

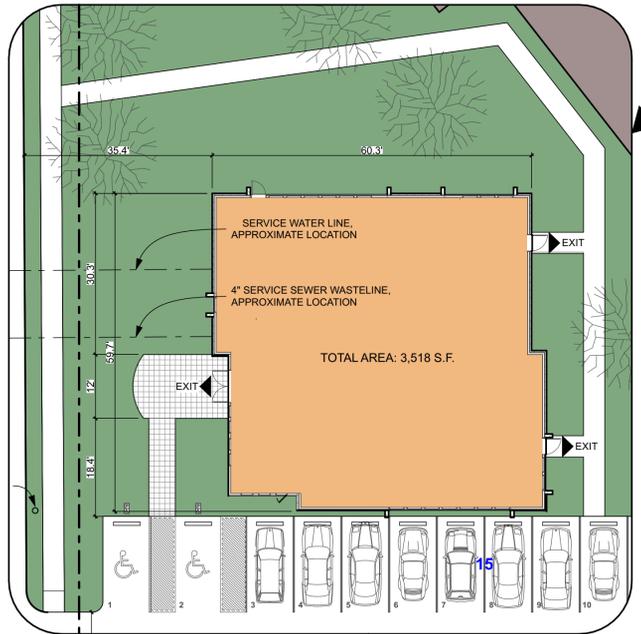
Building Address	Use	Area, sq. ft.	Parking Stalls Required	Fullerton Ave.	Gidney Ave.	Total Parking Stalls Provided	Notes
304 Fullerton Ave.	1-STORY BLDG.						
First Floor	Professional Office	3,000	10	5	5	10	9-5, M-F
308 Fullerton Ave. (Subject)	1-STORY BLDG.						
Church of God, First Floor	Assembly, 184 unfixed seats + 1 Office	3,600	38	34		34	5-9 Wed & 9-3 Sunday
310 Fullerton Ave.	1-STORY BLDG.						
First Floor	2BR Residence	2,294	2		2	2	(non-parking lot)
310 Fullerton Ave.	2-STORY BLDG.						
Unit 1	Medical Office	1,536	6	6		6	9-5, M-F
Unit 2	Storage Unit	700					
Unit 3	Spa	1,900	7	7		7	9-5, M-F
Unit 4	Professional Offices	1,460	5	5		5	9-5, M-F
Unit 5	Professional Offices	2,552	9	9		9	9-5, M-F
TOTAL		17,042	77	66	7	73	

The Church of God ("Subject") will require 38 parking spaces during its hours of operation, with all 66 spaces in the existing parking lot available as "shared parking" due to other tenants non-conflicting hours of operation - it is anticipated there will be ample parking for all church-related functions and times

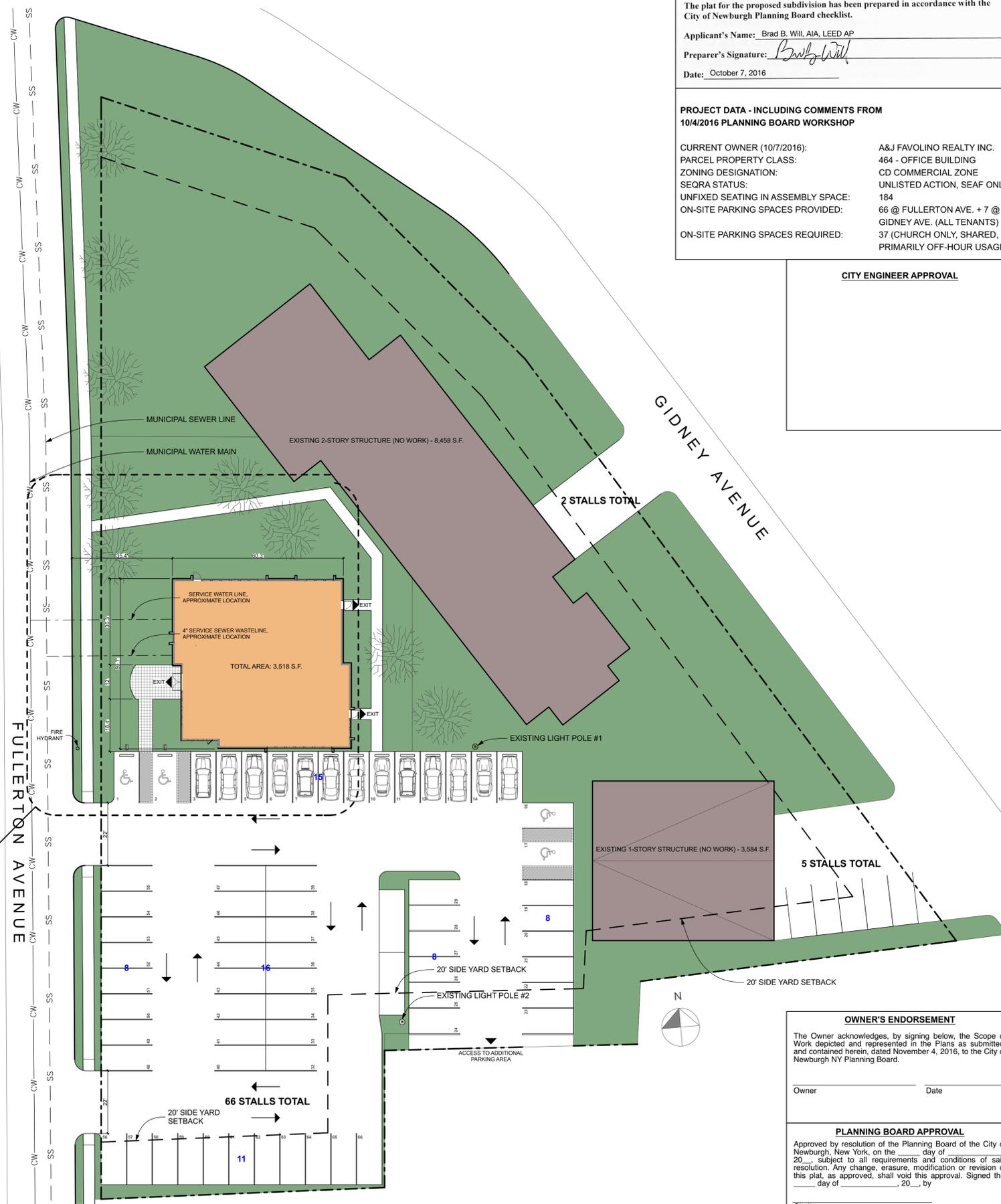
PARKING TABULATION



3 SITE AERIAL VIEW
NOT TO SCALE



2 SITE PLAN ENLARGED
SCALE: 1" = 20'



1 SITE PLAN
SCALE: 1" = 20'

The plat for the proposed subdivision has been prepared in accordance with the City of Newburgh Planning Board checklist.
 Applicant's Name: Brad B. Will, AIA, LEED AP
 Preparer's Signature: *Brad B. Will*
 Date: October 7, 2016



PROJECT DATA - INCLUDING COMMENTS FROM 10/4/2016 PLANNING BOARD WORKSHOP

CURRENT OWNER (10/7/2016):	A&J FAVOLINO REALTY INC.
PARCEL PROPERTY CLASS:	464 - OFFICE BUILDING
ZONING DESIGNATION:	CD COMMERCIAL ZONE
SEQRA STATUS:	UNLISTED ACTION, SEAF ONLY
UNFIXED SEATING IN ASSEMBLY SPACE:	184
ON-SITE PARKING SPACES PROVIDED:	66 @ FULLERTON AVE. + 7 @ GIDNEY AVE. (ALL TENANTS)
ON-SITE PARKING SPACES REQUIRED:	37 (CHURCH ONLY, SHARED, PRIMARILY OFF-HOUR USAGE)

CITY ENGINEER APPROVAL

CHURCH of GOD
 304-310 FULLERTON AVENUE, NEWBURGH, NEW YORK 12550
 TAX MAP PARCEL 7-12-13.1



15 Railroad Ave. Suite 101
 Kingston, New York 12401
 Ph. (845) 750-6332
 bwill@ashokanarchitecture.com

11/4/2016 PLANNING BOARD SUBMITTAL SET
 9/7/2016 SCHEMATIC SET

ADDENDA:

OWNER'S ENDORSEMENT
 The Owner acknowledges, by signing below, the Scope of Work depicted and represented in the Plans as submitted, and contained herein, dated November 4, 2016, to the City of Newburgh NY Planning Board.
 Owner _____ Date _____

PLANNING BOARD APPROVAL
 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__, by
 Chair _____
 City Engineer _____

SITE PLAN & PARKING TABULATION
 SCALE: SHEET #
 DRAWN BY: BW A-100
 INITIAL DATE:
 DRAWING NAME:



REGISTERED ARCHITECT
 STATE OF NEW YORK
 304-310 FULLERTON AVENUE, NEWBURGH, NEW YORK 12550
 TAX MAP PARCEL 7-12-13.1



15 Railroad Ave. Suite 101
 Kingston, New York 12401
 Ph. (845) 750-6332
 bwilgashokanarchitecture.com

11/4/2016
 PLANNING BOARD
 SUBMITTAL SET

9/7/2016 SCHEMATIC SET

ADDENDA:

EXISTING
 CONDITIONS

SCALE:	SHEET #
DRAWN BY: BW	A-001
INITIAL DATE:	
DRAWING NAME:	

**Short Environmental Assessment Form
Part 1 - Project Information**

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information	
Name of Action or Project: Church of God	
Project Location (describe, and attach a location map): 304 Fullerton Avenue, Newburgh, New York 12550	
Brief Description of Proposed Action: Interior renovation of 3,518 s.f. wood frame and masonry veneer one story structure, including removal of interior non-load bearing partitions, finishes, fixtures, and accessory equipment related to prior owner/tenant medical clinic facility. New use will be A-3 and B Occupancy House of Worship, with unfixed seating for up to 184 persons in assembly room (including on raised altar and in sound booth), and 1 in one-room office. Exterior improvements include a 1) new, two leaf entry door, 2) stone veneer siding at entrance vestibule replacing vinyl, 3) stamped concrete entrance patio and ADA accessible walkway to parking area, 4) repaired, refinished, and restriped parking area for 66 vehicles, and 5) selected landscaping improvements at front and side yards.	
Name of Applicant or Sponsor: Brad Will, AIA, LEED AP Principal, Ashokan Architecture & Planning, PLLC	Telephone: 845 616-8664 E-Mail: bwil@ashokanarchitecture.com
Address: 15 Railroad Ave. #101	
City/PO: Kingston	State: NY
Zip Code: 12401	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES City of Newburgh Building Department
3 a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): _____ <small>Public School: Gams Tech Magnet School, 300 Gentry Avenue</small> <input type="checkbox"/> Parkland	

5. Is the proposed action, a. Permitted use under the zoning regulations?	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> N/A
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify:	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: High efficiency / performance HVAC system, LED and compact fluorescent light fixtures, additional insulation where possible	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water:	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment:	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban	
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
16. Is the project site located in the 100 year flood plain?	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes: a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	

Agency Use Only (If applicable)
Project:
Date:

**Short Environmental Assessment Form
Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency _____ Date _____

Print or Type Name of Responsible Officer in Lead Agency _____ Title of Responsible Officer _____

Signature of Responsible Officer in Lead Agency _____ Signature of Preparer (if different from Responsible Officer) _____

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Brad Will, AIA, LEED AP Date: November 3, 2016	
Signature: _____	

Agency Use Only (If applicable)
Project:
Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>



CHURCH of GOD
304-310 FULLERTON AVENUE, NEWBURGH, NEW YORK 12550
TAX MAP PARCEL 7-12-13.1



15 Railroad Ave. Suite 101
Kingston, New York 12401
Ph. (845) 750-6332
bwil@ashokanarchitecture.com

**11/4/2016
PLANNING BOARD
SUBMITTAL SET**

9/7/2016 SCHEMATIC SET

ADDENDA:

**SHORT FORM (SEAF)
DOCUMENTS**

SCALE: SHEET #

DRAWN BY: **BW** **A-002**

INITIAL DATE:

DRAWING NAME:



CHURCH of GOD
 304-310 FULLERTON AVENUE, NEWBURGH, NEW YORK 12550
 TAX MAP PARCEL 7-12-13.1



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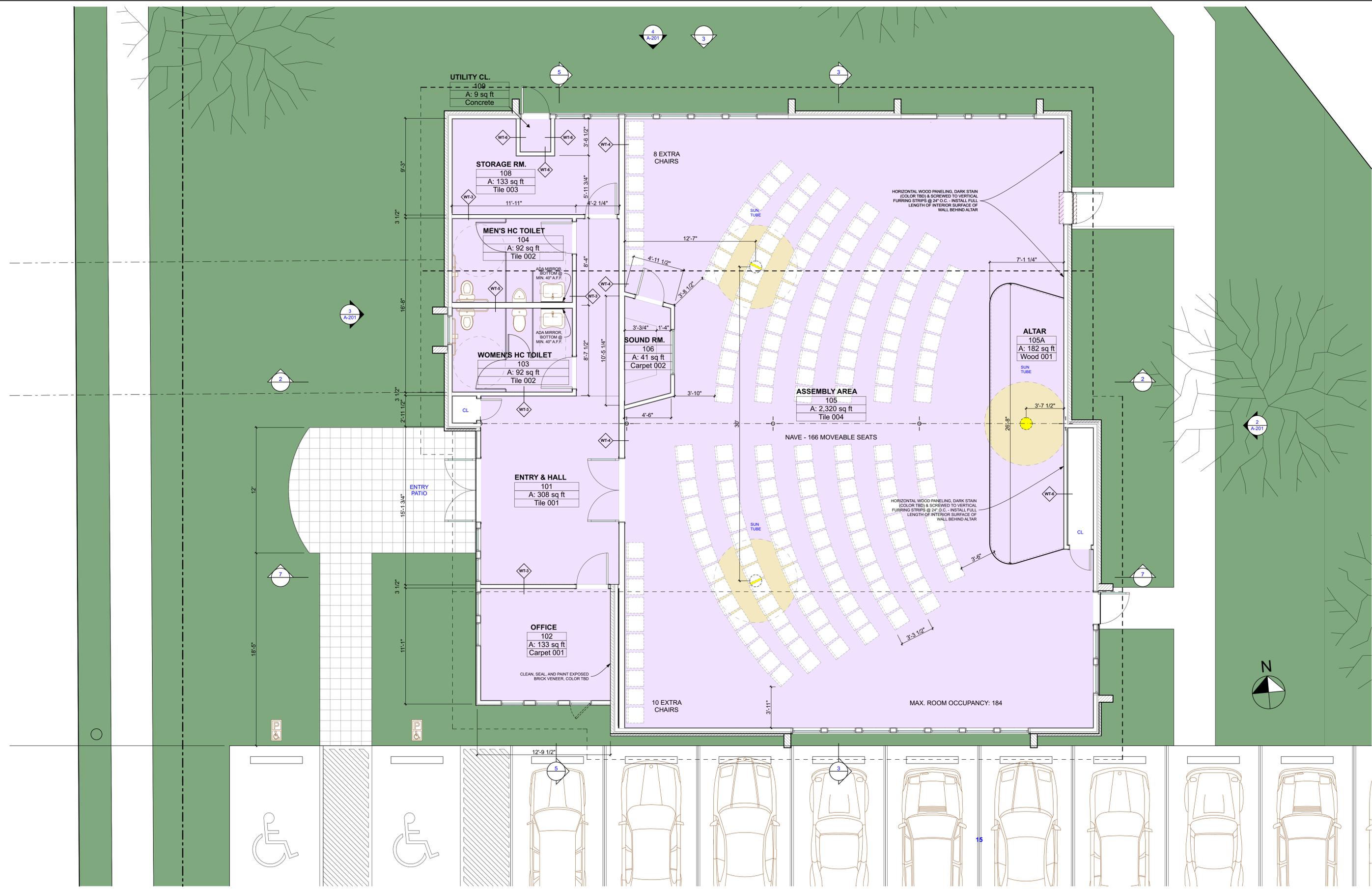
11/4/2016
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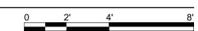
ADDENDA:

1st FLOOR PLAN

SCALE: SHEET #
 DRAWN BY: BW A-102
 INITIAL DATE:
 DRAWING NAME:



1 1st FLOOR PLAN
 SCALE: 1/4" = 1'-0"





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11/4/2016
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ADDENDA:

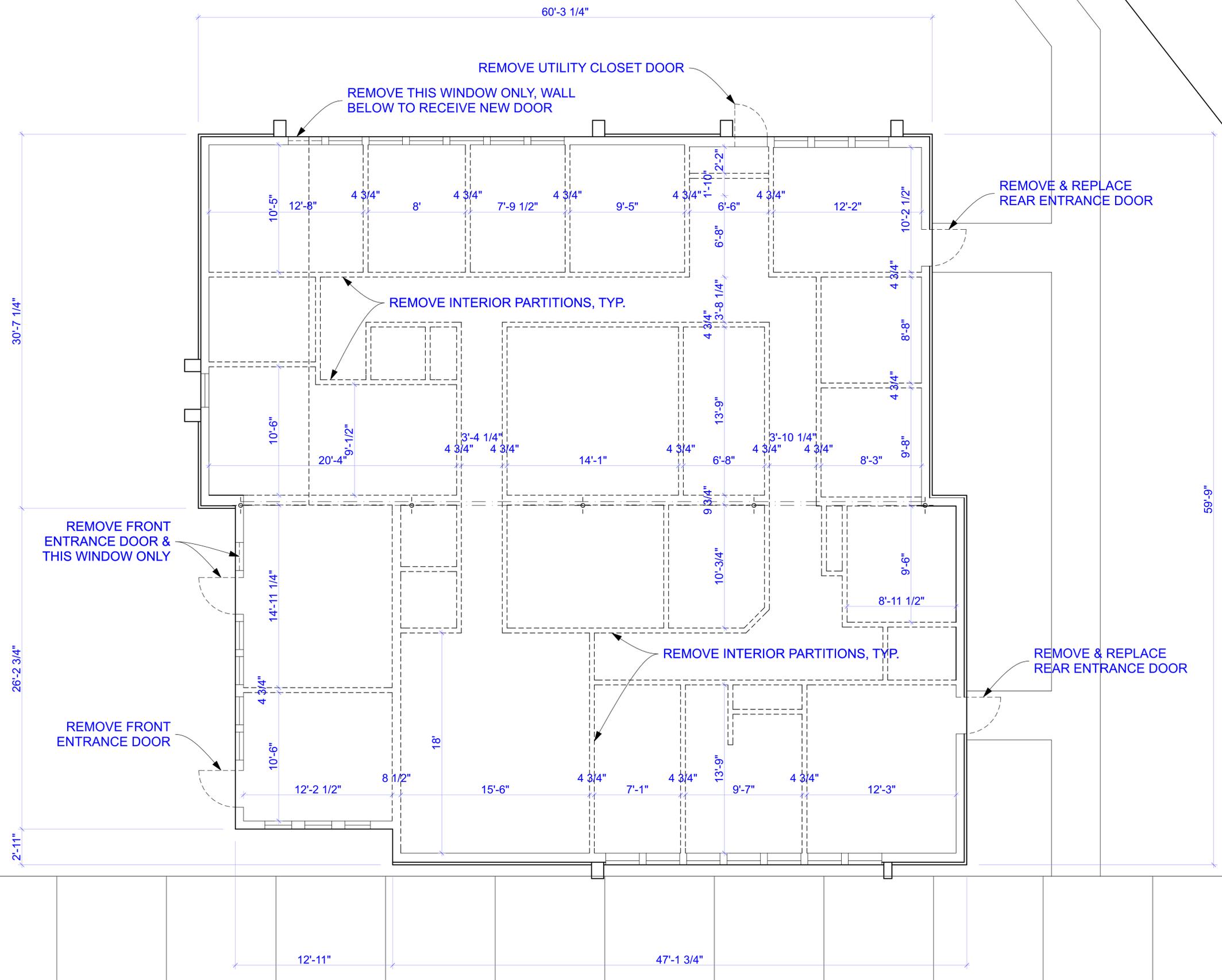
DEMOLITION PLAN

SCALE: SHEET #

DRAWN BY: **BW** **AD101**

INITIAL DATE:

DRAWING NAME:



1 DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"





CHURCH of GOD
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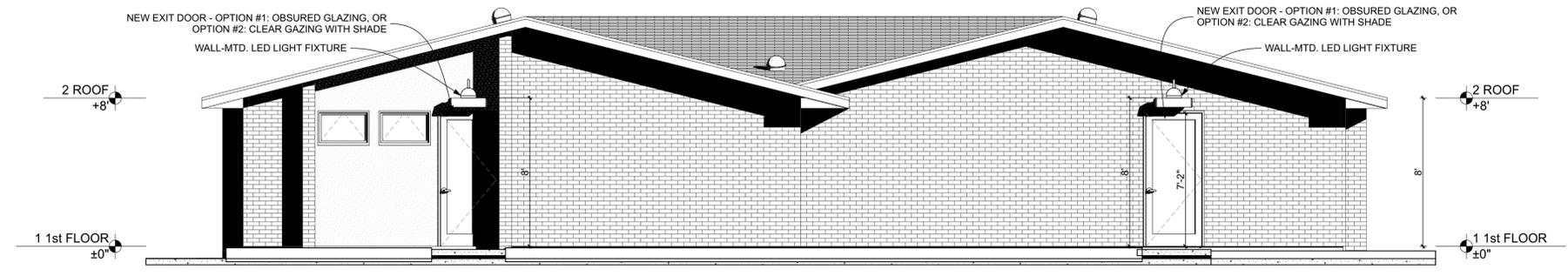
11/4/2016
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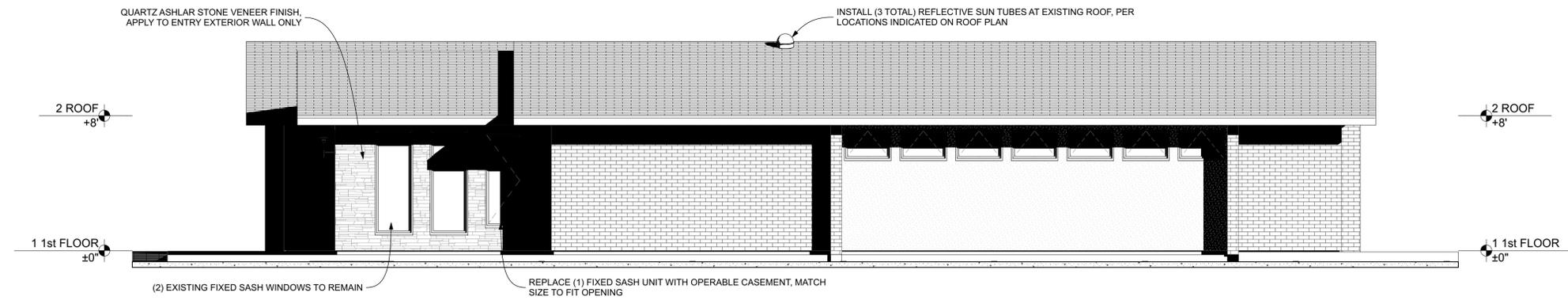
ADDENDA:

EXTERIOR
 ELEVATIONS

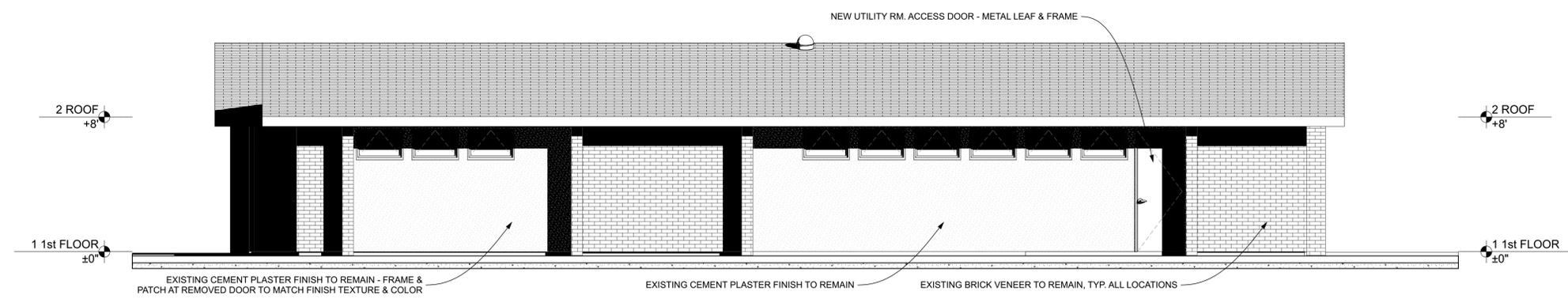
SCALE: SHEET #
 DRAWN BY: BW A-201
 INITIAL DATE:
 DRAWING NAME:



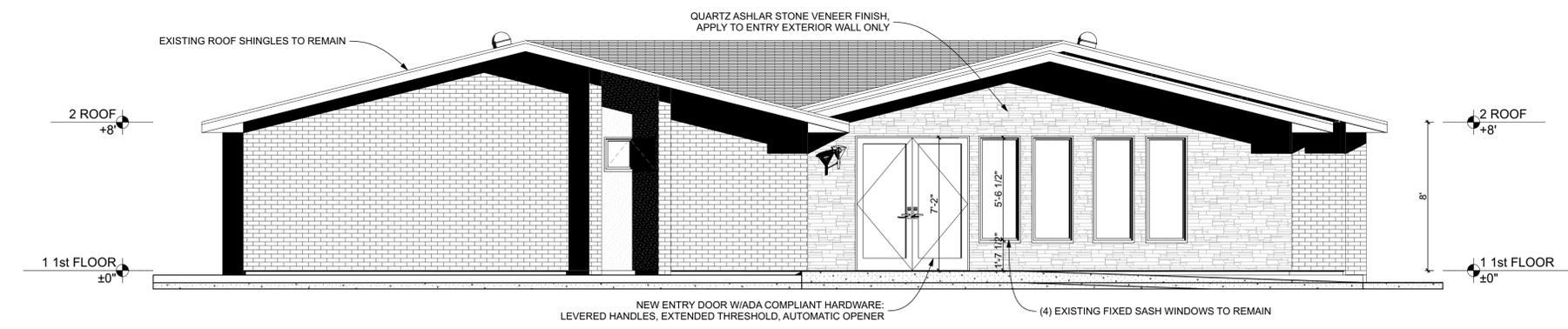
2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

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Short Environmental Assessment Form

Part 1 - Project Information

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Part 1 - Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO	YES
3.a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____				
<input type="checkbox"/> Parkland				

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p>	<p>YES</p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p>	<p>YES</p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p>	<p>YES</p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: _____ <i>Bobby Will</i> _____ Date: _____</p> <p>Signature: _____</p>		