



November 19, 2015

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Via Overnight Mail

Chairwoman Lisa Daily and Members
of the City Planning Board
City of Newburgh
City Hall
83 Broadway
Newburgh, New York 12550

Re: Mill Street Partners, LLC – Mid-Broadway Redevelopment Opportunity

Chairwoman Dailey and Members of the City Planning Board:

This firm represents Mill Street Partners, LLC (“Mill Street”) in connection with the Mid-Broadway Redevelopment Project at the property adjacent to Broadway, Johnston Street and Lander Street (“Site”), currently owned by the City of Newburgh (“City”). Mill Street is excited to present your Board with the enclosed Preliminary Site Plan Application to redevelop the Site with a mixed-use building consisting of 13,800 square feet of retail space, as well as ninety-one (91) residential apartment units (“Proposed Development”). As you know, the City Council selected Mill Street as the preferred developer for the Site. See Development Agreement, dated October 23, 2012 (“Development Agreement”). The City Council recently agreed to extend the deadline for Mill Street to obtain all necessary approvals and public funding for one (1) additional year. This extension means that time is of the essence in your Board’s review of this Application.

Accordingly, we respectfully request that this matter be placed on the December 2, 2015 Work Session Agenda for a technical review with your Staff in anticipation of appearing before your Board on December 15, 2015 for a Pre-Application Workshop.

As you are aware, the Site currently contains numerous underutilized parcels consisting of mostly vacant land. In 2013, Mill Street submitted an Application to your Board as the preferred developer for a mixed-use development at the Site based on the zoning regulations in effect at the time. In September 2015, the City enacted new Form-Based Code (“FBC”) regulations applicable to the City’s Downtown Area, including the Site. Pursuant to its joint commitment with the City to “diligently and in good faith pursue” all necessary approvals for the redevelopment of the Site, Mill Street is submitting the instant Application in accordance with the new provisions contained in the FBC. See Development Agreement at 5.

While the overall development program set forth in the Development Agreement remains, several modifications to the plans were necessary in order to comply with the new FBC requirements. As explained below, this includes changes to the proposed accessory parking area to reflect the new on-site parking, landscaping and buffer requirements. Mill Street submits that such modifications permit the City and Mill Street to achieve its shared redevelopment vision to “create a dense, mixed use commercial residential development” at the Site. See id. at 1.

In support of Mill Street’s request to conduct a work session with City Staff and a preliminary conference with your Board, enclosed please find the following materials:

- Seven (7) copies of the Completed Land Development Application Packet for Site Plan Approval,¹ dated November 19, 2015;
- Seven (7) copies of a preliminary Long Environmental Assessment Form (“Long EAF”), prepared by VHB, Inc., dated November 19, 2015; and
- Thirteen (13) copies of the Sketch Site Plan Drawings, prepared by Magnusson Architecture and Planning, P.C., dated November 19, 2015.

Site Characteristics / Proposed Development

The Site consists of approximately 1.94 acres with frontage along Broadway, as well as Lander and Johnson Streets. This encompasses seventeen (17) separate parcels owned by the City. Upon purchasing the Site, Mill Street would merge the parcels into a single lot.

The Site is located within two (2) zoning districts. The portion of the Site fronting Broadway is located within the Broadway Corridor (BC) District. This portion of the Site extends approximately one hundred (100’) feet to the north. The remaining 65,247 square foot portion of the Site is located within the Downtown Neighborhood (DN) District. The location of the zoning district boundary line is shown on the Sketch Site Plan provided herewith.

¹ Pursuant to the guidance of the Assistant Corporation Counsel, a blank Owner’s Proxy Statement Form (page 38 of the Application Packet) is included in this Packet so that the appropriate party in the City can complete the information requested.

The Proposed Development includes constructing a five (5)-story building fronting Broadway (“Building”). The Building would occupy the entire portion of the Site within the BC District. It would also extend approximately one hundred and sixteen (116’) feet into the portion of the Site within the DN District. Approximately 13,800 square feet of space on the first floor of the Building along Broadway would be utilized for two (2) retail storefronts: (i) a 11,935 square foot area most likely utilized as a local grocery store; and (ii) a 1,865 square foot area supporting a smaller retail use. Of this combined 13,800 square feet of first floor retail space, approximately 12,383 square feet would be located within the BC District, while the remaining 1,417 square feet would be located within the DN District.

The rear portion of the Building’s first floor, along with all of its upper floors, would contain ninety-one (91) residential apartments.² Fifty-three (53) of these units would be located within the BC District. The remaining thirty-eight (38) units would be located within the DN District.

As required by the new FBC, the rear of the Site would be occupied by an accessory parking area serving the retail and residential uses in the Building. See City Zoning Code § 300-157 (“All off-street parking shall be located behind, or to the side [of], the principal building, or totally screened from the street”). A total of 111 spaces would be provided. Unlike Mill Street’s proposal in 2013, no tandem parking is proposed. In addition, landscaped islands, perimeter screening and fences would be included in this parking area as required under the Landscape Standards and Parking Requirements in the FBC (Sections 300-155 & 300-157), as well as any applicable provisions of the Design Standards for Parking Lots in the “Traditional” Zoning Regulations (Section 300-68). These improvements are illustrated in the Sketch Plan drawings submitted herewith.

Zoning Compliance of the Proposed Development

We understand that the instant Application represents the first opportunity for your Board and City Staff to apply the new provisions contained in the FBC. Mill Street’s design team has endeavored to prepare a plan that complies with all applicable provisions of this new zoning. In order to facilitate the review of this Application, below is also a summary describing the Proposed Development’s compliance with the FBC.

A. Permitted Uses

By supporting both residential and retail occupants, the Building constitutes a “Mixed-Use with Residential” use under the FBC. In both the BC and DN Districts, this use is permitted as-of-right, requiring Site Plan Approval from your Board. See City Zoning Code § 300-129 (Schedule of Permitted Uses). As a use that is “customarily incidental and subordinate to the principal uses” in the Building, the parking area in the DN District would be a permitted accessory use to the Mixed-Use with Residential use of the Building. See City Zoning Code §

² It is anticipated that the residential portion of the Building would consist of forty (40) 1-bedroom units, thirty-nine (39) 2-bedroom units, and twelve (12) 3-bedroom units.

300-31(D).³ Accordingly, the parking area is “allowed on the same terms as the principal use” – i.e., as-of-right with Site Plan Approval from your Board. See id.

B. On-Site Parking

The proposed 111 on-site parking spaces are sufficient to accommodate all uses on the Site in compliance with the FBC parking requirements. See id. § 300-157. As a matter of zoning compliance, only thirty-eight (38) on-Site parking spaces would be required. See id.

This is primarily due to the fact that the BC District Regulations do not require any on-Site parking for residential or commercial uses. See id. § 300-157. While your Board “may” require parking for “parking dependent uses such as theatres and supermarkets” in the BC District, we submit that neither the grocery store, nor the smaller retail area on the first floor of the Building are parking dependent uses under the City Zoning Code. Both spaces would “serve[] the local retail business needs of the residents of the neighborhood.” See id. § 300-6(79) (Definition of a “Neighborhood Retail” store). Indeed, a grocery store is expressly defined as a “neighborhood retail” use under the City Zoning Code. See id.⁴ The Schedule of Bulk, Area and Parking Regulations for commercial and industrial uses do not impose a parking requirement for such Neighborhood Retail uses. See id. As such, none of the uses in the BC District portion of the Site trigger a parking requirement.

Similarly, in the DN District the first 5,000 square feet of “commercially occupied space” is exempt from on-Site parking requirements. See id. § 300-157. Since there would only be 1,417 square feet of retail space located within the DN District on the Site, no parking requirement would be triggered.

The only parking requirement applicable to any portion of the Proposed Development is the mandate that at least one (1) parking space per residential unit is provided in the DN District. See id. § 300-157. There are thirty-eight (38) apartment units located in the portion of the Building within the DN District. Therefore, 38 on-Site parking spaces would be required for the entire Proposed Development under the FBC.

³ The parking area in the rear of the Building should not be treated as a principal “Parking Lot,” or “Community Parking Lot” listed in the Schedule of Permitted Uses as requiring a separate Special Permit to develop. The parking area is not a standalone use. It is only included in the Proposed Development to support the principal uses contained in the Building. As such, the parking area is a “use that is clearly incidental to the principal use of the [B]uilding or [Site].” See City Zoning Code § 300-6(116) (Definition of “Accessory Use”); cf. id. § 300-6(25) (defining a “principal” building as the “building in which is conducted the primary use of the lot on which it is located”).

⁴ The grocery store should not be considered a “supermarket” (an undefined term in the City Zoning Code), because its size and location do not reflect the characteristics of a destination food market that would draw patrons from other areas of the City and adjacent municipalities. The grocery store would serve the needs of the local residents of the neighborhood, many of whom would walk to the store. Accordingly, the parking requirements of uses akin to a supermarket, which draw patrons from many areas outside of the local neighborhood (e.g., a “Shopping Center,” or a “Movie or Professional Theater”), are inapplicable. See Table of Bulk, Area and Parking Regulations.

As a practical matter, however, Mill Street will provide one (1) parking space for every residential unit in the Building. This means that ninety-one (91) parking spaces would be reserved for the residents of the Building, leaving twenty (20) on-Site spaces to accommodate the retail uses.

In addition to the twenty (20) on-Site spaces reserved for the retail use, there are at least eighteen (18) public parking spaces directly in front of the Site along Broadway. There are also several other municipal parking lots within close walking proximity to the Site. This combination of available spaces both on and off the Site would provide more than sufficient parking to accommodate any demand created by the retail uses at the Site.

C. Lot Standards

Finally, the Proposed Development would comply with all Lot Standards for both the BC and DN District. The Building would have no front or side yard in accordance with the Lot Standards for both the BC and DN Districts. See id. §§ 300-136 & 300-137. The Building's façade would occupy at least 80% of the lot width adjacent to the front lot line. See id. § 300-6(55) (Definition of "Frontage Occupancy"). At five (5) stories, the Building would also comply with the BC District Height requirements. The remaining Lot Standards for the BC District do not apply to the Site because it contains frontage along Broadway. This includes rear yard and landscaping percentage requirements. See id. § 300-136.

The rear parking area would also comply with the Lot Standards of the DN District. As is the case with the BC District, no front or side yards are required. See id. § 300-137. At least fifteen percent (15%) of this portion of the Site would be landscaped. See id. We submit that once the Site is merged into a single lot, the Frontage Occupancy requirement would apply only to the lot line along Broadway. To the extent that the DN District portion of the Site could have a distinct Frontage Occupancy requirement, however, the entire perimeter of the Site would contain a solid fence in compliance with this requirement. See id.⁵ Similarly, to the extent that the portion of the Site within the DN District would require a separate rear yard, only parking spaces would be located within twenty (20) feet of the rear lot line. It is our understanding that parking is permitted in a rear yard as there is no express prohibition against such a situation.

Conclusion

We look forward to commencing the review of the Proposed Development with City Staff and your Board. It is our hope that upon the technical review on December 2nd, and a Pre-Application Workshop with your Board on December 15th, we will be able to submit a formal Site Plan Application in January.

⁵ A solid fence would meet the requirements for Frontage Occupancy, because it is a "structure[] that screen[s] parking" on the Site. See id. § 300-6(55) (Definition of Frontage Occupancy); see also id. § 300-6(26) (defining a "structure" as "[a]nything constructed or erected, the use of which requires location on the ground").

In the interim, should your Board require any further information prior to our first meeting, please do not hesitate to contact us.

Respectfully submitted,

ZARIN & STEINMETZ

By:

A handwritten signature in blue ink, appearing to be "Michael D. Zarin", written over a horizontal line.

Michael D. Zarin

David J. Cooper

cc (via email):

Mayor Judy Kennedy

Members of the Newburgh City Council

Michael Ciaravino

Alexandra Church, AICP

Michelle Kelson, Esq.

Robert H. Feller, Esq.

David Schiff, AICP, PP

Patrick Normoyle & Magnus Magnusson, Mill Street Partners



Land Development Application

City of Newburgh, New York, Planning Board

123 Grand Street, Newburgh, New York 12550

Phone: (845) 569-7400

Fax: (845) 569-0096

www.cityofnewburgh-ny.gov

Check all that apply:

(*Supplemental submissions are necessary. See checklists below.)

Site Plan*

- Preliminary
- Final
- Modification
- Extension of Time

Special Use Permit*

Subdivision*

- Preliminary
- Final
- Modification
- Extension of Time
- Resubdivision

State Environmental Quality Review Act (SEQRA)*

- Part 1 of the *Short* Environmental Assessment Form.
- Entire *Short* Environmental Assessment Form.
- Full* Environmental Assessment Form.

Environmental Assessment Forms available from City of Newburgh Planning Board or online at <http://www.dec.state.ny.us/website/dcs/seqr/seqrdld.html>

Submissions will not be accepted without use of the NYS DEC EAF mapper, available at <http://www.dec.ny.gov/eafmapper/>

Chapter 269 Coastal Consistency Determination*

Coastal Assessment Form

GML 239 Determination

Submission required

Other: _____
 Other: _____

For Internal Use Only:

Application Receipt Date:

RECEIVED
11/20/15

Index No.:

Special Permit No.:

Rect. No.:

Meeting Date:

Public Hearing:

Action Date:

P.B. Fee Paid:

Escrow Fee Paid:



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A. OVERVIEW

The Land Development Application is reviewed by the Planning Board and must be completed for site plan, subdivision, and special use permit approvals. These applications require a substantial amount of information in order to comply with New York State and City of Newburgh laws. Compiling and preparing this information takes time and often requires the assistance of a licensed professional. In order to efficiently process every application and, if necessary, have it reviewed by the appropriate Boards and Departments, it is important to strictly adhere to all deadlines. Please give yourself enough time to complete all of the required information before you make any submission. *Administrative staff will not accept incomplete or late applications.*

B. LAND DEVELOPMENT APPLICATION PROCESS



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1. Site Plan Applications

a. Pre-Application Planning Board (optional)

Prior to a formal appearance before the City Planning Board, the applicant may attend an optional Pre-Application Planning Board Workshop to discuss the applicant's site development proposals informally with the Planning Board. During this workshop, the Planning Board guides the applicant toward productive use of his or her land within the regulations to avoid and minimize potential environmental impacts. The Planning Board also provides the applicant with their general impressions of the proposed site plan application, their suggestions, and advice, which may be incorporated into the formal submission.

To attend a Pre-Application Planning Board Workshop, the applicant must complete and submit to the Land Use Board Secretary the following: (1) a *Land Development Application* (see below), (2) a schematic showing sufficient information for the City Planning Board to provide informal comments and direction to the applicant, and (3) a request for placement on the next City Planning Board Meeting agenda. If the submission is sufficient, it is placed on the agenda for the next Planning Board Meeting. The Department of Code Compliance is located in the Old Courthouse at 123 Grand Street, and the submission deadline for an upcoming Planning Board Meeting is 12:00 PM on the first Friday of the month.

Planning Board Meeting

Third Tuesday of the month at 7:30 PM
Council Chambers, 83 Grand Street, Third Floor

b. Post-Application Technical Workshop

In advance of filing a formal application, the applicant must attend a mandatory post-application Technical Workshop to obtain the City staff's technical expertise for the required submission materials, as well as a roadmap through the review and approvals process. To be placed on the Technical Workshop agenda, the applicant must complete and submit all required items listed on the *Primary Checklist* below to the Land Use Board Secretary. If the application is complete and sufficient, City staff will address the completed application at a Technical Workshop. The deadline for submitting an application package for an upcoming Post-Application Technical Workshop is 12:00 PM on the third Friday of the month.



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Technical Workshop Session

First Wednesday of the month at 10:00 AM
Department of Code Compliance, 123 Grand Street

At the Technical Workshop, the applicant will meet with the City Engineer, City Attorney, City Building Inspector, Department of Planning and Development, City Department of Fire Prevention and City Planning Board Chairperson (or designated representative) to discuss the proposed site plan and to determine which site plan requirements may be necessary in developing and submitting the required plan. City staff will alert the applicant to all permits and approvals the project requires and provide detailed, technical advice to help complete the required plan. For example, the Engineer may give technical advice to help the applicant meet stormwater regulations or make proper sewage connections. The applicant must follow this technical assistance to complete the plan prior the official Planning Board meeting. In addition, the Engineer and City Planner may provide the applicant with discretionary assistance, suggesting improvements the applicant can make to mitigate any site problems and ensure that the project's benefit to the applicant outweighs any negative effect on surrounding neighbors.

c. Formal Application for Site Plan Approval

Following the Technical Workshop, the applicant must submit to the Department of Code Compliance a formal *Land Development Application* using instructions and advice from the workshop. If approved for inclusion, the application is placed on the agenda for the next Planning Board Meeting, and the applicant must submit all required items listed on the *Final Checklist* below. The deadline for submitting a final application for an upcoming Planning Board Meeting is 12:00 PM on the first Friday of the month.

Planning Board Meeting

Third Tuesday of the month at 7:30 PM
Council Chambers, 83 Grand Street, Third Floor

After receiving a complete site plan application, the Planning Board, at its discretion, may hold a public hearing within 62 days of the application's submission. At the applicant's expense, notice of the hearing must be mailed to adjacent neighbors and published in the newspaper. The applicant must obtain a list of all properties within 500 feet of the subject



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property from the Assessor and obtain a copy of the public hearing notice from the Planning Board Secretary. Then, the applicant must stamp, address, and stuff envelopes and return them with sufficient time for the Planning Board Secretary to mail the notices. At least ten days prior to the hearing, the Planning Board Secretary will publish the public notice in the newspaper, mail the notices by regular mail, and prepare affidavits of the publication and mailing, which the applicant must retrieve and submit to the Planning Board at the Department of Code Compliance. These affidavits then become part of the application.

Unless the Planning Board and applicant agree otherwise, the Planning Board will make a decision regarding the site plan application within 62 days after the public hearing concludes, or if no hearing is held, within 62 days of the complete application's submission. A copy of the decision will be filed in the City Clerk's office and mailed to the applicant within five days of the decision. Within six months of a site plan approval, the applicant must submit multiple copies of the approved site plan to the Planning Board at the Department of Code Compliance for stamping and signing. Following this, the Planning Board will forward a copy of the approved site plan to the Building Inspector and applicant, after which the Building Inspector may issue a building permit and certificate of occupancy. Site plan approval expires if the applicant fails to obtain necessary permits or comply with required conditions within one year of its issuance.



Land Development Application Instructions Subdivision Application Instructions

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2. Subdivision Applications

a. Sketch Plan Meeting

Prior to submitting a formal subdivision application, the applicant may attend an optional meeting with the Planning Board to informally review and discuss a sketch plan of the proposed street layout. To schedule a Sketch Plan Meeting with the Planning Board, the applicant must complete and submit the following to the Land Use Board Secretary: (1) a *Land Development Application* (see below), (2) a sketch plan containing all items listed in the sketch plan checklist in Part III of the application, and (3) a request for placement on the next City Planning Board Meeting agenda. If the submission is sufficient, it is placed on the agenda for the next Planning Board Meeting. The deadline for submitting a sketch plan for an upcoming Planning Board Meeting is 12:00 PM on the first Friday of the month.

Planning Board Meeting

Third Tuesday of the month at 7:30 PM
Council Chambers, 83 Grand Street, Third Floor

b. Preliminary Plat Application

After the optional Sketch Plan Meeting, the applicant must submit to the Land Use Board Secretary all required items listed on the *Primary Checklist* below, including the completed preliminary plat. Additionally, the applicant must deliver written notice via certified mail or hand delivery to the City Clerk stating the date of submission and including a copy of the completed application. If approved for inclusion, the application is placed on the agenda for the next Planning Board Meeting. The deadline for submitting a preliminary plat for an upcoming Planning Board Meeting is 12:00 PM on the first Friday of the month.

Planning Board Meeting

Third Tuesday of the month at 7:30 PM
Council Chambers, 83 Grand Street, Third Floor

Within 62 days of receiving the preliminary plat application, the Planning Board will submit the plat and the applicant's preliminary cost estimate for any performance bond to the City Engineer for review and approval, respectively. Also within this timeframe, the Planning Board will hold a public hearing on the preliminary plat. At the applicant's expense, notice of the hearing with a description of the project must be mailed to adjacent neighbors and published in the newspaper. The applicant must obtain a list of all properties within 300 feet of the subject property from the Assessor and obtain a copy of the public



Land Development Application Instructions Subdivision Application Instructions

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hearing notice from the Land Use Board Secretary. Then, the applicant must stamp, address, and stuff envelopes and return them with sufficient time for the Land Use Board Secretary to mail the notices. At least ten days prior to the hearing, the Land Use Board Secretary will publish the public notice in the newspaper, mail the notices by regular mail, and prepare affidavits of the publication and mailing, which the applicant must retrieve and submit to the Land Use Board Secretary. These affidavits then become part of the application.

After the public hearing and within 62 days of the application's submission, the Planning Board will approve, conditionally approve, or disapprove the preliminary plat and provide the applicant with a written statement describing terms for conditional approval, reasons for disapproval, and required public improvements that are waived upon request. If approved, the Planning Board will endorse the original and photographic Mylar, as well as any conditions, and return the photographic Mylar to the applicant. Following this, the applicant should submit one print each of the approved plat to the City Engineer, the City Clerk, and the Assessor.

c. Final Plat Submission

Within six months of receiving written notice of the Planning Board's final decision regarding the preliminary plat, the applicant must submit by certified mail to the Land Use Board Secretary all required items listed on the *Final Checklist* below, including the final plat. Additionally, the applicant must deliver, via certified mail or hand delivery, written notice stating the date of submission with a copy of the completed application to the City Clerk. If approved for inclusion, the application is placed on the agenda for the next Planning Board Meeting. The deadline for submitting a final plat for an upcoming Planning Board Meeting is 12:00 PM on the first Friday of the month.

Planning Board Meeting

Third Tuesday of the month at 7:30 PM
Council Chambers, 83 Grand Street, Third Floor

Within 62 days from the date of submission of the final plat application, the Planning Board will approve, conditionally approve, or disapprove the plat. If approved, the Planning Board will endorse the original and photographic Mylar, as well as any conditions, and return the photographic Mylar to the applicant. Then, the applicant should submit one print each of the approved plat to the City Engineer, the City Clerk, and the Assessor. Prior to final subdivision plat approval, either appropriate public improvements must be installed and approved, or the applicant must submit an acceptable performance bond.



Land Development Application Instructions Special Use Permit Application Instructions

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123 Grand Street, Newburgh, New York 12550

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3. Special Use Permit Applications

a. Preliminary Conference-

Before submitting a formal *Land Development Application* for a Special Use Permit, the applicant must attend a Preliminary Conference with the Building Inspector to discuss the nature of the proposed use and to determine what information to include in a site plan, if necessary. To schedule a Preliminary Conference, the applicant must complete and submit all required items listed on the *Primary Checklist* below to the Land Use Board Secretary. If the submission is complete and sufficient, the Building Inspector will schedule the Preliminary Conference. The applicant must follow any technical assistance and instructions received at the Preliminary Conference when completing the application and any necessary site plan.

b. Formal Application for Special Use Permit

Following the Preliminary Conference, the applicant must submit to the Land Use Board Secretary a formal *Land Development Application* using instructions and advice from the conference. If approved for inclusion, the application is placed on the agenda for the next Planning Board Meeting, and the applicant must submit all required items listed on the *Final Checklist* below. The deadline for submitting a final application for an upcoming Planning Board Meeting is 12:00 PM on the first Friday of the month.

Planning Board Meeting

Third Tuesday of the month at 7:30 PM
Council Chambers, 83 Grand Street, Third Floor

After receiving a complete special use permit application, the Planning Board must hold a public hearing within 62 days of the application's submission. At the applicant's expense, notice of the hearing with a brief description of the proposed special use must be mailed to adjacent neighbors and published in the newspaper. The applicant must obtain a list of all properties within 300 feet of the subject property from the Assessor and obtain a copy of the public hearing notice from the Land Use Board Secretary. Then, the applicant must stamp, address, and stuff envelopes and return them with sufficient time for the Planning Board Secretary to mail the notices. At least ten days prior to the hearing, the Land Use Board Secretary will publish the public notice in the newspaper, mail the notices by regular mail, and prepare affidavits of the publication and mailing, which the applicant must submit to the Land Use Board Secretary. These affidavits then become part of the application. Additionally, the applicant must post a notice on a sign purchased from the City Clerk. The sign must be posted in public view in a conspicuous location within three days after the



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Planning Board schedules the hearing and must remain there until the day after the hearing is closed.

Unless the Planning Board and applicant agree otherwise, the Planning Board will make a decision regarding the special use permit application within 62 days after the public hearing concludes. The Planning Board may approve, modify, or deny the application, and if the Board approves the application, it may attach conditions necessary to accomplish the Zoning Ordinance's objectives. These conditions may include a time limitation, erection of a solid board fence entirely around the site to a height of six feet before the use requested is initiated, or another condition that the Planning Board deems necessary. Additionally, special use permit applicants must comply with all building code and other ordinance requirements.

A copy of the decision will be filed in the City Clerk's office and mailed to the applicant within five days of the decision. Once granted, the special use permit expires without further action if the permittee fails to exercise the special use permit approval, obtain other necessary permits, or comply with required conditions within one year of its issuance without renewal or if the special permit use ceases for more than 24 consecutive months. If a permittee fails to comply with special use permit conditions, the permittee will receive notice of the City's intention to revoke the permit at least ten (10) days prior to a Planning Board hearing thereon. After it reviews the matter at the hearing, the Planning Board may revoke the special use permit.



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4. Application Referrals

For all land development applications, the Planning Board will make the following application referrals.

SEQRA Review

Upon receipt of a complete application, the Planning Board initiates the SEQRA process by circulating the application and EAF to all involved agencies or by issuing a positive or negative declaration within 20 days. If the proposed project will have a significant effect on the environment, the Planning Board will issue a positive declaration, requiring the submission of a draft environmental impact statement (DEIS). Time periods for decision-making do not begin to run until the Planning Board accepts a DEIS or issues a negative declaration.

County Review

The Planning Board will refer a site plan or special use permit application to the Orange County Department of Planning if the site plan or proposed special use falls within 500 feet of:

1. The municipal boundaries,
2. Any existing county or state park or recreational area,
3. Any existing or proposed county or state roadway,
4. Any existing or proposed right-of-way for a streams and drainage channel owned by the County for which the County has established channel lines, or
5. Any existing or proposed county- or state-owned land on which a public building or institution is situated.

The County may issue recommendations to the Planning Board a minimum of 30 days of receiving the application and a maximum of up to two (2) days prior to a regularly scheduled meeting where a board will be taking action. The County and City may agree to an extension beyond this time period.

For subdivision applications, the Planning Board, in its discretion, may submit the preliminary plat to the Orange County Department of Planning for review. If the proposed subdivision is five lots or more, the preliminary plat is submitted to and approved by the Orange County Department of Health.

Conservation Advisory Council Review

At its discretion, the Planning Board may refer any site plan or special use permit application to the City's Conservation Advisory Council (CAC) for review and recommendations. The 30-day CAC review time period runs concurrently with the Planning Board's required 62-day review timeframe.

When the Planning Board receives a land development application for a property within the City's Waterfront Revitalization Area Boundary, it must refer the applicant's



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completed coastal assessment form (CAF), along with the completed land development application and Short or Full EAF, to the CAC within ten days of receipt. The CAC may require the applicant to submit any other information deemed necessary and must submit a written coastal consistency recommendation to the Planning Board within 30 days of the referral, unless extended by mutual agreement between the advisory agency and applicant. Following this, the Planning Board must release a consistency determination based on the CAF and the CAC's recommendation. If the CAC does not submit its recommendation within 30 days, the Planning Board will make its determination without the recommendation.

Architectural Review Commission Review

If a land development application affects a parcel within the East End Historic District or Colonial Terraces Architectural Design District, the Planning Board will refer the application package, including the applicant's completed certificate of appropriateness (COA) application, to the Architectural Review Commission (ARC) for review and recommendations. The ARC may issue recommendations to the Planning Board within 30 days of receiving the application.

C. PRIMARY CHECKLIST

The applicant must submit to the Land Use Board Secretary an application package containing the following *Primary Checklist* items, as well as a completed *Land Development Application* (see below), to schedule the following:

- Placement on the site plan Post-Application Technical Workshop agenda,
- Placement on the Planning Board meeting agenda for a subdivision preliminary plat, OR
- A special-use-permit Preliminary Conference.

The deadline for submitting an application package for an upcoming Post-Application Technical Workshop is 12:00 PM on the third Friday of the month.

The deadline for submitting a preliminary plat for an upcoming Planning Board Meeting is 12:00 PM on the first Friday of the month

Application packages not received by these deadlines will not be placed on the agendas. NO EXCEPTIONS.

There is no deadline for submitting an application package for a Preliminary Conference. The Building Inspector will schedule these conferences on a case-by-case basis as completed application packages are received.



Land Development Application Instructions

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<input checked="" type="checkbox"/>	Completed Land Development Application and Primary Checklist items.
Pre-Application Process.	
<input checked="" type="checkbox"/>	Technical Workshop to review Site Plan Application
<input type="checkbox"/>	Preliminary Plat Review at Planning Board Meeting
<input type="checkbox"/>	Preliminary Conference with Building Inspector to review Special Use Permit Application
Fees. All applications must include the appropriate fee, by check, made payable to "City of Newburgh".	
<input type="checkbox"/>	<p>Subdivision Fee Parks, open space, and minor subdivisions: \$0.05 per square foot of subdivided area Lot line change and two-lot subdivision with existing residential structure: \$200 Minor subdivision of 4 lots or fewer: \$200 Major subdivision of 5 lots or more: \$200, plus \$50 per lot Inspection of public improvements: 3% of the value of bonded improvements Public hearing: \$150, plus \$50 for obtaining a public hearing notification list from the City Assessor</p>
<input type="checkbox"/>	<p>Site Plan Residential (4 or fewer dwelling units): \$200 Residential (5 or more dwelling units): \$200, plus \$100 per unit Commercial: \$1,000, plus \$100 per 1,000 square feet of floor area Inspection of public improvements: 2% of the value of bonded improvements</p>
<input type="checkbox"/>	<p>Recreation fee in lieu of land (at Board's discretion) As determined by the Planning Board</p>
<input type="checkbox"/>	<p>Special Use Permit Residential: \$150 Commercial: \$250</p>
<input type="checkbox"/>	<p>Public Hearing Fee \$150, plus \$50.00 for obtaining a public hearing notification from the City Assessor</p>
<input type="checkbox"/>	<p>Escrow Fee for professional services required in review process The application shall, in addition to any fees established pursuant to Chapter 266 and in addition to any fees established by Chapter 158 of this Code, pay the actual cost of the following services which may be reasonably required by the Planning Board in the processing of the application: Engineering Services; Review during construction, inspection services; Planning services.</p> <p>The sums of money deposited pursuant to this subsection shall be placed in an escrow account to cover such costs, which account shall be drawn against in the course of the review of the particular application. Initial deposit shall be \$500. Subsequent deposits shall be required as needed. Any amount remaining in the account on completion of review shall be refunded.</p>
<input type="checkbox"/>	Affidavit of Public Hearing Notice



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	Submit affidavit showing notice mailed to adjacent property owners and published in newspaper. See <i>Land Development Application</i> Process above for specific details.
<input checked="" type="checkbox"/>	For Site Plans: Submit Two (2) Hardcopies The applicant must complete the separate site plan checklist in the <i>Land Development Application</i> below and include that information in the submitted site plan. All applicants must submit two (2) hardcopies of required plans with their application.
<input type="checkbox"/>	For Subdivision Plats: Submit one (1) Original Mylar, One (1) Photographic Mylar, and one (1) Contact Prints of Preliminary Plat The applicant must complete the appropriate subdivision checklist in the <i>Land Development Application</i> below and include that information in the submitted plat. All applicants must submit with their application one (1) original mylar, one (1) photographic mylar at the same scale, and one (1) contact print of the preliminary or final plat at a standard sheet size of 22" by 34" by 44".
<input type="checkbox"/>	For Special Use Permits: Three (3) Hardcopies of Site Plan Pursuant to Newburgh City Code a special use permit application must include a site plan, although the Planning Board may waive site plan approval if the special use permit does not involve physical alteration or disturbance on a site. At a minimum, the special use permit application must include a plan showing the size and location of the lot, as well as the location of all buildings and proposed facilities, including access drives, parking areas, and all streets within 200 feet of the lot lines. If required, the applicant must complete the separate site plan checklist in the <i>Land Development Application</i> below and include that information in the submitted site plan. All applicants must submit three (3) hardcopies of required plans with their application. The applicant may submit one plan for multiple special uses on the same parcel(s). Additionally, Code Article XII provide numerous policies, factors, and specific standards for special uses. Special use permit applicants should review these sections in detail when preparing their submittals.
<input type="checkbox"/>	Digital Submission. The applicant <i>must</i> provide a complete set of digital plans in .pdf/ .tiff format at 300 dpi/ppi or greater.
<input checked="" type="checkbox"/>	Short or Full Environmental Assessment Form. Applicants must complete a SEQRA Form and submit it with their application package. The appropriate SEQRA Form depends on the project's location, type, and size. Consult additional SEQRA guidance online at http://www.dec.ny.gov/regs/4490.html to determine the appropriate SEQRA Form and select it from the following list: <u>Part 1 of the Short Environmental Assessment Forms (Short EAF):</u> Use the Short EAF For Type II Actions listed in 6 NYCRR Section 617.5. Part 1 of the Short EAF is available at http://www.dec.ny.gov/permits/6191.html .



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	<p><u>Entire Short Environmental Assessment Form (Short EAF):</u> Use the entire Short EAF for Type I Actions that fall under the threshold contained in Part 617.4 or that are Unlisted Actions. The Short EAF is available at http://www.dec.ny.gov/permits/6191.html.</p> <p><u>Full Environmental Assessment Form (Full EAF):</u> Use the Full EAF for applications that exceed any Type I threshold in Part 617.4. of the Full EAF is available at http://www.dec.ny.gov/permits/6191.html.</p> <p>Note: The City recommends that you use the EAF Mapper Application (www.dec.ny.gov/eafmapper/) that will generate partially completed EAFs.</p>
<input type="checkbox"/>	<p>Coastal Assessment Form (CAF).</p> <p>A completed CAF is required for properties located inside the City's Waterfront Revitalization Area Boundary. Consult the following map to determine whether subject property falls within this boundary: http://docs.dos.ny.gov/communitieswaterfronts/LWRP/Newburgh_C/Original/NewburghSI.pdf.</p> <p>If a CAF is required, the applicant must review Code Chapter 159 at http://ecode360.com/28160802, complete the CAF, and submit the completed CAF with the application package. The Planning Board will make a referral to the Conservation Advisory Council for an Advisory Opinion.</p>
<input type="checkbox"/>	<p>Certificate of Appropriateness (COA)</p> <p>If the subject property falls within the East End Historic District or Colonial Terraces Architectural Design District, the applicant must obtain a COA from the Architectural Review Commission (ARC) for any exterior alteration, restoration, reconstruction, demolition, new construction, or moving of a landmark. In addition, a COA is required for any material change in the appearance of such a property, its light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements visible from the public street or alley that affect the appearance and cohesiveness of a district and its designated properties. To determine whether the subject property falls within one of these districts, consult the ARC's district maps at: http://www.cityofnewburgh-ny.gov/architectural-review-commission.</p> <p>If a COA is required, the applicant must review Code Chapter 300, Article V (available at http://ecode360.com/10875977).</p> <p>Additionally, the applicant must consult the Design Guidelines for Newburgh's East End Historic District (available at http://www.cityofnewburgh-ny.gov/sites/newburghny/files/file/file/eehd-designguide2008.pdf) or consult the Colonial Terraces Design Guidelines (available at http://www.cityofnewburgh-ny.gov/sites/newburghny/files/file/file/colonialterraceguidelines.pdf).</p>



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The applicant must complete the COA application (available at http://www.cityofnewburgh-ny.gov/sites/newburghny/files/file/file/arc-application-0409.pdf) and submit it with the application package.

D. FINAL CHECKLIST

For a formal application for site plan approval, a special use permit, or a final subdivision plat, the applicant must submit to the Land Use Board Secretary an application package containing the following *Final Checklist* items, as well as a completed *Land Development Application* (see below). **The deadline for submitting an application package for an upcoming Planning Board Meeting is 12:00 PM on the first Friday of the month. Application packages not received by this day and time will not be placed on the agenda. NO EXCEPTIONS.**

<input type="checkbox"/>	Seven (7) Copies of Completed Land Development Application and Final Checklist Items OR one (1) Original Copy plus one (1) digital set of application materials in .pdf format on a CD.
<input type="checkbox"/>	For Site Plans: Thirteen (13) Hardcopies OR one (1) Original Copy plus one (1) digital set of application materials in .pdf/ .tiff format on a CD. The applicant must complete the separate site plan checklist in the <i>Land Development Application</i> below and include that information in their site plan. All applicants must submit thirteen (13) hardcopies of required plans with their application.
<input type="checkbox"/>	For Subdivision Plats: One (1) Original Mylar, One (1) Photographic Mylar, and either five (5) Contact Prints of Preliminary Plat OR one (1) digital set of Preliminary Plat in .pdf/ .tiff format on a CD. The applicant must complete the appropriate subdivision checklist in the <i>Land Development Application</i> below and include that information in their plat. All applicants must submit with their application one (1) original mylar, one (1) photographic mylar at the same scale, and five (5) contact prints of the preliminary or final plat at a standard sheet size of 22" by 34" by 44".
<input type="checkbox"/>	For Special Use Permits: Thirteen (13) Hardcopies of Site Plan OR one (1) Original Copy plus one (1) digital set of application materials in .pdf/ .tiff format on a CD. Pursuant to Newburgh City Code a special use permit application must include a site plan, although the Planning Board may waive site plan approval if the special use permit does not involve physical alteration or disturbance on a site. At a minimum, the special use permit application must include a plan showing the size and location of the lot, as well as the location of all buildings and proposed facilities, including access drives, parking areas, and all streets within 200 feet of the lot lines. If required, the applicant must complete the separate site plan checklist in the <i>Land Development Application</i> below and include that information in the submitted site



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plan. All applicants must submit six (6) hardcopies of required plans with their application. The applicant may submit one plan for multiple special uses on the same parcel(s). Additionally, Code Article XII provide numerous policies, factors, and specific standards for special uses. Special use permit applicants should review these sections in detail when preparing their submittals.



Digital Submission. For digital submissions, documents must be in .pdf/ .tiff format at 300 dpi/ppi or greater.



Land Development Application

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PART I – General Information:

A. Project Name: Mid-Broadway Redevelopment

B. Applicant: (If Applicant is not owner, Owner must complete attached proxy statement, in Part VI of this form, confirming authorization of Applicant.)

Name:	Mill Street Partners LLC		
Address:	42 West 39th Street, 15 Floor		
City:	New York	State:	NY Zip: 10018
Phone:	212 253 7820		
Fax:	212 253 1276		
Email:	patrick@excelsiorhousing.com		

C. Property Owner of Record (if different from Applicant):

Name:	City of Newburgh		
Address:	83 Broadway		
City:	Newburgh	State:	NY Zip: 12550
Phone:	845 569 9400		
Fax:	845 569 9700		
Email:			

D. Person Preparing Plan or Plat:

Name:	Magnus Magnusson		
Address:	42 West 39th Street, 15 Floor		
City:	New York	State:	NY Zip: 10018
Phone:	212 253 7820		
Fax:	212 253 1276		
Email:	mmagnusson@maparchitects.com		

E. Applicant Representative: (Applicant must complete attached proxy statement, in Part VII of this form, confirming authorization of Applicant Representative.)

Name:	Michael Zarin		
Relationship to Applicant:	Attorney		
Firm:	Zarin & Steinmetz		
Address:	81 Main St.		
City:	White Plains	State:	NY Zip: 10601
Phone:	914-682-7800		
Fax:			
Email:	mzarin@zarin-steinmetz.com		



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F. Property Interest of Applicant (check one):

- Owner. (include Owner's Affidavit attached)
- Purchaser or holder of an option to purchase wherein the purchase agreement or option are binding and subject to cancellation only if the Planning Board does not approve that for which the application is made. (Applicant must attach a copy of contract.)
- Holder of a lease for one (1) year or more from the date of application. (Applicant must attach copy of lease.)
- A verified agent of one (1) of the above. (include Owner's Proxy Statement attached)

G. Property Information:

Street Address:	140 Broadway				
City:	Newburgh	State:	NY	Zip:	12550
Location:	On the <u>North</u> side of <u>Broadway</u> (Street) _____ feet _____ (Direction) of <u>between Landers and Johnston</u> (Street)				
Tax Map Designation:	Section:	30	Block:	3	Lot(s): 21-38
	Section:		Block:		Lot(s):
	Section:		Block:		Lot(s):
Tax Map No.:	See attached list				
Zoning District:	Broadway Corridor (BC) and Downtown Neighborhood (DN)				

H. List all contiguous holdings in the same ownership:

Section:	N/A	Block:	N/A	Lot(s):	N/A
Section:	N/A	Block:	N/A	Lot(s):	N/A
Section:	N/A	Block:	N/A	Lot(s):	N/A



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I. Regulatory Compliance – Application Checklist for Permits

To facilitate the approval process, the City of Newburgh requests that applicants indicate below all permit applications that are **pending**, have been **approved** or have been **rejected** for the subject property. The following checklist will help familiarize City authorities with the project that is the subject of the current application. Please indicate all applications submitted for the property in question, including those that were prepared for projects separate from the current one. Intentionally omitting any items from this checklist is cause for delay or rejection of the application(s) being considered.

Board, Commission or Inspector	Date(s) of Prior Approval(s)	City Identifier Reference(s)	Previous Action(s) on Application(s)	New Permit(s) Applied for
Zoning Board of Appeals	N/A			<input type="checkbox"/>
Architectural Review Commission				<input checked="" type="checkbox"/>
Building Inspector				<input checked="" type="checkbox"/>
City Engineer				<input checked="" type="checkbox"/>
Public Works				<input checked="" type="checkbox"/>
Orange County				<input checked="" type="checkbox"/>
Other:				<input type="checkbox"/>



Land Development Application – Site Plan

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PART II – Site Plan Submission Requirements

A site plan application must include sufficient plans and descriptive information. Site plans must be prepared by a licensed professional engineer, architect, or landscape architect and must include information from the following checklist, provided to help guide the applicant's site plan preparation. In addition to this checklist, all site plan applicants should consult the required site plan information in Newburgh City Code § 300 Article XI and site plan review criteria in § 300-89. The City of Newburgh Planning Board may require additional material or revisions prior to granting approval.

Check

Box

Requirement

- VICINITY MAP ($\geq 1,000$ feet to the inch)
- EXISTING CONDITIONS MAP
- FIELD SURVEY OF BOUNDARY LINES (certified by licensed surveyor)
- SITE PLAN (drawn to scale on appropriate-sized sheet of paper; include the following information on the site plan and all sheets submitted in site plan application):
 - PROJECT NAME
 - SECTION, BLOCK, LOT NUMBER
 - STREET NAMES
 - PROJECT SITE BOUNDARIES
 - FIRE LANES
 - DATE OF PLAN
 - NORTH ARROW
 - SCALE OF PLAN
 - OWNER'S NAME AND ADDRESS
 - DEVELOPER'S NAME AND ADDRESS
 - SEAL OF ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT
 - OWNER'S LETTER OF AUTHORIZATION (if applicant is not the owner)
 - NAMES OF ALL ADJACENT PROPERTY OWNERS WITHIN 500 FT OF PERIMETER
 - ZONING/SCHOOL/OVERLAY/SPECIAL DISTRICT BOUNDARIES WITHIN 500 FT OF PERIMETER
 - PROPERTY BOUNDARIES
 - BUILDING/SETBACK BOUNDARIES IF DIFFERENT FROM ZONING REQUIREMENTS
 - EXISTING STREET AND LOT LINES FROM CITY'S OFFICIAL/TAX MAP
 - EASEMENTS
 - AREAS DEDICATED TO PUBLIC USE
- LOCATION, USE & DIMENSIONS OF EXISTING AND PROPOSED STRUCTURES
- LOCATION, HEIGHT, SIZE, MATERIALS & DESIGN OF ALL PROPOSED SIGNS



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- TRAFFIC FLOW PATTERNS, ENTRANCES, EXITS, LOADING/UNLOADING AREAS, CURB CUTS ON AND WITHIN 100 FT OF SITE
- LOCATION, SIZE, DIMENSIONS, ACCESS, EGRESS, CIRCULATION PATTERNS, DESIGN, HANDICAPPED ACCESS & SIGNS FOR OFF STREET PARKING AREAS
- LOCATION OF PRESENT/PROPOSED SEWAGE LINES, SEPTIC SYSTEMS
- LOCATION OF PRESENT & PROPOSED WATER SUPPLY SYSTEM
- LOCATION OF PRESENT & PROPOSED TELEPHONE, CABLE, ELECTRICAL SYSTEMS
- LOCATION OF PRESENT & PROPOSED STORM DRAINAGE SYSTEM
- LOCATION OF ALL OTHER PRESENT & PROPOSED OVERHEAD/UNDERGROUND UTILITY SYSTEMS
- EROSION AND SEDIMENTATION CONTROL PLAN
- EXISTING & PROPOSED TOPOGRAPHY
- FEMA FLOODPLAIN BOUNDARY LOCATIONS (include additional information if parcel is within one-hundred-year floodplain)
- LIGHTING PLAN
- LANDSCAPING/PLANTING/GRADING PLAN
- NEW CONSTRUCTION/STRUCTURE ALTERATIONS TABLE (containing the following information):
 - USES INTENDED FOR STRUCTURE (give estimated structure area for each use)
 - ESTIMATED NUMBER OF EMPLOYEES
 - MAXIMUM SEATING CAPACITY
 - NUMBER OF PARKING SPACES EXISTING AND REQUIRED FOR USE
- ELEVATIONS (scale: 1/4 inch = 1 ft) & DESIGN FEATURES OF PROPOSED/ALTERED/EXPANDED EXTERIOR FAÇADES
- SOIL LOGS/PERCOLATION TEST RESULTS/STORMWATER RUNOFF CALCULATIONS (if requested)
- DISPOSITION PLANS FOR CONSTRUCTION/DEMO WASTE
- SEQRA SHORT EAF OR DRAFT EIS
- CULTURAL RESOURCE SURVEY (if appropriate)
- COMPLETE PROPOSED DEVELOPMENT (if applicant wishes to develop in stages)
- HAZARDOUS MATERIALS ASSOCIATED WITH PROPOSED INDUSTRIAL USE
- USE, STORAGE, TREATMENT & DISPOSAL OF HAZARDOUS MATERIALS
- VIEWSHED ANALYSES (only for WG, PWD, and part of DN Districts, as well as additional locations the Planning Board identifies during site plan review process)
- OTHER MATERIALS REQUESTED BY PLANNING BOARD



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Sample Format:

- Plan shall include a table, similar to the one below, showing the relationship indicated for relevant zoning limits and requirements:

Zoning Limit	Variance Required?	Variance Submitted?	Variance Type Required? (If Any)
Number of Parking Spaces	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Lot Area/Dwelling	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Lot Size	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Buffer Strip	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Building Height	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Front Yard	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Side Yard	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Other:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Other:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Other:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

- The site plan submitted to the Planning Board for its approval shall carry the following endorsement and acknowledgement:

Approved by Resolution _____ of the Planning Board of the City of Newburgh, New York, on the _____ day of _____, 20____, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision of this plan, as approved, shall void this approval.

Signed this _____ day of _____, 20____

Chairman

Secretary



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SITE PLAN PREPARER'S ACKNOWLEDGEMENT:

This site plan has been prepared in accordance with this checklist and the City of Newburgh Laws, to the best of my knowledge.

By: Magnus Magnusson (Licensed Professional)

Date: NOVEMBER 19th, 2015

**ALL FOLDED PLANS SHALL BE FOLDED WITH THE TITLE BLOCK AND
STAMP OF APPROVAL EXPOSED**



Land Development Application – Subdivision

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PART III – Subdivision Submission Requirements

The following checklist provides the specifications for a sketch plan and preliminary and final subdivision plats. All plans shall be drawn to a convenient scale, not more than 100 feet to an inch, and shall include the information listed below. For preliminary and final plats, applicant must refer to City Code Chapter 266 (available at <http://ecode360.com/10874509>) for more information about plat requirements, design standards, and drainage, water, sewage, easement, block, lot, open space, natural feature protection, and public improvement specifications. This list is provided as a guide only is for the convenience of the applicant. The City of Newburgh Planning Board may require other material or revisions prior to granting approval.

A. SKETCH PLAN SUBMISSION

Prior to submitting a preliminary plat and application for approval of a subdivision, the subdivider may choose to submit a sketch plan of the proposed street layout to the City Planning Board for informal discussion and review. The sketch plan must include the following:

Check

Box Requirement

<input type="checkbox"/>	SECTION, BLOCK, LOT NUMBER
<input type="checkbox"/>	NAME AND ADDRESS OF RECORD OWNER
<input type="checkbox"/>	LOCATION MAP OF PROPERTY
<input type="checkbox"/>	NORTH ARROW
<input type="checkbox"/>	SCALE OF MAP
<input type="checkbox"/>	PROPERTY BOUNDARIES (DEED PLOT TO SCALE-MINIMUM)
<input type="checkbox"/>	ADJACENT ROADS
<input type="checkbox"/>	EXISTING PROPERTY ZONING
<input type="checkbox"/>	APPROXIMATE LOCATION OF STREAMS AND WATER BODIES
<input type="checkbox"/>	APPROXIMATE LOCATION OF EXISTING STRUCTURES
<input type="checkbox"/>	APPROXIMATE PROPOSED SUBDIVISION PROPERTY LINES
<input type="checkbox"/>	SEWER AVAILABILITY (PUBLIC)
<input type="checkbox"/>	WATER AVAILABILITY (PUBLIC)

B. PRELIMINARY PLAT SUBMISSION

A professional engineer and land surveyor must prepare the preliminary plat legibly and clearly in pencil or ink. The plat must have a horizontal scale of 1" to 50 feet and a vertical scale of 1" to 5 feet. If more than one sheet is required, the plat must include a key map on each sheet indicating relationship to streets. Along with the preliminary plat, the applicant



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should prepare and submit a cost estimate for any performance bond. The preliminary plat must include the following:

Check

Box Requirement

- All information required for sketch plan.
- Approximate metes & bounds of prepared subdivision.
- Adjoining property locations & ownership.
- Location, widths, purpose, and grantee of all easements and rights-of-way on the property.
- Topography-2' contour interval unless otherwise allowed by the Planning Board.
- Location of all areas subject to flooding or ponding.
- Location & limits of all “designated wetland” areas; delineate proposed 100' buffer strip around wetland.
- Subdivision name and location.
- Location of all water courses.
- Location and uses of all structures and improvements (water, sewer, storm drainage, roads, drives, etc.) on the property including location and use of all structures within 100' of the property.
- Zoning table showing what is required in the particular zone and what the applicant in each category of the bulk table required.
- Zoning boundaries, if within the area of the proposed subdivision.
- Date of the plat preparation and/or plat revisions.
- Preliminary design and details of Sanitary Sewage Disposal Systems.
- A note requiring the design of a septic disposal system (if no public sewer is available within 100') by a licensed engineer and requirement that it/they must be constructed in accordance with this design under review by the engineer in accordance with Orange County Laws, Rules & Regulations.



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- Name and width of adjacent streets.
- Proposed road profiles and cross sections in accordance with the City of Newburgh specifications.
- Proposed lot areas.
- Numbering on proposed lots.
- Preliminary design of all proposed drainage systems.
Note: At the request of the Planning Board, a complete drainage Engineering report shall be submitted for approval by the Planning Board.
- Proposed locations of new structures.
- Locations and proposed grade and cross section of driveways to each individual proposed lot.
- If the subdivision application is being made by other than the record owner of the property, a statement shall be submitted signed by the record owner indicating that the applicant has authorization to act on the owners behalf. This letter shall be signed by the record owner of the property.
- Prior to the commencement of the required Public Hearing, furnish evidence that the necessary informational mails have been made to all applicable property owners as required.
- All necessary application fees to the City of Newburgh must be paid prior to preliminary approval by the City of Newburgh Planning Board.
- Environmental Assessment Statement- (Long or Short Form as delineated by the City of Newburgh Planning Board).
- Seal and signature of design professional preparing plan.
- A notarized affidavit from the record owner that he is the owner of the land proposed for subdivision and, if the subdivider is not the record owner, that the subdivider may act for him (See subsection G below).

C. FINAL PLAN SUBMISSION

A professional engineer and land surveyor must prepare the final plat legibly and clearly in pencil or waterproof ink. The plat must have a horizontal scale of 1" to 50 feet and a vertical



Land Development Application – Subdivision

City of Newburgh, New York, Planning Board

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scale of 1" to 5 feet. If more than one sheet is required, the plat must include a key map on each sheet indicating relationship to streets. The final plat must include the following:

Check

Box Requirement

- All information required for sketch plan and preliminary approval.
- Completed deeds of dedication for all proposed roads which are to be dedicated to the City of Newburgh at the completion of the project.
- Complete construction plans and specifications, if applicable for all infrastructure improvements, including but not necessarily limited to streets, curbs, sidewalks, drainage, water supply, sewer systems, fire alarms.
- Final design and details of sanitary sewage disposal systems.
- Prior to final approval, evidence shall be submitted to the City of Newburgh Planning that the plans have received final approval from Orange County Department of Health, the New York State Department of Health, the New York Department of Environmental Conservation and any other Necessary review agencies having jurisdiction.
- Monumentation of all major corners of subdivision.

D. FOR ALL PLAT SUBMISSIONS

Subdivision plat shall be accompanied by separate sheets of construction plans (if required) and shall be submitted to the Planning Board for approval as follows:

Check

Box Requirement

- A copy of this checklist with indications by the designer preparing the plans that all applicable requirements of this checklist have been met.
- All mylars & maps must have sufficient space for Planning Board stamp (3"x5") above or to the left of the project information located at the bottom right hand corner of the maps. Maps will not be accepted for signing without sufficient space.
- All plans folded shall be folded with the title block & stamp of approval exposed.



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E. ENDORSEMENT

Every plat submitted for Planning Board approval must carry the following endorsement:

Approved by Resolution _____ of the Planning Board of the City of Newburgh, New York on the _____ day of _____, 20____, subject to all requirements and conditions of said resolution. Any change, erasure, modification or revision of this plat, as approved, shall void this approval. Signed this _____ day of _____, 20_____.

Chairman

City Engineer

F. SITE PLAN PREPARER'S ACKNOWLEDGEMENT

Every plat submitted for Planning Board approval must carry the following preparer's acknowledgement:

The plat for the proposed subdivision has been prepared in accordance with the City of Newburgh Planning Board checklist.

Applicant's Name: _____

Preparer's Signature: _____

Date: _____



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G. AFFIDAVIT OF OWNERSHIP

An affidavit of ownership or permission from the owner must be submitted with this application. If the property owner is a business organization, such as a corporation or limited liability company (LLC), additional requirements apply. An owner who is a business organization must submit either the papers of incorporation demonstrating the applicant is an officer of the company or manager/member, a Power of Attorney, or a corporate resolution permitting the application to be made on behalf of the business organization.

Please submit either the Owner's Affidavit or Owner's Proxy Statement and appropriate accompanying documentation if the owner is a business entity.



Land Development Application – Special Use Permit
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PART IV – Specific Information for Special Use Permit Applications

Newburgh Code Sections 300 provide numerous policies, factors, and specific standards for special uses. Special use permit applicants should review these sections in detail, include in the application any required information outlined in Section 300 ARTICLE XII, and ensure the application refers to any relevant standards for special uses. The applicant may submit one application for multiple special uses on the same parcel(s). Additionally, applications must include any legal descriptions, maps, plot plans, drawings, photographs, or other information that the Planning Board requires, and the Board may request that the applicant reproduce this information for distribution to Planning Board members. The Planning Board will not accept and process the application until it is complete and correct and the proper fee is paid. If a question in Part IV is not applicable, the applicant should write "N/A" or "Not Applicable" in response.

- (1) Describe the special use you desire to make of the property.

- (2) Describe the nature and condition of surrounding and adjacent structures and uses.

- (3) What is the property being used for at the present time?



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- (4) Will the proposed use increase traffic congestion, impact pedestrian safety, or impact current roads? Describe how. If not, why won't it?

--

- (5) Will off-street parking be provided for customers/ employees /occupants? Yes No
If yes:

How many spaces? _____	Size of each space? _____ Ft. x _____ Ft.
------------------------	---

- (6) List any churches, schools, theaters, public buildings, parks, playgrounds and recreational facilities that are located within 500 feet of the exterior property lines of the property on which the proposed use is to be located:

--

- (7) How many persons will be employed by the use?

Full-time employees?	Part-time employees?
----------------------	----------------------

- (8) State the maximum number of customers, clients, patients or patrons expected to be on the premises at any one time:

--



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- (9) State the size of the lot on which the use will be located both in square footage and dimensions of front, side, and rear lot lines:

Square Footage: _____ Ft.
Front Lot Line: _____ Ft. Side Lot Line: _____ Ft. Rear Lot Line: _____ Ft.

- (10) State the dimensions of the building or structure to be used in the project. If more than one building or structure is to be used, list each individually:

Building No.: _____	Size: _____ Ft. x _____ Ft.	No. of Stories: _____
Building No.: _____	Size: _____ Ft. x _____ Ft.	No. of Stories: _____
Building No.: _____	Size: _____ Ft. x _____ Ft.	No. of Stories: _____

- (11) How many square feet of usable space is in each building?

Building No.: _____	Usable Sq. Ft.: _____	Sq. Ft. devoted to proposed use: _____
Building No.: _____	Usable Sq. Ft.: _____	Sq. Ft. devoted to proposed use: _____
Building No.: _____	Usable Sq. Ft.: _____	Sq. Ft. devoted to proposed use: _____

- (12) State the distance of the building(s) in which the project will be located from all front, rear and side property lines. If more than one building or structure is to be used, list each individually:

Building No.: _____
Distance from the property lines: Front: _____ Ft. Rear: _____ Ft. Side: _____ Ft. Side: _____ Ft.

Building No.: _____
Distance from the property lines: Front: _____ Ft. Rear: _____ Ft. Side: _____ Ft. Side: _____ Ft.

Building No.: _____
Distance from the property lines: Front: _____ Ft. Rear: _____ Ft. Side: _____ Ft. Side: _____ Ft.

- (13) What products, commodities, or merchandise will be sold on the premises?



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- (14) What services will be provided on the premises?

- (15) Will vehicles be repaired on the premises? Yes No

- (16) Will auto painting or bodywork be done on the premises? Yes No

- (17) Where will vehicles be stored while waiting to be repaired?

- (18) Will vehicles parked overnight on the premises be stored inside or outside?

- (19) Will vehicles be sold on the premises? Yes No

- (20) Will tools be used on the premises? Yes No

If yes, explain what type, quantities, and impact:

- (21) Will the crafting of parts be done on the premises? Yes No

If yes, explain:



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(22) Is the premises connected to a public sewer?

Yes No

(23) Will facilities other than the public sewer be provided for disposing of oil based waste products and effluents? If so, describe.

--

(24) Describe the proposed use's impact on the public water, drainage, and sewer systems, as well as any other municipal facility.

--

(25) What is the *maximum* noise level and vibration level that will be produced by machines to be employed in the project at any given time?

Noise Level?	Vibration Level?
--------------	------------------

(26) Will solid, liquid, or gaseous waste products be produced by the project? If yes, describe:

Yes No

--

(27) Will odors be created by the project? If yes, describe:

Yes No



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(28) Will dust be created by the use?

Yes No

If yes, describe:

(29) Will glare be produced by the project?

Yes No

If yes, describe:

(30) Will electrical interference or discharges be produced by the project?

Yes No

If yes, describe:

(31) Will radioactivity be created by the use?

Yes No

If yes, describe:

(32) What fire prevention and safety devices will be installed? I.e. exit doors, fire escapes, sprinkler systems, standpipe system, paint spray booth, fire extinguishers, etc.



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- (33) Describe how premises is accessible to fire, police, and other emergency vehicles.



Land Development Application

Owner Affidavit

City of Newburgh, New York, Planning Board

123 Grand Street, Newburgh, New York 12550

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Fax: (845) 569-0096

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PART V – Signatures - To Be Completed by Applicant

On this the 19th day of November 2015, before me, Lisa Rondon (name of notary), the undersigned officer, personally appeared Magnus Magnusson (name of affiant), known to me (or satisfactorily proven) to be the person(s) whose name(s) (is or are) subscribed to the within instrument and acknowledged that (he, she or they), first being duly sworn, deposes and swears that:

- I am the owner of the property located at:
- I am authorized to act on behalf of the owner of the property located at:

Street Address: 140 Broadway
City: Newburgh State: NY Zip: 12550

Signature of Affiant

Magnus Magnusson
Printed Name of Affiant

Subscribed and sworn to before me this 19 day of NOVEMBER, 2015.

Lisa Rondon
Signature of Notary Public

LISA RONDON
Notary Public, State of New York
No. 01RC067817
Qualified in Richmond County
Commission Expires Dec. 17, 2017

Lisa Rondon
Printed Name of Notary

Date Commission Expires:
12-17-17

STATE OF NY)
NY) ss. (city/town)
COUNTY OF _____)



**Land Development Application
Owner's Proxy Statement**

City of Newburgh, New York, Planning Board
123 Grand Street, Newburgh, New York 12550
Phone: (845) 569-7400 Fax: (845) 569-0096
www.cityofnewburgh-ny.gov

COMPLETE THIS FORM ONLY IF APPLICANT IS OTHER THAN OWNER.
THE FOLLOWING STATEMENT MUST BE SIGNED AND NOTARIZED

A. Property Information:

Street Address:	140 Broadway				
City:	Newburgh	State:	NY	Zip:	12550
Tax Map Designation:	Section: 30	Block: 3	Lot(s):	21-38	

B. Property Owner:

Name:	City of Newburgh				
Address:	83 Broadway				
City:	Newburgh	State:	NY	Zip:	12550
Phone:	845 569 9400				

C. Applicant: (Party making application on owner's behalf)

Name:	Magnus Magnusson				
Address:	42 West 30th St.				
City:	New York	State:	NY	Zip:	10018
Phone:	212 253 1276				

D. Owner Proxy Statement:

I, _____ swear that I am the owner of the subject property, and, _____, the – Agent /Corporate Officer /Contractor / Other _____ of said owner or owners is duly authorized to perform said work and to make and file this application; that all statements contained in the application are true to the best of his/her knowledge and belief; that work will be performed in the manner set forth in the application and in the plans and specifications filed therewith.

Owner Signature: _____ Date: _____

Subscribed and sworn to before me this ___ day of ____, 20__.

Signature of Notary Public

Printed Name of Notary

Date Commission Expires:



**Land Development Application
Corporation Authorization Statement**

City of Newburgh, New York, Planning Board

123 Grand Street, Newburgh, New York 12550

Phone: (845) 569-7400

Fax: (845) 569-0096

www.cityofnewburgh-ny.gov

To Be Completed If Corporate Applicant

STATE OF NY)
NY) ss. (city/town)
COUNTY OF _____)

Magnus Magnusson being duly sworn deposes and says that he/she is the

MEMBER

(title)

MILL STREET PARTNERS LLC

(name of corporation)

a NEW YORK (enter name of State of incorporation) corporation, the applicant named the foregoing application and knows the contents thereof and the same is true to his own knowledge, except as to matters therein stated to be alleged on information and belief and as to those matters he believes it to be true. The signature of the applicant and owner also grants consent for City Staff or City Board or Commission members responsible for of the review or approval of this application(s) to enter the property of the subject application.

Applicant Signature

Date

Magnus Magnusson
(Print Name Above)

Property Owner Signature(s)

Date

(Print Name Above)

Sworn to before me

This 19th day of NOVEMBER 20 15

Lisa Rondon

Notary Public

LISA RONDON
Notary Public, State of New York
No. 01RO0067817
Qualified in Richmond County
Commission Expires Dec. 17, 2017

ATTACHMENT 1

Mid Broadway Redevelopment Project Parcels

SBL	Address	Assessed Value
30-3-24	132 Broadway	2,100
30-3-25	136 Broadway	2,100
30-3-26	138 Broadway	1,600
30-3-27	140 Broadway	1,300
30-3-28	142 Broadway	1,300
30-3-29	142A Broadway	500
30-3-30	144 Broadway	1,300
30-3-31	146 Broadway	1,500
30-3-32	148 Broadway	2,100
30-3-33	6 Johnston Street	1,000
30-3-34	10 Johnston Street	1,600
30-3-35	12 Johnston Street	1,600
30-3-36	14 Johnston Street	35,000
30-3-37	16 Johnston Street	4,300
30-3-38	18 Johnston Street	154,100
30-3-23	6 Lander Street	1,800
30-3-22	8 Lander Street	5,800
30-3-21	14 Lander Street	2,400

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 project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Mid-Broadway Redevelopment		
Project Location (describe, and attach a general location map): 140 Broadway, Newburgh, New York 12550 (Block: 3, Lots: 21-38)		
Brief Description of Proposed Action (include purpose or need): The Action includes the construction of a building with 91 housing units and first-floor retail space (+/- 13,800 sq. ft.). The addition of 111 off-street parking spaces is also included in the Proposed Action. The project will be a redevelopment project on mostly vacant land (an abandoned 3-story building to be razed is the only structure. The site consists of +/- 1.94 acres of City of Newburgh owned property. The proposed development will range from four to five stories and have frontage on Broadway, Lander, and Johnson Streets. Other components of the proposed development include a loading dock, outdoor seating, and a play area behind the building. Adequate infrastructure (i.e. water, sewer, gas, electric, etc.) is available to serve the proposed development.		
Name of Applicant/Sponsor: Mill Street Partners	Telephone: (212) 253-7820	E-Mail:
Address: 42 West 39th Street, 15th Floor		
City/PO: New York	State: NY	Zip Code: 10018
Project Contact (if not same as sponsor; give name and title/role): Same as sponsor	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): City of Newburgh	Telephone: (845) 569-7300	E-Mail:
Address: 83 Broadway		
City/PO: Newburgh	State: NY	Zip Code: 12550

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 Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Site Plan Approval; Lot Line Adjustment	11/20/15
c. City Council, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Orange County GML, Newburgh Water/Sewer Dept., Architectural Review Committee	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Orange County DOH	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSHFA	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
The parcels that front on Broadway are zoned Broadway Corridor (BC). The parcels that front on Johnston Street and Lander Street are zoned Downtown Neighborhood (DN)

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? Newburgh Enlarged City 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?
Newburgh Fire Department and Mobile Life Support Services, Inc. (EMS provider for the City)

d. What parks serve the project site?
Downing Vaux Park and Audrey Carey Park

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 1.94 acres
b. Total acreage to be physically disturbed? 1.94 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.94 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 proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: 24 months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	One building consisting of a total of 91 units
At completion of all phases	_____	_____	_____	One building consisting of a total of 91 units

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

i. Total number of structures _____ 1

ii. Dimensions (in feet) of largest proposed structure: _____ 64 ft height; _____ 210 ft width; and _____ 188 ft length

iii. Approximate extent of building space to be heated or cooled: _____ 107,980 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 proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will 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: _____ 19,468 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), maximum pumping capacity: _____ gallons/minute.

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

If Yes:

i. Total anticipated liquid waste generation per day: _____ TBD gallons/day

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

Sanitary wastewater

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

If Yes:

- Name of wastewater treatment plant to be used: Newburgh Wastewater Treatment Plant
- Name of district: Orange County 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

Yes No
 Yes No

• Do existing sewer lines serve the project site?
 • Will line extension within an existing district be necessary to serve the project?
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

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

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? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

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

 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

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

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

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing 0 Proposed 111 Net increase/decrease +155

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

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

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

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
TBD

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

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

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

i. During Construction:

- Monday - Friday: As permitted by City
- Saturday: Must notify Building Inspector
- Sunday: Must notify Building Inspector
- Holidays: Must notify Building Inspector

ii. During Operations:

- Monday - Friday: TBD for retail component
- Saturday: TBD for retail component
- Sunday: TBD for retail component
- Holidays: TBD for retail component

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:
Construction vehicles and equipment during permitted construction hours

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

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Outdoor security lighting ground building and in parking area. Cut-off shades will be utilized to limit light spillage.

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

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

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s):

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ +/- 15 tons per _____ month (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will 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): Vacant land, urban residential
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.38	1.8	+0.42
• Forested	-	-	-
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	-	-	-
• Agricultural (includes active orchards, field, greenhouse etc.)	-	-	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	-	-	-
• Wetlands (freshwater or tidal)	-	-	-
• Non-vegetated (bare rock, earth or fill)	-	-	-
• Other Describe: <u>Landscaped areas</u>	0.56	0.14	-0.42

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:
SUNY Orange Newburgh Campus, St. Luke's Cornwall Hospital

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: TBD
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): 546031 , 336042 , 336055
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
546031 - Phase 2 of the remedial project started in 2011, and is anticipated to take five to seven years.
336042 - The riverfront barrier wall and off shore dredging components of the remedy were largely completed in the fall of 2010.
336055 - Site Remediation is complete.

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? _____ 14-26 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: Mardin Loam (MdB), group (D) _____ %
 _____ %
 _____ %

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

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: 40 % of site
 Poorly Drained 60 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 100 % 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 _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- 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: Principal 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
<i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____	
<i>ii.</i> Source(s) of description or evaluation: _____	
<i>iii.</i> Extent of community/habitat:	
<ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Information from NYSDEC mapper; however, site is predominantly vacant, urban site with no obvious habitat for endangered or threatened species.	
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	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
<i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
<i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District	
ii. Name: East End Historic District, New York State Armory	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<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): <u>View of Mount Beacon and Newburgh Historic District</u>	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify resource: <u>Hudson River</u>	
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: <u>Approximately 0.75 miles.</u>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: <u>Hudson River</u>	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

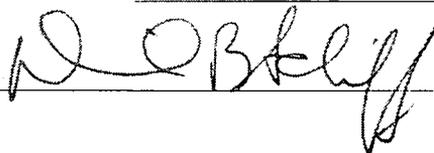
Attach any additional information which may be needed to clarify your project.

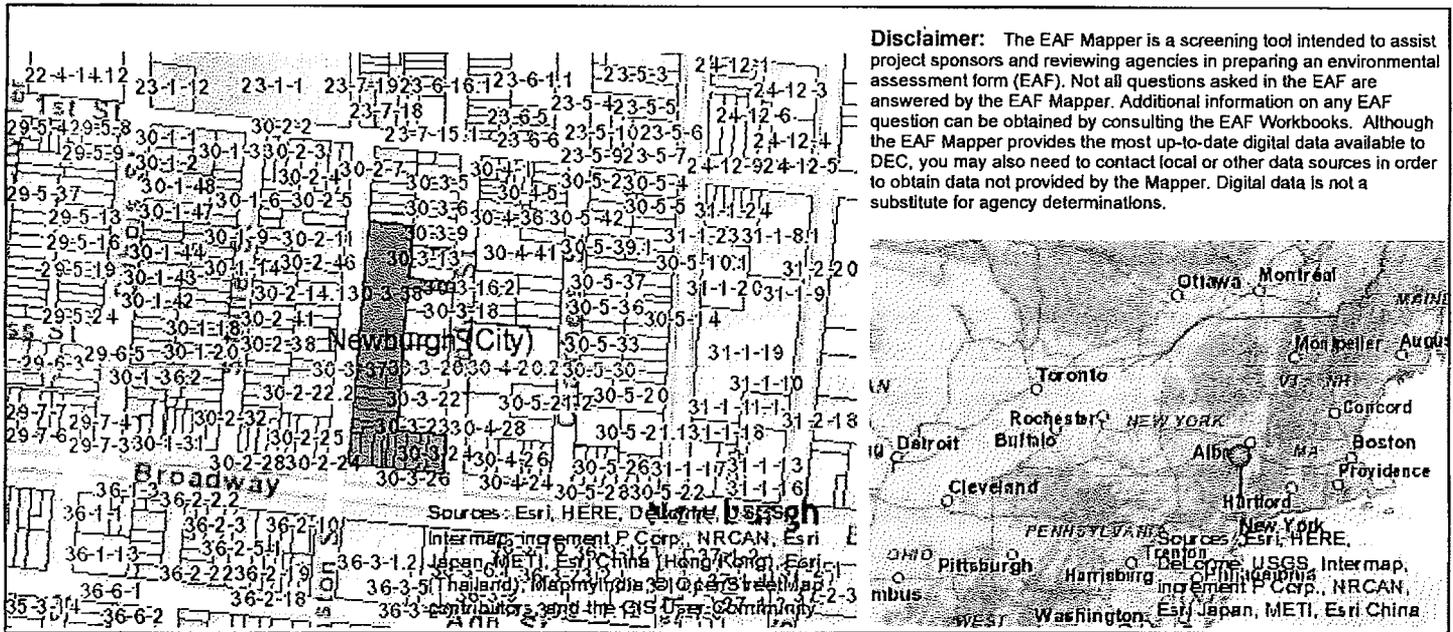
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Mill Street Partners Date 11/19/15

Signature  Title Planning Consultant



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]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
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]	546031 , 336042 , 336055
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
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]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	Yes
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 Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	East End Historic District, New York State Armory
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No