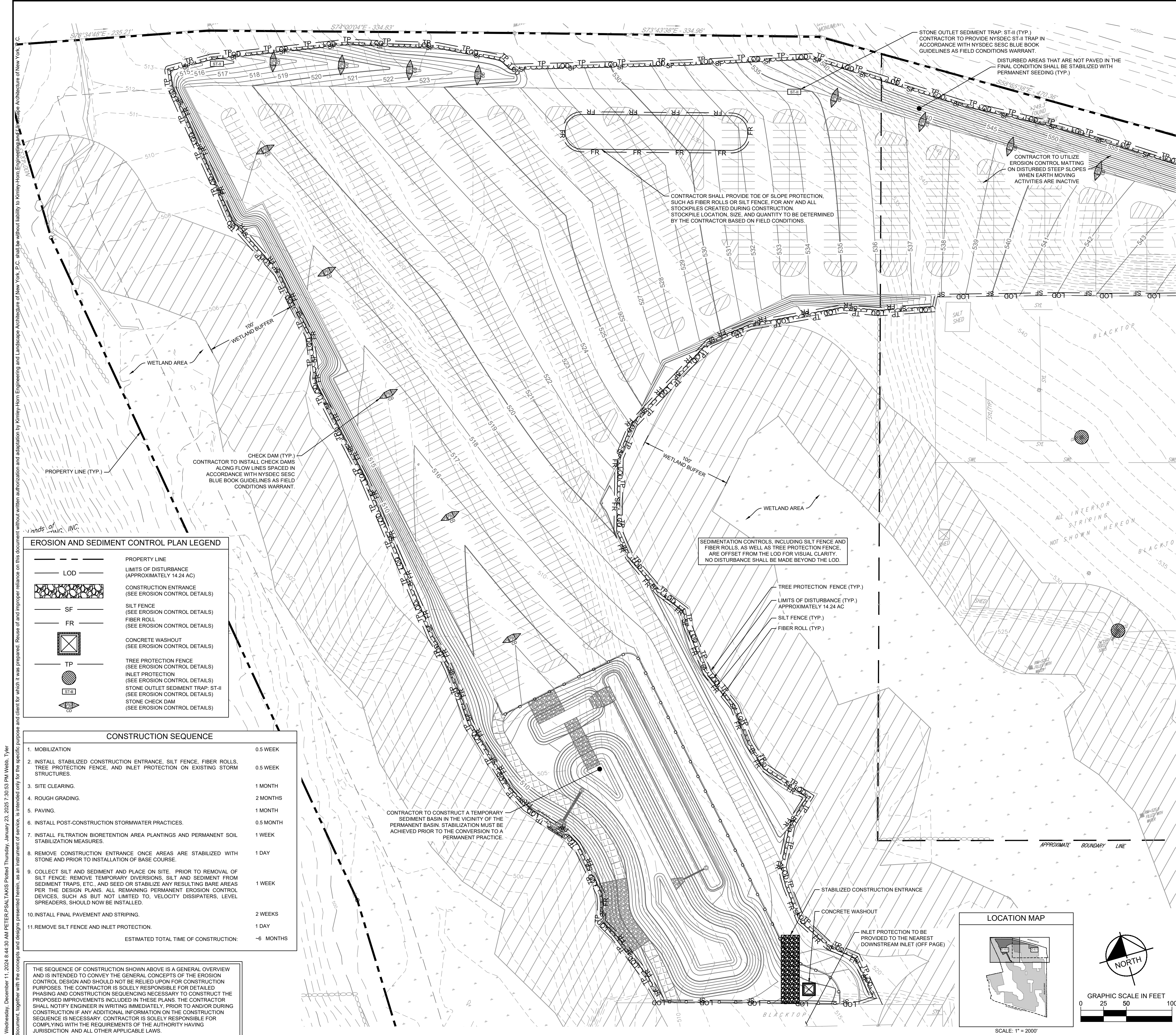


SECTION C-C (VEGETATED SWALE INTO EAST BIORETENTION AREA)

SCALE: 1" = 20' H
1" = 5' V



KIMLEY-HORN		NEW YORK		DATE	
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WWW.KIMLEY-HORN.COM		NO.		BY	
FOR SITE PLAN REVIEW		REVISIONS		DATE	
KIMLEY-HORN		COX ENTERPRISES		STATE OF NEW YORK	
TYLER S. WEBB		REGISTERED PROFESSIONAL ENGINEER		10721	
KHA PROJECT	112564001	DATE	01/07/2025	SCALE	AS SHOWN
DESIGNED BY:	PEP	DRAWN BY:	PEP	CHECKED BY:	TSW
MANHEIM FACILITY		2000 DEALER DRIVE		NEW YORK	
NEWBURGH, NY 12550		TOWN OF NEWBURGH		SHEET NUMBER	
C-4.3					



EROSION AND SEDIMENT CONTROL NOTES

GENERAL NOTES

- ALL E&S MEASURES SHALL BE INSTALLED AND MAINTAINED PER NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, DATED NOVEMBER 2016, OR LATEST REVISION THEREO.
- THE OWNER/APPLICANT MUST ENSURE THAT TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES ARE DESIGNED, INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT, IN ORDER TO PREVENT SOIL DISTURBANCES FROM CONSTRUCTION OPERATIONS FROM HAVING A NEGATIVE OR ADVERSE EFFECT TO ADJACENT PROPERTIES.
- ANY IMPORTED TOPSOIL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS FOR QUALITY AND USE.
- TEMPORARY SEDIMENT TRAPPING E&S CONTROLS ARE NOT TO BE REMOVED UNTIL PERMANENT STABILIZATION (80% UNIFORM DENSITY OF PERMANENT VEGETATION OR PERMANENT MULCH/STONE) IS ESTABLISHED IN ALL CONTRIBUTORY DRAINAGE AREAS PER THE NOVEMBER 2016 NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, OR LATEST REVISION THEREO.

DESCRIPTION OF WORK

- PROVIDE MEANS NECESSARY TO INSTALL, INSPECT AND MAINTAIN, AND REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE DRAWINGS AND AS REQUIRED TO MINIMIZE THE EROSION AND UNSPECIFIED TRANSPORT OF SOIL FROM THE SITE.

QUALITY ASSURANCE

A. GENERAL

- INSTALL AND MAINTAIN IN COMPLIANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES. RETAIN A COPY OF THE PROJECT'S NOTICE OF INTENT (NOI), A BRIEF DESCRIPTION OF THE PROJECT, POST IN A PROMINENT PLACE FOR PUBLIC VIEWING, AND A COPY OF THE PROJECT'S STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AT THE CONSTRUCTION SITE FROM THE DATE OF INITIATION OF CONSTRUCTION ACTIVITIES TO THE DATE OF NOTICE IF TERMINATION (NOT) SUBMISSION.
- INSTALL ALL EROSION AND SEDIMENT MEASURES IN ACCORDANCE WITH THE DRAWINGS OR NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AUGUST 2005 OR LATEST REVISION THEREO.
- GRADE AND MAINTAIN SITE AT ALL TIMES SUCH THAT ALL STORMWATER RUNOFF FROM DISTURBED AREAS IS DIVERTED TO SOIL EROSION AND SEDIMENTATION CONTROL FACILITIES.
- NO CHANGES TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE.
- NO MORE THAN 5 ACRES OF SOIL CAN BE DISTURBED AT ANY TIME WITHOUT A 5-ACRE WAIVER ISSUED BY THE NYSDEC AND/OR TOWN OF NEWBURGH. ALL DISTURBED AREAS SHALL BE PROTECTED BY EROSION AND SEDIMENT CONTROL MEASURES.
- THE CONTRACTOR SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS RELATING TO THE PREVENTION AND ABATEMENT OF POLLUTION.

B. PRODUCT DATA

- SUBMIT MANUFACTURER'S CATALOGUE CUTS, SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR SILT FENCES, FILTER FABRICS, EROSION CONTROL BLANKETS, TRASH RACKS, ANTI-SEEP COLLARS, SEDIMENT TRAP RISER AND BARREL PIPES, AND DEWATERING DEVICES TO THE DESIGN ENGINEER FOR REVIEW AND ACCEPTANCE.

WORK SCHEDULE

A. PRE-CONSTRUCTION PHASE

- INSTALL STABILIZED CONSTRUCTION ENTRANCES.
- PRIOR TO EARTHWORK OPERATIONS OR THE IMPORTATION OF FILL MATERIAL, INSTALL PERIMETER SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCES.
- PROTECT EXISTING PIPING TO REMAIN IN PLACE MAINTAINING ELEVATIONS.
- GRADE OUT TO LOW POINTS AND INSTALL AND MAINTAIN TEMPORARY DEWATERING SYSTEMS AS REQUIRED.
- CONVERT EXISTING OPEN GRATES ON STORM DRAIN STRUCTURES SHOWN TO REMAIN.

B. CONSTRUCTION PHASE

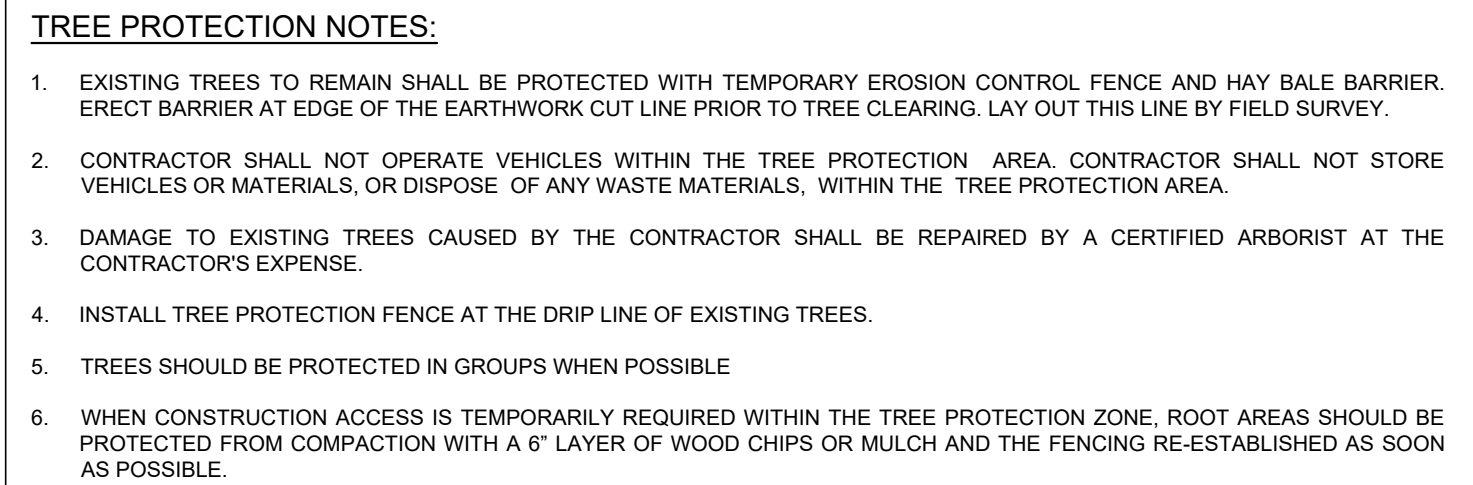
- PROVIDE NECESSARY MEANS TO INSPECT AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES AS REQUIRED TO MINIMIZE THE EROSION AND UNSPECIFIED TRANSPORT OF SOIL AND SEDIMENT UNTIL THEIR REMOVAL AS SPECIFIED. INSPECT MEASURES DAILY AND WITHIN 24 HOURS OF THE END OF A 0.5 INCH OR GREATER STORM EVENT. STABILIZED AREAS WILL BE INSPECTED MONTHLY UNTIL THE ENTIRE SITE IS STABILIZED. MAINTENANCE SHOULD COMMENCE WITHIN 24 HOURS AND BE COMPLETED WITHIN 5 CALENDAR DAYS OF DETERMINING ITS NEED.
 - PROVIDE NECESSARY DUST CONTROL WITH WATER AND/OR WIND BARRIERS TO MINIMIZE FUGITIVE DUST.
 - KEEP PAVED SURFACES SWEEPED CLEAN AT ALL TIMES.
 - TEMPORARILY STABILIZE AS SPECIFIED AND AS REQUIRED ALL INACTIVE AREAS TO REDUCE DISTURBED AREAS.
 - FOLLOW FINISH GRADING, INSTALL TEMPORARY OR PERMANENT STABILIZATION.
 - IMMEDIATELY FOLLOWING THE INSTALLATION OF CATCH BASIN INLETS, INSTALL INLET PROTECTION.
- C. POST-CONSTRUCTION PHASE**
- STABILIZE WATERSHED AND HAVE OWNER'S REPRESENTATIVE REVIEW AND ACCEPT.
 - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO REMAIN IN PLACE PENDING THE START OF PERMANENT CONSTRUCTION ON-SITE OR AS OTHERWISE DIRECTED BY EITHER THE OWNER'S REPRESENTATIVE AND VILLAGE ENGINEER.

PRODUCTS AND EXECUTION

- NO PUMPING OR DEWATERING INTO THE EXISTING STORMWATER SEWER MAIN WITHOUT PRE-FILTERING AS APPROVED BY THE TOWN ENGINEER.
- SILT FENCE: SILT FENCE FABRIC SHALL BE MIRAFI 100X OR APPROVED EQUAL. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD, A MINIMUM 3/4 INCH LONG AND TWO INCHES SQUARE. METAL POSTS SHALL BE STANDARD T AND U SECTION WEIGHING NOT LESS THAN ONE POND PER LINEAR FOOT. WIRE FENCE BACKING SHALL BE A MINIMUM 14.5 GAUGE WITH A MAXIMUM SIX INCH MESH OPENING AND SECURELY ATTACHED TO FENCE POSTS.
- COIR LOGS: WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD, A MINIMUM 3/4 INCH LONG AND TWO INCHES SQUARE. METAL POSTS SHALL BE STANDARD T AND U SECTION WEIGHING NOT LESS THAN ONE POND PER LINEAR FOOT. THERE SHALL BE A MINIMUM OF THREE POSTS FOR EACH LOG LENGTH AND SHALL EXTEND A MINIMUM OF 12 INCHES INTO THE GROUND. THE CONTRACTOR SHALL REMOVE SEDIMENT DEPOSITS WHEN DEPOSITS REACHES HALF THE HEIGHT OF THE COIR LOG.
- EROSION CONTROL BLANKETS: EROSION CONTROL BLANKETS SHALL BE ESC-2 BY EAST COAST, OR APPROVED EQUAL.
- STABILIZED CONSTRUCTION ENTRANCE: THE FILTER FABRIC SHALL BE MIRAFI 600X OR APPROVED EQUAL. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
- TEMPORARY STABILIZATION:
 - ESTABLISHMENT OF TEMPORARY GRASS COVER: PREPARE SEED BED, SCARIFY IF COMPACTED, REMOVE DEBRIS AND OBSTACLES SUCH AS ROCKS AND TUMPS, AND SEED WITH 24 HOURS. AMEND SOIL, LIME SOIL TO pH OF 6.0 AND FERTILIZE AT A RATE OF 14 LBS. PER 1000 SF WITH A 5-10-10 OR EQUIVALENT FERTILIZER. WORK AMENDMENTS A MINIMUM OF 4 INCHES INTO SOIL. IF SEEDING IN OCTOBER/NOVEMBER, SEED SHALL BE CERTIFIED ARCOSTOCK WINTER RYE AT 100 LBS. PER ACRE, OTHERWISE SEED SHALL BE RYEGRASS (ANNUAL OR PERENNIAL) AT 30 LBS. PER ACRE.
 - TREAT ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED BUILDING AS NECESSARY TO PROVIDE DUST CONTROL. CONFORM TO ALL STATE AND LOCAL REGULATIONS GOVERNING THESE ACTIVITIES.
- CONSTRUCTION VEHICLES: WASH DOWN ALL CONSTRUCTION VEHICLES AND COVER WITH TARPULINS AS NECESSARY TO PREVENT VEHICLE TRANSPORT OF SEDIMENTS OFF-SITE.
- PROVIDE MEASURES FOR TRUCK AND TOOL WASH WATER TO BE TREATED PRIOR TO DISCHARGE TO NATURAL AREAS.
- NO UNFILTERED DISCHARGE FROM ANY UNSTABILIZED AREAS SHALL BE ALLOWED TO ENTER ANY PERMANENT DRAINAGE OR FILTRATION FACILITIES.

DUST CONTROL

- CONSTRUCTION OPERATIONS SHOULD BE SCHEDULED TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ONE TIME.
- BUFFER AREAS OF VEGETATION SHOULD BE LEFT WHERE PRACTICAL.
- TEMPORARY OR PERMANENT STABILIZATION MEASURES SHALL BE INSTALLED.
- NON-DRIVING AREAS: THESE AREAS USE PRODUCTS AND MATERIALS APPLIED OR PLACED ON SOIL SURFACES TO PREVENT AIRBORNE MIGRATION OF SOIL PARTICLES.
 - VEGETATIVE COVER: FOR DISTURBED AREAS NOT SUBJECT TO TRAFFIC, VEGETATION PROVIDES THE MOST PRACTICAL METHOD OF DUST CONTROL.
 - MULCH OFFERS A FAST EFFECTIVE MEANS OF CONTROLLING DUST. THIS CAN ALSO INCLUDE ROLLED EROSION CONTROL BLANKETS.
- DRIVING AREAS: THESE AREAS UTILIZE WATER AND BARRIERS TO PREVENT DUST MOVEMENT FROM THE TRAFFIC SURFACES INTO THE AIR.
 - SPRINKLING: THE SITE MAY BE SPRAYED WITH WATER UNTIL THE SURFACE IS WET. THIS IS ESPECIALLY EFFECTIVE ON HAUL ROADS AND ACCESS ROUTES.
 - BARRIERS: WOVEN GEOTEXTILES CAN BE PLACED ON THE DRIVING SURFACE TO EFFECTIVELY REDUCE DUST THROW AND PARTICLE MIGRATION ON HAUL ROADS. STONE CAL ALSO BE USED FOR CONSTRUCTION ROADS FOR EFFECTIVE DUST CONTROL.
 - WIND BREAK: A SILT FENCE OR SIMILAR BARRIER CAN CONTROL AIR CURRENT AT INTERVALS EQUAL TO TEN TIMES THE BARRIER HEIGHT. PRESERVE EXISTING WIND BARRIER VEGETATION AS MUCH AS PRACTICAL.
- MAINTENANCE: MAINTAIN DUST CONTROL MEASURES THROUGH DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS ARE STABILIZED.



N.T.S. SOURCE: KIMLEY-HORN



1. STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 75 FEET.
3. THICKNESS - NOT LESS THAN TWELVE (12) INCHES.
4. WIDTH - TWENTY FIVE (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPE 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 RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A 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.

N.T.S. SOURCE: NYSDEC SESC BLUE BOOK



N.T.S. SOURCE: KIMLEY-HORN



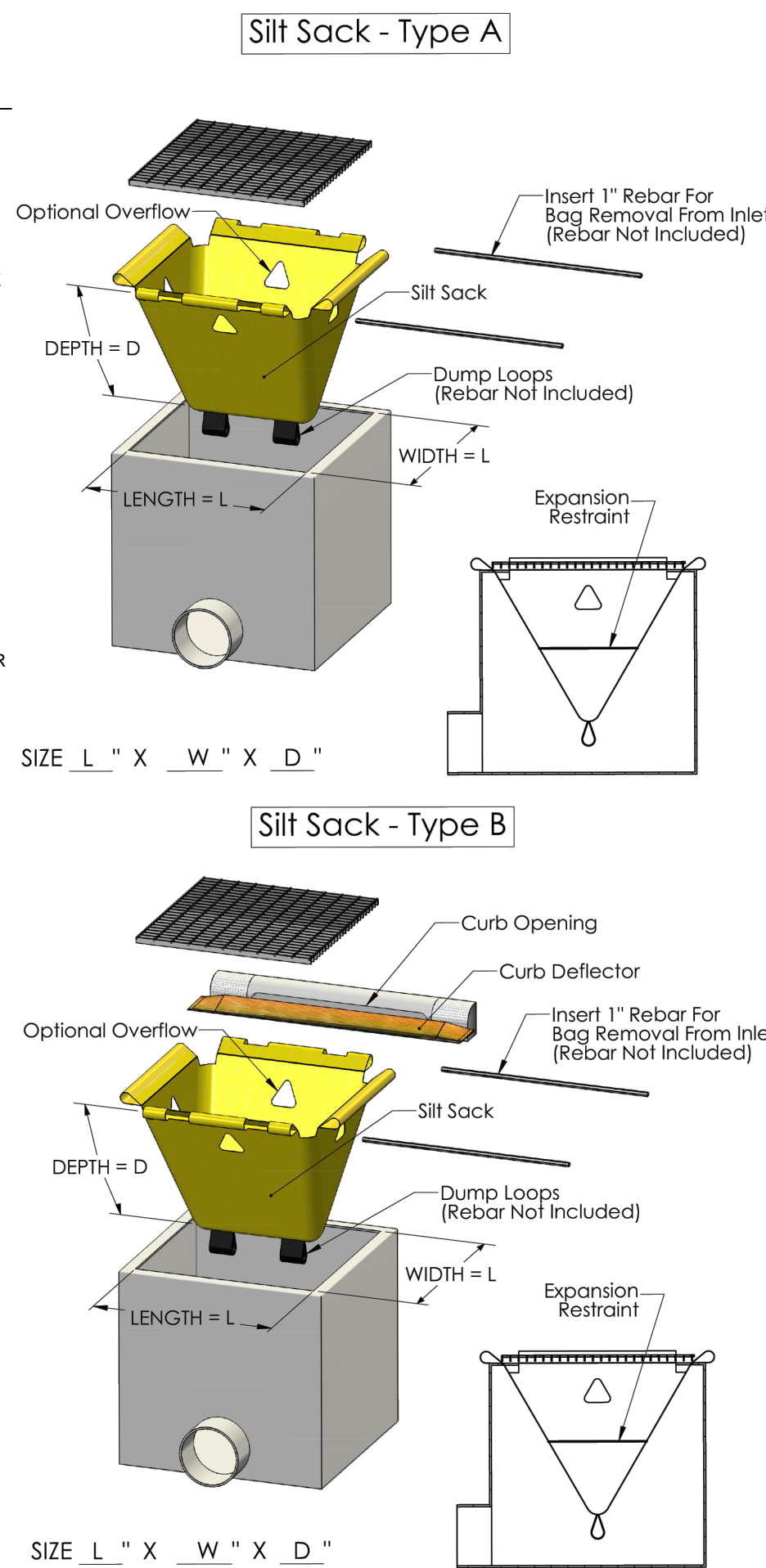
N.T.S. SOURCE: NYSDEC SESC BLUE BOOK



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.
3. FILTER CLOTH SHALL BE WOVEN WIRE FILTER 12 IN GAUGE, 55 MUMM MESH OPENING.
4. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER "X", MIRAFIX 100, STABILKINA 7140N, OR APPROVED EQUIVALENT.
5. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
6. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO MAINTAIN MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

N.T.S. SOURCE: NYSDEC SESC BLUE BOOK

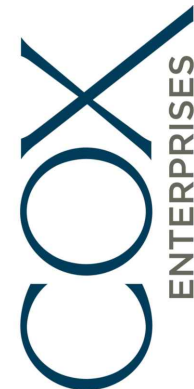
- NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE DEVICE FOR EACH INLET.
 2. FOR NON-STANDARD CATCH BASINS, AND INLETS, THE CONTRACTOR SHALL MEASURE DIMENSIONS IN THE FIELD AND ORDER THE APPROPRIATE SIZE (S).
 3. THE INLET SEDIMENT CONTROL DEVICE SHALL BE OF HIGH LOW DESIGN AS PER THE MANUFACTURER'S SPECIFICATIONS.
 4. THE SEDIMENT CONTROL DEVICE SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED A MINIMUM ONE PER MONTH OR 72 HOURS FOLLOWING A STORM EVENT. FILTER SHALL BE CLEANED IN A MANNER WHICH WILL ENSURE THAT ALL SEDIMENT REMAINS ON SITE.
 5. SUBSTITUTION OF A SHEET OF FILTER FABRIC PLACED OVER THE OPENING OF THE INLET IS NOT APPROVED.
 6. RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS. SIZE OF FILTER INLET SACK TO BE DETERMINED BY THE MANUFACTURER.
 7. THE FILTER SHALL BE REPLACED OR CLEANED WHEN THE BAG BECOMES FULL.



N.T.S.

[illegible]

FOR
SITE PLAN REVIEW



KHA PROJECT
112564001
DATE
01/07/2025
SCALE: AS SHOWN
DESIGNED BY: PEP
DRAWN BY: PEP
CHECKED BY: TSW

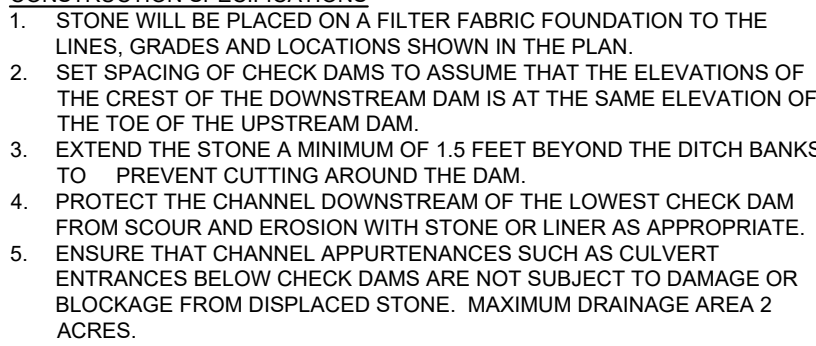
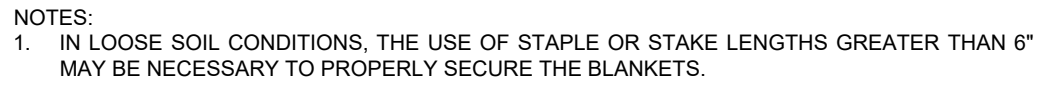
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

MANHEIM FACILITY
2000 DEALER DRIVE
NEWBURGH, NY 12550

NEW YORK

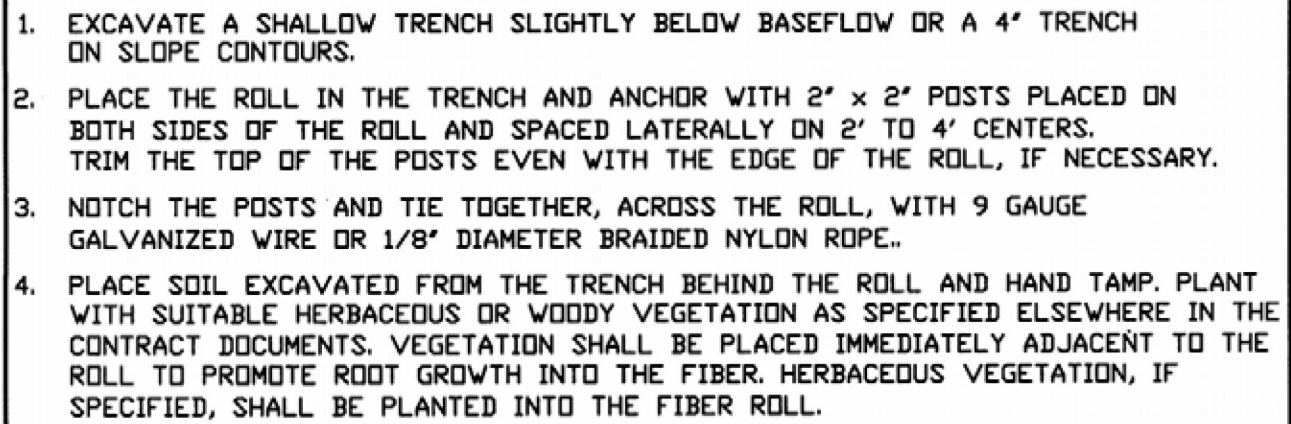
TOWN OF NEWBURGH

SHEET NUMBER
C-5.2



NOTE: CONTRACTOR SHALL DETERMINE NECESSARY CHECK DAM HEIGHT AND SPACING AS REQUIRED BASED ON FIELD CONDITIONS.

N.T.S. SOURCE: NORTH AMERICAN GREEN



FIBER ROLL

N.T.S. SOURCE: NYSDEC SESC BLUE BOOK

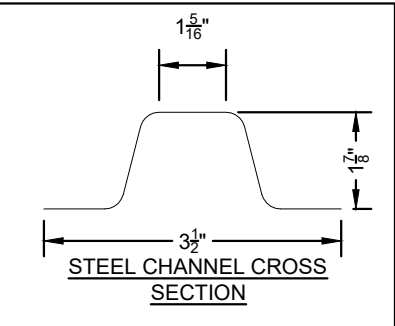
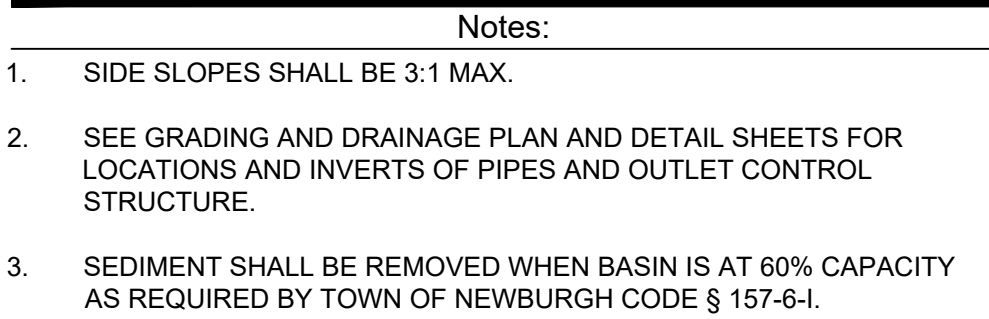
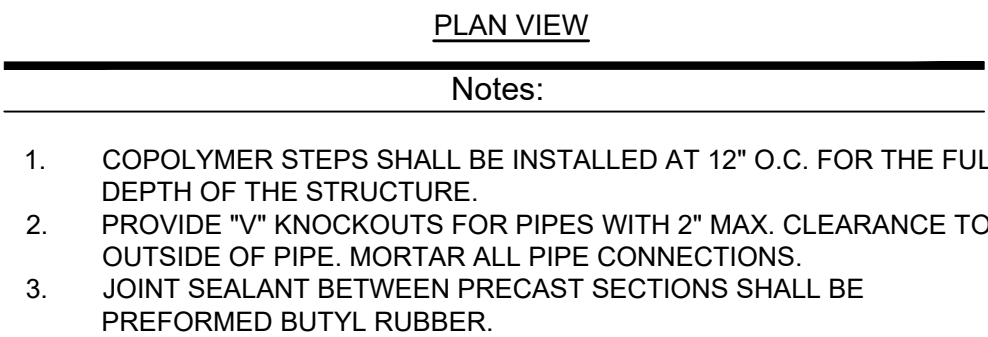
N.T.S. SOURCE: NYSDEC SESC BLUE BOOK




1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
2. THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVELING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. ALL BLOCS SHALL BE 2' OR FLATTER.
4. THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4" ALONG WITH A 1" THICKNESS OF 2" AGGREGATE.
5. THE EMBANKMENT SHALL BE CLOTHED WITH GRASS SEED OR EROSION CONTROL CLOTH.
6. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. IT SHALL BE PLACED ON SITE AND STABILIZED.
7. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED.
8. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED. MAXIMUM DRAINAGE AREA 5 ACRES

NOTE: CONTRACTOR SHALL DETERMINE SEDIMENT TRAP SIZE AND LOCATION(S) AS REQUIRED BASED ON FIELD CONDITIONS.

N.T.S. SOURCE: NYSDEC SESC BLUE BOOK

[illegible]

Kimley»Horn New York
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KHA PROJECT	DATE	SCALE:	AS SHOWN	DESIGNED BY:	PEP	DRAWN BY:	PEP	CHECKED BY:	TSW
112564001	01/07/2025								

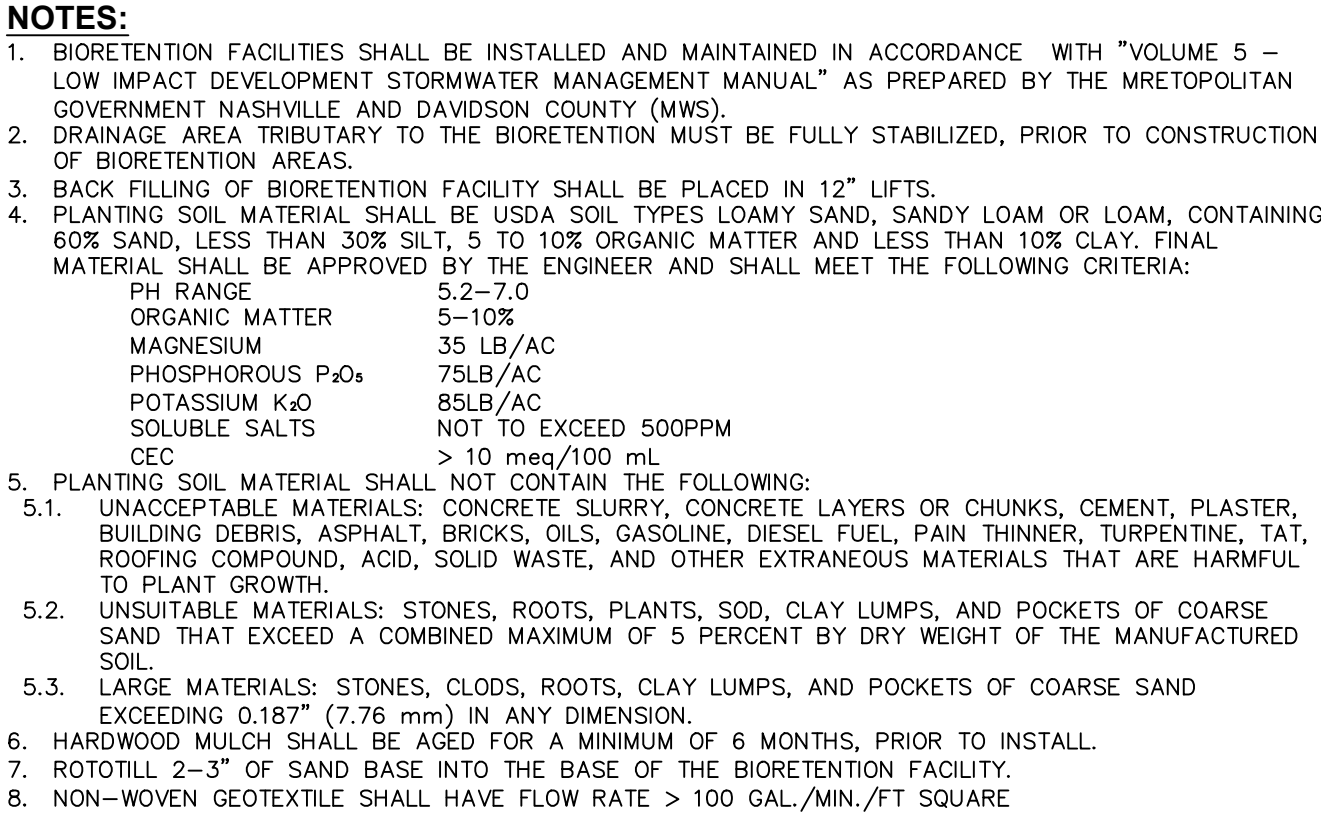
CONSTRUCTION DETAILS

MANHEIM FACILITY
2000 DEALER DRIVE
NEWBURGH, NY 12550

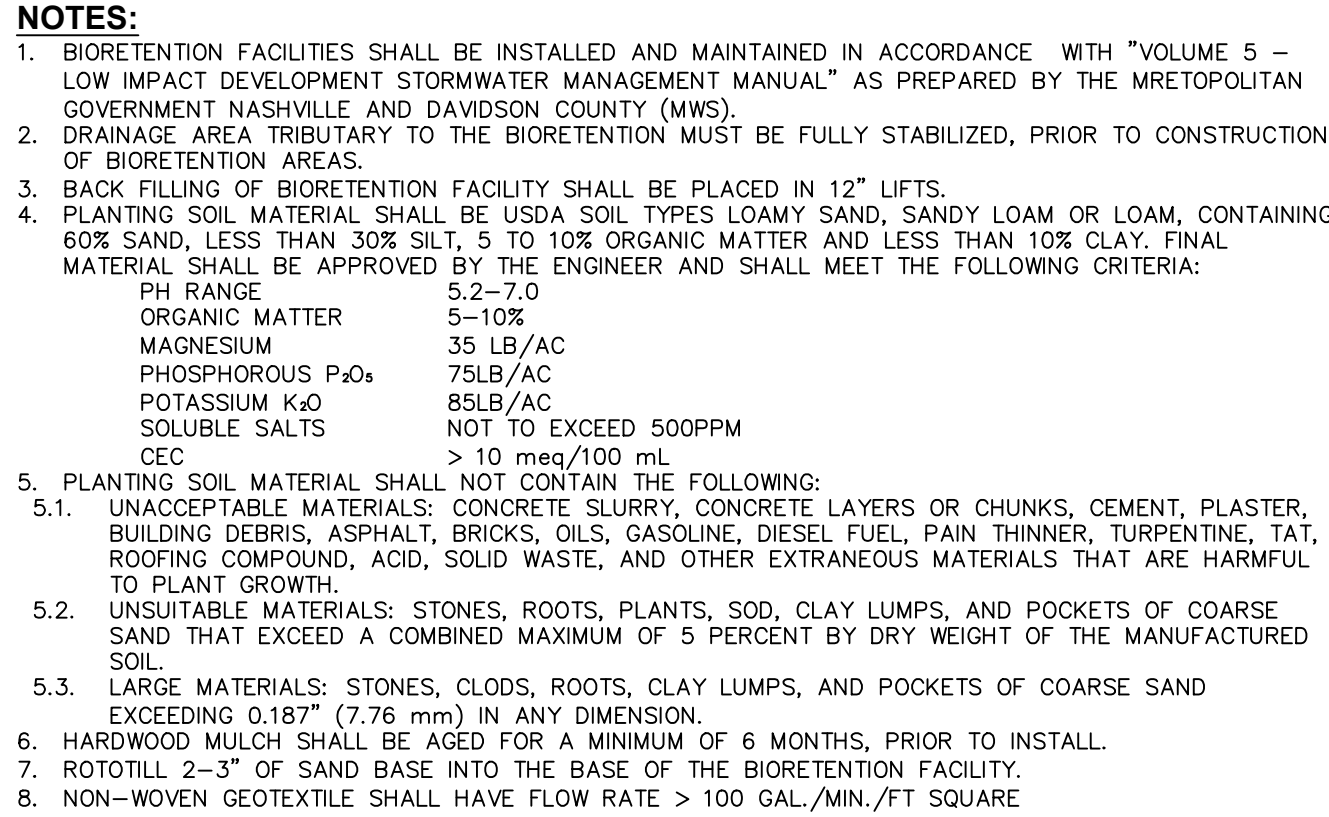
TOWN OF NEWBURGH
NEW YORK

SHEET NUMBER
C-6.0

N.T.S. SOURCE: KIMLEY-HORN

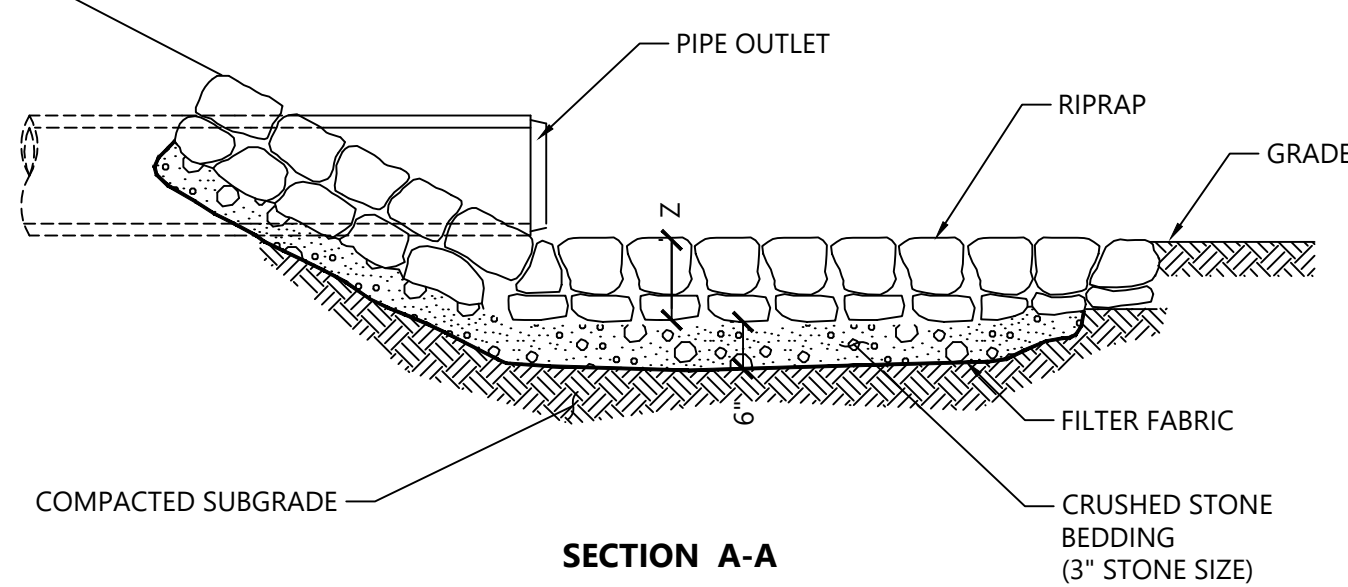


N.T.S. SOURCE: NYSDEC



N.T.S. SOURCE: NYSDE

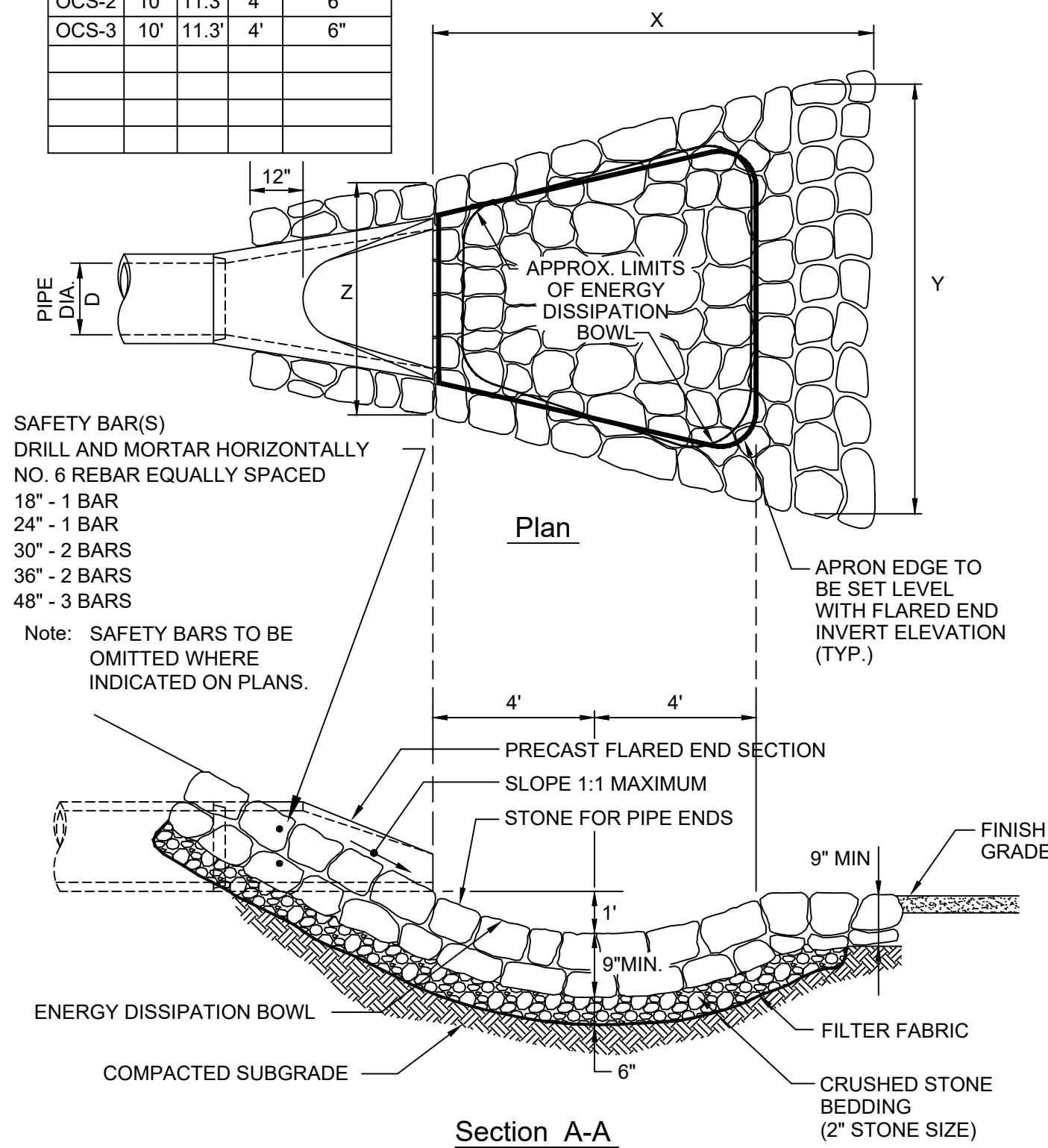
N.T.S. SOURCE: KIMLEY-HORN



N.T.S. SOURCE: KIMLEY-HORN

N.T.S. SOURCE: KIMLEY-HORN

OCS NO.	X	Y	Z	STONE DIA. (D ₅₀)
OCS-1	16'	18.5'	7.5'	6"
OCS-2	10'	11.3'	4'	6"
OCS-3	10'	11.3'	4'	6"



N.T.S. SOURCE: KIMLEY-HORN

