



## 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"/>	<b>Completed Land Development Application and Primary Checklist items.</b> 
<b>Pre-Application Process.</b>	
<input type="checkbox"/>	<b>Technical Workshop</b> to review Site Plan Application
<input type="checkbox"/>	<b>Preliminary Plat Review</b> at Planning Board Meeting
<input type="checkbox"/>	<b>Preliminary Conference</b> with Building Inspector to review Special Use Permit Application
<b>Fees.</b> All applications must include the appropriate fee, by check, made payable to "City of Newburgh".	
<input type="checkbox"/>	<b>Subdivision Fee</b> 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
<input type="checkbox"/>	<b>Site Plan</b> 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
<input type="checkbox"/>	<b>Recreation fee in lieu of land (at Board's discretion)</b> As determined by the Planning Board
<input checked="" type="checkbox"/>	<b>Special Use Permit</b> Residential: \$150 Commercial: \$250
<input type="checkbox"/>	<b>Public Hearing Fee</b> \$150, plus \$50.00 for obtaining a public hearing notification from the City Assessor
<input type="checkbox"/>	<b>Escrow Fee for professional services required in review process</b> 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.  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.
<input type="checkbox"/>	<b>Affidavit of Public Hearing Notice</b>



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### PART I – General Information:

- A. Project Name:** GRAFT CIDER - FARM HOLDER 7218 ANN ST
- B. Applicant:** (If Applicant is not owner, Owner must complete attached proxy statement, in Part VI of this form, confirming authorization of Applicant.)

Name:	Kyle Sherrer			
Address:	<del>3111 1st St</del> 1301 Woodshole Rd			
City:	Towson	State:	MD	Zip: 21286
Phone:	410 967 1926			
Fax:				
Email:	kyle@graftcider.com			

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

Name:	Victor Capelitti / Newburgh AD Development Corp <sup>Commercial</sup>			
Address:	610 Broadway St			
City:	Newburgh	State:	NY	Zip: 12550
Phone:	914 557 6210			
Fax:				
Email:	Newburghcommercial@gmail.com			

- D. Person Preparing Plan or Plat:**

Name:	N/A			
Address:	N/A			
City:		State:		Zip:
Phone:				
Fax:				
Email:				

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

N/A

Name:			
Relationship to Applicant:			
Firm:			
Address:			
City:		State:	Zip:
Phone:			
Fax:			
Email:			



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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:	218 Ann St				
City:	Newburgh	State:	NY	Zip:	12550
Location:	On the <u>North</u> side of <u>Ann</u> (Street)				
	<u>300</u> feet <u>West</u> (Direction)				
	of <u>William st.</u> (Street)				
Tax Map Designation:	Section:	35	Block:	2	Lot(s): 36,1
	Section:	35	Block:	2	Lot(s): 37
	Section:	35	Block:	2	Lot(s): 17
Tax Map No.:					
Zoning District:	Brawley corridor				

### H. List all contiguous holdings in the same ownership: NA

Section:		Block:		Lot(s):	
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"/>



**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.

NY Farm Cidery, Production of hard cider through fermentation of apple juice. Packaging finished cider for sale to distribution and tasting room.

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

Left - Rayhaus Press + Grocery + Car Lot  
Back Unoccupied  
Right ~~Right~~ Car Repair Lot

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

Owner Occupied



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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?

1 Loading / Unloading of Tractor Trailer on street.  
~~Friday~~ Saturday - Sunday 12 - 8 pm Fairly good traffic  
max 25 cars parked on street

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

How many spaces? 6 Size of each space? 9 Ft. x 18 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:

Church  
Baptist Temple 7 William St.

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

Full-time employees? 3 Part-time employees? 3

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

50



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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: ~~200~~ 8055 Ft.  
Front Lot Line: 77 Ft. Side Lot Line: 102 Ft. Rear Lot Line: 25 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.: <u>1.1</u>	Size: <u>82</u> Ft. x <u>50</u> Ft.	No. of Stories: <u>1</u>
Building No.: <u>1.2</u>	Size: <u>45</u> Ft. x <u>25</u> Ft.	No. of Stories: <u>1</u>
Building No.: _____	Size: _____ Ft. x _____ Ft.	No. of Stories: _____

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

Building No.: <u>1.1</u>	Usable Sq. Ft.: <u>4,100</u>	Sq. Ft. devoted to proposed use: <u>4,100</u>
Building No.: <u>1.2</u>	Usable Sq. Ft.: <u>1,125</u>	Sq. Ft. devoted to proposed use: <u>1,125</u>
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.: 1.1  
Distance from the property lines: Front: 0 Ft. Rear: 90 Ft. Side: 0 Ft. Side: 27 Ft.

Building No.: 1.2  
Distance from the property lines: Front: 82 Ft. Rear: 45 Ft. Side: 0 Ft. Side: 0 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?

Tasting Room - merchandise  
Bottles of Cider  
Cider by the glass



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

None

- (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?

N/A

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

N/A

- (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.

No

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

~~No~~ No Impact will be using no toxic/corrosive cleaning products, all other liquid (cider, yeast) will be natural drink/fermentation by products.

(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? Minimal	Vibration Level? Minimal
----------------------	--------------------------

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

Yes  No

If yes, describe:

Yes: liquid waste, cider, cleaning water (max 10,000 gal/week), yeast cleaning solution (StarSan, citric acid, PBW)

gaseous (CO<sub>2</sub>) compressed Air

Solid - ~~all~~ all cider will be pressed off site, only solid waste from ingredients (Hops, spices, Herbs, Fruit)

(27) Will odors be created by the project?

Yes  No

If yes, describe:



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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.

Front Building 1st Marked <sup>illuminated</sup> Exit door facing the street  
Back Office 1, 2 Marked and illuminated exit door facing parking lot



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

Accessibility <sup>Area</sup> Street



# Land Development Application

## Owner's Proxy Statement

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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:	218 Ann St				
City:	Newburgh	State:	NY	Zip:	12550
Tax Map Designation:	Section:	Block:	Lot(s):		

### B. Property Owner:

Name:	Victor Capelletti / Newburgh Commercial Development Corp				
Address:	110 Broadway				
City:	Newburgh	State:	NY	Zip:	12550
Phone:	845-562-5662				

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

Name:	Kyle Sherrer				
Address:	1301 Woodblock Rd				
City:	Paris	State:	MO	Zip:	21286
Phone:	410 967 1921				

### D. Owner Proxy Statement:

I, Victor Capelletti swear that I am the owner of the subject property, and, Kyle Sherrer, 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: 6/16/16

Subscribed and sworn to before me this 16 day of June, 2016.

[Signature]  
Signature of Notary Public

Kathleen A. Parisi  
Printed Name of Notary

Date Commission Expires:  
Apr. 29, 2017

**KATHLEEN A. PARISI**  
Notary Public, State of New York  
Qualified in Orange County  
Registration No. 01PA6073682  
Commission Expires April 29, 2017





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

STATE OF NY )  
Newburgh ) ss. (city/town)  
COUNTY OF Orange )

Kyle Sherer, being duly sworn deposes and says that he/she is the  
Partner  
Graft Cider LLC (title)  
Graft Cider LLC  
(name of corporation)

a LLC (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 6/16/2016

Kyle Sherer  
(Print Name Above)

[Signature]  
Property Owner Signature(s)

Date 6/16/16

Kyle Sherer  
(Print Name Above)

Sworn to before me

This 16 day of June, 20 16

[Signature]  
Notary Public

**KATHLEEN A. PARISI**  
Notary Public, State of New York  
Qualified in Orange County  
Registration No. 01PA6073682  
Commission Expires April 29, 2018

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

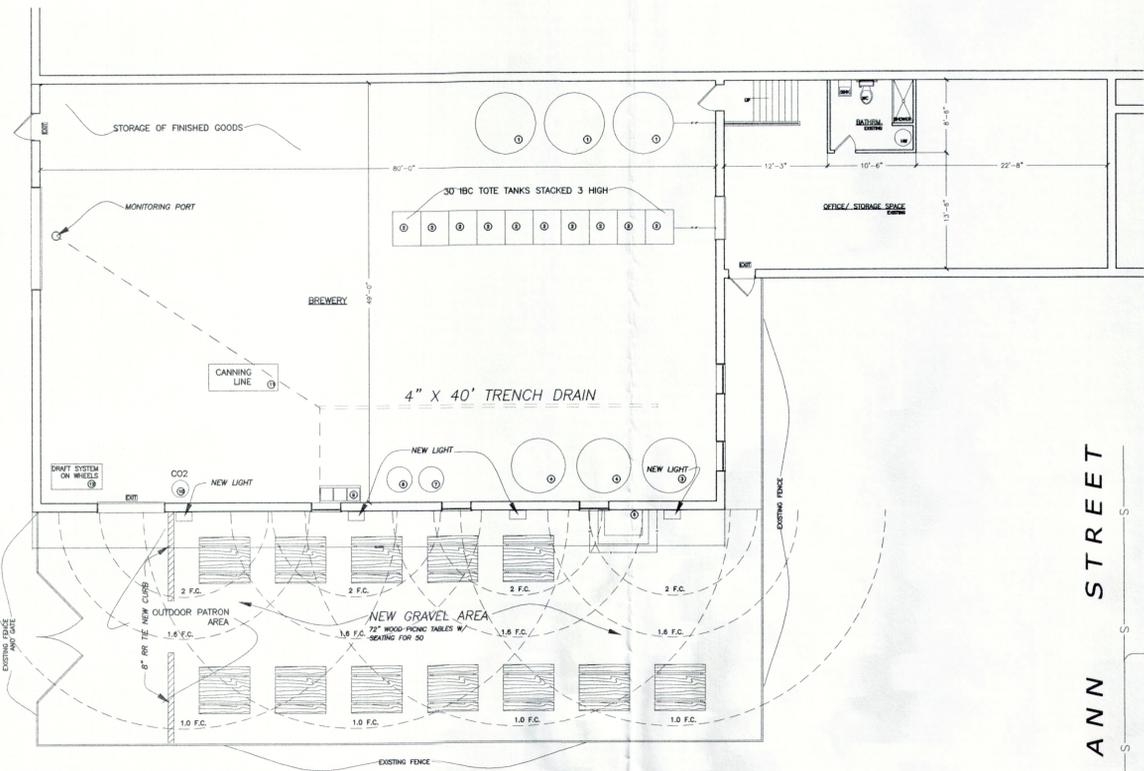
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

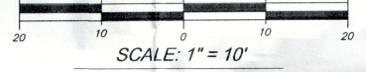
<b>Part 1 - Project and Sponsor Information</b>			
Graft Cider LLC, NY Farm Cidery at			
Name of Action or Project:			
Project Location (describe, and attach a location map): 218 Ann St Newburgh NY 12550			
Brief Description of Proposed Action: The production of hard cider from apple juice for wholesale and on site tasting room. Juice will be pressed and delivered from local NY farms and put into fermentation vessels to ferment into alcoholic cider. When fermentation is completed the cider will then be aged and may have other natural ingredients added for flavoring. After aging flavoring the cider will be packaged into kegs, bottles, cans for licensed in and out of state wholesaler's and for on site sale during tasting room hours.			
Name of Applicant or Sponsor: Kyle Sherrer		Telephone: 410-967-1926	
		E-Mail: kyle@graftcider.com	
Address: 218 Ann Street			
City/PO: Newburgh		State: NY	Zip Code: 12550
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: NY State Liquor Authority, Federal Tobacco and Alcohol and Trade Bureau			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ .2 acres			
b. Total acreage to be physically disturbed? _____ .2 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .2 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 checked="" type="checkbox"/> Industrial <input checked="" 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><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></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><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></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><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Kyle Sherrer</u> Date: <u>6/16/2016</u></p> <p>Signature: </p>		



**FLOOR PLAN**



**GENERAL NOTES**

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE ALL WORK, ETC., AS SHOWN ON THE DRAWINGS NECESSARY FOR A COMPLETE JOB, UNLESS OTHERWISE SPECIFIED. ALL MATERIAL AND WORKMANSHIP SHALL BE OF BEST QUALITY.
2. ALL WRITTEN FIGURES (NOTES AND DIMENSIONS) ON THE FLOOR PLANS OR SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY DRAWN FIGURES (ELEVATIONS). DO NOT SCALE PRINTS. ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS OR SPECIFICATIONS MUST BE REPORTED TO THE OWNER OR THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. ALL WORK AND MATERIALS MUST CONFORM TO ALL LOCAL AND THE RESIDENTIAL CODE OF N.Y.S.
3. SITE CONDITIONS: THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS BEFORE SUBMITTING HIS PROPOSAL. THE CONTRACTOR SHALL VERIFY ALL LINES, LEVELS AND DIMENSIONS SHOWN ON THE DRAWINGS AND WILL BE HELD RESPONSIBLE FOR THE CORRECTNESS AND SETTING OUT OF HIS WORK.
4. SUBCONTRACTORS: THESE CONDITIONS ARE BINDING ON THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR INsofar AS THEY APPLY TO THE WORK OF EITHER.
5. CONTRACTOR AND/OR ANY SUB-CONTRACTOR ARE TO PERFORM ALL WORKS AS SHOWN, IMPLIED OR THAT IS REQUIRED TO PROVIDE A COMPLETE AND FINISHED KEY-IN LOCK JOB EVEN IF EACH AND EVERY SPECIFIC ITEM IS NOT SPECIFICALLY CALLED FOR.
6. WHILE EVERY ATTEMPT HAS BEEN MADE IN PREPARATION OF THESE PLANS TO AVOID MISTAKES, THE REPAIRER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST CHECK AND CONFIRM ALL DETENTIONS AND DETAILS AND BE RESPONSIBLE FOR SAME.

**ROOM FINISH**

1. WALLS AND CEILINGS IN FINISHES IN ALL ROOMS IS EXISTING. PATCH AND REPAIR AS NEEDED.
2. FLOORS FINISH IN ALL ROOMS IS EXISTING. PATCH AND REPAIR AS NEEDED.
3. DRYWALL: ALL GYPSUM BOARD MUST BE SECURED TO WALL MEMBERS WITH 2\"/>

**PLUMBING**

1. ANY PLUMBING TO BE IN ACCORDANCE WITH THE PLUMBING CODE.
2. ANY UNDERGROUND WASTE LINES TO BE CAST IRON UNLESS OTHERWISE ACCEPTABLE BY LOCAL CODE.
3. WORK INCLUDED: CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT REQUIRED TO FULLY COMPLETE ALL PLUMBING WORK SHOWN ON PLANS AND SPECIFICATIONS.
4. CODES & PERMITS: ALL WORK MUST BE INSTALLED IN FULL ACCORDANCE WITH THE REQUIREMENTS OF ALL LOCAL AND GOVERNMENTAL CODES HAVING JURISDICTION.
5. FLASHING: ALL PIPES PASSING THROUGH ROOF SHALL RECEIVE ALUMINUM COLLAR, STRAPPED AND FITTED TO PROVIDE WATERPROOF SEAL.
6. TESTING: CONTRACTOR SHALL TEST ALL WATER, DRAINAGE, AND VENT PIPING IN ACCORDANCE WITH LOCAL CODES.

**ELECTRICAL**

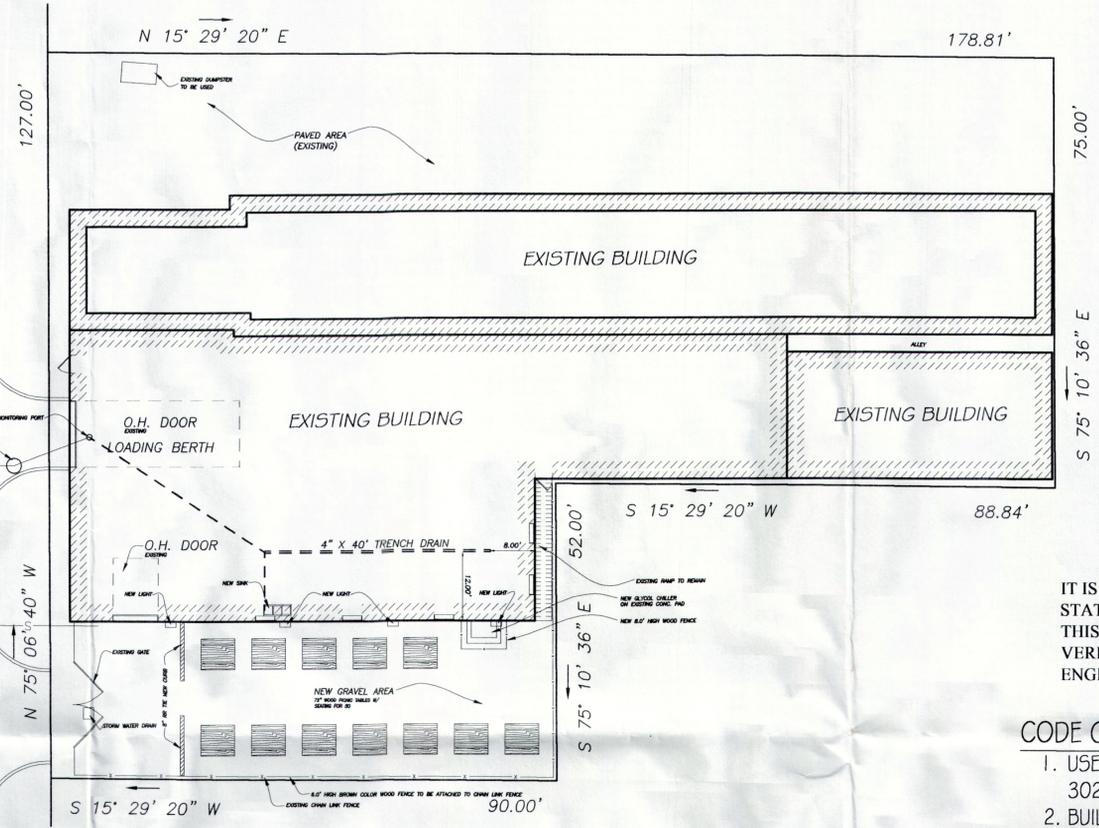
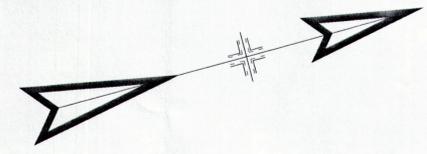
1. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND A CERTIFICATE OF COMPLIANCE MUST BE ISSUED.

**EQUIPMENT LIST**

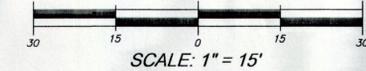
#	NAME	MANUFACTURER/MODEL	REMARKS
1	BULK STORAGE TANK	CHEM-TAINER #TC8652IA/AC	86" ø x 56.5" H 1200 GALLON
2	IBC TOTE TANK	NTD #T330	48"L x 40"W x 53" H
3	60 BBL FOEDER	FOEDER CRAFTERS	77" ø x 108" H 60 BARREL CAP.
4	40 BBL UNI-TANK		78" ø x 162" H 40 BARREL CAP.
6	GLYCOL CHILLER	G&D CHILLERS #GD-5X5 / 7X7H	48.2"L x 86.7"W
7	WATER HEATER	NAVLEN #NPE-240A	17.3"L x 13.2"W x 27.4" H GAS FIRED
8	AIR COMPRESSOR	INGERSOLL RAND #2340LS-V	48"L x 33"W x 70" H 60 GALLON
9	3 COMPARTMENT SINK	MODEL #CLDS-1006 OR APPROVED EQUAL	75" L x 23" D INDIRECT DRAIN CONNECTION
10	CO2 TANK		600 LB. CAPACITY
11	CANNING SYSTEM	WILD GOOSE CANNING #WGCT00	38.5"L x 89.5"W x 90" H 700 LBS
12	DRAFT SYSTEM		

**ROOM FINISH SCHEDULE**

#	ROOM NAME	WALL FINISH	CEILING FINISH	FLOOR FINISH
1	BREWERY	CONC. BLOCK (EXISTING)	EXISTING	CONCRETE (EXISTING)
2	BATHROOMS	PAINTED GYP. BD. (EXISTING)	EXISTING	CONCRETE (EXISTING)
3	OFFICE/STORAGE	PAINTED GYP. BD & CONC. BLOCK (EXISTING)	EXISTING	CONCRETE (EXISTING)



**SITE PLAN**



**N.Y.S. EDUCATION NOTE**  
IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY WITHOUT THE WRITTEN VERIFICATION OR ADOPTION BY A N.Y.S. LICENSED ENGINEER IN ACCORDANCE WITH SECTION 7209(2).

**CODE COMPLIANCE NOTES:**

1. USE GROUP I5 MERCANTILE, CLASS M. AS PER (SECT. 302-313)(24-1.4.2.1b, 24-1.4.2.4 exp. NO. 3)
2. BUILDING CONSTRUCTION IS TYPE I AS PER SECTION 603-606.
3. THESE PLANS WERE PREPARED IN COMPLIANCE WITH THE 2010 NYSBC.

**PLANNING BOARD APPROVAL**  
APPROVED BY THE PLANNING BOARD OF THE CITY OF NEWBURGH, ORANGE COUNTY, NY. BY RESOLUTION DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016  
ANY CHANGES, EREASURE MODIFICATION OR REVISION TO THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016  
\_\_\_\_\_  
CHAIRMAN

**ROY A. FREDRIKSEN, PE**

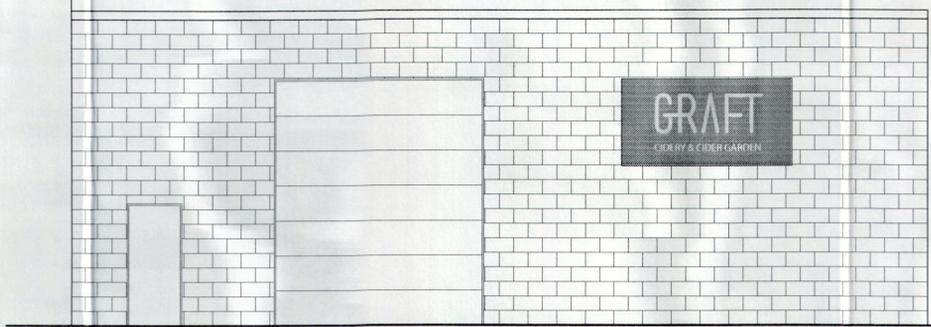
**CONSULTING ENGINEER**  
278 RAPP RD. • VALATIE, NY 12184 • 518-928-0265

OWNER: **GRAFT CIDER, LLC.** JOB #: \_\_\_\_\_  
DRN BY: \_\_\_\_\_  
CHKD BY: \_\_\_\_\_

PROJECT: RENOVATION OF EXISTING SPACE LOCATED AT 218 ANN ST. NEWBURGH, NY. 12550 TAX MAP #: \_\_\_\_\_

SHEET TITLE: PLAN AND NOTES 1 OF 1

REVISIONS: \_\_\_\_\_ DATE: 8/15/2016



**FRONT ELEVATION/ SIGN LOCATION**  
NOT TO SCALE