



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

**PROJECT NAME:** QUICKCHEK NEWBURGH  
**PROJECT NO.:** 2024-01  
**PROJECT LOCATION:** SECTION 86, BLOCK 1, LOT 39.3/2 LAKESIDE ROAD  
**REVIEW DATE:** 12 JANUARY 2024  
**MEETING DATE:** 18 JANUARY 2024  
**PROJECT REPRESENTATIVE:** STONEFIELD ENGINEERING & DESIGN

1. The application proposes a 6,730 square foot convenient store with gas station.
2. A Traffic Study should be prepared and submitted for the Board’s use based on the proximity to the Interstate highway and State highway.
3. In accordance with Section 185-18 (c) “for all new development projects, the first 35 feet of the front yard of all properties fronting on NYS Route 17k from the City of Newburgh west to the Town of Montgomery shall be landscaped. Private service or marginal roads (except for access driveways and parking of vehicles shall not be permitted in the landscape areas. The 35 foot dimension shall be expanded to 45 feet for all properties on Route 17K which lie within 300 feet of the intersection of center lines of intersecting streets.” The current plan proposed does not address this section of the code.
4. EAF submitted identifies the project is located in Orange County Agricultural District #1. Disturbance of greater than 2.5 acres in an AG District will identify the project as a Type I Action. No grading plan has been submitted, however slightly less than 2.5 acres of impervious surface is identified in the EAF.
5. The project site is identified as containing habitat for protected species- Indiana Bat. Tree clearing restrictions would be in effect on the parcel.
6. The parcel contains portions of a NYSDEC Regulated Wetland. NYSDEC validation block must be added to the plans and signed by the appropriate DEC personnel, who delineated the wetlands.
7. The Code Compliance Office is requested to evaluate the proposed indoor/outdoor seating for the convenient store. It is unclear that this would be a restaurant/fast food establishment.
8. The project site contains four parking spaces for tractor trailer trucks and a proposed truck fueling canopy. Input from Code Enforcement regarding of travel centers versus the convenient store with gasoline should be received. Travel centers require a minimum of 12 acres.
9. Turning movements for all vehicles on the site should be provided.

**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 | mhpa@mhepc.com

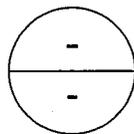
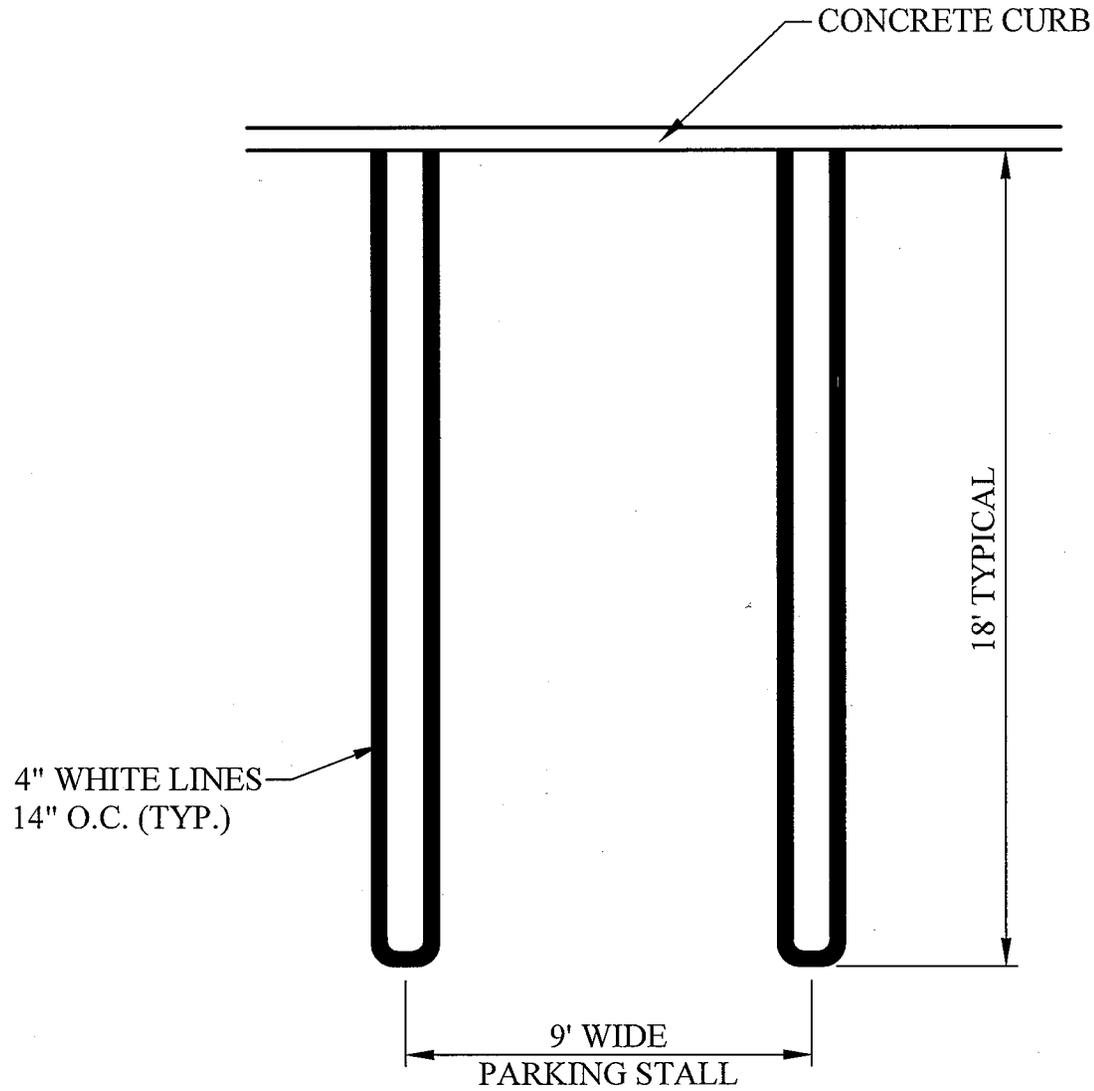
10. Future submissions should address utilities to the site. It is noted that the municipal sanitary sewer in Route 17K operates as a low pressure force main.
11. In accordance with Town of Newburgh Town Code the structure will be required to have a fire suppression sprinkler system.
12. A Schematic Plan does not identify any stormwater management facilities. A Stormwater Pollution Prevention Plan in compliance with NYSDEC and Town of Newburgh regulations will be required.
13. Adjoiner's Notices will be required to be submitted prior to returning to the Planning Board.
14. The parking spaces do not comply with Section 185-13D(9)(a) requiring all open parking areas shall be suitably landscape. In parking lots with more than 20 spaces at least 5% of the area of the parking lot shall be devoted to landscaping within the interior of the parking lot.
15. Standard Town of Newburgh Parking Spot Detail is provided. Attached for your use.
16. Code Compliance comments regarding the proposed air compressor and vacuum station in the front yard should be addressed. This accessory use may not be permitted in a front yard setback.
17. Orange County Planning submission will be required upon determination that a complete application is available.
18. A City of Newburgh Flow Acceptance letter will be required.

Respectfully submitted,

**MHE Engineering, D.P.C.**



Patrick J. Hines  
Principal  
PJH/kbw



## TYPICAL PARKING SPACE DETAIL

SCALE: N.T.S.

# STONEFIELD

January 09, 2024

**John P. Ewasutyn**  
**Town of Newburgh Planning Board**  
**21 Hudson Valley Professional Plaza**  
**Newburgh, NY 12550**

**RE: Proposed Quickchek – Cover Letter**  
**Section 86, Block I, Lot 39.3**  
**2 Lakeside Road**  
**Town of Newburgh, Orange County, New York**  
**Town Application Number 24-01**

Mr. Ewasutyn:

Stonefield Engineering and Design is pleased to submit documents on behalf of the Applicant to request a preapplication meeting with Town staff to review the above reference project. Please find the following items enclosed:

<b>ITEM DESCRIPTION</b>	<b>DATED</b>	<b>COPIES</b>	<b>PREPARED BY</b>
Site Plan	12-18-2023	15	Stonefield Engineering & Design
Project Narrative	01-09-2024	15	Stonefield Engineering & Design
Long Form EAF	12-18-2023	15	Stonefield Engineering & Design
Planning Board Application	12-18-2023	15	Stonefield Engineering & Design
Fee Acknowledgement Form	12-05-2023	1	Applicant / Owner
Proxy Statement	12-05-2023	6	Applicant / Owner

Please contact our office if you have any questions or comments regarding this submission.

Best Regards,



Zachary Chaplin, PE  
**Stonefield Engineering and Design, LLC**

Via FedEx

cc: Jennifer Cadwallader – QuickChek  
Victor Mickel - Capital Growth Buchalter, Inc.

Z:\LIC\NYC\2023\NYC-230182.01 Capital Growth Buchalter - 2 Lakeside Road, Newburgh, NY\_Submissions\2023-12-18\_presubmission meeting w Town\2023-12-18\_Cover Letter.docx

**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:** 24-01  
(Application fee returnable with this application)

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

QuickChek Newburgh, NY

**2. Owner of Lands to be reviewed:**

**Name** QC Newburgh PBXDEV, LLC  
**Address** 361 Summit Blvd, Suite 110  
110 Birmingham AL 35243  
**Phone** \_\_\_\_\_

**3. Applicant Information (If different than owner):**

**Name** \_\_\_\_\_  
**Address** \_\_\_\_\_  
\_\_\_\_\_  
**Representative** Victor Mickel  
**Phone** 205.407.5463  
**Fax** 205.968.9229  
**Email** vmickel@cgppe.com

**4. Subdivision/Site Plan prepared by:**

**Name** Stonefield Engineering and Design , LLC - Zachary Chaplin, PE  
**Address** 584 Broadway, Suite 310  
New York, NY 10012  
**Phone/Fax** P: 718.606.8305 & F: 201.340.4472

**5. Location of lands to be reviewed:**

2 Lakeside Road, Town of Newburgh, NY 12550

**6. Zone** IB (Interchange Business District) **Fire District** Coldenham Fire District  
**Acreeage** 5.56 **School District** Valley Central School District

**7. Tax Map: Section** 86 **Block** 1 **Lot** 39.3

**8. Project Description and Purpose of Review:**

Number of existing lots 1      Number of proposed lots 1  
Lot line change No  
Site plan review Yes  
Clearing and grading Yes  
Other No

**PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT**

**9. Easements or other restrictions on property:**

(Describe generally) \_\_\_\_\_

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

Signature \_\_\_\_\_ Title \_\_\_\_\_

Date: \_\_\_\_\_

**At this time, we are seeking a presubmission conference with Town Staff to review the application.**

**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**

QuickChek Newburgh, NY

**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.** to be completed after  
presubmission conference

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

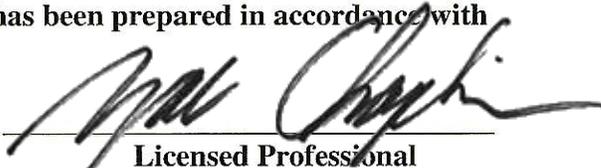
11. \_\_\_ Surveyor,s Certification
12. \_\_\_ Surveyor's seal and signature
13. \_\_\_ Name of adjoining owners
14. \_\_\_ Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. \_\_\_ Flood plain boundaries
16. \_\_\_ Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989

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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. \_\_\_ Show existing or proposed easements (note restrictions)
20. \_\_\_ Right-of-way width and Rights of Access and Utility Placement
21. \_\_\_ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. \_\_\_ Lot area (in sq. ft. for each lot less than 2 acres)
23. \_\_\_ Number of lots including residual lot
24. \_\_\_ Show any existing waterways
25. \_\_\_ A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. \_\_\_ Applicable note pertaining to owners review and concurrence with plat together with owner's signature
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
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. \_\_\_ 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
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.
- \_\_\_\_\_
- \_\_\_\_\_
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.
- \_\_\_\_\_
- \_\_\_\_\_
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:  \_\_\_\_\_  
Licensed Professional

Date: 12-18-2023 \_\_\_\_\_

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): 12-18-2023

# STONEFIELD

January 09, 2024

**John P. Ewasutyn**  
**Town of Newburgh Planning Board**  
**21 Hudson Valley Professional Plaza**  
**Newburgh, NY 12550**

**RE: Proposed Quickchek - Project Narrative**  
**Section 86, Block I, Lot 39.3**  
**2 Lakeside Road**  
**Town of Newburgh, Orange County, New York**  
**Town Application Number 24-01**

Mr. Ewasutyn:

Stonefield Engineering and Design is pleased to submit documents on behalf of the Applicant to request a preapplication meeting with Town staff to review the above reference project.

The 5.56 AC site is located at the corner of Lakeside Road and NYS Route 17K just north of I-84. The site is currently undeveloped with overgrown plantings as well as a State and Federal owned wetland on the eastern side of the property. The Applicant is proposing to build a 6,730 SF QuickChek with fueling stations on the western portion of the site.

The parcel is located within the Interchange Business District (IB), where convenience stores with fueling stations are permitted subject to planning board review. Two new curb cuts are proposed along Lakeside Road, one of which will be ingress only for tractor trailer access and the other will be full movement for passenger vehicles and egress only for tractor trailers.

As shown on the enclosed site plan sheet, the proposal meets all the bulk requirement standards. A total of 66 parking stalls are proposed, of which 58 stalls are required; there are also four truck trailer parking stalls. Two fueling stations are proposed, one for passengers vehicles and the other for trailer vehicles only. Underground fuel storage tanks are located to the north of the site between the two driveway entrances.

We look forward to reviewing this application at the next Planning Board meeting. Please contact our office if you have any questions or comments regarding this submission.

Best Regards,



Zachary Chaplin, PE  
**Stonefield Engineering and Design, LLC**

Via FedEx

cc: Jennifer Cadwallader – QuickChek  
Victor Mickel - Capital Growth Buchalter, Inc.

Z:\LIC\NYC\2023\NYC-230182.01 Capital Growth Buchalter - 2 Lakeside Road, Newburgh, NY\_Submissions\2023-12-18\_presubmission meeting w Town\2023-12-18\_Cover Letter.docx

**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: QuickChek Newburgh, NY		
Project Location (describe, and attach a general location map): 2 Lakeside Rd, Newburgh, NY 12550		
Brief Description of Proposed Action (include purpose or need): The proposed action is developing a 6,755 SF Quickchek building with a gasoline fueling station and truck parking. Additional improvements include an accompanying parking lot, lighting improvements and two full movement driveways on Lakeside Road.		
Name of Applicant/Sponsor: Zachary E. Chaplin	Telephone: 718-606-8305	E-Mail: zchaplin@stonefieldeng.com
Address: 584 Broadway, Suite 310		
City/PO: New York	State: NY	Zip Code: 10012
Project Contact (if not same as sponsor; give name and title/role): Victor Mickel	Telephone: 205-407-5463	E-Mail: vmickel@cgpre.com
Address: 361 Summit Blvd, Suite 110		
City/PO: Birmingham	State: AL	Zip Code: 35243
Property Owner (if not same as sponsor): QC Newburgh PBXDEV, LLC	Telephone: 205-407-5463	E-Mail: vmickel@cgpre.com
Address: 361 Summit Blvd, Suite 110		
City/PO: Birmingham	State: AL	Zip Code: 35243

**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Newburgh Planning Department	TBD
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Newburgh Water and Sewer Department	TBD
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Orange County DOH - Environmental Health Orange County Sewer District No. 1 Approval	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT Highway Work Permit NYS DEC Notice of Intent	TBD
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?  Yes  No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?  Yes  No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  Yes  No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
IB - Interchange Business District

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
If Yes,  
i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? Valley Central School District

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

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

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

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 5.56 acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ 3.30+/- acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 5.56 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) \_\_\_\_\_  
ii. Is a cluster/conservation layout proposed?  Yes  No  
iii. Number of lots proposed? \_\_\_\_\_  
iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

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

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

	<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)?  Yes  No  
 If Yes,

i. Total number of structures 3  
 ii. Dimensions (in feet) of largest proposed structure: 26.5 height; 92.8 ft width; and 68.2 ft length  
 iii. Approximate extent of building space to be heated or cooled: 6,755 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: \_\_\_\_\_  
 ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  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?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): \_\_\_\_\_  
 • Over what duration of time? \_\_\_\_\_  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_  
 \_\_\_\_\_  
 iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_  
 v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres  
 vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres  
 vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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: \_\_\_\_\_ 1,600 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: Town of Newburgh Water Department
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

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

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- 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: \_\_\_\_\_ 1,600 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

sanitary wastewater

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

If Yes:

- Name of wastewater treatment plant to be used: City of Newburgh Wastewater Treatment Plant
- Name of district: Crossroad Sewer 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"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will a line extension within an existing district be necessary to serve the project? If Yes:             <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul> </li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul> <p>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): _____</p> <p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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? If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?          _____ Square feet or <u>2.15</u> acres (impervious surface)          _____ Square feet or <u>5.56</u> acres (parcel size)</p> <p>ii. Describe types of new point sources, site grading will direct runoff to a proposed onsite stormwater conveyance system _____</p> <p>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)?          the on site stormwater will be collected and piped to a series of stormwater management structures within the property. the system will be sized in accordance with all applicable standards</p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____ onsite wetland _____</li> <li>• Will stormwater runoff flow to adjacent properties? _____</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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? If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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? If Yes:</p> <p>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)</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

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

If Yes:

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

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

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i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

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j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ 0 \_\_\_\_\_ Proposed \_\_\_\_\_ 65 \_\_\_\_\_ Net increase/decrease \_\_\_\_\_ Increase by 65

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

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  
Two driveways are proposed on Lakeside Road

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

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

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

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k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

TBD

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

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

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l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>based on Town requirements</u></li> <li>• Saturday: <u>based on Town requirements</u></li> <li>• Sunday: <u>based on Town requirements</u></li> <li>• Holidays: <u>based on Town requirements</u></li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>24 hours</u></li> <li>• Saturday: <u>24 hours</u></li> <li>• Sunday: <u>24 hours</u></li> <li>• Holidays: <u>24 hours</u></li> </ul>
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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n. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
 area lighting and building lightings will be provided in accordance with local requirements  
 \_\_\_\_\_

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

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o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No  
 If Yes:  
 i. Product(s) to be stored Bulk storage of petroleum in underground fuel tanks  
 ii. Volume(s) 60,000 per unit time month (e.g., month, year)  
 iii. Generally, describe the proposed storage facilities:  
 underground fuel tanks with a reinforced concrete mat on top located adjacent to the fueling stations  
 \_\_\_\_\_

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q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No  
 If Yes:  
 i. Describe proposed treatment(s):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No  
 If Yes:  
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
 • Construction: \_\_\_\_\_ TBD tons per \_\_\_\_\_ (unit of time)  
 • Operation : \_\_\_\_\_ TBD tons per \_\_\_\_\_ (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: Construction office recycling and trash containers. pre-fabricated building materials to minimize waste  
 \_\_\_\_\_  
 • Operation: on-site storage provide (trash and recycling)  
 \_\_\_\_\_  
 iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: on-site storage and standard trash hauling  
 \_\_\_\_\_  
 • Operation: on-site storage provide (trash and recycling)  
 \_\_\_\_\_  
 \_\_\_\_\_

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:  
 commercial to the north and west, undeveloped land to the east and state highway to the south  
 \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	2.15	+2.15
• Forested	5.13	1.56	-3.57
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.19	0.19	0
• Wetlands (freshwater or tidal)	0.43	0.43	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
\_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection:  
\_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
\_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
\_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): 336088, 336002  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
336088 - groundwater containments have been found but remediation has started.  
336002 - site remediation has been finalized

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? \_\_\_\_\_ 4.5 feet

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

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

Bath-Nassau channery silt loams	_____	88 %
Histic Humaquepts	_____	12 %
	_____	_____ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 2.5 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained 100 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % 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, NYS Wetland, Federal Waters, Fe... Approximate Size NYS Wetland (in a...)
- Wetland No. (if regulated by DEC) NB-21 \_\_\_\_\_

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

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
If Yes:  
i. Name of aquifer: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
*i.* Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 Red Maple-Hardwood Swamp  
*ii.* Source(s) of description or evaluation: \_\_\_\_\_  
*iii.* Extent of community/habitat:  
 • Currently: \_\_\_\_\_ 1460.0 acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No  
 If Yes:  
*i.* Species and listing (endangered or threatened): \_\_\_\_\_  
 Indiana Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No  
 If Yes:  
*i.* Species and listing: \_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: ORANc01

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
*i.* If Yes: acreage(s) on project site? \_\_\_\_\_  
*ii.* Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
*i.* Nature of the natural landmark:  Biological Community  Geological Feature  
*ii.* Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
*i.* CEA name: \_\_\_\_\_  
*ii.* Basis for designation: \_\_\_\_\_  
*iii.* Designating agency and date: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

**F. Additional Information**

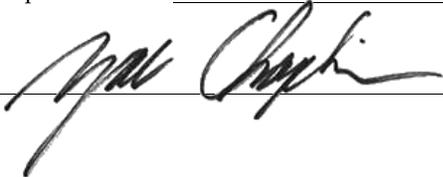
Attach any additional information which may be needed to clarify your project.

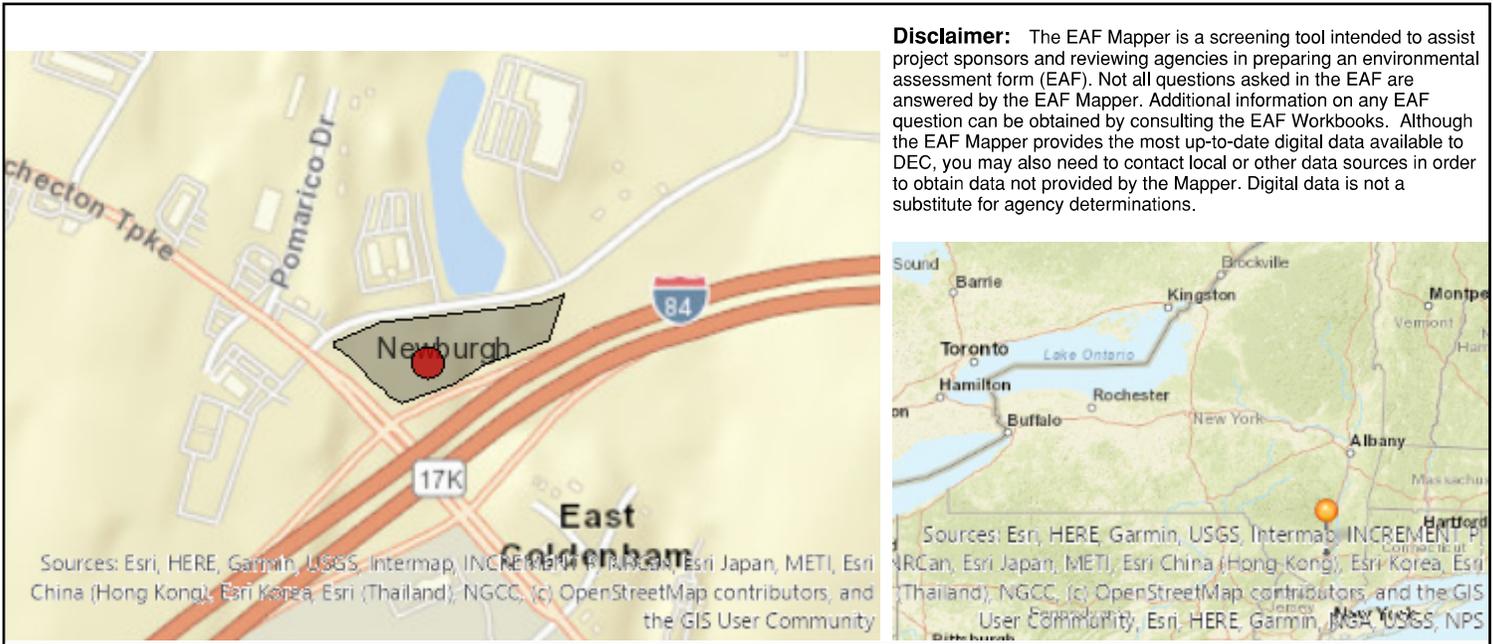
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

Applicant/Sponsor Name Zachary Chaplin Date 12/18/2023

Signature  Title Project Manager



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
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, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):294.0

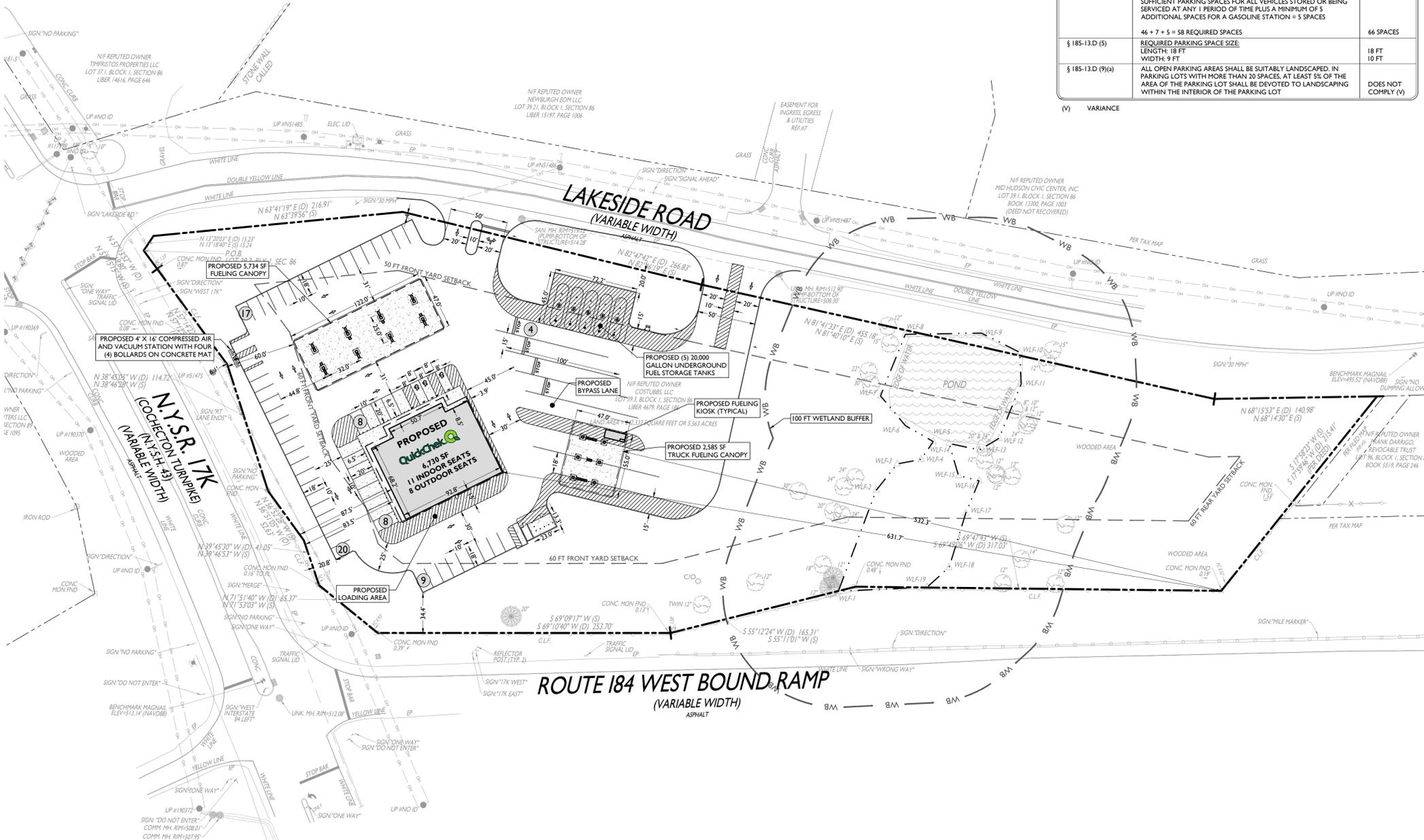
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	NB-21
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Red Maple-Hardwood Swamp
E.2.n.i [Natural Communities - Acres]	1460.0
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ORANc01
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



SOURCE: UNITED STATES GEOLOGIC SURVEY MAP, NEWBURGH QUADRANGLE, NEW YORK, 2023, 7.5 MINUTE QUADRANGLE SERIES

### LOCATION MAP

SCALE: 1" = 1000'



LAND USE AND ZONING		
BLOCK 1, LOT 39.3		
INTERCHANGE BUSINESS DISTRICT (IB)		
PROPOSED USE		
CONVENIENCE STORE WITH FUELING STATION		PERMITTED USE SUBJECT TO PLANNING BOARD REVIEW
<b>ZONING REQUIREMENT</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
MINIMUM LOT AREA	40,000 SF (0.92 AC)	242,337 SF (5.56 AC)
MINIMUM LOT WIDTH	150 FT	390.8 FT
MINIMUM LOT DEPTH	150 FT	907 FT
MAXIMUM IMPERVIOUS COVERAGE	N/A	38.2% (92,612 SF)
MAXIMUM BUILDING COVERAGE	40%	6.2% (15,074 SF)
MAXIMUM BUILDING HEIGHT	35 FT	36.5 FT
MINIMUM FRONT YARD SETBACK	50 FT	BUILDING: 83.5 FT CANOPY: 60.0 FT
MINIMUM SIDE YARD SETBACK (ONE)	50 FT	N/A
MINIMUM SIDE YARD SETBACK (BOTH)	100 FT	N/A
MINIMUM REAR YARD SETBACK	60 FT	BUILDING: 631.7 FT CANOPY: 532.3 FT

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 185-13.B (6)	REQUIRED TRUCK LOADING SPACES: UNDER 25,000 SF FLOOR AREA = 1 LOADING SPACE	1 SPACE
§ 185-13.C (1)(b)	REQUIRED PARKING SPACES: 1 PER 150 SF OF GFA OF RETAIL STORE 6,735 SF X (1 SPACE / 150 SF) = 46 SPACES  1 PER 4 SEATS OR PER 40 SF OF SEATING AREA FOR AN EATING AND DRINKING PLACE 250 SF / 40 SF = 7 SPACES  SUFFICIENT PARKING SPACES FOR ALL VEHICLES STORED OR BEING SERVICED AT ANY 1 PERIOD OF TIME PLUS A MINIMUM OF 5 ADDITIONAL SPACES FOR A GASOLINE STATION = 5 SPACES  46 + 7 + 5 = 58 REQUIRED SPACES	66 SPACES
§ 185-13.D (5)	REQUIRED PARKING SPACE SIZE: LENGTH: 18 FT WIDTH: 9 FT	18 FT 10 FT
§ 185-13.D (9)(a)	ALL OPEN PARKING AREAS SHALL BE SUITABLY LANDSCAPED. IN PARKING LOTS WITH MORE THAN 20 SPACES, AT LEAST 5% OF THE AREA OF THE PARKING LOT SHALL BE DEVOTED TO LANDSCAPING WITHIN THE INTERIOR OF THE PARKING LOT	DOES NOT COMPLY (V)
(V)	VARIANCE	

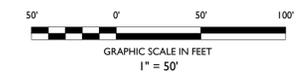
SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - - -	SETBACK LINE
---	PROPOSED CURB
○	PROPOSED SIGNS / BOLLARDS
■	PROPOSED BUILDING
□	PROPOSED CONCRETE
∩	PROPOSED BUILDING DOORS
WB	WETLANDS BUFFER

#### GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION AND DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

#### PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
  - BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY STONEFIELD ENGINEERING & DESIGN, DATED DECEMBER 6, 2023.
  - ARCHITECTURAL PLANS PREPARED BY GK+A ARCHITECTS, P.C. DATED DECEMBER 7, 2023.
  - LOCATION MAP OBTAINED FROM THE UNITED STATES GEOLOGIC SURVEY, 7.5 MINUTE SERIES TOPOGRAPHIC MAP, NEWBURGH QUADRANGLE, NEW YORK, DATED 2023.
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



ISSUED FOR SUBMISSION TO TOWN	DATE	BY	DESCRIPTION
1	12/18/2023	JF	

NOT APPROVED FOR CONSTRUCTION

**STONEFIELD**  
engineering & design

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**SITE PLANS**

**CAPITAL GROWTH**  
**BUCHALTER**  
**PROPOSED QUICKCHEK**

SECTION 86, BLOCK 1, LOT 39.3  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

STATE OF NEW YORK  
SEAL OF THE STATE OF NEW YORK  
JERRY E. CHAMBERLAIN  
JERRY E. CHAMBERLAIN, P.E.  
LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
engineering & design

SCALE: 1" = 50' PROJECT ID: NYC-230182.01

TITLE:  
**OVERALL SITE PLAN**

DRAWING:

**1 OF 1**