



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 above.)

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/seqrldd.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:	Index No.:
	Special Permit No.:
	Rect. No.:
	Meeting Date:
	Public Hearing:
	Action Date:
	P.B. Fee Paid:
	Escrow Fee Paid:



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<input 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 checked="" 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 checked="" 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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	<p>Submit affidavit showing notice mailed to adjacent property owners and published in newspaper. See <i>Land Development Application Process</i> above for specific details.</p>
<input checked="" type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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".</p>
<input type="checkbox"/>	<p>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 Land Development Application 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.</p>
<input type="checkbox"/>	<p>Digital Submission. The applicant <i>must</i> provide a complete set of digital plans in .pdf/ .tiff format at 300 dpi/ppi or greater.</p>
<input checked="" type="checkbox"/>	<p>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:</p> <p><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.</p>



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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.



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PART I – General Information:

A. Project Name: Site Plan for 182 Fullerton Avenue

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

Name:	Central Hudson Gas & Electric, Inc. - Contact: Luke Mangels				
Address:	284 South Ave.				
City:	Poughkeepsie	State:	NY	Zip:	12601
Phone:	845-486-5258				
Fax:	845-473-7316				
Email:	Lmangels@cenhud.com				

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

Name:					
Address:					
City:		State:		Zip:	
Phone:					
Fax:					
Email:					

D. Person Preparing Plan or Plat:

Name:	Maser Consulting P.A. - Contact Justin Dates R.L.A and/or Daniel Farnan, P.E.				
Address:	555 Hudson Valley Ave., Suite 101				
City:	New Windsor	State:	NY	Zip:	12553
Phone:	845.564.4495				
Fax:	845.567.1025				
Email:	JDates@maserconsulting.com and/or dfarnan@maserconsulting.com				

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

Name:	Justin Dates R.L.A and/or Daniel Farnan, P.E.				
Relationship to Applicant:	Engineering Consultant				
Firm:	Maser Consulting P.A.				
Address:	555 Hudson Valley Ave., Suite 101				
City:	New Windsor	State:	NY	Zip:	12553
Phone:	845.564.4495				
Fax:	845.567.1025				
Email:	JDates@maserconsulting.com and/or dfarnan@maserconsulting.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:	182 Fullerton Ave					
City:	Newburgh	State:	NY	Zip:	12550	
Location:	On the <u>East</u> side of <u>Fullerton Ave</u> (Street) <u>10</u> feet <u>South</u> (Direction) of <u>South Street</u> (Street).					
Tax Map Designation:	Section:	16	Block:	1	Lot(s):	17
	Section:		Block:		Lot(s):	
	Section:		Block:		Lot(s):	
Tax Map No.:	16-1-17					
Zoning District:	RL					

H. List all contiguous holdings in the same ownership:

Section:	16	Block:	1	Lot(s):	17
Section:		Block:		Lot(s):	
Section:		Block:		Lot(s):	



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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				<input type="checkbox"/>
Architectural Review Commission				<input type="checkbox"/>
Building Inspector				<input type="checkbox"/>
City Engineer				<input type="checkbox"/>
Public Works				<input type="checkbox"/>
Orange County				<input type="checkbox"/>
Other:				<input type="checkbox"/>

Currently Non Applicable



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 |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | VICINITY MAP (\geq 1,000 feet to the inch) |
| <input checked="" type="checkbox"/> | EXISTING CONDITIONS MAP |
| <input checked="" type="checkbox"/> | FIELD SURVEY OF BOUNDARY LINES (certified by licensed surveyor) |
| <input checked="" type="checkbox"/> | 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): |
| <input checked="" type="checkbox"/> | PROJECT NAME |
| <input checked="" type="checkbox"/> | SECTION, BLOCK, LOT NUMBER |
| <input checked="" type="checkbox"/> | STREET NAMES |
| <input checked="" type="checkbox"/> | PROJECT SITE BOUNDARIES |
| <input type="checkbox"/> | FIRE LANES |
| <input checked="" type="checkbox"/> | DATE OF PLAN |
| <input checked="" type="checkbox"/> | NORTH ARROW |
| <input checked="" type="checkbox"/> | SCALE OF PLAN |
| <input checked="" type="checkbox"/> | OWNER'S NAME AND ADDRESS |
| <input type="checkbox"/> | DEVELOPER'S NAME AND ADDRESS |
| <input checked="" type="checkbox"/> | SEAL OF ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT |
| <input type="checkbox"/> | OWNER'S LETTER OF AUTHORIZATION (if applicant is not the owner) |
| <input type="checkbox"/> | NAMES OF ALL ADJACENT PROPERTY OWNERS WITHIN 500 FT OF PERIMETER |
| <input checked="" type="checkbox"/> | ZONING/SCHOOL/OVERLAY/SPECIAL DISTRICT BOUNDARIES WITHIN 500 FT OF PERIMETER |
| <input checked="" type="checkbox"/> | PROPERTY BOUNDARIES |
| <input type="checkbox"/> | BUILDING/SETBACK BOUNDARIES IF DIFFERENT FROM ZONING REQUIREMENTS |
| <input type="checkbox"/> | EXISTING STREET AND LOT LINES FROM CITY'S OFFICIAL/TAX MAP |
| <input type="checkbox"/> | EASEMENTS |
| <input type="checkbox"/> | AREAS DEDICATED TO PUBLIC USE |
| <input checked="" type="checkbox"/> | LOCATION, USE & DIMENSIONS OF EXISTING AND PROPOSED STRUCTURES |
| <input type="checkbox"/> | LOCATION, HEIGHT, SIZE, MATERIALS & DESIGN OF ALL PROPOSED SIGNS |



Land Development Application – Site Plan

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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



Land Development Application

Owner Affidavit

City of Newburgh, New York, Planning Board

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PART V – Signatures - To Be Completed by Applicant

On this the 31 day of March, 2016, before me, Lindsay Cullen (name of notary), the undersigned officer, personally appeared Luke E. Mangels - Representative Real Property Services (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: 182 Fullerton Ave, City of Newburgh

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

Street Address: 182 Fullerton Ave
City: Newburgh State: NY Zip: 12550

Signature of Affiant

Luke E. Mangels
Printed Name of Affiant

Subscribed and sworn to before me this 31 day of March, 2016.

Signature of Notary Public

Lindsay Cullen
Printed Name of Notary

Date Commission Expires:
12/31/2019

STATE OF New York)
_____) ss. (city/town)
COUNTY OF Dutchess)

Lindsay Cullen
Notary Public, State of New York
No. 01CU6334744
Qualified in Dutchess County
My Commission Expires 12/21/2019



**Land Development Application
Corporation Authorization Statement**
City of Newburgh, New York, Planning Board
123 Grand Street, Newburgh, New York 12550
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To Be Completed If Corporate Applicant

STATE OF New York)
) ss. (city/town)
COUNTY OF Dutchess)

Luke E. Mangels, being duly sworn deposes and says that he/she is the
Real Property Services - Representative
Central Hudson Gas and Electric Corporation
(title)
(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.

[Signature]
Applicant Signature

Date 3/29/16

Luke Mangels
(Print Name Above)

[Signature]
Property Owner Signature(s)

Date 3/29/16

Luke Mangels
(Print Name Above)

Sworn to before me

This 28th day of March, 2016
Lindsay Cullen
Notary Public

Lindsay Cullen
Notary Public, State of New York
No. 01CU6334744
Qualified in Dutchess County
My Commission Expires 12/21/2019



Land Development Application

Owner's Proxy Statement

City of Newburgh, New York, Planning Board

123 Grand Street, Newburgh, New York 12550

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

A. Property Information:

Street Address:	182 Fullerton Ave					
City:	Newburgh	State:	NY	Zip:	12550	
Tax Map Designation:	Section:		Block:		Lot(s):	

B. Property Owner:

Name:	Central Hudson Gas & Electric, Corporation					
Address:	286 South Street					
City:	Poughkeepsie	State:	NY	Zip:	12601	
Phone:	845.802.6453					

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

Name:	Justin Dates R.L.A and/or Daniel Farnan, P.E.					
Address:	555 Hudson Valley Ave., Suite 101					
City:	New Windsor	State:	NY	Zip:	12553	
Phone:	845.564.4495					

D. Owner Proxy Statement:

I, Luke E. Mangels, Representative - Real Property Services swear that I am the owner of the subject property, and, Maser Consulting P.A., 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: [Signature] Date: 3/21/16

Subscribed and sworn to before me this 31 day of March, 2016

Lindsay Cullen
Signature of Notary Public

Lindsay Cullen
Notary Public, State of New York
No. 01CU6334744
Qualified in Dutchess County
My Commission Expires 12/21/2019

Lindsay Cullen
Printed Name of Notary

Date Commission Expires:
12/21/2019

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.

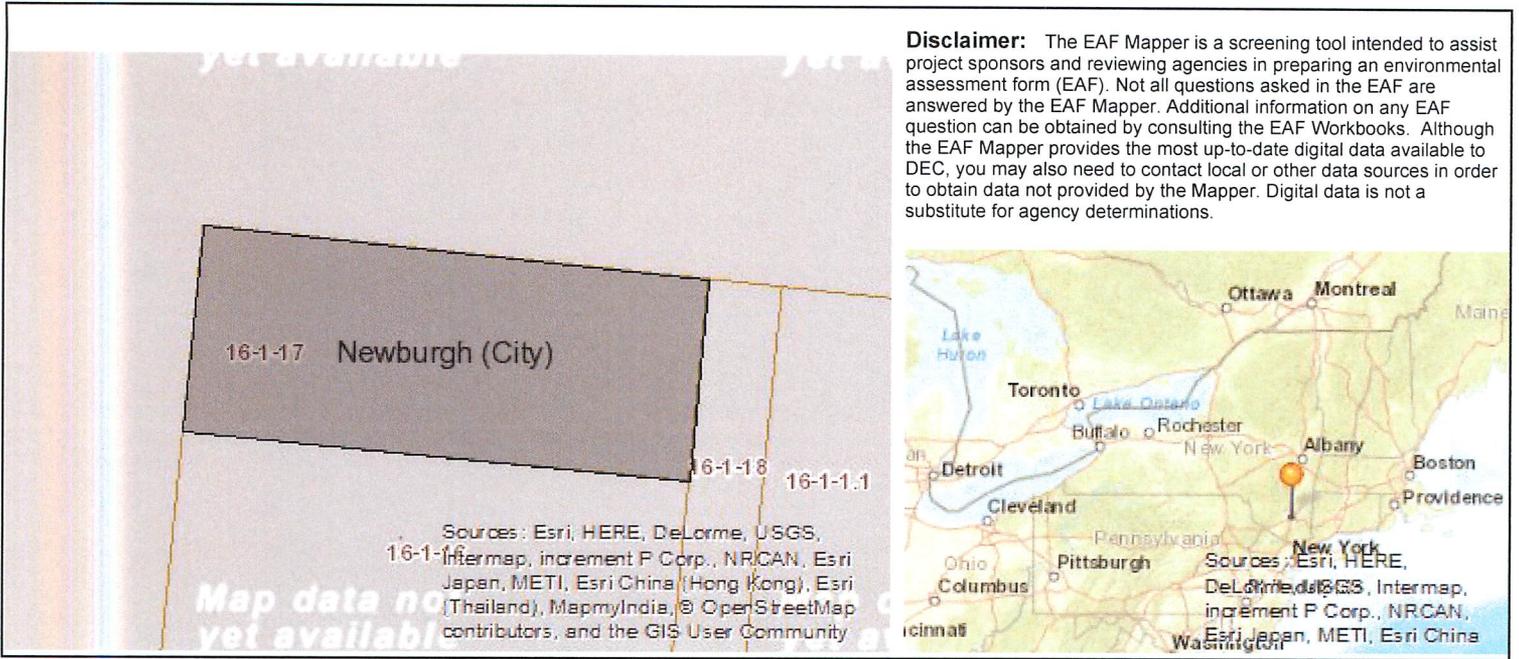
Part 1 - Project and Sponsor Information				
Name of Action or Project: Site Plan for 182 Fullerton Avenue				
Project Location (describe, and attach a location map): 182 Fullerton Ave, City of Newburgh New York				
Brief Description of Proposed Action: The Applicant, Central Hudson Gas & Electric proposes to demolish an existing building located at 182 Fullerton Ave in the City of Newburgh, and constructed a Gas Main Regulator site to improve gas main service pressures in the general area. The site will be enclosed by a privacy fence and landscaping.				
Name of Applicant or Sponsor: Central Hudson Gas & Electric - Contact: Luke Mangels		Telephone: 845-486-5258 E-Mail: Lmangels@cenhud.com		
Address: 284 South Avenue				
City/PO: Poughkeepsie		State: NY	Zip Code: 12601	
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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: ZBA use variance expected.			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 0.06 acres		
b. Total acreage to be physically disturbed?		_____ 0.09 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.06 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 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): <u>School - Newburgh Free Academy</u>				
<input type="checkbox"/> Parkland				

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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ A Voluntary Cleanup Site is located at 141 - 153 West Street to the West of the existing Site. Numerous Brown Fields and Superfund sites exist within a 1 mile radius of the proposed site, included the Newburgh City Landfill	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Luke Mangels Date: 3/23/14

Signature: 



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



MASER CONSULTING P.C.

New Windsor Office
555 Hudson Valley Avenue
New Windsor, NY 12553
T: 845.564.4495
F: 732.383.1984
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Figure No. 1
182 Fullerton Ave Site Location Map
Proposed Central Hudson Gas & Electric, Gas Regulator Site

Scale: As Shown

Date: March 31, 2016

MC Project No. 15000390A



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

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September 2, 2016

VIA U.S. MAIL

Ms. Alexandra Church, AICP
City Planner
City of Newburgh
83 Broadway
Newburgh, NY 12550

Re: Central Hudson Gas & Electric
182 Fullerton Avenue
City of Newburgh, Orange County, New York
MC Project No. 15000390A

Dear Ms. Church:

Based upon the feedback provided from the City representatives at our May 3, 2016 work session meeting, Central Hudson Gas & Electric (CHGE) has developed the attached site renderings for the above referenced project site and the related gas utility improvements which CHGE is seeking to undertake. These renderings present three (3) potential development scenarios for the 182 Fullerton Avenue site which CHGE currently owns. These scenarios are as follows:

1. An open-air, above ground construction of the proposed gas regulator improvements with decorative perimeter fencing and landscape improvements. The entire parcel is utilized for the improvements;
2. A second option, is also an open-air, above ground construction with the utility improvements occupying the eastern half of the parcel and a greenspace area to the west for donation to the City; and
3. A structure over the proposed gas regulator improvements with decorative perimeter fencing and landscape improvements. For this particular scenario the improvements would also occupy the entire parcel.

We request the City review these renderings and then place the project on the next available work session for further discussion.

If you have any questions regarding the above please do not hesitate to call me at 845-564-4495, Ext. 3804.



Ms. Alexandra Church, AICP
MC Project No. 15000390A
September 2, 2016
Page 2 of 2

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in blue ink, appearing to read 'Justin E. Dates', is written over the printed name and title.

Justin E. Dates, RLA
Associate

JED/jed
Enclosures (3 Copies)

cc: Tera Stoner, CHG&E, w/enclosures
Luke Mangels, CHG&E, w/enclosures
Mark DeLor, PLS, Maser Consulting, w/enclosures

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RENDERING #1
09/01/2016



RENDERING #2
09/01/2016



RENDERING #3
09/01/2016

